EXTRAORDINARY COUNCIL MEETING

MINUTES OF THE EXTRAORDINARY MEETING OF THE COUNCIL OF BURWOOD held at the Council Chambers, First Floor, 2 Conder Street, Burwood, on Friday, 25 July 2003 commencing at 6.50pm.

ATTENDANCE

Councillor Chris Christogeorge (left the meeting at 7.00pm)
Councillor John Faker
Councillor Lesley Furneaux-Cook
Councillor Joseph Tannous.
Councillor David Weiley (Deputy Mayor)
Councillor Teresa West
Councillor Ernest Wong (Mayor)

Mr P Romano, General Manager
Mr D McGuinn, Acting Director – Business Management & Governance
Mr L Hullick, Director, Business and Corporate Services
Mr C Clissold, Director, Technical Services and Operations

OPENING OF MEETING

The Mayor opened the meeting with a Prayer.

APOLOGIES

There were no apologies.

DECLARATIONS OF INTERESTS

There were no declarations of interests by Councillors.
GENERAL BUSINESS

(ITEM 36) ADOPTION OF THE STATEMENT OF REVENUE POLICY AND MAKING THE RATES FOR 2003/04

A-25/03-04, P-360 & R-150

95 RESOLVED:

A. That Council note the comments contained in this report in regard to the submissions received from the Exhibition of the new Business Rate sub-categories. Further that those people who made submissions be thanked for their comments and forwarded a copy of this report.

B. That Council note the determination of the Minister for Local Government concerning the application for a Special Variation in General Income to approve the application to increase Council’s general income by a total of 9.6%, inclusive of the rate pegging increase of 3.6% already approved for all Councils in NSW.

C. That Council note and approve the following amendments incorporated in the 2003/2004 Budget arising from the approval of the Special Variation in General Income by the Minister for local Government:

- Sale of the Greenwood Hall subject to a detailed report being submitted to Council;
- Carry forward of a surplus of $1,360,603 from the sale of the Tangarra Street land
- Allocation of amount of $500,000 for infrastructure improvements and strategic planning
- Surplus of $18,875.

D. That having adopted the remainder of the 2003/2004 Statement of Revenue Policy at the Extraordinary Council Meeting on 26th June 2003, Council now determine the Rates component, as follows:

D.1. Rates

Ordinary Rates (Residential and Business)

That the Council levy two Ordinary Rates being "Residential" and "Business" with the "Business" rate broken into four sub-categories, being:-

Sub-Category A
Properties that continue to be rated at the standard business category.

Sub-Category B
Includes the following centres of activity:
• Centre 1 – Burwood Road (north of Wilga Street) Club centre of activity
  Concentration of club activities, restaurants and other related activities.

• Centre 2 – Burwood RSL Club centre of activity
  Concentration of club activities and other related activities.

• Centre 3 – Marmaduke Street (west of Marmaduke Street) centre of activity
  Centre/concentration of medium-sized businesses, primarily but not exclusively consisting of commercial non-retail businesses and other related businesses.

• Centre 4 – Burwood Road (north of Railway Parade) centres of activity
  Centre/concentration of medium-sized businesses, primarily but not exclusively consisting of strip shopping businesses and restaurants.

• Centre 5 – Burwood Road (south of Railway Parade to Belmore Street) centres of activity
  Centre/concentration of medium-sized businesses, primarily but not exclusively consisting of retail strip shopping businesses, restaurants and commercial businesses and other related businesses.

• Centre 6 – Burwood Road (south of Belmore Street) centres of activity
  Centre/concentration of medium-sized businesses, including but not exclusively consisting of real estate agents, specialty restaurants and retail strip-shopping businesses.

• Centre 7 – Railways Pde/Shaftesbury Road (east of Burwood Road) centre of activity
  Centre/concentration of medium-sized businesses, primarily but not exclusively consisting of commercial non-retail and professional service industries.

• Centre 8 – Victoria Street East (East of Burwood Road) centre of activity
  Centre/concentration of medium-sized businesses, primarily but not exclusively consisting of commercial non-retail and professional service industries.

• Centre 9 – Belmore Street (East of Burwood Road) centre of activity
  Centre/concentration of medium-sized businesses, primarily but not exclusively consisting of commercial non-retail and professional service industries.

Sub-Category C
Includes the following centres of activity:
• Centre 21 - Parramatta Road centres of activity

Centre/concentration of medium-sized businesses, primarily but not exclusively consisting of car-yards, smash-repair businesses, car-parks, warehouses and other related services.

Sub-Category D
Includes the following centres of activity:

• Centre 31 – Railway Parade/Conder Street (West of Burwood Road) centre of activity

Centre/concentration of large businesses, primarily but not exclusively consisting of major non-retail commercial businesses, large retail shopping centres, carpark and other related services and facilities.

• Centre 32 – Railway Parade/Park Road/George Street/Elsie Street centre of activity

Centre/concentration of large businesses, primarily but not exclusively consisting of major non-retail commercial and other related services and facilities.

• Centre 33 – Burwood Road/Wilga Street/Victoria Street East centre of activity

Centre/concentration of large businesses, primarily but not exclusively consisting of major retail shopping centre, entertainment, carpark and other related services and facilities.

• Centre 34 – Everton Road (West of Burwood Road) centre of activity

Centre/concentration of private hospital, car parking and associated buildings and professional services.

The Ordinary Rates are to apply to those properties within the relevant residential or business category.

D.2 Particulars of Rates

Ordinary Rates - Ad valorum Rate with a Minimum

That Council continue to adhere to the ad valorum basis of rating as assessed by the Valuer General's values, with a reasonably substantial minimum rate set at an amount determined to be the contribution required to cover the provision of the basic activities of the Council, including:

• Administration
• Building Control
• Government Levies
• Health
• Roads Maintenance
• Stormwater Drainage
• Street Lighting
• Street and Gutter Cleaning
• Town Planning

Level of General Income

That Council adopt the maximum rate revenue increase permitted for 2003/2004, being 3.6%, plus the Special Variation increase approved by the Minister for Local Government of 6%, a total increase of 9.6%.

Interest

That Council adopt the maximum rate determined by the Minister for Local Government each year for outstanding rates, domestic waste management services and annual charges levied under Section 611 of the Local Government Act 1993, being 9% per annum in respect of accrual on a simple basis.

Interest generated represents a penalty for non-payment on or before due dates to avoid subsidisation by other ratepayers.


E.1. Ordinary Rate

(a) (i) An Ordinary Rate (Residential) of $0.00228362 cents in the dollar on all rateable residential land in the Burwood Council area.

(ii) An Ordinary Rate (Business) - Burwood Business Sub-Category A of $0.00511690 cents in the dollar on all rateable non-residential land in the Burwood Council area other than the rateable non-residential land included in Sub-Categories B, C and D hereunder.

(iii) An Ordinary Rate (Business) - Burwood Business Sub-Category B of $0.00625090 cents in the dollar on all rateable non-residential land within the centres of activity defined within Category B, as delineated on Plan Number 03/04.

(iv) An Ordinary Rate (Business) - Burwood Business Sub-Category C of $0.00625090 cents in the dollar on all rateable non-residential land within the centres of activity defined within Category C, as delineated on Plan Number 03/04.
(v) An Ordinary Rate (Business) - Burwood Business Sub-Category D of $0.00906810 cents in the dollar on all rateable non-residential land within the centres of activity defined within Category D, as delineated on Plan Number 03/04.

(b) That in accordance with Section 548 of the Local Government Act, 1993, it is hereby resolved that the minimum amount of the General Rate that shall be levied in respect of any separate parcel of land, including strata lots and dwellings under company title for the period 1st July, 2003 to 30th June, 2004 as follow:-

- Residential and Business sub-category A - $342.00
- Business sub-category B & C - $418.00
- Business sub-category D - $606.00

F. Estimated Yield of the Rates

The estimated Rate yield for 2003/2004 is shown in the following Table:-

<table>
<thead>
<tr>
<th>Rate Type</th>
<th>Category</th>
<th>Rate in the Dollar</th>
<th>Minimum Rate</th>
<th>Notional Yield</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ordinary</td>
<td>Residential</td>
<td>$0.0022836</td>
<td>$342.00</td>
<td>$6,423,485</td>
</tr>
<tr>
<td>Ordinary</td>
<td>Business A</td>
<td>$0.0053277</td>
<td>$342.00</td>
<td>$1,217,703</td>
</tr>
<tr>
<td>Ordinary</td>
<td>Business B</td>
<td>$0.0062511</td>
<td>$342.00</td>
<td>$278,068</td>
</tr>
<tr>
<td>Ordinary</td>
<td>Business C</td>
<td>$0.0065211</td>
<td>$342.00</td>
<td>$202,792</td>
</tr>
<tr>
<td>Ordinary</td>
<td>Business D</td>
<td>$0.0090680</td>
<td>$342.00</td>
<td>$858,830</td>
</tr>
</tbody>
</table>

**Total Notional Income:** $8,980,878

G. Interest

That Council adopt the maximum interest rate determined by the Minister for Local Government each year for rates, domestic waste management services and annual charges levied under Section 611 of the Local Government Act 1993, being 9.0% per annum in respect of accrual on a simple basis.
H. **Levying of Rates**

That the General Manager take the necessary actions to issue as soon as possible, the rate notices for the period 1st July, 2003 to 30th June, 2004 by the preparation and service of rate notices as provided for in the Local Government Act, 1993, and the Regulations made thereunder.

(Moved Clr Faker/Seconded Clr Weiley)

Councillors Tannous and West rose and demanded a DIVISION.

The DIVISION was then taken and the names of the Councillors voting Aye and No were as follows:

<table>
<thead>
<tr>
<th>AYE</th>
<th>NO</th>
</tr>
</thead>
<tbody>
<tr>
<td>Councillor Faker</td>
<td>Councillor Tannous</td>
</tr>
<tr>
<td>Councillor Furneaux-Cook</td>
<td>Councillor West</td>
</tr>
<tr>
<td>Councillor Weiley</td>
<td>* * *</td>
</tr>
<tr>
<td>Councillor Wong</td>
<td>* * *</td>
</tr>
</tbody>
</table>

Note: Councillor Christogeorge was not present in the Chamber when the vote was taken.

There being no further business, the Meeting closed at 7.15pm.

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