EXTRAORDINARY COUNCIL MEETING
FRIDAY, 25 JULY 2003
6.30PM

1. Apologies

2. Declarations of Interests by Councillors

3. Mayoral Minute
   No Items

4. General Business
                                                                                           3
COUNCIL PRAYER

LORD, WE HUMBLY BESEECH THEE TO VOUCHSAFE

THY BLESSING ON THIS COUNCIL,

DIRECT AND PROSPER ITS DELIBERATIONS

FOR THE ADVANCEMENT OF THIS AREA

AND THE TRUE WELFARE OF ITS PEOPLE.

Public Address

Councillor David Weiley (Deputy Mayor)
Councillor Lesley Furneaux-Cook
Councillor Joseph Tannous
Councillor Chris ChristoGeorge
Councillor Teresa West
Councillor John Faker

Director Business & Corporate Services – Mr Les Hullick
Director Technical Services & Operations – Mr Colin Clissold
Acting Director Business Management & Governance – Mr Denis McGuinn
Executive Manager Finance – Mr Michael Tse

MAYOR –
COUNCILLOR ERNEST WONG

GENERAL MANAGER –
PAT ROMANO
1. Introduction

Council at its Extraordinary Meeting of 26th June, 2003 considered and adopted the Management Plan and Budgets for 2003/04 to 2005/06 and part only of the Statement of Revenue Policy for 2003/04.

The remainder of the Statement dealing with Rates issues could not be adopted as the determination of the Minister for Local Government on Council’s application for a Special Variation in General Income was outstanding.

In this regard Council at the Extraordinary Meeting on 26th June, resolved in part, as follows:

“A. ....

B. That Council adopt:

- the 2003/04 – 2005/06 Management Plan (including Special Rates Variation of 6% plus rate pegging increase of 3.6%)
- the 2003/04 – 2005/06 Budget (including Special Rates Variation of 6% plus rate pegging increase of 3.6%)

subject to the following events occurring:

- the Minister approving Council’s special rate variation for increase of general income by 9.6%; and
- the Council resolving to adopt the four proposed sub-categories based on the Centres of Activity within the Business category, noting that the proposed Sub-categories are:

**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.

C. …

D. That Council's decision on the 2003/04 rates in the dollar and minimum rates for the residential and business categories as set out in accordance with the 2003/04-2004/05 Management Plan (including rate pegging increase of 3.6%) be deferred pending receipt of the Minister for local Government’s decision on Council’s application for a Special Variation in General income.

E. …

F. That Council provide public notice and re-exhibition of the four proposed sub-categories, as listed in B above, for 21 days.

G. That the submissions on the proposed sub-categories received during this period of re-exhibition be reported to Council for consideration.

H. That Council ask the Minister for Local Government to exercise his power under the Act, to declare, by order published in the Gazette, that rates struck by Council following the re-exhibition of the proposed sub-categories are valid.”

2. **Re-exhibition of the proposed Business Sub-Categories**

Council wrote to all affected ratepayers on 27 June, 2003 inviting submissions for the extended period.

The further exhibition period closed at 5 p.m. on Thursday 17th July 2003.

2.1 **Submissions Received**

At the close of the further period, 27 submissions had been received. The comments received have been summarised and a copy is circulated as Attachment 1. Copies of the actual submissions will be circulated separately.
Based on the submissions received, a number of classification reviews have been undertaken. The outcomes are summarised in the attached schedule (*Attachment 2*).

The final outcome for the properties included in the sub-categories has been plotted on an amended map 03/04, a copy of which has been circulated with the Agenda.

The adoption of the proposed business sub-categories is proposed in the recommendation (see the discussion in 6.2).

3. **Application for Special Variation of General Income**

In accordance with Council’s resolution, an amended application seeking an additional 6% income on top of the 3.6% already approved by the Minister was submitted.

The Director-General of the Department of Local Government by letter of 11th July 2003, advised in terms:


> ....

> It should be noted that the Minister’s approval relates to an increase of general income only and is not approval for Council’s rating structure.

> Approval is on the understanding that Council makes and levies its rates according to the provisions of the Local Government Act 1993 and that council will review its operations to identify where further efficiencies and tangible savings can be achieved.”

The impact of this decision means that Council can increase its levy over the general 3.6% limit approved by the Minister by $491,635. This means that the total rate income for 2003/2004 will be $8,980,878.

4. **Financial Impacts**

The approval from the Minister means that Council will be able to generate rate income from residential and business properties of $6,423,485 and $2,557,393 respectively. Incorporating the sale of the Greenwood Hall and the carried forward of surplus of $1,360,603 from the sale of the Tangarra Street land, Council is able to allocate amount of $500,000 for infrastructure improvements and strategic planning next year and yet balance the budget with a small surplus of $18,875 (*see Attachment 3 for the revised summary budget*).

5. **Making the Rates for 2003/2004**

The proposed rates in the dollar for each rate have been calculated, based on the Minister’s determination. Further they have regard for variations which have occurred as a result of new Strata Title conversions and further valuations received from the Valuer General.
The rates in the dollar to be made appear in the recommendation.

**Attachments**
1. Analysis of Submissions received.
2. Review of Classifications.
4. Submissions received during the further exhibition period.
5. Amended Business Rate Category Map 03/04.

### 6. **Recommendations**

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
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  consisting of commercial non-retail businesses and other related businesses.

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  and other related businesses.

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  businesses.

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  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

**Ad valorum Rate with a Minimum**

**Ordinary Rates**

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.


D.1. **Ordinary Rate**

(a) (i) An Ordinary Rate (Residential) of $0.00228362 cents in the dollar on all ratable 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 ratable non-residential land in the Burwood Council area other than the ratable 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 ratable 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 ratable 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 ratable 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>$418.00</td>
<td>$278,068</td>
</tr>
<tr>
<td>Ordinary</td>
<td>Business C</td>
<td>$0.0065211</td>
<td>$418.00</td>
<td>$202,792</td>
</tr>
<tr>
<td>Ordinary</td>
<td>Business D</td>
<td>$0.0090680</td>
<td>$606.00</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 action 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.
### Submissions Received – 2003/04 Management Plan, Budget and Proposed Rates Increases

<table>
<thead>
<tr>
<th>No:</th>
<th>Name and Address</th>
<th>Comments</th>
</tr>
</thead>
</table>
| 1   | Rent a Space 206 Parramatta Road (C) | • Resubmitted the original submission  
• Requests reclassification to Category A on the basis of the low traffic activity to the Storage facility |
| 2   | Firmwin P/L 320-324 Parramatta Road (Category C) | • Second Submission  
• Requests reclassification to Category A on the basis of there being three small businesses on the site |
| 3   | Kapau Holdings 258-264 Burwood Road (Category B) | • Second submission, having previously said:  
  - Strongly opposed to the huge increase  
  - CPI increase from June 2001 to June 2002 = 2.8% and our rates are proposed to increase by 158%  
  - Fruit Barn has been vacant for more than two years. The huge increase will make it difficult to attract new tenants.  
  - The proposed rate increase will drive business away from Burwood |
| 4   | John I Hill & Co 118-120 Burwood Road (Category D) | • Requests reclassification to Category A  
• Property is occupied by the National Bank |
|     | John I Hill & Co 122-126 Burwood Road (Category B) | • The property is occupied by 4 small businesses who compete with similar small business who are classified as Category A  
• Requests reclassification to Category A |
| 5   | KFPW P/L (on behalf of Telstra – Tenant) 52 Railway Parade (Category D) | • Submission based on an increase of 315%  
• Increase of this magnitude is excessive, inequitable and unreasonable |
| 6   | Coles Myer Ltd (Westfield Tenant) 100 Burwood Road (Category D) | • Coles Myer is a major tenant of the Shopping Centre operating the Coles, Grace Bros, Target and Kmart businesses and would bear a substantial part of any rate increase  
• The increase will have a significant impact on their operations and profitability  
• Their businesses will face an unfair burden whilst not receiving any benefits  
• Insufficient time has been provided for consultation. |
| 7   | Pr P Mannall 216-218 Burwood Road (Category B) | • Notes the new proposal, but this would still mean an increase of 25.65%.  
• This is still unfair, unjust and discriminatory. |
| 8   | Ray White City South (2 letters) 154-156, 172 & 195A Burwood Road (Category B) | • Council definition of Medium is vague and ambiguous and a review is sought  
• 154-156 is occupied by a small business  
• 172 is occupied by 2 small businesses  
• 195A is occupied by 4 small businesses and rent is one of the tenants greatest costs |
| 9   | Russo & Co, Solicitors 178 Burwood Road (Category B) | • Astounded at the proposed increase  
• The proposed categories are arbitrary and distorted  
• Property comprises 2 small business, a family run food store and a sole legal practitioner  
• A review of the classification to Category A is sought. |
<table>
<thead>
<tr>
<th>No.</th>
<th>Applicant</th>
<th>Address</th>
<th>Points</th>
</tr>
</thead>
</table>
| 10  | Bamcorp P/L                     | 128-134 Parramatta road        | • Although the property is capable of accommodation a medium business, the downturn in the second hand car market has meant that this type of tenant can’t be attracted.  
• The recent history is that the upstairs area has either been vacant or occupied by small businesses.  
• The ground floor section is technically vacant although the adjoining business has been using a section for display purposes  
• The 3(b) zoning is very restrictive, making it very hard to attract tenants to properties such as this one.  
• A reclassification to Category A is sought. |
| 11  | Mr B Galea (Tenant)             | 342-344 Parramatta Road        | • Operates a small family run smash repair business  
• It is only a 5 car workshop  
• The rates are passed onto the tenants and we already work from 7.00am to 10.00pm just to make ends meet. We would have no choice but to close the business down. |
| 12  | Remedial Building Services      | 342-344 Parramatta Road        | • Council has not spent any money in Parramatta Road for decades  
• It is discriminatory and will affect the ability to employ staff. |
| 13  | C P White & Sons (Burwood)      | 15 Belmore Street              | • Premises is used as two small businesses  
• Seeks a review of the classification to Category A |
| 14  | Macquarie Asset Services Ltd (on behalf of the Perpetual Trustee Co Ltd) | 52-60 Railway Parade          | • Council has failed to provide a full 28 days to consider the amended proposals.  
• Council has had regard to irrelevant considerations (eg. land values) in determining centres of activity  
• A centre of activity cannot reasonably be limited to individual standalone buildings, but would naturally encompass a group of contiguous properties, and in doing so include smaller buildings as well. Small properties have been excluded on grounds of perceived profitability rather than activity.  
• Sub-Category D is faced with a proposed increase of 83.6%. This is excessive and unreasonable and would be a constraint on existing businesses and a deterrent to new businesses.  
• No link has been established between higher rates and the provision of identified services in return  
• The focus on weekly increases understates the full impact of such excessive increases  
• In relation to this property, the current lease expires in early 2004 and the increase will adversely impact on the tenant and will be a hindrance to attracting future tenants. An absence of employees will have a direct negative impact on the service providers and the local economy  
• A review of the Sub-Category D is sought  
• Council is requested to withdraw its application for a special rate increase, categorise all properties equally and abandon the proposed rating system  
• PTCL reserves all rights of appeal. |
<table>
<thead>
<tr>
<th>No.</th>
<th>Business Name</th>
<th>Address</th>
<th>Additional Details</th>
</tr>
</thead>
</table>
| 15  | John Hill & Co | 468 Parramatta Road (Category C) | - The property is occupied by a small mechanical repairs workshop, supporting 2-3 mechanics  
- It competes with similar small businesses who are classified as Category A  
- Requests reclassification to Category A |
| 16  | John Hill & Co | 470-472 Parramatta Road (Category C) | - The property is occupied by 3 small businesses who compete with similar small businesses who are classified as Category A  
- None can afford to employ staff  
- Requests reclassification to Category A |
| 17  | John Hill & Co | 426 Parramatta Road (Category C) | - The property is occupied by a small caryard with only 2 employees.  
- There is no service or parts facility.  
- Requests reclassification to Category A on the basis that it is not a medium size business, rather it is a small business. |
| 18  | Amos Classics | 358-370 Parramatta Road (Category C) | - We are a small family business with only 1 employee  
- We aren’t a medium size business – we just sell classic cars on consignment for their owners  
- The older or classic car business is very competitive with low returns  
- We compete with similar small businesses who are classified as Category A |
| 19  | O’Hara & Co | 434 Parramatta Road (Category C) | - The Car yard business is a family business  
- There has been a significant downturn in the used car industry since the introduction of GST  
- There are no non-family employees  
- Seeks a review of the classification to Category A |
| 20  | Westfield Ltd | Various Properties (Category D) | - Westfield still strenuously objects to the:  
  - Manner in which Council had determined the sub-categories  
  - Amount of the increase. 88% of businesses will not be burdened by the proposed increase  
  - Those being levied the additional rates will receive no additional benefits from Council  
  - The increase will have a major impact on the cash flow of all Category D businesses due to the sheer increase in one year with little notice  
  - The competitiveness of land owners in Burwood to attract or retain tenants is reduced  
  - Many small businesses will be driven out of business  
  - Westfield believes Council has not complied with the LG Act in respect of the re-exhibition period and in determining what constitutes a “centre of activity”  
  - Westfield reserves all rights of appeal. |
|   | 21 | Lachlan Reit Ltd (on behalf of Guardian Trust Australia Ltd)  
|   |   | 42-50 Railway Parade (Category D) |
|   |   | • Restate the objections made in their earlier submission and make the additional comments  
|   |   | • Council hasn’t complied with the provisions of the LG Act  
|   |   | • The classification into sub-categories has been done in a discriminatory fashion in that not all business properties in a certain geographical area have been included in a centre of activity  
|   |   | • The levying of rates based on these sub-categories would be unlawful  
|   |   | • These errors would not be able to be remedied under Section 545  
|   |   | • We believe that Council has not complied with the LG Act in respect of the re-exhibition period  
|   |   | • The massive increases will affect the tenants and investors and act as a disincentive to the attraction of new businesses  
|   |   | • Guardian Trust and Lachlan reserve all rights of appeal. |
|   | 22 | Colonial First State Property (2 letters)  
|   |   | 36-46 George Street  
|   |   | 48-60 George Street  
|   |   | 16-24 Elsie Street  
|   |   | 2-14 Elsie Street (Category D) |
|   |   | • The bank’s properties represent significant employment and commercial activity in Burwood  
|   |   | • Burwood is not as large or significant as other commercial satellites and the rate increases threatens the feasibility of Burwood as a location for their locations and its continuing presence will be reassessed if the rate increase proceeds  
|   |   | • The increase constitutes a significant financial burden for the landlord and consumer in turn.  
|   |   | • A nil rate increase is sought  
|   |   | • A phasing in of the increase is proposed |
|   | 23 | Blairgrove Pty Ltd  
|   |   | 38-40 Railway Parade (Category B) |
|   |   | • The property houses 7 small businesses  
|   |   | • Rate increases will be passed onto the tenants, whose viability will be called into question  
|   |   | • Increased costs will be passed onto consumers while many of their competitors will be unaffected.  
|   |   | • It is unreasonable that small businesses should have to cope with such an increase with little notice  
|   |   | • Seeks a review of the classification to Category A |
|   | 24 | Blairgrove Pty Ltd  
|   |   | 121 Burwood Road (Category D) |
|   |   | • The proposed increase is extremely high with little justification for such a rise  
|   |   | • New businesses will not be attracted to Burwood and this will inhibit retail and commercial growth  
|   |   | • Seeks a review of the classification to Category A |
|   | 25 | Blairgrove Pty Ltd  
|   |   | 123 & 125 Burwood Road (Category D) |
|   |   | • Each property houses 1 small business  
|   |   | • Rate increases will be passed onto the tenants, whose viability will be called into question  
|   |   | • Increased costs will be passed onto consumers while many of their competitors will be unaffected.  
|   |   | • It is unreasonable that small businesses should have to cope with such an increase with little notice  
|   |   | • Seeks a review of the classification to Category A |
|   | 26 | Blairgrove Pty Ltd  
|   |   | 127-133 Burwood Road (Category D) |
|   |   | • Murray Arcade houses 25 small businesses with a mix of small retail outlets and commercial office space  
<p>|   |   | • Rate increases will be passed onto the tenants, whose viability will be called into question |</p>
<table>
<thead>
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<tbody>
<tr>
<td><strong>These small operators will passed the increased costs onto consumers while many of their competitors will be unaffected.</strong></td>
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<tr>
<td><strong>It is unreasonable that small businesses should have to cope with such an increase with little notice and it creates unnecessary hardship for many small businesses</strong></td>
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<tr>
<td><strong>Seeks a review of the classification to Category A</strong></td>
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<table>
<thead>
<tr>
<th>27</th>
<th>Philip Clarke</th>
</tr>
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<tbody>
<tr>
<td></td>
<td>36-40 Parramatta Road (Category C)</td>
</tr>
<tr>
<td></td>
<td>Operates a car yard with very few employees</td>
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<tr>
<td></td>
<td>We compete with similar size businesses who are classified as Category A</td>
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<tr>
<td></td>
<td>Why should they have a competitive advantage?</td>
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<tr>
<td></td>
<td>There is no justification for the increase</td>
</tr>
</tbody>
</table>
## Properties requesting Review of Business Sub-Category Classification
### Second Round to 17 July 2003

<table>
<thead>
<tr>
<th>No:</th>
<th>Properties Reviewed</th>
<th>Outcome</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>206 Parramatta Road (aka 9 Lucas Road) (C)</td>
<td>Medium Businesses – Stay as Category C</td>
</tr>
<tr>
<td>2</td>
<td>320-324 Parramatta Road (C)</td>
<td>Individual Small Businesses – reviewed to Category A</td>
</tr>
<tr>
<td>3</td>
<td>258-264 Burwood Road (B)</td>
<td>Medium Businesses – Stay as Category B</td>
</tr>
<tr>
<td>4</td>
<td>118-120 Burwood Road (D)</td>
<td>Is within the Westfield Category D Centre of Activity, but iss a medium Business – reviewed to Category B</td>
</tr>
<tr>
<td>5</td>
<td>128-134 Parramatta Road (C)</td>
<td>Individual Small Businesses – reviewed to Category A</td>
</tr>
<tr>
<td>6</td>
<td>154-156 Burwood Road (B)</td>
<td>Individual Small Businesses – reviewed to Category A</td>
</tr>
<tr>
<td>7</td>
<td>172 Burwood Road (B)</td>
<td>Individual Small Businesses – reviewed to Category A</td>
</tr>
<tr>
<td>8</td>
<td>195A Burwood Road (B)</td>
<td>Individual Small Businesses – reviewed to Category A</td>
</tr>
<tr>
<td>9</td>
<td>178 Burwood Road (B)</td>
<td>Individual Small Businesses – reviewed to Category A</td>
</tr>
<tr>
<td>10</td>
<td>342-344 Parramatta Road (C)</td>
<td>Individual Small Businesses – reviewed to Category A</td>
</tr>
<tr>
<td>11</td>
<td>15 Belmore Street (B)</td>
<td>Individual Small Businesses – reviewed to Category A</td>
</tr>
<tr>
<td>12</td>
<td>434 Parramatta Road (C)</td>
<td>Small Business – reviewed to Category A</td>
</tr>
<tr>
<td>13</td>
<td>468 Parramatta Road (C)</td>
<td>Small Business – reviewed to Category A</td>
</tr>
<tr>
<td>14</td>
<td>470-472 Parramatta Road (C)</td>
<td>Individual Small Businesses – reviewed to Category A</td>
</tr>
<tr>
<td>15</td>
<td>426 Parramatta Road (C)</td>
<td>Small Business – reviewed to Category A</td>
</tr>
<tr>
<td>16</td>
<td>52-60 Railway Parade (D)</td>
<td>Large Business – Stay as Category D</td>
</tr>
<tr>
<td>17</td>
<td>358-370 Parramatta Road (C)</td>
<td>Small Business – reviewed to Category A</td>
</tr>
<tr>
<td>18</td>
<td>36-40 Parramatta Road (C)</td>
<td>Small Business – reviewed to Category A</td>
</tr>
<tr>
<td>19</td>
<td>38-40 Railway Parade (B)</td>
<td>Individual Small Businesses – reviewed to Category A</td>
</tr>
<tr>
<td>20</td>
<td>121 Burwood Road (D)</td>
<td>Medium Business – reviewed to Category B</td>
</tr>
<tr>
<td>21</td>
<td>123 Burwood Road (D)</td>
<td>Small Business – reviewed to Category A</td>
</tr>
<tr>
<td>22</td>
<td>125 Burwood Road (D)</td>
<td>Small Business – reviewed to Category A</td>
</tr>
<tr>
<td>23</td>
<td>127-133 Burwood Road (D)</td>
<td>Individual Small Businesses – reviewed to Category A</td>
</tr>
</tbody>
</table>