



Ordinary Meeting of Council

28 June 2017

UNDER SEPARATE COVER ATTACHMENTS

Item 8.3 - Attachments 3, 4 & 8

**QUEANBEYAN-PALERANG REGIONAL COUNCIL
ORDINARY MEETING OF COUNCIL**

ATTACHMENTS – 28 June 2017 Page i

Item 8.3 Adoption of 2017-18 Integrated Plans

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QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

28 JUNE 2017

ITEM 8.3 ADOPTION OF 2017-18 INTEGRATED PLANS

ATTACHMENT 3SUBMISSION 009 - REDACTED_PART2

can nevertheless have a charge applied to it if more than one "residential unit" is located on that land.

"Residential unit" is not a defined term in the 2007 Guidelines and there is no definition of the term in the Act, the *Environmental Planning and Assessment Act 1979* or the two Queanbeyan Local Environmental Plans 1998 and 2012.

Council referred to "residential units" as "dwellings" in its letter dated 22 September 2014. Assuming Council's construction of "residential units" meaning "dwelling" (a construction we do not adopt), then the 2007 Guidelines provides:

Similarly, a block of say 4 Torrens Title *dwellings* are to be treated as 4 single residential assessments, each with a 20mm service connection.

Therefore, a local council may charge a water access rate for each dwelling located on land that:

- is not strata subdivided,
- is not community title land, and
- is not company land,

if more than one dwelling is located on that land.

Such a reading of the 2007 Guidelines is clearly contrary to the express provision of section 501 of the Act. If land is not strata subdivided, is not company land and is not community title land (as is the case for our Client's land, [REDACTED]), then that land constitutes one parcel of rateable land and therefore only one water access charge can be applied to that land, irrespective of how many dwellings are located on that one parcel of land.

The 2007 Guidelines cannot purport to amend a legislative provision such as section 501 of the Act. The 2007 Guidelines were published by the Minister for Water Utilities pursuant to section 409(6) of the Act. They are subordinate to the Act and cannot purport to amend it.

Council requested to refund excess water access charges

In light of the above, we consider that Council has unlawfully levied excessive water access charges on our Client's Properties.

Council is hereby requested to refund the excess water access charges in the 2014-2015 and 2015-2016 notices for the Properties or credit that same amount toward future rates or charges.

Given both the lengthy delays and subsequent lack of response to our Client's earlier correspondence, we request Council's response to this letter by 23 June 2016.

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Failing an adequate response to this letter, our Client will take such steps as he is advised to protect his interests, including the institution of proceedings for appropriate orders, including orders for costs.

Yours faithfully



Director
Beatty Legal Pty Limited
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Encl.

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12 June 2015

Mr Will Adams
Chief Financial Officer
Queanbeyan City Council
PO Box 90
QUEANBEYAN NSW 2620

Sent via Registered Post (ie Lodgement Receipt Number 941994658016)

Dear Mr Adams,

RE: 2014/2015 Annual Tax Invoice – Assessment Number: [REDACTED]
2014/2015 Annual Tax Invoice – Assessment Number: [REDACTED]

Reference is made to Queanbeyan City Council (**Council**) letter dated 29 May 2015 (Ref: RA0711599 & RA063726).

Although one can accept Councils explanation in relation to section 501 of the Local Government Act (NSW) 1993 (**Act**) it is difficult to accept the explanation to Appendix B - Section 1 - Topic 3 of the Best-Practice Management of Water Supply and Sewerage Guidelines 2007 (**Guidelines**).

As set out in the writers previous letters the three (3) important instruments governing this matter are the Act, the Local Government (General) Regulation 2005 (**Regulation**) and the Guidelines in corresponding order of precedence.

The Act dictates what must be done, the Regulation dictates how it is done and the Guidelines is a guidance document for the specific function of Council's compliance with section 409 (5) of the Act.

Council has to date made no consideration of the equivalent in relation to the Regulation in any of its replies and has based its assessment fundamentally on the Guidelines and at best it asserts its own interpretations (ie subjective intentions) that are based on no valid planning instrument.

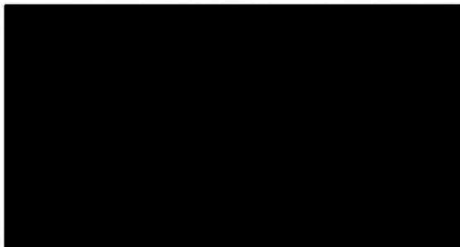
Council asserts the interpretations to Appendix B - Section 1 - Topic 3 of the Guidelines as "... provides for residential units on one title to be charged a service connection for each unit ..." and previously in its letter dated 22 September 2014 as "... additional services charges for additional units/dwellings on a Torrens Title property ...".

The pertinent planning instrument to Appendix B - Section 1 - Topic 3 of the Guidelines is categorised as distinct types of "land division processes" to create a separate individual property title to each unit contained on the original lot of land. To illustrate this fact Appendix B - Section 1 - Topic 3 of the Guidelines is reproduced below with supporting analysis.

"Residential Units A. □ Each strata title unit treated as a single residential assessment with a 20mm service connection (Ref 1, page 14). Pensioners can thus receive the \$87.50 pensioner rebate from their bill (sections 501, 502 and 575 (3) (b) of Local Government Act 1993)."

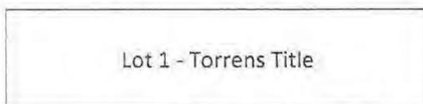
- Requires the original lot to have applied for a Strata Title land division creating separate Strata Title units.

- Not applicable as no Strata Title land division has occurred as illustrated below.



“Residential Units B. □ Similarly, a block of say 4 Torrens Title residential units are to be treated as 4 single residential assessments, each with a 20mm service connection.”

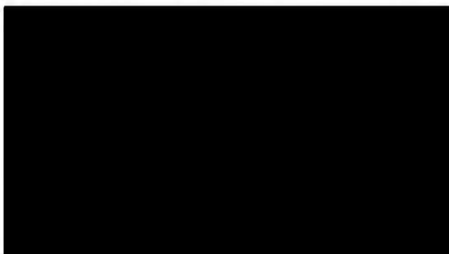
- Requires the original lot (ie Lot 1) to have applied for a Torrens Title land division creating four (4) separate Torrens Title sub lots (ie Lots 1A, 1B, 1C and 1D).
 - The original lot (ie Lot 1) is defined as one (1) Torrens Title (ie **Torrens Title is defined by land only**) as illustrated below.



- Following the Torrens Title land division four (4) Torrens Title sub lots are created (ie Lots 1A, 1B, 1C and 1D) as illustrated below.

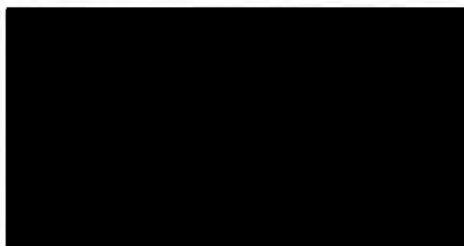
Lot 1A	Lot 1B	Lot 1C	Lot 1D
Torrens Title	Torrens Title	Torrens Title	Torrens Title

- Each of the sub lots (ie Lots 1A, 1B, 1C and 1D) contains a residential unit.
 - Defined as four (4) Torrens Title residential units as each resident unit has its own separately defined portion of land (ie Lots 1A, 1B, 1C and 1D) within the original lot (ie Lot 1).
- Not applicable as no Torrens Title land division has occurred as illustrated below.



“Residential Units C. □ Company or community title units treated as a single non-residential customer under a two-part tariff. However, under an inclining block tariff such properties must be disaggregated into the appropriate number of units and treated as described above for strata title units (Ref 1, page 14).”

- Requires the original lot to have applied for a Company or Community Title land division creating separate Company or Community Title units.
- **Not applicable** as no Company or Community Title land division has occurred as illustrated below.



Council is encouraged to consider the above in detail and clearly explain how it has come to its own interpretations as it has been clearly established above that it is based on no valid planning instrument.

Irrespective of Councils disparity with the interpretation and application to Appendix B - Section 1 - Topic 3 of the Guidelines the Regulation specifically precludes Council from imposing any water charges when Council has previously issued approval consent for one (1) single property service pipe and one (1) water meter to the property to each lot (ie [REDACTED]) as clearly defined by section 156 of the Regulation reproduced below (**emphasis added**).

“156 Water meter not to be used to measure the water supplied to more than one premises except in certain cases

- (1) *The owner of premises on which a water meter is installed must ensure that the meter is not used to measure the quantity of water supplied by the council to other premises.*
- (2) *Subclause (1) does not apply:*
 - (a) *if the premises and the other premises are occupied by a single household or firm as a residence or place of business, or*
 - (b) *if the council authorises the meter to measure the water supplied to the premises and the other premises.*
- (3) *In those circumstances:*
 - (a) *the council must credit the relevant water account with the amount of any water rate or charge paid in respect of all the premises, and*
 - (b) *the owner of the premises on which the water meter is installed must ensure that:*
 - (i) *the meter is directly connected to the water main by a single property service pipe, and*
 - (ii) *the water for each of the premises passes through and is measured by the meter.*

- (4) *However, if there are special circumstances requiring the laying of 2 or more service pipes, the owner of the premises must ensure that each service pipe is connected to a water meter.*
- (5) *In that case, the council must credit the water account of each meter with the amount of any water rate or charge paid in respect of the premises supplied through the relevant service pipe."*

For the reasons set out above Councils interpretation and application of the water charges imposed to the properties defined as [REDACTED]" and [REDACTED]" are invalid.

Council is encouraged to forward a credit payment for all "water access charges" and for all "water usage charges" incorrectly charged. The credit payment shall be inclusive from the passing of the Regulation and incorporate accrued interest validated by an independent actuary without further delays.

Council is aware that an objection dated 11 May 2015 has been made in relation to the "Draft 2015-16 Schedule of Fees and Charges" issued via Registered Post (ie Lodgement Receipt Number 941655523011) and each element raised in the objection has been enlivened.

Council is reminded to ensure that procedural fairness and natural justice is not impeded upon.

Considering that the matter has protracted unnecessarily for the past twelve (12) months Councils reply is requested within 28 days of the date of this letter.

If Council requires any further information and/or clarification regarding the above, please do not hesitate in contacting the undersigned on [REDACTED].

Yours sincerely,

[REDACTED]

[REDACTED]

19 January, 2016

Mr Peter Tegart
General Manager
Queanbeyan City Council
PO Box 90
QUEANBEYAN NSW 2620

Sent via Registered Post (Lodgement Receipt Number 942171801010)

Dear Mr Tegart,

Re: Assessment Number: [REDACTED]
Assessment Number: [REDACTED]

I refer to my latest letters dated 12 June 2015 (Registered Post Lodgement Receipt Number 941994658016) and 31 October 2015 (Registered Post Lodgement Receipt Number 941273625012) to which I have not received a response.

I have had careful and further regard to Queanbeyan City Council's (Council's) letter of 29 May 2015 (Ref: RA0711599 / RA063726) in which Council identified the documentary basis for determining water access charges levied on the above properties.

I will deal with each of those.

Local Government (NSW) Act, 1993 (Act) Clause (sic) 501

Section 501 of the Act permits the Council to make an annual charge for water supply services. That matter is not in dispute. However, Council has not had regard to s.501(3) which states:

"An annual charge may be levied on each parcel of rateable land for which the service is provided or proposed to be provided."

The multiple water access charges imposed by Council are not permitted by that subsection.

The proper construction of s.501(3) does not permit the levying of an "annual charge" for services other than by reference to a parcel of rateable land. The additional water access charges imposed by the rate notices contravene that subsection. In the case of the two residential units at [REDACTED], those two residential units

are located on one single title [REDACTED] for which one single annual rate notice is issued.

Similarly, in the case of the three residential units at [REDACTED], those residential units are located on one single title [REDACTED] for which one single annual rate notice is issued.

Section 501(3) of the Act does not permit an annual charge for water supply services to be issued other than in respect of a single parcel of rateable land. The additional water access charges imposed by Council contravene that subsection by applying multiple annual water access (service) charges in respect of residential units located on a single parcel of rateable land.

Best – Practice Management of Water Supply and Sewerage Guidelines (August 2007) (Guidelines)

Council's Schedule of Fees and Charges for the 2014-2015 and 2015-16 provides for water access charges by reference to the Guidelines.

In Council's letter, reliance is placed on Topic 3 (Residential Units) of the Guidelines. Topic 3 purportedly provides for residential units on one title to be charged a service connection for each unit.

The Guidelines Topic 3B relevantly states:

"Similarly, a block of say 4 Torrens Title residential units are to be treated as 4 single residential assessments, each with a 20mm service connection."

The word "similarly" is intended to refer to the situation in Topic 3A with respect to strata title units. Clearly, the reference to Strata Title presupposes the existence of single titles and separate rateable parcels of land per title as provided in s.495A of the Act.

However, the example given of the four Torrens Title residential units in the Guidelines as purported by Council contravenes s.501(3) of the Act. The Torrens Title situation cannot apply the same way as a Strata Title. Legally they are different forms of title, which cannot be conveniently ignored by Council whatever the "Guideline" may assert.

To comply with s.501(3) of the Act, an annual access charge may only be levied on each parcel of rateable land. That can apply to Strata but not Torrens Titles as purported by Council. Consistent with this legal principle is the fact that the residential units on each of the above lots do not require separate water meters. That is because there is no requirement for anything other than one annual water access charge over that single parcel of rateable land on which the residential units are situated. This cannot be circumvented by imposing "additional" water access charges on the one rate notice.

This is also reflected in the Guideline itself in Topic 4 which Council has obviously overlooked. Topic 4 "Tariff implementation" Item E clearly states that "*LWUs should include both water access charges and water usage charges in each bill to customers ...*" (emphasis added).

This clearly provides for the way in which Council is obliged to approach tariff implementation for access charges, namely a single bill to a customer providing both water access and water usage charges. Instead, the rate notices presently issued by Council impose a single water usage charge for each rateable parcel of land based on the fact of a single water meter per rateable parcel of land but then impermissibly imposes multiple water access charges which are neither referable to separate water meters and which are in contravention of s.501(3) of the Act.

The complying meaning of Topic 3B has been previously constructed in my letter of the 12 June 2015. As intended by the word "similarly" in respect to the situation in Topic 3A the requirement for single titles and separate rateable parcels of land per title arises in four Torrens Title residential units as provided in s.501(3) of the Act.

Council's Water Meters and Water Supply Policy (Water Meter Policy)

Council's Water Meter Policy adopted by Council on 28 October 2009 confirms that prior to July 2007, developments were not required to separately meter each unit (section 1.3).

Each of the above properties obtained DA approvals prior to 1 July 2007 and do not therefore have separate water meters to each unit in accordance with that Policy.

Clause 156 of the Local Government (General) Regulation, 2005 (Regulation) reflects the operation and intent of s.501(3) of the Act. Council's attempt to unlawfully impose additional water access charges is no doubt intended to circumvent clause 156 with respect to water usage referred to in the Regulation. However, the intent of the Regulation is the same where Council has authorised the installation of a water meter to measure the water supplied to a premise and "other premises" (such as the present situation).

Council is seeking to impose an additional charge which could only be referable to separate metering. That action is both contrary to its own Water Meter Policy, the intent of clause 156 and an impermissible attempt to retrospectively impose charges which are inconsistent with conditions of the DA approvals previously granted which permitted one water meter for several properties.

The imposition of the additional water access charges is unreasonable and Council is acting in a manner of unjust enrichment.

Redress

As requested in my letter of 12 June 2015, Council is required to:

- (i) Issue a credit for all unlawfully imposed water access charges for the period 2014/2015 and 2015/2016 in the sum of \$2,527.41 based on calculations set out in the below tables:

a. Assessment Number: 1645977 [REDACTED] r)

YEAR	PAYMENT DUE DATE	INSTALMENT NOTICE	WATER ACCESS ADDITIONAL SERVICES	RATES PAID	INTEREST CHARGE	SUB TOTAL	INTEREST RATE
2014/2015	31-Aug-14	1	\$95.25	\$95.25	\$0.00	\$95.25	8.5%
2014/2015	30-Nov-14	2	\$95.25	\$95.25	\$2.02	\$192.52	8.5%
2014/2015	28-Feb-15	3	\$95.25	\$95.25	\$4.03	\$291.80	8.5%
2014/2015	31-May-15	4	\$95.25	\$95.25	\$6.25	\$393.31	8.5%
2015/2016	31-Aug-15	1	\$104.25	\$104.25	\$8.43	\$505.98	8.5%
2015/2016	30-Nov-15	2	\$104.25	\$104.25	\$10.72	\$620.95	8.5%
2015/2016	28-Feb-16	3	\$104.25	\$0.00	\$13.01	\$738.22	8.5%
2015/2016	31-May-16	4	\$104.25	\$0.00	\$0.00	\$842.47	8.5%

b. Assessment Number: 1645910 [REDACTED])

YEAR	PAYMENT DUE DATE	INSTALMENT NOTICE	WATER ACCESS ADDITIONAL SERVICES	WATER ACCESS ADDITIONAL SERVICES	RATES PAID	INTEREST CHARGE	SUB TOTAL	INTEREST RATE
2014/2015	31-Aug-14	1	\$95.25	\$95.25	\$190.50	\$0.00	\$190.50	8.5%
2014/2015	30-Nov-14	2	\$95.25	\$95.25	\$190.50	\$4.04	\$385.04	8.5%
2014/2015	28-Feb-15	3	\$95.25	\$95.25	\$190.50	\$8.07	\$583.61	8.5%
2014/2015	31-May-15	4	\$95.25	\$95.25	\$190.50	\$12.50	\$786.61	8.5%
2015/2016	31-Aug-15	1	\$104.25	\$104.25	\$208.50	\$16.85	\$1,011.96	8.5%
2015/2016	30-Nov-15	2	\$104.25	\$104.25	\$208.50	\$21.45	\$1,241.91	8.5%
2015/2016	28-Feb-16	3	\$104.25	\$104.25	\$0.00	\$26.03	\$1,476.44	8.5%
2015/2016	31-May-16	4	\$104.25	\$104.25	\$0.00	\$0.00	\$1,684.94	8.5%

- (ii) Confirm by reply within 21 calendar days from the date of this letter that Council will cease issuing rate notices which impose any additional water access charges relating to the above properties.

If no response is received within that time or the situation is not resolved to my satisfaction, I reserve the right to raise this issue with the Minister for Local Government and commence legal action for recovery of all unlawful payments imposed by Council.

Restitution for water access charges and water usage charges under clause 156 of the Regulation remain enlivened.

Finally, it must be highlighted this issue has remained active and unresolved for over 17 months. A summary of the actions taken to resolve this issue is dealt below.

Actions taken to resolve this matter with Council

Eleven letters sent to Council over approximately the past 17 months (between 25 July 2014 and 31 October 2015). Those letters have been issued to various Council representatives; the General Manager (Mr Gary Chapman), the Acting General Manager (Mr Hugh Percy), the Mayor (Cr Tim Overall), the Chief Financial Officer (Mr Will Adams), and the Acting Revenue Accountant (Ms Karen Seville).

Those letters raise specific questions and concerns in relation to Council's interpretation and application of imposed water access charges, that (as stated in previous correspondences) do not accord with; the Act, the Regulation, and the Guidelines.

Council's replies remain outstanding to the majority of those letters. Only two Council responses (dated 22 September 2014 (from Ms Karen Seville)) and 29 May 2015 (from Mr Will Adams)) have been received during the 17 months. These replies from Council unsuccessfully address the issues and concerns raised.

In addition, one Objection sent to Council regarding the draft Fees and Charges for 2015/2016, relating to "Water Charges – potable or recycled" (dated 11 May 2015).

Council has been permitted more than fair and reasonable time to deal with and resolve this issue. At no stage has Council attempted to engage and/or consult to resolve this issue. The apparent failure to reply to correspondence is concerning, and raises questions in relation to Council's administrative processes and conduct. I reserve the right to forward this concern to the NSW Ombudsman.

This issue is of significant public interest within the community that needs to be resolved in an open and transparent manner based on lawful consideration and not purported assertions.

If Council requires any further information and/or clarification regarding the above, please do not hesitate in contacting the undersigned on [REDACTED].

Yours sincerely,

[REDACTED]



257 Crawford Street
PO Box 90
Queanbeyan NSW 2620
ABN: 12 842 195 133

Enquiries: (02) 6285 6000
Fax: (02) 6285 6666
Website: www.qcc.nsw.gov.au
Email: council@qcc.nsw.gov.au

Office Hours: Monday to Friday 8.30am to 4.30pm

**2014/2015
Annual TAX INVOICE**

ASSESSMENT NUMBER

Posting Date: **31/07/2014**

Due Date: **31/08/2014**



019
1010385

RATING CATEGORY	RATEABLE LAND VALUE	BASE DATE	INTEREST ON OVERDUE RATES & CHARGES
Residential	\$246,000	01/07/2012	8.5% PA
PARTICULARS OF RATES & CHARGES			
	UNIT VALUE	CHARGES	AMOUNT
Residential Ad Valorem Rate	246000	0.00358524	\$881.97
Ordinary Rates-Residential Base			\$293.60
Stormwater Levy Residential			\$15.00
Water Access Charge 20-25mm			\$381.00
Water Access - Additional Services	1	381.00	\$381.00
Residential Sewerage Charge			\$470.00
Dom Garbage Service - 140L Bin	2	295.00	\$590.00
Residential Pedestal Charges	1	470.00	\$470.00
Quarterly water / sewer charges Brought Forward			\$197.50
			\$1,367.14
Items Marked * Subject to GST			
GST		Total Amount Due Including GST	\$5,047.21
			\$0.00

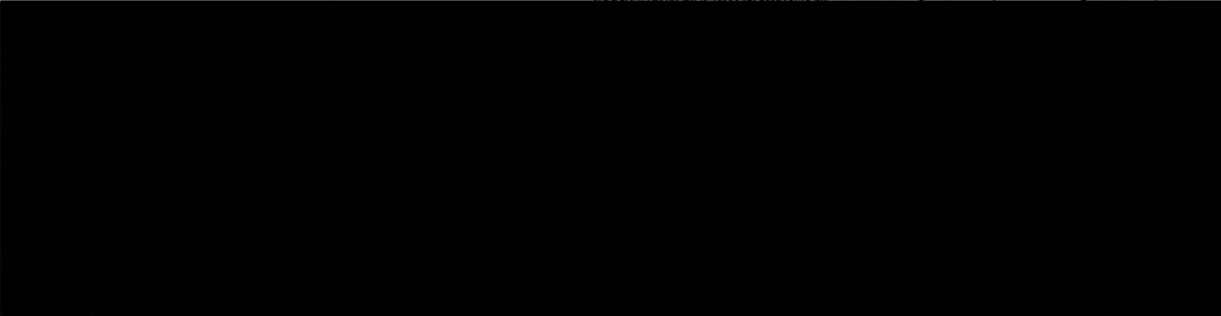
1st Instalment	2nd Instalment	3rd Instalment	4th Instalment	Deduct any payment since	Total Amount
31/08/2014 \$2,437.21	30/11/2014 \$870.00	28/02/2015 \$870.00	31/05/2015 \$870.00	25/07/2014	\$5,047.21



POST billpay



Instalment Full



NOTE: PAYMENT BY INTERNET IS NOW AVAILABLE. SIMPLY GO TO www.qcc.nsw.gov.au. Click the icon "Make a payment" then follow the prompts. Enter your 7 digit Assessment number and the system



IMPORTANT INFORMATION

- **Notice to pay the Rates and Charges is hereby given** and proceedings will be taken for the recovery of any overdue amount as provided by the Local Government Act 1993 (the Act).
- **Service of Notice:** When service is by post, date of service is the day when notice should be delivered in the ordinary course of post. When service is by email, delivery is deemed when email is sent to the registered email address.
- **Payment of Rates:** If you wish to pay the entire year's rates in full, pay the TOTAL DUE amount by 31 August (there is no interest free period for full payment). If you prefer to pay by 4 quarterly instalments, then pay the first instalment by 31 August. You will be sent reminders for the remaining instalments at least thirty (30) days prior to the due dates of 30 November, 28 February and 31 May. Sufficient time should be allowed to ensure payments reach Council's offices no later than the due date. Any instalment not paid by the due date becomes overdue immediately and subject to interest charges.
- **Accrual of interest:** Section 566 of the Act provides – Interest accrues on rates and charges that remain unpaid after they become due and payable. Interest accrues on a simple daily basis.
- **Writing off of accrued interest:** Section 567 of the Act provides – The Council may write off interest on rates and charges payable by a person if, in its opinion - (a) the person is unable to pay the accrued interest for reasons beyond the person's control, or (b) payment of the accrued interest would cause the person hardship.
- **Agreement as to periodical payment of rates and charges:** Council may enter into an agreement with you to accept regular payments (other than normal instalments) to settle this account.
- **Exemption from rates:** Attention is drawn to Sections 555, 556 and 557 of the Act which provide for what land is exempt from rates.
- **Appeal on question of whether land is rateable:** Section 574 of the Act provides for appeal to the Land and Environment Court against the levying of a rate on the grounds that the land or part of it, is not rateable or is not rateable to a particular rate. An appeal must be made within thirty (30) days after the service of the rates and charges notices.
- **Change of Category:** A rateable person (or the person's agent) must notify the Council within thirty (30) days after the person's rateable land changes from one category to another.
- **Application for change of Category:** An application, in writing, may be submitted at any time for a review of the categorisation of rateable land. The application must state the category the applicant considers the land should be within.
- **Appeal against Declaration of Category:** A rateable person who is dissatisfied with the declaration of a category by Council or the date of such declaration may appeal to the Land and Environment Court.
- **Postponement of Rates:** Section 585 of the Act provides for the postponement of rates where a single dwelling is situated on land that may be used for other purposes.
- **Pension Rebates:** Ratepayers who are eligible pensioners are entitled to a rebate provided they satisfy certain requirements. If you are a pensioner and have not received an automatic rebate on this notice, please contact Council's Rates Department.

Customer Information

Financial Difficulties?

Call (02) 6285 6000 immediately for confidential advice on bill payment options and assistance. If you require further information on any rating matters, please contact Council's rates department on (02) 6285 6000.

Change of Address

Any change of address must be promptly notified in writing.

Notification of Sale of Land

Section 604 of the Local Government Act 1993 requires the purchaser to notify council within thirty (30) days of any property acquisition.

METHODS OF PAYMENT



In Person

Please present this account intact at any post office or at the Council Office, Queanbeyan.
Payment hours: Monday to Friday 8.30am to 4.30pm



Payment at Australia Post

Pay in-store at Australia Post, by phone 13 18 16, or go to auspost.com.au/postbillpay (includes credit card facilities).



Pay By EFTPOS / Credit Card:

Facility available at Queanbeyan City Council Office. See also Post Billpay or BPAY options.



Pay By Telephone:

See Post Billpay or BPAY options.



Direct Debit:

If you would like Queanbeyan City Council to deduct payments please complete the direct debit form available from Council's website at www.qcc.nsw.gov.au



Telephone & Internet Banking - BPAY®:

Contact your participating financial institution to make this payment directly from your cheque, savings or credit card account (limits apply), Visa and MasterCard only. More info: www.bpay.com.au



Payment By Internet:

Go to www.qcc.nsw.gov.au and insert your 7 digit assessment number.



Pay By Mail:

Return this notice with your cheque or money order. Cheques to be made payable to: Queanbeyan City Council
PO Box 90
Queanbeyan NSW 2620

Receipt Required Please tick



257 Crawford Street
PO Box 90
Queanbeyan NSW 2620
ABN: 12 842 195 133

Enquiries: (02) 6285 6000
Fax: (02) 6285 6666
Website: www.qcc.nsw.gov.au
Email: council@qcc.nsw.gov.au

PLEASE NOTE: THE TOTAL AMOUNT DUE APPEARING ON THE FRONT PAGE INCLUDES THE CHARGES LISTED BELOW

DUE DATE: 31/08/2014



WATER / SEWER CHARGES

Meter Number	Previous Date	Previous Reading	Current Date	Current Reading	Consumption (Kilolitres)	Amount
11290	03/03/2014	2675	03/06/2014	2754.00	79.00 kl @ \$2.50 per kl	\$197.50
			Total Water Consumption		79.00 kl Total Charges	\$197.50
			Total			\$197.50

PLEASE NOTE: SEPARATE PAYMENT OF THE ABOVE CHARGES CAN BE MADE WITH THIS BARCODE AT THE COUNCIL OFFICE ONLY.

*1645977197.5



2013/2014 Water Consumption Charges Tiered System

Consumption Tier	Kilolitre Consumption	Cost Per Kilolitre
First Tier	0 - 40 kl	\$2.50 Per Kilolitre
Second Tier	Above 40 kl	\$3.67 Per Kilolitre

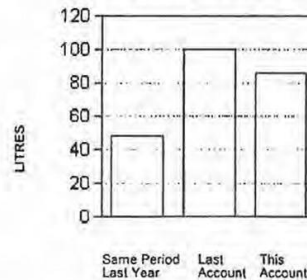
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DAILY AVERAGE USAGE





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**2014/2015
Annual TAX INVOICE**

ASSESSMENT NUMBER

Posting Date: **31/07/2014**

Due Date: **31/08/2014**



019
1010384



RATING CATEGORY	RATEABLE LAND VALUE	BASE DATE	INTEREST ON OVERDUE RATES & CHARGES	8.5% PA
Residential	\$255,000	01/07/2012		
PARTICULARS OF RATES & CHARGES				
	UNIT VALUE	CHARGES	AMOUNT	
Residential Ad Valorem Rate	255000	0.00358524	\$914.24	
Ordinary Rates-Residential Base			\$293.60	
Stormwater Levy Residential			\$15.00	
Water Access Charge 20-25mm			\$381.00	
Water Access - Additional Services	2	381.00	\$762.00	
Residential Sewerage Charge			\$470.00	
Dom Garbage Service - 140L Bin	3	295.00	\$885.00	
Residential Pedestal Charges	2	470.00	\$940.00	
Quarterly water / sewer charges Brought Forward			\$87.50	
			\$2,890.37	
Items Marked * Subject to GST				
GST				
		Total Amount Due Including GST	\$7,638.71	
			\$0.00	

1st Instalment	2nd Instalment	3rd Instalment	4th Instalment	Deduct any payment since	Total Amount
31/08/2014 \$4,143.71	30/11/2014 \$1,165.00	28/02/2015 \$1,165.00	31/05/2015 \$1,165.00	25/07/2014	\$7,638.71



POST billpay



Instalment Full



NOTE: PAYMENT BY INTERNET IS NOW AVAILABLE. SIMPLY GO TO www.qcc.nsw.gov.au. Click the "Make payment" link, follow the prompts. Enter your 7 digit Assessment number and the custom



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Receipt Required Please tick



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PLEASE NOTE: THE TOTAL AMOUNT DUE APPEARING ON THE FRONT PAGE INCLUDES THE CHARGES LISTED BELOW

	ASSESSMENT NUMBER [REDACTED]
	DUE DATE: 31/08/2014



WATER / SEWER CHARGES

Meter Number	Date	Previous Reading	Date	Current Reading	Consumption (Kilolitres)	Amount
02C030550	03/03/2014	3664	03/06/2014	3699.00	35.00 kl @ \$2.50 per kl	\$87.50
				Total Water Consumption	35.00 kl Total Charges	\$87.50
				Total		\$87.50

PLEASE NOTE: SEPARATE PAYMENT OF THE ABOVE CHARGES CAN BE MADE WITH THIS BARCODE AT THE COUNCIL OFFICE ONLY.

*164591087.5



2013/2014 Water Consumption Charges Tiered System

Consumption Tier	Kilolitre Consumption	Cost Per Kilolitre
First Tier	0 - 40 kl	\$2.50 Per Kilolitre
Second Tier	Above 40 kl	\$3.67 Per Kilolitre

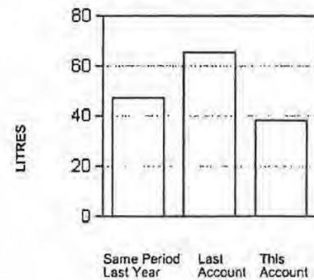
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**2015/2016
Annual TAX INVOICE**

ASSESSMENT NUMBER

Posting Date: **30/07/2015**

Due Date: **31/08/2015**



019
1009843
R1_18289

RATING CATEGORY Residential RATEABLE LAND VALUE **\$246,000** BASE DATE **01/07/2012** INTEREST ON OVERDUE RATES & CHARGES **8.5% PA**

PARTICULARS OF RATES & CHARGES

PARTICULARS OF RATES & CHARGES	UNIT VALUE	CHARGES	AMOUNT
Residential Ad Valorem Rate	246,000	0.00367129	\$903.14
Ordinary Rates-Residential Base			\$300.65
Stormwater Levy Residential			\$20.00
Water Access Charge 20-25mm			\$417.00
Water Access - Additional Services	1	417.00	\$417.00
Residential Sewerage Charge			\$533.00
Dom Garbage Service - 140L Bin	2	295.00	\$590.00
Residential Sewerage Charge - Additional	1	533.00	\$533.00
Quarterly water / sewer charges			\$93.16
Items Marked * Subject to GST	Total Amount Due Including GST		\$3,806.95
GST			\$0.00

1st Instalment	2nd Instalment	3rd Instalment	4th Instalment	Deduct any payment since	Total Amount
31/08/2015 \$1,022.95	30/11/2015 \$928.00	28/02/2016 \$928.00	31/05/2016 \$928.00	24/07/2015	\$3,806.95

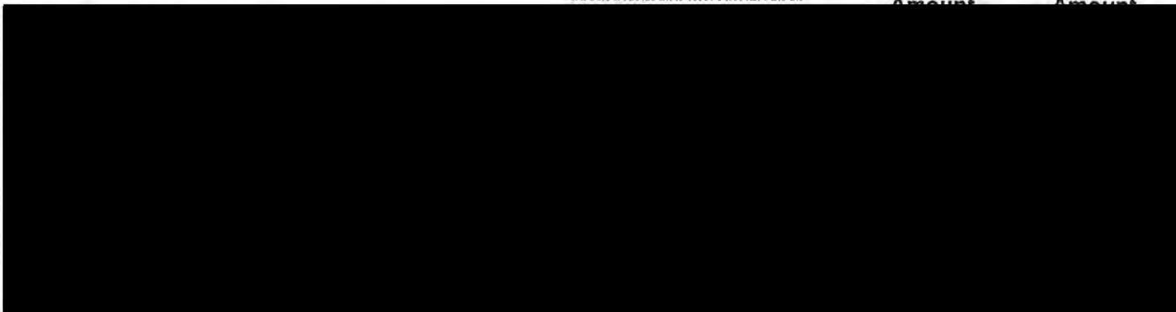


Queanbeyan City Council

POST billpay



Instalment Amount Full Amount



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Receipt Required Please tick



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PLEASE NOTE: THE TOTAL AMOUNT DUE APPEARING ON THE FRONT PAGE INCLUDES THE CHARGES LISTED BELOW

DUE DATE: 31/08/2015

WATER / SEWER CHARGES

Meter Number	Previous Date	Previous Reading	Current Date	Current Reading	Consumption (Kilolitres)	Amount
11290	03/03/2015	2956	02/06/2015	2990.00	34.00 kl @ \$2.74 per kl	\$93.16
			Total Water Consumption		34.00 kl Total Charges	\$93.16
			Total			\$93.16

Next quarterly reads are scheduled to commence on 1 September 2015.

PLEASE NOTE: SEPARATE PAYMENT OF THE ABOVE CHARGES CAN BE MADE WITH THIS BARCODE AT THE COUNCIL OFFICE ONLY.

*164597793.16



2015/2016 Water Consumption Charges Tiered System

Consumption Tier	Kilolitre Consumption	Cost Per Kilolitre
First Tier	0 - 44 kl	\$2.97 Per Kilolitre
Second Tier	Above 44 kl	\$4.56 Per Kilolitre

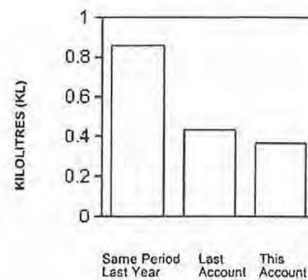
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**2015/2016
Annual TAX INVOICE**

ASSESSMENT NUMBER

Posting Date: **30/07/2015**

Due Date: **31/08/2015**

RATING CATEGORY
Residential

RATEABLE LAND VALUE
\$255,000

BASE DATE
01/07/2012

INTEREST ON OVERDUE
RATES & CHARGES 8.5% PA

PARTICULARS OF RATES & CHARGES

PARTICULARS OF RATES & CHARGES	UNIT VALUE	CHARGES	AMOUNT
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Ordinary Rates-Residential Base			\$300.65
Stormwater Levy Residential			\$20.00
Water Access Charge 20-25mm			\$417.00
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Residential Sewerage Charge			\$533.00
Dom Garbage Service - 140L Bin	3	295.00	\$885.00
Residential Sewerage Charge - Additional	2	533.00	\$1,066.00
Quarterly water / sewer charges			\$79.46
Items Marked * Subject to GST			
GST		Total Amount Due Including GST	\$5,071.29
			\$0.00

1st Instalment	2nd Instalment	3rd Instalment	4th Instalment	Deduct any payment since	Total Amount
31/08/2015 \$1,330.29	30/11/2015 \$1,247.00	28/02/2016 \$1,247.00	31/05/2016 \$1,247.00	24/07/2015	\$5,071.29



**Queanbeyan
City Council**

POST billpay



Instalment

Full

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[REDACTED]

[REDACTED]

[REDACTED]

DUE DATE: 31/08/2015



WATER / SEWER CHARGES

Meter Number	Date	Previous Reading	Date	Current Reading	Consumption (Kilolitres)	Amount
02C030550	03/03/2015	3803	02/06/2015	3832.00	29.00 kl @ \$2.74 per kl	\$79.46
Total Water Consumption					29.00 kl Total Charges	\$79.46
Total						\$79.46



Next quarterly reads are scheduled to commence on 1 September 2015.

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*164591079.46



2015/2016 Water Consumption Charges Tiered System

Consumption Tier	Kilolitre Consumption	Cost Per Kilolitre
First Tier	0 - 44 kl	\$2.97 Per Kilolitre
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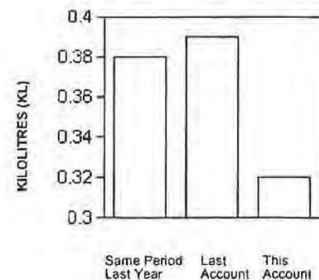
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QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

28 JUNE 2017

ITEM 8.3 ADOPTION OF 2017-18 INTEGRATED PLANS

ATTACHMENT 4 SUMMARY OF ENGAGEMENT REPORT - STRATEGIC
DIRECTIONS

Community engagement report – Strategic Directions

Executive Summary of engagement report:

Council exhibited the Strategic Directions discussion paper from 24 March until 21 April.

The discussion paper was advertised in Council's regular newspaper advertisement, social media, website and Your Voice Engagement Hub. The document was also available at Council's customer service centres and libraries.

Participation in engagement:

Council received four submissions on the discussion paper, all via the Your Voice QPRC engagement hub.

Data obtained from the Your Voice QPRC site showed that:

- 119 users visited the page
- 58 document downloads
- Of those who submitted online and had identified their suburb, one was from each Queanbeyan, Captains Flat, Braidwood and Bungendore

Comments received:

Submitter:	Submission:	Council response	Recommendation
1	As a discussion paper, the document seems very high level and does not really invite inquiry or challenge, however, I would encourage Council to consider as part of strategic infrastructure to start a process of engaging with appropriate authorities to put all overhead electrical and other communication lines underground reducing the eyesore of multiple tangled lines and ageing poles. Given that Qbn is overly represented with high density housing that a reduction in this form of housing is gradually introduced.	As mentioned in the submission, this is a matter for the electricity authority, however it is something Council could take on board in an advocacy role. Council is currently developing a draft Community Strategic Plan which identifies the aspirations of the community over a 10-year period. The comments made in this submissions will be considered in preparing that document.	Consider comments in development of draft Community Strategic Plan
2	Generally comfortable with strategic directions just a couple of concerns that in a way go to how smaller communities integrate into this plan. There is no mention of cycling as part the tourism focus, Kowen forest mountain biking and the proposed Bungendore to Captains Flat rail trail provide employment and tourism dollars and are worth mentioning,(so us Flatters know we haven't been forgotten, please don't step away from this) 2nd I'm concerned that there is room for LG leadership in high tech, eg renewables both from R&D and employment base and also telecommuting, ideally positioned for pursuing this with Commonwealth departments as a way of decentralising while not decentralising! The time is ripe for that provided IT supports. Imagine a small hub in villages/hamlets as well as towns and also cross pollination of ideas from collocation of multi departmental staff, say 2-3 days a week. Coincidentally people will spend their coffee \$s there etc... Go out as leaders on this.	The matters mentioned in this submission are at the forefront of Council's mind - economic development via active recreation and the use of smart technologies. Council has recently undertaken an engagement activity to assist with the development of a Digital Economy Smart Community Strategy. Funding for matters such as this will need to be considered by the elected Council when it develops its Delivery Program for 2018-21.	Consider projects in development of the draft Delivery Program 2018-21.
3	Open the S.E. NSW region using rail. For example, a super fast rail linking Canberra to the coast (Batemans Bay). The rail would include a central station located a Braidwood and branching out to Tarago, Araluen, Majors Creek, etc.	Comments noted.	Consider comments in development of draft Community Strategic Plan

**8.3 Adoption of 2017-18 Integrated Plans
Attachment 4 - Summary of engagement report - Strategic Directions (Continued)**

Submitter:	Submission:	Council response	Recommendation
	<p>Build, build, build.</p> <p>There are vast amounts of cheap open land at Braidwood. Build a General Hospital suitable to provide adequate service for the next 20-30 years located at Braidwood, co-located with a micro University/TAFE (with plans to expand) specialising in nursing, sports, agriculture and veterinary, engineering. Co-locate these projects with a 24/7 Indoor Sports and Aquatic Centre to provide sports, health and physiotherapy services to the general public, University students and hospital patients.</p> <p>Remove Braidwood from 'Heritage' listing. Designate a new shopping precinct to cater for large and small retailers. Remove and relocate industrial businesses to areas outside of the township of Braidwood.</p> <p>Historically, young people have had to leave their communities because of a lack of employment and educational opportunities. The youth of Braidwood should not have to leave their communities because of poor or inadequate development and planning. We can aspire to a vision that promotes, gives and leaves a better future to our children. Braidwood has the potential to become a country city centre rather than a country town. Building in Braidwood is economical, it is feasible and opportunity rich.</p>		
4	<p>Thank you for the opportunity to comment.</p> <p>I am puzzled that reducing road trauma is not listed as a key objective. I note a resident's comment that the QPRC Area should be "a safe place to be".</p> <p>Over the 5 year period, 2011-2105, in the recently combined Council area the road trauma statistics have lifted the Council to having jurisdiction over a much larger area and also much more road trauma than the previous individual councils.</p> <p>In that 5 year period in the combined area, 19 people lost the lives in road crashes, 85 were seriously injured and there were a total of 925 casualties. This is greater than Wagga and just less than Bathurst.</p> <p>In the 2016 year, road trauma in NSW regional areas increased by around 10%, and while specific Council data is not yet available, every effort should be made to reduce unnecessary road trauma in all areas.</p> <p>While I recognise that the Council does have a road safety officer, it is vital that reducing road trauma is more than an issue for one specialist. Road trauma has impacts not only on road users, but also on the health, welfare, workplace, finance, and the general community wellbeing.</p> <p>Including objectives for reducing road trauma, to joining with the State and Federal Governments to aspire to zero road trauma with a range of well established and well known programs, should be a key strategy for the Council. These programs are not limited to behaviour modification for the road users, but also ensuring safer roads, safer vehicles and improved trauma care. Many of these objectives can be achieve at low cost, and every expense on reducing road trauma is an investment in the community wellbeing.</p> <p>I would be happy to elaborate further.</p>	<p>Road safety is a key priority of Queanbeyan-Palerang Regional Council and other councils across NSW. Council has a dedicated Road Safety Officer who works closely with local police, other state agencies and other local government areas to develop strategies to educate drivers on safe ways to travel. This will continue as Queanbeyan-Palerang Regional Council moves forward. This will largely be delivered via the Community Strategic Direction.</p> <p>Council is currently developing a draft Community Strategic Plan which identifies the aspirations of the community over a 10-year period. The comments made in this submissions will be considered in preparing that document.</p>	<p>Consider comments in development of draft Community Strategic Plan</p>

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

28 JUNE 2017

ITEM 8.3 ADOPTION OF 2017-18 INTEGRATED PLANS

ATTACHMENT 8 SUMMARY OF ENGAGEMENT REPORT - DRAFT INTEGRATED
PLANS 2017-18

Draft Integrated Plans – summary of community consultation

Executive Summary of engagement report:

Queanbeyan-Palerang Regional Council's draft Integrated plans were publicly exhibition between 11 May 2017 and 8 June 2017. The documents – draft Operational Plan, draft Revenue Policy and draft Fees and Charges – were advertised and made available via:

- Regular Council advertisement in Queanbeyan Age, Braidwood Times and Bungendore Weekly
- Displays at Council's Customer Service Centres and libraries
- Media releases
- Numerous social media posts
- Presentations at three Council-run community meetings
- Presentation at Googong Residents' Association meeting
- Response to media enquiries
- Council's Your Voice community engagement website

A number of submissions made requests for funding for a range of projects. Due to Council's relatively small predicted surplus of \$17,000, the ability to provide additional funding is limited. The majority of submissions were in relation to the Ellerton Drive Extension. Council has addressed comments relating to funding, other options, timing of approval and the development of an Integrated Transport Study.

Participation in engagement:

Council received 47 submissions on its draft Integrated Plans, with 11 of these received via the Your Voice QPRC engagement hub. Others were received by email to Council.

Data obtained from the Your Voice QPRC site showed that:

- 610 users visited the page
- 450 document downloads (255 for draft Operational Plan)
- Most visitors came via Council's Facebook page (216), with 78 from Council's website.
- Of those who submitted online and had identified their suburb, eight were from the Queanbeyan/Jerrabomberra/Googong area

Summary of submissions received:

Submission:	Submission (full/summary):	Responsible officer	Council response	Recommendation (staff)	LRC recommendation
1	Full submission: I do not have the full Draft Integrated Plans. I am sure that the Council have some very smart staff with the necessary qualifications to make these decision on the plains	Service Manager, Customer and Communication	Full draft Integrated Plans were available online (where submission was made) and from Council offices and libraries.	No action required	Support staff recommendation
2	Full submission: A \$25 million Queanbeyan Council Headquarter will cost council and rate payers \$31 million. Council is going to borrow \$25 million from bank, which costs average \$1.3 million interests for at least five years. This will cost council and community at least extra \$6 million. The total costs will be \$31 million. Here is the proposal to save \$31 million for Council and community to have a \$25 million Queanbeyan Council Headquarter: <ul style="list-style-type: none"> • Council put a tender for public to bid to build a modern 7-8 floors Queanbeyan Council Headquarter. • Queanbeyan Council buy 3 floors for headquarter for \$1. • Rest of floors is up to developer to sale or to own. In this way, it saves \$31 million for council and community. 	Interim General Manager	Council will soon place the concept design for the Queanbeyan Headquarters on public exhibition. Current estimates suggest the redevelopment will cost around \$35m. Council is in the progress of securing a NSW Government tenant on a long-term lease agreement. The income from the lease arrangement would be used to offset the cost of the loan. The lease agreement would assist in repaying the loan and when repaid it will deliver additional income to Council.	No action required	Support staff recommendation
3	Full submission: I find the amount of \$189,000 for a new Cemetery (page 40 – draft Operational Plan) VERY misleading if you are going ahead with the Purchase of land for new cemetery \$2.25m as reported.	Service Manager, Urban Landscapes	The funding included in the 2017-18 draft Operational Plan has been allocated to progress some of the studies and investigations that will be required on the parcel of land. The scope of the studies and investigations will be provided by the Department of Planning if Council resolves to proceed with a Planning Proposal. The purchase of the cemetery was finalised in 2016-17.	No action required	Support staff recommendation
4	Full submission: Request to amend the fees for rezonings (Page 73 - draft Fees and Charges) from \$2,500 per advertisement to 'at cost'	Service Manager, Land-Use Planning	Recommended adjustment is supported	Amend draft Fees and Charges	Support staff recommendation
5	Full submission: Regarding the footpaths in Queanbeyan and their impact on the safety for pedestrians and other users of footpaths (e.g. elderly people on scooters,	Portfolio General Manager,	Council has awarded a tender to Aecom to develop an Integrated Transport Strategy for Queanbeyan-Palerang. One of the key aspects of this strategy, will be a review of the Pedestrian and	Comments to be submitted as part of development of	1. Recommend staff consider

8.3 Adoption of 2017-18 Integrated Plans
Attachment 8 - Summary of engagement report - draft Integrated Plans 2017-18 (Continued)

Submission:	Submission (full/summary):	Responsible officer	Council response	Recommendation (staff)	LRC recommendation
	<p>parents with prams, etc.) I would like to provide 4 examples of poor quality footpaths and in particular, the interfaces, or lack thereof. As I mentioned, these are but four examples of general pedestrian issues throughout Queanbeyan.</p> <ol style="list-style-type: none"> 1. Atkinson St. and Booth St. at the corner nearest the Golf course - the ramps just go on to an earth (or grass or weeded) surface. This is hazardous when wet. 2. Atkinson St. and Yarrow St. on the footpath adjoining the Golf Course. There is no ramp from the footpath to the street. I have seen elderly scooter users have to drive on Atkinson St. from Booth St. in order to safely access the footpath ramp onto Yarrow St. It is also difficult for pram-pushers with young children to navigate the curb when entering/leaving the footpath on the Golf Course side of Atkinson St. 3. Tennyson Mews. On Tennyson Dr. when approaching Ellerton Dr. the footpath inexplicably does not continue the full length of the street but terminates a block and a half short of Ellerton Dr. 4. Ellerton Dr. No footpaths at all, except a brief path adjacent to the Elysium project, and even then, the footpath terminates in the middle of some grass, not connecting to anything. My overall perspective is that enhancing quality pedestrian access and safety provides many benefits, including improved health through walking. <p>The Operational Plan (draft) seems to talk about maintenance only, but I think a bigger view needs to be taken. Is there an advocate for pedestrians during any of the planning processes? If not, I think there should be.</p>	Community Connections	<p>Access Mobility Plan. This plan specifically looks at Council's footpath network and where improvements and additions can be made.</p> <p>The matters raised in this submission will be made available to the staff and consultants developing this strategy and the submitter is encouraged to attend the Integrated Transport Strategy workshops to be held during June.</p> <p>Future footpath construction will be directed by the outcome of the review of the PAMP, but may not necessarily include the projects mentioned in this submission.</p>	Integrated Transport Strategy, and more specifically the review of the Pedestrian and Mobility Plan	<p>as maintenance</p> <ol style="list-style-type: none"> 2. Recommend staff consider as maintenance 3. No further comment 4. No further comment
6	<p>See separate attachment to 28 June Council meeting for full submissions</p> <p>Summary of submission: Request from Stoney Creek Area Management Committee for funding to assist in upgrades to the Stoney Creek Community Hall to ensure it can handle future emergencies. High priority requested projects include:</p> <ul style="list-style-type: none"> • Earth leakage protection of all power circuits • Broken light replacement • Fix leaking window x 2 • Fix door/lock on shed • Weatherproof carpark surface and re-level • Installation of two additional lights in carpark • Construct truck turning circle • Construct emergency egress to Captains Flat Rd with locked gate • Remove tyres from arena 	Service Manager, Transport and Facilities	<p>Some of these tasks can be completed as part of Council's regular maintenance of Council assets and facilities. Council has allocated \$5000 in the 2017-18 budget for an upgrade of the key system at the Hall.</p> <p>Some of the other improvements would need to be assessed alongside the proposed use of the hall.</p> <p>The full submission has been made available to Council's building maintenance team and can be considered for ongoing maintenance and future budget funding.</p>	Regular maintenance to be completed. Larger projects to be considered in line with Hall's proposed usage.	Work with the committee to identify tasks and funding opportunities Council can assist with.
7	<p>Full submission: The 2018 Easter Rod Run, is an ACT State event and aims to capture hot rod owners and enthusiasts not wishing to attend, or returning from, the National Run in South Australia the week prior.</p> <p>It is proposed the 4 day event will run from Friday 30 March to Monday 2 April 2018. Activities over these four days include Show and Shine, Street Parade or Cruise, entertainment and possible day runs out to nearby sights and villages. It is expected 300-400 vehicles and associated visitors will take part in the event. Other activities being investigated include trade displays and possible markets</p> <p>While the event will largely be self-funded by the club, assistance has been requested to waive hire fees for the Showground and banner poles, assistance with waste and traffic management and possible provision of banners and sails for throughout the CBD. Based on current hire fees for the show ground, being \$473.00 per day, waste management estimated at \$2000.00 banner and sail hire is \$850.00 and estimated traffic management for the cruise and parade is \$6500.00.</p>	Portfolio General Manager, Community Connections	Staff were in support of this request, however since the report was endorsed by Council the event organisers have advised that the event will no longer be taking place and therefore no assistance is required.	No action required.	Support the staff recommendation
8	<p>Full submission: I think that the EDE project should be suspended until there is a publicly elected council and until the integrated transport strategy is developed for the new merged community. Just because something has been considered</p>	Portfolio General Manager,	The Ellerton Drive extension (EDE) project has undergone significant analysis, decision points and review steps. All current studies suggest the EDE is an appropriate project for Council to undertake.	No action required	Recognise that the project is now in the hands of the RMS

Submission:	Submission (full/summary):	Responsible officer	Council response	Recommendation (staff)	LRC recommendation
	<p>for decades doesn't mean it's the right option and should blindly proceed and decisions be made by one government appointed person. The business outcomes should be evaluated along with consideration of all options and their costs/funding</p>	<p>Community Connections</p>	<p>The Ellerton Drive Extension (EDE) project has been approved in one way or another by different elected councils along the way. Recent approvals from elected councils include:</p> <ol style="list-style-type: none"> 1. Approval of the Queanbeyan Residential and Economic Strategy 2031 which includes EDE (1 November 2006, Minute No. 620) 2. Approval in principle of the draft Strategic Queanbeyan Traffic Plan which included the EDE and to place the document on public exhibition (24 June 2009, Minute No. 203/09) 3. Adopted the draft Strategic Traffic Plan and renamed it the <i>Googong and Tralee Traffic Study 2031</i> which included recommendation to build EDE (26 August 2009, Minute 274/09) 4. Agreed to a list of priorities to raise with the candidate of the Federal election, with EDE being the number one priority (27 February 2013, Minute 0027/13) 5. Resolved to proceed with the engagement of a consultant to commence detailed design of the EDE (28 August 2013, Minute No. 0174/13) 6. Resolved to accept the tender to undertake detailed design of EDE (18 December 2013, Minute No.290/13) <p>The purpose of the Determination Meeting on 30 June was for the Determination Panel to assess whether the project met the requirements of Part 5 of the <i>Environmental, Planning and Assessment Act 1979</i>.</p> <p>Traffic Options The <i>Googong and Tralee Traffic Study 2031</i> looked at over 34 combinations of road and intersection improvements to address the network deficiencies that are likely to be experienced as a result of the expected development growth in the Canberra-Queanbeyan region. The traffic study included major Canberra road links, Census data, infrastructure programs and growth forecasts for both Queanbeyan and Canberra. This study was updated in 2014 and reviewed by Roads and Maritime Services in 2016. The studies showed that an extension of Ellerton Drive is the best way to improve traffic efficiency along Cooma Street and the Queens Bridge and was needed by 2018.</p> <p>Routes such as Dunns Creek Road, the Northern Bypass and Ellerton Drive Extension were included in the analysis of combinations of road and intersection improvements. It was found that each of these new roads would serve different traffic needs and that one project could not replace another.</p> <p><i>Dunns Creek Road</i></p> <ul style="list-style-type: none"> • Doesn't solve traffic congestion on Cooma Street and Queens Bridge • Isn't required unless 1710 more households than are currently approved in Googong get approved. Current projections indicate this will be beyond 2031 • Nearly double the length of the Ellerton Drive Extension and requires a 530m long bridge over Jerrabomberra Creek (almost three times the length of Ellerton Drive's bridge). • Would have a maximum cut of 14.98m, a maximum fill of 12.38m • Would have significantly greater impacts on land zoned E2 and E3, regional and local biolinks, a riparian corridor, endangered ecological communities and habitat for threatened species • Would cost approximately \$200 million (more than twice the cost of Ellerton Drive Extension) • Ellerton Drive Extension and various intersection upgrades would still be required <p>More on Council's 2015 work on Dunns Creek Road can be found using the following link http://www.qcc.nsw.gov.au/Services/Council-works-and-upgrades/Dunns-Creek-Rd/Dunns-Creek-Rd</p> <p><i>Northern Bypass</i></p> <ul style="list-style-type: none"> • Doesn't solve traffic congestion on Cooma Street and Queens Bridge • Was initially looked at to address traffic coming from outside Queanbeyan. • Was proposed before the development of major land releases at Googong and Tralee. These releases have since changed traffic forecasting and needs in Queanbeyan. • Current traffic modelling indicates this road will not be needed in the next 20 years. • Requires two extensive bridge crossings over the Molonglo River as well as complex intersections with Pialligo Avenue and Canberra Avenue • Three times the relative cost of Ellerton Drive Extension • Ellerton Drive Extension and various intersection upgrades would still be required <p>Further information on Council's traffic studies can be found using the following link http://www.qcc.nsw.gov.au/Services/Roads-and-Traffic/Traffic-Studies/Traffic-Studies .</p>		

Submission:	Submission (full/summary):	Responsible officer	Council response	Recommendation (staff)	LRC recommendation
			<p>Integrated Transport Strategy At the 26 April Council meeting, Council resolved to engage AECOM to develop an Integrated Transport Strategy for the QPRC area. The <i>Googong and Tralee Traffic Plan 2031</i>, <i>CBD Master Plan</i> and the <i>Residential and Economic Strategy 2031</i> have already been adopted by Council. The Integrated Transport Strategy will not replace these plans but will incorporate these plans into the Integrated Transport Strategy. The Pedestrian and Mobility Plan and Bicycle Plans are due for review and updating and this has been included in the scope of the Integrated Transport Strategy.</p>		
9	<p>See separate attachment to 28 June Council meeting for full submission</p> <p>Summary of submission: Submission raises various objections with Council's process to issue rates and charges, primarily relating to water and sewer charges for non-strata residential properties</p>	Chief Financial Officer	<p>Council has received previous submissions of this nature. Council has sought legal advice regarding these matters and this advice has been included as a closed session attachment. The advice has indicated that Council's pricing practices are compliant with the legislation and the Best Practice Guidelines. The pricing practices used by Council are similar to those of other NSW councils. This advice has been conveyed to the submitter on several occasions.</p> <p>The submission is disputing Council's ability to raised additional water fixed charges and sewerage fixed charges on the submitter's properties which comprise of two duplex and three duplex premises.</p> <p>501 For what services can a council impose an annual charge? (1) A council may make an annual charge for any of the following services provided, or proposed to be provided, on an annual basis by the council:</p> <ul style="list-style-type: none"> • water supply services • sewerage services • drainage services • waste management services (other than domestic waste management services) • any services prescribed by the regulations. <p>(2) A council may make a single charge for two or more such services. (3) An annual charge may be levied on each parcel of rateable land for which the service is provided or proposed to be provided.</p> <p>Issue 1. Section 501 Although section 501(1) refers to "an annual charge" in the singular, it is apparent from the section that charges may be made and levied for a wide range of different services provided by the Council so that it makes no sense to read the section as limiting the Council to the levying of one charge per rateable parcel.</p> <p>Section 501(2) provides that a Council may make a single charge for two or more services (our emphasis), the use of the word "may" means that the Council has a discretion as to whether it does so and that it is open to the Council to impose multiple charges for different services in relation to the same land. This is unlike section 496 which states: "A council must make and levy an annual charge for the provision of domestic waste management services for each parcel of rateable land for which the service is available."</p> <p>Nothing in the text or context of section 501 that, in our view, supports the proposition that only one charge can be levied on each parcel of land.</p> <p>Issue 2 Section 503(2) 503(2) "If land is not rateable to a special rate for a particular service, a council may not levy a charge in respect of that land relating to the same service, unless the charge is limited to recovering the cost of providing the service to that land."</p> <p>Section 503(2) limits the Council to imposing charges on a "cost recovery" basis where the land is not subject to a special rate for the same service. We have assumed for the purposes of this advice that there is no special rate applicable to the submitter's land for water supply or sewerage services.</p> <p>Section 503(2) limits the amount of a charge to the cost of providing water and sewerage services to the land where the land is not subject to a special rate for the same services. The cost of providing the services can include the costs of treatment, storage, movement and delivery.</p> <p>Council may levy a higher charge on properties containing multiple dwellings to reflect the cost of providing water and sewerage services to all of those dwellings. The location of multiple dwellings on a rateable parcel means that the water and sewerage systems provided by the Council need to be able to accommodate the demand from all of those dwellings. It is logical that the cost of providing</p>	No action required	These matters were dealt with by the Rates and Charges Advisory Committee of the former Queanbeyan City Council. State process exists if the submitter wants to progress the complaints and concerns.

Submission:	Submission (full/summary):	Responsible officer	Council response	Recommendation (staff)	LRC recommendation
			<p>those services to multiple dwellings will be higher than the cost of providing the services to a single dwelling.</p> <p>Issue 3 Regulation 156 Regulation 156 does not affect the Council's ability to make and levy an annual charge and that, on its proper construction, the regulation simply requires that, where multiple premises are supplied with water through the same meter, payments made by the owner of any of those premises for water supply charges must be attributed to the water account for the premises on which the meter is installed. Regulation 156 is not a part of the Act where the Council derives its power to impose charges for water supply, these are raised under section 501 and 502.</p> <p>Taken to its logical conclusion, acceptance of this proposition would result in Council receiving no water charges for premises comprising multiple dwellings in the one ownership. That would be an unacceptable result and accordingly is not an interpretation that, in our opinion, a Court would adopt.</p> <p>Issue 4 Stormwater Charges <i>(4) A council may not make or levy an annual charge for the provision of stormwater management services for a parcel of land that exceeds:</i> <i>(a) if the anticipated cost of providing stormwater management services to the parcel of rateable land is less than the maximum annual charge in respect of the parcel of rateable land-the anticipated cost, or</i> <i>(b) if the anticipated cost referred to in paragraph (a) is equal to or greater than the maximum annual charge in respect of the parcel of rateable land-the maximum annual charge for the parcel of rateable land.</i></p> <p>Stormwater charges are levied under Section 496A of the LGA and the General Regulation 2005 prescribe the maximum amount Council may charge residential properties for stormwater management service ie. The maximum amount is \$25 and Council currently charges \$20. The submitter's properties in are within the designated Urban Stormwater Catchment Area and are therefore subject to the Stormwater Management Charges.</p>		
10	<p>Full submission: As a Karabar resident I would like to voice my strong opposition to the Ellerton Drive Extension (EDE). I have great concerns for the natural environment including the flora and fauna of the area proposed for the development.</p> <p>I also fail to see how the EDE will improve traffic congestion and indeed I believe it will actually worsen the congestion around Yass Rd with no improvement in other areas to offset this disruption.</p>	Portfolio General Manager, Community Connections	<p>Traffic study outcomes See response to submission 8.</p> <p>Environmental concerns Council was required by the NSW Office of Environment and Heritage to undertake a number of environmental reports and studies related to the Ellerton Drive Extension. These reports included the Review of Environmental Factors, the Species Impact Statement and an addendum to the Species Impact Statement. Along with this, Council is required to identify offset land for the Ellerton Drive Extension. Council is required to purchase this land and will develop a Plan of Management to ensure it is maintained in perpetuity. The project will proceed in accordance with the environmental provisions put in place by the NSW Office of Environment and Heritage.</p> <p>Yass Rd The Ellerton Drive Extension will provide an alternate route around the Queanbeyan CBD. The EDE will not increase traffic on Yass Rd as traffic that will travel via the EDE and to Yass Rd would currently travel through the Queanbeyan CBD and arrive at Yass Rd. The EDE will allow those motorists to arrive at Yass Rd without travelling through Cooma St and the CBD. Council has been in discussions with the ACT Government for some time regarding the upgrade of Pialligo Avenue between the Queanbeyan border and the Airport. These discussions have resulted in some upgrades at the Oaks Estate intersection and the Fairbairn intersection. Council is advocating for the duplication of Pialligo Ave and has worked with the ACT to prepare a joint funding submission to the Federal Government. The Ellerton Drive Extension will improve traffic flow along Cooma St, and throughout the Queanbeyan CBD, including the Queens Bridge.</p>	No action required	Recognise that the project is now in the hands of the RMS
11	<p>Full submission: I think that the EDE project should be suspended until there is a publicly elected council in place to determine what is in the best interests of the community, the electorate, provides the required outcomes and is value for money. Nothing else should happen until the integrated transport strategy is developed for the new merged community.</p> <p>Just because something has been considered for decades doesn't mean it's the right option and should blindly proceed and decisions be made by one government appointed person. The available options and</p>	Portfolio General Manager, Community Connections	<p>Traffic study outcomes See response to submission 8.</p> <p>Hold until an elected Council is in place As shown in Submission 8, the Ellerton Drive Extension has been supported in some form by a number of previously elected councils. At the time of the merger (12 May 2016), Council was awaiting concurrence from the Office of Environment and Heritage to allow the EDE project to be determined. Concurrence was provided in June 2016. Following this, a determination panel was convened and an Extraordinary Meeting was held on 30 June to consider the determination report. The purpose of the Determination Meeting was for the Panel to assess whether the project met the</p>	No action required	Recognise that the project is now in the hands of the RMS

Submission:	Submission (full/summary):	Responsible officer	Council response	Recommendation (staff)	LRC recommendation
	costs/funding to achieve the required business outcomes should be independently evaluated to get the right solution(s) and not blindly progress down a path that one person has committed so much to.		requirements of Part 5 of the <i>Environmental, Planning and Assessment Act 1979</i> . At this meeting, the determination panel agreed to proceed with the Ellerton Drive Extension. The Administrator was appointed to undertake the role of elected councillors and to continue with the matters of business that would have come before the Council had a merger not occurred. It should be noted that the Ellerton Drive Extension does not require any further Council approval prior to construction. The tender assessment is being conducted by the RMS.		
12	<p>Full submission: I would like to voice my objection to the EDE and more particularly the loan funding aspect whereby the Council proposes to fund the developers using QPRC ratepayers dollars.</p> <p>Furthermore, I urge Council to suspend the project pending a full and complete road transport study for the merged QPRC region and the election of a full council in September 2017 where a more balanced decision is likely to ensue.</p>	Portfolio General Manager, Community Connections	<p>Ellerton Drive Extension funding The NSW and Federal Governments have contributed \$25m each towards the project. The overall project is estimated to cost \$86m and Council has resolved to obtain a long-term, low interest loan of up to \$36m to fund the remainder of the project. This loan, including interest, will be fully repaid by developer contributions over a 20-year period. This is normal practice for councils where significant growth is occurring and infrastructure is required to be upgraded or built before the development has progressed to a point where the developer can make a full cash contribution. The loan that Council will take out to fund the Ellerton Drive Extension project will not impact on rates.</p> <p>Integrated Transport Strategy See response to submission 8</p>	No action required	Recognise that the project is now in the hands of the RMS
13	<p>Full submission: We do not want any more trucks going through Jerrabomberra.</p>	Portfolio General Manager, Community Connections	<p>The Ellerton Drive Extension is not expected to significantly increase the amount of trucks travelling through Jerrabomberra. Trucks that currently travel through Jerrabomberra from the Old Cooma Rd quarry will continue to do so if that is their chosen route. The Ellerton Drive Extension may be seen as a route of choice for heavy vehicles users due to the lack of traffic lights, however that is not expected to see a significant increase in heavy vehicle traffic through Jerrabomberra.</p> <p>The Ellerton Drive Extension will be used by quarry trucks travelling from the east (Yass Rd) to access the quarry, however they will turn left on to Old Cooma Rd.</p>	No action required	Recognise that the project is now in the hands of the RMS
14	<p>Full submission: Now that the NSW Government has declined QPRC's request to cover any shortfall in funding for the EDE I submit that the EDE project should be suspended while the integrated transport strategy is being developed for our newly merged community.</p> <p>I submit that we need to allow a newly elected council to decide what are the best investment options to suit the whole region. Given that Council does not know if tenders will be over the \$86 million budgeted for the road construction, it is unreasonable and undemocratic for one person to make a decision to allocate additional money of an unknown quantity to be paid by the QPRC for the road.</p> <p>As these decisions affect all ratepayers and, in fact the additional money will be paid by ratepayers and secondarily by those renting in the region, the decision should be made by elected representatives.</p> <p>While I understand that there are arguments in favour of the EDE, there are also many environmental arguments against the construction of the EDE. This additional financial factor now that the NSW government has rejected the request by the QPRC's request to cover any funding shortfall gives additional significant weight to the argument that the EDE project should be suspended until we have a newly elected council and funding options are considered and decided upon.</p>	Portfolio General Manager, Community Connections	<p>Ellerton Drive Extension funding and possible shortfall The NSW and Federal Governments have contributed \$25m towards the construction of the Ellerton Drive Extension. Queanbeyan-Palerang Regional Council has proposed to borrow up to \$36m to fund the remainder of the project. The budgeted amount of \$86m includes contingencies of around 15%. Council and the RMS are currently reviewing tenders for the project. Should the accepted tender be above \$86m, a subsequent resolution from Council would be required to adjust the borrowing amount. The Council loan will be a long-term, low interest loan that will be fully repaid, including interest, by developer contributions. The loan that Council intends to take out to fund the Ellerton Drive Extension project will not impact on rates.</p> <p>Integrated Transport Strategy See response to submission 8</p> <p>Decision making See response to submission 8 and 11</p> <p>Environmental concerns See response to submission 10</p>	No action required	Recognise that the project is now in the hands of the RMS
15	<p>Full submission: It is dismaying to learn the \$50m EDE Extension has already blown out to \$86m, even before a sod is turned. With, automatic, cost over-runs, for all sorts of, unforeseen, spurious problems encountered in the building, ratepayers can say goodbye to \$200m, almost without question. This level of expenditure, for a white elephant, to merely enrich developers - road and housing - is less than responsible, in an era of ever diminishing finance, and a period of increasing community austerity.</p> <p>Providing loans to developers is a fraught undertaking, at the best of times, but with increasing demands on the public purse, bankrupting businesses, static wages, increasing prices, precarious employment and exponentially exploding energy costs, this is not an auspicious time to be demanding hikes in rates. It is even more reprehensible in view of the purpose to</p>	Portfolio General Manager, Community Connections	<p>Ellerton Drive Extension cost and funding As mentioned at numerous public meetings, the final price of the Ellerton Drive Extension will not be known until the tender is awarded. As the design of the road has progressed, the estimated cost has been updated, with the most recent estimate \$86m. This is not a blow out in costs, however a clearer indication of what the Extension will cost. The NSW and Federal Governments have contributed \$25m each towards the project. The overall project is estimated to cost \$86m and Council has resolved to obtain a long-term, low interest loan of up to \$36m to fund the remainder of the project. This loan, including interest, will be fully repaid by developer contributions over a 20-year period. This is normal practice for councils where significant growth is occurring and infrastructure is required to be upgraded or built before the development has progressed to a point where the developer can make a cash contribution. The loan that Council intends to take out to fund the Ellerton Drive Extension project will not impact on rates.</p> <p>Traffic study outcomes See response to submission 8</p>	No action required	Recognise that the project is now in the hands of the RMS

Submission:	Submission (full/summary):	Responsible officer	Council response	Recommendation (staff)	LRC recommendation
	<p>which they may be utilised, i.e. to support rent-seeking private enterprise which make a virtue of continually being latched to the public teat.</p> <p>This "road" development is an ill-conceived, unnecessary abuse of power and ever decreasing public commons, progressively subject to being covered in concrete or tar-macadam, to the detriment of flora and fauna. Making this doubly reprehensible is the fact ratepayers are having to pay twice for the unnecessary luxury of a developer's dream, and having to bear the cost of its maintenance, forever. So much for caring about posterity, both from financial and environmental perspectives.</p>				
16	<p>Full submission: I oppose using council loan funds to build the proposed Ellerton Drive Extension (EDE). As I understand it the NSW Government has declined a council request to cover any shortfall which means Queanbeyan-Palerang ratepayers will pick up the bill.</p> <p>I object to such a large project being pushed ahead by an appointed caretaker and call for the EDE project to be suspended while the integrated transport strategy is developed for the new merged community. This will allow a new elected council to decide the best investment option that benefits everyone.</p>	Portfolio General Manager, Community Connections	<p>Ellerton Drive Extension funding and possible shortfall See response to submission 14</p> <p>Hold until an elected Council is in place See response to submission 11</p> <p>Traffic study outcomes See response to submission 8</p>	No action required	Recognise that the project is now in the hands of the RMS
17	<p>Full submission: I oppose using council loan funds to build the proposed Ellerton Drive Extension (EDE). As I understand it the NSW Government has declined a council request to cover any shortfall which means Queanbeyan-Palerang ratepayers will pick up the bill.</p> <p>I object to such a large project being pushed ahead by an appointed caretaker and call for the EDE project to be suspended while the integrated transport strategy is developed for the new merged community. This will allow a new elected council to decide the best investment option that benefits everyone.</p>	Portfolio General Manager, Community Connections	<p>Ellerton Drive Extension funding and possible shortfall See response to submission 14</p> <p>Hold until an elected Council is in place See response to submission 11</p> <p>Traffic study outcomes See response to submission 8</p>	No action required	Recognise that the project is now in the hands of the RMS
18	<p>Full submission: On behalf of the Queanbeyan and District Junior Cricket Club. The purpose of this submission is to seek inclusion in the QPRC Operational Plan 2017-18 funding of \$15,000 to replace the existing cricket pitch at Wright Park Lower. The existing pitch is coming to the end of its useable life and is showing signs of significant wear and tear from use over the years. Conditions could also be a potential player safety issue if not rectified in a timely manner. A new pitch would ensure safe playing conditions as well as allow appropriate pitch markings to be included on the new pitch to align with the revised pitch lengths now being used in junior cricket across Australia. Wright Park Lower is used extensively by all forms of cricket in Queanbeyan and District and also showcases our local talent with a number of representative matches as well. These games attract new parents and players to our community who add value to local businesses whilst enhancing our reputation as a great local community.</p>	Service Manager, Urban Landscapes	Supported by Council's Urban Landscapes section. Funding is not available in 2017-18, however consideration will be given to this project for the 2018-21 Delivery Program and it may also be incorporated into the Queanbeyan CityCARE Program of works.	Consider for funding in 2018-21 Delivery Program.	That Council fund the replacement of the cricket pitch at Wright Park
19	<p>Full submission: I oppose using council loan funds to build the proposed Ellerton Drive Extension (EDE). As I understand it the NSW Government has declined a council request to cover any shortfall which means Queanbeyan-Palerang ratepayers will pick up the bill.</p> <p>I object to such a large project being pushed ahead by an appointed caretaker and call for the EDE project to be suspended while the integrated transport strategy is developed for the new merged community. This will allow a new elected council to decide the best investment option that benefits everyone.</p>	Portfolio General Manager, Community Connections	<p>Ellerton Drive Extension funding and possible shortfall See response to submission 14</p> <p>Hold until an elected Council is in place See response to submission 11</p> <p>Traffic study outcomes See response to submission 8</p>	No action required	Recognise that the project is now in the hands of the RMS
20	<p>Full submission: I am a resident of Jerrabomberra and i would like to see the proposed EDE project be suspended while the integrated transport strategy is developed for the new merged community.</p>	Portfolio General Manager, Community Connections	<p>Integrated Transport Strategy See response to submission 8</p> <p>Hold until an elected Council is in place See response to submission 11</p>	No action required	Recognise that the project is now in the hands of the RMS

Submission:	Submission (full/summary):	Responsible officer	Council response	Recommendation (staff)	LRC recommendation
	I believe this will allow a new elected council to decide the best investment option that benefits everyone and not the unreasonable concepts you are proposing		Traffic study outcomes See response to submission 8		
21	Full submission: I object to the proposal to construct the Ellerton Drive Extension because it will cause irreparable harm to the environment and wildlife; will impose an unreasonable financial burden on the community; and will damage the health and amenity of many residents; and I encourage the Queanbeyan City Council to withdraw its proposal to construct the Ellerton Drive Extension and develop a Sustainable Transport Strategy for Queanbeyan City with a focus on reducing dependence on cars by improving public transport services and facilities for cycling and walking.	Portfolio General Manager, Community Connections	Environmental concerns See response to submission 10 Ellerton Drive Extension funding and possible shortfall See response to submission 14 Integrated Transport Strategy See response to submission 8	No action required	Recognise that the project is now in the hands of the RMS
22	Full submission: I don't support the EDE, particularly if the QPRC has to fill in the short fall of funding by using ratepayers money that would include lending developers \$36 million over 20 years for their share of the construction costs. I ask for the EDE project to be suspended while an integrated transport strategy is developed for the new QPRC merged community. This will allow a new elected council to decide the best investment option that benefits everyone. Please don't go ahead with the project until a transparent democratically Council can be elected.	Portfolio General Manager, Community Connections	Ellerton Drive Extension funding See response to submission 14 Integrated Transport Strategy See response to submission 8 Hold until an elected Council is in place See response to submission 11	No action required	Recognise that the project is now in the hands of the RMS
23	Full submission: I object strongly to the Ellerton Drive extension being approved while we don't have a council. I understand this project has been on the books for decades and yet during that time, not one elected council has voted for it. Now, when all we have is an unelected administrator, and some developers who stand to gain a great deal from a loan taken out by the council, it is being pushed through. If this is such a great idea, defer it till after the election. Candidates can state their position before the election, and if they're voted in and the project is still approved, you will not hear another word from me. I may not agree with that outcome but it is democratic. What is happening now is sneaky and underhanded.	Portfolio General Manager, Community Connections	Hold until an elected Council is in place See response to submission 11 Ellerton Drive Extension funding See response to submission 14	No action required	Recognise that the project is now in the hands of the RMS
24	Full submission: This submission seeks provision of \$7000 in the QPRC 2017-18 Operating Budget to fund design work and preparation of drawings for an extension to the Bungendore Emergency Services building. As recently discussed with Administrator Tim Overall, the current building suffers from a number of limitations, both in its training capacity and its operational capability. The SES proposes that funding for construction be sought from the NSW Department of Liquor and Gaming Emergency Relief Infrastructure Grants. The Bungendore Unit applied for such funding in 2016 but was unsuccessful. In feedback, the Unit was told that the proposal had strong merit from need and community benefit perspectives but was not "shovel ready". It was indicated that had the proposal contained approved plans, approved DA and cost quotations, it would likely have been successful. The Unit was further advised to submit again when a shovel ready proposal was available. The \$7000 requested would facilitate application for a construction grant by enabling preparation of architectural drawings, structural drawings and electrical design ready for submission of a DA. The figure includes a small contingency. As the building is owned by Council, it has been assumed that there would be no charge for the DA approvals process or inspections. The Emergency Services building is shared by the SES and RFS and contains one large multi-purpose room that normally caters for training, but during emergency incidents, must furnish the needs of operation management, crew briefing and crew recovery simultaneously. For some time, the need for a second training room has been apparent to allow more than one activity to be run on training nights. The Forbes Creek storm in early 2016 highlighted the limitations of the present building when it was required to function as an incident control	Portfolio General Manager, Community Connections	Council's draft budget includes a small surplus of \$17,000. Council will work with the Bungendore SES to explore grant funding opportunities to progress these plans and offer guidance and assistance where possible.	Council staff to assist Bungendore SES to explore grant funding opportunities.	Council allocated \$7,000 to assist with design work and preparation of drawings for an extension to the Bungendore SES building.

Submission:	Submission (full/summary):	Responsible officer	Council response	Recommendation (staff)	LRC recommendation
	centre. The risk of significant storm and bushfire incidents is increasing with global warming as underlined by the Turallo Terrace storm in Bungendore and widespread Queanbeyan and ACT storm incidents, all in 2016-17, and major bushfires in the region in early 2017. Should the SES and RFS be required to mount simultaneous operations, the current facility would not be suitable. The proposed extension would add a second smaller training room that would serve as an operations centre during emergencies, an additional communications room and an additional office.				
25	Full submission: I am a resident of Jerrabomberra and i would like to see the proposed EDE project be suspended while the integrated transport strategy is developed for the new merged community. I believe this will allow a new elected council to decide the best investment option that benefits everyone and not the unreasonable concepts you are proposing.	Portfolio General Manager, Community Connections	Integrated Transport Strategy See response to submission 8 Hold until an elected Council is in place See response to submission 11 Traffic study outcomes See response to submission 8	No action required	Recognise that the project is now in the hands of the RMS
26	Full submission: I do not support the use of council funds for the building of the EDE. The council has no plan on how to pay for cost overruns (and this project will over run - they ALL do) and as a ratepayer, I should not have my rates increased to cover the over run. I call for the EDE project to be suspended while the integrated transport strategy is developed for the new merged community. This will allow a new elected council to decide the investment option that best benefits everyone.	Portfolio General Manager, Community Connections	Ellerton Drive Extension funding See response to submission 14 Integrated Transport Strategy See response to submission 8 Hold until an elected Council is in place See response to submission 11	No action required	Recognise that the project is now in the hands of the RMS
27	Full submission: Just wondering why our rates are increasing by 4% when I have confirmation in writing from the NSW Government stating that our rates WILL NOT RISE for 4 years after the merging of the council. Explain to me please why my rates are going to rise, when we don't even get a garbage service at Wamboin, yet Queanbeyan and Bungendore do? I will be contacting the NSW Government, and advising them that the QPRC are actually increasing the rates.	Service Manager, Customer and Communication	Following the mergers in May 2016, the NSW Government introduced rate path freeze legislation. This legislation means that the new Council must follow the same rate path as the previous councils and can not commence harmonisation within the first four years of the merger. Prior to the merger, both Queanbeyan and Palerang councils implemented the rate peg as set by the Independent Pricing and Regulatory Tribunal. The NSW Government's four-year rate path freeze applies only to the general rates portion of the total bill from Council (this relates to your land value). As stated in the draft Revenue Policy, Council's income from general rates will only increase by 1.5%, which is in line with the Independent Pricing and Regulatory Tribunal's rate peg limit. The NSW Valuer General's Office conducted a revaluation of all properties in NSW to assist with the implementation of the Fire and Services Levy (this levy has since been deferred, but property valuations remain). This revaluation does not increase Council's income from rates, but depending on the increase/decrease in value of properties, there will be some changes greater or less than the 1.5% rate peg amount. Charges for water, sewer and waste are not covered by the rate freeze policy, however minor increases of 2.2% (water and sewer) and 4% (waste) are proposed. Residents in areas without a domestic waste management recycling service are charged a Waste Programs Charge. This charge covers the operation of existing waste facilities (other than landfills), costs associated with constructing new facilities and the reinstatement of closed landfills. It also covers the operation of recycling stations, roadside litter patrols, Clean Up Australia Day, dealing with illegal dumping, hazardous household chemical collection days and participation in the regional waste group. Specific to a resident in Wamboin, the Waste Programs Charge is funding the construction cost of the Macs Reef Road Waste Transfer Station, the closure and remediation of the Macs Reef Landfill, periodic litter collections on Macs Reef Road, Clean Up Australia Day and the removal of any illegal dumping in the area. The Charge also partly funds the operation of the Macs Reef Road Waste Transfer Station (with the remainder of the operational funding coming from gate fees). In addition to this, the Waste Services Charge provides the "tip pass" that allows residents to dispose of waste at a subsidised gate fee.	No action required	Recognise that the project is now in the hands of the RMS
28	See separate attachment to 28 June Council meeting for full submission Summary of submission:	Service Manager, Contracts and Projects	Council currently allocates funding for bike path maintenance and new bike paths in accordance with its budget position. For 2017-18, Council is unable to undertake the projects outlined in this submission. The full submission has been made available to staff and consultants currently undertaking a review of the Queanbeyan Bike Plan.	Council raise suggested projects as part of the review of the Bicycle Plan and	Support staff recommendation

Submission:	Submission (full/summary):	Responsible officer	Council response	Recommendation (staff)	LRC recommendation
	<p>Whilst we welcome a level of investment in active travel funding, it is insufficient to meet the needs of the community, representing only around 1% of transport funding.</p> <p>Submission recommends this be increased to around 5% or \$10/resident.</p> <p>Submission recommends a number of bike path projects.</p>			consider funding in the 2018-21 Delivery Program.	
29	<p>See separate attachment to 28 June Council meeting for full submission</p> <p>Summary of submission: Request for funding, or portion of funding allocated for Henderson Rd recreation area, be used to improve lighting adjacent to Railway Park Organic Community Garden</p>	Service Manager, Urban Landscapes	Council staff are currently progressing plans for the Henderson Rd area and the \$125,000 funding provided under the Stronger Communities Fund. Staff have met with the author of the submission to discuss options for lighting.	Staff continue to work with submitter to address lighting matters.	Support staff recommendation
30	<p>See separate attachment to 28 June Council meeting for full submission</p> <p>Summary of submission: Request for sponsorship valued at \$39,950 for the 2017 Queanbeyan Gift.</p>	Portfolio General Manager, Community Choice	An economic evaluation of the Queanbeyan Gift completed in July 2016 indicated that that whilst it met its objective of being one of the premier athletic events in the region, it did not meet Council's broader objectives of participant and community support, attendance and generation of economic benefit to the local economy. At the ordinary meeting of Council on 13 July 2016, the Administrator resolved to continue to support the event for 2016-17 limiting support to the provision of the venue, field preparation and \$30,000 for prizemoney. Although the Gift organisers were to be responsible for the provision of all other activities associated with running the event, this was a difficult transition for them. The current proposal does not offer any evidence that the event will be any more successful in providing community or economic benefits this year. In addition, the amount requested is nearly \$10,000 more than 2016 application and involves a return to an open-ended requirement for staff involvement.	Advise the organisers of the Gift that, whilst Council appreciates the historic significance of the event, it does not meet the criteria required for continued financial support in terms of community support and generation of economic benefit to the local economy.	That Council allocate \$15,000 in funding to the Queanbeyan Gift for 2017 event.
31	<p>Full submission: I do not support construction of the Ellerton Drive Extension. Nor do I support the council loaning developers \$36 million of the city's funds for their share of construction costs for the proposed road. This includes the \$1.9 million expenditure proposed in the 2017-18 draft operational plan.</p> <p>Council's own studies show the EDE is not the solution to the city's transport problems. It is unsustainable on economic, social and environmental grounds.</p> <p>Council has failed to properly consider better options that provide value for money and would improve the road network across the city.</p> <p>Council has failed to deliver a sustainable transport strategy - the first step before investing \$86 million of funds in new roads. It is almost eight years since the council acknowledged a proper transport strategy was needed and yet it has still not developed this.</p> <p>I oppose the decision to build the EDE being made by the NSW government appointed Administrator. This is undemocratic. The decision should be rescinded and it should be left to the next elected council to decide what is in the interests of the entire community.</p> <p>I recommend that the council remove the proposed \$1.9 million expenditure of loan funding for the proposed EDE from the 2017-18 operational plan and call a halt to the EDE project.</p>	Portfolio General Manager, Community Connections	<p>Ellerton Drive Extension funding See response to submission 14</p> <p>Traffic study outcomes See response to submission 8</p> <p>Integrated Transport Strategy See response to submission 8</p> <p>Hold until an elected Council is in place See response to submission 11</p>	No action required	Recognise that the project is now in the hands of the RMS
32	<p>See separate attachment to 28 June Council meeting for full submission</p> <p>Summary of submission: Request from Queanbeyan District Cricket Club for the replacement of the outfield mower. Council previously provided a used mower to the cricket</p>	Service Manager, Urban Landscapes	As currently occurs, Council will work with the Queanbeyan and District Cricket Club to ensure maintenance of the field is undertaken, however purchasing a new mower for around \$30,000 is not possible due to budget restrictions. Council staff will discuss purchasing options with Cricket Club representatives.	No action required	Support staff recommendation

8.3 Adoption of 2017-18 Integrated Plans
Attachment 8 - Summary of engagement report - draft Integrated Plans 2017-18 (Continued)

Submission:	Submission (full/summary):	Responsible officer	Council response	Recommendation (staff)	LRC recommendation
	club, however this is now broken down and requires replacement. Initial quotes from the Cricket Club suggest a purchase of around \$30,000.				
33	<p>Full submission: I believe it is wrong to proceed with the EDE without is going to a full session of elected Councillors. There will be no real benefit with the EDE. It will just increase the congestion at the roundabouts on Yass Rd and we need a more appropriate way of solving transport issues. There is far too much loss of habitat with the road construction. The cost is too great for the limited benefits.</p> <p>Although there is some government funding, there will inevitably be cost over-runs that are not budgeted for. We ratepayers will end up covering those with even more rate rises. Wait till there is an elected council. Look at a full wide-ranging transport solution that will cover the greater council area. Stop flogging a dead horse of a road solution. It is not a viable solution.</p>	Portfolio General Manager, Community Connections	<p>Ellerton Drive Extension funding See response to submission 14</p> <p>Traffic study outcomes See response to submission 8</p> <p>Integrated Transport Strategy See response to submission 8</p> <p>Hold until an elected Council is in place See response to submission 11</p> <p>Yass Rd congestion See response to submission 10</p>	No action required	Recognise that the project is now in the hands of the RMS
34	<p>Full submission: I am emailing to register my opposition to the outrageous plan to spend council funds on the building of Ellerton Drive extension. From my readings, I do not see any coherent plan to consider other options and so I support a delay for this project until a more careful and well thought off transport strategy is in place for the merged community.</p>	Portfolio General Manager, Community Connections	<p>Ellerton Drive Extension funding See response to submission 14</p> <p>Traffic study outcomes See response to submission 8</p> <p>Hold until an elected Council is in place See response to submission 11</p>	No action required	Recognise that the project is now in the hands of the RMS
35	<p>Full submission: In support of submission 28</p>		See submission 28	No action required	
36	<p>Full submission: I am applying on behalf of the Les Reardon Reserve committee for funds to conduct urgent repairs to the Bywong community hall. The Les Reardon Reserve Committee manages the Bywong Community Hall. The hall and grounds were opened in 1984 after thousands of hours of voluntary labour building the hall and fencing and grooming the grounds. Since then, community members have voluntarily maintained the building upgrading the facilities from time to time. The hall is approaching its 35th year from construction. As previously described maintenance on the hall has been carried out by several passionate volunteers within the community throughout the years. The roof and gutters of the hall are in its original state and have small gaps and holes where microbats are gaining access. The microbats are seeking refuge in the hall and are creating a mess leaving droppings on the floor of the hall each night. Bats are known to carry diseases and it is important for the safety and wellbeing of the community that they are prevented from entering the hall. The gaps are not conducive to energy efficiency enabling heat to be lost from the building during the winter. The gutters that catch the water on the roof are old and in need of repair to ensure that any water is collected appropriately. Currently water is draining directly onto the ground and is the reason for the erosion and lifting of pavers around the hall. Due to the erosion the pavers are lifting and causing a trip hazard. This should be fixed to ensure the safety of the community. The hall needs approximately \$14,500 to fix this urgent maintenance of the hall. The hall doesn't receive very much income through renting the hall out to the community. What income it does receive is used to pay the utility bills such as electricity and general maintenance of the building. I hope that you consider this submission to grant us funds to make the urgent repairs needed to ensure the community hall continues its service to the community.</p>		Council staff will work with the Committee to assess and address maintenance issues at the Bywong Community Hall. If maintenance works are possible via Council's regular maintenance budget, this can be progressed. A significant funding allocation is not possible in 2017-18 due to budget restrictions, however will be considered for the 2018-21 Delivery Program	Maintenance issues be addressed and further works to be considered as part of 2018-21 Delivery Program.	Work with the committee to identify tasks and funding opportunities Council can assist with.
37	<p>See separate attachment to 28 June Council meeting for full submissions</p> <p>Summary: Requests information as to why non residential pedestal charge was changed to non residential sewer access for 2016-17. Seeking an explanation about what non-residential means.</p>	Chief Financial Officer	<p>Council considered a report regarding this matter in closed session at its 24 May 2017 meeting. In summary, the report stated that:</p> <ul style="list-style-type: none"> In 2015-16 the 52 units were charged sewer pedestal charges of \$121 per unit and a water access charge per unit of \$417 In 2016-17, Council's revised water pricing policy was adopted in accordance with the Best Practice Management of Water Supply and Sewerage Supply guidelines. This resulted in each of the units being treated as a single dwelling house and therefore a 20mm charge was applied for Water and Sewerage access being a total of \$894 per unit. 	No further action, matter addressed in closed session report in May.	<p>Recommend the Administrator consider a phasing in of the increased charges.</p> <p>Recommend that staff consider information on the rear of the rates</p>

Submission:	Submission (full/summary):	Responsible officer	Council response	Recommendation (staff)	LRC recommendation
			<ul style="list-style-type: none"> While this change resulted in an increase in sewerage access charges, it also saw a reduction in water access fees. Other aged care facilities in Queanbeyan exempt from general rates (as is Warrigal Care) and are charged per occupancy for water and sewer, in line with the Best Practice Guidelines. 		notice to highlight hardship policy.
38	<p>Full submission: I strongly oppose the use of a council loan to loan fund developers for the proposed Ellerton Drive Extension. Cost overruns would place council finances at risk and this burden would be carried on to residents. As there are many of the QPRC region who are already struggling financially, this risk would be inexcusable as it jeopardises the financial security of council and our community.</p> <p>The financing of such large sums should not be considered until after the next democratic Council election.</p>	Portfolio General Manager, Community Connections	See response to submission 14	No action required	Recognise that the project is now in the hands of the RMS
39	<p>Full submission: I am opposed to the use of council loan funds in regards to the proposed Ellerton Drive Extension. Please suspend the EDE Project so that a better investment option can be investigated and implemented.</p>	Portfolio General Manager, Community Connections	See response to submission 14	No action required	Recognise that the project is now in the hands of the RMS
40	<p>Full submission: In regards to the Ellerton Drive Extension, I am opposed to the funding this project with council loan funds. The EDE needs to be suspended until a more beneficial solution can be found.</p>	Portfolio General Manager, Community Connections	See response to submission 14	No action required	Recognise that the project is now in the hands of the RMS
41	<p>Full submission: On behalf of my family and our friends families I am requesting that you do not proceed with funding the EDE unless a comprehensive assessment is made of the impact on the safety and lives of residents of Jerrabomberra due to the increased traffic flow.</p> <p>Personally I support the ambition to remove heavy vehicle and through traffic from the Queanbeyan CBD but not via redirection right through the centre of Jerrabomberra.</p> <p>Issue Edwin Land Parkway already splits the township of Jerrabomberra in half, with residents and the school on one side and residents and the shopping centre on the other.</p> <p>Background I have been advised that the people of Jerrabomberra should not be surprised as the EDE has been planned for around 30 years, however this is also the planning time for the suburb of Jerrabomberra, which either means that QCC planned for the EDE to bisect a township, or that the EDE was not planned to bisect Jerrabomberra, but instead alterations were made to the towns planning but were not made to the planned EDE.</p> <p>Current Situation Efforts have been made in the past by QCC to calm traffic at the common point of crossing near the Jerrabomberra Circle by extending the shoulders out to constrain the traffic and provide a shorter crossing point during gaps in the traffic.</p> <p>Increasing traffic flow along this busy section of road, which already sees increased traffic flows from the Googong township plus light and heavy vehicles exiting the roundabout in excess of the posted speed limit can only increase the risk for residents.</p> <p>Active Travel I encourage my children to have a healthy lifestyle as well as their friends, however with a significant level of risk already existing in crossing Edwin Land Parkway plus increasing that risk, will result in many parents and</p>	Portfolio General Manager, Community Connections	<p>In 1973 Queanbeyan was proclaimed a City and the former Yarrawluma Shire ceded land to Queanbeyan. Structure Plans were developed to set out the broad development policies for growing Queanbeyan. They were tools used to identify areas for possible future urban development and associated infrastructure having regard to existing urban landscape and natural environment.</p> <p>The 1974 Structure Plan illustrated Queanbeyan's geographical constraints and opportunities at that time. The main proposed road corridor linked Jerrabomberra to Canberra via a route east of the CBD now known as Edwin Land Pwy / EDE corridor. The Structure Plan also shows existing urban development at that time and approximate areas in which urban development should take place. Jerrabomberra was planned and built to be on either side of the Edwin Land Pwy/EDE road corridor.</p> <p>The Ellerton Drive Extension will have little direct impact on the traffic along Edwin Land Parkway, as it provides an alternative route around the Queanbeyan Central Business District (CBD). It is acknowledged that Jerrabomberra will however be impacted in the future due to overall increased population and general traffic density as Queanbeyan's population grows. This growth will occur regardless of whether the Ellerton Drive Extension is in place or not.</p> <p>Safety of Edwin Land Parkway and roundabout upgrade Council is aware of community concerns regarding pedestrian safety around the current Jerrabomberra Circle. The latest modelling indicates that the Jerrabomberra Circle does not need upgrading for traffic capacity reasons before 2031. Council however has looked at numerous options to improve safety, pedestrian movement and cycle movement in the area.</p> <p>Options we have looked at include:</p> <ul style="list-style-type: none"> Current arrangements – 85% of vehicles travel 54.4km/h and the fastest vehicle coming from the roundabout was 79km/h. Considering the speeds recorded and the location of the current crossing point, the results indicate that there is ample time for both vehicles and pedestrians to make decisions at the designated crossing point as there is sufficient line of sight to make these judgements. Note that children up to the age of 10 should be supervised very closely when near roads and always hold the hand of an adult when crossing the road. Observations and anecdotal feedback indicate that some pedestrians don't use the designated crossing point and as a result Council has put in funding applications for pedestrian fencing to be installed near the roundabout to encourage pedestrians to cross at the designated point. Underpass – A concept design for a pedestrian underpass has been investigated. Due to the natural fall of the land there is a major drainage path along the north of Edwin Land Parkway that heads towards the middle of the roundabout. Due to natural drainage path, the installation of a pedestrian underpass with the current road arrangements would mean the 	No action required	Recognise that the project is now in the hands of the RMS

Submission:	Submission (full/summary):	Responsible officer	Council response	Recommendation (staff)	LRC recommendation
	<p>residents deciding their loved ones lives are not worth it, decreasing activity in the township and subsequently increasing the costs on the health system.</p> <p>Actions To Date The council has previously release concept plans for redesign of the Jerra roundabout to allow it to cope with the increased traffic flows, which I have contributed suggestions to, specifically that resident safety can be preserved and increased via elevation of the road, allowing active travel users to cross safely via grade separated means. It appears that these suggestions have not been taken on board to date, possibly due to the increased costs to deliver this level of safety.</p> <p>I only hope it will not take an incident along this section of road for the council to acknowledge that these are serious concerns and that proceeding with the current plans is introducing an unacceptable level of risk to the community for which the council will be held to account by the community.</p>		<p>underpass would fill up with water anytime it rains. This would make the underpass not fit for purpose. To meet required slopes down to the underpass the existing sound mound near Rosewood Glen would also likely need removing.</p> <ul style="list-style-type: none"> • Overpass – to meet the required slopes and clearance over Edwin Land Parkway, the overpass length would end up at approximately 280m. This would add significant distance to the pedestrian thoroughfare and this additional length is likely to be a deterrent to pedestrians. An overpass would also result in an increase of noise and visual impacts for nearby residents. The former Queanbeyan City Council resolved to not progress any further action on this option. • Pedestrian Signals – There are state warrants/criteria we need to meet before these signals can be considered and currently the crossing point does not meet these or the reduced warrants that apply for crossings used by children or the elderly. We are unable to install pedestrian signals without meeting any of these warrants. If in the future, the intersection was able to meet the warrant, the signals would need to be installed 35 metres east of the current position, otherwise it will create queuing through a roundabout that involves a complex interaction of vehicle movements. Queuing of vehicles in this roundabout is likely to cause crashes. Previous consultation with residents, the school and JRA suggested that the current crossing point is in its ideal location and relocating it further east would require pedestrians to walk further from their desired path which is likely to make the signal not fit for its intended purpose. • Replacing the roundabout with traffic signals – Council has developed a preliminary design for replacing the current roundabout with a set of traffic signals which would include pedestrian lights. The design was placed on public exhibition in November 2015 and the feedback received was that Jerrabomberra residents did not like the traffic signals as it would affect the amenity of the suburb. The former Queanbeyan City Council resolved to take no further action on this concept. • Council will continue to monitor the intersection as our population and the traffic grows. 		
42	Council will consider a report at its Planning and Strategy Committee meeting on 14 June which will request \$17,500 in funding for a Shop Local Campaign in Braidwood and Bungendore.	Service Manager, Business and Innovation	Staff support the proposal, which has been endorsed by Council.	Supported by staff and endorsed by Council. Recommend for funding.	Support staff recommendation
43	<p>See separate attachment to 28 June Council meeting for full submissions</p> <p>Summary: Submission from Queanbeyan and District Dog Training Club requesting funding to undertake maintenance to rejuvenate grounds and undertake some projects around the Club.</p>	Service Manager, Urban Landscapes	Due to budget restrictions, Council is unable to allocate funding towards specific projects at the Queanbeyan and District Dog Training Club, however may be able to assistance with maintenance. Funding for larger projects can be considered as part of the 2018-21 Delivery Program.	Council to consider funding as part of 2018-21 Delivery Program.	Support staff recommendation
44	<p>See separate attachment to 28 June Council meeting for full submissions</p> <p>Summary: Submission form Burra Road Lobby Group to have the dangerous 's' bend section between Little Burra and London Road made safe. Submission seeks funding in budget to address the issue.</p>	Service Manager, Utilities	<p>Over the past 25 years, Council has virtually reconstructed from MR584 (OCR) to the intersection of Little Burra Road. The next stage is what the locals call the "S" bends. The former Palerang Council developed design drawings and the project is largely 'shovel ready', however the following needs to be addressed.</p> <ol style="list-style-type: none"> 1. Land acquisition needs to be finalised to allow the upgrade 2. Funding is required. Engineers estimate between \$1.5m and \$2m <p>Council's regular road operations budget may spring some cash that way in the form of reseals and resheets (Urila or Williamsdale). If there are any particular areas of concern that warrant special treatment, residents should advise Council as they pop up and we will deal with them accordingly.</p>	Council continue to progress the acquisition of land to enable to improvements to proceed when funding is available and seek State and Federal Government grant funding assistance where possible.	Support staff recommendation
45	<p>See separate attachment to 28 June Council meeting for full submissions for full submissions</p> <p>Summary: The first election of Queanbeyan-Palerang Regional Council will be held on 9 September 2017. The NSW Electoral Commission has provided a budget estimate for the cost of the election. The election is estimated to cost \$321,000.</p>	Interim General Manager	Council has set aside funds each financial year to cover the cost of the election and the reserve funds will be used to cover the \$321,000 estimate. Funding was included in Council's draft Operational Plan.	Council note the estimate and that funding was already allocated in the draft 2017-18 budget.	Support staff recommendation
46	<p>Full submission: Staff have requested that the budgeted amount for the Ellerton Drive Extension be increased from \$1.95m to \$8.25m. This \$6.3m increase is due to the requirement for Council to purchase offset land for the extension. It is estimated that acquisition will cost \$6.3m and be completed</p>	Portfolio General Manager, Community Connections	The increase in expenditure is budget neutral as all costs will be reimbursed from the RMS.	Adjust budget as required.	Support staff recommendation

Submission:	Submission (full/summary):	Responsible officer	Council response	Recommendation (staff)	LRC recommendation
	in the 2017-18 year. As Council is the proponent, it will make the purchase and all costs will then be claimed back from the RMS grants.				
47	<p>Full submissions: Representations have been made to Council from the Royalla Community Hall Committee regarding the repair of the carpark for damage that was caused by Council contractors accessing a stockpile site. The Committee has also requested a contribution towards the costs of the connection of power to the hall (\$37,680)</p>	Portfolio General Manager, Community Connections	<p>Council's Community Connections team has reviewed the carpark area at the community hall and recommends the provision of an all weather gravel surface (no bitumen seal) that will enable Council to continue to use the site as a stockpile site. Estimate cost if \$35,000.</p> <p>In regards to the cost of power connection, this would be a decision for Council to make based on budget restrictions.</p>	Consider funding if available.	<p>Funding for repairs to the carpark to be considered if operational savings are found within the 2017-18 budget. If found, staff should liaise with Committee members.</p> <p>The committee is encouraged to look at other power source options and seek guidance from Council staff</p>