

**11.2 REPORT TITLE: NAIRNE RECREATION, SPORT &
 COMMUNITY INFRASTRUCTURE
 SEPARATE RATE PROPOSAL**

DATE OF MEETING: 19 MAY 2014

FILE NUMBER: 14/037804

Strategic Plan Ref:

Outcome 9: Sport and recreation facilities to meet community need.
Outcome 10: Community facilities and programs to meet community need.
Outcome 15: Organisational capacity to project delivery and effective and efficient services.
Performance Measure 37: Broaden revenue base to reduce reliance on general rates.

Purpose:

To ensure equitable contributions from all developers within the Nairne Ministerial DPA land area to the provision of required recreation, sport and community infrastructure, in accordance with the requirements of the Development Plan.

Summary – Key Issues:

- Council's position is the beneficiary pays principle for infrastructure provision.
- The statutory power at section 154 of the Local Government Act supports the declaration of a separate rate on rateable land.
- Council to charge a once off \$1,200 (excluding GST) per new residential allotment within the defined MDPA Nairne Area indexed annually for the life of the project.
- Council to match, at a minimum, \$1 for \$1 in cash or in kind the contributions from developers.
- Council to undertake community consultation processes to introduce a Recreation, Sport and Community Infrastructure Separate Rate as per Council's Public Consultation Policy.

Recommendation:

That Council:

1. Endorses the community consultation report for the *Nairne Recreation, Sport and Community Infrastructure Separate Rate* which satisfies both the requirements of section 151(6) of the *Local Government Act 1999* and the proposals contained in the report (refer attachment 1).

Background:

1. On 16 December 2010, the Mount Barker Urban Growth Development Plan Amendment (MDPA) was gazetted by the Minister.

2. The MDPA rezoned approximately 45 hectares of land in Nairne that was previously included in rural zones into the Council's area for urban development (MDPA Area).
3. The MDPA included a very broad brush structure plan for the proposed zone that offers little guidance for the provision of infrastructure.
4. Council's powers under the Development Act 1993 provide limited scope and only enable Council to require developers to provide certain infrastructure within (and in some cases immediately adjacent) the developer's land when a development application is lodged/assessed.

Discussion:

5. Council is already familiar with the revenue raising mechanism of section 154 (separate rate) of the Local Government Act 1999. This is a rating power that is already used by the Council for the purposes of the Mount Barker Town Centre Zone, Hahndorf Township Main Street, Developer Contributions (associated with Council and Developer Infrastructure Agreements executed back in late 2006), Mount Barker MDPA Transport, Recreation, Sport & Community, Wastewater Infrastructure rates (2013) and the NRM levy separate rates.
6. The statutory power at section 154 supports the declaration of a separate rate on rateable land within a part of the Council area in respect of an activity that is, or is intended to be, of particular benefit to the land or occupiers of the land or to visitors to the part of the area to which the rate applies.
7. The Local Government Act at section 151(5)(c) provides that before the Council changes the imposition of rates on land by declaring a (new) separate rate, it is required to prepare a prescribed report on the proposed change and follow the steps set out in its public consultation policy. The report, which forms the basis of the consultation, is prescribed at section 151(6) of the Act and is required to address at least:
 - the reasons for the proposed separate rate;
 - the relationship of the proposal to the Council's overall rates structure and policies;
 - insofar as is reasonably practicable, the likely impact on the ratepayers; and
 - issues concerning community equity.
8. The community consultation report on the proposed *Nairne Recreation, Sport and Community Infrastructure Separate Rate* which satisfies the above legislative requirements will address matters such as:
 - the details of the 'activity' being funded;
 - the quantum of funds that the 'activity' requires;

- the application of the separate rate on a 'per allotment' basis over affected assessments;
- rate relief and postponement proposals;
- the period for which the rate is proposed to apply;

and other matters necessary to achieve a fully transparent and informed process with resultant informed feedback, including the application of the relevant 'Principles of Taxation'.

9. The Nairne Township Master Plan was adopted at the Council meeting held on 11 February 2013. The Plan acknowledges the need for addition community, recreation and sport infrastructure arising from growth.
10. Council wrote to the MDPA Nairne land owners in June, September and December 2013 regarding the concept for such a separate rate being considered. No responses were received to these letters.
11. The proposed contributions model of \$1,200 per new residential allotment within the Nairne MDPA Area acknowledges that there was an existing deficit of some facilities prior to the MDPA and hence Council will be contributing significant funding or in kind (e.g. land) to at least match dollar for dollar the revenue from developers.

Business Plan

12. The need for the introduction of a *Nairne Recreation, Sport & Community Infrastructure Separate Rate* to meet the cost of new and upgraded infrastructure and where it is to be provided is included in the 2014/15 Draft Annual Business Plan submitted to Council for community consultation concurrently with this report.
13. The separate rate will be imposed, but not become payable, until development of the subject land occurs (i.e. payable by the developer of the land) by subdivision and the attribution of a valuation assessment to each of the created allotments.

Proposal

14. It is proposed that the separate rate power be used for the purpose of contributing funding required to provide new and upgraded infrastructure for the Nairne MDPA area.
15. That the Council declare a separate rate within the Nairne MDPA Area as the primary mechanism to raise funds to meet the costs of the required Recreation, Sport and Community Infrastructure in Nairne.

Community Engagement:

A comprehensive community engagement strategy formulated and implemented at the same time as any statutory process is required to be

undertaken under the Local Government Act 1999 and Council's consultation policy.

Policy:

Separate Rate – Developer Contributions: Payment, Rebate, Postponement Policy.

Separate Rate - MDPA Infrastructure: Payment, Rebate, Remission, Postponement Policy.

Budget:

Rates raised from the separate rate is an essential component as part of the funding strategy to procure essential infrastructure works to meet Nairne's recreation, sport and community infrastructure needs as a result of the rezoning via the MDPA.

The proposed separate rate is anticipated to raise in the order of \$480,000 (in current day dollars) towards the cost of the required recreation, sport and community infrastructure in Nairne. The final amount will depend on the number of allotments that are eventually created in the MDPA Nairne Area and the timing of receipt of the revenue will be determined by the rate of growth.

Statutory/Legal:

A Council may declare separate rates in accordance with the provisions of Section 154 of the Local Government Act.

Staff Resource Requirements:

Rates staff would be required to implement and administer the separate rate and postponement or rebate once the separate rate is adopted. Independent legal advice has been received in relation to this proposal.

Environmental:

Not applicable to this report.

Social:

Council considers the impact of rates on all sections of the community.

Separate rates are raised for the purpose of planning, carrying out, making available, supporting, maintaining or improving an activity that is, or is intended to be, of particular benefit to the land, or the occupiers of the land, within that part of the area, or to visitors to that part of the area.

Public Consultation will be undertaken.

The separate rate facility is being used to lessen impact on existing ratepayers for required infrastructure within the MDPA Nairne area, and address identified community needs.

The projects that are proposed to be partially funded with the Separate Rate are consistent with research into community needs, demographics and the findings of consultation with the Nairne community.

Risk Assessment:

As previously Council has procured specialist legal advice regarding the required process to establish this proposed separate rate.

Asset Management:

N/A

Conclusion:

Council authorise the undertaking of community consultation over the entire Council area in accordance with the requirements of Council's community consultation policy.

A separate rate will provide funding to contribute to the procurement of required Nairne recreation, sport and community infrastructure that will be of direct benefit to the occupiers of the Nairne MDPA land.

Key Contact

Neville Gay, Senior Rates Officer:

Manager or Sponsor of Project

David Peters, General Manager Corporate Services
Brian Clancey, General Manager Projects & Infrastructure

Attachments

Attachment 1: Community Consultation report (14/037828)

Attachment 1 to Item 11.2

*The District Council of Mount Barker
Proposed Declaration of Nairne Recreation, Sport & Community
Infrastructure Facilities
Separate Rate 2014/15*



CONSULTATION REPORT

Proposed Declaration of a Separate Rate for Nairne Recreation, Sport & Community Infrastructure in the defined area within the Nairne MDPA Area

May 2014

***The District Council of Mount Barker
Proposed Declaration of Nairne Recreation, Sport & Community
Infrastructure Facilities
Separate Rate 2014/15***



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INTRODUCTION

In accordance with Section 154 of the Local Government Act 1999 Council may declare a separate rate on rateable land within a part of the area of the Council for the purpose of planning, carrying out, making available, supporting, maintaining or improving an activity that is, or is intended to be, of particular benefit to the land, or the occupiers of the land, within that part of the area, or to visitors to that part of the area. It is a charge on the land.

Section 154 of the Local Government Act 1999 permits Council to raise a separate rate on rateable properties, which will or which it is intended will benefit from a project or undertaking. The main legislative features of a separate rate are:

- it can be applied to rateable properties that benefit from the purpose of raising the separate rate;
- money raised by these means cannot be put to any other use; and
- the separate rate must cease when the purpose has been completed and paid for.

This consultation report is provided as information for the proposed declaration of a separate rate to contribute funding for the provision of *Recreation, Sport and Community Infrastructure* required to service the defined area within the Nairne land area of the 2010 Ministerial Development Plan Amendment. This report is prepared and provided for public consultation purposes in accordance with the provisions of the Local Government Act, 1999.

The proposed Separate Rate will constitute the primary mechanism to raise funds to meet the costs of providing the required infrastructure for the defined area within the Nairne MDPA Area.

A publication has been placed in The Courier describing the proposed declaration of a separate rate and inviting interested parties to:

- Access and consider the content of this report;
- Provide a written submission to Council; and/or
- Provide feedback at a public meeting

The public meeting is to be held at the commencement of Council's Ordinary Meeting to be held on **16 June 2014**. The public meeting is to receive and consider presentations from the community. The Council is also seeking written submissions from the community on the proposed declaration of the separate rate **to be received at the Council Office, 6 Dutton Road, Mount Barker no later than at 5 pm on Friday 13 June 2014.**

Copies of this report are available to the public at the Local Government Centre, on Council's website and copies have also been forwarded to affected ratepayers.

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BACKGROUND

On 16 December 2010, the Mount Barker Urban Growth Development Plan Amendment (**MDPA**) was Gazetted by the Minister.

The MDPA operated to rezone approximately 45 hectares of land in Nairne that was previously included in rural zones in the Council's area for urban development (**MDPA Area**).

Development of the MDPA Area will necessitate the provision of wastewater, transport, stormwater and community and recreation infrastructure within and outside of the MDPA Area.

While Council's powers under the *Development Act 1993* enable it to require developers to provide certain infrastructure within (and in some cases immediately adjacent to) the developer's portion of the MDPA Area, Council's powers provide limited scope to require developer contributions to community and recreation infrastructure within the developer's portion and any kind of infrastructure outside of the developer's portion.

In the absence of a statutory scheme for levying developer or infrastructure contributions, Council needs to use alternative mechanisms if it is to target the funding of this specific infrastructure from developers rather than funding it from general revenue and apportioning the cost over the entire Council ratepayer base.

DISCUSSION

Activity

1. A separate rate is proposed to be declared for the purpose of providing Recreation, Sport and Community Infrastructure within the defined Nairne MDPA area.
2. The "activity" to be funded by the proposed separate rate has been specifically defined as recreation, sport and community facilities following endorsement by Council of recreation and community facility needs analysis reports at meetings held on 20 February and 12 April 2012. This is also been confirmed by recommendations in the Nairne Township Masterplan (adopted by Council in 2013) which demonstrates the potential need and location of this infrastructure.

Reasons for the proposed separate rate

3. Council acknowledges that basic infrastructure is required in order for there to be orderly growth and development within the District.

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4. Certain infrastructure will be required as development is undertaken and this will need to be funded. This infrastructure includes the provision of Nairne recreation, sport and community infrastructure.
5. The proposed separate rate is also consistent with the Council's position for infrastructure provision that the beneficiary pays.
6. To address this funding issue and to protect existing ratepayers of the District from excessive rate increases it is proposed that a new separate rate be implemented to secure capital funding for required Nairne Recreation, Sport and Community Infrastructure.

Relationship of proposed change to overall rates structure and policies

7. Council's existing rates structure can not cater for the proposed new infrastructure required to meet the development within the MDPA Area.
8. Current rating structures have historically funded existing Council services in place today.
9. Policies and procedures will be developed to meet the challenges of additional infrastructure required within the MDPA Area. This will occur in an equitable way so that existing ratepayers are protected financially to minimise increases in existing general rates.
10. The proposed separate rate is independent from the existing rating structure and is being introduced to rate those properties whose occupiers will benefit from the infrastructure and to meet the expected growth within the MDPA Nairne Area.

Likely impact on the ratepayers

11. The current existing ratepayers within the MDPA Nairne area will not pay the separate rate of \$1,200 per new residential allotment until there is a creation of a new valuation assessment on an existing landholding.
12. The separate rate will be declared to apply, in accordance with the Act, upon the creation of a new valuation assessment, as and when advised by the Office of Valuer General e.g. Land Division. Attachment 2 shows Sample Rate Notices.
13. This is best explained by way of example:
 - if a parcel of land has been subdivided creating new valuation assessments e.g. one parcel into 50 new allotments (ie. In

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respect of each valuation assessment created), the separate rate will become due and payable as follows:-

- 50 Allotments (ie. in respect of each valuation assessment created) x \$1,200 (separate rate) = \$60,000 in the relevant financial year.
 - this liability could be paid either as a lump sum or in quarterly instalments in the financial year in which the separate rate is raised.
 - if one of these 50 allotments (ie. in respect of each valuation assessment created) is subsequently further subdivided then the new owner will also be subject to this separate rate. This will occur as the separate is to be applied to the new valuation assessments created for each of the new allotments.
14. It is important to note that the intention is that a ratepayer will only pay the separate rate once on any separate allotment (i.e. in respect of each valuation assessment created). Therefore, whenever any allotment is subdivided or further subdivided the separate rate will apply on a once-off basis to each new allotment as it is created and attributed its own valuation assessment.

Equity Issues

15. Considerations to be taken to account in relation to rating principles are as follows:
- **Benefits received:** Reliance on this principle suggests that (all other things being equal) a person who receives more benefits should pay a higher share of tax. The proposed separate rate will be applicable to those landholders within the Nairne MDPA Area who develop land. This will enable those landholders to access the new infrastructure that they have both contributed to and which is essential for their development.
 - **Capacity to pay:** this principle suggests that a person who has less capacity to pay should pay less; and that persons of similar means should pay a similar amount. This proposal has mechanisms in place e.g. remissions and rebates to existing ratepayers who do undertake development. Council intends to impose a separate rate on those with the capacity to pay for development as they will receive benefits from the infrastructure.

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This proposal is based upon the premise that existing ratepayers do not subsidize all new development.

For this proposal;

16. A general rating principle is that a separate rate is an equitable, targeted way of recovering the cost of the provision of services and infrastructure that are intended to primarily benefit a specific identifiable group of ratepayers.
17. Council needs to consider whether today's ratepayers and other service users should pay more or less than the cost of providing today's services to them and the consequential implications for future ratepayers.
18. Council needs to strike an appropriate balance between funding from direct users of specific services (through user rates and charges) and broader public beneficiaries (through general rates) having regard to the public characteristics of key services.
19. The principal of intergenerational equity highlights the importance of financial sustainability to ensure that each generation 'pays their way', rather than any generation 'living off their assets' and leaving it to future generations to address the issue of financing new infrastructure.

Area

20. The Local Government Act allows Council to declare a separate rate over only a portion of the land in Council's area.
21. This area is defined in Attachment 1.

Basis of charging

22. The separate rate will be declared on a per allotment basis. This will be a once off fixed charge payment of \$1,200 per allotment indexed (see below) for the life of the project.
23. As and when new allotments are created the separate rate will 'multiply' and apply over all of the newly created allotments at the same amount of \$1,200 per allotment indexed for the life of the project.
24. The separate rate will be indexed each year to reflect the Recreation & Culture Index, Adelaide (Series ID: A2331221T) as published by the Australian Bureau of Statistics.

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Basis of rating

25. The separate rate will be a fixed charge rate, applied on the same basis to all land within the relevant portion of the MDPA Nairne Area, regardless of land use.

Period of rating

26. The separate rate can be declared for a specified period (e.g. the period of time taken to undertake a capital project) and may be declared for a period exceeding one year.
27. It is proposed that the annual amount of the fixed charge separate rate will be declared each single financial year for the duration of the projects having been included in and accounted for as part of the usual Council annual business planning process.

Postponement of Payment

28. It is not proposed that the separate rate will be postponed. It will be due and payable (quarterly) immediately following declaration on new assessments when triggered by development.
29. In accordance with usual conveyancing practices, if an allotment over which the separate rate has been declared is sold by the developer before the separate is paid, the full year's rate will be adjusted as between the vendor and purchaser.
30. Pursuant to section 182 of the Local Government Act, if Council is satisfied on application of a ratepayer that payment of the separate rate would cause hardship, Council may postpone payment in whole or in part for such period as Council sees fit.
31. This application can only occur after the application of the separate rate to land is triggered by development.

Remission

32. A complete remission (100%) will apply when a developer has entered into an agreement with Council to contribute (by monetary payment or in-kind works) to the provision of required Nairne recreation, sport and community infrastructure and can demonstrate that the developer's obligations under that agreement have been complied with or security to the satisfaction of Council has been provided. Such a developer would apply to Council for a remission of the separate rate on the grounds of hardship, when they have already made an equivalent

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payment or have legally committed to do so to the Council inclusive of the required security.

Rebates

33. A rebate of the separate rate will be granted to all current existing land and property holders as defined in the Land Use Regulations. The separate rate will be imposed to any newly created valuation assessment e.g. as triggered by land division.
34. A Council may grant a discretionary rebate of rates or service charges in specific circumstances on such conditions as the Council sees fit. Council will give reasonable consideration to the granting of rebates on merit. Council complies with the provisions in relation to the Local Government Act in regard to rebates and has an existing policy: *Rates Rebate Policy*.

Accountability

35. Council is accountable to spend the revenue collected by the separate rate only for the purposes of the activity for which the rate is declared.
36. If a separate rate is declared to raise funds for a particular purpose and Council resolves not to carry the purpose into effect, or there is an excess of funds remaining, the revenue or excess revenue from the separate rate must be refunded to the persons who paid the rate, or credited against future rate liabilities in relation to the land subject to the rate.
37. Council will precisely determine and track all costs of providing infrastructure to the relevant area against the revenue raised from the separate rate declared. A separate fund will be established so that financial statements can readily be prepared which will be publicly available in accordance with the Australian Accounting Standards.
38. There is also further transparency required in terms of the specific separate rate information that is included in each rate notice sent to each ratepayer.

Guiding Principles

39. To ensure equitable contributions from all developers within the Mount Barker (Urban Growth) DPA land area in Nairne for the provision of required recreation, sport and community infrastructure in accordance with the requirements of the Development Plan.

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40. Council's Development Plan contains a number of Principles and Objectives which relate to the provision of social infrastructure when assessing land division applications. These provisions are not restricted in their application within the development sites and speak more broadly to the community's social infrastructure needs as a whole.
41. Council has developed a model to guide developers in their compliance with these provisions to ensure equity, a sound basis for negotiation and agreement to ensure certainty.
42. Council has undertaken several studies to determine the level of recreation and community facilities required to service the future growth population of the Urban Growth DPA area in Mount Barker and Nairne. These studies demonstrate that a significant number of facilities are required.
43. The costs of these required facilities are anticipated to be well beyond the expected revenue raised through the proposed model for contribution by developers. For this reason and acknowledging that pre the MDPA there were some existing deficits in such infrastructure, Council acknowledges that a contribution will be required from Council to at least match the separate rate revenue. External grants and funding opportunities will be sought.
44. Council has identified the following priorities:

Nairne Growth Area Recreation and Community Infrastructure Requirements (by Council)

45. *Note: Land Areas are indicative only and relate to facility size or playing surface area (including safety areas) but do not include ancillary areas such as carparking and amenities.*

46. Recreation, Sport and Community Infrastructure

Essential Recreation and community facilities	Potential Suitable Location	Land Ownership Status	Indicative Total Project Cost# (see note below)	Indicative Land Area Required
2 x Tennis Courts	Nairne Recreation Grounds (Sydney Rd)	Council owned	\$120,000	1340m ²
Sports lighting for new training field	Nairne Recreation Grounds (Sydney Rd)	Council owned	\$175,000	4200m ²
Youth Recreation Facility including a skate park	Byethorne Park – Woodside Road	Council owned	\$285,000 – 330,000	500m ²

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Neighbourhood Community Centre* (see note below)	Nairne Soldiers Memorial Hall (Main Rd)	Currently privately owned. Potential transfer to Council.	\$380,000 - \$1,000,000	500-600m ²
-	-	Total	\$960,000 - 1,625,000	6640m²

These amounts represent a preliminary indicative total project cost – the actual cost will be subject to the scope of works, timing and other considerations. Of the total project cost the revenue from the separate rate would be a contribution as would Council funds (and/or in kind) and other sources like external grant funds.

*The total project cost range for a Neighbourhood Community Centre is broad reflecting that the scope and timing of such works is yet to be determined, the location has not yet been confirmed and the project is likely to be undertaken in a staged manner over a 10 plus year period.

Distribution and location of facilities

47. Facilities are to be generally located but are not limited to the areas defined in the *Nairne Township Masterplan* and endorsed draft *Structure Plan for Mount Barker, Littlehampton and Nairne*.

Existing vs. Anticipated Demand

48. There is a demonstrable nexus between new residential development and increased use of sport, recreation and community facilities. The amenity provided by existing facilities in the township will be of benefit to the new residents.
49. The following reports and studies by Council have identified the requirement for improved community facilities and services in Nairne in order to meet the needs arising from further growth.
- *Social Infrastructure Impacts of the Mount Barker Urban Growth DPA, 2010*
 - *Recreation Needs Analysis for Growth Areas, 2012*
 - *Community Facility Needs Analysis for Mount Barker, Littlehampton and Nairne, 2012*
 - *Draft Structure Plan for Mount Barker, Littlehampton and Nairne, 2012*
 - *Nairne Master Plan, 2013*
 - *Strategic Infrastructure Plan (draft), 2014*
 - *Open Space, Recreation and Public Realm Strategy, 2014*

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50. These studies identify the likely high demand for flexible indoor space that can be used for recreation (eg martial arts, dance, yoga) and for civic purposes, life-long learning and community gatherings. They also identify the shortfall in adaptable and accessible community spaces in the District's growth towns, and short falls in a range of sport and recreation facilities.
51. The 2010 MDPA will result in around 25% growth of the Nairne township population. The urban growth area in Nairne will be home to at least 1000 residents in approximately 400 new dwellings during the next 15 years. There will be approximately 273 children and young people under 17 years, 563 adults aged 18 – 59 and 164 people over 60 years of age in the 2010 Nairne growth area.
52. This number of additional residents warrants improvement and extensions to the town's recreation and community facilities in order to meet the additional demands that are anticipated to be generated by this residential population.
53. It cannot be assumed that existing facilities will meet the needs of additional residents in Nairne. Nor is it reasonable to expect that the new residents will fund infrastructure to fill existing deficits. For this reason the Council proposes to match the separate rate revenue dollar for dollar (or in kind equivalent e.g. land).
54. It is recognised in this model for contributions that both the existing, and the new, residents and ratepayers will contribute to the required infrastructure over time.

Priority and timing of facilities

55. Council will prioritise the delivery of appropriate recreation and community facilities based on:
 - Community need
 - Potential for Staging
 - Timing and delivery of residential development, and
 - External funding opportunities
56. Contributions to be spent based on:
 - Priorities of facilities; and
 - Distribution and location of facilities
 - Expenditure not restricted to immediate locality
57. Council will invest contributions on a demand basis as required by population growth and determined by Council.

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Quality of Facilities – Recreation

58. The standard of the recreation facility shall be fit for purpose and meet the following requirements in consultation with Council:
- Suitable and appropriate for active recreation
 - Capable of accommodating competitive sport
 - Located to provide equitable access
 - Connected to other reserves or trip generators through off road trails
 - Located in proximity to appropriate amenities and shade/seating areas
 - Standard to reflect appropriate maintenance and energy efficiencies
 - Maximise hours of use (day and night). Provision of lighting in certain circumstances and appropriate surfacing.

Quality of Facilities – Community

59. There is a need to provide a Community Centre service delivery to the Nairne township. This could potentially be located at the Nairne Soldiers Memorial Hall.
60. The standard of the community infrastructure shall be fit for purpose and meet appropriate principles of community facility planning, such as:
- Central location for catchment
 - Accessible by public transport, pedestrian and cycling connections
 - Contribute positively to public domain and sense of place
 - Well located in regard to Main St, open space, or clustered with like facilities into Community Hubs
 - Multi-use and able to be adapted and expanded as community needs change over time
 - Providing safety and security for facility users
 - Maximising financial sustainability

Appropriate Facilities

61. There is an expectation that developers will landscape open space within their residential development to a suitable standard. Council recognises that developers also seek to enhance the marketability of the project. Works considered a part of normal landscaping of reserves will not be considered as an in kind contribution to recreation and community needs. The following types of works on reserves will not qualify as a contribution to required recreational and social needs:

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- Drainage reserves
- Playgrounds
- Stormwater management areas
- Landscaping works
- Linear trails
- Park furniture

Governance

Council will establish two dedicated charts of accounts for revenue and expenditure (1. recreation and sport infrastructure; and 2. community infrastructure);

Revenue can only be used by council to fund the above outcomes (including reasonable administrative costs incurred), not for any other purposes;

Revenue and expenditure for both charts of accounts is to be publicly reported by council on an annual basis;

An Advisory Committee will be established to provide advice to council on use of the funds and any in kind proposals for recreation, sport and community infrastructure in the Mount Barker and Nairne MDPA areas;

Terms of reference are yet to be prepared although it is envisaged that the Advisory Committee should have members with the required skills and expertise and potentially comprising:

- 1 Independent Chairperson;
- 1 independent member;
- 1 UDIA nominee;
- 1 Office of Recreation & Sport nominee ;
- 2 Council nominees; and
- 1 Proxy Council nominee

Decision making on the expenditure of the revenue (specific use and timing) and in kind proposals is to be by council, having regard to advice from the Advisory Committee.

CURRENT RATING OVERVIEW

Council's current rating strategies are included in Council's endorsed Annual Business Plan, includes a number of policy areas that have been implemented throughout the District. A copy of the Annual Business Plan is available upon request or on Councils website.

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CONSULTATION PLAN & TIMETABLE

- Council Meeting to endorse Community consultation 19 May 14
- Advertise consultation 21 May 14
- Cut off date to receive written submissions 13 Jun 14
- Public meeting for consultation 16 Jun 14
- Council meeting to adopt new separate rate 7 Jul 14

Feedback on the Proposed Separate Rate

Written submissions are being sought on the proposed declaration of a separate rates on rateable land identified in the Nairne MDPA Area. Submissions are to be submitted to:

The Chief Executive Officer
District Council of Mount Barker
PO Box 54
Mount Barker SA 5251

or council@dcmtbarker.sa.gov.au with "Nairne Recreation, Sport & Community Infrastructure Separate Rate" in the heading

Please Note: If you intend to come to the Council meeting (and present any feedback) you will need to advise Council by Friday 13 June 2014, by emailing Neville Gay at; ngay@dcmtbarker.sa.gov.au or register by phone 8391 7207.

by no later than at 5.00 pm on 13 June 2014

If you have any queries in relation to the declaration of a separate rate contact Neville Gay, Senior Rates and Property Officer on 8391 7207 or email: ngay@dcmtbarker.sa.gov.au.

Andrew Stuart
CHIEF EXECUTIVE OFFICER

Attachment 1


Defined Area for Application of Nairne Recreation, Sport and Community Infrastructure Separate Rate



Attachment 2

Sample Rate Notice

(Prior to application of Nairne, Recreation, Sport & Community Infrastructure Separate Rate)



The District Council of
Mount Barker

Rate Notice

Local Government Centre
4 Dutton Road Mount Barker
Telephone (08) 8391 7200
Facsimile (08) 8391 7299

9am to 5pm
Monday to Friday
PO Box 54, Mount Barker
South Australia 5251

Email council@dcmtbarker.sa.gov.au
Website www.dcmtbarker.sa.gov.au

ABN 54 250 395 713 DX 51708 Mount Barker

SAMPLE RATE NOTICE PRIOR NAIRNE MDPA SEPARATE RATES

Ms JJ Citizen
PO Box 999
NAIRNE SA 5252

Declared Minimum: **\$660.00**

Declaration Date: **07/07/2014**

Date of Notice: **01/08/2014**

First Quarter 2014/2015

Assessment Number: **11111**

Full Year's Balance: **\$1,034.90**

OR

Quarterly Amount: **\$284.90**

Due Date: **05/09/2014**

Reference Number: **11111**

Rates Account for the Year Ending 30 June 2015

Notice is hereby given that the Council, pursuant to the Local Government Act 1999 as amended has declared the following rate or rates on the property included in the assessment.

Property Details

Valuation Number: **585555555** Ward: **1**

Property Address: **Smith Road NAIRNE 5252**

Property Description: **LOT: 90 FP: 10000 CT: 6000/700**

Property Name:

Particulars of Rates and Charges	Value/Unit	Rate	Capital Value	Amount
B/F Receipts, Arrears & Rounding				-\$0.04
General Rate Residential(1) - Land Use		0.00397627	\$210,000	\$835.02
SA Murray-Darling Basin NRM Levy		0.00010437	\$210,000	\$21.92
Refuse Service Charge	1	178.00		\$178.00
Total Rates Levied for 2014/15-				\$1,034.90

FULL YEAR'S BALANCE

General rates increase from the previous year is 0%

General Rate increases above 12.5% (or 4% for pensioners) may be eligible for a Rate Capping Rebate on application

First Quarter Due	Second Quarter Due	Third Quarter Due	Fourth Quarter Due
05/09/2014 \$284.90	05/12/2014 \$250.00	06/03/2015 \$250.00	05/06/2015 \$250.00

A late payment fee will be incurred on payments received after due dates

PAYMENT ADVICE SLIP

POST billpay Billpay Code: 0505 Ref: 11111

For Payment at any Post Office

Aust Post, please Input manually *505 11111

BPAY

Billers Code: 3301 Ref: 11111

NAME: JJ Citizen
LOCATION: Smith Road NAIRNE 5252
BILLING NO: 11111

Debit my Card Master Card Visa CVV

Card Number:

Name of Card Holder: _____

Expiry Date: _____ Contact Phone Number: _____

Do you require a receipt? Yes No Signature: _____

Payment Methods Overleaf

FULL PAYMENT AMOUNT
QUARTERLY AMOUNT
LAST DAY FOR PAYMENT

\$1,034.90

OR

\$284.90

5/09/2014

**Sample Rate Notice
(Nairne, Recreation, Sport & Community Infrastructure Separate Rate – REBATED)**

		<h2>Rate Notice</h2>																																																				
<p>Local Government Centre 4 Dullon Road Mount Barker Telephone (08) 8391 7200 Facsimile (08) 8391 7299</p>		<p>9am to 5pm Monday to Friday PO Box 54, Mount Barker South Australia 5251</p>																																																				
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<p>SAMPLE NAIRNE MDPA RATE NOTICE - SEPARATE RATE REBATED</p>		<p>First Quarter 2014/2015</p>																																																				
<p>Ms JJ Citizen PO Box 999 NAIRNE SA 5252</p>		<p>Declared Minimum \$660.00</p>	<p>Assessment Number 11111</p>																																																			
		<p>Declaration Date 07/07/2014</p>	<p>Full Year's Balance \$1,034.90</p>																																																			
		<p>Date of Notice 01/08/2014</p>	<p>OR Quarterly Amount \$284.90</p>																																																			
<p>Rates Account for the Year Ending 30 June 2015</p> <p><small>Notice is hereby given that the Council pursuant to its Local Government Act 1999 as amended has declared the following rate or rates on the property included in the assessment.</small></p>		<p>Due Date 05/09/2014</p>																																																				
<p>Property Details</p> <p>Valuation Number: 5855555555 Ward: 1 Property Address: Smith Road NAIRNE 5252 Property Description: LOT: 90 FP: 10000 CT: 6000/700 Property Name:</p>		<p>Reference Number 11111</p>																																																				
<table border="1"> <thead> <tr> <th>Particulars of Rates and Charges</th> <th>Value/Unit</th> <th>Rate</th> <th>Capital Value</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>B/F Receipts, Arrears & Rounding</td> <td></td> <td></td> <td></td> <td>-\$0.04</td> </tr> <tr> <td>General Rate Residential(1) - Land Use</td> <td></td> <td>0.00397627</td> <td>\$210,000</td> <td>\$835.02</td> </tr> <tr> <td>SA Murray-Darling Basin NRM Levy</td> <td></td> <td>0.00010437</td> <td>\$210,000</td> <td>\$21.92</td> </tr> <tr> <td>Refuse Service Charge</td> <td>1</td> <td>178.00</td> <td></td> <td>\$178.00</td> </tr> <tr> <td>Recreation, Sport & Community Infrastructure – Separate Rate</td> <td>1</td> <td>1,200.00</td> <td></td> <td>\$1,200.00</td> </tr> <tr> <td>Recreation, Sport & Community Infrastructure –Separate Rate – Rebated</td> <td>1</td> <td>1,200.00</td> <td></td> <td>-\$1,200.00</td> </tr> <tr> <td colspan="4">Total Rates Levied for 2014/15–</td> <td>\$2,234.90</td> </tr> <tr> <td colspan="4"></td> <td>FULL YEAR'S BALANCE</td> </tr> <tr> <td colspan="4"></td> <td>\$1,034.90</td> </tr> </tbody> </table>					Particulars of Rates and Charges	Value/Unit	Rate	Capital Value	Amount	B/F Receipts, Arrears & Rounding				-\$0.04	General Rate Residential(1) - Land Use		0.00397627	\$210,000	\$835.02	SA Murray-Darling Basin NRM Levy		0.00010437	\$210,000	\$21.92	Refuse Service Charge	1	178.00		\$178.00	Recreation, Sport & Community Infrastructure – Separate Rate	1	1,200.00		\$1,200.00	Recreation, Sport & Community Infrastructure –Separate Rate – Rebated	1	1,200.00		-\$1,200.00	Total Rates Levied for 2014/15–				\$2,234.90					FULL YEAR'S BALANCE					\$1,034.90
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<p>NAME: JJ Citizen LOCATION: Smith Road NAIRNE 5252 BILLING NO: 11111</p>		<p>FULL PAYMENT AMOUNT \$1,034.90 OR QUARTERLY AMOUNT \$284.90</p>		<p>LAST DAY FOR PAYMENT 5/09/2014</p>																																																		
<p>Debit my Card <input type="checkbox"/> Master Card <input type="checkbox"/> Visa CVV <input type="text"/></p>																																																						
<p>Card Number: <input type="text"/></p>																																																						
<p>Name of Card Holder: _____</p>																																																						
<p>Expiry Date: _____ Contact Phone Number: _____</p>																																																						
<p>Do you require a receipt? <input type="checkbox"/> Yes <input type="checkbox"/> No Signature: _____</p>																																																						

Sample Rate Notice (Nairne, Recreation, Sport & Community Infrastructure Separate Rate – POSTPONED)

The District Council of Mount Barker
 Rate Notice
 First Quarter 2014/2015

Local Government Centre 4 Dullon Road Mount Barker Telephone (08) 8391 7200 Facsimile (08) 8391 7299
 9am to 5pm Monday to Friday PO Box 54, Mount Barker South Australia 5251
 Email: council@dcmtbarker.sa.gov.au Website: www.dcmtbarker.sa.gov.au
 ABN 54 250 395 713 BX 51708 Mount Barker

SAMPLE NAIRNE MDPA RATE NOTICE - SEPARATE RATE POSTPONED

Ms JJ Citizen
 PO Box 999
 NAIRNE SA 5252

Minimum Declaration Date 07/07/2014
 Date of Notice 01/08/2014

Assessment Number 11111
 Full Year's Balance \$1,034.90
 OR
 Quarterly Amount \$284.90

Due Date 05/09/2014
 Reference Number 11111

Rates Account for the Year Ending 30 June 2015
 Notice is hereby given that the Council, pursuant to the Local Government Act 1999 as amended has declared the following rate or rates on the property included in the assessment.

Property Details	Valuation Number: 5855555555	Ward: 1
Property Address:	Smith Road NAIRNE 5252	
Property Description:	LOT: 90 FP: 10000 CT: 6000/700	
Property Name:		

Particulars of Rates and Charges	Value/Unit	Rate	Capital Value	Amount
B/F Receipts, Arrears & Rounding				-\$0.04
General Rate Residential(1) - Land Use		0.00397627	\$210,000	\$835.02
SA Murray-Darling Basin NRM Levy		0.00010437	\$210,000	\$21.92
Refuse Service Charge	1	178.00		\$178.00
Recreation, Sport & Community Infrastructure – Separate Rate	1	1,200.00		\$1,200.00
Recreation, Sport & Community Infrastructure – Separate Rate – Postponed	1	1,200.00		-\$1,200.00
Total Rates Levied for 2014/15–				\$2,234.90
			FULL YEAR'S BALANCE	\$1,034.90

General rates increase from the previous year is 0%
 General Rate increases above 12.5% (or 4% for pensioners) may be eligible for a Rate Capping Rebate on application

First Quarter Due	Second Quarter Due	Third Quarter Due	Fourth Quarter Due
05/09/2014 \$284.90	05/12/2014 \$250.00	06/03/2015 \$250.00	05/06/2015 \$250.00

A late payment fee will be incurred on payments received after due dates

PAYMENT ADVISE SLIP POST billpay Billpay Code: 0505 Ref: 11111 For Payment at any Post Office Aust Post, please Input manually *505 11111 Bpayer Code: 3301 Ref: 11111

NAME: JJ Citizen
 LOCATION: Smith Road NAIRNE 5252
 BILLING NO: 11111

Payment Methods Overleaf
 FULL PAYMENT AMOUNT \$1,034.90 OR QUARTERLY AMOUNT \$284.90 LAST DAY FOR PAYMENT 5/09/2014

Debit my Card
 Master Card Visa CVV
 Card Number:
 Name of Card Holder: _____
 Expiry Date: _____ Contact Phone Number: _____
 Do you require a receipt? Yes No Signature: _____