



Your Rating and Valuation Questions and Answers

How often do land valuations occur?

Land & Property Information, New South Wales is responsible for re-valuation in each Local Government area. This occurs every three years and, in our Shire, the re-valuation occurred in 2003. The re-valuation is only on the unimproved land value and is based on market prices and conditions prevailing at 1 July 2003. This information will form the basis of our rating from 1 July 2004.

What are the differences this year?

The current re-valuation has produced a greater variation than that recorded in the year 2000. The average valuation increase for ratable properties in 2003 was 106% compared with 7.2% in 2000. Coastal regions increased significantly with the village of Hat Head recording the highest increase - 236%*. South West Rocks increased by 145%*, Crescent Head 154%* and Stuarts Point 109%*. Kempsey, Frederickton, Gladstone and Smithtown increased by an average of 106%, while the upriver areas and the hinterland increase was marginal, or showed no increase at all. e.g. Willawarrin 11%* and Bellbrook 7%*. (* average increase).

How will this affect my rates?

As a result of the significant variations experienced with this re-valuation, differential rating has been introduced to help ease the burden of the large fluctuations. Differential rating is the term used when land in one or more areas of the Shire is charged a different rate in the dollar from other areas of the Shire. In May this year, Council decided to increase rates in 2004/05 by 3.5%, the maximum allowed by the Minister for Local Government. This means that Council is only allowed to collect the same income for 2004/05 as for 2003/04 plus the 3.5% rate-pegging limit. To achieve this, the rate in the dollar for all ratable land in the Shire has had to be decreased because of the increase in the land value.

Will my rates increase by 3.5%?

Although Council is allowed to collect this additional 3.5% in rate revenue, that does not necessarily mean that your individual rate account will increase by 3.5%. Ratepayers, with a valuation increase larger than the average (106%), would expect a greater increase while those with a lower valuation increase would expect to remain the same. In some instances, a ratepayer may actually have a lower rate account.

Does the re-valuation affect other Council charges?

No. The general re-valuation of your property only affects the Ordinary Rate and has no impact on sewer, water or garbage services.

Who can I talk to if I need more information?

If you have any questions regarding your rate account, the staff in Council's rates section would be only too happy to explain your individual circumstances. You can contact our rates staff on 6566 3230.



Learn all about Council's website

During Local Government Week, Noeleen Hayward, our Website Administrator, will be available to show interested people how to navigate Council's website. Noeleen will be in the Council Chambers from 10am to 12 noon on Wednesday 4/8 and at South West Rocks Library from 11am to 12.30pm and Stuarts Point Library from 2pm to 3.30pm on Thursday 5/8. Phone Noeleen on 6566 3231 or send an email to noeleen.hayward@kempsey.nsw.gov.au if you wish to attend.

Good for the Economy

Did you know that Council has an Economic Development Office located in Forth Street Kempsey?



Macleay Development & Promotion

The Economic Development Office, also known as the Macleay Development and Promotion Office, is a valuable resource for existing and new businesses. The office is a source of information about business programs run by State and Federal government agencies which support business activities and has developed an Economic Profile on the Shire. Manager, Kathy Oliver and Research Assistant, Edwina Brown are employed to facilitate the growth of the Kempsey Shire's business sector, creating employment opportunities for our community. They have been busy developing promotional material to attract businesses to our Shire and working on projects to stimulate growth. Some of these include:

- Establishing a Produce Market (growers market) for local producers.
- Working with the retail sector on workshops for marketing.
- Conducting a home-based business seminar to determine what can be done to support our home-based businesses.
- Developing and publishing the "Hand Made on the Macleay" booklet to showcase our local artists.
- Completing the development of an Upper Macleay Hinterland Directory to illustrate the features and businesses in our hinterland.
- Undertaking a feasibility study for the Kempsey Agribusiness Park and supporting Council's planning section in developing an Industrial Land Strategy.

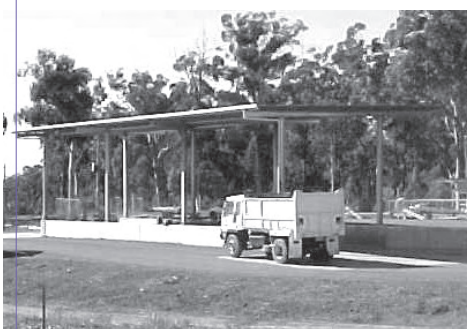
At the moment, it is an exciting time for the Economic Development Office as they are undertaking a Strategic Review with their committee to determine the economic priorities for the Shire for the next 3 years. Macleay Development and Promotion Committee is made up of business leaders, Councillors and the Council's General Manager. You are invited to come in and visit us at 3/37 Forth Street or call us on 65 663100.

Waste Management Improvements

In the past 12 months, Council has undertaken a major upgrade of the Kempsey Waste Reveal and Disposal Facility located on Crescent Head Road. Approximately 2.6 hectares of completed landfill area was permanently capped ready for revegetation. The capping is required to limit the potential for exposure to waste materials and to stop the migration of water from the surface into the landfill. This was achieved using innovative and cost effective geosynthetic materials to seal and drain the area.

A one metre deep revegetation soil layer was then prepared on-site using bush topsoil mixed with dried Sewer Treatment Plant sludge and sawdust from local timber mills. Shredded green waste was incorporated into the upper mix to help reduce surface erosion and the capping was seeded with seasonal grasses. Shallow rooted native plants will be planted at a later date. The works were designed and undertaken in accordance with the principles of Ecologically Sustainable Development and were recently featured in an article of the Australian Institute of Engineer Magazine (Civil Edition).

Council also constructed a Waste Transfer Facility at the site. The purpose of the Transfer Facility is to provide the public with a safer waste disposal drop-off area, while enabling staff members to better screen and sort waste prior to disposal or reuse. The construction of sealed roads ensures all weather access to the facility. We now have a modern waste facility to serve the community for years to come.

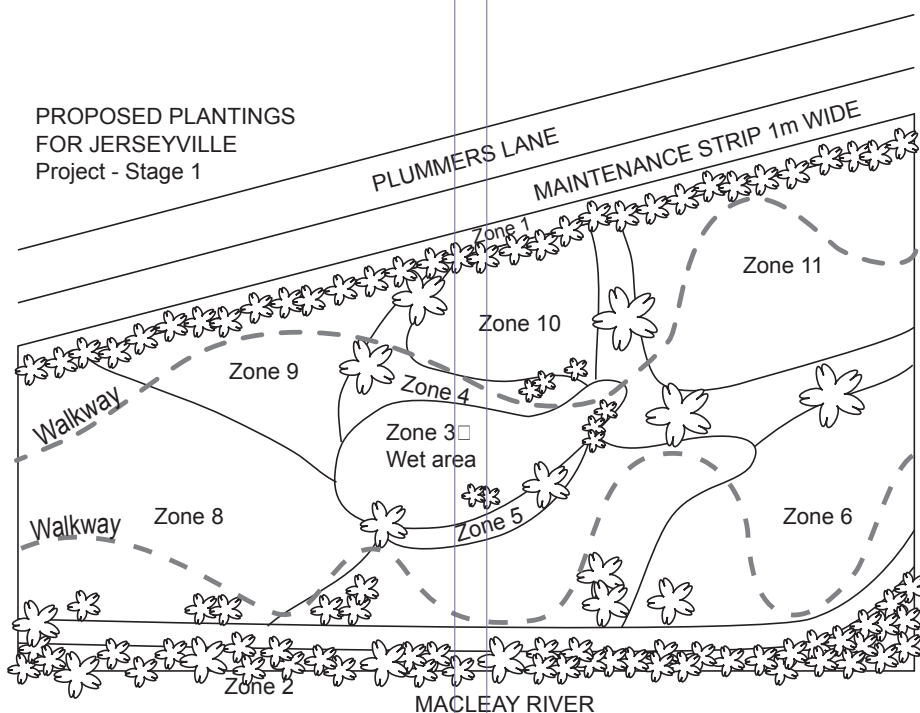


This is particularly important as Council moves closer towards a kerbside recycling service. Council has been actively investigating its options for recycling and has committed funds to realise its goals for waste minimisation and beneficial reuse of materials. Waste minimisation will greatly assist in extending the life of the Waste Reveal Facility which is an important cost consideration.

In coming months, Council will be promoting its current and proposed services through an education and media program. Keep an eye out for this and we look forward to working with the community to achieve sustainable outcomes in waste management for our Shire.

What are they doing?

Have you been wondering what is happening on the western side of the river at Jerseyville? It's an example of Council, industry and the community joining forces to undertake a project which will not only beautify the area, but have an important educational message as well. Nestlé and the Rotary Club of South West Rocks are helping to rehabilitate the banks of the river by removing introduced weed species and replanting with a mixture of native trees and shrubs that occur in lowland coastal rainforests. Walking tracks will be created (see dotted lines on diagram at right) which will lead interested people through "zones" featuring different vegetation species. The project will be undertaken in three stages with an expected completion date of December 2005.



Day Care for Frail Aged

Council has received funding for the provision of a Centre-Based Day Care Service to meet the needs of frail older people in the Shire. The centre will be based at Boronia Gardens at South West Rocks and it will provide structured group activities which are designed to develop, maintain and/or support the capacity of the frail aged for independent living and social interaction.

Most activities will be conducted in the day centre setting but there will also be group excursions and activities held away from the centre. Both service users and their carers will receive a break from their usual caring relationship when the centre opens shortly. Transport will be provided to pick up clients and the centre will operate two days each week. Council's Aged Care Co-ordinator, Anne Flanagan (6562 6799) can provide you with additional information on this service.

Interested in Tourism?

Council is developing a Tourism Strategic Plan and you are invited to attend a workshop where the draft document will be presented for community and industry comment.

- 10 - 11.30am 5/8/04 Bellbrook Hall
- 6.30 - 8pm 5/8/04 CWA Hall South West Rocks
- 10 - 11.30am 6/8 Council Chambers

contacting your Council

Kempsey Shire Council,

cnr Elbow and Tozer Streets

PO Box 78, West Kempsey. NSW. 2440

Phone: 6566 3200. Fax: 6566 3205.

Email: ksc@kempsey.nsw.gov.au

Website: www.kempsey.nsw.gov.au