

ATTACHMENT 5A

SRV FLYER

PLANNING FOR THE FUTURE

Council's commitment to efficiency and productivity savings has built annual recurring savings of \$4.5m into the budget from 2015-16. We're also planning for the future and projects such as decked carparks in the Penrith City Centre.



How does this relate to Fit For the Future and the Community Panel?

The NSW State Government is undertaking a review of all councils across NSW, to ensure they are working efficiently and providing value for their communities. This is called Fit For the Future. A number of councils have been designated to merge with neighbouring councils, along with other changes. Importantly Penrith City Council has not been designated to merge due to our demonstrated financial stability. However we need to demonstrate ongoing work to improve our financial efficiency. Before this program was announced, Council had established a long term planning model which we are continually revising.



As part of this overall approach, Council also elected to appoint a Community Panel. The Panel will make recommendations to Council on the level and quality of local services and infrastructure we deliver. Council plans to implement as many of the Panel's recommendations as possible.

More information

This fact sheet provides a summary of the proposed rate changes. More detailed information can be found at yoursaypenrith.com.au, at the Penrith Council Civic Centre (601 High Street), or in Council libraries. If you would like this more detailed information posted to you, call **4732 8551** or email ourfuture@penrith.city

Lets keep talking, make a submission or ask questions

We welcome community feedback on the proposals outlined in this brochure - online at yoursaypenrith.com.au by email ourfuture@penrith.city or in writing addressed to:

General Manager
Penrith City Council
PO Box 60
Penrith, NSW, 2751

✉ Penrith City Council,
601 High Street,
PENRITH NSW 2750
☎ 4732 7777
🌐 penrithcity.nsw.gov.au

PENRITH
CITY COUNCIL



SPECIAL RATE VARIATION

Planning for the future

PENRITH
CITY COUNCIL penrithcity.nsw.gov.au

SHAPING OUR FUTURE

Penrith City Council is continuing to talk with the community about how we fund future services and assets. A Special Rate Variation (SRV) means Council can provide the appropriate infrastructure as our City grows, and it will also enable us to continue to maintain our assets and services to the levels expected by our residents. This will keep us on track with our Long Term Financial Plan and a sustainable financial position. This SRV was projected in our Long Term Financial Plan and included in our response to the NSW Government's Fit For the Future reforms. This brochure outlines the different options being proposed, where to find more detailed information and how you can give your feedback to Council.



IMPROVE SERVICES

Continuation of AREAS, with an additional 2.4% special rate variation

This will see our current level of assets and services maintained, and Council able to fund additional renewal of our assets and reduce our medium to long term financial risk. There would be a 2.4% increase over current rate levels which will enable us to respond to the growth in the City in coming years such as a decked carpark.

| | SRV | RATE PEG* | ANNUAL CHANGE | AVERAGE RESIDENTIAL RATES** |
|----------------------|-------|-----------|---------------|-----------------------------|
| Current | | | | \$1,136.00 |
| 2016-17 | 6.69% | 2.4% | \$54.50 | \$1,190.50 |
| 2017-18 | 2.4% | 2.6% | \$59.50 | \$1,250.00 |
| 2018-19 | 2.4% | 2.8% | \$65.00 | \$1,315.00 |
| 2019-20 | 2.4% | 3.0% | \$71.00 | \$1,386.00 |
| TOTAL 2016-20 | | | \$250 | |

The total increase of \$250 includes \$117.40 to fund initiatives under the SRV and \$132.60 rate peg.***

* Council has included an estimate of the annual rate peg determined by IPART (Independent Pricing and Regulatory Tribunal) which reflects the increase in costs to Council such as materials and labour.

What is AREAS?

In 2005, through community consultation, Council introduced a 10 year rate variation known as the Asset Renewal & Established Areas Strategy (AREAS). This enabled Council to invest in our roads, buildings, public spaces (maintenance and graffiti removal) and revitalising older suburbs. The AREAS SRV will cease in June 2016. Council also requested a special rate variation in 2011-12 to assist with asset renewal backlog. While this was approved, the amount approved was less than requested, and as a result, there is still an outstanding asset renewal backlog.



MAINTAIN SERVICES

Continuation of AREAS but not addressing challenges of growth

This option will see our current commitment to assets and services maintained as they are, with no changes to the current rate levels. However it will see our asset renewal backlog continue to grow, which is likely to increase costs in the medium to long term and place additional financial burden on future generations.

| | SRV | RATE PEG* | ANNUAL CHANGE | AVERAGE RESIDENTIAL RATES** |
|----------------------|-------|-----------|-----------------|-----------------------------|
| Current | | | | \$1,136.00 |
| 2016-17 | 4.29% | 2.4% | \$27.20 | \$1,163.20 |
| 2017-18 | - | 2.6% | \$30.20 | \$1,193.40 |
| 2018-19 | - | 2.8% | \$33.40 | \$1,226.80 |
| 2019-20 | - | 3.0% | \$36.80 | \$1,263.60 |
| TOTAL 2016-20 | | | \$127.60 | |

The total increase of \$127.60 relates to the rate peg and allows AREAS to continue.***

** Based on average land value of \$250,000. Excludes domestic waste charge and levies as applicable.

In preparing for our future a financial Capacity Review has been undertaken over the last 18 months. A number of new infrastructure projects have been identified, some have already been implemented in the 2015-16 infrastructure plan but others, particularly related to the challenges of growth, remain unfunded such as city centre carparking.

As we come to the end of the AREAS SRV, Council is taking this opportunity to get your feedback and asking what level of services and asset renewal you would like for our City, as we shape our future.



DECREASE SERVICES

Discontinuation of AREAS

This option will see a significant decrease in the services offered by Council and our asset renewal backlog continue to grow. AREAS provided funding for roads, buildings, public spaces and programs and without this our roads and buildings will deteriorate. Without AREAS there would be a one-off reduction in rates.

| | SRV | RATE PEG* | ANNUAL CHANGE | AVERAGE RESIDENTIAL RATES** |
|----------------------|---------|-----------|----------------|-----------------------------|
| Current | | | | \$1,136.00 |
| 2016-17 | - 4.29% | 2.4% | - \$21.50 | \$1,114.50 |
| 2017-18 | - | 2.6% | \$28.90 | \$1,143.40 |
| 2018-19 | - | 2.8% | \$32.00 | \$1,175.40 |
| 2019-20 | - | 3.0% | \$35.20 | \$1,210.60 |
| TOTAL 2016-20 | | | \$74.60 | |

The total increase of \$74.60 represents an estimated rate peg of \$123.50 partly offset by a \$48.90 reduction for the discontinuation of AREAS.***

*** The estimated rate peg cost in each scenario changes due to the variance in the base figure for 2016-2017.

ATTACHMENT 5B

SRV SUPPORTING DOCUMENTATION
FACT SHEETS

SPECIAL RATE VARIATION

RESIDENTIAL RATING CATEGORY

Comparison of annual rate increases under the 3 proposed options

These tables present the different options for a Special Rate Variation (SRV) which are being proposed by Council. They will help you understand how the different options will affect the rates that you pay. If you would like more information on the rates for your property, call Council on 02 4732 8551 or email ourfuture@penrith.city.

More information on the proposed SRV can be found on www.yoursaypenrith.com.au



IMPROVE SERVICES

Continuation of AREAS, with an additional 2.4% special rate variation

| RESIDENTIAL | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 |
|----------------------------|--------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|
| % INCREASE (INC. RATE PEG) | | 9.1 | 5 | 5.2 | 5.4 | 3 | 3 |
| SAMPLE LAND VALUES | CURRENT RATE | ANNUAL RATE INCREASE (\$) | ANNUAL RATE INCREASE (\$) | ANNUAL RATE INCREASE (\$) | ANNUAL RATE INCREASE (\$) | ANNUAL RATE INCREASE (\$) | ANNUAL RATE INCREASE (\$) |
| MINIMUM | 864.20 | 41.40 | 45.20 | 49.40 | 54.00 | 31.60 | 32.50 |
| 200,000* | 909.40 | 43.65 | 47.65 | 52.04 | 56.85 | 33.29 | 34.29 |
| 300,000 | 1,364.10 | 65.48 | 71.48 | 78.05 | 85.27 | 49.93 | 51.43 |
| 400,000 | 1,818.80 | 87.30 | 95.31 | 104.07 | 113.70 | 66.58 | 68.57 |
| 500,000 | 2,273.50 | 109.13 | 119.13 | 130.09 | 142.12 | 83.22 | 85.72 |
| 600,000 | 2,728.20 | 130.95 | 142.96 | 156.11 | 170.54 | 99.86 | 102.86 |
| 700,000 | 3,182.90 | 152.78 | 166.78 | 182.13 | 198.97 | 116.51 | 120.00 |
| 800,000 | 3,637.60 | 174.60 | 190.61 | 208.15 | 227.39 | 133.15 | 137.15 |
| 900,000 | 4,092.30 | 196.43 | 214.44 | 234.16 | 255.82 | 149.79 | 154.29 |
| 1,000,000 | 4,547.00 | 218.26 | 238.26 | 260.18 | 284.24 | 166.44 | 171.43 |

Notes:

Council has included an estimate of the annual rate peg determined by IPART (Independent Pricing and Regulatory Tribunal) which reflects the increase in costs to Council such as materials and labour. This estimate is 2016-17 – 2.4%, 2017-18 – 2.6%, 2018-19 – 2.8%, 2019-20 – 3.0%, 2020-21 – 3.0%, 2021-22 – 3.0%.

These indicative rates exclude the domestic waste charge and levies as applicable.

* This is the most common land value.

Average Land value is \$250,000.



MAINTAIN SERVICES

Continuation of AREAS but not addressing challenges of growth

| RESIDENTIAL | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 |
|----------------------------|--------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|
| % INCREASE (INC. RATE PEG) | | 6.7 | 2.6 | 2.8 | 3 | 3 | 3 |
| SAMPLE LAND VALUES | CURRENT RATE | ANNUAL RATE INCREASE (\$) | ANNUAL RATE INCREASE (\$) | ANNUAL RATE INCREASE (\$) | ANNUAL RATE INCREASE (\$) | ANNUAL RATE INCREASE (\$) | ANNUAL RATE INCREASE (\$) |
| MINIMUM | 864.20 | 20.70 | 23.00 | 25.40 | 27.90 | 28.80 | 29.70 |
| 200,000* | 909.40 | 21.83 | 24.21 | 26.75 | 29.47 | 30.35 | 31.26 |
| 300,000 | 1,364.10 | 32.74 | 36.32 | 40.13 | 44.20 | 45.52 | 46.89 |
| 400,000 | 1,818.80 | 43.65 | 48.42 | 53.50 | 58.93 | 60.70 | 62.52 |
| 500,000 | 2,273.50 | 54.56 | 60.53 | 66.88 | 73.66 | 75.87 | 78.15 |
| 600,000 | 2,728.20 | 65.48 | 72.64 | 80.26 | 88.40 | 91.05 | 93.78 |
| 700,000 | 3,182.90 | 76.39 | 84.74 | 93.63 | 103.13 | 106.22 | 109.41 |
| 800,000 | 3,637.60 | 87.30 | 96.85 | 107.01 | 117.86 | 121.40 | 125.04 |
| 900,000 | 4,092.30 | 98.22 | 108.95 | 120.39 | 132.60 | 136.57 | 140.67 |
| 1,000,000 | 4,547.00 | 109.13 | 121.06 | 133.76 | 147.33 | 151.75 | 156.30 |



DECREASE SERVICES

Discontinuation of AREAS

| RESIDENTIAL | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 |
|----------------------------|--------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|
| % INCREASE (INC. RATE PEG) | | -1.9 | 2.6 | 2.8 | 3 | 3 | 3 |
| SAMPLE LAND VALUES | CURRENT RATE | ANNUAL RATE INCREASE (\$) | ANNUAL RATE INCREASE (\$) | ANNUAL RATE INCREASE (\$) | ANNUAL RATE INCREASE (\$) | ANNUAL RATE INCREASE (\$) | ANNUAL RATE INCREASE (\$) |
| MINIMUM | 864.20 | -16.40 | 22.00 | 24.30 | 26.80 | 27.60 | 28.40 |
| 200,000* | 909.40 | -17.19 | 23.20 | 25.63 | 28.23 | 29.08 | 29.95 |
| 300,000 | 1,364.10 | -25.78 | 34.80 | 38.45 | 42.35 | 43.62 | 44.93 |
| 400,000 | 1,818.80 | -34.38 | 46.40 | 51.26 | 56.46 | 58.16 | 59.90 |
| 500,000 | 2,273.50 | -42.97 | 57.99 | 64.08 | 70.58 | 72.70 | 74.88 |
| 600,000 | 2,728.20 | -51.56 | 69.59 | 76.89 | 84.69 | 87.23 | 89.85 |
| 700,000 | 3,182.90 | -60.16 | 81.19 | 89.71 | 98.81 | 101.77 | 104.83 |
| 800,000 | 3,637.60 | -68.75 | 92.79 | 102.53 | 112.92 | 116.31 | 119.80 |
| 900,000 | 4,092.30 | -77.34 | 104.39 | 115.34 | 127.04 | 130.85 | 134.78 |
| 1,000,000 | 4,547.00 | -85.94 | 115.99 | 128.16 | 141.16 | 145.39 | 149.75 |

SPECIAL RATE VARIATION

FARMLAND RATING CATEGORY

Comparison of annual rate increases under the 3 proposed options

These tables present the different options for a Special Rate Variation (SRV) which are being proposed by Council. They will help you understand how the different options will affect the rates that you pay. If you would like more information on the rates for your property, call Council on 02 4732 8551 or email ourfuture@penrith.city.

More information on the proposed SRV can be found on www.yoursaypenrith.com.au



IMPROVE SERVICES

Continuation of AREAS, with an additional 2.4% special rate variation

| FARMLAND | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 |
|----------------------------|--------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|
| % INCREASE (INC. RATE PEG) | | 9.1 | 5 | 5.2 | 5.4 | 3 | 3 |
| SAMPLE LAND VALUES | CURRENT RATE | ANNUAL RATE INCREASE (\$) | ANNUAL RATE INCREASE (\$) | ANNUAL RATE INCREASE (\$) | ANNUAL RATE INCREASE (\$) | ANNUAL RATE INCREASE (\$) | ANNUAL RATE INCREASE (\$) |
| MINIMUM | 864.20 | 41.40 | 45.20 | 49.40 | 54.00 | 31.60 | 32.50 |
| 400,000 | 909.40 | 43.65 | 47.65 | 50.04 | 56.74 | 33.22 | 34.22 |
| 550,000* | 1,250.43 | 60.02 | 65.52 | 68.80 | 78.02 | 45.68 | 47.05 |
| 600,000 | 1,364.10 | 65.48 | 71.48 | 75.05 | 85.11 | 49.84 | 51.33 |
| 800,000 | 1,818.80 | 87.30 | 95.31 | 100.07 | 113.48 | 66.45 | 68.44 |
| 1,000,000 | 2,273.50 | 109.13 | 119.13 | 125.09 | 141.85 | 83.06 | 85.55 |
| 1,200,000 | 2,728.20 | 130.95 | 142.96 | 150.11 | 170.22 | 99.67 | 102.66 |
| 1,400,000 | 3,182.90 | 152.78 | 166.78 | 175.12 | 198.59 | 116.29 | 119.77 |
| 1,600,000 | 3,637.60 | 174.60 | 190.61 | 200.14 | 226.96 | 132.90 | 136.88 |
| 1,800,000 | 4,092.30 | 196.43 | 214.44 | 225.16 | 255.33 | 149.51 | 153.99 |

Notes:

Council has included an estimate of the annual rate peg determined by IPART (Independent Pricing and Regulatory Tribunal) which reflects the increase in costs to Council such as materials and labour. This estimate is 2016-17 – 2.4%, 2017-18 – 2.6%, 2018-19 – 2.8%, 2019-20 – 3.0%, 2020-21 – 3.0%, 2021-22 – 3.0%.

These indicative rates exclude the domestic waste charge and levies as applicable.

* This is the most common land value.

Average Land value is \$1,300,631.



MAINTAIN SERVICES

Continuation of AREAS but not addressing challenges of growth

| FARMLAND | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 |
|-------------------------------|--------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|
| % INCREASE (INC. RATE PEG) | | 6.7 | 2.6 | 2.8 | 3 | 3 | 3 |
| SAMPLE LAND VALUES | CURRENT RATE | ANNUAL RATE INCREASE (\$) | ANNUAL RATE INCREASE (\$) | ANNUAL RATE INCREASE (\$) | ANNUAL RATE INCREASE (\$) | ANNUAL RATE INCREASE (\$) | ANNUAL RATE INCREASE (\$) |
| MINIMUM | 864.20 | 20.70 | 23.00 | 25.40 | 27.90 | 28.80 | 29.70 |
| 400,000 | 909.40 | 21.83 | 24.21 | 26.75 | 29.47 | 30.35 | 31.26 |
| 550,000* | 1,250.43 | 30.01 | 33.29 | 36.78 | 40.52 | 41.73 | 42.98 |
| 600,000 | 1,364.10 | 32.74 | 36.32 | 40.13 | 44.20 | 45.52 | 46.89 |
| 800,000 | 1,818.80 | 43.65 | 48.42 | 53.50 | 58.93 | 60.70 | 62.52 |
| 1,000,000 | 2,273.50 | 54.56 | 60.53 | 66.88 | 73.66 | 75.87 | 78.15 |
| 1,200,000 | 2,728.20 | 65.48 | 72.64 | 80.26 | 88.40 | 91.05 | 93.78 |
| 1,400,000 | 3,182.90 | 76.39 | 84.74 | 93.63 | 103.13 | 106.22 | 109.41 |
| 1,600,000 | 3,637.60 | 87.30 | 96.85 | 107.01 | 117.86 | 121.40 | 125.04 |
| 1,800,000 | 4,092.30 | 98.22 | 108.95 | 120.39 | 132.60 | 136.57 | 140.67 |



DECREASE SERVICES

Discontinuation of AREAS

| FARMLAND | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 |
|-------------------------------|--------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|
| % INCREASE (INC. RATE PEG) | | -1.9 | 2.6 | 2.8 | 3 | 3 | 3 |
| SAMPLE LAND VALUES | CURRENT RATE | ANNUAL RATE DECREASE (\$) | ANNUAL RATE INCREASE (\$) | ANNUAL RATE INCREASE (\$) | ANNUAL RATE INCREASE (\$) | ANNUAL RATE INCREASE (\$) | ANNUAL RATE INCREASE (\$) |
| MINIMUM | 864.20 | -16.40 | 22.00 | 24.30 | 26.80 | 27.60 | 28.40 |
| 400,000 | 909.40 | -17.19 | 23.20 | 25.63 | 28.23 | 29.08 | 29.95 |
| 550,000* | 1,250.43 | -23.63 | 31.90 | 35.24 | 38.82 | 39.98 | 41.18 |
| 600,000 | 1,364.10 | -25.78 | 34.80 | 38.45 | 42.35 | 43.62 | 44.93 |
| 800,000 | 1,818.80 | -34.38 | | 51.26 | 56.46 | 58.16 | 59.90 |
| 1,000,000 | 2,273.50 | -42.97 | 57.99 | 64.08 | 70.58 | 72.70 | 74.88 |
| 1,200,000 | 2,728.20 | -51.56 | 69.59 | 76.89 | 84.69 | 87.23 | 89.85 |
| 1,400,000 | 3,182.90 | -60.16 | 81.19 | 89.71 | 98.81 | 101.77 | 104.83 |
| 1,600,000 | 3,637.60 | -68.75 | 92.79 | 102.53 | 112.92 | 116.31 | 119.80 |
| 1,800,000 | 4,092.30 | -77.34 | 104.39 | 115.34 | 127.04 | 130.85 | 134.78 |

SPECIAL RATE VARIATION

BUSINESS ORDINARY RATING CATEGORY

Comparison of annual rate increases under the 3 proposed options

These tables present the different options for a Special Rate Variation (SRV) which are being proposed by Council. They will help you understand how the different options will affect the rates that you pay. If you would like more information on the rates for your property, call Council on 02 4732 8551 or email ourfuture@penrith.city.

More information on the proposed SRV can be found on www.yoursaypenrith.com.au



IMPROVE SERVICES

Continuation of AREAS, with an additional 2.4% special rate variation

| BUSINESS ORDINARY | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 |
|----------------------------|--------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|
| % INCREASE (INC. RATE PEG) | | 9.1 | 5 | 5.2 | 5.4 | 3 | 3 |
| SAMPLE LAND VALUES | CURRENT RATE | ANNUAL RATE INCREASE (\$) | ANNUAL RATE INCREASE (\$) | ANNUAL RATE INCREASE (\$) | ANNUAL RATE INCREASE (\$) | ANNUAL RATE INCREASE (\$) | ANNUAL RATE INCREASE (\$) |
| MINIMUM | 1,105.80 | 53.00 | 57.90 | 63.20 | 69.10 | 40.40 | 41.60 |
| 250,000 | 1,979.75 | 95.03 | 103.74 | 113.28 | 123.76 | 72.47 | 74.64 |
| 260,000* | 2,058.94 | 98.83 | 107.89 | 117.81 | 128.71 | 75.37 | 77.63 |
| 500,000 | 3,959.50 | 190.06 | 207.48 | 226.57 | 247.51 | 144.93 | 149.28 |
| 750,000 | 5,939.25 | 285.08 | 311.22 | 339.85 | 371.27 | 217.40 | 223.92 |
| 1,000,000 | 7,919.00 | 380.11 | 414.96 | 453.13 | 495.03 | 289.87 | 298.56 |
| 1,250,000 | 9,898.75 | 475.14 | 518.69 | 566.41 | 618.79 | 362.33 | 373.20 |
| 1,500,000 | 11,878.50 | 570.17 | 622.43 | 679.70 | 742.54 | 434.80 | 447.84 |
| 1,750,000 | 13,858.25 | 665.20 | 726.17 | 792.98 | 866.30 | 507.27 | 522.48 |
| 2,000,000 | 15,838.00 | 760.22 | 829.91 | 906.26 | 990.06 | 579.73 | 597.13 |
| 2,250,000 | 17,817.75 | 855.25 | 933.65 | 1,019.55 | 1,113.81 | 652.20 | 671.77 |

Notes:

Council has included an estimate of the annual rate peg determined by IPART (Independent Pricing and Regulatory Tribunal) which reflects the increase in costs to Council such as materials and labour. This estimate is 2016-17 – 2.4%, 2017-18 – 2.6%, 2018-19 – 2.8%, 2019-20 – 3.0%, 2020-21 – 3.0%, 2021-22 – 3.0%.

These indicative rates exclude the domestic waste charge and levies as applicable.

* This is the most common land value.

Average Land value is \$846,132.



MAINTAIN SERVICES

Continuation of AREAS but not addressing challenges of growth

| BUSINESS ORDINARY | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 |
|----------------------------|--------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|
| % INCREASE (INC. RATE PEG) | | 6.7 | 2.6 | 2.8 | 3 | 3 | 3 |
| SAMPLE LAND VALUES | CURRENT RATE | ANNUAL RATE INCREASE (\$) | ANNUAL RATE INCREASE (\$) | ANNUAL RATE INCREASE (\$) | ANNUAL RATE INCREASE (\$) | ANNUAL RATE INCREASE (\$) | ANNUAL RATE INCREASE (\$) |
| MINIMUM | 1,105.80 | 26.50 | 29.40 | 32.50 | 35.80 | 36.90 | 38.00 |
| 250,000 | 1,979.75 | 47.51 | 52.71 | 58.24 | 64.15 | 66.07 | 68.05 |
| 260,000* | 2,058.94 | 49.41 | 54.82 | 60.57 | 66.71 | 68.71 | 70.77 |
| 500,000 | 3,959.50 | 95.03 | 105.42 | 116.48 | 128.29 | 132.14 | 136.11 |
| 750,000 | 5,939.25 | 142.54 | 158.13 | 174.72 | 192.44 | 198.21 | 204.16 |
| 1,000,000 | 7,919.00 | 190.06 | 210.84 | 232.96 | 256.59 | 264.28 | 272.21 |
| 1,250,000 | 9,898.75 | 237.57 | 263.54 | 291.20 | 320.73 | 330.35 | 340.26 |
| 1,500,000 | 11,878.50 | 285.08 | 316.25 | 349.44 | 384.88 | 396.42 | 408.32 |
| 1,750,000 | 13,858.25 | 332.60 | 368.96 | 407.67 | 449.02 | 462.50 | 476.37 |
| 2,000,000 | 15,838.00 | 380.11 | 421.67 | 465.91 | 513.17 | 528.57 | 544.42 |
| 2,250,000 | 17,817.75 | 427.63 | 474.38 | 524.15 | 577.32 | 594.64 | 612.48 |



DECREASE SERVICES

Discontinuation of AREAS

| BUSINESS ORDINARY | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 |
|----------------------------|--------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|
| % INCREASE (INC. RATE PEG) | | -1.9 | 2.6 | 2.8 | 3 | 3 | 3 |
| SAMPLE LAND VALUES | CURRENT RATE | ANNUAL RATE DECREASE (\$) | ANNUAL RATE INCREASE (\$) | ANNUAL RATE INCREASE (\$) | ANNUAL RATE INCREASE (\$) | ANNUAL RATE INCREASE (\$) | ANNUAL RATE INCREASE (\$) |
| MINIMUM | 1,105.80 | -20.90 | 76.80 | 32.50 | 35.80 | 36.90 | 38.00 |
| 250,000 | 1,979.75 | -37.42 | 50.50 | 55.80 | 61.46 | 63.30 | 65.20 |
| 260,000* | 2,058.94 | -38.91 | 52.52 | 58.03 | 63.92 | 65.83 | 67.81 |
| 500,000 | 3,959.50 | -74.83 | 101.00 | 111.60 | 122.92 | 126.61 | 130.40 |
| 750,000 | 5,939.25 | -112.25 | 151.50 | 167.40 | 184.38 | 189.91 | 195.61 |
| 1,000,000 | 7,919.00 | -149.67 | 202.00 | 223.20 | 245.84 | 253.21 | 260.81 |
| 1,250,000 | 9,898.75 | -187.09 | 252.50 | 279.00 | 307.29 | 316.51 | 326.01 |
| 1,500,000 | 11,878.50 | -224.50 | 303.00 | 334.80 | 368.75 | 379.82 | 391.21 |
| 1,750,000 | 13,858.25 | -261.92 | 353.50 | 390.60 | 430.21 | 443.12 | 456.41 |
| 2,000,000 | 15,838.00 | -299.34 | 404.01 | 446.39 | 491.67 | 506.42 | 521.61 |
| 2,250,000 | 17,817.75 | -336.76 | 454.51 | 502.19 | 553.13 | 569.72 | 586.82 |

Notes:

Excludes domestic waste charge and levies as applicable.
Average Land value is \$846,132.

SPECIAL RATE VARIATION

BUSINESS - PENRITH CBD RATING CATEGORY

Comparison of annual rate increases under the 3 proposed options

These tables present the different options for a Special Rate Variation (SRV) which are being proposed by Council. They will help you understand how the different options will affect the rates that you pay. If you would like more information on the rates for your property, call Council on 02 4732 8551 or email ourfuture@penrith.city.

More information on the proposed SRV can be found on www.yoursaypenrith.com.au



IMPROVE SERVICES

Continuation of AREAS, with an additional 2.4% special rate variation

| BUSINESS - PENRITH CBD | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 |
|----------------------------|-----------|---------|----------|----------|----------|---------|---------|
| % INCREASE (INC. RATE PEG) | | 9.1 | 5 | 5.2 | 5.4 | 3 | 3 |
| MINIMUM | 1,105.80 | 53.00 | 57.90 | 63.20 | 69.10 | 40.40 | 41.60 |
| 250,000 | 2,247.50 | 107.88 | 117.77 | 128.60 | 140.49 | 82.27 | 84.74 |
| 500,000 | 4,495.00 | 215.76 | 235.54 | 257.21 | 280.99 | 164.53 | 169.47 |
| 750,000* | 6,742.50 | 323.64 | 353.31 | 385.81 | 421.48 | 246.80 | 254.21 |
| 1,000,000 | 8,990.00 | 431.52 | 471.08 | 514.41 | 561.98 | 329.07 | 338.94 |
| 1,250,000 | 11,237.50 | 539.40 | 588.84 | 643.02 | 702.47 | 411.34 | 423.68 |
| 1,500,000 | 13,485.00 | 647.28 | 706.61 | 771.62 | 842.97 | 493.60 | 508.41 |
| 1,750,000 | 15,732.50 | 755.16 | 824.38 | 900.23 | 983.46 | 575.87 | 593.15 |
| 2,000,000 | 17,980.00 | 863.04 | 942.15 | 1,028.83 | 1,123.96 | 658.14 | 677.88 |
| 2,250,000 | 20,227.50 | 970.92 | 1,059.92 | 1,157.43 | 1,264.45 | 740.41 | 762.62 |

Notes:

Council has included an estimate of the annual rate peg determined by IPART (Independent Pricing and Regulatory Tribunal) which reflects the increase in costs to Council such as materials and labour. This estimate is 2016-17 – 2.4%, 2017-18 – 2.6%, 2018-19 – 2.8%, 2019-20 – 3.0%, 2020-21 – 3.0%, 2021-22 – 3.0%.

These indicative rates exclude the domestic waste charge and levies as applicable.

* This is the most common land value.

Average Land value (excluding major shopping centres) is \$547,982.



MAINTAIN SERVICES

Continuation of AREAS but not addressing challenges of growth

| BUSINESS - PENRITH CBD | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 |
|-------------------------------|--------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|
| % INCREASE (INC. RATE PEG) | | 6.7 | 2.6 | 2.8 | 3 | 3 | 3 |
| SAMPLE LAND VALUES | CURRENT RATE | ANNUAL RATE INCREASE (\$) | ANNUAL RATE INCREASE (\$) | ANNUAL RATE INCREASE (\$) | ANNUAL RATE INCREASE (\$) | ANNUAL RATE INCREASE (\$) | ANNUAL RATE INCREASE (\$) |
| MINIMUM | 1,105.80 | 26.50 | 29.40 | 32.50 | 35.80 | 36.90 | 38.00 |
| 250,000 | 2,247.50 | 53.94 | 59.84 | 66.12 | 72.82 | 75.01 | 77.26 |
| 500,000 | 4,495.00 | 107.88 | 119.67 | 132.23 | 145.64 | 150.01 | 154.51 |
| 750,000* | 6,742.50 | 161.82 | 179.51 | 198.35 | 218.47 | 225.02 | 231.77 |
| 1,000,000 | 8,990.00 | 215.76 | 239.35 | 264.46 | 291.29 | 300.03 | 309.03 |
| 1,250,000 | 11,237.50 | 269.70 | 299.19 | 330.58 | 364.11 | 375.03 | 386.28 |
| 1,500,000 | 13,485.00 | 323.64 | 359.02 | 396.69 | 436.93 | 450.04 | 463.54 |
| 1,750,000 | 15,732.50 | 377.58 | 418.86 | 462.81 | 509.75 | 525.05 | 540.80 |
| 2,000,000 | 17,980.00 | 431.52 | 478.70 | 528.93 | 582.57 | 600.05 | 618.05 |
| 2,250,000 | 20,227.50 | 485.46 | 538.54 | 595.04 | 655.40 | 675.06 | 695.31 |



DECREASE SERVICES

Discontinuation of AREAS

| BUSINESS - PENRITH CBD | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 |
|-------------------------------|--------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|
| % INCREASE (INC. RATE PEG) | | -1.9 | 2.6 | 2.8 | 3 | 3 | 3 |
| SAMPLE LAND VALUES | CURRENT RATE | ANNUAL RATE DECREASE (\$) | ANNUAL RATE INCREASE (\$) | ANNUAL RATE INCREASE (\$) | ANNUAL RATE INCREASE (\$) | ANNUAL RATE INCREASE (\$) | ANNUAL RATE INCREASE (\$) |
| MINIMUM | 1,105.80 | -20.90 | 28.20 | 31.10 | 34.30 | 35.30 | 36.40 |
| 250,000 | 2,247.50 | -42.48 | 57.33 | 63.35 | 69.77 | 71.86 | 74.02 |
| 500,000 | 4,495.00 | -84.96 | 114.66 | 126.69 | 139.54 | 143.73 | 148.04 |
| 750,000* | 6,742.50 | -127.43 | 171.99 | 190.04 | 209.31 | 215.59 | 222.06 |
| 1,000,000 | 8,990.00 | -169.91 | 229.32 | 253.38 | 279.08 | 287.46 | 296.08 |
| 1,250,000 | 11,237.50 | -212.39 | 286.65 | 316.73 | 348.85 | 359.32 | 370.10 |
| 1,500,000 | 13,485.00 | -254.87 | 343.98 | 380.08 | 418.63 | 431.18 | 444.12 |
| 1,750,000 | 15,732.50 | -297.34 | 401.31 | 443.42 | 488.40 | 503.05 | 518.14 |
| 2,000,000 | 17,980.00 | -339.82 | 458.64 | 506.77 | 558.17 | 574.91 | 592.16 |
| 2,250,000 | 20,227.50 | -382.30 | 515.98 | 570.11 | 627.94 | 646.78 | 666.18 |

SPECIAL RATE VARIATION

BUSINESS - ST MARYS TOWN CENTRE RATING CATEGORY

Comparison of annual rate increases under the 3 proposed options

These tables present the different options for a Special Rate Variation (SRV) which are being proposed by Council. They will help you understand how the different options will affect the rates that you pay. If you would like more information on the rates for your property, call Council on 02 4732 8551 or email ourfuture@penrith.city.

More information on the proposed SRV can be found on www.yoursaypenrith.com.au



IMPROVE SERVICES

Continuation of AREAS, with an additional 2.4% special rate variation

| BUSINESS - ST MARYS TOWN CENTRE | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 |
|--|--------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|
| % INCREASE (INC. RATE PEG) | | 9.1 | 5 | 5.2 | 5.4 | 3 | 3 |
| SAMPLE LAND VALUES | CURRENT RATE | ANNUAL RATE INCREASE (\$) | ANNUAL RATE INCREASE (\$) | ANNUAL RATE INCREASE (\$) | ANNUAL RATE INCREASE (\$) | ANNUAL RATE INCREASE (\$) | ANNUAL RATE INCREASE (\$) |
| MINIMUM | 1,105.80 | 53.00 | 57.90 | 63.20 | 69.10 | 40.40 | 41.60 |
| 158,000* | 1,924.44 | 92.37 | 100.84 | 110.12 | 120.30 | 70.44 | 72.56 |
| 200,000 | 2,436.00 | 116.93 | 127.65 | 139.39 | 152.28 | 89.17 | 91.84 |
| 300,000 | 3,654.00 | 175.39 | 191.47 | 209.08 | 228.42 | 133.75 | 137.76 |
| 400,000 | 4,872.00 | 233.86 | 255.29 | 278.78 | 304.56 | 178.33 | 183.68 |
| 500,000 | 6,090.00 | 292.32 | 319.12 | 348.47 | 380.70 | 222.92 | 229.61 |
| 600,000 | 7,308.00 | 350.78 | 382.94 | 418.17 | 456.83 | 267.50 | 275.53 |
| 700,000 | 8,526.00 | 409.25 | 446.76 | 487.86 | 532.97 | 312.09 | 321.45 |
| 800,000 | 9,744.00 | 467.71 | 510.59 | 557.56 | 609.11 | 356.67 | 367.37 |
| 900,000 | 10,962.00 | 526.18 | 574.41 | 627.25 | 685.25 | 401.25 | 413.29 |
| 1,000,000 | 12,180.00 | 584.64 | 638.23 | 696.95 | 761.39 | 445.84 | 459.21 |

Notes:

Council has included an estimate of the annual rate peg determined by IPART (Independent Pricing and Regulatory Tribunal) which reflects the increase in costs to Council such as materials and labour. This estimate is 2016-17 – 2.4%, 2017-18 – 2.6%, 2018-19 – 2.8%, 2019-20 – 3.0%, 2020-21 – 3.0%, 2021-22 – 3.0%.

These indicative rates exclude the domestic waste charge and levies as applicable.

* This is the most common land value.

Average Land value is \$846,132.



MAINTAIN SERVICES

Continuation of AREAS but not addressing challenges of growth

| BUSINESS - ST MARYS TOWN CENTRE | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 |
|---------------------------------|--------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|
| % INCREASE (INC. RATE PEG) | | 6.7 | 2.6 | 2.8 | 3 | 3 | 3 |
| SAMPLE LAND VALUES | CURRENT RATE | ANNUAL RATE INCREASE (\$) | ANNUAL RATE INCREASE (\$) | ANNUAL RATE INCREASE (\$) | ANNUAL RATE INCREASE (\$) | ANNUAL RATE INCREASE (\$) | ANNUAL RATE INCREASE (\$) |
| MINIMUM | 1,105.80 | 26.50 | 29.40 | 32.50 | 35.80 | 36.90 | 38.00 |
| 158,000* | 1,924.44 | 46.19 | 51.24 | 56.61 | 62.35 | 64.22 | 66.15 |
| 200,000 | 2,436.00 | 58.46 | 64.86 | 71.66 | 78.93 | 81.30 | 83.74 |
| 300,000 | 3,654.00 | 87.70 | 97.28 | 107.49 | 118.39 | 121.95 | 125.60 |
| 400,000 | 4,872.00 | 116.93 | 129.71 | 143.32 | 157.86 | 162.59 | 167.47 |
| 500,000 | 6,090.00 | 146.16 | 162.14 | 179.15 | 197.32 | 203.24 | 209.34 |
| 600,000 | 7,308.00 | 175.39 | 194.57 | 214.98 | 236.79 | 243.89 | 251.21 |
| 700,000 | 8,526.00 | 204.62 | 227.00 | 250.81 | 276.25 | 284.54 | 293.08 |
| 800,000 | 9,744.00 | 233.86 | 259.42 | 286.64 | 315.72 | 325.19 | 334.94 |
| 900,000 | 10,962.00 | 263.09 | 291.85 | 322.47 | 355.18 | 365.84 | 376.81 |
| 1,000,000 | 12,180.00 | 292.32 | 324.28 | 358.30 | 394.65 | 406.49 | 418.68 |



DECREASE SERVICES

Discontinuation of AREAS

| BUSINESS - ST MARYS TOWN CENTRE | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 |
|---------------------------------|--------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|
| % INCREASE (INC. RATE PEG) | | -1.9 | 2.6 | 2.8 | 3 | 3 | 3 |
| SAMPLE LAND VALUES | CURRENT RATE | ANNUAL RATE DECREASE (\$) | ANNUAL RATE INCREASE (\$) | ANNUAL RATE INCREASE (\$) | ANNUAL RATE INCREASE (\$) | ANNUAL RATE INCREASE (\$) | ANNUAL RATE INCREASE (\$) |
| MINIMUM | 1,105.80 | -20.90 | 28.20 | 31.10 | 34.30 | 35.30 | 36.40 |
| 158,000* | 1,924.44 | -36.37 | 49.09 | 54.24 | 59.74 | 61.53 | 63.38 |
| 200,000 | 2,436.00 | -46.04 | 62.14 | 68.66 | 75.62 | 77.89 | 80.23 |
| 300,000 | 3,654.00 | -69.06 | 93.21 | 102.99 | 113.43 | 116.84 | 120.34 |
| 400,000 | 4,872.00 | -92.08 | 124.28 | 137.32 | 151.25 | 155.78 | 160.46 |
| 500,000 | 6,090.00 | -115.10 | 155.35 | 171.65 | 189.06 | 194.73 | 200.57 |
| 600,000 | 7,308.00 | -138.12 | 186.42 | 205.98 | 226.87 | 233.67 | 240.68 |
| 700,000 | 8,526.00 | -161.14 | 217.49 | 240.31 | 264.68 | 272.62 | 280.80 |
| 800,000 | 9,744.00 | -184.16 | 248.56 | 274.64 | 302.49 | 311.57 | 320.91 |
| 900,000 | 10,962.00 | -207.18 | 279.63 | 308.96 | 340.30 | 350.51 | 361.03 |
| 1,000,000 | 12,180.00 | -230.20 | 310.69 | 343.29 | 378.11 | 389.46 | 401.14 |

FREQUENTLY ASKED QUESTIONS



SHAPING OUR FUTURE SPECIAL RATE VARIATION

What is a Special Rate Variation?

NSW local councils that want to boost general income above the rate peg limit, or to increase minimum rate levels above the statutory limit, are required to apply to the Independent Pricing & Regulatory Tribunal (IPART). A special rate variation (SRV) allows a council to increase its general income above the rate peg, under the Local Government Act 1993 (NSW). A council may apply for a single year variation or a multi-year variation for between 2 and 7 years.

How are my rates calculated?

Rates are calculated according to unimproved property value. The average residential rateable property in Penrith City is valued at around \$250,000 and in 2014-15 a residential property owner of land of this value paid around \$1250 in rates (excluding waste and other applicable fees).

Why is our Council considering applying for an SRV?

Our existing 10 year Asset Renewal & Established Areas Strategy (AREAS) SRV will end in 2016. The AREAS SRV has allowed us to direct vital funding to our roads, buildings and public spaces - infrastructure renewal, public domain maintenance and programs in the City's older areas. We need to find a way to continue this important work after AREAS ends.

As a growing Regional City, we face the huge challenge of meeting the increasing needs and expectations of new and current residents. We are looking at ways to ensure our ongoing financial sustainability and allow us to continue to deliver the facilities and services our community wants.

Penrith was recently deemed Fit for the Future by IPART. Council's Improvement Program and long term financial plan, which formed part of our submission, are modelled on the continuation of AREAS and the additional SRV of 2.4% above the rate peg over four years from 1 July 2016.

We're asking for community feedback on three future rating proposals:

- a decrease in services (the discontinuation of AREAS)
- maintaining current services (continue AREAS), and
- improved services & infrastructure (AREAS **plus** 2.4% increase for 4 years).

HOW CAN I HAVE MY SAY?

We welcome community feedback on the future rating proposals until Friday 11 December - online at yoursaypenrith.com.au, by email ourfuture@penrith.city or in writing to the General Manager, Penrith Council, PO Box 60, Penrith NSW, 2751.

For more information on this SRV phone our Organisational Performance and Development team on 4732 8551 or email ourfuture@penrith.city



What else is Council doing to improve its financial management and efficiency?

Rates contribute about 40% of Council's income, with the rest coming from grants, contributions, fees, and levies. Our organisation continues to be proactive in investigating new opportunities to diversify our income streams, reduce our dependency on any single approach, and minimise any risks.

Looking to increase rates is not something Council takes lightly. We have prepared a Long Term Financial Plan to guide our financial decision making and allow us to identify financial issues early and review their effect on future activities. This ensures our long term financial sustainability, while not affecting our ability to deliver facilities and services for our community.

We have developed a revised borrowing strategy. Starting in the 2015-16 budget, this will reduce our annual General Infrastructure borrowings from \$3.2 million to nil over 5 years. We have also taken a range of steps to achieve annual recurring savings of \$4.5 million in the budget, from 2015-16.

A Property Development Advisory Panel of independent expert advisors has been set up to advise on Council's property portfolio. This will help us capitalise on future opportunities across the City and achieve more, particularly in our city centres, while minimising the financial investment required.

What has Council done with the extra money from the 'AREAS' SRV?

Council has achieved significant improvements in the services we deliver for our community. This includes increasing road resurfacing work; maintenance and significant repairs of our buildings and assets; improving public space by removing graffiti, increased litter collection, and increasing cleaning; and investing in our older neighbourhoods through the Neighbourhood Renewal Program. For more information on each key area see the factsheets on yoursaypenrith.com.au.

What extra work will the 'Improve Services' proposal deliver?

The 'Improve Services' proposal would see a 2.4% increase rates above the 'Maintain Services' option. Both would see our current levels of service (as outlined above) maintained. The extra funding in the 'Improve Services' option would see Council invest more to address our asset renewal backlog, which will reduce our financial risk in the medium to long term. The funding will also help Council invest in projects to help our city deal with growth and improve our lifestyles. This may also include actions to improve and invest in our river precinct and our CBD areas.

How does this SRV relate to the State Government Review of Councils (Fit for the Future) and Council's Community Panel?

The NSW State Government is undertaking a review of all NSW councils, called Fit for the Future, to ensure they are working efficiently and providing value for their communities. As a result, changes have been proposed for some councils, including some to merge with neighbouring councils. **Penrith Council has been identified as 'fit for the future' and has not been designated to amalgamate, due to our demonstrated financial stability.**

Council's Improvement Program recognises the importance of Council continuing to engage with the community on priorities, service level expectations and willingness to pay for increased levels of service. Our recently formed Community Panel is an important element of this. The panel is made up of 34 randomly selected community members coming together between September and December 2015 to consider what local services and infrastructure we need in Penrith, what we should do and to what level of quality, and how should we pay for it.

SPECIAL RATE VARIATION

Planning for the Future

In 2005 in response to the increasing demand for new facilities and services, Council was given Ministerial approval for a Special Rate Variation known as AREAS (Asset Renewal and Established Areas Strategy) for investment in infrastructure renewal, public domain maintenance and programs in the City's older areas.

What has AREAS meant for the City?



ROADS:

Additional 850,000 square metres of road resurfacing has been completed. That's 10% of our road network. Additional work including kerb and gutter repairs was also funded.



NEIGHBOURHOOD RENEWAL:

140 community engagement events were held with more than 10,000 people. 12 Neighbourhood Action Plans developed including 369 actions to improve the physical, social and economic environments for those suburbs. Over 70% of these actions have been completed or are underway.



BUILDINGS:

Repairs and maintenance to Council's 293 buildings across the LGA to avoid costly overhauls in the longer term and ensure they're meeting community needs.



LOOKING AFTER PUBLIC SPACES:

More frequent litter pick ups and clean ups of public spaces such as parks, bus stops, seats, carparks, playgrounds and footpath sweeping as well as targeted graffiti removal. We've seen a reduction in graffiti across the City due to our quick response times.

Council considers the ongoing focus made possible by funding through AREAS as essential – from an economic perspective to avoid the impacts of long term maintenance backlog but also to continue the excellent work in some of those communities that need it most.

Council is also proposing an additional small increase which would enable us to tackle some major infrastructure projects and continue our evolution into a self-sufficient Regional City that has everything we need.

In recent years we've implemented a range of productivity savings and reduced costs across many of Council's operations, shaving \$4.5 million off the bottom line annually which we'll continue, and will grow, each year.

This proposal also forms part of Council's steps to ensure we are in line with the NSW Government's Fit for the Future reforms and will enable us to finance major infrastructure such as decked car parking in the City Centre or actions in the Our River Masterplan, as guided by the community.

FACT SHEET

SHAPING OUR FUTURE

Road asset renewal



Asset Renewal and Established Areas Strategy (AREAS)

In 2005, following community consultation, Council was given Ministerial approval to introduce a 10 year special rate variation (SRV) known as the Asset Renewal & Established Areas Strategy (AREAS). This allowed Council to direct extra resources and investment to infrastructure and public domain renewal (including roads, buildings, graffiti removal and street cleaning), as well as enhancements to the Penrith City and St Marys Town Centres through urban design enhancements. AREAS also included funding for the Neighbourhood Renewal Program tasked with revitalising of the City's older suburbs in collaboration with residents. The AREAS SRV will cease in June 2016.

Road asset renewal

Council is responsible for managing 1,076 kilometres of local and regional roads which has grown over the past 10 years. The AREAS rate variation allowed Council to improve the quality of roads for the community and enhance existing maintenance work.

It is estimated the funding provided by AREAS has resulted in approximately 850,000sqm of road being resurfaced which is around 10% of the road network. Additional works, including associated kerb and gutter repairs, were also funded.

Surveys of the City's road network indicate there has been an improvement in the condition of Council's road pavement. The current funding allows for maintenance and renewal to occur at the optimal time in the lifecycle of the pavement meaning it retains a higher condition meaning significant renewal works are not needed as often. When combined with modelling of future conditions, we estimate these conditions will continue if current funding levels (indexed) are maintained. A reduction in this funding would result in a deterioration of the quality of the road pavement.

How will the proposed rate variation affect public domain maintenance?

Council has outlined 3 different options for our rates:

- **Improve services:** This option will see our current levels of road asset renewal continued. It will also address a shortfall in asset renewal funding required in Council's Long Term Financial Plan, as well as providing for a number of City project initiatives.
- **Maintain services:** This option will see our current levels of road asset renewal maintained.
- **Decrease services:** This option will see a significant decrease from our current levels of road asset renewal.

How can I get more information and give feedback on the proposed SRV?

More detailed information can be found at yoursaypenrith.com.au, at the Penrith Council Civic Centre (601 High Street), or in Council libraries. If you would like this more detailed information posted to you, call 4732 8551 or email ourfuture@penrith.city

You can ask questions or give your feedback online at yoursaypenrith.com.au, by email to ourfuture@penrith.city or in writing addressed to:

General Manager

Penrith City Council
PO Box 60 Penrith
NSW, 2751

All comments should be submitted to Council by Friday 11 December.

.....
For more information on the proposed Special Rate Variation call the Organisational Performance and Development department on 4732 8551 or email ourfuture@penrith.city

FACT SHEET

SHAPING OUR FUTURE

Public domain maintenance



Asset Renewal and Established Areas Strategy (AREAS)

In 2005, following community consultation, Council was given Ministerial approval to introduce a 10 year special rate variation (SRV) known as the Asset Renewal & Established Areas Strategy (AREAS). This allowed Council to direct extra resources and investment to infrastructure and public domain renewal (including roads, buildings, graffiti removal and street cleaning), as well as enhancements to the Penrith City and St Marys Town Centres through urban design enhancements. AREAS also included funding for the Neighbourhood Renewal Program tasked with revitalising of the City's older suburbs in collaboration with residents. The AREAS SRV will cease in June 2016.

Public domain maintenance program

Council carries out a number of different services to make sure our public spaces are clean and in good condition. The AREAS program has enabled us to deliver additional:

- Car park cleaning, including sweeping, litter control and minor landscaping maintenance.
- Maintenance of local shopping centres including litter removal, grass cutting, graffiti removal and cleaning of street furniture.
- Street furniture cleaning including seats, rubbish bins and signage.
- Additional street sweeping (night).
- Bus shelter cleaning, including seats and bins.
- CBD cleaning (Penrith City Centre and St Marys Town Centre), including footpath sweeping and cleaning, street furniture cleaning and minor landscaping maintenance.
- Graffiti management and removal.

How will the proposed rate variation affect public domain maintenance?

Council has outlined 3 different options for our rates:

- **Improve services:** This option will see our current levels of public domain maintenance continued. It will also address a shortfall in asset renewal funding required in Council's Long Term Financial Plan, as well as providing for a number of City project initiatives.
- **Maintain services:** This option will see our current levels of public domain maintenance maintained.
- **Decrease services:** This option will see a significant decrease from our current levels of public domain maintenance.

How can I get more information and give feedback on the proposed SRV?

More detailed information can be found at yoursaypenrith.com.au, at the Penrith Council Civic Centre (601 High Street), or in Council libraries. If you would like this more detailed information posted to you, call 4732 8551 or email ourfuture@penrith.city

You can ask questions or give your feedback online at yoursaypenrith.com.au, by email to ourfuture@penrith.city or in writing addressed to:

General Manager

Penrith City Council
PO Box 60 Penrith
NSW, 2751

All comments should be submitted to Council by Friday 11 December.

.....

For more information on this rate variation please phone the Organisational Performance and Development department on 4732 8551 or email ourfuture@penrith.city

FACT SHEET

SHAPING OUR FUTURE

Neighbourhood Renewal program and urban design in established areas



Asset Renewal and Established Areas Strategy (AREAS)

In 2005, following community consultation, Council was given Ministerial approval to introduce a 10 year special rate variation (SRV) known as the Asset Renewal & Established Areas Strategy (AREAS). This allowed Council to direct extra resources and investment to infrastructure and public domain renewal (including roads, buildings, graffiti removal and street cleaning), as well as enhancements to the Penrith City and St Marys Town Centres through urban design enhancements. AREAS also included funding for the Neighbourhood Renewal Program tasked with revitalising of the City's older suburbs in collaboration with residents. The AREAS SRV will cease in June 2016.

This fact sheet provides information on the achievements of the neighbourhood renewal and urban design components of AREAS and how the different rate options currently being proposed will affect this service.

Neighbourhood Renewal program and achievements

The Neighbourhood Renewal Program revitalises older suburbs through improved coordination and service delivery, working directly with local residents. The Program aims for equity and participation and works with residents to identify the strengths of the social, economic, cultural and physical environment within each unique place.

Since 2007 the Neighbourhood Renewal Program has held more than 140 community engagement events, activities and programs in 12 older established suburbs, involving more than 10,000 residents. Suburbs are: Kingswood Park, Londonderry, Oxley Park, Kingswood, St Marys, Llandilo, Penrith, Colyton, Werrington, North St Marys, Cranebrook and Cambridge Park.

In addition to the development and delivery of Neighbourhood Action Plans this team works to develop projects which engage residents in creative place-making, community celebrations, and public art, education and employment initiatives. The program also specialises in innovative design processes for enhancements to local public spaces such as playgrounds. More than 70% of the 369 actions included in those plans is complete or underway.

The Neighbourhood Renewal Program also plays a key role in advocating for improved services, from within Council, from other Government agencies, local non-government community services and the business sector, in delivering innovative responses to localised disadvantage.

MAGNETIC PLACES

The Magnetic Places Grants Program provides \$50,000 per annum for community projects which celebrate diversity, innovation and culture in Penrith's established neighbourhoods. It has produced 60 successful placemaking projects, positively impacting the lives of more than 12,000 residents since 2007. These impacts have included greater community cohesion, improved wellbeing and increased civic participation along with the development of safer, vibrant and more attractive public spaces in our neighbourhoods.

MAYORAL CHALLENGE

Launched in 2015 the Penrith Mayoral Youth Challenge is working with students from schools in Colyton to co-design new playgrounds. This exciting project involves highly participatory processes where participants develop leadership skills by conducting interviews with peers, neighbours, and family, consider the planning needs of the diverse community they represent and make key design and budgeting decisions. Further projects are planned for Kingswood and Cambridge Park in the coming years.

TEAM COLYTON

A pilot program is currently underway which pushes the boundaries of resident participation by creating a local team which develops a Community Action Plan including actions for local schools, businesses, faith groups, residents, non-government community services as well as Council and other government services. This approach is being tested with the community of Colyton in 2015 with a project called Team Colyton. For more information about Team Colyton go to yoursaypenrith.com.au/Colyton

The Neighbourhood Renewal Program is unique to Penrith and has won numerous awards for its important work in engaging residents and putting them in the centre of decision making about their community, supporting the development of creative projects and importantly enabling access to employment and training in disadvantaged communities.

Urban design in established areas

The urban design component of AREAS assists in the delivery of quality design outcomes in developments and place making projects across the City. Initially, this involved the engagement of a consultant urban designer to assist in understanding and setting the strategic context for place making interventions in both small and large commercial centres. Later consultant landscape architects and planners have been engaged to prepare public domain design guidelines for future implementation and the assessment of sites for future urban parks in the Penrith City Centre. Examples of urban design work completed include public domain manuals for the Penrith City Centre and the Kingswood Centre, accessibility reviews, development impact design reviews, evaluation of the Pop Up Park trial and the new City Park and the Penrith Night Time Economy Study and Strategy.

The urban design component guides Council in decisions about how our communities develop, and will redevelop in a managed way over the coming decades.

How will the rate variation being proposed affect the neighbourhood renewal program?

Council has outlined 3 different options for our rates:

- **Improve services:** This option will see our current quality of Neighbourhood Renewal Program and urban design in established areas continued plus an increase in asset renewal initiatives across the City.
- **Maintain services:** This option will see our current quality of Neighbourhood Renewal Program and urban design in established areas continued.
- **Decrease services:** The Neighbourhood Renewal Program and urban design in established areas would cease under this option resulting a significant decrease from our current quality of investment and engagement in our older suburbs.

How can I get more information and give feedback on the proposed srv?

More detailed information can be found at yoursaypenrith.com.au, at the Penrith Council Civic Centre (601 High Street), or in Council libraries. If you would like this more detailed information posted to you, call 4732 8551 or email ourfuture@penrith.city

You can ask questions or give your feedback online at yoursaypenrith.com.au, by email to ourfuture@penrith.city or in writing addressed to:

General Manager

Penrith City Council
PO Box 60 Penrith
NSW, 2751

All comments should be submitted to Council by Friday 11 December.



For more information on this rate variation please phone the Organisational Performance and Development department on 4732 8551 or email ourfuture@penrith.city

FACT SHEET

SHAPING OUR FUTURE

Building asset renewal



Asset Renewal and Established Areas Strategy (AREAS)

In 2005, following community consultation, Council was given Ministerial approval to introduce a 10 year special rate variation (SRV) known as the Asset Renewal & Established Areas Strategy (AREAS). This allowed Council to direct extra resources and investment to infrastructure and public domain renewal (including roads, buildings, graffiti removal and street cleaning), as well as enhancements to the Penrith City and St Marys Town Centres through urban design enhancements. AREAS also included funding for the Neighbourhood Renewal Program tasked with revitalising of the City's older suburbs in collaboration with residents. The AREAS SRV will cease in June 2016.

Building asset renewal

Council buildings include community centres, public halls, public amenities and child care centres, as well as the main Council offices in Penrith and St Marys and the Joan Sutherland Performing Arts Centre. Council's asset base has grown over the past 10 years to 293 buildings valued at \$457.6 million. These buildings play a key role in the life of our City and local neighbourhoods.

Regular maintenance is covered by operational budgets. However an audit undertaken in 2005 found there was a significant annual shortfall for asset renewal, which meant we wouldn't be able to do major works such as replacing air conditioning systems or other upgrades or modifications to meet current standards or community expectations. The audit also identified that should this shortfall not be met over 10 years, there would be an increase to the deferred liability after ten years of \$8.8 million.

AREAS funding has meant Council has been able to avoid this cost, and deliver facilities that meet required standards. Continuing AREAS will enable the existing program to continue with an increased level of funding to address compliance upgrades across our facilities.

How will the proposed rate variation affect building asset renewal?

Council has outlined 3 different options for our rates:

- **Improve services:** This option will see our current levels of building asset renewal continued. It will also address a shortfall in asset renewal funding required in Council's Long Term Financial Plan, as well as providing for a number of City project initiatives.
- **Maintain services:** This option will see our current levels of building asset renewal maintained.
- **Decrease services:** This option will see a significant decrease from our current levels of building asset renewal and presents a risk that facilities will no longer meet required standards.

How can I get more information and give feedback on the proposed SRV?

More detailed information can be found at yoursaypenrith.com.au, at the Penrith Council Civic Centre (601 High Street), or in Council libraries. If you would like this more detailed information posted to you, call 4732 8551 or email ourfuture@penrith.city

You can ask questions or give your feedback online at yoursaypenrith.com.au, by email to ourfuture@penrith.city or in writing addressed to:

General Manager

Penrith City Council
PO Box 60 Penrith
NSW, 2751

All comments should be submitted to Council by Friday 11 December.

.....

For more information on the proposed Special Rate Variation call the Organisational Performance and Development department on 4732 8551 or email ourfuture@penrith.city

ATTACHMENT 5C
NOTIFICATION LETTER



Our reference: 7071009
Phone: 4732 8551

23 October 2015

Dear Ratepayer,

Consultation on how we deliver services for the community

As a growing Regional City, Council has been facing increasing pressure to provide services and facilities while maintaining the high levels our community expects.

In recent years we've implemented a range of productivity savings and reduced costs across many of Council's operations. At the same time, the growth being experienced by our City has understandably seen an increase in our responsibilities and associated expenses.

To ensure we can provide the necessary infrastructure, continue to maintain our assets and services in line with our community's expectations and keep pace with growth we've developed a Long Term Financial Plan. This Plan proposes a Special Rate Variation (SRV) to address the many challenges we're facing. An SRV is an increase in rates above the State Government's annual rate increase allowance and its merits are assessed by IPART (Independent Pricing and Regulatory Tribunal).

An SRV known as AREAS (Asset Renewal and Established Areas Strategy) also comes to an end in 2016. AREAS was introduced to address identified infrastructure backlog and fund projects in older suburbs and has enabled Council to appropriately maintain assets such as roads and buildings across the City over this 10 year period.

Any increase in rates is not a decision we take lightly. Council's commitment to efficiency and productivity savings has built annual savings of \$4.5m into our budget from 2015-16. The proposed SRV also forms part of Council's steps to ensure we are in line with the NSW Government's Fit for the Future reforms and will enable us to finance major infrastructure such as decked car parking in the City Centre.

We are asking for community feedback on three future rating proposals: a **decrease in services**, **maintaining current services** and **improved services and infrastructure**. More detailed information on these proposals and how it affects the average rate is in the attached brochure and on our website yoursaypenrith.com.au

In the next few weeks Council will be undertaking a community telephone survey about a possible SRV and how we want to shape our future. If you get a call I encourage you to take the time to answer the questions and help us shape our future together. If you would like more detailed information posted to you, call 4732 8551 or email ourfuture@penrith.city

Together we are planning for the Penrith of the future.

Yours faithfully

Penrith City Council
PO Box 60, Penrith
NSW 2751 Australia
T 4732 7777
F 4732 7958
penrithcity.nsw.gov.au

Councillor Karen McKeown
Mayor

Alan Stoneham
General Manager



Our Reference:
Phone:

7071009
4732 8551

23 October 2015



5102

The Resident

008

Dear Resident,

Consultation on how we deliver services for the community

As a growing Regional City, Council has been facing increasing pressure to provide services and facilities while maintaining the high levels our community expects.

In recent years we've implemented a range of productivity savings and reduced costs across many of Council's operations. At the same time, the growth being experienced by our City has understandably seen an increase in our responsibilities and associated expenses.

To ensure we can provide the necessary infrastructure, continue to maintain our assets and services in line with our community's expectations and keep pace with growth we've developed a Long Term Financial Plan. This Plan proposes a Special Rate Variation (SRV) to address the many challenges we're facing. An SRV is an increase in rates above the State Government's annual rate increase allowance and its merits are assessed by IPART (Independent Pricing and Regulatory Tribunal).

An SRV known as AREAS (Asset Renewal and Established Areas Strategy) also comes to an end in 2016. AREAS was introduced to address identified infrastructure backlog and fund projects in older suburbs and has enabled Council to appropriately maintain assets such as roads and buildings across the City over this 10 year period.

Any increase in rates is not a decision we take lightly. Council's commitment to efficiency and productivity savings has built annual savings of \$4.5m into our budget from 2015-16. The proposed SRV also forms part of Council's steps to ensure we are in line with the NSW Government's Fit for the Future reforms and will enable us to finance major infrastructure such as decked car parking in the City Centre.

We are asking for community feedback on three future rating proposals: **a decrease in services, maintaining current services and improved services and infrastructure**. More detailed information on these proposals and how it affects the average rate is in the attached brochure and on our website yoursaypenrith.com.au

In the next few weeks Council will be undertaking a community telephone survey about a possible SRV and how we want to shape our future. If you get a call I encourage you to take the time to answer the questions and help us shape our future together. If you would like more detailed information posted to you, call 4732 8551 or email ourfuture@penrith.city

Together we are planning for the Penrith of the future.

Yours faithfully

Councilor Karen McKeown
Mayor

Alan Stoneham
General Manger

Penrith City Council
PO Box 60, Penrith
NSW 2751 Australia
T 4732 7777
F 4732 7958
penrithcity.nsw.gov.au

ATTACHMENT 5D
MEDIA COMMUNICATIONS

Removed due to Copyright concerns

ATTACHMENT 5E
COMMUNITY & BUSINESS GROUPS
NOTIFICATION

From: Our Future
Sent: Tuesday, 10 November 2015 4:59 PM
Subject: Penrith City Council Planning for the future - Potential Special rate variation
Attachments: Flyer FINAL.PDF; AREAS snapshot.pdf; FAQs.pdf; How will this affect my rates - residential properties.pdf

Hello,

Council is currently seeking feedback from our community on a potential Special Rate Variation (SRV). Three options are being discussed, and these are Improve Services, Maintain Services, or Decrease Services. This email is to inform our local community groups and organisations about the SRV, how you can get more information, and how you can make a submission.

Please see the attached flyer and fact sheets for more information on the proposed SRV and the different options being discussed. Further information can also be found on www.yoursaypenrith.com.au, or Council can post you a hardcopy of the information.

Council staff will be available to answer questions regarding the SRV proposal at the following listening post locations during November:

- Mulgoa Shopping Centre – Tuesday 17th November 2015 from 2pm till 5pm
- Luddenham Shops – Tuesday 17th November 2015 from 2pm till 5pm
- Cranebrook Shopping Centre – Thursday 19th November 2015 from 2pm till 5pm
- Cambridge Park Shopping Centre – Thursday 19th November 2015 from 2pm till 5pm
- Penrith City Centre – Saturday 28th November 2015 from 9am till 12pm
- St Marys Queen Street – Saturday 28th November 2015 from 9am till 12pm

Make a submission

We welcome community feedback on the future rating proposals. The community consultation period closes on Friday 11 December. You can make your submission online at www.yoursaypenrith.com.au, by email to ourfuture@penrith.city or in writing to the General Manager, Penrith Council, PO Box 60, Penrith NSW, 2751.

Ask a question

If you have any questions about the information or the SRV itself, please don't hesitate to contact Council on 02 4732 8551 or by email to ourfuture@penrith.city

Breeann Cremen
Organisational Performance and Development Officer

E ourfuture@penrith.city
T +612 4732 8551 | F +612 4732 7958 |
PO Box 60, PENRITH NSW 2751
www.penrithishere.com.au
www.penrithcity.nsw.gov.au

**PENRITH
CITY COUNCIL**



Follow us