13 March 2021

IPART

Sydney NSW 2000

By Email Only

Dear Sir/Madam

Re Canterbury Bankstown Council rates harmonization and proposed Special Rate Variation

I refer to the abovementioned and wish to comment as follows:

First and foremost it is the writer's opinion that the case has not been made out by the Canterbury Bankstown Council(CB Council) in relation to the criteria required by IPART re the special rate variation application and harmonization of the rate to the highest level.

Furthermore, it is the writer's view that the misleading statements and errors in the community consultation are so severe (and cannot be rectified) that this would deem the application by CB Council null and void as due process and procedural fairness has not been afforded to the affected residential and business property owners subject to these massive increases.

By way of background Canterbury Bankstown Council first considered the issue of rates harmonization and proposed Special Rate Variation at the Ordinary Council Meeting of November 24, 2020 whereby it was resolved to conduct the consultation process with the residents during the period December to January 2021 noting that this was a holiday period and at the height of the COVID restrictions.

A further report was prepared for the Council body subsequent to the consultation period dated 4 February 2021.

Of note is the fact that many of the documents submitted to IPART as part of the Council application for the SRV and rate harmonization case **were not submitted** to the Council elected body particularly post consultation and pre lodgement with IPART.

It is to be further to be noted that the supporting documents for the application by Council on the IPART webpage appear to have been removed from the link. This is of most concern due to the fact that the other councils who have applied for various applications still maintain their supporting documents online on this page.

To elaborate further on why the application for the SRV and level of rate harmonization must fail I will address each of the criteria as follows:

1. **Community Consultation & Misleading Literature Produced By Council**

Given the fact that the CB Council is probably the largest suburban council in Australia one would have thought that the consultation process itself for such large residential and commercial rate increases and rates harmonization would have caused an absolute public outcry.

Attached and marked as Annexure A is excerpts of the pamphlet *One Rate System because we are one city* which was distributed widely as part of the consultation process.

Council has incorrectly included under the heading "*What you get for your rates now*" and "*How are your rates* spent?" a top category of "Waste & Recycling & City Cleaning" being included under these statements in the breakdown of how each $100 is spent.

This is false and misleading as this is not part of the rate revenue derived but is funded by a levy and thus does not form part of the rates application subject to the SRV and rate harmonisation application.

Furthermore, under the heading is a residential and business table for the projected rate increases **is a different model/table tabled at the council meeting of the 4 February 2021.**

Attached and marked as Annexure B is copy of the table of increases for residential and business rates of the Council meeting of 4 February 2021

The table in the pamphlet (refer to Annexure A) under What this means for you did not have the cumulative increases as stated in the table included in the Council Report of 4 February 2021.

Furthermore **Annexure A** table rate increases did not include the Waste Collection, storm water and other levies fees . A footnote states " *These indicative rates exclude waste charge and levies which are not subject to change via this SRV process.*

This foot note was missed by many persons reading this document and furthermore the footnote fails to state that Council is proposing to increase the domestic waste services levies.

The proposed increase to the domestic waste charge is included in an excel spreadsheet to IPART. It is noted this proposed increase is not subject to the IPART jurisdiction.

It is noted that the former Canterbury Council residents are charged $530 and the former Bankstown Council residents are charged $565 per property for domestic waste services.

Council is proposing to increase the charge to former Canterbury residents from $565 (current 2020/2021) to $672 in the 2027/2028 financial year and for the former Bankstown residents from current $565 (2020/20210 to $672 in the 2027/2028 financial year.

No information exists as to what council is proposing for business ratepayers in relation to the waste charge.

It appears that the elected council body has not been notified of the proposed waste levy increase.

It is evident that the merger of the two Councils did not achieve the productivity, efficiency or cost saving for the Residents as all Waste levies & Council Rates are being harmonised to the higher rate. Additionally, a SRV is being sought to increase general Rates across the now consolidated LGA.

The writer is unable to determine what Council's position (if any) in relation to Waste collection charges for Business.

It is the writer's opinion that the engagement level of 114,500 To the Rate Payer form letters together with 7,884 To the Rate Payer form letters to businesses (letterboxed) together with digital/online newspaper print produced 147 submissions is indicative of the flawed nature of the council consultative process both in content and practice.

Council recognises that that 60.1% of its population do not speak English and yet it did not provide the pamphlet in multi languages unless requested via the scan option.

Of further note is that no information existed on the pamphlet and or correspondence literature in relation to the drop in information sessions to be held in December 2020.

The writer notes that a survey of 895 people prior to the "*One Rate System because we are one city*" community engagement had commenced was included in the Council business paper of 4 February 2021.

It is not clear as to why such a survey was included in the business paper as the participants had no information about the quantum of the Rate Harmonisation or SRV being sought. This survey would have been more useful if undertaken during the community consultation process and or at the expiry of it as a tool to assist the Council elected body in its deliberations.

2. Impact on affected ratepayers

The CB Council area has a 24 % ratepayer base which is a pensioner classification. In 2016 when the 2 councils were merged the pensioner ratepayer base was 22%. There has been a 2 % increase which is indicative of the aging and socio economic mix of the population. An increase in the pensioner rebate was granted in 2017 by $40 increasing it to $290 per annum.

Since then there has been no increase and there appears to be no plans to increase this rebate.

The writer notes that CB Council has used the SEIFA statistics to support the SRV application however the methodology used is flawed.

Council has argued in the analysis of SEIFA indexes that the Rate increase will only impact people who own property "*Given that rate increases are applied only to those who are ratepayers, that is landowners and not renters, the rate rise would not be applied to the most disadvantaged communities in the city*". There are a number of aspects to this argument impact fails to meet the criteria IPART has set out for consideration of a Special Rate Variation impact on the "Community", not just Ratepayers.

Council's statement identifies renters as being members of the "*most disadvantaged communities in the city*", and in the same statement excludes them from consideration *"only to those who are ratepayers, that is landowners and not renters, the rate rise would not be applied*".

It is these people who will be among the most impacted. The 2016 Census shows records 32.3% of the population are renters. The ABS Census data further details that 14.9% of renters are paying more than 30% of household income in Rent which is assessed a household in housing stress.

Profile ID has the proportion of Renters higher (8.1% social housing + 26.1% in private rental) 34.2%, while Social housing tenants are unlikely to be impacted by the Rate rise as Council argues, private rental households will be.

Councils argument to exclude this proportion of the population is flawed. The following analysis of SEIFA indexes is therefore also flawed because of the exclusion of this proportion of the population. Council is arguing that Renters should not be considered as part of the community, that is they don't count, don't matter and should be ignored.

Pensioners numbers from the 2016 Census the CBCity LGA population of 361,862 14% of the population (51,468) was on one of the following pensions:

- Age Pension - Centrelink
- Service Pension - DVA
- Age Pension - DVA
- Disability Support Pension

It is of concern that the Council in its submission to IPART on page 59 of Special Variation Application form part b states that *" Council does not have any direct measure of the exact number of those on some form of pension(aged pension, disability pension etc) in the city who are ratepayers"*

This clearly at odds with the statement made in the council business paper of 24 November 2020 whereby Council states that 24 % of its ratepayers are pensioners which is 10% more than the ABS figures

Council's 24% figure in the 24th November Council meeting Agenda is based on the number of pensioners taking up the Pensioner discount.

The Profile ID January 2021 data shows 23,609 people in the LGA are on the JobSeeker allowance = 9.5% of the population aged 15 to 64.

Pensioners and Jobseekers on fixed incomes will suffer the SRV Rate increase regardless of them being home owners or renters. However, low incomes are not limited to pensioners and people on the Jobseeker allowance, employees in the following occupations are low income earners: childcare workers, apprentices, community and personal services, clerical and

administrative, retail sales, drivers, machinery operators and laborers will be impacted by the SRV. The net result will be a decrease in affordable housing in the LGA. Initially renters will be displaced by higher rents and will not be able to obtain adequate housing within the local area because of insufficient income, high prices or rents, or a combination of these factors.

The lack of affordable housing will result in households either leaving the community to find cheaper housing or living in housing that is too expensive or substandard to their needs. The lack of affordable housing will result in the displacement of low income workers outside the LGA.

These displaced households will most likely experience increased longer travel times and associated costs to and from their low income employment.

Of note and to which there appears to be very little information as to the proposed effect of the rate increase (both SRV and rate harmonization) on commercial landowners and commercial landowners alike - particularly during the times of COVID and job keeper subsidies coming to an end.

No analysis or discussion exists on the exponential effect of such a large increase in commercial rates in so far as to how it will impact commercial tenants and landlords and owner/occupiers of commercial land.

No analysis has been undertaken as to the employment and economic effects that will surely flow from such a dramatic increase in rates over a 2 year period together with the balance of the SRV over a 4 year period. (coupled with an unknown/uncertain increase in waste levy)

3. Costs Savings and Costs Shifting

Lack of Cost Savings

The writer articulated as a speaker at the Council Meeting on 4 February 2020 that the merger of the 2 councils was supposed to produce costs savings in the vicinity of $86 m over a 20 year period according to a KPMG commissioned Government report which was used as the basis for the merger of Canterbury and Bankstown Councils.

This clearly has not happened and the ratepayers were told that the rates would not increase as a result of the merger.

It is clear that from the perusal of the Council Operational Plan for 2017/2018 being the first operational plan (under the auspices of the former Administrator - Mr Colley) produced after the merger having taking place in 2016 produces a very different picture to what is now being presented to IPART.

Sydenham to Bankstown Urban Renewal Strategy and Unit Dwelling Targets

It is also clear from the 2017/2018 Operational Plan that the Administrator pursued an organizational structure and budget regime that would underpin and eventually see CB Council take over a state government initiative – the Sydenham to Bankstown Urban

Renewal Strategy which was to create in excess of 50,000 units along the T3 Railway Corridor.

This was done (and continues to be done) without a mandate from the residents and ratepayers.

When the Council elections were held in September 2017 this structure was not altered and continued.

This correlates with the statement that the government expects 114,000 extra persons to live in the newly created local government area within the next 20 years. (See above)

This so called renewal strategy is nothing more than creating patronage for the Metro line which is planned to take over the T3 line.

Attached and marked as Annexure C is an excerpt of the Operational Plan page which states that the :

"State Government projects indicate that the City will be home to another 114,000 people over the next 20 years. Most of that growth will settle in the Bankstown CBD or in the City's main town centres".

Attached and marked as Annexure D is an excerpt of the organizational structure which clearly demonstrates a change of organizational structure clearly designed to accommodate this style of planning for the area.

It is to be noted that the State Government formally handed over the planning responsibility to CB Council in 2018 in relation to the Sydenham to Bankstown Urban Renewal Strategy.

Council now devotes much of ratepayers funds and its resources to the achievement of the State Government initiative.

No information exists as what funds have been provided to Council in relation to the Master Planning and expert consultant reports required to underpin such a strategy.

The Mayor as recent as December 2020 participated in *Boomtown conference (* whereby Council was required to sponsor to the tune of $20,000) whereby developer lobby groups, Department of Planning , Department of Transport and other organisations participated in a forum in relation development and transport initiatives.

Attached and marked as Annexure E is a copy of Boomtown agenda of which the Mayor of CB Council participated in.

Budget 2020

The writer stated at the Council Meeting on 4 February and 23 February 2020 that certain costs for the year ended 30 June 2020 had risen without any explanation . The costs highlighted from the budget are as follows:

	2020	2019
	$ 000	$ 000
1. Salaries and wages	95,489	88,904
2. Contract/temporary staff	12,919	11,313
3. Donations/contributions	1,187	1,173

Land handed to University of Western Sydney worth in excess of $50-$60 million

The writer also queried why Council recently had given land almost freely to the University of Western Sydney for no financial benefit in the heart of the CBD of Bankstown and within the footprint of the civic precinct to allow a building up to 27 storeys in height to be built for a vertical university.

The writer also queried why there was no public tender for this project and also critically why no updated valuation had been obtained by council for the increased height and density of the University building when it was increased in height from the original 17/18 storeys to the current 27 storeys.

It is to be noted that none of the above issues raised by the writer at the 2 Council meetings on 4 and 23 February 2021 were addressed in any meaningful manner.

The point the writer made at these meetings was how could council impose such financial burdens on a community that was already very low on the socio economic ladder and during times of COVID and at the same time hand over vital expensive ratepayer land in the middle of the CBD for virtually no financial gain.

It can be clearly demonstrated that the council for whatever reason is taking over state and federal government roles to the detriment of the local residents and ratepayers whose rate income is expected to foot the bill for such preparatory studies and development planning.

Alteration and increase in the depreciation charge

Of note is that Council has identified a $31 million annual shortfall in funding to maintain and renew existing assets and depreciation as this is above what was identified in both former Council's Fit for the Future assessments.

The former Canterbury & Bankstown Councils used the same internal Auditors (detailed on page 31, 2015 Fit for the future Assessment), which raises serious concerns that the same Auditors would sign off Canterbury Councils Asset Management Plan and annual accounts that had the level of understatements that CBCity has claimed in the SRV as follows:

a. Understated its level of unfunded asset renewal requirements by an estimated $53M;

b. Understated its level of Depreciation Expense by around $6M pa – thereby inflating its annual financial performance; and

c. Did not disclose around $123M worth of assets at the time of amalgamation.

It is of concern that the above issues do not appear to have been ventilated during the time of the Administrator's tenure (May 2016 to September 2017)

The writer is also alarmed at the fact that the aforementioned claims (unsubstantiated to a point) raise serious professional and legal issues in relation to the alleged conduct of the auditors and or council officers who had been involved in the preparation of the Asset Management Plan and Annual Accounts of the former Canterbury City Council.

No information exists as to the particularization of the non disclosure of $123m of assets at the time of the amalgamation.

Reviewing the financial statements, there have been increases to depreciation rates which have significantly and negatively impacted Councils balance sheet. CB Council Assets in the Balance Sheet appear to be flat over time except during the merger. This can be explained due to the missing assets not in the former Canterbury Council books. However, the Asset assessment is a subjective assessment by management and reviewed by the auditors.

Generally, there have been 2 changes to depreciation, 1st during the Council merger and again in 2019, both of these were management decisions that met accounting standards.

Below is a record of the profit and loss for the past 5 years and of note that the years 2017/2018 post merger do not disclose the calamity of the undisclosed $123 m of assets :

Year	**Income**	**Operating profit/Loss**
	$	$
2016/2017	355.2 million)	41m
2017/18	332.9 million)	27.1m
2018/19	336.9million	19.6m loss
2019/20	332.8m	19m loss
2020/21	369.2m	53 million loss (projected)

To note that Council's original 2020/21 budget projected a $33.835 m loss and the September revision was a $52.159 m loss. The loss in December would have been greater had Council not been in receipt of un-budgeted $12.8 million for Grants/Contributions – Capital.

4. Need for Increase in rates

Council has not adequately demonstrated the need for such a massive increase in the rate structure

It is worth noting that upon a perusal of the Councils Operating Plan Capital expenditure, it was noted that all the funding for Capital works in the former Canterbury LGA was funded by the Canterbury (2014/15) SRV – source CBCity 2020/21 Operational plan.

Questions need to be addressed such as what has happened to the balance of the $59.5 million of Rates (from the former Canterbury Council LGA) (Source IPART submission & CBCity 2020/21 Operational plan) were spent on.

There was no funding from any other source for Canterbury capital works. It is also noted that there was no funds from the General fund were expended for any Capital Expenditure and so one is left wondering where the balance of these funds were being spent on.

It is worth noting that the writer has on many occasions queried why the newly merged council ceased producing capital project allocations by wards.

This was a practice by the previous Canterbury Council until the date of the merger.

From a brief perusal of the capital works undertaken since the merger the writer is of the opinion that the former Canterbury Council LGA achieves between 35-40 % of funding for capital projects in comparison to the former Bankstown LGA.

See below CAPEX table for 2020/21 to see how reliant the CB Council is on the old SRV for Canterbury

	2020/21 Total	General Fund	Grants	Sec 7.11/ 7.12	Storm water Levy	Canterbury SRV	Stronger Community Fund	Other Reserves
Bridges	5,424	-	4,261	125	-	100	-	938
Buildings	14,746	-	1,262	7,107	-	2,313	-	4,064
Street Furniture	50	-	-	-	-	25	-	25
Carparks	550	-	-	-	-	80	-	470
Drainage Conduits	815	-	-	-	571	245	-	-

Waste Management	1,800	-	-	-	-	-	-	1,800
Town Centres	1,950	-	-	700	-	1,150	-	100
Kerb and Gutter	1,140	-	-	-	-	40	-	1,100
Irrigation	450	-	-	150	-	150	-	150
Open Space	14,195	-	2,050	6,485	-	860	3,160	1,640
Other Structures	70	-	70	-	-	-	-	-
Park Furniture	84	-	18	-	-	-	-	66
Park Lighting	1,235	-	-	618	-	618	-	-
Park Signs	287	-	-	-	-	35	-	252
Pathways and Boardwalks	1,764	-	-	-	-	830	-	934
Road Pavement	10,867	-	3,870	-	-	3,398	-	3,599
Traffic Management Devices	10,566	-	10,494	-	-	-	-	72
Water Courses	1,000	-	-	440	-	-	560	-
Water Quality Devices	540	-	-	-	378	-	-	162
Operational Assets	10,841	-	-	281	-	325	850	9,385
TOTAL CAPEX	78,374	-	22,025	15,906	949	10,168	4,570	24,757

UNPRECEDENTED INCREASE IN CAPEX

It is of concern that CB Council has amended the Operational Plan twice since the document linked in Councils 8th Feb IPART submission. The Capex has increased from $78.374m to $161.400m with no explanation for the huge revision and no explanation for the source of extra funding required to achieve such a CAPEX spend.

The current revised version is dated 23/02/2021 and was presented to the Council meeting on 23 February 2021.

The CAPEX for the first operational plan (2017/2018) after the merger had the CAPEX at $72.4m.

$5 million per annum to provide new and enhanced leisure and aquatic centres

Council has not provided a plausible explanation as to why $5m is needed in additional rate revenue per annum to provide for such centres.

It worth noting that the operational plan of 2017/2018 articulated a $420,000 as a sum to be spent to replace and upgrade aged or failed aquatic centre plant and equipment.

Conclusion

The writer appeals to IPART members to totally reject the current SRV and rates harmonization in its current form. The majority of the community is totally unaware of what is being proposed. The writer is very much in touch with local persons and community groups having lived in the area all her life. The writer was once an elected official of the now defunct Canterbury Council and writes from a position of knowledge and experience of the local government area.

The writer holds serious concerns for the well being of many persons who are living day to day in the area who may face the prospect of going without for the sake of paying their rates or who will simply be unable due to financial constraints meet their council rate bill.

The writer holds serious concerns for the economic viability of the shopkeepers and town centres in the face of the cumulative increases in rates of 63% plus over a 5 year period particularly given the times of the COVID and the restrictions that have taken place.

The writer is also concerned at the allegations labelled against (albeit indirectly) at the former auditors and senior Canterbury Council executive staff for allegedly underestimating assets by $123 million during the merger process. No particulars have been proffered by CB Council in relation to this and this seems to the first time this has been raised as an issue noting the merger took place over 4 and half years ago.

CB Council has not made its case out for the exorbitant unsustainable increase in the SRV and rate harmonization and has not demonstrated any propensity for costs savings particularly after the departure of the Administrator. The Council has literally being handing over valuable civic precinct land for virtually for free (worth $50 million plus) with no conceivable tangible benefit to the ratepayers and local community.

The Council also has delved into state and federal issues at the expense of the local services and with no clear mandate to do this. The current application must be rejected in its entirety.

[redacted]

Former Councillor

Canterbury City Council

ANNEXURE "A"

What you get for your rates now

Your rates provide a range of community services, for the enjoyment, benefit and safety of the whole community.

Rates are the main source of revenue that pay for these services. This contribution, from residential and business ratepayers, is used to maintain community infrastructure.

How are your rates spent?

Every $100 collected is distributed as follows across a range of services.

[redacted]

In addition to paying for your services, $70 million every year is needed to keep assets maintained up to current standards.

However, once Council pays for all the services we provide to the community, we only have **$39 million** left to maintain our assets.

This leaves a shortfall of **$31 million** every year. Deferring the maintenance and renewal of many assets, results in their deterioration.

What this means for you

Residential

The table below shows what the three rate variations mean for you. Find your rateable value on your Rates Notice and select if you live in the former Canterbury City Council (CCC) or in the former Bankstown City Council (BCC) area.

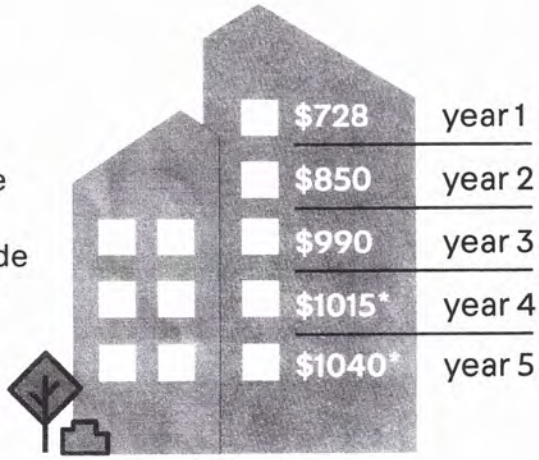
	Former Canterbury City Council (CCC)						Former Bankstown City Council (BCC)						One City
Year	20/21	21/22	22/23	23/24	24/25	25/26	20/21	21/22	22/23	23/24	24/25	25/26	25/26
% Increase (inc. Rate Peg)		2.0	7.8	7.8	7.4	7.1		2.0	7.8	7.8	7.4	7.1	
Sample Ratable Value ($)	Current Rates	Annual Rate Increase ($)					Current Rate	Annual Rate Increase ($)					One Rate
Min	713.90	14.28	121.82	140.00	24.75	25.37	636.80	91.38	121.82	140.00	24.75	25.37	1,040.12
200,000	713.90	14.28	121.82	140.00	24.75	25.37	636.80	91.38	121.82	140.00	24.75	25.37	1,040.12
300,000	713.90	14.28	121.82	140.00	24.75	25.37	636.80	91.38	121.82	140.00	24.75	25.37	1,040.12
400,000	720.64	14.41	114.95	140.00	24.75	25.37	829.20	0.60	20.20	140.00	24.75	25.37	1,040.12
500,000	900.80	18.01	42.24	70.98	110.43	114.92	1,036.50	0.75	13.77	43.51	81.51	81.35	1,257.39
600,000	1,080.95	21.62	50.69	85.18	132.52	137.90	1,243.79	0.90	16.53	52.22	97.81	97.62	1,508.87
700,000	1,261.11	25.22	59.14	99.38	154.61	160.89	1,451.09	1.05	19.28	60.92	114.11	113.89	1,760.34
800,000	1,441.27	28.82	67.59	113.57	176.69	183.87	1,658.39	1.20	22.04	69.62	130.41	130.16	2,011.82
900,000	1,621.43	32.43	76.03	127.77	198.78	206.86	1,865.69	1.35	24.79	78.33	146.71	146.43	2,263.30
1,000,000	1,801.59	36.03	84.48	141.97	220.87	229.84	2,072.99	1.50	27.55	87.03	163.01	162.70	2,514.78
1,200,000	2,161.91	43.24	101.38	170.36	265.04	275.81	2,487.59	1.80	33.05	104.43	195.62	195.24	3,017.73
1,400,000	2,522.23	50.44	118.28	198.75	309.21	321.77	2,902.19	2.10	38.56	121.84	228.22	227.78	3,520.69
1,600,000	2,882.54	57.65	135.17	227.15	353.39	367.74	3,316.78	2.40	44.07	139.25	260.82	260.32	4,023.64
1,800,000	3,242.86	64.85	152.07	255.54	397.56	413.71	3,731.38	2.70	49.58	156.65	293.42	292.86	4,526.60
2,000,000	3,603.18	72.06	168.96	283.94	441.73	459.68	4,145.98	3.00	55.09	174.06	326.03	325.39	5,029.55

IMPORTANT NOTES:

- The NSW Government is introducing legislation that may change this
- Estimated rates include the annual rate peg increase as determined by Independent Pricing and Regulatory Tribunal (IPART) which reflects the increase in costs to Council such as materials and labour
- The rate peg increases included in above table are 2021/22 – 2.0% (actual), 2022/23 – 2.5% (estimate), 2023/24 – 2.5% (estimate), 2024/25 – 2.5% (estimate), 2025/26 – 2.5% (estimate)
- These indicative rates exclude the domestic waste charge and levies which are not subject to change via this SRV process
- These indicative rates assume continued rate paths not affected by supplementary or other Valuer General land value changes

A new minimum Council Rate.

The minimum rate for residential will increase gradually over a 3 year period which will provide additional revenue and deliver greater equity for ratepayers.



*Includes IPART increase estimate only

Business

The table below shows what the three rate variations mean for you. Find your rateable value on your Rates Notice and select if you live in the former Canterbury City Council (CCC) or in the former Bankstown City Council (BCC) area.

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Year	20/21	21/22	22/23	23/24	24/25	25/26	20/21	21/22	22/23	23/24	24/25	25/26	25/26
% Increase (inc. Rate Peg)		2.0	7.8	7.8	7.4	7.1		2.0	7.8	7.8	7.4	7.1	
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Min	713.90	80.37	55.73	140.00	24.75	25.37	778.70	15.57	55.73	140.00	24.75	25.37	1,040.12
200,000	911.31	43.48	155.06	89.22	105.02	174.02	1,098.89	6.90	130.70	50.45	112.72	78.46	1,478.11
300,000	1,366.97	65.21	232.59	133.83	157.53	261.03	1,648.34	10.36	196.04	75.68	169.07	117.68	2,217.17
400,000	1,822.63	86.95	310.12	178.44	210.04	348.04	2,197.78	13.81	261.39	100.90	225.43	156.91	2,956.22
500,000	2,278.29	108.69	387.65	223.05	262.55	435.05	2,747.23	17.26	326.74	126.13	281.79	196.14	3,695.28
600,000	2,733.94	130.43	465.18	267.66	315.06	522.06	3,296.67	20.71	392.09	151.35	338.15	235.37	4,434.33
700,000	3,189.60	152.17	542.71	312.27	367.57	609.08	3,846.12	24.16	457.43	176.58	394.50	274.59	5,173.39
800,000	3,645.26	173.91	620.24	356.88	420.08	696.09	4,395.56	27.62	522.78	201.81	450.86	313.82	5,912.45
900,000	4,100.91	195.64	697.77	401.49	472.59	783.10	4,945.01	31.07	588.13	227.03	507.22	353.05	6,651.50
1,000,000	4,556.57	217.38	775.30	446.10	525.10	870.11	[illegible]	34.52	653.48	252.26	563.58	392.28	7,390.56
1,200,000	5,467.88	260.86	930.36	535.32	630.12	1,044.13	6,593.34	41.42	784.17	302.71	676.29	470.73	8,868.67
1,400,000	6,379.20	304.34	1,085.43	624.54	735.14	1,218.15	7,692.2[illegible]	48.33	914.87	353.16	789.01	549.19	10,346.78
1,600,000	7,290.51	347.81	1,240.49	713.76	840.16	1,392.17	8,791.12	55.23	1,045.56	403.61	901.72	627.64	11,824.89
1,800,000	8,201.83	391.29	1,395.55	802.98	945.17	1,566.19	9,890.01	62.14	1,176.26	454.06	1,014.44	706.10	13,303.00
2,000,000	9,113.14	434.76	1,550.61	892.20	1,050.19	1,740.21	10,988.90	69.04	1,306.95	504.52	1,127.15	784.55	14,781.12

IMPORTANT NOTES:

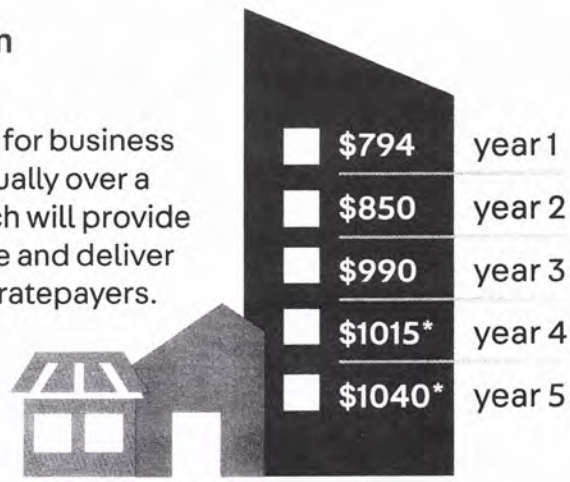
- The NSW Government is introducing legislation that may change this
- Estimated rates include the annual rate peg increase as determined by Independent Pricing and Regulatory Tribunal (IPART) which reflects the increase in costs to Council such as materials and labour
- The rate peg increases included in above table are 2021/22 – 2.0% (actual), 2022/23 – 2.5% (estimate), 2023/24 – 2.5% (estimate), 2024/25 – 2.5% (estimate), 2025/26 – 2.5% (estimate)
- These indicative rates exclude the domestic waste charge and levies which are not subject to change via this SRV process
- These indicative rates assume continued rate paths not affected by supplementary or other Valuer General land value changes

Calculator

To see more accurately what this means for you, go to our online calculator at **cb.city/OneRate**

A new minimum Council Rate.

The minimum rate for business will increase gradually over a 3 year period which will provide additional revenue and deliver greater equity for ratepayers.



*Includes IPART increase estimate only

Community consultation commenced on 1 December 2020 after the Council resolved at the November 2020 meeting to put this proposal out to the community. The planned engagement activities were spaced out over a period of seven weeks. Once the consultation period ended, the feedback needed to be consolidated and reported to Council before 8 February 2021. All feedback received relating to the proposal is required to forwarded to IPART who will assess the application. IPART will conduct further community consultation relating to Council's application.

Council's community consultation for the One Rate proposal consisted of a range of in person and digital/ on phone/ online opportunities, giving every person an opportunity to give feedback, seek answers to questions or to have a conversation whether they could attend a session in person or not. These opportunities have been outlined in detail in this report.

Indirect theme 3: Conducting the proposal and engagement during a global pandemic (see also direct theme one):

Many respondents identified a confluence of factors in determining their opposition to the One Rate proposal, most notably the intense impact of COVID-19 on their capacity to find and maintain gainful employment, and meet growing bills and financial commitments, *"Timing, In [SIC] light of the COVID 19 outbreak and the uncertainty of the year ahead many without a job this is not a good time to increase rates for homeowners"* and, *"Like most Australians, employers are holding back on pay rises due to the Coronavirus and economic uncertainty."*

Council response:

It should be noted that the timing for rates harmonisation is set by the NSW Government, and therefore Council is unable to alter or extend the timing of this process. Rates must be harmonised across the City by 1 July 2021. As a result of the existing differences in the rating structure across the City, part of the increase in rates felt by individual residents is unavoidable. The rates harmonisation process will result in an increase to rates for some residents, no matter whether a SRV is approved and implemented. This can be seen in the table below, which outlines the result of the changes of each component of the proposal, noting that both the rate peg and harmonisation will need to occur irrespective if Council decides to proceed with the separate SRV.

	Former Bankstown				Former Canterbury			
Cumulative increase 2021/22 to 2025/26	Residential min.	Residential non-min.	Business min.	Business non-min.	Residential min.	Residential non-min.	Business min.	Business non-min.
Rate peg	12.59%	12.59%	12.59%	12.59%	12.59%	12.59%	12.59%	12.59%
Harmonisation	12.35%	-6.97%	0.00%	-5.66%	0.00%	6.91%	9.26%	12.19%
Special Rate Variation	30.19%	15.89%	19.11%	26.89%	30.19%	16.85%	19.11%	30.19%
Total cumulative 5yr change	63.34%	22.08%	33.58%	34.52%	45.69%	39.60%	45.70%	62.19%

ANNEXURE "C"

DELIVERING THROUGH SERVICES: TOWN CENTRES

OUTPUTS

- Masterplanning and embellishment
- Town Centre Improvement Program (TCIP)
- Public Domain Program
- Urban Design and major projects

State Government projects indicate that the City will be home to another 114,000 people over the next 20 years. Most of that growth will settle in the Bankstown CBD or in the City's many town centres. The City of Canterbury-Bankstown has a diversity of centres ranging from the Bankstown CBD to village centres and small neighbourhood centres; all with an eclectic mix of cultures, a vibrant mix of businesses and public transport connections.

Council's Town Centre Improvement Program (TCIP) aims to create vibrant, sustainable and significant local economies, with thriving local communities. The types of work provided under the TCIP focus on pedestrian movement and encouraging visitation. Improvement works for town centres typically include:

- Pedestrian priority - wider footways, renewed pavements;
- Pedestrian safety - traffic calming, raised pedestrian crossings, increased lighting in plaza spaces;
- Infrastructure - bins, seats, shade, bollards and fences;
- Environment - trees, gardens, raingardens; and
- Public domain and public art - individual centre identity and community involvement.

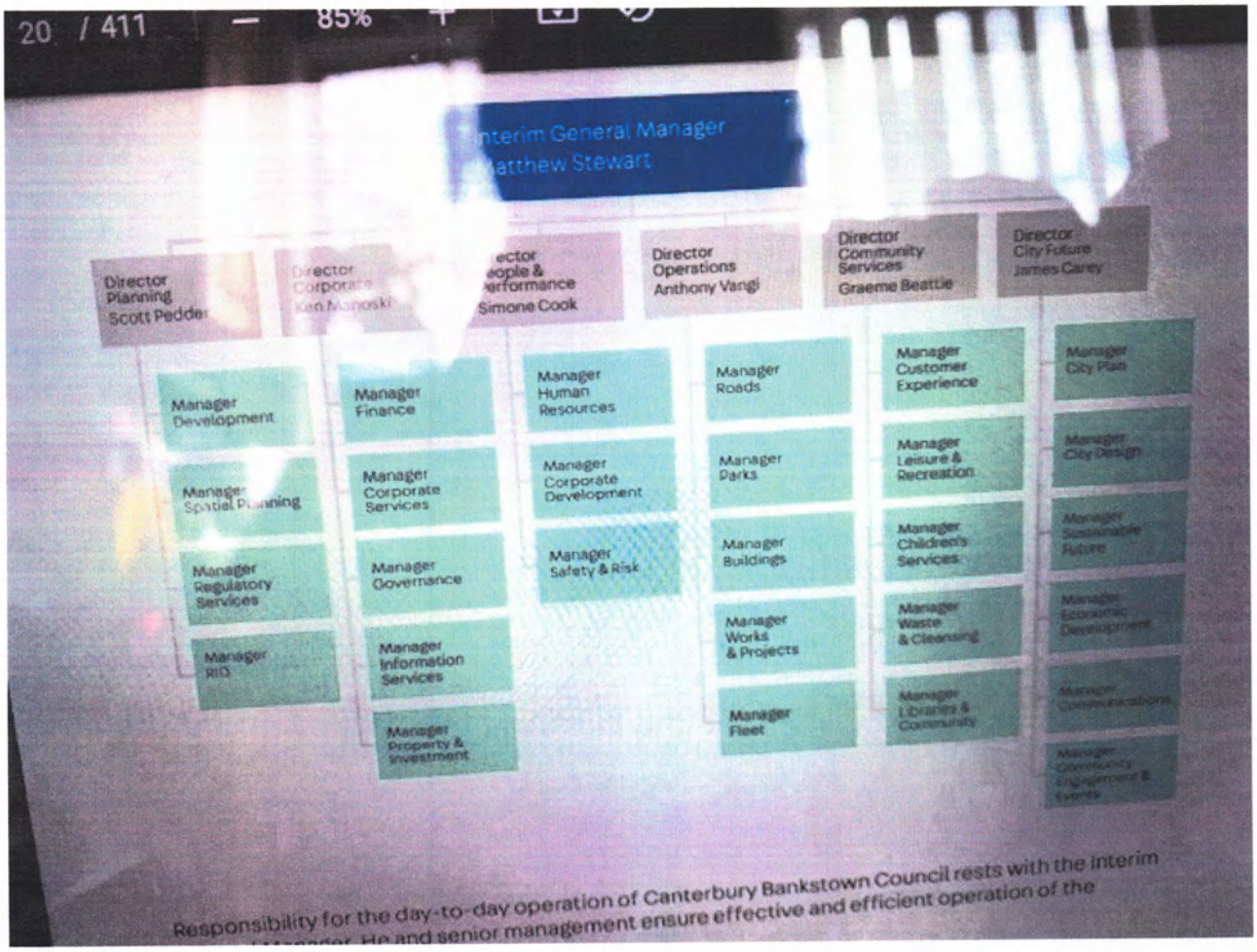
Priorities for the 2017-18 Operational Plan include:

- Implementing the Bankstown CBD Lighting Masterplan;
- Canterbury Town Centre improvement works; and
- Embellishing parkland in the Bankstown CBD.

ANNEXURE "D"

[redacted]

From: [redacted]
Sent:
To:
Subject: Structure post merger



Sent from my iPhone

Western Sydney Leadership Dialogue

The Dialogue / Our Initiatives / People / News / Events / Contact

Boomtown! 2020

'How can Greater Western Sydney lead the National Recovery?'

Wednesday, 9 December 2020

ANNEXURE "E"

It's time for us all to get back to the office and resume our collaboration to ensure Greater Western Sydney leads the nation out of recession. To this end, we are proudly (and safely) staging the region's premier development event, the **Boomtown! Summit**, as a full-day conference promoting the transport and infrastructure projects that will help to grow the cities of the West, as well as addressing urban transformation, cities policy and governance reform.

The 'west comes to town' annually for this unique platform where public and private sector leaders outline the policies and investments that will shape the future of the region.

This event is designed to facilitate a dialogue between key decision-makers and stakeholder groups and is delivered with the support of **Transport for NSW, NSW Department of Planning, Industry & Environment and other Partners**.

Held this year at the very Covid-safe ICC at Darling Harbour, Boomtown! 2020 will focus on an infrastructure-led recovery strategy in a post-pandemic economy, the NSW Government's prioritization of precincts and the planning, procurement and delivery of the West's Metro rail and motorway network.

Topics and questions to be explored include

- **What are the transport projects that will spark Western Sydney's economic resurgence?**
  How is the Future Transport Strategy responding to global and local disruption, such as immigration and travel, the way we work and commute, and health and safety issues?
- **Where to next for the Sydney Metro network?**
  What are the missing links, and how are they being prioritised? What are the transport projects that will deliver the biggest 'bang for buck' and provide the region with the necessary connections as well as catalyse jobs growth, industry and urban renewal opportunities?
- **How do we build a diverse housing supply for the dynamic communities of the West?**
  The recent residential property boom is widely regarded as a missed opportunity when it comes to expanding the supply of social and affordable housing. As the boom tapers off, and in the face of significant economic headwinds, there is an opportunity now to focus on diversity in the supply of housing, not just supply in and of itself. Recent progress in the build to rent sector and a growing appetite among institutional investors for Australian housing projects are encouraging signs, but what policy hurdles remain, and how far do we have to go to alleviate the persistent and growing rates of housing stress in the community?
- **Exploring the role of health, education, technology and advanced manufacturing in unlocking the Central City's next generation of jobs, industry and enterprise**.
  How do we commercialise, grow and brand the innovation hubs to create collaboration, not competition? What are the key differences in centres such as Westmead, Bankstown and Macquarie Park – and why are they ripe for investment?
- **Exploring the physical challenges of clean water, renewable energy, appropriate governance, investment attraction and economic development required to grow the Western Parkland City.**
  How can the Western City leverage any shifts towards a more 'decentralised cities-model' and what are the foundational pieces needed to ensure it is best-positioned to attract, and retain talent and investment?
- **We have assembled a few big thinkers to talk about the future of Greater Western Sydney in the hope of a rollicking session with plenty of controversy. Moderated by the Dialogue Chairman, Christopher Brown AM, these contrarians will take on some regional taboos.** Can Greater Western Sydney overcome its addiction to population growth? How can we leverage the unprecedented infrastructure expenditure to ensure Western Sydney Airport can be 'world's best' from day one? Should we prioritise downtown high rise over greenfields suburban

sprawl? Can our economy evolve beyond public infrastructure and private house building? Can we design female-friendly cities and address heat islands? Will the Parramatta CBD and the Aerotropolis eat the rest of the West? How do we rescue the Rivers of the Central City?

- **Examining the NSW Government's precincts-focus and what this means for Greater Western Sydney.** How will changes to forecast population numbers impact future plans and projects, and what are the 'outside-of-the-square' initiatives that can support the region's sustainability agenda to deliver better public space, active transport links and green outcomes? Can we manufacture amenity and vitality overnight, or does the magic only come from decades of density and development?

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ARUP

CAMPBELLTOWN

CANTERBURY BANKSTOWN

SYDNEY SCIENCE PARK
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CITY OF

PARRAMATTA Deloitte. Endeavour Energy LANDCOM PARRA

NSW Planning, Industry & Environment Sydney WATER Western Sydney Airport WESTERN SYDNEY UNIVERSITY wsp

BACK TO BOOMTOWN HOME

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