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|  | Minimum Rate Increase Application Form Part B  Application Form  2026-27 |
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| **Acknowledgment of Country**  IPART acknowledges the Traditional Custodians of the lands where we work and live. We pay respect to Elders both past and present.  We recognise the unique cultural and spiritual relationship and celebrate the contributions of First Nations peoples.  **Contact details**  Enquiries regarding this document should be directed to a staff member:  Regina Choi (02) 9019 1942 Sheridan Rapmund (02) 9290 8430  **The Independent Pricing and Regulatory Tribunal**  IPART’s independence is underpinned by an Act of Parliament. Further information on IPART can be obtained from [IPART’s website](https://www.ipart.nsw.gov.au/Home). |  |

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Council information

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| --- | --- |
| Council name | Click here to enter text. |
| Date submitted to IPART | Click here to enter text. |

# About this Application Form

This Application Form is to be completed by councils applying for an increase to a minimum rate (MR) for 2026-27 above the statutory limit under s 548(3) of the *Local Government Act 1993* (LG Act). The Application Form for a minimum rate increase (MR increase) is in two parts:

* Application Form [Part A](https://www.ipart.nsw.gov.au/Home/Industries/Local-Government/For-Councils/Apply-for-a-special-variation-or-minimum-rate-increase) (separate Excel spreadsheet)
* Minimum Rate Increase Application Form Part B (this MS Word document).

Councils can apply for an MR increase either in conjunction with a special variation (SV) under s 508(2) or s 508A of the LG Act*,* or as a stand-alone adjustment (i.e. without also seeking an increase to general income in place of the rate peg).

Councils applying for an MR increase in conjunction with an SV should complete this form and the SV Application Form [Part B](https://www.ipart.nsw.gov.au/Home/Industries/Local-Government/For-Councils/Apply-for-a-special-variation-or-minimum-rate-increase). In addition, they should complete the Application Form [Part A](https://www.ipart.nsw.gov.au/Home/Industries/Local-Government/For-Councils/Apply-for-a-special-variation-or-minimum-rate-increase) that covers both MR and SV increases.

This MR Increase Application Form Part B consists of:

* Description and Context Questions
* Criterion 1: Rationale for increasing minimum rates above the statutory limit
* Criterion 2: Impact on ratepayers
* Criterion 3: Consultation on the proposal
* Other relevant matters
* Council certification and contact information
* List of attachments

Under each section, we provide some guidance to complete the section. However, when preparing their application, including this form, councils should refer to:

* [OLG’s MR Guidelines](https://www.ipart.nsw.gov.au/sites/default/files/documents/olg-guidelines-minimum-rate-increase-2021-22_0.pdf) issued in November 2020
* section 4 of IPART’s [Guidance Booklet - Special variations: How to prepare and apply](https://www.ipart.nsw.gov.au/Home/Industries/Local-Government/For-Councils/Apply-for-a-special-variation-or-minimum-rate-increase), in particular for information about community awareness and engagement for special variations and minimum rates.

# Preparing your application

Ordinary rates – minimum amounts

Councils must apply to increase the minimum amount of an ordinary rate above the statutory limit where:

* The council is currently charging a minimum ordinary rate at or below the statutory limit and is seeking to increase its minimum rate(s) above the statutory limit for the first time.
* The council is currently charging a minimum ordinary rate(s) above the statutory limit and is seeking to increase its minimum rate(s) in 2026-27 by more than the rate peg percentage or the percentage allowed by an approved SV.
* The council is currently charging a minimum ordinary rate(s) at or below the statutory limit and, as part of implementing a proposed SV for 2026-27 (whether applying a lower, higher or the same percentage increase as the requested SV percentage) the increase would result in a minimum rate(s) that is above the statutory limit for the first time.

Councils **do not need** to apply for an increase to minimum ordinary rates in the following circumstances, whether or not they are applying for an SV:

* The proposed increase (even if it is above the rate peg percentage) would result in a minimum rate(s) which are still below the statutory limit.
* The minimum rate(s) is already above the statutory limit (having previously been granted approval for the rate(s) to be above the statutory limit) and the council proposes to increase the minimum rate(s) by the rate peg percentage or the percentage allowed by an approved SV.

If a MR increase application is approved, IPART will issue the instrument in **dollar terms** rather than percentage increase(s). The statutory limit of the minimum amount of an ordinary rate is set out in clause126 *of the* [*Local Government (General) Regulation 2021*](https://legislation.nsw.gov.au/view/html/inforce/current/sl-2021-0460#sec.126), which is typically updated annually.

Special rates – minimum amounts

Councils must apply to increase (even if the proposed increase is by the rate peg percentage or the same as a proposed special variation) the minimum amount of a special rate above the statutory limit of $2 or a previously approved limit.

Attaching supporting material

Responses in the text boxes should clearly cross-reference where the information is located in the supporting documents attached to the council’s application.

It is not necessary to submit a document with the MR Increase Part B Application Form if the same document is submitted as part of an SV application.

Confidential content in supporting material

We will publish all applications (excluding any confidential content) on our website. The submission process allows councils to highlight confidential content. Examples of confidential content include personal information relating to a member of the public or a document which includes commercial-in-confidence content.

Councils should ensure supporting documents are redacted to remove confidential content where possible, or clearly marked as **CONFIDENTIAL**. To protect confidential details in submissions from ratepayers, either redact or submit as a confidential attachment.

Submitting the application online

Applications must be submitted through IPART's [LG Portal](https://ipart.service-now.com/lg) by 05:00pm on Monday, 2 February 2026.

A council will need to register before first using the LG Portal. You can find user information, including guidance for uploading SV and MR applications [here](https://www.ipart.nsw.gov.au/user-guides-local-government-council-portal).

Maximum file size allowed per document is 150 megabytes.

Contact Arsh Suri on (02) 9113 7730 or localgovernment@ipart.nsw.gov.au for assistance with using the [LG Portal](https://ipart.service-now.com/lg).

# Description and context

These questions seek general information about the council’s application to increase minimum rates.

#### Question 1: What is the increase to minimum rate(s) the council is applying for?

The response will provide a high-level summary of the proposal to increase minimum rates. Detailed information about the increase is collected in Application Form [Part A.](https://www.ipart.nsw.gov.au/Home/Industries/Local-Government/For-Councils/Apply-for-a-special-variation-or-minimum-rate-increase) However, if only applying for an MR increase (not an SV), please note that not all sections of Application Form Part A need to be filled out. Further details about what needs to be completed is provided in Worksheet 1 (WS 1) of the Part A application form after selecting the nature of the application as a ‘Minimum Rates Increase’ application.

##### If the increase applies to an ordinary rate, complete this section

|  |  |
| --- | --- |
| Does the council propose to increase the minimum amount of its ordinary rate(s) above the statutory limit for the first time? | Choose an item. |
| Which rating category(s) will the increase(s) apply to?  If the increase will apply to some subcategory(s), please specify them in the text box also. | Click or tap here to enter text. |
| Please specify the proposed dollar amount(s) per rating category (and if applicable per subcategory) that the council considers would need to apply in 2026-27. | Click or tap here to enter text. |
| Does the council propose to increase the minimum amount of its ordinary rate(s) for 2026-27 by the rate peg percentage, the proposed SV percentage, a previously approved SV percentage, or a different percentage? | Choose an item.  X% |
| For multi-year increases, please specify the proposed dollar amount(s) per rating category (and if applicable per subcategory) that council considers would need to apply in each proposed year after 2026-27. | Click or tap here to enter text. |
| For multi-year increases, does the council propose to increase the minimum amount of its ordinary rate(s) by the rate peg percentage, the proposed SV percentage, a previously approved SV percentage or a different percentage? Please specify for each proposed year after 2026-27. | Click or tap here to enter text. |

##### If the increase applies to a special rate, complete this section

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| --- | --- |
| Does the council propose to increase the minimum amount of a special rate above the statutory limit? | Choose an item. |
| Does the council propose to increase the minimum amount of its special rate(s) by the rate peg percentage, SV percentage or a different percentage? | Choose an item.  X% |
| Please specify the proposed dollar amount(s) for the special rate that the council considers would need to apply in 2026-27 (and for multi-year increases, for each financial year after 2026-27). | Click or tap here to enter text. |
| For multi-year increases, does the council propose to increase the minimum amount of its special rate(s) by the rate peg percentage, the proposed SV percentage, a previously approved SV percentage or a different percentage? Please specify for each proposed year after 2026-27. | Click or tap here to enter text. |

#### Question 2: What is the key purpose(s) for requesting to increase minimum rate(s) above the statutory limit?

In the **text box,** indicate at the highest level the key purpose(s) of the proposed increase to minimum rates. The purposes could include one or a combination of:

* increasing minimum rates by the rate peg percentage
* maintaining an equitable allocation of the rating burden across the council’s rating categories
* improving the equitable allocation of the rating burden across the council’s rating categories
* matching the level of minimum rates in comparable councils
* improving financial sustainability (assuming there is a related SV application), and/or
* increasing a special rate by the rate peg percentage.

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| Click here to enter text. |

# Criterion 1 – Rationale for increasing minimum rates above the statutory limit

Criterion 1 in the MR Guidelines is:

The rationale for increasing minimum rates above the statutory amount.

The MR Guidelines discuss minimum rates in the context of rating principles in Attachment 1. The MR Guidelines state that:

Where applicable, councils should make reference to the relevant parts of their Integrated Planning and Reporting (IP&R) documentation to demonstrate how the criteria have been met.[[1]](#footnote-2)

We expect councils to be able to provide evidence of how the proposal to increase minimum rates was developed in the context of the council’s IP&R framework, and councils should refer to the relevant parts of their IP&R documents.

How to respond for Criterion 1

The council’s response should be tailored to the specific circumstances of the minimum rate increase, including whether it is part of a proposal for an SV.

If the increase to minimum rates is **in conjunction** with a proposed SV, the response for criterion 1 should focus on the aspects directly relevant to the proposed MR increase. It is not necessary to duplicate all the information explaining how the council established financial need which is included in the response for criterion 1 in the SV Application Form Part B.

Where applicable, councils should provide references to their IP&R documents dealing with the proposal to increase minimum rates to demonstrate how the criterion has been met.

## What is the council’s rationale for increasing minimum rates above the statutory limit?

In thetext boxes the response should:

* Explain how the council developed the proposal in the context of its IP&R framework, including the SV proposal, if relevant.
* Explain why the council considers the increase to minimum rates is necessary.
* Discuss both the benefits and drawbacks of the proposed changes to the rating structure.

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| a. Why the council is seeking to introduce or increase minimum rates above the statutory limit.  Click here to enter text. |
| b. How the proposed minimum rates are to be applied.  Click here to enter text. |
| c. What benefits and drawbacks of the proposed changes to the rating structure have been identified?  Click here to enter text. |

1. Table 1 Criterion 1 attachments

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| Attachment number | Name of document | Page  references |
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# Criterion 2 – Impact on ratepayers

Criterion 2 in the MR Guidelines is:

The impact on ratepayers, including the level of the proposed minimum rates and the number and proportion of ratepayers that will be on the minimum rates, by rating category or subcategory.

The criterion requires consideration of two elements:

* the level of minimum rates for ratepayers whose rates will be increased, and
* the distribution of the rate burden in the particular category or subcategory between those paying minimum rates and those paying an amount based on the value of their property.

Although it is a matter for each council to determine its rating structure, including the level of minimum rates, for this criterion, IPART will assess the proposal on its merits, but will consider how the proposed minimum rates accord with the principles of rating, by looking at:

* the absolute and percentage increase in minimum rates proposed for ratepayers paying the minimum amount
* how the council will manage any adverse impact on ratepayers
* how the increase in minimum rates affects the equitable distribution of the rate burden among all ratepayers in the category or subcategory.

As the minimum rate is the lowest amount that is paid by ratepayers in any rating category, the impact of the proposed increase to minimum rates may not, of itself, be as significant as the same percentage increase to rate levels above the minimum. Nevertheless, IPART expects that councils will be able to demonstrate how they have considered its affordability and the affected ratepayers’ capacity to pay.

IPART will make its own assessment of the affected ratepayers’ capacity to pay by reference to evidence provided by the council and our own analysis using socioeconomic indicators, including as they relate to those for comparable councils in the council’s OLG grouping.

How to respond for Criterion 2

By completing the Application Form [Part A](https://www.ipart.nsw.gov.au/Home/Industries/Local-Government/For-Councils/Apply-for-a-special-variation-or-minimum-rate-increase), councils will provide full details of current and proposed levels of minimum rates and the number of ratepayers affected. The response to the first question for criterion 2 requires only a summary of this information.

If the increase to minimum rates is in conjunction with a proposed SV, the response for the other questions for criterion 2 should focus on the aspects of the impact on ratepayers and its affordability which are directly relevant to the proposed MR increase. It is not necessary to duplicate all the information providing details included in the response for criterion 3 in the SV Application Form [Part B](https://www.ipart.nsw.gov.au/Home/Industries/Local-Government/For-Councils/Apply-for-a-special-variation-or-minimum-rate-increase).

The council’s response to the other questions for criterion 2 should explain the specific circumstances of the minimum rate increase, including whether it applies to an ordinary or special rate and whether it is part of a proposal for an SV, and the characteristics of the ratepayers who will be affected.

Where applicable, councils should provide references to their IP&R documents dealing with the proposal to increase minimum rates to demonstrate how the criterion has been met.

The response to this criterion should refer to matters such as:

* the extent to which the new minimum rates exceed the equivalent ad valorem rates that would apply in the absence of the minimum rates
* the overall impact on ratepayers resulting from the proposed increase
* steps that have been taken to distribute the rate burden equitably
* affected ratepayers’ capacity to pay the higher level of rates, overall and by each rating subcategory
* how the council plans to address hardship ratepayers may experience in meeting their obligations to pay rates in the future.

In considering capacity to pay, you may also want to consider how the council’s socioeconomic profile and other relevant measures of capacity to pay relate to those for comparable councils. IPART will also review various socio-economic indicators, particularly as they relate to those for comparable councils in your OLG grouping.

## What are the current and proposed levels of minimum rates, and the number of ratepayers on the minimum rate over the application period?

In the text box, summarise the information. This can be presented in table form, if appropriate, that clearly shows the different items over the application period (up to 7 years). Alternatively, the information can be presented in an attachment.

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| Click here to enter text. |

## What will be the impact on ratepayers of the proposed increase in minimum rates?

In the text box, set out the increase in dollar and percentage terms for each category and subcategory of ratepayers affected by the proposed MR increase. This can be presented in table form, if appropriate, that shows category breakdowns of ratepayers (e.g. minimum ratepayers and ad valorem ratepayers) over the application period (up to 7 years). Alternatively, the information can be presented in an attachment.

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| Click here to enter text. |

## How does the proposed increase affect the distribution of the rating burden among ratepayers?

In the text box, explain the action, if any, the council took in response to feedback from the community.

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| Click here to enter text. |

## How has the council considered affordability and the affected ratepayers’ capacity to pay higher rates, including measures to address hardship?

In the text box, explain how the council considered whether the rate increases would be affordable for the affected ratepayers, including any socioeconomic data referred to in making its assessment, and any measures the council proposes to use to reduce the impact, if necessary.

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| Click here to enter text. |

1. Table 2 Criterion 2 attachments

| Attachment number | Name of document | Page  references |
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# Criterion 3 – Consultation on the proposal

Criterion 3 in the MR Guidelines requires IPART to assess applications in light of the consultation the council has undertaken to obtain the community’s views on the proposal.

The criterion requires IPART to make an assessment on the council’s consultation with its community about the proposal to increase minimum rates.

Although this criterion does not specify the various aspects of how the council should conduct consultation on the minimum rate increases, IPART expects that councils should be able to offer evidence to demonstrate that its consultation has been effective. Councils need to use appropriate methods to make the community aware of the proposal and afford ratepayers opportunities to provide feedback and show that the proposed increase is reflected in its IP&R documents.

The breadth and depth of the consultation should be commensurate with the size of the proposed increase in rates and tailored to the specific circumstances of the minimum rate increase, including whether or not it is part of a proposed SV.

IPART expects that the consultation would:

* include the broader community as well as the ratepayers directly affected
* explain the rationale for the proposal, and
* transparently outline:
  + how the proposed minimum rate increase incorporates the rate peg and/or SV percentage increase
  + the annual increase (rather than just a weekly amount)
  + the full cumulative increase in percentage terms, and the total increase in dollar terms for ratepayers in each affected rating category
  + the impact on other ratepayers in the category who do not pay the minimum rate
  + any change in the proportion of ratepayers on the minimum rate.

For councils also applying for an SV, it is not sufficient to only communicate the proposed average rates (i.e. ad-valorem or base rate + ad-valorem) in the council’s community consultation materials. IPART would also expect to see evidence that the council has communicated the proposed minimum rates to ratepayers in dollar terms.

Councils are strongly encouraged to review section 4 of IPART’s [Guidance Booklet - Special variations: How to prepare and apply](https://www.ipart.nsw.gov.au/Home/Industries/Local-Government/For-Councils/Apply-for-a-special-variation-or-minimum-rate-increase), in particular for information about community awareness and engagement for special variations and minimum rates.

How to respond for Criterion 3

The response for this criterion should demonstrate that the council used an appropriate range of methods to inform the community about the proposed increase to minimum rates and offered opportunities for the community to provide their comments on the proposal.

Where applicable, councils should provide references to their IP&R documents dealing with the proposal to increase minimum rates to demonstrate how the criterion has been met.

In the **text box**, the council should explain the consultation process, including:

* how the council has consulted with the community
* the forms of consultation used
* when consultation occurred
* which groups were consulted
* opportunities for the community to give feedback
* a summary of the outcomes and feedback received
* any action taken, or which will be taken, to address issues of common concern within the community about the proposal to increase minimum rates.

If the increase to minimum rates is in conjunction with a proposed SV, the response for criterion 3 should focus on the aspects directly relevant to the proposed MR increase.

## How did the council consult the community about the proposed increases to minimum rates?

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| a. What were the consultation methods used to make ratepayers aware of the proposal and provide opportunities for feedback from them?  Click here to enter text. |
| b. What was the consultation period?  Click here to enter text. |
| c. Which groups in the community were consulted?  Click here to enter text. |
| d. How were the proposed changes to minimum rates presented to the community?  Click here to enter text. |
| e. What feedback from the community was received?  Click here to enter text. |
| f. How the council responded to any issues of concern raised in feedback from the community.  Click here to enter text. |

1. Table 3 Criterion 3 Attachments

| Attachment number | Name of document | Page references |
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# Other relevant matters

The MR Guidelines provide that we will assess each application based on its merits against the 3 assessment criteria and any other matters we consider relevant. The MR Guidelines do not specify examples of such matters.

Consistent with the approach for assessing SV applications, IPART's approach will be to assess each of the 3 criteria, then make an overall assessment taking into account any other relevant factors.

In the text box, the council may provide information in addition to that provided elsewhere in the application which it would like to be considered when assessing the proposed increase to minimum rate(s).

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| Click here to enter text. |

1. Table 4 Attachments for other relevant matters

| Attachment number | Name of document | Page  references |
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# Council certification and contact information

## Certification of application

Councils must submit a declaration in the specified form. It should be completed by the General Manager and the Responsible Accounting Officer. Prepare a document in the form indicated below, sign, scan and attach as a public supporting document.

To be completed by General Manager and Responsible Accounting Officer

|  |  |
| --- | --- |
| Name of the council: | Click or tap here to enter text. |

We certify that to the best of our knowledge the information provided in this application is   
correct and complete.

|  |  |
| --- | --- |
| General Manager (name): | Click or tap here to enter text. |
| Signature and Date: |  |
| Responsible Accounting Officer (name): | Click or tap here to enter text. |
| Signature and Date: |  |

**Note:** These signatures will be redacted before publication of the application.

## Council contact information

IPART’s formal contact with the council will be with the General Manager.

During the assessment period, IPART officers are likely to contact the council with detailed queries about the application and supporting documents. Councils should provide direct contact details of the primary contact for such inquiries where this person is a council officer who is not the General Manager. Council officer contact details will be redacted before publication of this application.

#### General Manager

|  |  |
| --- | --- |
| General Manager contact phone | Click or tap here to enter text. |
| General Manager contact email | Click or tap here to enter text. |

Note**:** These contact details will be redacted before publication of the application.

#### Primary council contact

|  |  |
| --- | --- |
| Council contact phone | Click or tap here to enter text. |
| Council contact email | Click or tap here to enter text. |
| Council email for inquiries about the MR application | Click or tap here to enter text. |

Note**:** These contact details will be redacted before publication of the application.

#### Secondary council contact

|  |  |
| --- | --- |
| Council contact phone | Click or tap here to enter text. |
| Council contact email | Click or tap here to enter text. |
| Council email for inquiries about the MR application | Click or tap here to enter text. |

Note**:** These contact details will be redacted before publication of the application.

# List of attachments

Table 5 is a checklist to ensure that all relevant documents are submitted to IPART.

Some documents are mandatory for all councils to submit, while others are only applicable if required by the council’s specific circumstances and application. Each council can determine which other supporting materials to attach. To assist councils, Table 5 includes the names of some supporting documents commonly provided.

If the increase to minimum rates is in conjunction with a proposed SV, councils should include in the List of attachments all documents relied on in the application and referred to in Tables 1-4.

Complete the List of attachments, adding rows as necessary:

* name each document.
* check the box to indicate that it is being submitted with the application.

IPART will publish on our website the Application Forms and all material submitted as attachments to the application (unless it is marked confidential).

1. Table 5 List of attachments to the council’s application

| Name of Attachment | The document is included | The document is not applicable | The document was attached with the SV Part B Application Form |
| --- | --- | --- | --- |
| **Mandatory forms/attachments (i.e. to be published on IPART’s website):** |  |  |  |
| Application Form [Part A](https://www.ipart.nsw.gov.au/Home/Industries/Local-Government/For-Councils/Apply-for-a-special-variation-or-minimum-rate-increase) (Excel spreadsheet) |  | NA |  |
| Application Form Part B (this Word document) |  | NA |  |
| Council resolution to apply for the for the minimum rate increase |  | NA |  |
| Completed certification |  | NA |  |
| Delivery Program |  | NA |  |
| Long Term Financial Plan |  | NA |  |
| Consultation materials |  | NA |  |
| Community feedback (including surveys and results if applicable) |  | NA |  |
| Willingness to pay study (if applicable) |  |  |  |
| Hardship Policy |  |  |  |
| **Other public supporting materials:** |  |  |  |
| (List the documents) |  |  |  |
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| Confidential supporting material (i.e. not to be published on IPART's website): | | | |
| (List the documents) |  |  |  |
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| 1. Important information |
| Submitting online  Applications must be submitted through IPART’s [LG Portal](https://ipart.service-now.com/lg) by 05:00pm on Monday, 2 February 2026. Councils should note a file size limit of 150MB applies to any individual document uploaded in the portal.  **It is not necessary to submit a duplicate copy of a document with the MR Increase Application Form if the council has submitted the same document as an attachment to its SV Application Form.**  Confidential content  IPART will publish all applications (excluding confidential content) on our website. Examples of confidential content are those parts of a document which disclose the personal identity or other personal information pertaining to a member of the public, a document such as a council working document that does not have formal status, or document which includes commercial-in-confidence content.  Councils should ensure supporting documents are redacted to remove confidential content where possible, or clearly marked as **CONFIDENTAL**.  Publishing the council’s application  Councils should also publish their application on their own website for the community to access. |

1. OLG, MR Guidelines, section 2.2. [↑](#footnote-ref-2)