

APPENDIX 5C: Consultation material and events (fact sheets, flyer for rates notices, community forum, public stalls, static display)

Community Forum: Wednesday 18 November 2015. Chaired by Cr Funnell, attended by 30 residents



Residents were encouraged to stay behind after the open forum to discuss the proposed SRV with Councillors and staff.







29/10/15 Wagga Wagga Marketplace



5/11/15 South City Shopping Centre

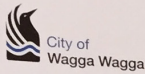
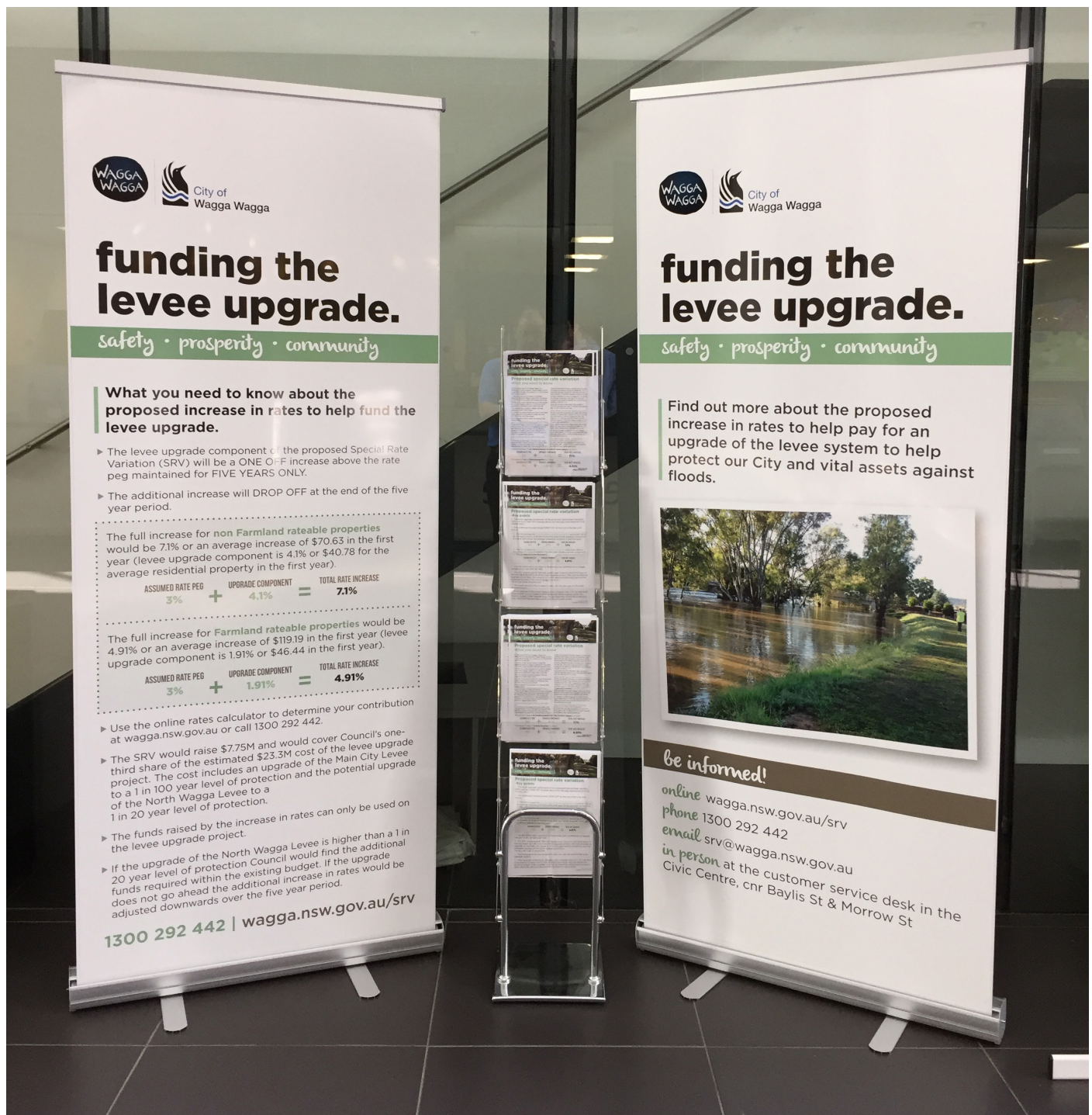


14/11/15 Sprout & About Markets



26/11/15 Sturt Mall

Permanent static display in foyer of the Wagga Wagga Civic Centre



funding the levee upgrade.

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What you need to know about the proposed increase in rates to help fund the levee upgrade.

- The levee upgrade component of the proposed Special Rate Variation (SRV) will be a ONE OFF increase above the rate peg maintained for FIVE YEARS ONLY.
- The additional increase will DROP OFF at the end of the five year period.

The full increase for non Farmland rateable properties would be 7.1% or an average increase of \$70.63 in the first year (levee upgrade component is 4.1% or \$40.78 for the average residential property in the first year).

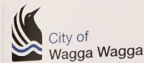
ASSUMED RATE PEG	+	UPGRADE COMPONENT	=	TOTAL RATE INCREASE
3%		4.1%		7.1%

The full increase for Farmland rateable properties would be 4.91% or an average increase of \$119.19 in the first year (levee upgrade component is 1.91% or \$46.44 in the first year).

ASSUMED RATE PEG	+	UPGRADE COMPONENT	=	TOTAL RATE INCREASE
3%		1.91%		4.91%

- Use the online rates calculator to determine your contribution at wagga.nsw.gov.au or call 1300 292 442.
- The SRV would raise \$7.75M and would cover Council's one-third share of the estimated \$23.3M cost of the Main City Levee project. The cost includes an upgrade of the Main City Levee to a 1 in 100 year level of protection and the potential upgrade of the North Wagga Levee to a 1 in 20 year level of protection.
- The funds raised by the increase in rates can only be used on the levee upgrade project.
- If the upgrade of the North Wagga Levee is higher than a 1 in 20 year level of protection Council would find the additional funds required within the existing budget. If the upgrade does not go ahead the additional increase in rates would be adjusted downwards over the five year period.

1300 292 442 | wagga.nsw.gov.au/srv



funding the levee upgrade.

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Find out more about the proposed increase in rates to help pay for an upgrade of the levee system to help protect our City and vital assets against floods.



be informed!

online wagga.nsw.gov.au/srv
phone 1300 292 442

email srv@wagga.nsw.gov.au

in person at the customer service desk in the Civic Centre, cnr Baylis St & Morrow St

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Proposed special rate variation -Key points

- ▶ The levee upgrade component of the proposed Special Rate Variation (SRV) will be a ONE OFF increase above the rate peg maintained for FIVE YEARS ONLY.
- ▶ The additional increase would DROP OFF at the end of the five year period.

- ▶ The full increase for **non Farmland rateable properties** would be 7.1% or an average increase of \$70.63 in the first year (levee upgrade component is 4.1% or \$40.78 for the average residential property in the first year).

ASSUMED RATE PEG		UPGRADE COMPONENT		TOTAL RATE INCREASE
3%	+	4.1%	=	7.1%

- ▶ The full increase for **Farmland rateable properties** would be 4.91% or an average increase of \$119.19 in the first year (levee upgrade component is 1.91% or \$46.44 in the first year).

ASSUMED RATE PEG		UPGRADE COMPONENT		TOTAL RATE INCREASE
3%	+	1.91%	=	4.91%

- ▶ Use the online rates calculator to determine your contribution at wagga.nsw.gov.au or call 1300 292 442.
- ▶ The SRV would raise \$7.75M and would cover Council's one-third share of the estimated \$23.3M cost of the levee upgrade project. The cost includes an upgrade of the Main City Levee to a 1 in 100 year level of protection and the potential upgrade of the North Wagga Levee to a 1 in 20 year level of protection.
- ▶ The funds raised by the increase in rates can only be used on the levee upgrade project.
- ▶ If the upgrade of the North Wagga Levee is higher than a 1 in 20 year level of protection Council would find the additional funds required within the existing budget. If the upgrade does not go ahead the additional increase in rates would be adjusted downwards over the five year period.

funding the levee upgrade.

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Proposed special rate variation What you need to know

To help protect the City of Wagga Wagga and safeguard its future prosperity, Wagga Wagga Council is upgrading the Main City Levee to a 1 in 100 hundred year level of protection.

In addition to this, the full impact of potentially upgrading the North Wagga Levee will be considered in a review of the Floodplain Risk Management Study. The Main City Levee Upgrade and a potential upgrade of the North Wagga Levee to a 1 in 20 year level of protection is expected to cost a total of \$23.3M.

This cost estimate is based on design estimates prepared by NSW Public Works.

Providing it can secure Federal and State Government funding Council is committed to funding one-third (\$7.75M) of the cost of the project.

Council intends to fund its share via a Special Rate Variation (SRV).

What is a Special Rate Variation?

In New South Wales, Councils are only able to increase rates by the amount set by the Independent Pricing and Regulatory Tribunal (IPART), this is called rate pegging. If a Council wants to raise rates above the rate peg for a particular project, it must first apply to IPART for a Special Rate Variation.

How much does Council want to raise rates by?

To cover its one-third share of the cost of the Levee Upgrade Project, Council will apply for a Special Rate Variation of a one off increase above the rate peg, maintained for five years only, commencing in 2016/17.

Under the proposed increase, property owners in the Farmland rate category will pay an additional 1.91% above the rate peg. Assuming a rate peg of 3% the total increase for Farmland properties would be 4.91%.

All other properties will see an increase of 4.1% above the rate peg. Assuming a rate peg of 3% the total increase for all rateable properties not in the Farmland category would be 7.1%.

At the end of the five year period rates payable in 2021/22 will revert back down to the equivalent level to that if an SRV had not occurred.

What will the Special Rate Variation pay for?

Pending successful applications for State and Federal funding, the Special Rate Variation will cover Council's one-third share (\$7.75M) to upgrade the Main City Levee to a 1 in 100 year level of protection and the potential upgrade of the North Wagga levees to a 1 in 20 year level of protection.

If the upgrade of the North Wagga Levee does not go ahead, or if the extent of the upgrade is reduced, the Special Rate Variation will be adjusted accordingly.

If a decision is made to upgrade the North Wagga Levee higher than a 1 in 20 year level of protection, the difference will be met by another funding source, for example loan borrowings.

Why can't Council just pay for the levee project out of the current budget?

Council's total operating expenditure for 2015/16 is \$108 million, with a further \$15M for capital renewals and \$36M for new capital expenditure.

The proposed increase for **all rateable properties not in the Farmland category** is as follows:

ASSUMED RATE PEG		UPGRADE COMPONENT		TOTAL RATE INCREASE
3%	+	4.1%	=	7.1%

The proposed increase for **Farmland properties** is as follows:

ASSUMED RATE PEG		UPGRADE COMPONENT		TOTAL RATE INCREASE
3%	+	1.91%	=	4.91%

Council's commitment to fund one-third of the cost of the levee upgrade is around \$7.75M. If this amount was taken from the current budget Council would need to find significant savings elsewhere and dramatically reduce existing services and put other capital projects such as road renewals on hold.

What happens if the upgrade of the North Wagga Levee doesn't go ahead?

If the upgrade of the North Wagga Levee does not go ahead, or if the extent of the upgrade is reduced, the Special Rate Variation will be adjusted accordingly.

If a decision is made to upgrade of the North Wagga Levee higher than a 1 in 20 year level of protection, the difference will be paid for within Council's budget.

How much will the Special Rate Variation increase my rates in dollar terms?

Rates for each property are calculated as a percentage of the land value so the rate increase in dollar terms will vary. The average annual increase for each rate category is outlined in the table at the bottom of the page.

If you would like to know how much rates will increase for your particular property you can use the rates calculator on the website: wagga.nsw.gov.au/srv or call Council on 1300 292 442 to speak to someone that can calculate this for you.

Will I have to pay the additional increase for the levee upgrade component if I'm only paying the minimum rate?

Yes. The minimum rate will increase each year as per the rate peg set by IPART. The increase for the levee upgrade component will be charged on top of this minimum rate, and is calculated using the current rate in the dollar (Advalorem Rate) for your particular rate category for that rating year, and is calculated using the land value of your property. To find out how much your rates are expected to go up by use the online calculator at wagga.nsw.gov.au/srv or call 1300 292 442.

Average increase in rates

The following table outlines the average annual increase compared on top of 2015/16 rates for each category. The levee upgrade component of the rate increase for the farmland category is 1.91%, and 4.1% for all other categories. The total increase also includes the assumed rate peg of 3%.

Rate category	Average land value*	Levee upgrade component only in 2015/6**	Total average annual increase in 2016/17 (including rate peg)**	Levee upgrade component only by 2020/21**
Residential Wagga	\$121,000	\$40.78	\$70.63	\$45.89
Residential Village	\$62,900	\$14.36	\$24.87	\$16.14
Residential Other	\$219,000	\$57.82	\$100.08	\$49.46
Business Wagga	\$446,000	\$258.55	\$447.79	\$291.65
Business Village	\$73,500	\$21.24	\$36.78	\$23.74
Farmland	\$637,000	\$46.44	\$119.19	\$52.27

What's the process for applying for a Special Rate Variation?

The first step is to include the scenario for a SRV in Council Integrated Planning and Reporting documents.

The scenario of applying for a SRV to fund Council's share of the Levee Upgrade is outlined in the 2015-2025 Long Term Financial Plan, which has been adopted by Council.

Council is required to make sure that the community is aware of and understands the size of the proposed Special Variation.

Council will notify IPART of its intention to apply for a Special Rate Variation in December 2015, with the formal application to be submitted by February 2016. IPART is expected to make a decision in May 2016.

What happens if I can't afford the additional increase in rates?

Arrangements can be made with Council to help make your payments more manageable.

Methods currently available are: Direct Debit, B-Pay and Centrelink Deductions and some employers offer payroll deductions (check with your employer).

Please phone Council to discuss your individual circumstances. Provisions are also made available under Section 601 of the Local Government Act 1993 in relation to hardship caused by a General Revaluation. Application forms are available on request from Council.

Pensioners are also able to apply for a concession on their rates.

I am a pensioner and I get a rebate on my rates - will I be getting a rebate on my Levee Bank contribution I pay?

No. Pension Rebates only apply to Rates, Sewer and Waste Charges as per Section 575 -3 (a)(b) and (c) of the Local Government Act 1993- Stormwater and Levee Contributions do not qualify for Pension Rebates.

*Based on 2015/16 rates **Indicative increase only and subject to change. Variables include the rate peg set by IPART each year and land values subject to General Valuations

Will there be increases in any other fees and charges for rate payers?

No significant increases are proposed. Domestic & Commercial Waste Charges are scheduled to increase 3% each year as per the Long Term Financial Plan 2015/25.

Sewer charges are scheduled to increase 4.5% for 3 years and then 2.5% for 7 years as adopted in the Long Term Financial Plan.

Funds raised by these charges cannot be used to fund the levee upgrade.

What happens if the Independent Pricing Tribunal (IPART) doesn't approve the application for a Special Rate Variation?

If Council is not successful with its application for a special rate variation, it will need to fund its one-third share of the Levee Project by borrowing \$7.75M over five years. This would be paid back with interest over approximately 14 years. The total cost of the repayments is anticipated to be \$10.9M.

The table below outlines what the repayments are expected to be each year over the 14 year repayment period.

YEAR	REPAYMENT AMOUNT*
17/18	\$218,150
18/19	\$436,300
19/20	\$654,450
20/21	\$872,600
21/22	\$1,090,750
22/23	\$1,090,750
23/24	\$1,090,750
24/25	\$1,090,750
25/26	\$1,090,750
26/27	\$1,090,750
27/28	\$872,600
28/29	\$654,450
29/30	\$436,300
30/31	\$218,150
TOTAL	\$ 10,907,500

*Indicative increase only and subject to changes in interest rates

At its peak, the repayments will be \$1.1M. These figures would need to be accounted for in each financial year's budget and savings would have to be found within that budget.

This will mean a reduction in the services that Council provides to the community.

Services that could be impacted include Council's road and footpath maintenance program, facilities such as the Oasis Aquatic Centre, cultural programs such as community festivals and further staff cuts.

When will the levee be built?

Council has made application for funding under the NSW Floodplain Management Program for construction of the levee upgrade.

Given the nature of funding through the program, it is likely that the upgrade will be constructed in stages over a number of years.

If Council's application is successful, it is anticipated that construction will commence in the second half of 2016.

Who will build it?

It is likely that the construction will be undertaken by a contractor, with a procurement process appropriate for works of this scale and nature.

When will it be finished?

Pending the outcome of future grant funding applications, the Main City Levee will be upgraded in approximately five stages, with each stage taking around a year to complete.

The timing for construction is entirely dependent on the outcome of the grant applications for State and Federal Government funding.

What impact will the levee upgrade have?

The upgrade of the Main City Levee will ensure the protection of residences and businesses in Central Wagga up to a 1 in 100 year flood event.

This will reduce the likelihood that the area will need to be evacuated during a flood event, which can also have an immediate social and economic impact. In some flood events the upgrade will mean that flood levels in some flood events in parts of the floodplain upstream and outside of the Main City Levee will increase slightly.

More detail can be found on the Flood Futures website wagga.nsw.gov.au/floodfutures or by calling Council on 1300 292 442.

The full impact of upgrading the North Wagga Levee will be considered in the review of the Floodplain Risk Management Study.

Want to know more?

Call: Council's Community Engagement Officer, Lauren Fitzgerald, on 1300 292 442

Email: srv@wagga.nsw.gov.au

Go online: wagga.nsw.gov.au/srv

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Proposed special rate variation

What would your contribution to the levee upgrade be?

Wagga Wagga City Council is proposing to introduce a one off special rate variation maintained for five years to cover its one-third (\$7.75M) share of a \$23.3M upgrade to the levee system.

Under the proposed increase, property owners in the Farmland rate category will pay an additional 1.91% above the rate peg. Assuming a rate peg of 3% **the total increase for Farmland properties would be 4.91%.**

All other properties will see an increase of 4.1% above the rate peg. Assuming a rate peg of 3% **the total increase for all rateable properties not in the Farmland category would be 7.1%.**

At the end of the five year period rates payable in 2021/22 will revert back down to the equivalent level to that if an SRV had not occurred.

The tables below show what rates would be for the average property in each rate category for each of the five years that the rate increase is in place, and the first year after it drops off.

*Average land values are based on 2015/16 rates and could change subject to General Valuations

**Indicative increase only and subject to change. Variables include the rate peg set by IPART each year and land values subject to General Valuations

The figures below are based on average land values. Find out what your contribution to the levee upgrade would be by requesting figures specific to your property by calling 1300 292 442 or email srv@wagga.nsw.gov.au

Rate category: Residential Wagga

Average land value* \$121,000. 2015/16 rates \$995.01

YEAR	LEVEE UPGRADE COMPONENT**	RATE PEG COMPONENT**	COMBINED	INCREASE ON PREVIOUS YEAR (including 3% rate peg)
2016-2017	\$40.78	\$1,024.86	\$1,065.64	\$70.63
2017-2018	\$42.00	\$1,055.61	\$1,097.61	\$31.97
2018-2019	\$43.26	\$1,087.27	\$1,130.53	\$32.92
2019-2020	\$44.56	\$1,119.89	\$1,164.45	\$33.92
2020-2021	\$45.89	\$1,153.49	\$1,199.38	\$34.93
2021-2022	\$0	\$1,145.53	\$1,145.53	-\$53.85

Rate category: Residential Other

Average land value* \$219,000. 2015/16 rates \$1,408.83

YEAR	LEVEE UPGRADE COMPONENT**	RATE PEG COMPONENT**	COMBINED	INCREASE ON PREVIOUS YEAR (including 3% rate peg)
2016-2017	\$57.82	\$1,451.09	\$1,508.91	\$100.08
2017-2018	\$59.55	\$1,494.63	\$1,554.18	\$45.27
2018-2019	\$61.34	\$1,539.47	\$1,600.80	\$46.62
2019-2020	\$63.18	\$1,585.65	\$1,648.83	\$48.03
2020-2021	\$65.07	\$1,633.22	\$1,698.29	\$49.46
2021-2022	\$0	\$1,621.95	\$1,621.95	-\$76.34

What would your contribution to the levee upgrade be?

Rate category: Residential Village

Average land value* \$63,000

Below figures are based on property with land value of \$62,900. 2015/16 \$349.54

YEAR	LEVEE UPGRADE COMPONENT**	RATE PEG COMPONENT**	COMBINED	INCREASE ON PREVIOUS YEAR (including 3% rate peg)
2016-2017	\$14.34	\$360.03	\$374.37	\$24.83
2017-2018	\$14.77	\$370.83	\$385.60	\$11.23
2018-2019	\$15.21	\$381.95	\$397.17	\$11.57
2019-2020	\$15.67	\$393.41	\$409.08	\$11.91
2020-2021	\$16.14	\$405.21	\$421.35	\$12.27
2021-2022	\$0	\$402.41	\$402.41	-\$18.94

Rate category: Business Wagga

Average land value* \$445,000.

Below figures are based on property with land value of \$446,000. 2015/16 rates \$6,322.50)

YEAR	LEVEE UPGRADE COMPONENT**	RATE PEG COMPONENT**	COMBINED	INCREASE ON PREVIOUS YEAR (including 3% rate peg)
2016-2017	\$259.13	\$6,512.18	\$6,771.30	\$448.80
2017-2018	\$266.90	\$6,707.54	\$6,974.44	\$203.14
2018-2019	\$274.91	\$6,908.77	\$7,183.67	\$209.23
2019-2020	\$283.15	\$7,116.03	\$7,399.18	\$215.51
2020-2021	\$291.65	\$7,329.51	\$7,621.16	\$221.98
2021-2022	\$0	\$7278.94	\$7278.94	-\$342.22

Rate category: Business Village

Average land value* \$74,000

Below figures are based on property with land value of \$73,500. 2015/16 rates \$514.65)

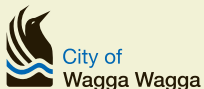
YEAR	LEVEE UPGRADE COMPONENT**	RATE PEG COMPONENT**	COMBINED	INCREASE ON PREVIOUS YEAR (including 3% rate peg)
2016-2017	\$21.09	\$530.09	\$551.18	\$36.53
2017-2018	\$21.73	\$545.99	\$567.72	\$16.54
2018-2019	\$22.38	\$562.37	\$584.75	\$17.03
2019-2020	\$23.05	\$579.24	\$602.29	\$17.54
2020-2021	\$23.74	\$596.62	\$620.36	\$23.74
2021-2022	\$0	\$592.50	\$592.50	-\$27.86

Rate category: Farmland

Average land value* \$637,000. 2015/16 rates \$2,425.06

YEAR	LEVEE UPGRADE COMPONENT**	RATE PEG COMPONENT**	COMBINED	INCREASE ON PREVIOUS YEAR (including 3% rate peg)
2016-2017	\$46.44	\$2,497.81	\$2,544.25	\$119.19
2017-2018	\$47.83	\$2,572.75	\$2,620.58	\$76.33
2018-2019	\$49.27	\$2,649.93	\$2,699.19	\$78.61
2019-2020	\$50.74	\$2,729.43	\$2,780.17	\$80.98
2020-2021	\$52.27	\$2,811.31	\$2,863.57	\$83.40
2021-2022	\$0	\$2791.91	\$2791.91	-\$71.66

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You're invited to a
Community Forum
to discuss the proposed
Special Rate Variation.



6pm, Wednesday 18 November
Council Meeting Room
Civic Centre cnr Baylis & Morrow Sts

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Wagga Wagga

funding the levee upgrade.

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To protect Wagga Wagga's CBD, critical assets and thousands of homes against floods, we need to strengthen the levee system.

With a price tag of \$23.3M we need to do our bit to help pay for this vital piece of infrastructure.

To cover our share, Wagga Wagga City Council is making an application to IPART for a one off Special Rate Variation, maintained for five years only.

Under the proposed increase, rates for all rate categories except for the Farmland category will increase by 7.1% (4.1% above assumed rate peg). The increase for the Farmland rate category will be 4.91% (1.91% above assumed rate peg).



wagga.nsw.gov.au/srv
1300 292 442

Average increase in rates

Rate category	Average land value*	Average annual increase in 2016/17 for levee upgrade component only**	Total average annual increase in 2016/17 (including rate peg)**
Residential Wagga	\$121,000	\$40.78	\$70.63
Residential Village	\$63,000	\$14.36	\$24.87
Residential Other	\$219,000	\$57.82	\$100.08
Business Wagga	\$445,000	\$258.55	\$447.79
Business Village	\$74,000	\$21.24	\$36.78
Farmland	\$637,000	\$46.44	\$119.19

*Based on 2015/16 rates **Indicative increase only and subject to change . Variables include rate pegs set by IPART each year and property values subject to General Valuations.

If Council is unable to proceed with a Special Rate Variation, it would need to fund its \$7.75M share by borrowing the money. The estimated repayments would be \$10.9M, and would directly impact the delivery of other programs, maintenance, services and projects for the community.

Community forum

You're invited to a community forum discussing the proposed Special Rate Variation.

6pm, Wednesday 18 November

**Council Meeting Room,
Civic Centre cnr Baylis & Morrow Sts**



be informed!

There are a number of ways that you can contact Council for more information and to provide feedback.

online wagga.nsw.gov.au/srv

phone 1300 292 442

email srv@wagga.nsw.gov.au

in person at the customer service desk in the Civic Centre, cnr Baylis St & Morrow St

post PO Box 20 Wagga Wagga NSW 2650