

From: L [REDACTED] Thomas <[REDACTED]>
Sent: Thursday, 2 March 2023 9:53 AM
To: [REDACTED] <[REDACTED]>
Cc: Geoff <[REDACTED]>
Subject: Re: City of Canada Bay SV Breakfast Point / Cape Cabarita Community Committee Submission

Hi Peter, thank you so much for all your help yesterday after the very frustrating time I had trying unsuccessfully to lodge our submission twice via the IPART online link.

CAPE CABARITA COMMUNITY COMMITTEE SUBMISSION

I am Lesna Thomas and I am Chair of the Cape Cabarita Community Committee.

Our submission and my name/ title is not confidential and can be used on your website as requested on your online site.

Cape Cabarita Community Committee TOTALLY supports the Breakfast Point Community submission. Canada Bay Council's proposal is excessive and most certainly unfair.

Unlike Non-Community scheme strata schemes, our strata Lot owners at Cape Cabarita contribute significantly to our scheme's costs on top of their strata levies. The Canada Bay Council proposal will impact them substantially as it will be another layer of costs.

ISSUES WITH THE PROCESS

We also have had a very frustrating time with this process. We made submissions to Canada Bay Council when the proposal was put forward and the first we heard about this second round via IPART was last Friday, when by chance I was speaking to a Breakfast Point owner.

So time was short with only one week to lodge our submissions which are complex with numerous documents etc. We have read Breakfast Point 's comprehensive submission and fully support it.

When I tried to lodge our submission in support of Breakfast Point's submission, in both efforts once I pressed the submit button, it disappeared.

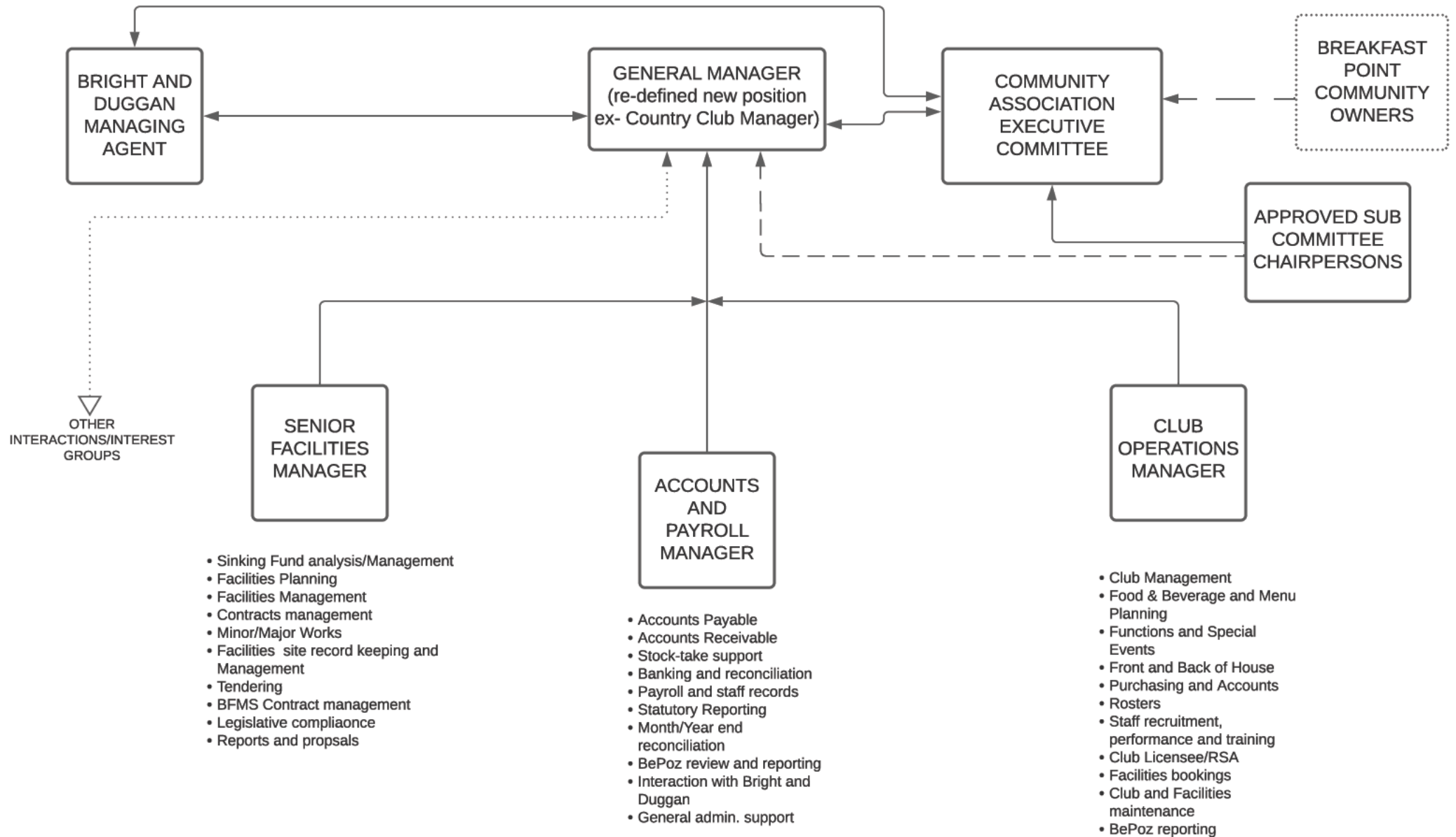
Thanks to the help of IPART's Peter [REDACTED], who answered my voice mail message, rang me back, then checked if our submission had been lodged only to find it hadn't, we are able to lodge our submission today, just in time.

All of these matters are a significant deterrent to individuals and associations like us, who are all volunteers, making submissions particularly when we were unaware of the process happening. Having councils claim information is on its website is nonsense as we don't spend our time checking this website weekly or monthly on the off chance we might find something we need to know.

Since we had lodged our submission in the first round one should expect some correspondence about any further process we would need to play a part in.

Regards L [REDACTED] Thomas

BREAKFAST POINT COMMUNITY ASSOCIATION ORGANISATION STRUCTURE - APPROVED 12 MARCH 2021



** OTHER EXISTING PAID POSITIONS

OBJECTIVES

VISION STATEMENT

Ensure a well governed, managed and maintained community that is a safe and desirable place in which to live and enjoy its benefits.

OUR MISSION

To enhance the quality of life in the Breakfast Point community through the management of community property and support initiatives that strengthen the sense of community amongst residents.

GOALS

Governance

1. Provide a representative and paid management structure in touch with the needs of the community.
2. Establish effective governance & management policies and procedures.
3. Establish a regular engagement with CA representatives.
4. Include environmental, social and governance (ESG) principles in all our work.
5. Provide greater transparency through collaboration, communication and decision making.

Infrastructure & Assets

1. Develop 10 year asset management plan to guide maintenance and renewal program and associated costs.
2. Maintain close relationships with Council, Police and Governments to influence security and governance outcomes.
3. Ensure community property safety is managed and risks are mitigated.

Social

1. Develop appropriate service levels for community infrastructure and services.
2. Strive to enhance the sense of community within Breakfast Point
3. Develop and implement a communication strategy for information dissemination in the community

Environment

1. Identify opportunities for pollution prevention, resource conservation, waste minimisation/reduction, and emission reduction in the operations on CA Property.
2. Establish and environmental management system (EMS)

Financial Management

1. Manage the Country Club & other facilities to enable a revenue base to help offset operational costs.
2. Establish baseline service levels for member services and aim to meet or exceed them.
3. Ensure sound financial management that ensures that the community assets and services can continue to be maintained at the agreed service level into the future.
4. Investigate feasibility of becoming a Not-For-Profit organisation to facilitate grant applications.

BPCA Business Plan June 2022 – June 2025

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Goals	Objectives	Action(s)	Target date
Governance	Provide a representative and paid management structure in touch with the needs of the community.	<ul style="list-style-type: none"> Review staff structure to determine that the community needs, and services are being delivered. Establish a performance management framework and staff KPI's. 	Year 1 & 2
	Establish effective governance & management policies and procedures.	Development of new policies. <ul style="list-style-type: none"> Tree Management Policy Park furniture donation and memorial policy Review of existing policy and procedures. <ul style="list-style-type: none"> WHS Policy Privacy Policy Country Club Policy Filming Policy Service contract management <ul style="list-style-type: none"> Facility management services Landscaping maintenance services Cleaning Security 	Year 1 Year 1 Year 1 & Year 2
	Include environmental, social and governance (ESG) principles in all our work.	<ul style="list-style-type: none"> Develop an ESG strategy 	Year 2
	Provide greater transparency through collaboration, communication and decision making	<ul style="list-style-type: none"> Establish CA Facebook Page CA Reps Meetings – GM Presentation to provide updates Briefing notes provided (where required) to provide background for informed decision making 	Year 1
Infrastructure & Assets	Develop 10 year asset management plan to guide maintenance and renewal programs and associated costs.	<ul style="list-style-type: none"> Develop the fixed asset register. Determine asset value. Develop a technical asset register. 	Year 1 Year 1 Year 3

		<ul style="list-style-type: none"> Develop and asset management strategy and plan. 	Year 2
	Maintain close relationships with Council, Police and Governments to influence security and governance outcomes.	<ul style="list-style-type: none"> Attend Burwood local area crime prevention committee. Attend the Community association meetings held by CBC. Meet with State and Federal members to make them aware of key projects and the strategic direction of the CA and look at opportunities for support. 	Year 1, 2 & 3
Social	Develop appropriate service levels for community infrastructure and services.	<ul style="list-style-type: none"> Service levels to be developed through understanding of asset condition, as per the CMS and with community input. Ensure community property safety is managed and risks are mitigated – undertake security audit & prioritised action plan. 	Year 2 & 3 Year 1
	Strive to enhance the sense of community within Breakfast Point	<ul style="list-style-type: none"> Undertake at least two (2) place activation opportunities for the broader community Investigate opportunities to activate the Village Green, community hall and the Country Club for the BP residents Establish the Country Club Consultative Committee. 	Year 1, 2 & 3 Year 1 Year 1
	Develop and implement a communication strategy for information dissemination in the community	<ul style="list-style-type: none"> Develop a communication strategy Establish the CA Facebook group Monthly GM report in the Breakfast Pointer Implement the suggestion/feedback box at the Country Club 	Year 1 Year 1 Year 1, 2 & 3 Year 1
Environment	Identify opportunities for pollution prevention, resource conservation, waste minimisation/reduction, and emission reduction in the operations on CA Property.	<ul style="list-style-type: none"> Continue to investigate the water harvesting opportunities. 	Year 1 & 2 Year 1

		<ul style="list-style-type: none"> Investigate recycling opportunities at the Country Club. Investigate solar opportunities Continue to support the project group for EV Charging station. Working with Canada Bay Council on implementation on the Urban Tree Canopy Strategy. 	Year 1 Year 1 & 2 Year 1, 2 & 3
	Establish an environmental management system (EMS)	<ul style="list-style-type: none"> Establish an environmental management system for the CA. 	Year 2
Financial management	Manage the Country Club & other facilities to enable a revenue base to help offset operational costs.	<ul style="list-style-type: none"> Undertake focus groups and other research to increase Country Club attendance and membership. Aim to meet the café financial targets set for 22/23. Increase original community membership. Investigate and identify alternate revenue opportunities (with community support). 	Year 1 & 2 Year 2 Year 1 & 2 Year 1 & 2
	Establish baseline service levels for member services and aim to meet or exceed them.	<ul style="list-style-type: none"> Look at the long-term function of the Country Club for the BP community. 	Year 2
	Ensure sound financial management that ensures that the community assets and services can continue to be maintained at the agreed service level into the future.	<ul style="list-style-type: none"> Determine and cost agreed service levels with the community. 	Year 2
	Investigate feasibility of becoming a Not-For-Profit organisation to facilitate grant applications.	<ul style="list-style-type: none"> Investigate the option to become a not-for-profit organisation. 	Year 1

Breakfast Point

Breakfast Point is a suburb within the City of Canada Bay Council Local Government Area

The Breakfast Point development is unusual in that it is entirely a development under the Community Development Act and managed under the Community Land Management Regulation 2021.

It is a suburb of 2450 dwellings, principally Strata Lots. There are three relatively small Community schemes and one mega Scheme (Breakfast Point DP270347). DP 270347 incorporates four Neighbourhood Schemes (Torrens Title homes), four Precinct Schemes, and 52 individual Strata.

Breakfast Point also has a commercial/town centre comprising of an IGA, childcare facility, dentist, pharmacy, real estate agent, and some restaurants. This commercial/town centre is used by residents of Mortlake and Cabarita.

The Suburb

The four communities form the complete suburb of Breakfast Point within the Canada Bay Local Government area.

Breakfast Point Community comprises of 51.82 hectares and has 1.30km of river frontage. The site is fully accessible to the public.

As the suburb (the land) is community property, common infrastructure and related maintenance is the responsibility of the Community Association. Owners pay full Council rates to Canada Bay Council as well as pay levies for the ongoing maintenance of its assets, roads, seawall, parks, drainage, etc (see list below) which would normally be managed and funded by Council.

Statistics (The suburb)

Property	Details
Breakfast Point Community DP270347	2,340 front doors: 52 Strata, four Precincts, four Neighbourhoods and Houses)
Spring Park Community DP270262	45 front doors (Torrens title houses)
Fairwater Community DP270299	34 front doors (one strata and 14 houses)

Mimosa Community DP270300	32 front doors (one strata and 12 houses)
TOTAL	2,431 front doors

Census 2021 Suburb Data

Geography Type	
People	4678
Male	45.6%
Female	54.4%
Median Age	47
Families	1522
<i>Average children per family</i>	
for families with children	1.5
for all families	0.4
All private dwellings	2476
average # of people per household	2.1
Median weekly household income	\$ 2,303.00
Median monthly mortgage payments	\$ 2,800.00
Median weekly rent	\$ 680.00
average number of motor vehicles per dwelling	1.60
People and Population	
Male	2133
Female	2541
Indigenous Status	
Aboriginal and/or Torres Strait Islander	21
Age	
Median Age	47

Breakfast Point Community (DP270347)

Item	Details
Insured Asset Value	\$42 million
Budget 2022/23	Administration Fund: \$2.01m Capital Works Fund: \$1.18 Total Expenditure: \$3.19m
Infrastructure	4.5km Roads >750 on-road visitor parking spaces 1.3km sea walls 1.5km public foreshore walk/cycleway

	9km of footpaths Stormwater Drainage & GPT 668 street trees
Heritage Items	Heritage Brick Wall (400m) and five Heritage Buildings
Community Facilities	Country Club (Residents & guests) Five tennis courts Two pools Gym Community Hall capacity 250 people Oval full cricket/football size BBQ/picnic Area Three parks, approximately 15 ha in total (29% of the suburb) Extensive gardens and trees 7 meeting rooms

Annual spend on comparable community infrastructure to Council's SRV proposal.

Asset class	Asset value	Comment	Annual maintenance & renewal cost <i>(based on local govt benchmark for annual asset maintenance and renewal)</i>	2019/20 Expenditure	2020/21 Expenditure	2021/22 Expenditure
Roads & Paths & Stormwater	\$15,227,739	Open to the public	\$152,277	\$878,629	\$1,290,220	\$902,034
Community Hall	\$259,183	Take pressure off other Council Community Halls	\$6,480			
Admin Building	\$3,388,796	Take pressure off other Council Community halls and meeting spaces	\$84,720			
Men's Shed	\$100,154	Take pressure off other Men's Shed's in the area and the need for Council to provide and maintain a facility.	\$2,503			
Tennyson Wall	\$209,332	Heritage	\$17,420			
Street Trees	\$6,000,000	Council do not need to maintain	\$360,000			
Open Space Infrastructure (including seawall)	\$4,554,761	Fully accessible to the public to utilise and enjoy like any other open space area in Canada Bay local government area.	\$273,285			
Grounds - Gardening maintenance				\$525,000	\$501,285	\$432,784
		Total annual cost	\$896,685	\$1,403,629	\$1,791,505	\$1,334,818

DRAFT



Guideline

Resident Communication & Engagement

This guideline details the Community Association's approach to communication information to residents.

Breakfast Point is a diverse community that gain information in various forms.

"Good Communication skills and behaviours build and support good relationships. Good relationships are essential to effective public participation and sustainable outcomes".

International Association for Public Participation

Purpose

As per the Strategic Plan and Business Plan the Community Association aim to provide greater transparency through collaboration, communication and decision making.

The guideline will provide parameters for communication of information to residents. The approach taken is inline with the IAP2 spectrum for public participation – *Inform, Consult, Involve, Collaborate and Empower*.

Subject to the impact and complexity and important of the issue will determine the extent of communication and engagement required.

Inform

To provide the residents with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.

Techniques: email via CA Reps (for their dissemination to Strata or precinct), use of social media, website, mailbox drop and Breakfast Pointer.

Consult

To obtain residents feedback on analysis, alternatives and/or decisions.

Techniques: CA Reps meetings, CA Reps emails, surveys, town hall meetings, focus groups and sub committees.

Involve

To work directly with residents throughout the process to ensure that resident concerns and aspirations are consistently understood and considered.

Techniques: workshops, deliberative polling.

Collaborate

To partner with the residents in each aspect of the decision including the development of alternatives and the identification of the preferred solution.

Breakfast Point Community Association

P: 02 8765 6900 E: caexec@breakfastpoint.org.au W: breakfastpoint.info

72 Village Drive, Breakfast Point NSW 2137



Guideline

Resident Communication & Engagement

Technique: CA Reps Committees, sub committees, participatory decision-making.

Empower

To place final decision-making in the hands of the residents.

Techniques: Ballots, delegated decision.

Dissemination of information approaches

The following methods are available;

- CA Rep email for their dissemination
- Member email
- Notice boards in the community.
- Sub committees
- CA Facebook group
- Community Facebook groups (2)
- Website
- Letter box drop.
- Breakfast Pointer

CHARTER

COMMUNITY ASSOCIATION FORUM

Date of Adoption: 17 May 2022



Introduction

The Community Association Forum is a forum which provides an opportunity for issues that are common to a number of Community Associations to be raised, discussed with Council and, where possible, resolved.

A forum to enable issues specifically related to Community Associations to be directly discussed with Council representatives was established in 2008, following a Council resolution.

Objectives

The objectives of the Community Association Forum are to:

- Provide a forum for Council and community associations to address issues relating to Community Associations, with a focus on publicly accessible community-title land, and associated assets and infrastructure.

Membership

Membership of the Forum will be as follows:

- The Mayor (or their nominee) plus one other Councillor will represent Council on the Forum.
- The Mayor (or their nominee) will chair the meetings. If the Chair is absent, the other Councillor will chair the meeting. In the event that neither the Mayor (or their nominee) nor the other Councillor are in attendance, a Council staff member will chair the meeting.
- Other Councillors may attend the Forum as observers.
- The Community Association Forum comprises the following Community Associations, all of which are responsible for maintenance of community assets and infrastructure which are publicly accessible:
 - Abbotsford Cove
 - Breakfast Point
 - Cape Cabarita
 - Edgewood
 - Liberty Grove
 - Pelican Point
 - Pelican Quays
 - Phillips Landing
 - The Elms
- Each of the above Community Associations will nominate one representative for the Forum. Each Association may also nominate one alternate to attend the Forum in the absence of the representative member, with all such representatives (and alternates) to be formally endorsed by their Association.
- Each term of membership shall be aligned with the term of Council (typically four (4) years).

Participation of Council staff

The following Council staff will attend Forum meetings as required:

- General Manager
- Director, Community and Environmental Planning
- Director, Corporate Services and Strategy
- Director, City Services and Assets
- Personal Assistant to the General Manager (PA GM)

Other Council Staff may attend meetings as required.

Council support for the Forum

Council is responsible for providing administrative support for the meetings. This includes preparation and distribution of agendas, minutes, and other relevant information.

Council's main contact for the Forum will be the PA GM. The PA GM will initiate communication on behalf of Council, maintain a record of matters requiring documentation and prepare an update for each meeting.

Code of Conduct

All members of the Forum shall comply with Council's Code of Conduct.

Confidentiality

The Forum may consider items in confidence. Members will be advised if a matter is classified as confidential. Members must not disclose or distribute information that is confidential.

Media Protocol

Members of the Forum are not to speak to the media in their capacity as Forum members. All media enquiries relating to the proceedings of the Forum are to be referred to the Manager of Communications at the City of Canada Bay Council.

Meeting Timelines

The Forum will typically meet quarterly.

There may be occasions where additional meetings are called to discuss special or urgent issues or projects.

Agenda/Minutes

- The agenda will be circulated to all Forum members, Council staff and Councillors at least one week prior to the next meeting.
- Council staff shall arrange for the minutes of each meeting to be taken and circulated following the meeting.
- Information on the actions of a meeting will be reported to the subsequent meeting of the Forum.

Review

The terms of reference will be reviewed following each local government election.

Author name: Name suppressed

Date of submission: Wednesday, 22 February 2023

Please provide any other comments on the council's application that you would like to make here.

Breakfast Point residents are not opposed to a reasonable increase in Council rates. We, are however, very much against a double dip on rate charges that would clearly occur in our case should the proposed rate increase be implemented. As a suburb of Canada Bay we have a well organised governance structure which includes an Executive Group, a GM, maintenance workers, sub committees managing assets and the site and are working towards the excellence of an ESG approach to effective governance. We maintain all of our assets and fund staff salaries and yet we also pay full council rates. In effect, with the proposed SRV increase, Council is asking Community Associations pay a considerable amount more for receiving less services than standalone owners. Discussions with council for the last 6 years to negotiate a different rate calculation that takes into account our existing self-funded cost base have been rejected, contrary to their mission statement, and not willing to explore different ways in which this inequity could be managed. We respectfully ask for consideration of the inequitable current situation and request the proposed increase in rates not be applied to Breakfast Point or any other Community Association. We also ask that a review of the current rate structure take place to rectify the existing gap between the cost incurred by Breakfast Point and the Council rates charged. We are not suggesting that Breakfast Point residents not pay a fair share of Council rates as we acknowledge we also use Council infrastructure. The attachments provided with this submission clearly demonstrates that Breakfast Point residents pay twice for many of the services provided by Council. The inequity to Community Association residents will be exacerbated with the magnitude of the proposed minimum rate increase and SRV. We respectfully, suggest the magnitude of the proposed increase are unjustified for Community Association residents and should not proceed.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

Yes, they have through various documents of Council, however some items to note include. Council adopted its LTFP in April 2022 (V1) and then revised the LTFP and adopted it in August 2022 (V2) to factor in the Special Variation (SRV). It should be noted that under Scenario Two, V2 shows an increase in income and expenditure, it states that the asset renewal and new assets total program cost is \$231.3 million, however in V1 it was \$366.1 million. It would be expected that the spend would have increased, not decreased, noting the asset backlog and new infrastructure justification for the minimum rate increase and SRV. It is also interesting to note that the long-term financial plan identifies an additional \$415,000 per annum in improvement savings and revenue increases is to be implemented along with the minimum rate increase and the SRV.

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

Yes

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No Whilst the engagement strategy outlines a variety of methods, there are some elements that should be highlighted. In the Councils Community Engagement Strategy, the proposed rate increase and SRV would be defined as a high impact, city wide topic. The Morrison & Low (M&L) engagement plan was drafted to inform and consult only. It identifies that it will inform to raise awareness and inform all stakeholder groups of the options being considered. Breakfast Point is managed by a Community Association, as are many other developments in the City of Canada Bay. The Council have run a Community Association Forum (since 2008) which comprises representatives from nine community associations, principally those that are responsible for the maintenance of significant infrastructure and/or assets which are publicly accessible, such as foreshore pathways, seawalls, parks, footpaths, and bicycle paths. (Attachment 5) Breakfast Point makes up 5.2% of the population of the local government area (LGA). Together with the other Community Associations in the LGA would make up to 15% of the LGAs population. It is disappointing that this forum was not used to communicate information or use as a reference group to understand the views and impact of their proposal in relation to the Long-Term Financial Plan and the proposed rate increase. The only information received by this forum was on the 16/11/2021 with information of a survey regarding the Community Strategic Plan Our Future 2036 in 2021. Community Associations can distribute information to their residents in additional forms to the mechanisms M&L identified in its engagement strategy. With the high proportion of units/apartments in the LGA, this stakeholder group would have been a key group to utilise. Breakfast Point Community Association has a communication approach for its residents (Attachment 4). Considering that units/apartments are the most impacted by the proposed rate increase, and the Community Associations in this group are made up predominantly of unit/apartment communities and fund the maintenance and renewal of public infrastructure, they are a Council key stakeholder. The Council have not truly followed Principle 1 of the Community Engagement Strategy that the city adequately plans and tailors community engagement projects to suit our unique community and the use of a stakeholder database. For this level of project, the Councils promise is to take all reasonable steps to ensure known stakeholders are advised of the opportunity to provide input. This was identified to occur via email to stakeholders and to send supplementary email to relevant stakeholders. It appears that emails were sent to those that were subscribers on the collaborate

data base and business newsletter. If individuals had not subscribed, they would not have received an email. The Breakfast Point Association Committee did not receive any communication or consultation with respect to Councils proposed rate increase, nor did Breakfast Point residents. We regard the oversight as being symptomatic of the way in which Council regards Community associations and contradicts its mission statement.

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

The engagement outcomes report is limited, summarises key themes and states that the community were well informed of the proposal, Breakfast Point however was not considered or informed. The report does not identify any action to be taken in response to the matters raised in the feedback, nor a response to those that registered to speak at the Council meeting held on the 15/11/2022 (Item 11.2). Feedback was noted and Council resolved to adopt the updated LTFP, make application to IPART for the increase and the SRV, and to include public submissions.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Whilst the minimum rate increase and SRV is understood and is reasonable in principle, the Council has not considered the nine communities that fund public infrastructure. These communities have the same challenges and pressures of being responsible for public infrastructure that the Council has and which they are using to justify their rate increase and the SRV. The impact on these residents is significant with the minimum rate increase, SRV and most Community Associations would also concurrently be increasing their levies to fund their infrastructure maintenance and renewals. Residents believe that it is not reasonable to be funding public infrastructure twice and the Councils approach is inequitable. Breakfast Point is responsible for 1.5km of Council owned foreshore land. It funds the maintenance of a public shared pathway, gardens, lighting, and a seawall. These were transferred to the community in an arrangement that benefited the Council and the developer to the detriment of the Breakfast Point owners. This area is fully accessible and highly utilised by the public. It is a major walkway for Peninsula Communities, Sydney Siders etc and is part of Councils Foreshore Access Strategy 2020 and the proposed Sydney Harbour Foreshore Walk. It is also the main public walkway access to the Cabarita Ferry Terminal and park. Together with the commercial centre, each of the above has impacted on the cost to the Breakfast Point residents to the benefit of Council. Breakfast Point residents fund 100% of the cost of the maintenance and renewal of all infrastructure on community property, majority of which is also 100% accessible to the public. This includes roads, footpaths, parklands, foreshore walkway, etc. It also pays the cost of running the open space and public street lighting in the suburb. In addition, there is infrastructure also supplied to the community via the Breakfast Point Community Hall, meeting rooms, a Mens Shed, BBQ area, oval, pool and tennis courts that takes pressure off the same infrastructure supplied by Council. The public roads, footpaths, stormwater (including GPTSSs) and street trees are also the full responsibility of the Breakfast Point Community. Council charges each owner a user pays stormwater fee yet Breakfast Point owners are responsible for the maintenance and renewal of their own stormwater system. Council only provides the user pays waste collection service and rangers to enforce the free parking in the suburb. Whilst the Breakfast Point Community can access other Council infrastructure and services in the City of Canada Bay, it has the responsibility of maintaining 100% publicly accessible community assets to the value of \$29,739,965 (excludes land, and gardens). Based on this asset value, and as per local government benchmark, the required annual maintenance and renewal cost is \$896,685 (excluding garden maintenance and cleaning, and cost of electricity) per annum. The community currently spend \$1,023,000 per annum. (Attachment 3) The Council states that the SRV will fund \$8.28 million dollars of services and asset renewals over 4 years. Of the services and assets identified, the Breakfast Point community undertake 7 of the 18 functions. Buildings & trade maintenance Governance Cleansing operations for public areas Road maintenance services Sports fields/garden services Strategic Asset Management Tree services The Council outlines that for these areas the SRV will be spent on predominantly operational costs including an increase in resourcing for maintenance and asset renewal planning. The Breakfast Point Community have an organisational structure (Attachment 1), strategic plan (Attachment 2) and business plan (Attachment 6) in place and manage the community property with an ESG focus on structure, risk management and governance, just like a Council. In addition to the above-mentioned costs, it also funds staff to plan and deliver maintenance and capital renewal works, as well as costs of insurance and risk management. The community feel that it is inequitable for the blanket approach of a rate increase without the consideration of what communities like Breakfast Point save the Council in cost and responsibility, and the significant cost that the residents of these communities are already paying to enable this. Lastly, the Council has many opportunities to help offset the costs and realise savings through grant opportunities. Community Associations are often ineligible for the same grant opportunities. These communities and the way that they are structured save the Council a considerable amount of money.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay. The community led development of the Community Strategic Plan identifies the desire for well maintained and accessible community infrastructure and services, however when this plan was developed the residents would not have considered that the potential costs associated with meeting this desire would be achieved via a rate increase. The Community Association understands and is not against the increase in rates and SRV, it is just disproportionate for the Breakfast Point residents as they are already funding the maintenance and renewal of public assets that are fully accessible to the public. In addition, they are funding community and recreational infrastructure that takes demand away from Council facilities. The capacity to pay is diminished because of the recent increases in cost of living, particularly increases in interest rates.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

Author name: S. Ravi

Date of submission: Thursday, 2 March 2023

Please provide any other comments on the council's application that you would like to make here.

Liberty Grove residents are not opposed to a reasonable increase in Canada Bay Council rates. We are however very much against a double dip on rate charges that would clearly occur in our case should the proposed rate increase be implemented. As a suburb of Canada Bay we have a well organised governance structure which includes an Executive Group, a GM, maintenance workers, sub committees managing assets and the site and are working towards the excellence of an ESG approach to effective governance. We maintain all of our assets and fund staff salaries and yet we also pay full Canada Bay Council rates. With the proposed SRV increase, the Council is asking the Association to pay a considerable amount more for receiving less services than standalone owners. The discussions with Canada Bay Council for the last 6 years to negotiate a different rate calculation that takes into account our existing self-funded cost base have been rejected, contrary to their mission statement, and not willing to explore different ways in which this inequity could be managed. We respectfully ask for consideration of the inequitable current situation and request the proposed increase in rates not be applied to Liberty Grove or any other Community Association. We also ask that a review of the current rate structure take place to rectify the existing gap between the cost incurred by the Community and Council rates charged. We are not suggesting that Community residents not pay a fair share of Canada Bay Council rates as we acknowledge we also use Canada Bay Council infrastructure. The Liberty Grove residents pay twice for many of the services provided by Canada Bay Council. The inequity to Community Association residents will be exacerbated with the magnitude of the proposed minimum rate increase and SRV. We respectfully, suggest the magnitude of the proposed increase are unjustified for Community Association residents and should not proceed.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

Yes, they have through various documents of Canada Bay Council, however some items to note include. Canada Bay Council adopted its LTFP in April 2022 (V1) and then revised the LTFP and adopted it in August 2022 (V2) to factor in the Special Variation (SRV). It should be noted that under Scenario Two, V2 shows an increase in income and expenditure, it states that the asset renewal and new assets total program cost is \$231.3 million, however in V1 it was \$366.1 million. It would be expected that the spend would have increased, not decreased, noting the asset backlog and new infrastructure justification for the minimum rate increase and SRV. It is also interesting to note that the long-term financial plan identifies an additional \$415,000 per annum in improvement savings and revenue increases is to be implemented along with the minimum rate increase and the SRV.

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No Comment

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

Yes (first question), NO (second question)

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No Whilst the engagement strategy outlines a variety of methods, there are some elements that should be highlighted. In Canada Bay Councils Community Engagement Strategy, the proposed rate increase and SRV would be defined as a high impact, city wide topic. The Morrison & Low (M&L) engagement plan was drafted to inform and consult only. It identifies that it will inform to raise awareness and inform all stakeholder groups of the options being considered. Liberty Grove is managed by a Community Association, as are many other developments in the City of Canada Bay. Canada Bay Council have run a Community Association Forum (since 2008) which comprises representatives from nine community associations, principally those that are responsible for the maintenance of significant infrastructure and/or assets which are publicly accessible, such as foreshore pathways, seawalls, parks, footpaths, and bicycle paths. Liberty Grove makes up approximately 2.5% of the population of the local government area (LGA). Together with the other Community Associations in the LGA would make up to 15% of the LGAs population. It is disappointing that this forum was not used to communicate information or use as a reference group to understand the views and impact of their proposal in relation to the Long-Term Financial Plan and the proposed rate increase. Community Associations can distribute information to their residents in additional forms to the mechanisms M&L identified in its engagement strategy. With the high proportion of units/apartments in the LGA, this stakeholder group would have been a key group to utilise. Liberty Grove Community Association has a communication approach for its residents including regular messaging and our bi-monthly newsletter. Considering that units/apartments are the most impacted by the proposed rate increase, and the Community Associations in this group are made up predominantly of unit/apartment communities and fund the maintenance and renewal of public infrastructure, they are a Canada Bay Council key stakeholder. Canada Bay Council have not truly followed Principle 1 of the Community Engagement Strategy that the city adequately plans and tailors community engagement projects to suit our unique community and the use of a stakeholder database. For this level of project, Canada Bay Councils promise is to take all reasonable steps to ensure known stakeholders are advised of the

opportunity to provide input. This was identified to occur via email to stakeholders and to send supplementary email to relevant stakeholders. It appears that emails were sent to those that were subscribers on the collaborate data base and business newsletter. If individuals had not subscribed, they would not have received an email. The Liberty Grove Community Association Committee did not receive any communication or consultation with respect to Canada Bay Councils proposed rate increase, nor did Liberty Grove residents. We regard the oversight as being symptomatic of the way in which Canada Bay Council regards Community associations and contradicts its mission statement.

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

The engagement outcomes report is limited, summarises key themes and states that the community were well informed of the proposal, Liberty Grove however was not considered or informed. The report does not identify any action to be taken in response to the matters raised in the feedback, nor a response to those that registered to speak at Canada Bay Council meeting held on the 15/11/2022 (Item 11.2). Feedback was noted and Canada Bay Council resolved to adopt the updated LTFP, make application to IPART for the increase and the SRV, and to include public submissions.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Whilst the minimum rate increase and SRV is understood and is reasonable in principle, Canada Bay Council has not considered the nine communities that fund public infrastructure. These communities have the same challenges and pressures of being responsible for public infrastructure that Canada Bay Council has and which they are using to justify their rate increase and the SRV. The impact on these residents is significant with the minimum rate increase, SRV and most Community Associations would also concurrently be increasing their levies to fund their infrastructure maintenance and renewals. Residents believe that it is not reasonable to be funding public infrastructure twice and Canada Bay Councils approach is absolutely inequitable. Liberty Grove covers an area of 22 hectares between Homebush Bay Drive and the Northern Railway line. It borders Rhodes, Concord West and North Strathfield. The Liberty Grove area is fully accessible and well utilised by the public, especially our neighbours from Concord West and Rhodes. It is a thoroughfare for students from Rhodes attending Concord West Public School and St. Ambrose Catholic School in North Strathfield. It is also widely used by people from Rhodes who prefer Concord West Station over the very crowded Rhodes station. Liberty Grove residents fund 100% of the cost of the maintenance and renewal of all infrastructure on community property, majority of which is also 100% accessible to the public. This includes roads, footpaths, a number of parks, playgrounds, BBQ areas and more. Our two main pools are also attended by many Concord West and Rhodes residents whose Liberty Grove friends invite them over. We also pay the cost of running the open space and all public street lighting in the suburb. In addition, there is vast infrastructure supplied to the community and maintained by the community association such as a community meeting room, a well-equipped gym, BBQ area, a number of large and small parks, 2 pools, a sauna plus shower & toilets, 2 tennis courts, a basketball court and 3 playgrounds that takes pressure off the same infrastructure supplied by Canada Bay Council. The public roads, footpaths, stormwater & sewage infrastructure and street trees as well as other vegetation are also the full responsibility of the Liberty Grove Community. Whilst the Liberty Grove Community can access other Canada Bay Council infrastructure and services in the City of Canada Bay, it has the responsibility of maintaining 100% publicly accessible community assets to the value of many million dollars. Canada Bay Council states that the SRV will fund \$8.28 million dollars of services and asset renewals over 4 years. Of the services and assets identified, the Liberty Grove community undertake 7 of the 18 functions. Buildings & trade maintenance Governance Cleansing operations for public areas Road maintenance services Garden services Strategic Asset Management Tree services Canada Bay Council outlines that for these areas the SRV will be spent on predominantly operational costs including an increase in resourcing for maintenance and asset renewal planning. The Liberty Grove Community have an organisational structure, strategic plan and business plan (available on request) in place and manage the community property with an ESG focus on structure, risk management and governance, just like a Canada Bay Council. In addition to the above-mentioned costs, it also funds staff to plan and deliver maintenance and capital renewal works, as well as costs of insurance and risk management. The community feel that it is inequitable for the blanket approach of a rate increase without the consideration of what communities like Liberty Grove save Canada Bay Council in cost and responsibility, and the significant cost that the residents of these communities are already paying to enable this. Lastly, Canada Bay Council has many opportunities to help offset the costs and realise savings through grant opportunities. Community Associations are often ineligible for the same grant opportunities. These communities and the way that they are structured save Canada Bay Council a considerable amount of money.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay. The community led development of the Community Strategic Plan identifies the desire for well maintained and accessible community infrastructure and services, however when this plan was developed the residents would not have considered that the potential costs associated with meeting this desire would be achieved via a rate increase. The Community Association understands and is not against the increase in rates and SRV, it is just disproportionate for the Liberty Grove residents as they are already funding the maintenance and renewal of public assets that are fully accessible to the public. In addition, they are funding community and recreational infrastructure that takes demand away from Canada Bay Council facilities. The capacity to pay is diminished because of the recent increases in cost of living, particularly increases in interest rates.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

No comment

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

No comment

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

No comment

Author name: K. Foot

Date of submission: Friday, 3 March 2023

Please provide any other comments on the council's application that you would like to make here.

Pelican Point Community Association, representing 95 property owners positioned in eight buildings located at 164 Burwood Road, Concord, objects in the strongest possible way to the possibility of granting an increase in the rates to be charged by Canada Bay Council. There are 3 main reasons for these objections: 1 NEEDLESS EXPENDITURE Council would not find it necessary to seek an increase in rates if it pulled back on unnecessary expenditure on unproductive and wasteful projects that may have a feel good attraction to Council, but which contribute nothing, or little, to the wellbeing of the community of Canada Bay. For example, pulling down or mothballing useful small buildings in Bayview Park, while failing to provide adequate maintenance of, and safety in, the Park. 2 UNFAIR TREATMENT OF COMMUNITY ASSOCIATIONS Community Associations in Canada Bay, which represent thousands of residential property owners housed within Developed Plans, are responsible for providing acres of grounds and many facilities for use by the public-at-large. Council should be granting RATE DISCOUNTS to all ratepayers within these properties, as some small compensation for their ongoing costs of maintaining roads, gardens, lawns, pathways and other infrastructure to the community, all of which saves Council a great deal of money, on an annual basis. 3 POTENTIAL BONANZA FROM INCREASED VALUATIONS The massive, and unexpected, increase in property values indicated by the NSW Valuer General in the recently released Notices of Valuation will provide Council with a bonanza increase in rates income as it is. There can be no justification for also increasing the rates, since the base on which Council rates are calculated (ie the land value of ratepayers properties) now has a massively increased paper value a value of dubious connection with real market value. We expect IPART to play its part in protecting the community by rejecting this greedy cash grab by City of Canada Bay Council.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No Comment.

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No comment.

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No comment.

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No comment.

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

No comment.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

No comment.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

No comment.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

No comment.

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

No comment.

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

No comment.

Author name: Name suppressed

Date of submission: Tuesday, 28 February 2023

Please provide any other comments on the council's application that you would like to make here.

The Rhodes Community is absolutely to its capacity of non response from Canada Bay Council. There is no general maintenance or infrastructure, whilst development and vpas are given to Council. It is becoming quite obvious that there is something wrong about how Rhodes is treated and people are reporting to higher authorities.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

It has not. When theyre cutting services and also in a much denser and smaller area that doesnt require too much effort for services. The density also shows the community is paying much more than a standard suburb and does not show the need for a rise as the council is already collecting triple the rates from a small community.

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No. There has been no alternatives that was shown to the community or any efforts made on their behalf to prevent irresponsible money being spent elsewhere.

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

They have not shown the full extent of plans on where it is going. They have used words like environment, waste, sustainability but did not consult the community on their exact plan on where the money is going (Waste services they are cutting down and did not even consult the community).

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No, in Rhodes the Council only sent 100 emails that are on their database. In Rhodes there are about 11,453 residents.

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

The council used data base from 2016 to counter their argument which will not stand against ICAC.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

With interest rates rising and cost of living and stagnant wages, low housing availability it is absolute that this triple rate increase is dishonest to the public and the way it will affect struggling families.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

There has been 3 opposing from Councillors of this rate increase. When you have Councillors and a Mayor dont even read the communities response and cannot even make a proper argument of where its gonna be spent or using data from 2016 it is obvious that they have no interest in what the community has to say or to engage with them.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

They said they can ask for rent assistance but has failed to disclose who is this available to and how to apply for it. This is an appalling way to belittle the community and our older generation who built this country and this community.

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

Not that the community or community leaders were informed off.

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

No it has not. Full stop.

Author name: Name suppressed

Date of submission: Tuesday, 28 February 2023

Please provide any other comments on the council's application that you would like to make here.

We are very much against a double dip on rate charges that would clearly occur in our case should the proposed rate increase be implemented. As residents that pay to help maintain the community assets and fund staff salaries, we also pay full council rates. In effect, with the proposed SRV increase, Council is asking residents of Breakfast Point to pay a considerable amount more for receiving less services than standalone owners. We are not suggesting that Breakfast Point residents do not pay a fair share of Council rates as we acknowledge we also use Council infrastructure. The inequity to all Breakfast Point residents will be significantly exacerbated with the magnitude of the proposed minimum rate increase and SRV. We respectfully suggest the magnitude of the proposed increase are unjustified and should not proceed as proposed. Please hear the pain that cost of living increases are already causing, and do not allow Canada Bay Council to further contribute to this. They would not listen when 400 residents individually responded to the consultation and overwhelmingly rejected the councils' proposals. Additionally, thousands of other residents opposed the increases in many comprehensive submissions from strata /owner corporations and strata community associations. Still they did not listen. Canada Bay Council decided to note this opposition but then proceeded to seek the support for the increases from IPART. Please have Council listen to our arguments.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Canada Bay Council has not considered a community like Breakfast Point that funds public infrastructure. The impact on these residents is significant with the minimum rate increase, SRV and most Community Associations would also concurrently be increasing their levies to fund their infrastructure maintenance and renewals. As a resident I do not believe that it is not reasonable to be funding public infrastructure twice and the Councils approach is inequitable. Breakfast Point residents fund 100% of the cost of the maintenance and renewal of all infrastructure on community property, majority of which is also 100% accessible to the public. This includes roads, footpaths, parklands, foreshore walkway, etc. It also pays the cost of running the open space and public street lighting in the suburb. In addition, there is infrastructure also supplied to the community via the Breakfast Point Community Hall, meeting rooms, a Mens Shed, BBQ area, oval, pool and tennis courts that takes pressure off the same infrastructure supplied by Council. The public roads, footpaths, stormwater (including GPTs) and street trees are also the full responsibility of the Breakfast Point Community. Council charges each owner a user pays stormwater fee yet Breakfast Point owners are responsible for the maintenance and renewal of their own stormwater system. Council only provides the user pays waste collection service and rangers to enforce the free parking in the suburb. It is inequitable for the blanket approach of a rate increase without the consideration of what communities like Breakfast Point save the Council in cost and responsibility, and the significant cost that the residents of these communities are already paying to enable this. Lastly, the Council has many opportunities to help offset the costs and realise savings through grant opportunities. Community Associations are often ineligible for the same grant opportunities. These communities and the way that they are structured save the Council a considerable amount of money.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay. The increase in rates and SRV is disproportionate for Breakfast Point residents as we are already funding the maintenance and renewal of public assets that are fully accessible to the public. In addition, we are funding community and recreational infrastructure that takes demand away from Council facilities. The capacity to pay is diminished because of the recent increases in cost of living, particularly increases in interest rates.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

Author name: P. Camden

Date of submission: Tuesday, 28 February 2023

Please provide any other comments on the council's application that you would like to make here.

I am very much against a double dip on rate charges that would clearly occur in our case should the proposed rate increase be implemented. As a resident that pays to help maintain the community assets and fund staff salaries, I also pay full council rates. In effect, with the proposed SRV increase, Council is asking residents of Breakfast Point to pay a considerable amount more for receiving less services than standalone owners. I am not suggesting that Breakfast Point residents do not pay a fair share of Council rates as we acknowledge we also use Council infrastructure. The inequity to all Breakfast Point residents will be significantly exacerbated with the magnitude of the proposed minimum rate increase and SRV. I respectfully, suggest the magnitude of the proposed increase are unjustified and should not proceed as proposed.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No comment

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No comment

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No comment

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No comment

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

No comment

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

I am a resident of Breakfast Point with is a community association that funds its own public infrastructure. We pay levies to the community association to fund the cost of maintenance and renewal of public infrastructure within our community. These fees have been increasing annually to cover costs of roads, footpaths, parklands, foreshore walkway, street lighting, etc. and in effect has been saving Canada Bay Council hundreds of thousands of dollars that they would otherwise be responsible for. As a resident I do not believe that it is reasonable to be funding public infrastructure twice. I find it strange that council charges me stormwater fees yet we are responsible for the stormwater system. In summary, the increase in rates proposed by council is hugely inequitable for residents of Breakfast Point and consideration should be given to a reduced rate increase for Breakfast point residents in line with the significant cost savings to council that we provide already.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

As a resident of Breakfast Point my ability to pay the rate increase proposed by Council is severely diminished. As explained above, the rate increase is disproportionate to the services council supplies to our community as they are already funded and supplied by residents through our levies to the community association. We currently have increases in cost of living and increases in our community levies so further rate increases will put us under further financial stress.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

No comment

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

No comment

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

No comment

Author name: p. lean

Date of submission: Thursday, 2 March 2023

Please provide any other comments on the council's application that you would like to make here.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

not known

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

not as far as I am aware

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

not in dollar terms, which is the reason for my submission

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No in my opinion

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

the community submissions were not accepted by Council

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

I consider the increase for the Breakfast Point community unjustified, as the community already pays the upkeep of roads, facilities, lighting etc through the Community Association fees, and at no cost to Council. The facilities are open to the Public at large.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

The community is under stress financially with the borrowing rate increases, and to add an extra burden of a substantial rate increase will hurt.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

There has been no discussion on hardship to my knowledge

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

I am not aware

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

I am not aware

Author name: P. Nix

Date of submission: Tuesday, 28 February 2023

Please provide any other comments on the council's application that you would like to make here.

There is really nothing to add. But at some point, dissatisfaction with this inequity will result in Breakfast Point type community residents voting against the election of councillors who fail to recognise and take action to lessen this inequity.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

This is a valid question.

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

Also a valid question

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

The answer is probably yes as we understand that the special variation is for an increase of 32.5% over a 4 year period with the biggest increase of 15.49% scheduled for 2023-24. Since we live in Breakfast Point with paying levies for the maintenance of public infrastructure which is open to the general community outside Breakfast Point, it is clearly unreasonable and unacceptable for Breakfast Point residents to be paying the same increase on top of their increased levies as residents who live outside Breakfast Point.

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

Doubtful.

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

Not known.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Whilst the minimum rate increase and SRV is understood and may be reasonable in principle, the Council has not considered a community like Breakfast Point that funds public infrastructure. The impact on these residents is significant with the minimum rate increase, SRV and most Community Associations would also concurrently be increasing their levies to fund their infrastructure maintenance and renewals. Breakfast Point Community Association DP270347 72 Village Drive, Breakfast Point NSW 2137 P 8765 6900 I W www.breakfastpoint.info It is inequitable for the blanket approach of a rate increase without the consideration of what communities like Breakfast Point save the Council in cost and responsibility, and the significant cost that the residents of these communities are already paying to enable this.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

Clearly Canada Bay Council has largely ignored the valid argument of Breakfast Point residents that they should not have to pay the same increase as others who do not live in communities that are responsible for funding public infrastructure. "Clearly a form of double taxation".

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

No idea of this. But the simple way to ensure greater equity is to provide partial rate relief for residents who reside in communities such as Breakfast Point

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

Not known.

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

Not known.

Author name: R. Cox

Date of submission: Tuesday, 28 February 2023

Please provide any other comments on the council's application that you would like to make here.
Stop this unnecessary imposition on ratepayers NOW.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

NO

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

NO

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No communication from council, this has been secretive.

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

NO, this councils community engagement strategy has been secretive and opaque.

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

None.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

There is no "reasonableness", it is OUR money.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

There has been no consideration or contact with us.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

Council has no plan to address our hardship, perhaps they may have to work within a budget, what a concept!

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

Who knows? It's secret council business.

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

Council has wasted money in the past, why stop now? We have much unnecessary council installations already in our area.

Author name: R. de Zylva

Date of submission: Thursday, 2 March 2023

Please provide any other comments on the council's application that you would like to make here.

More than 400 residents individually responded to the consultation and overwhelmingly rejected the councils' proposals. Additionally, thousands of other residents opposed the increases in many comprehensive submissions from strata /owner corporations and strata community associations. Council decided to note this opposition but then proceeded to seek the support for the increases from IPART. I oppose these increases and have submitted my opinion previously both to Council and to IPART. The increases are excessive, unfair, and badly timed with many families already struggling.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No - residents have asked repeatedly why there is a need for a special rate variation and a substantial increase in the minimum rate charges. I'm yet to see a clearly explained reason. Thousands of residents either individually or via strata have opposed the increases. It seems to fall on deaf ears.

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No. It's the only option on the table.

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No nothing - they should be having pop up face to face sessions, writing to us, emails, including it in the rates notices, on social media at the very least

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

There has been no action. All they say when asked is they are proceeding with the increase even though thousands have opposed it

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

The increases are excessive, unfair, and badly timed with many families already struggling. My mortgage has almost tripled this month.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

Zero consideration. Especially with rising interest rates - my mortgage has almost tripled this month

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

They haven't considered how much of the community is going to be impacted due to other financial forces e.g. rising interest rates

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

No - I've never seen them or heard about them until now. I'm a resident and ratepayer since 2015

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

They want to continually increase rates with no cost efficiencies or rationalisation of their existing spend

Author name: R. Lockwood

Date of submission: Thursday, 2 March 2023

Please provide any other comments on the council's application that you would like to make here.

I am very much against a double dip on rate charges that would clearly occur in our case should the proposed rate increase be implemented. As a resident that pays to help maintain the community assets and fund staff salaries, I also pay full council rates. In effect, with the proposed SRV increase, Council is asking residents of Breakfast Point to pay a considerable amount more for receiving less services than standalone owners. I am not suggesting that Breakfast Point residents do not pay a fair share of Council rates as we acknowledge we also use Council infrastructure. The inequity to all Breakfast Point residents will be significantly exacerbated with the magnitude of the proposed minimum rate increase and SRV. I respectfully, suggest the magnitude of the proposed increase are unjustified and should not proceed as proposed.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No comment

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No comment

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No comment.

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

No comment

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Whilst the minimum rate increase and SRV is understood and is reasonable in principle, the Council has not considered a community like Breakfast Point that funds public infrastructure. The impact on these residents is minimum rate increase, SRV and most Community Associations would also concurrently be increasing their levies to fund their infrastructure maintenance and renewals. As a resident I do not believe that it is not reasonable to be funding public infrastructure twice and the Councils approach is inequitable. Breakfast Point residents fund 100% of the cost of the maintenance and renewal of all infrastructure on community property, majority of which is also 100% accessible to the public. This includes roads, footpaths, parklands, foreshore walkway, etc. It also pays the cost of running the open space and public street lighting in the suburb. In addition, there is infrastructure also supplied to the community via the Breakfast Point Community Hall, meeting rooms, a Mens Shed, BBQ area, oval, pool and tennis courts that takes pressure off the same infrastructure supplied by Council. The public roads, footpaths, stormwater (including GPTs) and street trees are also the full responsibility of the Breakfast Point Community. Council charges each owner a user pays stormwater fee yet Breakfast Point owners are responsible for the maintenance and renewal of their own stormwater system. Council only provides the user pays waste collection service and rangers to enforce the free parking in the suburb. It is inequitable for the blanket approach of a rate increase without the consideration of what communities like Breakfast Point save the Council in cost and responsibility, and the significant cost that the residents of these communities are already paying to enable this. Lastly, the Council has many opportunities to help offset the costs and realise savings through grant opportunities. Community Associations are often ineligible for the same grant opportunities. These communities and the way that they are structured save the Council a considerable amount of money.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

As a resident I understand and is not against the increase in rates and SRV, it is just disproportionate for the Breakfast Point residents as we are already funding the maintenance and renewal of public assets that are fully accessible to the public. In addition, we are funding community and recreational infrastructure that takes demand away from Council facilities. The capacity to pay is diminished because of the recent increases in cost of living, particularly increases in interest rates.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

No comment.

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

No comment.

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

No comment.

Author name: R. Meoli

Date of submission: Wednesday, 22 February 2023

Please provide any other comments on the council's application that you would like to make here.

I am very much against a double dip on rate charges that would clearly occur in our case should the proposed rate increase be implemented. As a resident that pays to help maintain the community assets and fund staff salaries, I also pay full council rates. In effect, with the proposed SRV increase, Council is asking residents of Breakfast Point to pay a considerable amount more for receiving less services than standalone owners. I am not suggesting that Breakfast Point residents do not pay a fair share of Council rates as we acknowledge we also use Council infrastructure. The inequity to all Breakfast Point residents will be significantly exacerbated with the magnitude of the proposed minimum rate increase and SRV. I respectfully, suggest the magnitude of the proposed increase are unjustified and should not proceed as proposed.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No Comment

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No Comment

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No Comment

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No Comment

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

No comment

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Whilst the minimum rate increase and SRV is understood and is reasonable in principle, the Council has not considered a community like Breakfast Point that funds public infrastructure. The impact on these residents is significant with the minimum rate increase, SRV and most Community Associations would also concurrently be increasing their levies to fund their infrastructure maintenance and renewals. As a resident I do not believe that it is not reasonable to be funding public infrastructure twice and the Councils approach is inequitable. Breakfast Point residents fund 100% of the cost of the maintenance and renewal of all infrastructure on community property, majority of which is also 100% accessible to the public. This includes roads, footpaths, parklands, foreshore walkway, etc. It also pays the cost of running the open space and public street lighting in the suburb. In addition, there is infrastructure also supplied to the community via the Breakfast Point Community Hall, meeting rooms, a Mens Shed, BBQ area, oval, pool and tennis courts that takes pressure off the same infrastructure supplied by Council. The public roads, footpaths, stormwater (including GPTSs) and street trees are also the full responsibility of the Breakfast Point Community. Council charges each owner a user pays stormwater fee yet Breakfast Point owners are responsible for the maintenance and renewal of their own stormwater system. Council only provides the user pays waste collection service and rangers to enforce the free parking in the suburb. It is inequitable for the blanket approach of a rate increase without the consideration of what communities like Breakfast Point save the Council in cost and responsibility, and the significant cost that the residents of these communities are already paying to enable this. Lastly, the Council has many opportunities to help offset the costs and realise savings through grant opportunities. Community Associations are often ineligible for the same grant opportunities. These communities and the way that they are structured save the Council a considerable amount of money.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

As a resident I understand and is not against the increase in rates and SRV, it is just disproportionate for the Breakfast Point residents as we are already funding the maintenance and renewal of public assets that are fully accessible to the public. In addition, we are funding community and recreational infrastructure that takes demand away from Council facilities. The capacity to pay is diminished because of the recent increases in cost of living, particularly increases in interest rates.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

No Comment

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

No comment

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

No Comment

Author name: R. Simpson

Date of submission: Wednesday, 22 February 2023

Please provide any other comments on the council's application that you would like to make here.

I believe the Canada Bay Council do a good job and as a resident there is much to be grateful for. However, instead of this one size fits all approach, the council clearly needs to engage with the Breakfast Point Community Association and work out what costs are reasonable and appropriate for communities like ours to bear.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

The proposed special variation fails to demonstrate any cost consideration for communities like Breakfast Point where I reside. The actual services that the council provides on average to the dwellings within the Breakfast Point community are significantly less than the costs of providing services to dwellings elsewhere within the Canada Bay area. With the exception of waste management, (which the SRV does not cover), the services within Breakfast Point are funded directly through the strata levies, not council rates. The proposed increase in council rates is not justified for Breakfast Point residents as in effect, the council are charging for services they don't provide.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay. I appreciate costs inflate over time and in order to maintain services rates will increase. However the levels of increase proposed in the SRV are outrageous considering the services within the Breakfast Point community are largely self funded and not provided by the council.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

Author name: S. Campbell-Lloyd

Date of submission: Tuesday, 21 February 2023

Please provide any other comments on the council's application that you would like to make here.

I am very much against a double dip on rate charges that would clearly occur in the case of Breakfast Point residents should the proposed rate increase be implemented. As a resident that pays to help maintain the community assets and fund staff salaries, I also pay full council rates. In effect, with the proposed SRV increase, Council is asking residents of Breakfast Point to pay a considerable amount more for receiving less services than standalone owners. I am not suggesting that Breakfast Point residents do not pay a fair share of Council rates as we acknowledge we also use Council infrastructure. The inequity to all Breakfast Point residents will be significantly exacerbated with the magnitude of the proposed minimum rate increase and SRV. I respectfully suggest the magnitude of the proposed increase are unjustified and should not proceed as proposed.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No comment

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No comment

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No comment

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No comment

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

No comment

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Whilst the minimum rate increase and SRV is understood and is reasonable in principle, the Council has not considered a community like Breakfast Point that funds public infrastructure. The impact on these residents is significant with the minimum rate increase, SRV and most Community Associations would also concurrently be increasing their levies to fund their infrastructure maintenance and renewals. As a resident I do not believe that it is not reasonable to be funding public infrastructure twice and the Councils approach is inequitable. Breakfast Point residents fund 100% of the cost of the maintenance and renewal of all infrastructure on community property, majority of which is also 100% accessible to the public. This includes roads, footpaths, parklands, foreshore walkway, etc. It also pays the cost of running the open space and public street lighting in the suburb. In addition, there is infrastructure also supplied to the community via the Breakfast Point Community Hall, meeting rooms, a Mens Shed, BBQ area, oval, pool and tennis courts that takes pressure off the same infrastructure supplied by Council. The public roads, footpaths, stormwater (including GPTSs) and street trees are also the full responsibility of the Breakfast Point Community. Council charges each owner a user pays stormwater fee yet Breakfast Point owners are responsible for the maintenance and renewal of their own stormwater system. Council only provides the user pays waste collection service and rangers to enforce the free parking in the suburb. It is inequitable for the blanket approach of a rate increase without the consideration of what communities like Breakfast Point save the Council in cost and responsibility, and the significant cost that the residents of these communities are already paying to enable this. Lastly, the Council has many opportunities to help offset the costs and realise savings through grant opportunities. Community Associations are often ineligible for the same grant opportunities. These communities and the way that they are structured save the Council a considerable amount of money.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

As a resident I understand and am not against the increase in rates and SRV, however it is disproportionate for the Breakfast Point residents as we are already funding the maintenance and renewal of public assets that are fully accessible to the public. In addition, we are funding community and recreational infrastructure that takes demand away from Council facilities. The capacity to pay is diminished because of the recent increases in cost of living, particularly increases in interest rates.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

No comment

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

No comment

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

No comment

Author name: S. Gatward

Date of submission: Friday, 3 March 2023

Please provide any other comments on the council's application that you would like to make here.

Prior to their formal submission, Council did not make it clear and transparent to the community why the SRV was required. Further, despite overwhelming opposition from the community, council voted to proceed with the application thus effectively ignoring the feedback from the community. Council did not and has not provided any alternative paths to mitigate the need for the SRV application.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

The Council has not adequately demonstrated the need for additional revenue or funding beyond that which is provided for under the legislation. In their communication, Council did not indicate that the proposed increase necessary to support standard services, rather, it was to support additional initiatives.

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No, Council did not provide any alternatives in their communication to the community.

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

Council's communication lacked the clarity sufficient for the "average" person to calculate the impact to their property.

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

Council canvassed the community appropriately but the nature, format and detail of that communication was scant on impact detail and was absent of much of the detail required to adequately inform the "average" person.

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

Council's action in response to community feedback was to ignore it. Per the Council's own records, the community was unanimous in its objection to the SRV. In summing up the debate at the relevant council meeting, one councillor summited that the community was "ignorant" in its understanding of the matter and did not comprehend the need for the SRV.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Community feedback was consistent in that a proper case has not been put forward to overwhelmingly justify the need for the increase. The Council's communication to the community indicated that the funds were required for "special" initiatives and did not indicate that the increase was, in fact, required to fund a forecast shortfall in general revenue. Council provided comparisons to other neighbouring councils, a proposition that was rejected by the community as irrelevant. Community feedback was clear in that it did not support an increase in this time of economic hardship and uncertainty for many within the community.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

Council did not demonstrate any consideration in this regard other than to acknowledge some members of the community might find it difficult. No special measures were indicated.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

The council did not communicate such a plan to the community.

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

Not to my knowledge.

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

The council did not adequately indicate how it might improve productivity or find further savings to mitigate the need for the SRV application. Council did not respond to community feedback making recommendation and suggestion as to where further savings could be made.

Author name: S. Spackman

Date of submission: Sunday, 26 February 2023

Please provide any other comments on the council's application that you would like to make here.

I am very much against a double dip on rate charges that would clearly occur in our case should the proposed rate increase be implemented. As a resident that pays to help maintain the community assets and fund staff salaries, I also pay full council rates. In effect, with the proposed SRV increase, Council is asking residents of Breakfast Point to pay a considerable amount more for receiving less services than standalone owners. I am not suggesting that Breakfast Point residents do not pay a fair share of Council rates as we acknowledge we also use Council infrastructure. The inequity to all Breakfast Point residents will be significantly exacerbated with the magnitude of the proposed minimum rate increase and SRV. I respectfully, suggest the magnitude of the proposed increase are unjustified and should not proceed as proposed.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Whilst the minimum rate increase and SRV is understood and is reasonable in principle, the Council has not considered a community like Breakfast Point that funds public infrastructure. The impact on these residents is significant with the minimum rate increase, SRV and most Community Associations would also concurrently be increasing their levies to fund their infrastructure maintenance and renewals. As a resident I do not believe that it is not reasonable to be funding public infrastructure twice and the Councils approach is inequitable. Breakfast Point residents fund 100% of the cost of the maintenance and renewal of all infrastructure on community property, majority of which is also 100% accessible to the public. This includes roads, footpaths, parklands, foreshore walkway, etc. It also pays the cost of running the open space and public street lighting in the suburb. In addition, there is infrastructure also supplied to the community via the Breakfast Point Community Hall, meeting rooms, a Mens Shed, BBQ area, oval, pool and tennis courts that takes pressure off the same infrastructure supplied by Council. The public roads, footpaths, stormwater (including GPTSs) and street trees are also the full responsibility of the Breakfast Point Community. Council charges each owner a user pays stormwater fee yet Breakfast Point owners are responsible for the maintenance and renewal of their own stormwater system. Council only provides the user pays waste collection service and rangers to enforce the free parking in the suburb. It is inequitable for the blanket approach of a rate increase without the consideration of what communities like Breakfast Point save the Council in cost and responsibility, and the significant cost that the residents of these communities are already paying to enable this. Lastly, the Council has many opportunities to help offset the costs and realise savings through grant opportunities. Community Associations are often ineligible for the same grant opportunities. These communities and the way that they are structured save the Council a considerable amount of money. It is incomprehensible that the council would be requesting Breakfast point community to subsidize other areas when the council has no financial input into the maintenance - if they require Breakfast point to inject funds the council should allocate sufficient resources to Breakfast point and take on the responsibility to manage the facility to the standard expected by the residents.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

As a resident I understand and is not against the increase in rates and SRV, it is just disproportionate for the Breakfast Point residents as we are already funding the maintenance and renewal of public assets that are fully accessible to the public. In addition, we are funding community and recreational infrastructure that takes demand away from Council facilities. The capacity to pay is diminished because of the recent increases in cost of living, particularly increases in interest rates.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

Author name: T. Griffin

Date of submission: Wednesday, 1 March 2023

Please provide any other comments on the council's application that you would like to make here.

Aside from the incredible verbose, yet vague Canada Bay SRV website, there is nothing compelling on that page to earn my support for this. It sounds like they had \$1.7m of productivity gains from letting costs get out of hand and want another \$8mil.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No, I the minutes shared by [REDACTED] on 24-Nov-22 and there doesn't seem to be any different revenue paths - just whoever is pushing the SRV forging ahead against the wishes of so many residents and councillors.

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

Not since I read <https://collaborate.canadabay.nsw.gov.au/srv>. The only communication I've received were from Julia Little and Andrew Ferguson who are not in favour of the SRV. I've received no further updates via email as to why I should support this SRV, whoever is supporting it needs to communicate better why they want \$8 million than vague comments like "an expanded biodiversity and climate program."

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

Not to my knowledge. <https://collaborate.canadabay.nsw.gov.au/srv> states dollar figures, not percentages. It might be buried in the 364 page Long Term Financial Plan document, but we are average citizens who can't be expected to digest that level of information.

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

I have received 2 emails from the Engagement Coordinator regarding this matter - the agenda and minutes of the meeting which basically suggested to me they ignored the feedback opposing it and are just steam rolling ahead.

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

The action for those in favour of the SRV was nothing but steam roll those opposing it. Councillors in opposition made the effort to speak to their community (Julia Little and Andrew Ferguson)

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Times are tough for everyone and Canada Bay Council needs to make their budget stretch further like everyone else is. I'm not going to my employer asking for pay rises, I'm making changes to my spending to save.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay. No communication from those supporting it to me responding to the feedback. Very disappointed.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

I am not aware of this plan and I read as much of <https://collaborate.canadabay.nsw.gov.au/srv> as I could

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

I am not across this.

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

The Canada Bay SRV info website at <https://collaborate.canadabay.nsw.gov.au/srv> says "The variation in rates will work in parallel with an ongoing program of internal review and productivity improvements, which has identified \$1.7 million of annual savings" but they don't say where these savings are. The SRV site is just incredibly wordy yet unspecific.

Author name: T. Thornton

Date of submission: Thursday, 2 March 2023

Please provide any other comments on the council's application that you would like to make here.

I am very much against a double dip on rate charges that would clearly occur in our case should the proposed rate increase be implemented. As a resident that pays to help maintain the community assets and fund staff salaries, I also pay full council rates. In effect, with the proposed SRV increase, Council is asking residents of Breakfast Point to pay a considerable amount more for receiving less services than standalone owners. I am not suggesting that Breakfast Point residents do not pay a fair share of Council rates as we acknowledge we also use Council infrastructure. The inequity to all Breakfast Point residents will be significantly exacerbated with the magnitude of the proposed minimum rate increase and SRV. I respectfully, suggest the magnitude of the proposed increase are unjustified and should not proceed as proposed. Should the rate increases go ahead then I, as a Strata Committee member, would recommend that all future funding of council property within Breakfast Point be carried out by the Council at their expense as that is what our Council rates are for not what my strata fees are for

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Whilst the minimum rate increase and SRV is understood and is reasonable in principle, the Council has not considered a community like Breakfast Point that funds public infrastructure. The impact on us as home owners is significant and with the minimum rate increase, SRV most Community Associations would also concurrently be increasing their levies to fund their infrastructure maintenance and renewals. As a resident I do not believe that it is unreasonable to be funding public infrastructure twice and the Councils approach is inequitable. Breakfast Point residents fund 100% of the cost of the maintenance and renewal of all infrastructure on community property, the majority of which is also 100% accessible to the public. This includes roads, footpaths, parklands, foreshore walkway, etc. It also pays the cost of running the open space and public street lighting in the suburb. In addition, there is infrastructure also supplied to the community via the Breakfast Point Community Hall, meeting rooms, a Mens Shed, BBQ area, oval, pool and tennis courts that takes pressure off the same infrastructure supplied by Council. The public roads, footpaths, storm water (including GPTs) and street trees are also the full responsibility of the Breakfast Point Community. Council charges each owner a user pays storm water fee yet Breakfast Point owners are responsible for the maintenance and renewal of their own storm water system. Council only provides the user pays waste collection service and rangers to enforce the free parking in the suburb. It is inequitable for the blanket approach of a rate increase without the consideration of what communities like Breakfast Point save the Council in cost and responsibility, and the significant cost that the residents of these communities are already paying to enable this. Lastly, the Council has many opportunities to help offset the costs and realise savings through grant opportunities. Community Associations are often ineligible for the same grant opportunities. These communities and the way that they are structured save the Council a considerable amount of money.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay. As a resident I understand and am not against the increase in rates and SRV, it is just disproportionate for the Breakfast Point residents as we are already funding the maintenance and renewal of public assets that are fully accessible to the public. In addition, we are funding community and recreational infrastructure that takes demand away from Council facilities. The capacity to pay is diminished because of the recent increases in cost of living, particularly increases in interest rates.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and

cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

Author name: V. Kotelnikov

Date of submission: Thursday, 23 February 2023

Please provide any other comments on the council's application that you would like to make here.

Should these rates increase of 32.5% over 4 years period go ahead, this will create a very questionable precedent of double dipping. Proposed SRV increase does not correlate with the value that our community will continue to receive from the council.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

I do not believe Council has considered all aspects of and equity in increasing rates for community at Breakfast Point. It is worth noting that at present, Breakfast Point residents pay for 100% of all the costs associated with maintenance and upgrades of all infrastructure on public property. The public roads, footpaths, stormwater (including GPTSs) and street trees are also the full responsibility of the Breakfast Point Community. Council charges each owner a user pays stormwater fee yet Breakfast Point owners are responsible for the maintenance and renewal of their own stormwater system. I understand that currently only provide waste collection services and rangers to enforce parking rules.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay. Given the current economical situation and ever increasing pressures on cost of living, it is clear that capacity to pay is decreasing. I am not against the increase in rates, I do not support inconsiderate blanket approach which is unfair to Breakfast Point Community rate payers.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

Author name: W. Rosewarne

Date of submission: Friday, 3 March 2023

Please provide any other comments on the council's application that you would like to make here.

As noted above Canada Bay Council is seeking to impose a Special Rate Variation, to unfairly increase rates on a community (BP) of owners for infrastructure, services and on-going maintenance paid for and maintained by the owners. I do not believe that the increases are equitable in our case and ask that the NSW Government and Canada Bay Council review their method of allocation its expenditure to BP residents taking the above in account.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No Comment

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No Comment

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No Comment

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No Comment

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

No Comment

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

As a condition of obtaining approval to develop the Breakfast Point site for residential purposes Council required the developer to fund the infrastructure, services and facilities historically provided by Council. Breakfast Point owners also have the responsibility for the ongoing cost of maintaining this infrastructure, facilities and services. The original capital cost of the infrastructure, facilities (footpaths, roads, community halls, oval, swimming pools, foreshore walkway etc) were included in the purchase prices by purchasers/owners. The ongoing cost of maintaining this infrastructure and facilities is funded by owners via the BP Community levies. As Breakfast Point residents fund these facilities and services Canada Bay Council does not spend any of its funds in support of the BP Community for the above. An allocation of costs via rates means that residents are paying twice. The above situation has not been adequately factored into the proposed special variation rates for use resulting in inequity and an unconscionable impost on BP residents in our community. Further, this impost will increase the cost of living for all residents and in particular for retirees and tenants. As an owner I am against the special rate variation insofar as it impacts our rates and community.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

As noted above Breakfast Point residents funded the establishment of the infrastructure (so-called public: footpaths, roads, community halls, swimming pools, parklands, foreshore walkway etc) and other services, plus the significant cost of associated ongoing maintenance for items. The proposed special variation does not take this into account. As owners we are paying for infrastructure paid for and maintain whilst Council is does not have to put its hand in its pocket for these items. I don't believe Council has not given any proper consideration to our circumstances, and we are being unfairly treated.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

No Comment

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

No Comment

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

No Comment

Author name: W. Wallbank

Date of submission: Friday, 3 March 2023

Please provide any other comments on the council's application that you would like to make here.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No, we have had no advice.

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

Not as we are aware, we have not been advised

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No, no communication

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

None to our knowledge

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

The possible rate increase would be based on huge increases in land values, this is greatly outside the CPI

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

The capacity to pay extraordinary increases doesn't take any account of willingness or capacity for ratepayers to pay.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

This should not be a consideration if a fair rate rise was the policy

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

We have not been advised of the IP&R protocols

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

Have not seen it

Author name: L. Smith

Date of submission: Friday, 10 March 2023

Please provide any other comments on the council's application that you would like to make here.

From: Lyn Smith Sent: Saturday, 4 March 2023 9:07 AM To: IPART Subject: Rates Objection Hello I spent hours yesterday trying to navigate the website for Objections. Being of an older generation, technology is not my strong suit. I have just spent another 2 hours this morning and found that I can email this Submission as per attached. I realise this email is past the Closing Date however would appreciate your acceptance of my Submission as you would any postal submission dated 3 March but received after that date. Many thanks Lyn Smith [REDACTED] Cabarita

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

Special Variations Criteria – Resident Submission Instructions

IPART submission

Criterion 1

Question 1 (Criterion 1)

Has the Council established the need for, and purpose of a different revenue path for the council's general fund?

No Comment

Question 2 (Criterion 1)

Has the Council canvassed alternatives to the rate rise?

No comment

Criterion 2

Question 1 (Criterion 2)

Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No comment

Question 1 (Criterion 2)

Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No comment

Question 3 (Criterion 2)

Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

No comment

Criterion 3

Question 1 (Criterion 3)

Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Whilst the minimum rate increase and SRV is understood and is reasonable in principle, the Council has not considered a community such as Cape Cabarita that funds public infrastructure. The impact on these residents is significant with the minimum rate increase, SRV and most Community Association's would also concurrently be increasing their levies to fund their infrastructure maintenance and renewals.

As a resident I do not believe that it is reasonable to be funding public infrastructure twice and the Council's approach is inequitable.

Cape Cabarita residents fund 100% of the cost of the maintenance and renewal of all infrastructure on community property, majority of which is also 100% accessible to the public. This includes roads, footpaths, parklands, foreshore walkway, etc. It also pays the cost of running the open space and public street lighting in the suburb.

In addition, there is infrastructure also supplied to the community via a Community Hall, BBQ area, green playspace, pools, gym, spa, sauna and tennis courts that takes pressure off the same infrastructure supplied by Council.

The public roads, footpaths, stormwater (including GPTS's) and street trees are also the full responsibility of the Cape Cabarita Community. Council charges each owner a user pays stormwater fee yet Cape Cabarita owners are responsible for the maintenance and renewal of their own stormwater system.

Council only provides the user pays waste collection service and rangers to enforce the free parking in the suburb.

It is inequitable for the blanket approach of a rate increase without the consideration of what communities such as Cape Cabarita save the Council in cost and responsibility, and the significant cost that the residents of these communities are already paying to enable this.

Lastly, the Council has many opportunities to help offset the costs and realise savings through grant opportunities. Community Associations are often ineligible for the same grant opportunities. These communities and the way that they are structured save the Council a considerable amount of money.

Many of the residents of Cape Cabarita assist in the maintenance of Prince Edward Park by cleaning and weeding the Council parkland at the rear of their properties. Providing plants (native), weedkiller and time. A saving to the Council which is not given any consideration in setting Rates.

Question 2 (Criterion 3)

Please comment on the council's consideration of the community's capacity and willingness to pay.

As a resident I understand and am not against the increase in rates and SRV, it is just disproportionate for Cape Cabarita residents as we are already funding the maintenance and renewal of public assets that are fully accessible to the public. In addition, we are funding community and recreational infrastructure that takes demand away from Council facilities.

The capacity to pay is diminished because of the recent increases in cost of living, particularly increases in interest rates.

Question 3 (Criterion 3)

In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

No comment

Criterion 4

Question 1 (Criterion 4)

Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

No comment

Criterion 5

Question 1 (Criterion 5)

In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

No comment

Other Comments and Attachments (Maximum of 2000 words)

I am very much against a double dip on rate charges that would clearly occur in our case should the proposed rate increase be implemented. As a resident that pays to help maintain the community assets and fund staff salaries, I also pay full council rates. In effect, with the proposed SRV increase, Council is asking residents of Cape Cabarita to pay a considerable amount more for receiving less services than standalone owners.

I am not suggesting that Cape Cabarita residents not pay a fair share of Council rates as we acknowledge we also use Council infrastructure. The inequity to all Cape Cabarita residents will be significantly exacerbated with the magnitude of the proposed minimum rate increase and SRV. I respectfully, suggest the magnitude of the proposed increase are unjustified and should not proceed as proposed.

Regards
Lyn Smith


Cape Cabarita

Author name: A. Bannon

Date of submission: Thursday, 23 February 2023

Please provide any other comments on the council's application that you would like to make here.

I am very much against a double dip on rate charges that would clearly occur in our case should the proposed rate increase be implemented. As a resident that pays to help maintain the community assets and fund staff salaries, I also pay full council rates. In effect, with the proposed SRV increase, Council is asking residents of Breakfast Point to pay a considerable amount more for receiving less services than standalone owners. I am not suggesting that Breakfast Point residents do not pay a fair share of Council rates as we acknowledge we also use Council infrastructure. The inequity to all Breakfast Point residents will be significantly exacerbated with the magnitude of the proposed minimum rate increase and SRV. I respectfully, suggest the magnitude of the proposed increase are unjustified and should not proceed as proposed.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No Comment

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No Comment

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No comment

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No Comment

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

No Comment

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Whilst the minimum rate increase and SRV is understood and is reasonable in principle, the Council has not considered a community like Breakfast Point that funds public infrastructure. The impact on these residents is significant with the minimum rate increase, SRV and most Community Associations would also concurrently be increasing their levies to fund their infrastructure maintenance and renewals. As a resident I do not believe that it is not reasonable to be funding public infrastructure twice and the Councils approach is inequitable. Breakfast Point residents fund 100% of the cost of the maintenance and renewal of all infrastructure on community property, majority of which is also 100% accessible to the public. This includes roads, footpaths, parklands, foreshore walkway, etc. It also pays the cost of running the open space and public street lighting in the suburb. In addition, there is infrastructure also supplied to the community via the Breakfast Point Community Hall, meeting rooms, a Mens Shed, BBQ area, oval, pool and tennis courts that takes pressure off the same infrastructure supplied by Council. The public roads, footpaths, stormwater (including GPTSs) and street trees are also the full responsibility of the Breakfast Point Community. Council charges each owner a user pays stormwater fee yet Breakfast Point owners are responsible for the maintenance and renewal of their own stormwater system. Council only provides the user pays waste collection service and rangers to enforce the free parking in the suburb. It is inequitable for the blanket approach of a rate increase without the consideration of what communities like Breakfast Point save the Council in cost and responsibility, and the significant cost that the residents of these communities are already paying to enable this. Lastly, the Council has many opportunities to help offset the costs and realise savings through grant opportunities. Community Associations are often ineligible for the same grant opportunities. These communities and the way that they are structured save the Council a considerable amount of money.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

As a resident I understand and is not against the increase in rates and SRV, it is just disproportionate for the Breakfast Point residents as we are already funding the maintenance and renewal of public assets that are fully accessible to the public. In addition, we are funding community and recreational infrastructure that takes demand away from Council facilities. The capacity to pay is diminished because of the recent increases in cost of living, particularly increases in interest rates.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

No comment

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

No Comment

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

No Comment

Author name: A. Ong

Date of submission: Thursday, 2 March 2023

Please provide any other comments on the council's application that you would like to make here.

I am very much against a double dip on rate charges that would clearly occur in our case should the proposed rate increase be implemented. As a resident that pays to help maintain the community assets, I also pay full council rates. In effect, with the proposed SRV increase, Council is asking residents of Neighbourhood Plan DP285011 to pay a considerable amount more for receiving less services than standalone owners. I am not suggesting that residents of Neighbourhood Plan DP285011 do not pay a fair share of Council rates as we acknowledge we also use Council infrastructure. The inequity to all Neighbourhood Plan DP285011 residents will be significantly exacerbated with the magnitude of the proposed minimum rate increase and SRV. I respectfully, suggest the magnitude of the proposed increase are unjustified and should not proceed as proposed.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No Comment

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No Comment

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No Comment

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No Comment

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

No Comment

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Whilst the minimum rate increase and SRV is understood and is reasonable in principle, the Council has not considered a community like DP285011 that funds public infrastructure - maintenance of walkways along the waterfront. The impact on these residents is significant with the minimum rate increase, SRV and most Community Associations would also concurrently be increasing their levies to fund their infrastructure maintenance and renewals. As a resident I do not believe that it is not reasonable to be funding public infrastructure twice and the Councils approach is inequitable. Residents of Neighbourhood Plan DP285011 fund 100% of the cost of the maintenance and renewal of all infrastructure on community property, majority of which is also 100% accessible to the public. This includes garden, lighting and footpaths along foreshore walkway, etc. It is inequitable for the blanket approach of a rate increase without the consideration of the significant cost that the residents of these communities are already paying to enable this.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

As a resident I understand and is not against the increase in rates and SRV, it is just disproportionate for the residents of Neighbourhood Plan DP285011 as we are already funding the maintenance and renewal of public assets that are fully accessible to the public. The capacity to pay is diminished because of the recent increases in cost of living, particularly increases in interest rates.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

No comment

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

No comment

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

No comment

Author name: A. Pope

Date of submission: Thursday, 2 March 2023

Please provide any other comments on the council's application that you would like to make here.

I am a resident of Breakfast point and we already pay for our suburbs local roads pathways gardens parks lighting and foreshore maintenance. Despite this self funded arrangement the suburb receives no additional compensation and is penalised twofold

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No This appears to be a business as usual approach with a substantial increase in revenue to address and offset badly managed cost issues

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

Not that I am aware Little information on the rate rise and nothing on alternatives

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

Absolutely not Communication has be very poor and the only way we heard of changes was through media releases and our local community advocates

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

Absolutely nothing Appears they are trying to stay quiet and achieve the increase by stealth

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

Essentially to ignore any responses

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

I do not think there has been any investigation taken by Council and strategy is to review by exception or complaint

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

Obviously do not care and offer no real additional benefit for the additional rates being claimed

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

Weak and largely superficial

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

Uncertain Cannot comment on this aspect

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

Obviously a very weak review and typical of an inefficient organisation If the Council was a trading business it would be insolvent and collapsed

Author name: A. Rizzo

Date of submission: Wednesday, 1 March 2023

Please provide any other comments on the council's application that you would like to make here.

I am very much against a double dip on rate charges that would clearly occur in our case should the proposed rate increase be implemented. As a resident that pays to help maintain the community assets and fund staff salaries, I also pay full council rates. In effect, with the proposed SRV increase, Council is asking residents of Breakfast Point to pay a considerable amount more for receiving less services than standalone owners. I am not suggesting that Breakfast Point residents do not pay a fair share of Council rates as we acknowledge we also use Council infrastructure. The inequity to all Breakfast Point residents will be significantly exacerbated with the magnitude of the proposed minimum rate increase and SRV. I respectfully, suggest the magnitude of the proposed increase are unjustified and should not proceed as proposed.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No Comment

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No Comment

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

no Comment

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No Comment

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

No Comment

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Whilst the minimum rate increase and SRV is understood and is reasonable in principle, the Council has not considered a community like Breakfast Point that funds public infrastructure. The impact on these residents is significant with the minimum rate increase, SRV and most Community Associations would also concurrently be increasing their levies to fund their infrastructure maintenance and renewals. As a resident I do not believe that it is not reasonable to be funding public infrastructure twice and the Councils approach is inequitable. Breakfast Point residents fund 100% of the cost of the maintenance and renewal of all infrastructure on community property, majority of which is also 100% accessible to the public. This includes roads, footpaths, parklands, foreshore walkway, etc. It also pays the cost of running the open space and public street lighting in the suburb. In addition, there is infrastructure also supplied to the community via the Breakfast Point Community Hall, meeting rooms, a Mens Shed, BBQ area, oval, pool and tennis courts that takes pressure off the same infrastructure supplied by Council. The public roads, footpaths, stormwater (including GPTSs) and street trees are also the full responsibility of the Breakfast Point Community. Council charges each owner a user pays stormwater fee yet Breakfast Point owners are responsible for the maintenance and renewal of their own stormwater system. Council only provides the user pays waste collection service and rangers to enforce the free parking in the suburb. It is inequitable for the blanket approach of a rate increase without the consideration of what communities like Breakfast Point save the Council in cost and responsibility, and the significant cost that the residents of these communities are already paying to enable this. Lastly, the Council has many opportunities to help offset the costs and realise savings through grant opportunities. Community Associations are often ineligible for the same grant opportunities. These communities and the way that they are structured save the Council a considerable amount of money.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

As a resident I understand and is not against the increase in rates and SRV, it is just disproportionate for the Breakfast Point residents as we are already funding the maintenance and renewal of public assets that are fully accessible to the public. In addition, we are funding community and recreational infrastructure that takes demand away from Council facilities. The capacity to pay is diminished because of the recent increases in cost of living, particularly increases in interest rates.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

No Comment

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

No Comment

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

No Comment

Author name: A. Saxena

Date of submission: Thursday, 2 March 2023

Please provide any other comments on the council's application that you would like to make here.

I am very much against a double dip on rate charges that would clearly occur in our case should the proposed rate increase be implemented. As a resident that pays to help maintain the community assets and fund staff salaries, I also pay full council rates. In effect, with the proposed SRV increase, Council is asking residents of Breakfast Point to pay a considerable amount more for receiving less services than standalone owners. I am not suggesting that Breakfast Point residents do not pay a fair share of Council rates as we acknowledge we also use Council infrastructure. The inequity to all Breakfast Point residents will be significantly exacerbated with the magnitude of the proposed minimum rate increase and SRV. I respectfully, suggest the magnitude of the proposed increase are unjustified and should not proceed as proposed.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Whilst the minimum rate increase and SRV is understood and is reasonable in principle, the Council has not considered a community like Breakfast Point that funds public infrastructure. The impact on these residents is significant with the minimum rate increase, SRV and most Community Associations would also concurrently be increasing their levies to fund their infrastructure maintenance and renewals. As a resident I do not believe that it is not reasonable to be funding public infrastructure twice and the Councils approach is inequitable. Breakfast Point residents fund 100% of the cost of the maintenance and renewal of all infrastructure on community property, majority of which is also 100% accessible to the public. This includes roads, footpaths, parklands, foreshore walkway, etc. It also pays the cost of running the open space and public street lighting in the suburb. In addition, there is infrastructure also supplied to the community via the Breakfast Point Community Hall, meeting rooms, a Mens Shed, BBQ area, oval, pool and tennis courts that takes pressure off the same infrastructure supplied by Council. The public roads, footpaths, stormwater (including GPTSs) and street trees are also the full responsibility of the Breakfast Point Community. Council charges each owner a user pays stormwater fee yet Breakfast Point owners are responsible for the maintenance and renewal of their own stormwater system. Council only provides the user pays waste collection service and rangers to enforce the free parking in the suburb. It is inequitable for the blanket approach of a rate increase without the consideration of what communities like Breakfast Point save the Council in cost and responsibility, and the significant cost that the residents of these communities are already paying to enable this. Lastly, the Council has many opportunities to help offset the costs and realise savings through grant opportunities. Community Associations are often ineligible for the same grant opportunities. These communities and the way that they are structured save the Council a considerable amount of money.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

As a resident I understand and is not against the increase in rates and SRV, it is just disproportionate for the Breakfast Point residents as we are already funding the maintenance and renewal of public assets that are fully accessible to the public. In addition, we are funding community and recreational infrastructure that takes demand away from Council facilities. The capacity to pay is diminished because of the recent increases in cost of living, particularly increases in interest rates.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

Author name: B. Lance

Date of submission: Thursday, 2 March 2023

Please provide any other comments on the council's application that you would like to make here.

It seems to me that one of the criteria of a having a peaceful, stable community, is to treat all members in a fair and equitable way. Increasing the unfair and inequitable manner in which rates are imposed, tends to breakdown this stability, to the detriment of all.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No comment

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No comment

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No comment

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No comment

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

No comment

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Some rate increase may be justified, but it seems completely unreasonable that a Community like Breakfast Point where we already pay 100% of costs of services such as parks, roads, and community facilities, which are normally paid by the Council for all other Canada Bay residents. That is, we have to pay twice, where other residents only pay once.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay. This does not appear to have been considered for Communities like Breakfast Point where residents pay out of their own funds for most services, that Council provides to other residents outside Communities. Breakfast Point residents that I have communicated are very unwilling to have to pay twice for these services. It also will stretch the Breakfast Point community's capacity to have to pay both the large increase in council rates as well as increases in strata fees, especially in this time where there is high inflation, and low pay rises.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

No comment

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

No comment

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

No comment

Author name: B. McDonald

Date of submission: Wednesday, 22 February 2023

Please provide any other comments on the council's application that you would like to make here.

I am truly opposed to a double dip on rate charges that would clearly occur in our case should the proposed rate increase be implemented. As a resident that pays to help maintain the community assets and fund staff salaries, I also pay full council rates. In effect, with the proposed SRV increase, Council is asking residents of Breakfast Point to pay an unreasonable amount more for receiving less services than standalone owners. I am not suggesting that Breakfast Point residents do not pay a fair share of Council rates as we acknowledge we also use Council infrastructure. The inequity to all Breakfast Point residents will be significantly exacerbated with the magnitude of the proposed minimum rate increase and SRV. I respectfully, suggest the magnitude of the proposed increase are completely unjustified and should not proceed as proposed. Council should review the non-equity in their proposal and provide an equitable relief to Breakfast Point ratepayers.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

Yes but no special consideration to Breakfast Point revenues and costs of services

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No comment

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No comment

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

Not to my knowledge

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

No comment

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Whilst the minimum rate increase and SRV is understood and is reasonable in principle, the Council has not considered a community like Breakfast Point that funds public infrastructure. The impact on these residents is significant with the minimum rate increase, SRV and most Community Associations would also concurrently be increasing their levies to fund their infrastructure maintenance and renewals. As a resident I do not believe that it is not reasonable to be funding public infrastructure twice and the Councils approach is inequitable. Breakfast Point residents fund 100% of the cost of the maintenance and renewal of all infrastructure on community property, majority of which is also 100% accessible to the public. This includes roads, footpaths, parklands, foreshore walkway, etc. It also pays the cost of running the open space and public street lighting in the suburb. In addition, there is infrastructure also supplied to the community via the Breakfast Point Community Hall, meeting rooms, a Mens Shed, BBQ area, oval, pool and tennis courts that takes pressure off the same infrastructure supplied by Council. The public roads, footpaths, stormwater (including GPTSs) and street trees are also the full responsibility of the Breakfast Point Community. Council charges each owner a user pays stormwater fee yet Breakfast Point owners are responsible for the maintenance and renewal of their own stormwater system. Council only provides the user pays waste collection service and rangers to enforce the free parking in the suburb. It is inequitable for the blanket approach of a rate increase without the consideration of what communities like Breakfast Point save the Council in cost and responsibility, and the significant cost that the residents of these communities are already paying to enable this. Lastly, the Council has many opportunities to help offset the costs and realise savings through grant opportunities.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

Community Associations are often ineligible for the same grant opportunities. These communities and the way that they are structured save the Council a considerable amount of money. As a resident I understand and is not against the increase in rates and SRV, it is just disproportionate for the Breakfast Point residents as we are already funding the maintenance and renewal of public assets that are fully accessible to the public. In addition, we are funding community and recreational infrastructure that takes demand away from Council facilities. The capacity to pay is diminished because of the recent increases in cost of living, particularly increases in interest rates.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

No comment

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

No comment

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

No comment

Author name: B. McKenzie

Date of submission: Monday, 27 February 2023

Please provide any other comments on the council's application that you would like to make here.

I am very much against a double dip on rate charges that would clearly occur in our case should the proposed rate increase be implemented. As a resident that pays to help maintain the community assets and fund staff salaries, I also pay full council rates. In effect, with the proposed SRV increase, Council is asking residents of Breakfast Point to pay a considerable amount more for receiving less services than standalone owners. I am not suggesting that Breakfast Point residents should not pay a fair share of Council rates as we acknowledge we also use Council infrastructure. The existing inequity to all Breakfast Point residents will be significantly exacerbated with the magnitude of the proposed minimum rate increase and SRV. I respectfully, suggest the magnitude of the proposed increase is unjustified and should not proceed as proposed. Given that we pay much more than our fair share of council rates now, given that council only supplies a garbage collection service and all other expenses for the upkeep of Breakfast Point are borne by the owners, we should be given a rate decrease in proportion to the services that we currently provide. The community association has attempted over the past 6 years to discuss these issues with the council (the mayor and general manager) and contrary to council's stated mission, they have not been willing to engage with us to look at realistic alternatives to the current inequitable rate charges, despite being able to do so under the existing legislation.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No Comment

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No Comment

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No Comment

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No Comment

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

No Comment

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Whilst the minimum rate increase and SRV is understood and is reasonable in principle, the Council has not considered a community like Breakfast Point that funds public infrastructure. The impact on these residents is significant with the minimum rate increase, SRV and most Community Associations would also concurrently be increasing their levies to fund their infrastructure maintenance and renewals. As a resident I do not believe that it is reasonable to be funding public infrastructure twice and the Councils approach is inequitable. Breakfast Point residents fund 100% of the cost of the maintenance and renewal of all infrastructure on community property, the majority of which is also 100% accessible to the public. This includes roads, footpaths, parklands, foreshore walkway, etc. It also pays the cost of running the open space and public street lighting in the suburb. In addition, there is infrastructure also supplied to the community via the Breakfast Point Community Hall, meeting rooms, a Mens Shed, BBQ area, oval, pool and tennis courts that takes pressure off the same infrastructure supplied by Council. The public roads, footpaths, stormwater (including GPTSs) and street trees are also the full responsibility of the Breakfast Point Community. Council charges each owner a user pays stormwater fee yet Breakfast Point owners are responsible for the maintenance and renewal of their own stormwater system. Council only provides the user pays waste collection service and rangers to enforce the free parking in the suburb. It is inequitable for the blanket approach of a rate increase without the consideration of what communities like Breakfast Point save the Council in cost and responsibility, and the significant cost that the residents of these communities are already paying to enable this. Lastly, the Council has many opportunities to help offset their costs and realise savings through grant opportunities. Community Associations are often ineligible for the same grant opportunities. These communities and the way that they are structured save the Council a considerable amount of money.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

As a resident I am not against a reasonable increase in rates and SRV, it is just disproportionate for the Breakfast Point residents as we are already funding the maintenance and renewal of public assets that are fully accessible to the public. In addition, we are funding community and recreational infrastructure that takes demand away from Council facilities. The capacity to pay is diminished because of the recent increases in cost of living, particularly increases in interest rates. Contrary to popular belief, we are not a high income community, this can be seen by the number of residents that leave Breakfast Point

when hardships such as inflation and recessionary impacts occur.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

No Comment

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

No Comment

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

Having read the majority of council documents I do not believe that council have adequately supplied cost benefit analysis to satisfy the majority of residents that money is being spent in areas most needed to improve community services and standards.

Author name: C. Braithwaite

Date of submission: Sunday, 26 February 2023

Please provide any other comments on the council's application that you would like to make here.

I am very much against a double dip on rate charges that would clearly occur in our case should the proposed rate increase be implemented. As a resident that pays to help maintain the community assets and fund staff salaries, I also pay full council rates. In effect, with the proposed SRV increase, Council is asking residents of Breakfast Point to pay a considerable amount more for receiving less services than standalone owners. I am not suggesting that Breakfast Point residents do not pay a fair share of Council rates as we acknowledge we also use Council infrastructure. The inequity to all Breakfast Point residents will be significantly exacerbated with the magnitude of the proposed minimum rate increase and SRV. I respectfully, suggest the magnitude of the proposed increase are unjustified and should not proceed as proposed.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No comment

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No comment

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No Comment

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No comment

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

No comment

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Whilst the minimum rate increase and SRV is understood and is reasonable in principle, the Council has not considered a community like Breakfast Point that funds public infrastructure. The impact on these residents is significant with the minimum rate increase, SRV and most Community Associations would also concurrently be increasing their levies to fund their infrastructure maintenance and renewals. As a resident I do not believe that it is not reasonable to be funding public infrastructure twice and the Councils approach is inequitable. Breakfast Point residents fund 100% of the cost of the maintenance and renewal of all infrastructure on community property, majority of which is also 100% accessible to the public. This includes roads, footpaths, parklands, foreshore walkway, etc. It also pays the cost of running the open space and public street lighting in the suburb. In addition, there is infrastructure also supplied to the community via the Breakfast Point Community Hall, meeting rooms, a Mens Shed, BBQ area, oval, pool and tennis courts that takes pressure off the same infrastructure supplied by Council. The public roads, footpaths, stormwater (including GPTSs) and street trees are also the full responsibility of the Breakfast Point Community. Council charges each owner a user pays stormwater fee yet Breakfast Point owners are responsible for the maintenance and renewal of their own stormwater system. Council only provides the user pays waste collection service and rangers to enforce the free parking in the suburb. It is inequitable for the blanket approach of a rate increase without the consideration of what communities like Breakfast Point save the Council in cost and responsibility, and the significant cost that the residents of these communities are already paying to enable this. Lastly, the Council has many opportunities to help offset the costs and realise savings through grant opportunities. Community Associations are often ineligible for the same grant opportunities. These communities and the way that they are structured save the Council a considerable amount of money.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

As a resident I understand and is not against the increase in rates and SRV, it is just disproportionate for the Breakfast Point residents as we are already funding the maintenance and renewal of public assets that are fully accessible to the public. In addition, we are funding community and recreational infrastructure that takes demand away from Council facilities. The capacity to pay is diminished because of the recent increases in cost of living, particularly increases in interest rates.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

No comment

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

No comment

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

No comment

Author name: C. Cameron

Date of submission: Monday, 27 February 2023

Please provide any other comments on the council's application that you would like to make here.

I am very much against a double dip on rate charges that would clearly occur in our case should the proposed rate increase be implemented. As a resident that pays to help maintain the community assets and fund staff salaries, I also pay full council rates. In effect, with the proposed SRV increase, Council is asking residents of Breakfast Point to pay a considerable amount more for receiving less services than standalone owners. I am not suggesting that Breakfast Point residents do not pay a fair share of Council rates as we acknowledge we also use Council infrastructure. The inequity to all Breakfast Point residents will be significantly exacerbated with the magnitude of the proposed minimum rate increase and SRV. I respectfully, suggest the magnitude of the proposed increase are unjustified and should not proceed as proposed.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No Comment

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No Comment

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No Comment

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No Comment

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

No Comment

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Whilst the minimum rate increase and SRV is understood and is reasonable in principle, the Council has not considered a community like Breakfast Point that funds public infrastructure. The impact on these residents is significant with the minimum rate increase. Our Community Association, which manages our community assets, much of which is over 20 years old, is also increasing our levies to fund our infrastructure maintenance and renewals. As a resident I do not believe that it is not reasonable to be funding public infrastructure twice and the Council's approach is inequitable. Breakfast Point residents fund 100% of the cost of the maintenance and renewal of all infrastructure on community property, majority of which is also 100% accessible to the public. This includes roads, footpaths, parklands, foreshore walkway, etc. It also pays the cost of running the open space and public street lighting in the suburb. In addition, there is infrastructure also supplied to the community via the Breakfast Point Community Hall, meeting rooms, a Mens Shed, BBQ area, oval, pool and tennis courts that takes pressure off the same infrastructure supplied by Council. The public roads, footpaths, stormwater (including GPTSSs) and street trees are also the full responsibility of the Breakfast Point Community. Council charges each owner a user pays stormwater fee yet Breakfast Point owners are responsible for the maintenance and renewal of their own stormwater system. Council only provides the user pays waste collection service and rangers to enforce the free parking in the suburb. It is inequitable for the blanket approach of a rate increase without the consideration of what communities like Breakfast Point saves the Council in cost and responsibility, and the significant cost that the residents of these communities are already paying to enable this. Finally, the Council has many opportunities to help offset the costs and realise savings through grant opportunities. Community Associations are often ineligible for the same grant opportunities. Our community and the way that it is structured save the Council a significant amount of money.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

As a resident I understand and is not against the increase in rates and SRV, it is just disproportionate for the Breakfast Point residents as we are already funding the maintenance and renewal of public assets that are fully accessible to the public. In addition, we are funding community and recreational infrastructure that takes demand away from Council facilities. The capacity to pay is diminished because of the recent increases in cost of living, particularly increases in interest rates.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

No comment

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

No comment

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

No comment

Author name: C. Ferguson

Date of submission: Monday, 27 February 2023

Please provide any other comments on the council's application that you would like to make here.
See above.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No.

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No.

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No. I think council failed. The information was not readily accessible to residents and in particular those who are poor and the aged who do not have access to and use the internet. For those who were aware that the council was proposing an SRV the info was not well presented, and was too complex. There was case examples in council communications of the impact of increases but it was not prominent and I think most residents did not fully read let alone understand the impact on them and others.

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No. The council's engagement strategy failed. The information was not clearly presented to the community. It was too wordy and was more of a 'sales pitch' than anything else. There should have been more creative ways adopted to communicate. Materiel should have been produced in community languages eg Mandarin, Cantonese, Korean etc. The council produces an expensive high quality Mayors News publication hand delivered to all residents. There should have been a special edition of this publication on the Rates proposal. This did not happen. Information should have been posted with the rates notice. This would have been noticed and well read. Rather than summoning residents to the Council Chambers or a virtual there should have been street stalls in every town center in the LGA where people not just shop and dine but gather. This was not done.

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

I was and remain embarrassed by the response of elected Councillors. The response was dismissive of residents concerns and opinions. There should have been workshops of elected Councillors and senior management to review and discuss the feedback. There should have been workshops and town centre meetings and or street stalls. This never happened. The response of residents was an overwhelming rejection of the council's proposal. More than 400 individual residents rejected the proposal. Significantly thousands of residents represented by Strata Community Associations and Owners Corporations also rejected the increases. This is significant. These strata organizations are governed by hundreds of highly respected volunteer's. They are the fourth albeit unpaid level of government in NSW. There should have been workshops with these bodies who represent 50% of the residents in the council area. There was no discussions with these bodies elected from the 'grassroots' of the local community. To simply note and effectively ignore the residents was clearly inappropriate.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

The increases proposed were and are excessive, unfair, badly timed and unnecessary. Our community is already struggling with increases in the cost of living with rent, mortgages, food, electricity, gas etc increases hitting families and small business hard. Canada Bay is becoming unaffordable. When residents and families are forced to move out of the area there feedback is not considered. They are not 'on the radar' or have a voice. I know of many families that have been forced to move out of the area because of the cost of their mortgage or rent. The timing for these increases is clearly inappropriate. Of particular concern is the inevitable increase in rents as property owners if hit by increased council rates would increase rents.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.
See Question 1 Criterion 3 comments.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

Most residents are not aware of this provision but in any case would be too proud to claim hardship and nor should they.

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

Yes to the 'best of my knowledge'. This is a bizarre question for the average resident who would not know the answer.

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

Residents would have no knowledge of council productivity improvements or cost containment strategies. Unfortunately too often I often here residents complaining about council waste. There is a perception by many residents that there is too much interest in glamour initiatives, ribbon cutting and photo opportunities rather than a dedication to the basics of service. The basics includes a commitment to cutting back more if need be when 'things are tough' just like every business and family does. Canada Bay is a good council with great and dedicated staff but we can do better.

Author name: C. Ihnativ

Date of submission: Friday, 3 March 2023

Please provide any other comments on the council's application that you would like to make here.

Thank you for the opportunity to make a submission about this very important issue. In regards to the above criteria, I fully support the submissions of the Breakfast Community Association. In regards to Council's submissions they state that they require the additional revenue to fund what the Community has requested. This no doubt relates to their strategic plan which was developed after community consultations. The issue is that had they mentioned that these "requests" come with an increase in their rates of up to 45%, I am sure the strategic plan would be very different to what is today. In my view, Council's claims about what the community wants are at best ingenuous. To increase rate by 45% to fund what at best are fringe projects for a minority, is outrageous when the cost of living is increasing at a rapid rate. Like the rest of the community in these trying times, Council needs to tighten its belt and live within its means. This is not the time to undertake what can only be described as "wouldn't it be nice to have" projects. Thank you for taking the time to read this submission.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

Author name: C. Russo

Date of submission: Thursday, 2 March 2023

Please provide any other comments on the council's application that you would like to make here.

I am against the double dip on rate charges that would clearly occur in a Breakfast Point resident's case, if the proposed rate increase be implemented. As a resident that pays to maintain the community assets and fund staff salaries, I also pay full council rates. In effect, with the proposed SRV increase, Council is asking residents of Breakfast Point to pay a considerable amount more for receiving less services than standalone owners. I am happy to pay my share of Council rates as I acknowledge that I also use Council infrastructure. The inequity to all Breakfast Point residents will be significantly exacerbated with the magnitude of the proposed minimum rate increase and SRV. I respectfully suggest the magnitude of the proposed increase is unjustified and should not proceed as proposed.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Whilst the minimum rate increase and SRV is understood and is reasonable in principle, the Council has not considered a community like Breakfast Point that funds public infrastructure. The impact on these residents is significant with the minimum rate increase, SRV and most Community Associations would also concurrently be increasing their levies to fund their infrastructure maintenance and renewals. As a resident I do not believe that it is reasonable to be funding public infrastructure twice and therefore the Council's approach is inequitable. Breakfast Point residents fund 100% of the cost of the maintenance and renewal of all infrastructure on community property, the majority of which is also 100% accessible to the public. This includes roads, footpaths, parklands, foreshore walkway etc. It also pays the cost of running the open space and public lighting in the suburb. In addition, there is infrastructure also supplied to the community via the Breakfast Point Community Hall, meeting rooms, a Men's shed, BBQ area, oval, pools and tennis courts take the pressure off the same infrastructure supplied by Council. The public roads, footpaths, stormwater (including GPT's) and street trees are also the full responsibility of the Breakfast Point Community. Council charges each owner a user pays stormwater fee, yet Breakfast Point owners are responsible for the maintenance and renewal of their own stormwater system. Council only provides the user pays waste collection service and rangers to enforce the free parking in the suburb. It is inequitable for the blanket approach of a rate increase without the consideration of what communities like Breakfast Point save Council in costs and responsibility, and the significant cost that the residents of these communities are already paying to enable this. Lastly, the Council has many opportunities to help offset the costs and realize savings through grant opportunities. Community Associations are often ineligible for the same grant opportunities. These communities and the way they are structured save the Council a considerable amount of money.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

As a resident, I am not against the increase in rates and SRV but find the increases disproportionate for the Breakfast Point residents, as we are already funding the maintenance and renewal of public assets that are fully accessible to the public. In addition, we are funding community and recreational infrastructure, that relieves demand on Council facilities. The capacity to pay is diminished because of the recent increases in cost of living, particularly increases in interest rates.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

Author name: D. Brown

Date of submission: Friday, 3 March 2023

Please provide any other comments on the council's application that you would like to make here.

I am very much against a double dip on rate charges that would clearly occur in our case should the proposed rate increase be implemented. As a resident that pays to help maintain the community assets and fund staff salaries, I also pay full council rates. In effect, with the proposed SRV increase, Council is asking residents of Breakfast Point to pay a considerable amount more for receiving less services than standalone owners. I am not suggesting that Breakfast Point residents do not pay a fair share of Council rates as we acknowledge we also use Council infrastructure. The inequity to all Breakfast Point residents will be significantly exacerbated with the magnitude of the proposed minimum rate increase and SRV. I respectfully, suggest the magnitude of the proposed increase are unjustified and should not proceed as proposed.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No comment

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No comment

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No comment

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No comment

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

No comment

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Whilst the minimum rate increase and SRV is understood and is reasonable in principle, the Council has not considered a community like Breakfast Point that funds public infrastructure. The impact on these residents is significant with the minimum rate increase, SRV and most Community Associations would also concurrently be increasing their levies to fund their infrastructure maintenance and renewals. As a resident I do not believe that it is not reasonable to be funding public infrastructure twice and the Councils approach is inequitable. Breakfast Point residents fund 100% of the cost of the maintenance and renewal of all infrastructure on community property, majority of which is also 100% accessible to the public. This includes roads, footpaths, parklands, foreshore walkway, etc. It also pays the cost of running the open space and public street lighting in the suburb. In addition, there is infrastructure also supplied to the community via the Breakfast Point Community Hall, meeting rooms, a Mens Shed, BBQ area, oval, pool and tennis courts that takes pressure off the same infrastructure supplied by Council. The public roads, footpaths, stormwater (including GPTSs) and street trees are also the full responsibility of the Breakfast Point Community. Council charges each owner a user pays stormwater fee yet Breakfast Point owners are responsible for the maintenance and renewal of their own stormwater system. Council only provides the user pays waste collection service and rangers to enforce the free parking in the suburb. It is inequitable for the blanket approach of a rate increase without the consideration of what communities like Breakfast Point save the Council in cost and responsibility, and the significant cost that the residents of these communities are already paying to enable this. Lastly, the Council has many opportunities to help offset the costs and realise savings through grant opportunities. Community Associations are often ineligible for the same grant opportunities. These communities and the way that they are structured save the Council a considerable amount of money.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

As a resident I understand and is not against the increase in rates and SRV, it is just disproportionate for the Breakfast Point residents as we are already funding the maintenance and renewal of public assets that are fully accessible to the public. In addition, we are funding community and recreational infrastructure that takes demand away from Council facilities. The capacity to pay is diminished because of the recent increases in cost of living, particularly increases in interest rates.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

No comment

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

No comment

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

No comment

Author name: D. Brown

Date of submission: Friday, 3 March 2023

Please provide any other comments on the council's application that you would like to make here.

I am very much against a double dip on rate charges that would clearly occur in our case should the proposed rate increase be implemented. As a resident that pays to help maintain the community assets and fund staff salaries, I also pay full council rates. In effect, with the proposed SRV increase, Council is asking residents of Breakfast Point to pay a considerable amount more for receiving less services than standalone owners. I am not suggesting that Breakfast Point residents do not pay a fair share of Council rates as we acknowledge we also use Council infrastructure. The inequity to all Breakfast Point residents will be significantly exacerbated with the magnitude of the proposed minimum rate increase and SRV. I respectfully, suggest the magnitude of the proposed increase are unjustified and should not proceed as proposed.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No comment

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No comment

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No comment

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No comment

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

No comment

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Whilst the minimum rate increase and SRV is understood and is reasonable in principle, the Council has not considered a community like Breakfast Point that funds public infrastructure. The impact on these residents is significant with the minimum rate increase, SRV and most Community Associations would also concurrently be increasing their levies to fund their infrastructure maintenance and renewals. As a resident I do not believe that it is not reasonable to be funding public infrastructure twice and the Councils approach is inequitable. Breakfast Point residents fund 100% of the cost of the maintenance and renewal of all infrastructure on community property, majority of which is also 100% accessible to the public. This includes roads, footpaths, parklands, foreshore walkway, etc. It also pays the cost of running the open space and public street lighting in the suburb. In addition, there is infrastructure also supplied to the community via the Breakfast Point Community Hall, meeting rooms, a Mens Shed, BBQ area, oval, pool and tennis courts that takes pressure off the same infrastructure supplied by Council. The public roads, footpaths, stormwater (including GPTSs) and street trees are also the full responsibility of the Breakfast Point Community. Council charges each owner a user pays stormwater fee yet Breakfast Point owners are responsible for the maintenance and renewal of their own stormwater system. Council only provides the user pays waste collection service and rangers to enforce the free parking in the suburb. It is inequitable for the blanket approach of a rate increase without the consideration of what communities like Breakfast Point save the Council in cost and responsibility, and the significant cost that the residents of these communities are already paying to enable this. Lastly, the Council has many opportunities to help offset the costs and realise savings through grant opportunities. Community Associations are often ineligible for the same grant opportunities. These communities and the way that they are structured save the Council a considerable amount of money.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

As a resident I understand and is not against the increase in rates and SRV, it is just disproportionate for the Breakfast Point residents as we are already funding the maintenance and renewal of public assets that are fully accessible to the public. In addition, we are funding community and recreational infrastructure that takes demand away from Council facilities. The capacity to pay is diminished because of the recent increases in cost of living, particularly increases in interest rates.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

No comment

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

No comment

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

No comment

Author name: D. Brown

Date of submission: Tuesday, 21 February 2023

Please provide any other comments on the council's application that you would like to make here.

I am very much against a double dip on rate charges that would clearly occur in our case should the proposed rate increase be implemented. As a resident that pays to help maintain the community assets and fund staff salaries, I also pay full council rates. In effect, with the proposed SRV increase, Council is asking residents of Breakfast Point to pay a considerable amount more for receiving less services than standalone owners. I am not suggesting that Breakfast Point residents do not pay a fair share of Council rates as we acknowledge we also use Council infrastructure. The inequity to all Breakfast Point residents will be significantly exacerbated with the magnitude of the proposed minimum rate increase and SRV. I respectfully, suggest the magnitude of the proposed increase are unjustified and should not proceed as proposed.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No comment

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No comment

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No comment

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No comment

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

No comment

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Whilst the minimum rate increase and SRV is understood and is reasonable in principle, the Council has not considered a community like Breakfast Point that funds public infrastructure. The impact on these residents is significant with the minimum rate increase, SRV and most Community Association's would also concurrently be increasing their levies to fund their infrastructure maintenance and renewals. As a resident I do not believe that it is not reasonable to be funding public infrastructure twice and the Council's approach is inequitable. Breakfast Point residents fund 100% of the cost of the maintenance and renewal of all infrastructure on community property, majority of which is also 100% accessible to the public. This includes roads, footpaths, parklands, foreshore walkway, etc. It also pays the cost of running the open space and public street lighting in the suburb. In addition, there is infrastructure also supplied to the community via the Breakfast Point Community Hall, meeting rooms, a Men's Shed, BBQ area, oval, pool and tennis courts that takes pressure off the same infrastructure supplied by Council. The public roads, footpaths, stormwater (including GPT's) and street trees are also the full responsibility of the Breakfast Point Community. Council charges each owner a user pays stormwater fee yet Breakfast Point owners are responsible for the maintenance and renewal of their own stormwater system. Council only provides the user pays waste collection service and rangers to enforce the free parking in the suburb. It is inequitable for the blanket approach of a rate increase without the consideration of what communities like Breakfast Point save the Council in cost and responsibility, and the significant cost that the residents of these communities are already paying to enable this. Lastly, the Council has many opportunities to help offset the costs and realise savings through grant opportunities. Community Associations are often ineligible for the same grant opportunities. These communities and the way that they are structured save the Council a considerable amount of money.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

As a resident I understand and is not against the increase in rates and SRV, it is just disproportionate for the Breakfast Point residents as we are already funding the maintenance and renewal of public assets that are fully accessible to the public. In addition, we are funding community and recreational infrastructure that takes demand away from Council facilities. The capacity to pay is diminished because of the recent increases in cost of living, particularly increases in interest rates.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

No comment

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

No comment

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

No comment

Author name: D. Campbell

Date of submission: Thursday, 2 March 2023

Please provide any other comments on the council's application that you would like to make here.

I strongly object to the double dip on rate charges that would occur in my case should the proposed increases be implemented. I pay full council rates as well as fund community assets. The Council is expecting Breakfast Point residents such as myself to pay a considerable amount more for receiving less services than other homeowners within the Council boundaries. While I accept that as residents we need to pay a fair share of council rates as we use Council infrastructure such as libraries and other resources, Breakfast Point residents will significantly impacted by the magnitude of the proposed minimum rate increase and SRV. I do not believe that the scale of the proposed increases are justified and therefore feel they should not proceed as proposed.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No comment

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No comment

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No comment

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No comment

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

No comment

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

I do not believe that the Council has given sufficient consideration for communities like Breakfast Point that fund some aspects of public infrastructure. The impact of the rate increase and SRV will be significant on Breakfast Point residents who will already be facing increases in their levies to fund their infrastructure maintenance and renewals. As a resident I do not believe that it is equitable to be funding public infrastructure twice. Most of the common property in Breakfast Point is accessible to the wider community including green spaces, footpaths and the foreshore walkway. The public roads and footpaths are maintained by the Breakfast Point community and care of the trees and replacement when necessary is also the sole responsibility of the BP community. The current approach of a blanket increase is patently unfair without consideration of what the residents of Breakfast Point save the Council.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

As a resident I understand the need for the increase in rates and the SRV but it is disproportionate for Breakfast Point residents and I don't believe that Council has given sufficient consideration to communities such as ours when weighing up our capacity and willingness to pay!

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

No comment

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

No comment

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

No comment

Author name: D. Crosby

Date of submission: Saturday, 25 February 2023

Please provide any other comments on the council's application that you would like to make here.

No comment

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No comment

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No comment

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No comment

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No comment

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

No comment

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

The Council has not considered a community like Breakfast Point that already largely funds itself. The impact on Breakfast Point residents is significant with the minimum rate increase, SRV. Our Community Association is already increasing levies to fund infrastructure maintenance, road issues and renewals. As a resident I do not believe that it is not reasonable to be funding public infrastructure twice and the Council's approach is clearly inequitable. Breakfast Point residents fund 100% of the cost of the maintenance and renewal of all infrastructure on community property, the majority of which is also 100% accessible to the public. This includes roads, footpaths, parklands, foreshore walkway, etc. It also pays the cost of running the open space and public street lighting in the suburb. The public roads, footpaths, stormwater (including GPTSSs) and street trees are also the full responsibility of the Breakfast Point Community. Council charges each one a user pays stormwater fee, yet Breakfast Point owners are responsible for the maintenance and renewal of their own stormwater system. Council only provides the user pays waste collection service and rangers to enforce the parking rules in the suburb (which is regarded by many residents as a waste of time and money) Lastly, the Council has many opportunities to help offset the costs and realise savings through grant opportunities. Community Associations are often ineligible for the same grant opportunities. These communities and the way that they are structured save the Council a considerable amount of money.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

As a resident I understand and is not against the increase in rates and SRV, it is just disproportionate for the Breakfast Point residents as we are already funding the maintenance and renewal of public assets that are fully accessible to the public. In addition, we are funding community and recreational infrastructure that takes demand away from Council facilities. The capacity to pay is diminished because of the recent increases in cost of living, particularly increases in interest rates.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

No comment

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

No comment

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

I am very much against a double dip on rate charges that would clearly occur in our case should the proposed rate increase be implemented. As a resident that pays to help maintain the community assets and fund staff salaries, I also pay full council rates. In effect, with the proposed SRV increase, Council is asking residents of Breakfast Point to pay a considerable amount more for receiving less services than standalone owners. I am not suggesting that Breakfast Point residents do not pay a fair share of

Council rates as we acknowledge we also use Council infrastructure. The inequity to all Breakfast Point residents will be significantly exacerbated with the magnitude of the proposed minimum rate increase and SRV. I respectfully, suggest the magnitude of the proposed increase are unjustified and should not proceed as proposed.

Author name: D. Foster

Date of submission: Wednesday, 1 March 2023

Please provide any other comments on the council's application that you would like to make here.

The unexpectedly high application requests have not been communicated well to the general body of ratepayers. We live in an area where we fund many of the specific services and receive no consideration in the form of rate relief. Effectively on our estate council is only funding garbage and ranger services. We realise we benefit from other council services such as local library, street maintenance etc and do not want to avoid paying our fair share of these services but feel consideration should be given to avoiding us double paying for those services which we self fund through the Breakfast Point Community Association. Many of our outdoor areas are available to the public for recreation and relaxation and support council provided amenities. Kind Regards [REDACTED]

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

Definitely not

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

No information has been made available to ratepayers

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

No information is available as to how the council does this

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

No publicly available information has been made available to ratepayers as to how the council intends to address this issue which is particularly relevant to low income households in times of economic stress

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

Not aware of any availability to ratepayers of this information

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

Author name: D. McKenzie

Date of submission: Wednesday, 22 February 2023

Please provide any other comments on the council's application that you would like to make here.

I am very much against a double dip on rate charges that would clearly occur in our case should the proposed rate increase be implemented. As a resident that pays to help maintain the community assets and fund staff salaries, I also pay full council rates. In effect, with the proposed SRV increase, Council is asking residents of Breakfast Point to pay a considerable amount more for receiving less services than standalone owners. I am not suggesting that Breakfast Point residents should not pay a fair share of Council rates as we acknowledge we also use Council infrastructure. The inequity to all Breakfast Point residents will be significantly exacerbated with the magnitude of the proposed minimum rate increase and SRV. I respectfully, suggest the magnitude of the proposed increase are unjustified and should not proceed as proposed. I have been involved with discussions with council several years ago where the issue of inequity with existing rates was raised on several occasions with council refusing to discuss ways in which rates could be made equitable whilst accepting that Breakfast Point residents had a case. Our residents have on many occasions expressed anger at being charged council rates when council only supply services of rubbish collection and parking infringement where they benefit from parking fines.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No Comment

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No Comment

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No comment

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No comment

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

No comment

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Whilst the minimum rate increase and SRV is understood and is reasonable in principle, the Council has not considered a community like Breakfast Point that funds public infrastructure. The impact on these residents is significant with the minimum rate increase, SRV and most Community Associations would also concurrently be increasing their levies to fund their infrastructure maintenance and renewals. As a resident I do not believe that it is not reasonable to be funding public infrastructure twice and the Councils approach is inequitable. Breakfast Point residents fund 100% of the cost of the maintenance and renewal of all infrastructure on community property, majority of which is also 100% accessible to the public. This includes roads, footpaths, parklands, foreshore walkway, etc. It also pays the cost of running the open space and public street lighting in the suburb. In addition, there is infrastructure also supplied to the community via the Breakfast Point Community Hall, meeting rooms, a Mens Shed, BBQ area, oval, pool and tennis courts that takes pressure off the same infrastructure supplied by Council. The public roads, footpaths, stormwater (including GPTSs) and street trees are also the full responsibility of the Breakfast Point Community. Council charges each owner a user pays stormwater fee yet Breakfast Point owners are responsible for the maintenance and renewal of their own stormwater system. Council only provides the user pays waste collection service and rangers to enforce the free parking in the suburb. It is inequitable for the blanket approach of a rate increase without the consideration of what communities like Breakfast Point save the Council in cost and responsibility, and the significant cost that the residents of these communities are already paying to enable this. Lastly, the Council has many opportunities to help offset the costs and realise savings through grant opportunities. Community Associations are often ineligible for the same grant opportunities. These communities and the way that they are structured save the Council a considerable amount of money.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

As a resident I understand and am not against the increase in rates and SRV, it is just disproportionate for the Breakfast Point residents as we are already funding the maintenance and renewal of public assets that are fully accessible to the public. In addition, we are funding community and recreational infrastructure that takes demand away from Council facilities. The capacity to pay is diminished because of the recent increases in cost of living, particularly increases in interest rates.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

No comment

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

No comment

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

No comment

Author name: D. Richardson

Date of submission: Tuesday, 28 February 2023

Please provide any other comments on the council's application that you would like to make here.

I oppose these increases proposed by council. The increases are excessive, unfair, and badly timed with many families already struggling.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No. In fact they have displayed the opposite. Funds are poorly spent and service is terrible

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No. To my knowledge council has not canvassed alternative revenue streams or cost cuts.

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No. The first I heard about it was on social media from another rate payer. Further investigation found the information but it was hidden in the council website.

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No. Council has hidden hoping that a lack of attention will allow it to pass by default.

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

All they have said is they will take note of the overwhelming rejection but still seek the increase.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

The current rate rise is coming at a time when families are struggling to put food on the table. If the service offered was a premium I could understand a premium fee but honestly the only people they look after are businesses bringing in bigger fees.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

It is abhorrent what how this council treats its constituents. They [REDACTED]. They have little to no regard to our wishes.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

I don't know it.

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

I have not been made aware of this.

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

I do not know it.

Author name: F. Biraghi

Date of submission: Monday, 27 February 2023

Please provide any other comments on the council's application that you would like to make here.

I am very much against a double dip on rate charges that would clearly occur in our case should the proposed rate increase be implemented. As a resident that pays to help maintain the community assets and fund staff salaries, I also pay full council rates. In effect, with the proposed SRV increase, Council is asking residents of Breakfast Point to pay a considerable amount more for receiving less services than standalone owners. I am not suggesting that Breakfast Point residents do not pay a fair share of Council rates as we acknowledge we also use Council infrastructure. The inequity to all Breakfast Point residents will be significantly exacerbated with the magnitude of the proposed minimum rate increase and SRV. I respectfully, suggest the magnitude of the proposed increase are unjustified and should not proceed as proposed.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

no comment

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

no comment

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

no comment

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

no comment

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

no comment

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Whilst the minimum rate increase and SRV is understood and is reasonable in principle, the Council has not considered a community like Breakfast Point that funds public infrastructure. The impact on these residents is significant with the minimum rate increase, SRV and most Community Associations would also concurrently be increasing their levies to fund their infrastructure maintenance and renewals. As a resident I do not believe that it is not reasonable to be funding public infrastructure twice and the Councils approach is inequitable. Breakfast Point residents fund 100% of the cost of the maintenance and renewal of all infrastructure on community property, majority of which is also 100% accessible to the public. This includes roads, footpaths, parklands, foreshore walkway, etc. It also pays the cost of running the open space and public street lighting in the suburb. In addition, there is infrastructure also supplied to the community via the Breakfast Point Community Hall, meeting rooms, a Mens Shed, BBQ area, oval, pool and tennis courts that takes pressure off the same infrastructure supplied by Council. The public roads, footpaths, stormwater (including GPTSs) and street trees are also the full responsibility of the Breakfast Point Community. Council charges each owner a user pays stormwater fee yet Breakfast Point owners are responsible for the maintenance and renewal of their own stormwater system. Council only provides the user pays waste collection service and rangers to enforce the free parking in the suburb. It is inequitable for the blanket approach of a rate increase without the consideration of what communities like Breakfast Point save the Council in cost and responsibility, and the significant cost that the residents of these communities are already paying to enable this. Lastly, the Council has many opportunities to help offset the costs and realise savings through grant opportunities. Community Associations are often ineligible for the same grant opportunities. These communities and the way that they are structured save the Council a considerable amount of money.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

As a resident I understand and is not against the increase in rates and SRV, it is just disproportionate for the Breakfast Point residents as we are already funding the maintenance and renewal of public assets that are fully accessible to the public. In addition, we are funding community and recreational infrastructure that takes demand away from Council facilities. The capacity to pay is diminished because of the recent increases in cost of living, particularly increases in interest rates.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

no comment

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

no comment

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

no comment

Author name: G. Austin

Date of submission: Sunday, 26 February 2023

Please provide any other comments on the council's application that you would like to make here.

I am very much against a double dip on rate charges that would clearly occur in our case should the proposed rate increase be implemented. As a resident that pays to help maintain the community assets and fund staff salaries, I also pay full council rates. In effect, with the proposed SRV increase, Council is asking residents of Breakfast Point to pay a considerable amount more for receiving less services than standalone owners. I am not suggesting that Breakfast Point residents do not pay a fair share of Council rates as we acknowledge we also use Council infrastructure. The inequity to all Breakfast Point residents will be significantly exacerbated with the magnitude of the proposed minimum rate increase and SRV. I respectfully, suggest the magnitude of the proposed increase are unjustified and should not proceed as proposed.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No Comment

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No Comment

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No Comment

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No Comment

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

No Comment

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Whilst the minimum rate increase and SRV is understood and is reasonable in principle, the Council has not considered a community like Breakfast Point that funds public infrastructure. The impact on these residents is significant with the minimum rate increase, SRV and most Community Associations would also concurrently be increasing their levies to fund their infrastructure maintenance and renewals. As a resident I do not believe that it is not reasonable to be funding public infrastructure twice and the Councils approach is inequitable. Breakfast Point residents fund 100% of the cost of the maintenance and renewal of all infrastructure on community property, majority of which is also 100% accessible to the public. This includes roads, footpaths, parklands, foreshore walkway, etc. It also pays the cost of running the open space and public street lighting in the suburb. In addition, there is infrastructure also supplied to the community via the Breakfast Point Community Hall, meeting rooms, a Mens Shed, BBQ area, oval, pool and tennis courts that takes pressure off the same infrastructure supplied by Council. The public roads, footpaths, stormwater (including GPTSs) and street trees are also the full responsibility of the Breakfast Point Community. Council charges each owner a user pays stormwater fee yet Breakfast Point owners are responsible for the maintenance and renewal of their own stormwater system. Council only provides the user pays waste collection service and rangers to enforce the free parking in the suburb. It is inequitable for the blanket approach of a rate increase without the consideration of what communities like Breakfast Point save the Council in cost and responsibility, and the significant cost that the residents of these communities are already paying to enable this. Lastly, the Council has many opportunities to help offset the costs and realise savings through grant opportunities. Community Associations are often ineligible for the same grant opportunities. These communities and the way that they are structured save the Council a considerable amount of money.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

As a resident I understand and is not against the increase in rates and SRV, it is just disproportionate for the Breakfast Point residents as we are already funding the maintenance and renewal of public assets that are fully accessible to the public. In addition, we are funding community and recreational infrastructure that takes demand away from Council facilities. The capacity to pay is diminished because of the recent increases in cost of living, particularly increases in interest rates.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

No Comment

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

No Comment

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

No Comment

Author name: G. Nicholls

Date of submission: Thursday, 2 March 2023

Please provide any other comments on the council's application that you would like to make here.

I am very much against a double dip on rate charges that would clearly occur in our case should the proposed rate increase be implemented. As a resident that pays to help maintain the community assets and fund staff salaries, I also pay full council rates. In effect, with the proposed SRV increase, Council is asking residents of Breakfast Point to pay a considerable amount more for receiving less services than standalone owners. I am not suggesting that Breakfast Point residents do not pay a fair share of Council rates as we acknowledge we also use Council infrastructure. The inequity to all Breakfast Point residents will be significantly exacerbated with the magnitude of the proposed minimum rate increase and SRV. I respectfully, suggest the magnitude of the proposed increase are unjustified and should not proceed as proposed.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No Comment

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No Comment

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No Comment

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No Comment

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

No Comment

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Whilst the minimum rate increase and SRV is understood and is reasonable in principle, the Council has not considered a community like Breakfast Point that funds public infrastructure. The impact on these residents is significant with the minimum rate increase, SRV and most Community Associations would also concurrently be increasing their levies to fund their infrastructure maintenance and renewals. As a resident I do not believe that it is not reasonable to be funding public infrastructure twice and the Councils approach is inequitable. Breakfast Point residents fund 100% of the cost of the maintenance and renewal of all infrastructure on community property, majority of which is also 100% accessible to the public. This includes roads, footpaths, parklands, foreshore walkway, etc. It also pays the cost of running the open space and public street lighting in the suburb. In addition, there is infrastructure also supplied to the community via the Breakfast Point Community Hall, meeting rooms, a Mens Shed, BBQ area, oval, pool and tennis courts that takes pressure off the same infrastructure supplied by Council. The public roads, footpaths, storm water (including GPTSs) and street trees within the Breakfast Point Precinct are also the full responsibility of the Breakfast Point Community. Council charges each owner a user pays storm water fee yet Breakfast Point owners are responsible for the maintenance and renewal of their own storm water system. Council only provides the user pays waste collection service and rangers to enforce the free parking in the suburb. It is inequitable for the blanket approach of a rate increase without the consideration of what communities like Breakfast Point save the Council in cost and responsibility, and the significant cost that the residents of these communities are already paying to enable this. Lastly, the Council has many opportunities to help offset the costs and realise savings through grant opportunities. Community Associations are often ineligible for the same grant opportunities. These communities and the way that they are structured save the Council a considerable amount of money.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

As a resident I understand and is not against the increase in rates and SRV, it is just disproportionate for the Breakfast Point residents as we are already funding the maintenance and renewal of public assets that are fully accessible to the public. In addition, we are funding community and recreational infrastructure that takes demand away from Council facilities. The capacity to pay is diminished because of the recent increases in cost of living, particularly increases in interest rates.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

No Comment

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

No Comment

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

No Comment

Author name: G. Romeo

Date of submission: Tuesday, 28 February 2023

Please provide any other comments on the council's application that you would like to make here.

No comment

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No comment

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No comment

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No comment

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No comment

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

No comment

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Canada Bay Council has not considered a community like Breakfast Point (Pop. circa 6000 residents) that fully funds public infrastructure within its boundaries. Impact on these residents is significant with the potential minimum rate increase and SRV coming concurrently on top of increases in levies being required by most Community Associations like Breakfast Point to fund their sizeable and ageing public infrastructure. I have been advised that Community Strata Levies will rise this year by 8% because of these infrastructure repairs and renewals and this is expected to repeat in coming years. This is public infrastructure that Canada Bay Council has not been responsible for since the opening of Breakfast Point around 2000. However residents have been required to pay the standard rates imposed by Council since that time as well as the rate levies imposed by the Breakfast Point Community Association without any dispensation from Council. As a resident I don't believe that it is reasonable to be funding public infrastructure twice and the Council's approach is inequitable. Breakfast Point residents fund 100% of the cost of the maintenance and renewal of all infrastructure on community property, majority of which is also 100% accessible to the public. This includes roads, footpaths, parklands, foreshore, walkway, etc. It also pays the cost of running the open space and public street lighting in the suburb. In addition, there is infrastructure also supplied to the community via the Breakfast Point Community Hall, meeting rooms, a Mens Shed, BBQ area, oval, pool and tennis courts that takes pressure off the same infrastructure supplied by Council. The public roads, footpaths, stormwater (including GPTSs) and street trees are also the full responsibility of the Breakfast Point Community. Council charges each owner a user pays stormwater fee yet Breakfast Point owners are responsible for the maintenance and renewal of their own stormwater system. Council only provides the user pays waste collection service and rangers to enforce the free parking in the suburb. It is inequitable for the blanket approach of a rate increase without the consideration of what communities like Breakfast Point save the Council in cost and responsibility, and the significant cost that the residents of these communities are already paying to enable this. Lastly, the Council has many opportunities to help offset the costs and realise savings through grant opportunities. Community Associations are often ineligible for the same grant opportunities. These communities and the way that they are structured save the Council a considerable amount of money.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

As a resident I understand and am not against the increase in rates and SRV, however it is just disproportionate for Breakfast Point residents as we are already funding the maintenance and renewal of public assets that are fully accessible to the public and have been for some time. In addition, we are funding community and recreational infrastructure that takes demand away and reduces wear and tear/usage required maintenance from existing Council facilities. The capacity for residents to pay is also diminished because of the recent increases in cost of living, particularly increases in interest rates.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

No comment

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted

by the council before it applied to IPART for the proposed special variation?

No comment

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

No comment

Author name: G. Rotsos

Date of submission: Tuesday, 21 February 2023

Please provide any other comments on the council's application that you would like to make here.

I am very much against a double dip on rate charges that would clearly occur in our case should the proposed rate increase be implemented. As a resident that pays to help maintain the community assets and fund staff salaries, I also pay full council rates. In effect, with the proposed SRV increase, Council is asking residents of Breakfast Point to pay a considerable amount more for receiving less services than standalone owners. I am not suggesting that Breakfast Point residents do not pay a fair share of Council rates as we acknowledge we also use Council infrastructure. The inequity to all Breakfast Point residents will be significantly exacerbated with the magnitude of the proposed minimum rate increase and SRV. I respectfully, suggest the magnitude of the proposed increase are unjustified and should not proceed as proposed.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No comment

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No comment

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No comment

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No comment

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

No comment

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Whilst the minimum rate increase and SRV is understood and is reasonable in principle, the Council has not considered a community like Breakfast Point that funds public infrastructure. The impact on these residents is significant with the minimum rate increase, SRV and most Community Associations would also concurrently be increasing their levies to fund their infrastructure maintenance and renewals. As a resident I do not believe that it is not reasonable to be funding public infrastructure twice and the Councils approach is inequitable. Breakfast Point residents fund 100% of the cost of the maintenance and renewal of all infrastructure on community property, majority of which is also 100% accessible to the public. This includes roads, footpaths, parklands, foreshore walkway, etc. It also pays the cost of running the open space and public street lighting in the suburb. In addition, there is infrastructure also supplied to the community via the Breakfast Point Community Hall, meeting rooms, a Mens Shed, BBQ area, oval, pool and tennis courts that takes pressure off the same infrastructure supplied by Council. The public roads, footpaths, stormwater (including GPTSs) and street trees are also the full responsibility of the Breakfast Point Community. Council charges each owner a user pays stormwater fee yet Breakfast Point owners are responsible for the maintenance and renewal of their own stormwater system. Council only provides the user pays waste collection service and rangers to enforce the free parking in the suburb. It is inequitable for the blanket approach of a rate increase without the consideration of what communities like Breakfast Point save the Council in cost and responsibility, and the significant cost that the residents of these communities are already paying to enable this. Lastly, the Council has many opportunities to help offset the costs and realise savings through grant opportunities. Community Associations are often ineligible for the same grant opportunities. These communities and the way that they are structured save the Council a considerable amount of money.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

As a resident I understand and is not against the increase in rates and SRV, it is just disproportionate for the Breakfast Point residents as we are already funding the maintenance and renewal of public assets that are fully accessible to the public. In addition, we are funding community and recreational infrastructure that takes demand away from Council facilities. The capacity to pay is diminished because of the recent increases in cost of living, particularly increases in interest rates.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

No comment

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

No comment

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

No comment

Author name: H. Chu

Date of submission: Monday, 27 February 2023

Please provide any other comments on the council's application that you would like to make here.

I am very much against a double dip on rate charges that would clearly occur in our case should the proposed rate increase be implemented. As a resident that pays to help maintain the community assets and fund staff salaries, I also pay full council rates. In effect, with the proposed SRV increase, Council is asking residents of Breakfast Point to pay a considerable amount more for receiving less services than standalone owners. I am not suggesting that Breakfast Point residents not pay a fair share of Council rates as we acknowledge we also use Council infrastructure. The inequity to all Breakfast Point residents will be significantly exacerbated with the magnitude of the proposed minimum rate increase and SRV. I respectfully suggest the magnitude of the proposed increase are unjustified and should not proceed as proposed.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

no comment

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

no comment

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

no comment

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

no comment

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

no comment

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Whilst the minimum rate increase and SRV is understood and is reasonable in principle, the Council has not considered a community like Breakfast Point that funds public infrastructure. The impact on these residents is significant with the minimum rate increase, SRV and most Community Associations would also concurrently be increasing their levies to fund their infrastructure maintenance and renewals. As a resident I do not believe that it is reasonable to be funding public infrastructure twice and the Councils approach is inequitable. Breakfast Point residents fund 100% of the cost of the maintenance and renewal of all infrastructure on community property, majority of which is also 100% accessible to the public. This includes roads, footpaths, parklands, foreshore walkway, etc. It also pays the cost of running the open space and public street lighting in the suburb. In addition, there is infrastructure also supplied to the community via the Breakfast Point Community Hall, meeting rooms, a Mens Shed, BBQ area, oval, pool and tennis courts that takes pressure off the same infrastructure supplied by Council. The public roads, footpaths, stormwater (including GPTSSs) and street trees are also the full responsibility of the Breakfast Point Community. Council charges each owner a user pays stormwater fee yet Breakfast Point owners are responsible for the maintenance and renewal of their own stormwater system. Council only provides the user pays waste collection service and rangers to enforce the free parking in the suburb. It is inequitable for the blanket approach of a rate increase without the consideration of what communities like Breakfast Point save the Council in cost and responsibility, and the significant cost that the residents of these communities are already paying to enable this. Lastly, the Council has many opportunities to help offset the costs and realise savings through grant opportunities. Community Associations are often ineligible for the same grant opportunities. These communities and the way that they are structured save the Council a considerable amount of money.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

As a resident I understand and am not against the increase in rates and SRV, it is just disproportionate for the Breakfast Point residents as we are already funding the maintenance and renewal of public assets that are fully accessible to the public. In addition, we are funding community and recreational infrastructure that takes demand away from Council facilities. The capacity to pay is diminished because of the recent increases in cost of living, particularly increases in interest rates.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

no comment

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted

by the council before it applied to IPART for the proposed special variation?
no comment

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.
no comment

Author name: H. Inglis

Date of submission: Thursday, 2 March 2023

Please provide any other comments on the council's application that you would like to make here.

This Council is overloaded with administration staff and lacks hands-on-workers. A reorganisation of roles and responsibilities, a focus on efficiency and the redeployment of staff as hands-on-workers would solve many issues. ie. the Rhodes high-density precinct has to live with 100's of garbage bins lining Shoreline Dr. for more than 24 hours before collection as the Council won't organise a timed roster to have the bins put out. They have to be out by 6.00am because that is what they do in Five Dock. My fear is more money in the Council's coffers will mean more bosses but no more workers.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No, they have given vague statements about what they are going to do, but detail is lacking or if available difficult to access. What they have listed are the normal functions one would expect to be carried out by ones Council.

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

The true impact of the increase has been generalised as a percentage but when looked at in detail the minimum rate payer, ie a 1 bed unit owner in a 35 story tower will pay \$581.15 over the years of the increase, while the owner of, possibly a waterfront, quarter acre block +\$1.5 million, will pay \$774.80 only \$193.41 more than the unit dweller. This makes the increase proportionately much greater for any-one living in a unit. The increase as a percentage is therefore, totally dishonest.

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No. Three consultation sessions of 1 hour each were organised over a period of 6 days only. Only one was face to face but in a location that is very difficult access from the western area of the council. It entails a bus trip of several changes or, an often unsuccessful, search for parking. 2 sessions were on-line. One hour does not allow for any in-depth discussion. The sessions were held over only 6 days so easily missed due to holidays, business commitments etc. and recordings were not available. We did not receive either a letter or email to notify us of the increase. The only easily accessible information was via the Council website so the onus was on the ratepayer to find the information.

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

Despite receiving very negative feedback from the community and despite the opposition of some councillors, the increase was passed.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Because the increase is proportionately greater for unit owners, the impact on renters and first home buyers and older downsizers will be detrimental. It is just adding to inflation.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

I am unaware of anything positive.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

I have not been able to access this information

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

I have no idea where these documents were exhibited. Therefore I do not know if the relevant IP&R documents were those approved at a Council meeting. A Councillor told me that a meeting had approved the increase.

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

As I have been unable to access this information, I can't comment

Author name: H. Scott

Date of submission: Wednesday, 1 March 2023

Please provide any other comments on the council's application that you would like to make here.

In summary, Breakfast Point residents are already paying two lots of service fees: (1) strata levies, a significant part of which fund the Breakfast Point Community Association which is responsible for the full upkeep of and public access to, the geographic area and (2) full Council rates which provide only waste collection and the occasional parking ranger. Council needs to be a little more open minded about a sliding scale of rate increases that takes into account these facts. Additionally, the BPA funds community and recreational infrastructure that take demand away from Council facilities eg. 100% of the cost of the maintenance and renewal of all infrastructure and businesses on community property, the majority of which is also 100% accessible to the public. Strata levies also pay the cost of open space and public street lighting in the suburb. Infrastructure is also supplied to the community via the Breakfast Point Community Hall, meeting rooms, a Mens Shed, BBQ area, oval, pool and tennis courts all of which takes pressure off the same infrastructure supplied by Council. Current Council rates charge each owner a user pays stormwater fee yet Breakfast Point owners are responsible for the maintenance and renewal of their own stormwater system and pay for this through their levy contribution to the BPA. It is inequitable for a blanket approach to a rate increase to be taken by Council without consideration of what communities like Breakfast Point save the Council in cost and responsibility, and the significant cost that the residents of these communities are already paying to enable this. Lastly, the Council has many opportunities to help offset the costs and realise savings through grant opportunities for which Community Associations are often ineligible. These communities and the way that they are structured save the Council a considerable amount of money.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

The Breakfast Point residents already pay full Council rates which only cover waste collection and an occasional parking ranger, as well as separate strata levies which fund and maintain publicly available infrastructure within the BP area, such as roads, the Oval, all green and garden spaces, access to commercial businesses such as the IGA store and the cafes in Cross St. It is therefore unreasonable to seek to impose an additional cost via such a significant rate increase, on residents of the Breakfast Point area. The impact will mean these residents are being disproportionately penalised because of the particular part of Canada Bay Council in which they live.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay. The residents of Breakfast Point are not willing to pay such a disproportionate increase in rates. There could be a pro rata or sliding scale of rate increase that takes into account the existing contributing funding provided by residents of Breakfast Point, to overall Council services.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

Author name: J. Cameron

Date of submission: Monday, 27 February 2023

Please provide any other comments on the council's application that you would like to make here.

I am very much against a double dip on rate charges that would clearly occur in our case should the proposed rate increase be implemented. As a resident that pays to help maintain the community assets and fund staff salaries, I also pay full council rates. In effect, with the proposed SRV increase, Council is asking residents of Breakfast Point to pay a considerable amount more for receiving less services than standalone owners. I am not suggesting that Breakfast Point residents do not pay a fair share of Council rates as we acknowledge we also use Council infrastructure. The inequity to all Breakfast Point residents will be significantly exacerbated with the magnitude of the proposed minimum rate increase and SRV. I respectfully, suggest the magnitude of the proposed increase are unjustified and should not proceed as proposed.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No Comment

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No Comment

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No comment

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No comment

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

No comment

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Whilst the minimum rate increase and SRV is understood and is reasonable in principle, the Council has not considered a community like Breakfast Point that funds public infrastructure. The impact on these residents is significant with the minimum rate increase. Our Community Association, which manages our community assets, much of which is over 20 years old, is also increasing our levies to fund our infrastructure maintenance and renewals. As a resident I do not believe that it is not reasonable to be funding public infrastructure twice and the Council's approach is inequitable. Breakfast Point residents fund 100% of the cost of the maintenance and renewal of all infrastructure on community property, majority of which is also 100% accessible to the public. This includes roads, footpaths, parklands, foreshore walkway, etc. It also pays the cost of running the open space and public street lighting in the suburb. In addition, there is infrastructure also supplied to the community via the Breakfast Point Community Hall, meeting rooms, a Mens Shed, BBQ area, oval, pool and tennis courts that takes pressure off the same infrastructure supplied by Council. The public roads, footpaths, stormwater (including GPTSSs) and street trees are also the full responsibility of the Breakfast Point Community. Council charges each owner a user pays stormwater fee yet Breakfast Point owners are responsible for the maintenance and renewal of their own stormwater system. Council only provides the user pays waste collection service and rangers to enforce the free parking in the suburb. It is inequitable for the blanket approach of a rate increase without the consideration of what communities like Breakfast Point saves the Council in cost and responsibility, and the significant cost that the residents of these communities are already paying to enable this. Finally, the Council has many opportunities to help offset the costs and realise savings through grant opportunities. Community Associations are often ineligible for the same grant opportunities. Our community and the way that it is structured save the Council a significant amount of money.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

As a resident I understand and is not against the increase in rates and SRV, it is just disproportionate for the Breakfast Point residents as we are already funding the maintenance and renewal of public assets that are fully accessible to the public. In addition, we are funding community and recreational infrastructure that takes demand away from Council facilities. The capacity to pay is diminished because of the recent increases in cost of living, particularly increases in interest rates.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

No comment

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

No comment

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

No comment

Author name: J. CLARKE

Date of submission: Wednesday, 1 March 2023

Please provide any other comments on the council's application that you would like to make here.

A rate increase is understood in the current inflationary climate. Funds however must be directed to Councils core business. Council has not considered a community like Breakfast Point that funds public its significant publicly accessible infrastructure. The impact on these residents is significant with the minimum rate increase and most Community Associations would also concurrently be increasing their levies to fund their infrastructure maintenance and renewals. What does not appear to have been considered is that Strata owners already contribute more to Council via the minimum rate than if the Strata were charged residential rates. An example of many two strata , under the existing minimum rate and based on the 2019 valuation: 1. the current contribution to council is \$22,831 pa by means of Minimum rate or \$11,889m if residential rates were charged to the building 2. the current contribution to council is \$53,319 pa by means of Minimum Rates or \$9,923 if residential rates were charged to the building! It is inequitable for the blanket approach of a rate increase without the consideration of what communities like Breakfast Point save the Council in cost and responsibility, and the significant cost that the residents of these communities already pay in levies.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No. A rate rise is understood in these inflationary times, what is missing is a clear understanding by Council of its inequity and impact on some areas of Council There is no clear indication of exactly where any funding increase will be spent only generalised amounts against many non core related items. Council indicates that the "additional" services were requested by ratepayers. They have not indicated how many ratepayers requested these services or whether they were aware of the likely cost, including transitioning into non core areas.

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

Options were included including supposed savings and potential savings. In regard to the proposed savings a number of these could be classified as normal management decisions which Council could be criticised for not taking earlier action viz Integrated Grants Program, Counter Agency Payment Option, Promotion of e-notices, etc Future savings are couched in terms of "ongoing service review". Surely this is a management role.

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

Yes

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

Councils engagement as documented relied heavily on the recipients understanding of the "headline" impact. Council failed in communication with major stakeholders viz Communities and Strata bodies. In regard to Communities Council, Council failed to table at regular interface with these bodies the potential of rate increases

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

Council reaction in the Council minutes was "NOTED"!

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Council has disregarded the impact/double dip on ratepayers within Community Associations. In particular those that fund infrastructure (roads, parks, sea walls, etc) without ANY contribution from Council. Council fails to recognise that lot owners in Communities, especially in the suburb of Breakfast point, totally fund all Council type infrastructure in their area. It is unreasonable to expect that the burden on Strata (Minimum Rate) owners be increased by 45% to fund other (non Community) Council works. The increases are excessive, unfair, and badly timed with many families already struggling in this inflationary climate. Council has not acknowledged that Strata owners already contribute more than the residential rate to Council.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay. Council report relies solely on the average income of ratepayers. It does not consider the fact that Community and , in some case, strata owners already fund their own public accessible infrastructure. For many of the reasons outlined by Council, communities will need to increase their levies to pay for the non council funded infrastructure utilised necessarily by the general public. This in effect will be a double impact

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

There was no consideration of applying a "discounted" rate to Community lot owners as referred to above

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

yes

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

Options were included including supposed savings (\$1.7 m) and potential savings. In regard to the proposed savings a number of these could be classified as normal management decisions which Council could be criticised for not taking earlier action viz Integrated Grants Program, Counter Agency Payment Option, Promotion of e-notices, etc, etc. Future savings of \$415, 000 are part of "ongoing service review". Surely these savings are the product of management and would have been undertaken annually in determining rates.

Author name: J. Coulter

Date of submission: Friday, 3 March 2023

Please provide any other comments on the council's application that you would like to make here.

I live in Breakfast Point where the Community is responsible for EVERYTHING - roads, traffic, lighting etc etc. The only thing CB Council does for us is rubbish collection. We all pay full rates nonetheless. This rate increase is beyond reason for any rate payer and especially us in the BP Community. We should NOT be included in this increase. It is harsh and unreasonable given the community fees and responsibilities we have, without any assistance from Council. We totally object to it - the council has not established a valid reason why we should be subject to it. There should be clauses that permit certain areas like ours from being subject to these, frankly outrageous, price hikes, especially in the current economic climate. They are just plain fanciful.

Jane Coulter [REDACTED] Breakfast Point [REDACTED]

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

Author name: J. CRosby

Date of submission: Tuesday, 28 February 2023

Please provide any other comments on the council's application that you would like to make here.

I am very much against a double dip on rate charges that would clearly occur in our case should the proposed rate increase be implemented. As a resident that pays to help maintain the community assets and fund staff salaries, I also pay full council rates. In effect, with the proposed SRV increase, Council is asking residents of Breakfast Point to pay a considerable amount more for receiving less services than standalone owners. I am not suggesting that Breakfast Point residents do not pay a fair share of Council rates as we acknowledge we also use Council infrastructure. The inequity to all Breakfast Point residents will be significantly exacerbated with the magnitude of the proposed minimum rate increase and SRV. I respectfully, suggest the magnitude of the proposed increase are unjustified and should not proceed as proposed.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No Comment

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No Comment

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No Comment

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No Comment

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

No Comment

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Whilst the minimum rate increase and SRV is understood and is reasonable in principle, the Council has not considered a community like Breakfast Point that funds public infrastructure. The impact on these residents is significant with the minimum rate increase, SRV and most Community Associations would also concurrently be increasing their levies to fund their infrastructure maintenance and renewals. As a resident I do not believe that it is not reasonable to be funding public infrastructure twice and the Councils approach is inequitable. Breakfast Point residents fund 100% of the cost of the maintenance and renewal of all infrastructure on community property, majority of which is also 100% accessible to the public. This includes roads, footpaths, parklands, foreshore walkway, etc. It also pays the cost of running the open space and public street lighting in the suburb. In addition, there is infrastructure also supplied to the community via the Breakfast Point Community Hall, meeting rooms, a Mens Shed, BBQ area, oval, pool and tennis courts that takes pressure off the same infrastructure supplied by Council. The public roads, footpaths, stormwater (including GPTSs) and street trees are also the full responsibility of the Breakfast Point Community. Council charges each owner a user pays stormwater fee yet Breakfast Point owners are responsible for the maintenance and renewal of their own stormwater system. Council only provides the user pays waste collection service and rangers to enforce the free parking in the suburb. It is inequitable for the blanket approach of a rate increase without the consideration of what communities like Breakfast Point save the Council in cost and responsibility, and the significant cost that the residents of these communities are already paying to enable this. Lastly, the Council has many opportunities to help offset the costs and realise savings through grant opportunities. Community Associations are often ineligible for the same grant opportunities. These communities and the way that they are structured save the Council a considerable amount of money.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

As a resident I understand and is not against the increase in rates and SRV, it is just disproportionate for the Breakfast Point residents as we are already funding the maintenance and renewal of public assets that are fully accessible to the public. In addition, we are funding community and recreational infrastructure that takes demand away from Council facilities. The capacity to pay is diminished because of the recent increases in cost of living, particularly increases in interest rates.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

No comment

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

No comment

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

No comment

Author name: J. Langley

Date of submission: Monday, 27 February 2023

Please provide any other comments on the council's application that you would like to make here.

Please be advised I am making this submission on my own behalf & wish to stress that I & my wife, are very much against what appears to be a double dip on rate charges that would clearly occur should the proposed increase, as outlined, be implemented.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No Comment

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No comment

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No comment

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No comment

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

No comment

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Obviously, the Council has not taken into consideration where a community like Breakfast Point already funds public infrastructure & the impact on us is already significant. As a resident I do not believe that it is reasonable to be funding public infrastructure twice & accordingly the Council's approach is considered inequitable. It is believed the Council has had many opportunities to help offset these costs & realise savings through grant opportunities & as Community Associations like ours are often ineligible for the grant opportunities even though these communities & the way they are structured save the Council a considerable amount of money.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay. Furthermore your proposal for a hike in rates is disproportionate for Breakfast Point residents as we are already funding the maintenance & renewal of public assets that are fully accessible to the public.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

No comment

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

No comment

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

No comment

Author name: J. Little

Date of submission: Thursday, 2 March 2023

Please provide any other comments on the council's application that you would like to make here.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

The community does not believe so.

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

Not effectively.

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

Many residents were unaware of the proposal.

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

Council ignored the serious concerns raised by residents and offered no change to the recommendation despite overwhelming community objections.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Residents have expressed serious concern about the increased rates for owners and renters who will see rents rise at a time when many other serious cost of living issues are impacting households.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

Despite the clear objection of the community to the proposed rate hike, Council did not make any changes to the recommendation.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

Council advised they followed process.

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

Residents raised concerns that KPIs, operating efficiencies and cost containment strategies were not properly addressed.

Author name: J. Ong

Date of submission: Thursday, 2 March 2023

Please provide any other comments on the council's application that you would like to make here.

I am very much against a double dip on rate charges that would clearly occur in our case should the proposed rate increase be implemented. As a resident that pays to help maintain the community assets and fund staff salaries, I also pay full council rates. In effect, with the proposed SRV increase, Council is asking residents of Breakfast Point to pay a considerable amount more for receiving less services than standalone owners. I am not suggesting that Breakfast Point residents do not pay a fair share of Council rates as we acknowledge we also use Council infrastructure. The inequity to all Breakfast Point residents will be significantly exacerbated with the magnitude of the proposed minimum rate increase and SRV. I respectfully, suggest the magnitude of the proposed increase are unjustified and should not proceed as proposed.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No Comment

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No comment

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No comment

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No comment

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

No comment

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Whilst the minimum rate increase and SRV is understood and is reasonable in principle, the Council has not considered a community like Breakfast Point that funds public infrastructure. The impact on these residents is significant with the minimum rate increase, SRV and most Community Associations would also concurrently be increasing their levies to fund their infrastructure maintenance and renewals. As a resident I do not believe that it is not reasonable to be funding public infrastructure twice and the Councils approach is inequitable. Breakfast Point residents fund 100% of the cost of the maintenance and renewal of all infrastructure on community property, majority of which is also 100% accessible to the public. This includes roads, footpaths, parklands, foreshore walkway, etc. It also pays the cost of running the open space and public street lighting in the suburb. In addition, there is infrastructure also supplied to the community via the Breakfast Point Community Hall, meeting rooms, a Mens Shed, BBQ area, oval, pool and tennis courts that takes pressure off the same infrastructure supplied by Council. The public roads, footpaths, stormwater (including GPTSs) and street trees are also the full responsibility of the Breakfast Point Community. Council charges each owner a user pays stormwater fee yet Breakfast Point owners are responsible for the maintenance and renewal of their own stormwater system. Council only provides the user pays waste collection service and rangers to enforce the free parking in the suburb. It is inequitable for the blanket approach of a rate increase without the consideration of what communities like Breakfast Point save the Council in cost and responsibility, and the significant cost that the residents of these communities are already paying to enable this. Lastly, the Council has many opportunities to help offset the costs and realise savings through grant opportunities. Community Associations are often ineligible for the same grant opportunities. These communities and the way that they are structured save the Council a considerable amount of money.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

As a resident I understand and is not against the increase in rates and SRV, it is just disproportionate for the Breakfast Point residents as we are already funding the maintenance and renewal of public assets that are fully accessible to the public. In addition, we are funding community and recreational infrastructure that takes demand away from Council facilities. The capacity to pay is diminished because of the recent increases in cost of living, particularly increases in interest rates.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

No comment

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

No comment

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

No comment

Author name: J. Phillips

Date of submission: Tuesday, 21 February 2023

Please provide any other comments on the council's application that you would like to make here.

I am very much against a double dip on rate charges that would clearly occur in our case should the proposed rate increase be implemented. In effect, with the proposed SRV increase, Council is asking residents of Breakfast Point to pay a considerable amount more for receiving less services than householders outside of our community. The inequity to all Breakfast Point residents will be significantly exacerbated with the magnitude of the proposed minimum rate increase and SRV. I regard the proposed increase to unjustified and it should not proceed as proposed.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Breakfast Point residents fund 100% of the cost of the maintenance and renewal of all infrastructure on community property - the majority of which is 100% accessible to the public. This includes roads, footpaths, parklands, foreshore walkway, etc. It also pays the cost of running the open space and public street lighting in the suburb. The public roads, footpaths, stormwater (including GPTSs) and street trees are the full responsibility of the Breakfast Point Community and Owners pay for their maintenance and replacement through their Strata levies. I therefore consider this SRV's blanket approach to rate increases to be unreasonable given the contribution already being made by the community towards the costs of services normally funded by Council

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay. Regardless of what the Council may consider to be my capacity to pay, I am extremely unwilling to increase my already high cost of living by paying for services that the Council does not need to provide.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

Author name: J. Xu

Date of submission: Friday, 3 March 2023

Please provide any other comments on the council's application that you would like to make here.

I oppose to a double dip on community infrastructure and services charges that would clearly occur in our case should the proposed rate increase be implemented. With the proposed SRV increase, Council is asking residents of Breakfast Point to pay a considerable amount more for receiving less services than standalone owners. I am not suggesting that Breakfast Point residents do not pay a fair share of Council rates as we acknowledge we also use Council infrastructure. However the inequity to all Breakfast Point residents must be resolved. A special discount or rebate shall be included in the proposed rate increases for residents already funding the majority of community facilities and services.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No Comment

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No Comment

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No Comment

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No Comment

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

No Comment

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Whilst the minimum rate increase and SRV is understood and is reasonable in principle, the Council has not considered a community like Breakfast Point that funds public infrastructure. The impact on these residents is significant with the minimum rate increase, SRV and most Community Associations would also concurrently be increasing their levies to fund their infrastructure maintenance and renewals. As a resident I do not believe that funding public infrastructure twice and the Councils approach is inequitable. Breakfast Point residents fund 100% of the cost of the maintenance and renewal of all infrastructure on community property, majority of which is also 100% accessible to the public. This includes roads, footpaths, parklands, foreshore walkway, etc. It also pays the cost of running the open space and public street lighting in the suburb. In addition, there is infrastructure also supplied to the community via the Breakfast Point Community Hall, meeting rooms, a Mens Shed, BBQ area, oval, pool and tennis courts that takes pressure off the same infrastructure supplied by Council. The public roads, footpaths, stormwater (including GPTs) and street trees are also the full responsibility of the Breakfast Point Community. Council charges each owner a user pays stormwater fee yet Breakfast Point owners are responsible for the maintenance and renewal of their own stormwater system. Council only provides the user pays waste collection service and rangers to enforce the free parking in the suburb. It is inequitable for the blanket approach of a rate increase without the consideration of what communities like Breakfast Point save the Council in cost and responsibility, and the significant cost that the residents of these communities are already paying to enable this. Lastly, the Council has many opportunities to help offset the costs and realise savings through grant opportunities. Community Associations are often ineligible for the same grant opportunities. These communities and the way that they are structured save the Council a considerable amount of money.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

As a resident I understand and is not against the increase in rates and SRV, it is just disproportionate for the Breakfast Point residents as we are already funding the maintenance and renewal of public assets that are fully accessible to the public. In addition, we are funding community and recreational infrastructure that takes demand away from Council facilities. The capacity to pay is diminished because of the recent increases in cost of living, particularly increases in interest rates.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

No comment

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

No comment

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

No comment

Author name: K. Foot

Date of submission: Thursday, 2 March 2023

Please provide any other comments on the council's application that you would like to make here.

Council needs to "tighten its belt", just like the rest of us have to in 2023, take a break from pouring serious money into "glamour" projects that are not essential, take a close look at all of its maintenance schedules and invest more heavily in maintenance, employ more rangers and monitor their work - a more rigorous approach to parking infringements would provide a welcome increase in Council income (just check out such income with Sydney City Council and North Sydney Council). Owners of properties located within Community Associations should not only be exempt from any increase in rates, but should have been granted discounts on rates since the inception of their Development Plans, to compensate for their extensive expenditure on the top-quality infrastructure they are maintaining for public use.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

Has Council considered the natural increase in rates income which will flow from the massive increase in property valuations that have been issued by the NSW Government Valuer General, dated 1 July 2022 ?

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

Clearly, the windfall that will boost the Council's financial sustainability as a result of the massive increase in property valuations has not been considered by Council in its enthusiasm to seek a massive rate rise.

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

Definitely not.

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No.

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

No comment.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Since the massive increase in property valuations will guarantee a massive increase in Council income, there should be no special variation of the standard minimum Council rates. Owners of properties such as Pelican Point Community Association have the added burden of maintaining the foreshore and other parts of their properties for public access. This extra financial burden, which is unique to such properties and is not shared with any other type of property, should attract a DISCOUNT on the standard rates charged to all other ratepayers. If Council was responsible for this maintenance it would be a considerable burden on Council's financial sustainability. It is impossible to accept that an increase in the rates charged to owners of property within Community Associations is morally acceptable.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

Council has failed dismally to consider the community's capacity and willingness to pay.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

The reality of increasing rates on massively-increased property valuations, valuations that are so far removed from the current market prices of homes in Canada Bay, is that there will be many owner-residents who will suffer financial hardship in meeting Council's rate demands.

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

No comment.

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

The majority of ratepayers in Canada Bay would prefer to see Council maintaining a higher standard of care for public property for which Council has responsibility; for example, parks and streets, rather than further expenditure on the "glamour" projects such as closing off streets in shopping centres, thereby reducing parking facilities.

Author name: K. Wong

Date of submission: Thursday, 2 March 2023

Please provide any other comments on the council's application that you would like to make here.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Understand the rate should be increased but more than 15% for the first year is too much as costs of living has substantially increased due to high inflation. Average 5% per year is acceptable.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

Author name: L. Ihnativ

Date of submission: Tuesday, 21 February 2023

Please provide any other comments on the council's application that you would like to make here.

I am very much against a double dip on rate charges that would clearly occur in our case should the proposed rate increase be implemented. As a resident that pays to help maintain the community assets and fund staff salaries, I also pay full council rates. In effect, with the proposed SRV increase, Council is asking residents of Breakfast Point to pay a considerable amount more for receiving less services than standalone owners. I am not suggesting that Breakfast Point residents do not pay a fair share of Council rates as we acknowledge we also use Council infrastructure. The inequity to all Breakfast Point residents will be significantly exacerbated with the magnitude of the proposed minimum rate increase and SRV. I respectfully, suggest the magnitude of the proposed increase are unjustified and should not proceed as proposed.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Whilst the minimum rate increase and SRV is understood and is reasonable in principle, the Council has not considered a community like Breakfast Point that funds public infrastructure. The impact on these residents is significant with the minimum rate increase, SRV and most Community Associations would also concurrently be increasing their levies to fund their infrastructure maintenance and renewals. As a resident I do not believe that it is not reasonable to be funding public infrastructure twice and the Councils approach is inequitable. Breakfast Point residents fund 100% of the cost of the maintenance and renewal of all infrastructure on community property, majority of which is also 100% accessible to the public. This includes roads, footpaths, parklands, foreshore walkway, etc. It also pays the cost of running the open space and public street lighting in the suburb. In addition, there is infrastructure also supplied to the community via the Breakfast Point Community Hall, meeting rooms, a Mens Shed, BBQ area, oval, pool and tennis courts that takes pressure off the same infrastructure supplied by Council. The public roads, footpaths, stormwater (including GPTSs) and street trees are also the full responsibility of the Breakfast Point Community. Council charges each owner a user pays stormwater fee yet Breakfast Point owners are responsible for the maintenance and renewal of their own stormwater system. Council only provides the user pays waste collection service and rangers to enforce the free parking in the suburb. It is inequitable for the blanket approach of a rate increase without the consideration of what communities like Breakfast Point save the Council in cost and responsibility, and the significant cost that the residents of these communities are already paying to enable this. Lastly, the Council has many opportunities to help offset the costs and realise savings through grant opportunities. Community Associations are often ineligible for the same grant opportunities. These communities and the way that they are structured save the Council a considerable amount of money

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

As a resident I understand and is not against the increase in rates and SRV, it is just disproportionate for the Breakfast Point residents as we are already funding the maintenance and renewal of public assets that are fully accessible to the public. In addition, we are funding community and recreational infrastructure that takes demand away from Council facilities. The capacity to pay is diminished because of the recent increases in cost of living, particularly increases in interest rates.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

Author name: M. Lawlor

Date of submission: Wednesday, 22 February 2023

Please provide any other comments on the council's application that you would like to make here.

I am very much against a double dip on rate charges that would clearly occur in the case of Breakfast Point residents, should the proposed rate increase be implemented. As a resident that pays to help maintain the community assets and fund staff salaries, I also pay full council rates. In effect, with the proposed SRV increase, Council is asking residents of Breakfast Point to pay a considerable amount more for receiving less services than standalone owners. I am not suggesting that Breakfast Point residents do not pay a fair share of Council rates as we acknowledge we also use Council infrastructure. The inequity to all Breakfast Point residents will be significantly exacerbated with the magnitude of the proposed minimum rate increase and SRV. I respectfully, suggest the magnitude of the proposed increase are unjustified and should not proceed as proposed.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

It would appear that Council has not considered the situation of our community at Breakfast Point (and other similar communities) where we fund public infrastructure ourselves. This includes roads, footpaths, parklands, foreshore walkway, etc. We also pay the cost of running the open space and public street lighting in the suburb. Breakfast Point residents fund 100% of the cost of the maintenance and renewal of all infrastructure on community property, the majority of which is also 100% accessible to the public. Council only provides the user pays waste collection service and rangers to enforce the free parking in the suburb. Whilst the minimum rate increase and SRV is understood and is reasonable in principle, the impact of the minimum rate increase, SRV plus the likely situation that our Community Association will also concurrently be increasing their levies to fund the infrastructure maintenance and renewals that we pay for ourselves will be significant. As a resident I do not believe that it is reasonable to be funding public infrastructure twice and the Council's approach is inequitable. In addition to the above services, there is infrastructure also supplied to the community via the Breakfast Point Community Hall, meeting rooms, a Mens Shed, BBQ area, oval, pool and tennis courts that takes pressure off the same infrastructure supplied by Council. The public roads, footpaths, stormwater (including GPTs) and street trees are also the full responsibility of the Breakfast Point Community. Council charges each owner stormwater fee yet Breakfast Point owners are responsible for the maintenance and renewal of their own stormwater system. It is inequitable for the blanket approach of a rate increase without the consideration of what communities like Breakfast Point save the Council in cost and responsibility, and the significant cost that the residents of these communities are already paying to enable this. Lastly, the Council has many opportunities to help offset the costs and realise savings through grant opportunities. Community Associations are often ineligible for the same grant opportunities. These communities and the way that they are structured save the Council a considerable amount of money. Being required to pay for services that Council does not provide to our community can not be seen in any light as fair nor equitable.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay. As a general principle I understand and am not against the increase in rates and SRV. However, the capacity to pay is diminished because of the recent increases in cost of living, particularly increases in interest rates, plus it is disproportionate for the Breakfast Point residents to pay this increase as we are already funding the maintenance and renewal of public assets that are fully accessible to the public. In addition, we are funding community and recreational infrastructure that takes demand away from Council facilities. The cost of funding this is also increasing so this would constitute a double levy for Breakfast Point residents.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

Author name: M. Mahon

Date of submission: Sunday, 26 February 2023

Please provide any other comments on the council's application that you would like to make here.

I am very much against a double dip on rate charges that would clearly occur in our case should the proposed rate increase be implemented. As a resident that pays to help maintain the community assets and fund staff salaries, I also pay full council rates. In effect, with the proposed SRV increase, Council is asking residents of Breakfast Point to pay a considerable amount more for receiving less services than standalone owners. I am not suggesting that Breakfast Point residents not pay a fair share of Council rates as we acknowledge we also use Council infrastructure. The inequity to all Breakfast Point residents will be significantly exacerbated with the magnitude of the proposed minimum rate increase and SRV. I respectfully suggest the magnitude of the proposed increase are unjustified and should not proceed as proposed.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No comment.

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No comment.

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No comment.

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No comment.

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

No comment.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Whilst the minimum rate increase and SRV is understood and is reasonable in principle, the Council has not considered a community like Breakfast Point that funds public infrastructure. The impact on these residents is significant with the minimum rate increase, SRV and most Community Associations would also concurrently be increasing their levies to fund their infrastructure maintenance and renewals. As a resident I do not believe that it is reasonable to be funding public infrastructure twice and the Councils approach is inequitable. Breakfast Point residents fund 100% of the cost of the maintenance and renewal of all infrastructure on community property, majority of which is also 100% accessible to the public. This includes roads, footpaths, parklands, foreshore walkway, etc. It also pays the cost of running the open space and public street lighting in the suburb. In addition, there is infrastructure also supplied to the community via the Breakfast Point Community Hall, meeting rooms, a Mens Shed, BBQ area, oval, pool and tennis courts that takes pressure off the same infrastructure supplied by Council. The public roads, footpaths, stormwater (including GPTSSs) and street trees are also the full responsibility of the Breakfast Point Community. Council charges each owner a user pays stormwater fee yet Breakfast Point owners are responsible for the maintenance and renewal of their own stormwater system. Council only provides the user pays waste collection service and rangers to enforce the free parking in the suburb. It is inequitable for the blanket approach of a rate increase without the consideration of what communities like Breakfast Point save the Council in cost and responsibility, and the significant cost that the residents of these communities are already paying to enable this. Lastly, the Council has many opportunities to help offset the costs and realise savings through grant opportunities. Community Associations are often ineligible for the same grant opportunities. These communities and the way that they are structured save the Council a considerable amount of money.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

As a resident I understand and am not against the increase in rates and SRV, it is just disproportionate for the Breakfast Point residents as we are already funding the maintenance and renewal of public assets that are fully accessible to the public. In addition, we are funding community and recreational infrastructure that takes demand away from Council facilities. The capacity to pay is diminished because of the recent increases in cost of living, particularly increases in interest rates.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

No comment.

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted

by the council before it applied to IPART for the proposed special variation?
No comment.

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.
No comment.

Author name: M. Marson

Date of submission: Tuesday, 21 February 2023

Please provide any other comments on the council's application that you would like to make here.

I am very much against a double dip on rate charges that would clearly occur in our case should the proposed rate increase be implemented. As a resident that pays to help maintain the community assets and fund staff salaries, I also pay full council rates. In effect, with the proposed SRV increase, Council is asking residents of Breakfast Point to pay a considerable amount more for receiving less services than standalone owners. I am not suggesting that Breakfast Point residents do not pay a fair share of Council rates as we acknowledge we also use Council infrastructure. The inequity to all Breakfast Point residents will be significantly exacerbated with the magnitude of the proposed minimum rate increase and SRV. I respectfully, suggest the magnitude of the proposed increase are unjustified and should not proceed as proposed.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No Comment

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No Comment

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No comment

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No comment

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

No comment

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Whilst the minimum rate increase and SRV is understood and is reasonable in principle, the Council has not considered a community like Breakfast Point that funds public infrastructure. The impact on these residents is significant with the minimum rate increase, SRV and most Community Associations would also concurrently be increasing their levies to fund their infrastructure maintenance and renewals. As a resident I do not believe that it is not reasonable to be funding public infrastructure twice and the Councils approach is inequitable. Breakfast Point residents fund 100% of the cost of the maintenance and renewal of all infrastructure on community property, majority of which is also 100% accessible to the public. This includes roads, footpaths, parklands, foreshore walkway, etc. It also pays the cost of running the open space and public street lighting in the suburb. In addition, there is infrastructure also supplied to the community via the Breakfast Point Community Hall, meeting rooms, a Mens Shed, BBQ area, oval, pool and tennis courts that takes pressure off the same infrastructure supplied by Council. The public roads, footpaths, stormwater (including GPTSs) and street trees are also the full responsibility of the Breakfast Point Community. Council charges each owner a user pays stormwater fee yet Breakfast Point owners are responsible for the maintenance and renewal of their own stormwater system. Council only provides the user pays waste collection service and rangers to enforce the free parking in the suburb. It is inequitable for the blanket approach of a rate increase without the consideration of what communities like Breakfast Point save the Council in cost and responsibility, and the significant cost that the residents of these communities are already paying to enable this. Lastly, the Council has many opportunities to help offset the costs and realise savings through grant opportunities. Community Associations are often ineligible for the same grant opportunities. These communities and the way that they are structured save the Council a considerable amount of money.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

As a resident I understand and is not against the increase in rates and SRV, it is just disproportionate for the Breakfast Point residents as we are already funding the maintenance and renewal of public assets that are fully accessible to the public. In addition, we are funding community and recreational infrastructure that takes demand away from Council facilities. The capacity to pay is diminished because of the recent increases in cost of living, particularly increases in interest rates.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

No comment

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

No comment

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

No comment

Author name: M. Muir

Date of submission: Tuesday, 21 February 2023

Please provide any other comments on the council's application that you would like to make here.

I am very much against a double dip on rate charges that would clearly occur in our case should the proposed rate increase be implemented. As a resident that pays to help maintain the community assets and fund staff salaries, I also pay full council rates. In effect, with the proposed SRV increase, Council is asking residents of Breakfast Point to pay a considerable amount more for receiving less services than standalone owners. I am not suggesting that Breakfast Point residents do not pay a fair share of Council rates as we acknowledge we also use Council infrastructure. The inequity to all Breakfast Point residents will be significantly exacerbated with the magnitude of the proposed minimum rate increase and SRV. I respectfully, suggest the magnitude of the proposed increase are unjustified and should not proceed as proposed.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No comment

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No comment

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No comment

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No comment

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

No Comment

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

I support many Breakfast Point owners with their concerns. Whilst the minimum rate increase and SRV is understood and is reasonable in principle, the Council has not considered a community like Breakfast Point that funds public infrastructure. Communities like Breakfast Point and the way that they are structured save the Council a considerable amount of money. The Council approach is unfair.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

As a resident I understand and is not against the increase in rates and SRV, it is just disproportionate for the Breakfast Point residents as we are already funding the maintenance and renewal of public assets that are fully accessible to the public. In addition, we are funding community and recreational infrastructure that takes demand away from Council facilities.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

No comment

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

No comment

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

No comment

Author name: M. Oxenham

Date of submission: Sunday, 26 February 2023

Please provide any other comments on the council's application that you would like to make here.

No comment

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No comment

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No comment

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No comment

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No comment

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

No comment

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Whilst the minimum rate increase and SRV is understood and is reasonable in principle, the Council has not considered a community like Breakfast Point that funds public infrastructure. The impact on these residents is significant with the minimum rate increase, SRV and most Community Associations would also concurrently be increasing their levies to fund their infrastructure maintenance and renewals. As a resident I do not believe that it is not reasonable to be funding public infrastructure twice and the Councils approach is inequitable. Breakfast Point residents fund 100% of the cost of the maintenance and renewal of all infrastructure on community property, majority of which is also 100% accessible to the public. This includes roads, footpaths, parklands, foreshore walkway, etc. It also pays the cost of running the open space and public street lighting in the suburb. In addition, there is infrastructure also supplied to the community via the Breakfast Point Community Hall, meeting rooms, a Mens Shed, BBQ area, oval, pool and tennis courts that takes pressure off the same infrastructure supplied by Council. The public roads, footpaths, stormwater (including GPTSSs) and street trees are also the full responsibility of the Breakfast Point Community. Council charges each owner a user pays stormwater fee yet Breakfast Point owners are responsible for the maintenance and renewal of their own stormwater system. Council only provides the user pays waste collection service and rangers to enforce the free parking in the suburb. It is inequitable for the blanket approach of a rate increase without the consideration of what communities like Breakfast Point save the Council in cost and responsibility, and the significant cost that the residents of these communities are already paying to enable this. Lastly, the Council has many opportunities to help offset the costs and realise savings through grant opportunities. Community Associations are often ineligible for the same grant opportunities. These communities and the way that they are structured save the Council a considerable amount of money.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

As a resident I understand and is not against the increase in rates and SRV, it is just disproportionate for the Breakfast Point residents as we are already funding the maintenance and renewal of public assets that are fully accessible to the public. In addition, we are funding community and recreational infrastructure that takes demand away from Council facilities. The capacity to pay is diminished because of the recent increases in cost of living, particularly increases in interest rates.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

No comment

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

No comment

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation

period. Please comment on the council's response here.

I am very much against a double dip on rate charges that would clearly occur in our case should the proposed rate increase be implemented. As a resident that pays to help maintain the community assets and fund staff salaries, I also pay full council rates. In effect, with the proposed SRV increase, Council is asking residents of Breakfast Point to pay a considerable amount more for receiving less services than standalone owners. I am not suggesting that Breakfast Point residents do not pay a fair share of Council rates as we acknowledge we also use Council infrastructure. The inequity to all Breakfast Point residents will be significantly exacerbated with the magnitude of the proposed minimum rate increase and SRV. I respectfully, suggest the magnitude of the proposed increase are unjustified and should not proceed as proposed.

Author name: M. Riley

Date of submission: Wednesday, 1 March 2023

Please provide any other comments on the council's application that you would like to make here.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No comment

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No comment

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No comment

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No comment

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

No comment

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Whilst the minimum rate increase and SRV is understood and is reasonable in principle, the Council has not considered a community like Breakfast Point that funds public infrastructure. The impact on these residents is significant with the minimum rate increase, SRV and most Community Associations would also concurrently be increasing their levies to fund their infrastructure maintenance and renewals. As a resident I do not believe that it is not reasonable to be funding public infrastructure twice and the Councils approach is inequitable. Breakfast Point residents fund 100% of the cost of the maintenance and renewal of all infrastructure on community property, majority of which is also 100% accessible to the public. This includes roads, footpaths, parklands, foreshore walkway, etc. It also pays the cost of running the open space and public street lighting in the suburb. In addition, there is infrastructure also supplied to the community via the Breakfast Point Community Hall, meeting rooms, a Mens Shed, BBQ area, oval, pool and tennis courts that takes pressure off the same infrastructure supplied by Council. The public roads, footpaths, stormwater (including GPTSs) and street trees are also the full responsibility of the Breakfast Point Community. Council charges each owner a user pays stormwater fee yet Breakfast Point owners are responsible for the maintenance and renewal of their own stormwater system. Council only provides the user pays waste collection service and rangers to enforce the free parking in the suburb. It is inequitable for the blanket approach of a rate increase without the consideration of what communities like Breakfast Point save the Council in cost and responsibility, and the significant cost that the residents of these communities are already paying to enable this. Lastly, the Council has many opportunities to help offset the costs and realise savings through grant opportunities. Community Associations are often ineligible for the same grant opportunities. These communities and the way that they are structured save the Council a considerable amount of money.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

As a resident I understand and is not against the increase in rates and SRV, it is just disproportionate for the Breakfast Point residents as we are already funding the maintenance and renewal of public assets that are fully accessible to the public. In addition, we are funding community and recreational infrastructure that takes demand away from Council facilities. The capacity to pay is diminished because of the recent increases in cost of living, particularly increases in interest rates.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

No comment

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

No comment

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

I am very much against a double dip on rate charges that would clearly occur in our case should the proposed rate increase be implemented. As a resident that pays to help maintain the community assets and fund staff salaries, I also pay full council rates. In effect, with the proposed SRV increase, Council is asking residents of Breakfast Point to pay a considerable amount more for receiving less services than standalone owners. I am not suggesting that Breakfast Point residents do not pay a fair share of Council rates as we acknowledge we also use Council infrastructure. The inequity to all Breakfast Point residents will be significantly exacerbated with the magnitude of the proposed minimum rate increase and SRV. I respectfully, suggest the magnitude of the proposed increase are unjustified and should not proceed as proposed.

Author name: M. Zeederberg

Date of submission: Tuesday, 28 February 2023

Please provide any other comments on the council's application that you would like to make here.

Council are pushing this through in spite of knowing there is strong community resistance, and there is no clear need for the additional revenue, outside of "nice to have" passion projects that are well beyond the needs of the community. They have gone through all the motions of community consultation to tick all the boxes, but simply ignored anything that's been said. It's really sad, very frustrating, and makes a mockery of the process.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No - it would seem the council could continue delivering acceptable services at the current level of rates, and the additional revenue is "nice to have" - which isn't a great outcome for residents struggling with 7% inflation

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

Yes - the base scenario would seem to deliver acceptable outcomes.

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

Yes, the rate was communicated - but it is not needed, and not supported by rate payers.

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

There is lots of awareness - just no listening on the part of the council - they're engaging, and then just ignoring everything they've been told.

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

None whatsoever - they've just ignored all the feedback, and pushed ahead anyway.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

32% is a big leap - rate payers are already under stress with interest rate rises and increased cost of living. An unnecessary rate rise just so the council can pursue "passion projects" will burden rate payers significantly with limited gain.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

There is no evidence that they have considered the community at all - they're going through the motions of consultation, but not listening to anything they're hearing, and simply saying "because other councils have done it, so should we"

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

This seems like a bunch of platitudes and generalisations - and why cause the hardship in the first place?

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

I assume so - simply ignoring any feedback from residents

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

Yes, it's a well written document - just unnecessary

Author name: Name suppressed

Date of submission: Tuesday, 28 February 2023

Please provide any other comments on the council's application that you would like to make here.

As an investor and potential resident, I strongly oppose these increases. The increases are excessive, with no solid ground, unfair, and badly timed with many families already struggling.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

Author name: Name suppressed

Date of submission: Tuesday, 28 February 2023

Please provide any other comments on the council's application that you would like to make here.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No comment

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No comment

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No comment

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No comment

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

No comment

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Whilst the minimum rate increase and SRV is understood and is reasonable in principle, the Council has not considered a community like Breakfast Point that funds public infrastructure. The impact on these residents is significant with the minimum rate increase, SRV and most Community Associations would also concurrently be increasing their levies to fund their infrastructure maintenance and renewals. As a resident I do not believe that it is not reasonable to be funding public infrastructure twice and the Councils approach is inequitable. Breakfast Point residents fund 100% of the cost of the maintenance and renewal of all infrastructure on community property, majority of which is also 100% accessible to the public. This includes roads, footpaths, parklands, foreshore walkway, etc. It also pays the cost of running the open space and public street lighting in the suburb. In addition, there is infrastructure also supplied to the community via the Breakfast Point Community Hall, meeting rooms, a Mens Shed, BBQ area, oval, pool and tennis courts that takes pressure off the same infrastructure supplied by Council. The public roads, footpaths, stormwater (including GPTSs) and street trees are also the full responsibility of the Breakfast Point Community. Council charges each owner a user pays stormwater fee yet Breakfast Point owners are responsible for the maintenance and renewal of their own stormwater system. Council only provides the user pays waste collection service and rangers to enforce the free parking in the suburb. It is inequitable for the blanket approach of a rate increase without the consideration of what communities like Breakfast Point save the Council in cost and responsibility, and the significant cost that the residents of these communities are already paying to enable this. Lastly, the Council has many opportunities to help offset the costs and realise savings through grant opportunities. Community Associations are often ineligible for the same grant opportunities. These communities and the way that they are structured save the Council a considerable amount of money.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

As a resident I understand and is not against the increase in rates and SRV, it is just disproportionate for the Breakfast Point residents as we are already funding the maintenance and renewal of public assets that are fully accessible to the public. In addition, we are funding community and recreational infrastructure that takes demand away from Council facilities. The capacity to pay is diminished because of the recent increases in cost of living, particularly increases in interest rates.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

No comment

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

No comment

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

I am very much against a double dip on rate charges that would clearly occur in our case should the proposed rate increase be implemented. As a resident that pays to help maintain the community assets and fund staff salaries, I also pay full council rates. In effect, with the proposed SRV increase, Council is asking residents of Breakfast Point to pay a considerable amount more for receiving less services than standalone owners. I am not suggesting that Breakfast Point residents do not pay a fair share of Council rates as we acknowledge we also use Council infrastructure. The inequity to all Breakfast Point residents will be significantly exacerbated with the magnitude of the proposed minimum rate increase and SRV. I respectfully, suggest the magnitude of the proposed increase are unjustified and should not proceed as proposed.

Author name: Name suppressed

Date of submission: Tuesday, 28 February 2023

Please provide any other comments on the council's application that you would like to make here.

We understand that prices go up. However the extent of Council's proposed increase is not possible to be met by the community. We need to be crystal-clear about what we're getting for our money, and be able to weed out 'duplication of services', inefficiencies, or investment in infrastructure/services we don't want.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No they have not. We have not been informed of how council spent funds over the current pricing period, and regularly see wastage of ratepayer money (for example, footpaths on the high street dug up and resurfaced just before Metro West station construction began, poor drainage of a local sports field meaning a small amount of rain renders the field closed).

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No they have not. Apart from Council meetings where these topics are no doubt discussed, there have been no community forums or opportunities to understand this.

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

Yes, in a letter.

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

Definitely not. There has not been any community engagement strategy run by Council. Most of the debate has occurred on the local Facebook page by residents where there is over-whelming opposition to the rate rise. Council did run a 'Have your Say' exercise - my understanding is there was a majority 'no' vote; but Council informed us they were progressing with the IPART proposal to increase prices anyway. There was opposition before the cumulative interest rate rises impacted cost of living - opposition will be much higher now.

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

Council did run a 'Have your Say' exercise - my understanding is there was a majority 'no' vote; but Council informed us they were progressing with the IPART proposal to increase prices anyway. There was no attempt by Council to explain the break-down, offer alternatives, or even demonstrate they had heard the community.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

As noted previously, the RBA interest rate rises is already placing considerable pressure on households in Canada Bay - the proposed rate hike is significant, and will push a lot of the ratepayers to the brink of poverty. We are not convinced on why the money is needed - what it will be spent on. There is no easily accessible/easily understood 'balance sheet' telling us what they spent it on, how much they spent.... all we get are the glossy Mayor brochures, often claiming credit for infrastructure funded by state government. There is low trust that it will be spent on what the community values (and which was noted in other LSPS and Council planning consultations) - safety for pedestrians including lighting, clean waterways, activated night life, better local connectivity. Council has been plagued with ICAC allegations - and a staff member of the local member (██████████) appears to be the Deputy Mayor - further compounding trust and confidence in how our money will be spent

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

Canada Bay is a large diverse council, with substantial people working in retail/hospitality or retired. Many are first generation young migrant families. Council doesn't appear to have considered economic welfare of its ratepayers in proposing the considerable rate hike. In terms of willingness to pay: i don't recall being asked what services I'd pay for, and what I'd be willing to trade off. No consultation was done.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

I'm unaware of the hardship clause. However, I suggest that in the time that has passed since Council submitted its proposal to IPART and today - there are a lot more people who already are facing hardship (from phone, gas, energy, fuel and grocery bills also gone up in the last 3 months). If Council has a hardship clause, make sure they have enough to cover all the people in our LGA who will be affected, and that it won't be a rort.

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

I don't know what IP&R is. Council may have exhibited it somewhere, but I don't recall any campaign where they drew rate-payers attention to it, or explained it in Plain English or languages other than English, or catered for those who are unable to access internet.

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

No communication from Council on this item. It's definitely something I'd like to see explained in plain english, and via Community Forums so we can ask questions and challenge some of the information.

Author name: Name suppressed

Date of submission: Wednesday, 1 March 2023

Please provide any other comments on the council's application that you would like to make here.

I also believe that this decision should not be made in a period where the mayor is under an ICAC investigation and there are concerns regarding impropriety in the council and its processes.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No reasonable alternatives or compromises have been provided to the rate payers, in a period of significant cost-of-living pressure.

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

Yes.

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

Yes.

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

No reasonable alternatives or compromises have been provided. The current and future increases in housing density and population have not been communicated in terms of the impact on future rate revenue.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

The proposal to increase rates in excess of 30% has an incredible impact on cost of living for existing residents, working families and those in lower socio economic groups and pensioners. At the time of the original proposal, interest rates, inflation and cost of living was substantially less. Council needs to review given the current economic situation.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

There is no consideration to the impact on rate payers. Fuel, interest rates, school fees, electricity, food have all considerably increased since the rate increase was proposed. Such a large rate increase is unconscionable.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

The criteria does not allow for impacts on working families that are struggling to pay mortgages, and a general inflation rise.

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

Unsure

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

This is unclear. Council has not considered alternative options. For instance, the additional cost to increase tree canopy was cited in the justification for rate increases, however the council could have implemented additional environmental special levies for subdivisions and property development where we are losing significant trees. It is also unclear how many major contracts and suppliers have been renegotiated/tendered in the last 3 years to better manage costs.

Author name: Name suppressed

Date of submission: Wednesday, 1 March 2023

Please provide any other comments on the council's application that you would like to make here.

There is no justification for this massive proposed increase. If the council was more prudent with the spending on unnecessary "make the mayor look good" projects they would not be applying for this increase. Residents feel like it lip service asking for "collaboration" when they are ignored in 99% of cases. I can only hope that some common sense and consideration for residents facing unprecedented cost of living increases will see this grab for cash by an inefficient and greedy council will be rejected!

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No it has not. CNBC are a greedy council who spend money endlessly on unnecessary projects. There is no justification for the proposed extreme increase. This council has overspent on projects such as sports facilities for sporting clubs who are not even located in this shire. They will ask for residents input but always ignore it and often, such as issues in Bayview park, the decision had been made before they asked for the input. They spend money like drunken sailors, usually to try and make the mayor look good. Check out the recent ICAC hearing on the Mayor and that gives you some idea on his motivation.

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No they have not come up with any alternatives as far as I am aware. However, often letterbox drops are incomplete and not everyone receives the same communications and in some cases never receive it.

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No! they just announced it and asked for resident's input. no details of actual \$\$ just a percent increase over next years. There was much opposition and negative response sent to council which was totally ignored. I put in a submission along with many others which opposed this outrageous grab for money by an incompetent and greedy council.

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

They simply do the necessary requirements asking for input but rarely take any notice of residents opinions. You should be able to obtain a summary of the residents responses and input and you will see the significant residents opposition to this massive proposed increase. Community engagement is lip service to "make a submission but the decision has already been made" When they asked for input from residents a year ago regarding the establishment of a swimming pool at Bayview park, they already had notices displayed in the park stating the date it was proceeding.....so much for community engagement! The decision was made before they even asked for input.

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

Nil action except to say they were going ahead regardless of the significant opposition from residents. The actual supporters for this increase were very minimal while opposition was substantial.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

This will have a significant impact on residents who, along with everyone in Australia are faced with substantial increases in cost of living. Mortgage increases, food, fuel, electricity, Gas and now proposed Rates, it will push many to the limit. Totally unreasonable to be seeking such a huge increase.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

ZERO, This council is more concerned with trying to make themselves look good and improve the significantly tarnished image of the Mayor! With the exception of a few councilors, [REDACTED]!

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

There is no tangible plan that I have ever seen.....that's news to me..

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

I have no idea! However the fact that we only just found out about the opportunity to submit comments to IPART yesterday, 28/2 which allows 3 days to respond, is typical of this council trying to rush through changes under the radar.

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation

period. Please comment on the council's response here.

I have not seen full the details of the application. On past performance they will do a letter box drop the day after the close off date for residents to complete this submission. It is only because Councilor Andrew Ferguson emailed this to me on Monday night that i even knew. Council have not notified residents about this opportunity to submit comments to IPART.

Author name: Name suppressed

Date of submission: Wednesday, 1 March 2023

Please provide any other comments on the council's application that you would like to make here.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

Not that that I am aware of

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

Yes in Percentage terms I am not aware of a \$ amount for average ratepayers

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

I don't know

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

They are pushing on with their proposal

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Unreasonable that rates will increase 19.78% above the rate peg on average over four years.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

No apparent regard for cost of living increases and interest rate rises

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

Not that I am aware of

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

I believe so

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

Clearly Council needs to operate within the rate peg or better

Author name: Name suppressed

Date of submission: Wednesday, 1 March 2023

Please provide any other comments on the council's application that you would like to make here.
Nothing else to add.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No, I believe that the Council could make other efficiency savings. A small increase in rates in line with CPI or part thereof may be justified.

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

Not that I am aware of.

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

Not at this stage.

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No. This Council does not communicate well.

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

No actions in response that I am aware of.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

An increase of over 30% on one hit is too steep. Any increases should be staggered.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

I am not sure that the Council has considered this at all.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

I do not know about this.

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

Unsure.

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

Unsure.

Author name: Name suppressed

Date of submission: Wednesday, 1 March 2023

Please provide any other comments on the council's application that you would like to make here.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

Yes.

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

Yes.

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

Council does not appear to have taken notice of community views on this matter. More than 400 residents individually responded to the consultation and overwhelmingly rejected the councils' proposals. Additionally, thousands of other residents opposed the increases in many comprehensive submissions from strata /owner corporations and strata community associations. Council decided to note this opposition but then proceeded to seek the support for the increases from IPART.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Whilst I do not oppose the idea of a special rate variation in principle, the timing coincides with one of the most difficult economic situations that many Australians are facing in a generation. High inflation combined with unprecedented interest rate rises which not only affect home owners but also renters are having significant impacts on many households. The impact of more recent rate rises is also yet to flow through to households who may still be on fixed interest rates or renting.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

Council does not appear to have taken notice of community views on this matter. The community's capacity to pay increased rates, in addition to other costs of living such as mortgage payments, rents, energy, fuel and other essential spending simply does not exist at this time.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

I am not aware of any plans made by Council to address this in the information provided.

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

I assume yes.

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

The information provided by Council to ratepayers did not address cost containment strategies in detail.

Author name: Name suppressed

Date of submission: Wednesday, 1 March 2023

Please provide any other comments on the council's application that you would like to make here.

I am very much against a double dip on rate charges that would clearly occur in our case should the proposed rate increase be implemented. As a resident that pays to help maintain the community assets and fund staff salaries, I also pay full council rates. In effect, with the proposed SRV increase, Council is asking residents of Breakfast Point to pay a considerable amount more for receiving less services than standalone owners. I am not suggesting that Breakfast Point residents do not pay a fair share of Council rates as we acknowledge we also use Council infrastructure. The inequity to all Breakfast Point residents will be significantly exacerbated with the magnitude of the proposed minimum rate increase and SRV. I respectfully suggest the magnitude of the proposed increase are unjustified and should not proceed as proposed.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No Comment

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No Comment

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No Comment

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No Comment

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

No Comment

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Whilst the minimum rate increase and SRV is understood and is reasonable in principle, the Council has not considered a community like Breakfast Point that funds public infrastructure. The impact on these residents is significant with the minimum rate increase, SRV and most Community Associations would also concurrently be increasing their levies to fund their infrastructure maintenance and renewals. As a resident I do not believe that it is not reasonable to be funding public infrastructure twice and the Councils approach is inequitable. Breakfast Point residents fund 100% of the cost of the maintenance and renewal of all infrastructure on community property, majority of which is also 100% accessible to the public. This includes roads, footpaths, parklands, foreshore walkway, etc. It also pays the cost of running the open space and public street lighting in the suburb. In addition, there is infrastructure also supplied to the community via the Breakfast Point Community Hall, meeting rooms, a Mens Shed, BBQ area, oval, pool and tennis courts that takes pressure off the same infrastructure supplied by Council. The public roads, footpaths, stormwater (including GPTSs) and street trees are also the full responsibility of the Breakfast Point Community. Council charges each owner a user pays stormwater fee yet Breakfast Point owners are responsible for the maintenance and renewal of their own stormwater system. Council only provides the user pays waste collection service and rangers to enforce the free parking in the suburb. It is inequitable for the blanket approach of a rate increase without the consideration of what communities like Breakfast Point save the Council in cost and responsibility, and the significant cost that the residents of these communities are already paying to enable this. Lastly, the Council has many opportunities to help offset the costs and realise savings through grant opportunities. Community Associations are often ineligible for the same grant opportunities. These communities and the way that they are structured save the Council a considerable amount of money.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

As a resident I understand and is not against the increase in rates and SRV, it is just disproportionate for the Breakfast Point residents as we are already funding the maintenance and renewal of public assets that are fully accessible to the public. In addition, we are funding community and recreational infrastructure that takes demand away from Council facilities. The capacity to pay is diminished because of the recent increases in cost of living, particularly increases in interest rates.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

No Comment

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

No Comment

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

No Comment

Author name: Name suppressed

Date of submission: Wednesday, 1 March 2023

Please provide any other comments on the council's application that you would like to make here.

It is a bad time to propose these increases, given that the home load interests are so high and will continue to raise, and the living expenses (especially food, electricity, gas, groceries) are doubled up at least. The increases are excessive, unfair, and badly timed with many families already struggling.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

Yes

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

Yes, but increases are too excessive

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

yes

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

yes

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

I have received emails with progress and updates.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

Author name: Name suppressed

Date of submission: Wednesday, 1 March 2023

Please provide any other comments on the council's application that you would like to make here.

There has been no evidence given as to how they intend to modify their own current expenditure or improve their own efficiencies. It is more like you are a ratepayer, have the privilege of living in our Council - you pay. It has not been taken into account current mortgage rate rises as well as the cost of living expenses increases and the impact that is having on their moral and mental health. Some projects can be put off into the future and allocated towards, whilst the more important infrastructure projects can be prioritized. The current investigations into this and other council personnel indicate that a stiffening of ethics needs to be applied which includes financial.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

The Council has only given generalized reasons for needing extra funds and not naming priority expenditure required over the next couple of years.

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

The Council has not detailed what if any measures are being taken to bring their expenditure under control or how it can be streamlined. There has been considerable development in the Canada Bay area with Duplexes being build which means extra income for the Council in the form of Contributions made by the Developers. No mention or consideration of that.

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

Yes, and it seems excessive.

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

I don't see any action been taken by the Council, except that they are going on their course regardless of anyone's current hardships.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

The Council has only considered the reasonableness from their viewpoint and not extensively canvassed rate payers to find out what impact it will have on their future salaries and means to live their current lifestyle.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay. Not considered across a broad cross-section of the local body area.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

It doesn't really address the real needs of the local body residents and how much financial stress will be incurred.

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

As far as I can access, the documents were not fully exhibited or approved.

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

I haven't seen them given notice of exhibiting their strategies like they do other public events.

Author name: Name suppressed

Date of submission: Wednesday, 1 March 2023

Please provide any other comments on the council's application that you would like to make here.

Council did not present a well reasoned case for the increase showing specifically where the money would be spent. Nor did they present a case showing where savings could be made and essential work such as repair of sea walls could be implemented.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No. They have wasted money on some projects such as the Fivedock shopping center new paving which will need to be replaced as part of the Metro. Much has been done in upgrading parks without the special rate levy and this should continue.

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

Not really. They have presented their case for but not against the levy.

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

I now understand that the special rate levy is permanent not just for a few years. The higher rate is permanent. Many rate payers do not understand that

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

A council meeting was devoted to this issue and about 20 ratepayers spoke against the increase. There were no presentations for the special rate levy apart from some of the aldermen who spoke in favour and voted for the increase.

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

The overwhelming rate payer opposition to the special rate variation has been ignored by council as they still wish to proceed.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

We have a lot of renters in Canada Bay and this increase in rates will be passed on in higher rents. Many people can pay the higher rates but a significant minority will struggle.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

Council have said they will consider hardship. However I am unaware how this would work in practice. I think council is reluctant to give details for fear of an avalanche.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

As above

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

I am unaware of these documents.

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

The council did present some ideas for planned minor productivity improvements. However the real savings could come from minimizing bad decisions and waste. For example The refurbishment of Concord Oval gives very little benefit to the community but a huge benefit to West Tigers Rugby League Club. We cannot even use the field as residents.

Author name: Name suppressed

Date of submission: Wednesday, 1 March 2023

Please provide any other comments on the council's application that you would like to make here.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

Definitely not.

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

It seems the council had already made a decision to have this rate rise and nothing the community had to say was taken into consideration.

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

Absolutely not. As a single person in an apartment, I have had no increase in salary so I do not know how I am expected to pay an increase which has not been clearly articulated. It appears the council has been spending above their means and expect us to now pay additional fees to cover their mistakes.

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

NO. There appears to be limited consultation as the council had already decided that they need this extra money to cover their previous bad management.

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

I have received nothing from the Council. The only updates I receive is from one council member who is opposed to the increase.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

The increases are excessive, unfair, and badly timed with many families already struggling.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

I don't think the council care about anything the community has to say.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

I have lost all faith in the council considering anything except their own needs.

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

I have no idea. Did the council really want us to see them?

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

The council has not explained a case as to why any additional funds are required for improvements. Their case is that they haven't managed their finances well previously so need additional funds to make up for their past mistakes. It does not instil any confidence in the future of this council.

Author name: Name suppressed

Date of submission: Wednesday, 1 March 2023

Please provide any other comments on the council's application that you would like to make here.

I am very much against a double dip on rate charges that would clearly occur in our case should the proposed rate increase be implemented. As a resident that pays to help maintain the community assets and fund staff salaries, I also pay full council rates. In effect, with the proposed SRV increase, Council is asking residents of Breakfast Point to pay a considerable amount more for receiving less services than standalone owners. I am not suggesting that Breakfast Point residents do not pay a fair share of Council rates as we acknowledge we also use Council infrastructure. The inequity to all Breakfast Point residents will be significantly exacerbated with the magnitude of the proposed minimum rate increase and SRV. I respectfully, suggest the magnitude of the proposed increase are unjustified and should not proceed as proposed.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No Comment

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No comment

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No comment

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No comment

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

No comment

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Whilst the minimum rate increase and SRV is understood and is reasonable in principle, the Council has not considered a community like Breakfast Point that funds public infrastructure. The impact on these residents is significant with the minimum rate increase, SRV and most Community Associations would also concurrently be increasing their levies to fund their infrastructure maintenance and renewals. As a resident I do not believe that it is not reasonable to be funding public infrastructure twice and the Councils approach is inequitable. Breakfast Point residents fund 100% of the cost of the maintenance and renewal of all infrastructure on community property, majority of which is also 100% accessible to the public. This includes roads, footpaths, parklands, foreshore walkway, etc. It also pays the cost of running the open space and public street lighting in the suburb. In addition, there is infrastructure also supplied to the community via the Breakfast Point Community Hall, meeting rooms, a Mens Shed, BBQ area, oval, pool and tennis courts that takes pressure off the same infrastructure supplied by Council. The public roads, footpaths, stormwater (including GPTSSs) and street trees are also the full responsibility of the Breakfast Point Community. Council charges each owner a user pays stormwater fee yet Breakfast Point owners are responsible for the maintenance and renewal of their own stormwater system. Council only provides the user pays waste collection service and rangers to enforce the free parking in the suburb. It is inequitable for the blanket approach of a rate increase without the consideration of what communities like Breakfast Point save the Council in cost and responsibility, and the significant cost that the residents of these communities are already paying to enable this. Lastly, the Council has many opportunities to help offset the costs and realise savings through grant opportunities. Community Associations are often ineligible for the same grant opportunities. These communities and the way that they are structured save the Council a considerable amount of money.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

As a resident I understand and am not against the increase in rates and SRV, it is just disproportionate for the Breakfast Point residents as we are already funding the maintenance and renewal of public assets that are fully accessible to the public. In addition, we are funding community and recreational infrastructure that takes demand away from Council facilities. The capacity to pay is diminished because of the recent increases in cost of living, particularly increases in interest rates.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

No comment

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

No comment

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

No comment

Author name: Name suppressed

Date of submission: Wednesday, 1 March 2023

Please provide any other comments on the council's application that you would like to make here.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

Dear General Manager, I am writing to express my strong objection to the proposed four-year rate increase of 34 % that the Canada Bay City Council has put forward. While I understand that the proposal aims to improve infrastructure in the local community, I believe that it fails to take into account the need to reduce administrative overhead costs of the Council. It is my firm belief that the Council has a responsibility to allocate resources in a way that balances the needs of the community with the financial burden on ratepayers. However, this proposed rate increase disproportionately places the financial burden on ratepayers without addressing the inefficiencies that exist within the Council's operations. I urge the Council to consider alternative solutions to fund infrastructure improvements that do not require such a significant increase in rates. For example, the Council could explore opportunities to reduce administrative overhead costs, such as streamlining processes or consolidating departments. Furthermore, I strongly recommend that the Council engage in more meaningful consultation with the community on this issue. As a resident and ratepayer, I feel that my voice and those of other members of the community have not been adequately heard in this process. In conclusion, I respectfully request that the Council reconsider its proposal to increase rates by 34% over four years. I urge the Council to explore alternative solutions that address the need for infrastructure improvements while minimizing the financial burden on ratepayers. In addition, the recent property valuation increase will have a significant increase in rates when applied in the next financial year when the proposed SRV will be introduced. On another matter we through a developer agreement in 2001, are responsible for our own infrastructure replacement and maintenance within our community. I appreciate that this was understood when we acquired our property but with the proposed SRV magnitude over 4 years, we will be paying increased community association fees to supplement our contributions and significantly increased rates at the same time. This is inequitable. Thank you for your attention to this matter. Sincerely, [REDACTED] and [REDACTED] Cabarita NSW

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

I haven't seen any options presented to the community

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

I am not aware.

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

I have really seen these options presented to the residents. I appreciate that consultation is difficult.

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

Author name: Name suppressed

Date of submission: Wednesday, 1 March 2023

Please provide any other comments on the council's application that you would like to make here.
The size of the increase is not fair under such a tight financial economy.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

The council has not shown the need for such a large increase in revenue or a shown if current spending is responsible.

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No communication has been forthcoming

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

Author name: Name suppressed

Date of submission: Wednesday, 1 March 2023

Please provide any other comments on the council's application that you would like to make here.

I am very much against a double dip on rate charges that would clearly occur in our case should the proposed rate increase be implemented. As a resident that pays to help maintain the community assets and fund staff salaries, I also pay full council rates. In effect, with the proposed SRV increase, Council is asking residents of Breakfast Point to pay a considerable amount more for receiving less services than standalone owners. I am not suggesting that Breakfast Point residents not pay a fair share of Council rates as we acknowledge we also use Council infrastructure. The inequity to all Breakfast Point residents will be significantly exacerbated with the magnitude of the proposed minimum rate increase and SRV. I respectfully suggest the magnitude of the proposed increase are unjustified and should not proceed as proposed.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No comment

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No comment

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No comment

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No comment

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

No comment

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Whilst the minimum rate increase and SRV is understood and is reasonable in principle, the Council has not considered a community like Breakfast Point that funds public infrastructure. The impact on these residents is significant with the minimum rate increase, SRV and most Community Associations would also concurrently be increasing their levies to fund their infrastructure maintenance and renewals. As a resident I do not believe that it is reasonable to be funding public infrastructure twice and the Councils approach is inequitable. Breakfast Point residents fund 100% of the cost of the maintenance and renewal of all infrastructure on community property, majority of which is also 100% accessible to the public. This includes roads, footpaths, parklands, foreshore walkway, etc. It also pays the cost of running the open space and public street lighting in the suburb. In addition, there is infrastructure also supplied to the community via the Breakfast Point Community Hall, meeting rooms, a Mens Shed, BBQ area, oval, pool and tennis courts that takes pressure off the same infrastructure supplied by Council. The public roads, footpaths, stormwater (including GPTSSs) and street trees are also the full responsibility of the Breakfast Point Community. Council charges each owner a user pays stormwater fee yet Breakfast Point owners are responsible for the maintenance and renewal of their own stormwater system. Council only provides the user pays waste collection service and rangers to enforce the free parking in the suburb. It is inequitable for the blanket approach of a rate increase without the consideration of what communities like Breakfast Point save the Council in cost and responsibility, and the significant cost that the residents of these communities are already paying to enable this. Lastly, the Council has many opportunities to help offset the costs and realise savings through grant opportunities. Community Associations are often ineligible for the same grant opportunities. These communities and the way that they are structured save the Council a considerable amount of money.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

As a resident I understand and am not against the increase in rates and SRV, it is just disproportionate for the Breakfast Point residents as we are already funding the maintenance and renewal of public assets that are fully accessible to the public. In addition, we are funding community and recreational infrastructure that takes demand away from Council facilities. The capacity to pay is diminished because of the recent increases in cost of living, particularly increases in interest rates.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

No comment

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted

by the council before it applied to IPART for the proposed special variation?

No comment

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

No comment

Author name: Name suppressed

Date of submission: Wednesday, 1 March 2023

Please provide any other comments on the council's application that you would like to make here.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

In my opinuon no.

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

Not to my knowledge

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No but having just received my new land valuation I an certain the rates will rise.

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

As far as I know CBCC has done nothing to communicate anything.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Already the rate will rise without extra percentages by councilk

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

Do they care? I doubt it.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

Havent seen it so can not comment.

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

No idea

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

Author name: Name suppressed

Date of submission: Wednesday, 1 March 2023

Please provide any other comments on the council's application that you would like to make here.

I am very much against the double dipping on the rates charges that would occur in our case should the proposed rate increase be implemented. The council is asking residents of Breakfast Point to pay a considerable more for receiving less services than stand alone residents.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No comment

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No comment

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No comment

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No comment

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

No comment

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

As a resident of Breakfast Point we already cover our own infrastructure and the council has a saving therefore the increase is not justified.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay. as a resident i am not against the increase in rates but the council should take into account that we are already funding the maintenance and renewal of public assets which are fully accessible to the public.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

No comment

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

No comment

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

No comment

Author name: Name suppressed

Date of submission: Wednesday, 1 March 2023

Please provide any other comments on the council's application that you would like to make here.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Whilst the minimum rate increase and SRV is understood and is reasonable in principle, the Council has not considered a community like Breakfast Point that funds public infrastructure. The impact on these residents is significant with the minimum rate increase, SRV and most Community Associations would also concurrently be increasing their levies to fund their infrastructure maintenance and renewals. As a resident I do not believe that it is not reasonable to be funding public infrastructure twice and the Council's approach is inequitable. Breakfast Point residents fund 100% of the cost of the maintenance and renewal of all infrastructure on community property, majority of which is also 100% accessible to the public. This includes roads, footpaths, parklands, foreshore walkway, etc. It also pays the cost of running the open space and public street lighting in the suburb. In addition, there is infrastructure also supplied to the community via the Breakfast Point Community Hall, meeting rooms, a Mens Shed, BBQ area, oval, pool and tennis courts that takes pressure off the same infrastructure supplied by Council. The public roads, footpaths, stormwater (including GPTSs) and street trees are also the full responsibility of the Breakfast Point Community. Council charges each owner a user pays stormwater fee yet Breakfast Point owners are responsible for the maintenance and renewal of their own stormwater system. Council only provides the user pays waste collection service and rangers to enforce the free parking in the suburb. It is inequitable for the blanket approach of a rate increase without the consideration of what communities like Breakfast Point save the Council in cost and responsibility, and the significant cost that the residents of these communities are already paying to enable this. Lastly, the Council has many opportunities to help offset the costs and realise savings through grant opportunities. Community Associations are often ineligible for the same grant opportunities. These communities and the way that they are structured save the Council a considerable amount of money.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay. As a resident I understand and is not against the increase in rates and SRV, it is just disproportionate for the Breakfast Point residents as we are already funding the maintenance and renewal of public assets that are fully accessible to the public. In addition, we are funding community and recreational infrastructure that takes demand away from Council facilities. The capacity to pay is diminished because of the recent increases in cost of living, particularly increases in interest rates.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

I am very much against a double dip on rate charges that would clearly occur in our case should the proposed rate increase be implemented. As a resident that pays to help maintain the community assets and fund staff salaries, I also pay full council rates. In effect, with the proposed SRV increase, Council is asking residents of Breakfast Point to pay a considerable amount more for receiving less services than standalone owners. I am not suggesting that Breakfast Point residents do not pay a fair share of Council rates as we acknowledge we also use Council infrastructure. The inequity to all Breakfast Point residents will be significantly exacerbated with the magnitude of the proposed minimum rate increase and SRV. I respectfully, suggest the magnitude of the proposed increase are unjustified and should not proceed as proposed.

Author name: Name suppressed

Date of submission: Thursday, 2 March 2023

Please provide any other comments on the council's application that you would like to make here.

I am very much against a double dip on rate charges that would clearly occur in our case should the proposed rate increase be implemented. As a resident that pays to help maintain the community assets and fund staff salaries, I also pay full council rates. In effect, with the proposed SRV increase, Council is asking residents of Breakfast Point to pay a considerable amount more for receiving less services than standalone owners. I am not suggesting that Breakfast Point residents do not pay a fair share of Council rates as we acknowledge we also use Council infrastructure. The inequity to all Breakfast Point residents will be significantly exacerbated with the magnitude of the proposed minimum rate increase and SRV. I respectfully, suggest the magnitude of the proposed increase are unjustified and should not proceed as proposed unless offset by an allocation of funds to maintain infrastructure that would normally be the councils responsibility. If there is a requirement to apply the same rating calculation across the whole of the Council area it should be recognised that in our Community we are already funding the upkeep of roads, community gardens, the seawall along the Parramatta river and other heritage listed items as outlined further below. At the present time the Community takes on responsibilities that would normally be funded by council. In order to address this inequity can IPART give consideration to ensuring that a fair and reasonable allocation of the rate income that CBCC derives from DP202347 is allocated to a special capital works account that the Community cans use for the ongoing upkeep of Community facilities that would normally be the responsibility of Council. If this is not currently possible under existing regulations it would suggest there is a need for legislative change to either IPART's remit of the Local Government Act.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No Comment

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No Comment

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No Comment

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No Comment

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

No Comment

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

If there is a requirement to apply the same rating calculation across the whole of the Council area it should be recognised that in our Community we are already funding the upkeep of roads community gardens, the seawall along the Parramatta river and other heritage listed items as outlined further below. At the present time the Community takes on responsibilities that would normally be funded by council. In order to address this inequity can IPART give consideration to ensuring that a fair and reasonable allocation of the rate income that CBCC derives from DP202347 is allocated to a special capital works account that the Community cans use for the ongoing upkeep of Community facilities that would normally be the responsibility of Council. If this is not currently possible under existing regulations it would suggest there is a need for legislative change to either IPART's remit of the Local Government Act. Whilst the minimum rate increase and SRV is understood and is reasonable in principle, the Council has not considered a community like Breakfast Point that funds public infrastructure. The impact on these residents is significant with the minimum rate increase, SRV and most Community Associations would also concurrently be increasing their levies to fund their infrastructure maintenance and renewals. As a resident I do not believe that it is not reasonable to be funding public infrastructure twice and the Councils approach is inequitable. Breakfast Point residents fund 100% of the cost of the maintenance and renewal of all infrastructure on community property, majority of which is also 100% accessible to the public. This includes roads, footpaths, parklands, foreshore walkway, etc. It also pays the cost of running the open space and public street lighting in the suburb. In addition, there is infrastructure also supplied to the community via the Breakfast Point Community Hall, meeting rooms, a Mens Shed, BBQ area, oval, pool and tennis courts that takes pressure off the same infrastructure supplied by Council. The public roads, footpaths, stormwater (including GPTSs) and street trees are also the full responsibility of the Breakfast Point Community. Council charges each owner a user pays stormwater fee yet Breakfast Point owners are responsible for the maintenance and renewal of their own stormwater system. Council only provides the user pays waste collection service and rangers to enforce the free parking in the suburb. It is inequitable for the blanket approach of a rate

increase without the consideration of what communities like Breakfast Point save the Council in cost and responsibility, and the significant cost that the residents of these communities are already paying to enable this. Lastly, the Council has many opportunities to help offset the costs and realise savings through grant opportunities. Community Associations are often ineligible for the same grant opportunities. These communities and the way that they are structured save the Council a considerable amount of money.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay. As a resident I understand and is not against the increase in rates and SRV, it is just disproportionate for the Breakfast Point residents as we are already funding the maintenance and renewal of public assets that are fully accessible to the public. In addition, we are funding community and recreational infrastructure that takes demand away from Council facilities. The capacity to pay is diminished because of the recent increases in cost of living, particularly increases in interest rates. If there is a requirement to apply the same rating calculation across the whole of the Council area it should be recognised that in our Community we are already funding the upkeep of roads, community gardens, the seawall along the Parramatta river and other heritage listed items as outlined further below. At the present time the Community takes on responsibilities that would normally be funded by council. In order to address this inequity can IPART give consideration to ensuring that a fair and reasonable allocation of the rate income that CBCC derives from DP202347 is allocated to a special capital works account that the Community can use for the ongoing upkeep of Community facilities that would normally be the responsibility of Council. If this is not currently possible under existing regulations it would suggest there is a need for legislative change to either IPART's remit or the Local Government Act.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

No Comment

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

No Comment

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

No Comment

Author name: Name suppressed

Date of submission: Thursday, 2 March 2023

Please provide any other comments on the council's application that you would like to make here.

Here is the submission made to Canada Bay Council, outlining our concerns... As long term residents of the LGA of Canada Bay Council (CBC) for 22 years, living in the much neglected suburb of North Strathfield (NS), our family is a definite NO to the request for a special SRV. CBC spends very little on our suburbs footpaths, roads, tree canopy and basic TLC in our shopping areas(Concord Rd, Queen St and George St plus the Arnotts Factory area) and general areas is non existent. You dont provide the basics for our area. No to the SRV during these uncertain economic times, where household incomes are stretched to the limit with stagnant wages and therefore limited income to cover already very expensive cost of living necessities and utilities. Its definitely a NO to this request for a SRV. The SRV blurb emailed to me on 5/9/22 is lovely but its pie in the sky for our suburb of North Strathfield. There will be no increase in services or improvement to our public assets as the aim is to replace our exisiting community with another community. CBC, we want to know how our suburb would benefit for this one off contribution in services and improvement to public assets. Is it a one off contribution? I have it on good authority our total rates/rents will increase by at least 32.52% plus over the next 4 years. Council needs to look at spending within its means and provide basic services to our community of NS. Stand up for the community of NS and fight against unsustainable population increases for the area. DO your job and represent residents instead of developers and the state government. We want liveable suburbs not denser suburbs where more and more services will be required. Could CBC please reply to this email answering our queries Regards North Strathfield

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

In our opinion, no they have not... It's all pie in the sky, feel good stuff... nothing which benefits our community of North Strathfield... we are neglected and have been for a long time, Canada Bay Council can not even supply basics services like cleaning or repairing street gutters or keeping grass on public verges maintained such as the entrance to North Strathfield train station where grass/weeds were left to grow to at least a metre high. They don't maintain footpaths resulting in many trip hazards within the LGA.

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No definitely not... it's just a money grab to hold more unnecessary events and provide Council photo opportunities or send useless Connect issues that only tells residents what Council deems we need to know...in other words nothing of real use... fix the potholes Canada Bay Council and increase green canopy in our local area of North Strathfield. Use our rates in our area for once please!

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No, as a resident I don't know the full dollar impact of this SRV or how long it applies was fully communicated by Canada Bay Council.. as a resident I believe it was rushed through. There was very limited communication with residents... my neighbours didn't even know about this SRV.

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

Canada Bay Council tells us they have but residents don't seem to be aware of this SRV. We only found out as I subscribe to Councils news and information site, the majority of residents do not as I understand. I think for an SRV, all ratepayers in Canada Council should have had a letter mailed to each residences explaining the rate and cost of this SRV to each household. As a minimum this is what I expected but I truly feel council has tried to push this SRV very quietly though...We did not receive a letter, I would have expected this from council as I know other councils informed residents of this SRV through mail. Canada Bay Council did not.

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

No response to my submission from Canada Bay Council. Many residents and councillors spoke strongly against this SRV at the Council meeting towards the end of last and they were ignored. The motion was endorsed to proceed with the SRV.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

SRV is too expensive considering the cost of living crisis we are in at the moment along with rising interest rates. We want basic council services which are not provided at present by Canada Bay Council . Why should we pay more when our rates are already very expensive? Council needs to live within its means, not price gouge it's residents.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

No consideration what so ever... residents are not being listened too and they have ignored our wishes.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

If this SRV causes hardship then it should not be endorsed as homeowners should be able to pay rates. It means this SRV is unaffordable and too high. Residents are at their limits to pay ... you cannot keep increasing bills when wages have stagnated for so long. Residents are being pushed into hardship due to these unjust increases.

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

Unsure...

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

Unable to comment as I don't know...

Author name: Name suppressed

Date of submission: Thursday, 2 March 2023

Please provide any other comments on the council's application that you would like to make here.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

The rising costs of materials and labour obviously affect rate rises, however the inequality of applying the rate rises is grossly unfair. In the case of Breakfast Point suburb that has a population of around 5000 residence at the moment are paying for services that other residence receive that are not available to Breakfast Point residence. Although it is considered a private area, the forershire, open grounds and roads are open to the public like any other suburb and council should be responsible for maintenace of these areas or residence should be paying less rates to compensate for the expense of repairs.

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

The council has had numerous approaches by the Breakfast Point Community Association for a review of rates, but neither made a reduction of rates or agreed to assist with maintenance.

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

NO

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

NO

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

Very little. Nothing received in the mail.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

Author name: Name suppressed

Date of submission: Thursday, 2 March 2023

Please provide any other comments on the council's application that you would like to make here.

I am very much against the increase in proposed rate changes, if implemented it will lead double dipping. As a Breakfast Point resident we already pay to maintain all the infrastructure in the suburb. In fact council is asking Breakfast Point residents to disproportional pay more for less for receiving less services than owners in other areas outside Breakfast Point, I am not suggesting that we don't pay our share of taxes but the propose increase if implements should be proportion to services provided by the council to the resident of Breakfast Point.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

NO comment

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No comments

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No comment

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No comment

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

No comments

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

While the minimum rate increase and SRV is understood and is reasonable in principle, the council has not considered a community like Breakfast that funds public infrastructure. The impact on Breakfast Point residents is significant with these rate & SRV increases and the community association would also concurrently be increasing their levies to fund their infrastructure maintenance. As a resident I believe that council's approach inequitable & unreasonable as I would be funding twice, once to council and 2nd to community association. We already fund 100% cost of maintenance of all infrastructure and renewal of all infrastructure on community which is also 100% accessible to & used by public, this includes road, footpaths, foreshore walkway, street lighting in the suburb. In addition the community also supplies community hall, meeting rooms, BBQ areas, playing oval, pools and tennis court etc that takes pressure off the same infrastructure supplied by council. The roads, trees, footpaths, street lights, stormwater maintenance are full of the community responsibility and we residents pay for all these. Council provides us waste collection service and rangers to monitor street parking. It is unreasonable and inequitable for blanket approach to rate increases without due consideration of what breakfast point community saves the council significant costs/responsibility that the residents of Breakfast Point already pay & maintain the infrastructure in the suburb.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

AS resident I understand and am not against the rate increases, but it is just disproportionate for Breakfast Point residents as we are already funding the maintenance and renewal of public assets which are fully accessible to public. In addition we also fund community and recreational infrastructure that take the demand from council facilities. The capacity to pay double to council and to Community funds is diminished because of rise in living costs as well.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

No comment

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

No comments

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

No comments

Author name: Name suppressed

Date of submission: Thursday, 2 March 2023

Please provide any other comments on the council's application that you would like to make here.

I am very much against a double dip on rate charges that would clearly occur in our case should the proposed rate increase be implemented. As a resident that pays to help maintain the community assets and fund staff salaries, I also pay full council rates. In effect, with the proposed SRV increase, Council is asking residents of Breakfast Point to pay a considerable amount more for receiving less services than standalone owners. I am not suggesting that Breakfast Point residents do not pay a fair share of Council rates as we acknowledge we also use Council infrastructure. The inequity to all Breakfast Point residents will be significantly exacerbated with the magnitude of the proposed minimum rate increase and SRV. I respectfully, suggest the magnitude of the proposed increase are unjustified and should not proceed as proposed.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Whilst the minimum rate increase and SRV is understood and is reasonable in principle, the Council has not considered a community like Breakfast Point that funds public infrastructure. The impact on these residents is significant with the minimum rate increase, SRV and most Community Associations would also concurrently be increasing their levies to fund their infrastructure maintenance and renewals. As a resident I do not believe that it is not reasonable to be funding public infrastructure twice and the Councils approach is inequitable. Breakfast Point residents fund 100% of the cost of the maintenance and renewal of all infrastructure on community property, majority of which is also 100% accessible to the public. This includes roads, footpaths, parklands, foreshore walkway, etc. It also pays the cost of running the open space and public street lighting in the suburb. In addition, there is infrastructure also supplied to the community via the Breakfast Point Community Hall, meeting rooms, a Mens Shed, BBQ area, oval, pool and tennis courts that takes pressure off the same infrastructure supplied by Council. The public roads, footpaths, stormwater (including GPTSs) and street trees are also the full responsibility of the Breakfast Point Community. Council charges each owner a user pays stormwater fee yet Breakfast Point owners are responsible for the maintenance and renewal of their own stormwater system. Council only provides the user pays waste collection service and rangers to enforce the free parking in the suburb. It is inequitable for the blanket approach of a rate increase without the consideration of what communities like Breakfast Point save the Council in cost and responsibility, and the significant cost that the residents of these communities are already paying to enable this. Lastly, the Council has many opportunities to help offset the costs and realise savings through grant opportunities. Community Associations are often ineligible for the same grant opportunities. These communities and the way that they are structured save the Council a considerable amount of money.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

As a resident I understand and is not against the increase in rates and SRV, it is just disproportionate for the Breakfast Point residents as we are already funding the maintenance and renewal of public assets that are fully accessible to the public. In addition, we are funding community and recreational infrastructure that takes demand away from Council facilities. The capacity to pay is diminished because of the recent increases in cost of living, particularly increases in interest rates.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

Author name: Name suppressed

Date of submission: Thursday, 2 March 2023

Please provide any other comments on the council's application that you would like to make here.

Unfair and unjust financial treatment of residents within Breakfast Point considering they pay and are responsible to maintain items that would normally be the responsibility of council outside of the Breakfast Point Development Parks Roads Gardens Lawns Sea Wall etc

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

NO

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

NO

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

NO

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

NO

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

They made a decision to proceed regardless of the feedback against the massive increase they received from the community especially from our Breakfast Point community which looks after and maintains its grounds and Seawall within its community at its own expense relieving council of these expenses born by the community association and passed on to all owners via an additional levy which would then have an additional financial impact on all owners if they were to suffer such a large increase in levies on community property that council makes no contribution towards.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

As stated in previous response it is unreasonable for council to impose such a large special levy on the Breakfast Point Community Development who pay for the maintenance of their roads, grounds, sea walls etc that everyone visiting Breakfast Point gets to use and enjoy at ratepayers expense.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

They have not taken into consideration the additional costs that the Breakfast Point community pay the Community Association to maintain everything within Breakfast Point that would normally be a council responsibility outside the Breakfast Point community precincts I.e. Roads, trees, gardens, lawns, parks in common areas that are not exclusive to only Breakfast Point residents but are there for everyone to enjoy at the expense of Breakfast Point residents

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

Not feasible or workable as it will affect many retirees during inflationary times who have fixed and limited income.

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

Unknown

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

They have not taken into consideration how this will impact the residents of Breakfast Point who maintain community infrastructure that would normally be a council responsibility outside of Breakfast Point as stated previously

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Please provide any other comments on the council's application that you would like to make here.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Whilst the minimum rate increase and SRV is understood and is reasonable in principle, the Council has not considered a community like Breakfast Point that funds public infrastructure. The impact on these residents is significant with the minimum rate increase, SRV and most Community Associations would also concurrently be increasing their levies to fund their infrastructure maintenance and renewals. As a resident I do not believe that it is not reasonable to be funding public infrastructure twice and the Council's approach is inequitable. Breakfast Point residents fund 100% of the cost of the maintenance and renewal of all infrastructure on community property, majority of which is also 100% accessible to the public. This includes roads, footpaths, parklands, foreshore walkway, etc. It also pays the cost of running the open space and public street lighting in the suburb. In addition, there is infrastructure also supplied to the community via the Breakfast Point Community Hall, meeting rooms, a Mens Shed, BBQ area, oval, pool and tennis courts that takes pressure off the same infrastructure supplied by Council. The public roads, footpaths, stormwater (including GPTSs) and street trees are also the full responsibility of the Breakfast Point Community. Council charges each owner a user pays stormwater fee yet Breakfast Point owners are responsible for the maintenance and renewal of their own stormwater system. Council only provides the user pays waste collection service and rangers to enforce the free parking in the suburb. It is inequitable for the blanket approach of a rate increase without the consideration of what communities like Breakfast Point save the Council in cost and responsibility, and the significant cost that the residents of these communities are already paying to enable this. Lastly, the Council has many opportunities to help offset the costs and realise savings through grant opportunities. Community Associations are often ineligible for the same grant opportunities. These communities and the way that they are structured save the Council a considerable amount of money.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay. As a resident I understand and is not against the increase in rates and SRV, it is just disproportionate for the Breakfast Point residents as we are already funding the maintenance and renewal of public assets that are fully accessible to the public. In addition, we are funding community and recreational infrastructure that takes demand away from Council facilities. The capacity to pay is diminished because of the recent increases in cost of living, particularly increases in interest rates.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

I am very much against a double dip on rate charges that would clearly occur in our case should the proposed rate increase be implemented. As a resident that pays to help maintain the community assets and fund staff salaries, I also pay full council rates. In effect, with the proposed SRV increase, Council is asking residents of Breakfast Point to pay a considerable amount more for receiving less services than standalone owners. I am not suggesting that Breakfast Point residents do not pay a fair share of Council rates as we acknowledge we also use Council infrastructure. The inequity to all Breakfast Point residents will be significantly exacerbated with the magnitude of the proposed minimum rate increase and SRV. I respectfully suggest the magnitude of the proposed increase are unjustified and should not proceed as proposed.

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No comment

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No comment

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No comment

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

No comment

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Whilst the minimum rate increase and special rate variation are reasonable in principle, the Council has not considered that the Breakfast Point community already funds public infrastructure within Breakfast Point. The rate increases will have a direct impact on Breakfast Point residents but they will also be hit with paying increased levies as the Community Association funds their infrastructure maintenance and renewal. I believe that Council's approach is inequitable. It is not reasonable to be funding public infrastructure twice. Breakfast Point residents fund 100% of the cost of the maintenance and renewal of all infrastructure on community property, the majority of which is also 100% accessible to the public. This includes roads, footpaths, parklands, foreshore walkway, etc. It also pays the cost of running the open space and public street lighting in the suburb. In addition, there is infrastructure also supplied to the community via the Breakfast Point Community Hall, meeting rooms, a Mens Shed, BBQ area, oval, pool and tennis courts that takes pressure off the same infrastructure supplied by Council. The public roads, footpaths, storm water (including GPTSSs) and street trees are also the full responsibility of the Breakfast Point Community. Council charges each owner a user pays storm water fee yet Breakfast Point owners are responsible for the maintenance and renewal of their own storm water system. Council only provides the user pays for waste collection service and rangers to enforce the free parking in the suburb. It is inequitable for the blanket approach of a rate increase without the consideration of what communities like Breakfast Point save the Council in cost and responsibility, and the significant cost that the residents of these communities are already paying to enable this. Lastly, the Council has many opportunities to help offset the costs and realise savings through grant opportunities. Community Associations are often ineligible for the same grant opportunities. These communities and the way that they are structured save the Council a considerable amount of money.

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Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

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No comment

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No comment

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Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No.

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No.

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No Comment

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No Comment

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

No Comment

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Whilst the minimum rate increase and SRV is understood and is reasonable in principle, the Council has not considered a community like Breakfast Point that funds public infrastructure. The impact on these residents is significant with the minimum rate increase, SRV and most Community Associations would also concurrently be increasing their levies to fund their infrastructure maintenance and renewals. As a resident I do not believe that it is not reasonable to be funding public infrastructure twice and the Councils approach is inequitable. Breakfast Point residents fund 100% of the cost of the maintenance and renewal of all infrastructure on community property, majority of which is also 100% accessible to the public. This includes roads, footpaths, parklands, foreshore walkway, etc. It also pays the cost of running the open space and public street lighting in the suburb. In addition, there is infrastructure also supplied to the community via the Breakfast Point Community Hall, meeting rooms, a Mens Shed, BBQ area, oval, pool and tennis courts that takes pressure off the same infrastructure supplied by Council. The public roads, footpaths, stormwater (including GPTSs) and street trees are also the full responsibility of the Breakfast Point Community. Council charges each owner a user pays stormwater fee yet Breakfast Point owners are responsible for the maintenance and renewal of their own stormwater system. Council only provides the user pays waste collection service and rangers to enforce the free parking in the suburb. It is inequitable for the blanket approach of a rate increase without the consideration of what communities like Breakfast Point save the Council in cost and responsibility, and the significant cost that the residents of these communities are already paying to enable this. Lastly, the Council has many opportunities to help offset the costs and realise savings through grant opportunities. Community Associations are often ineligible for the same grant opportunities. These communities and the way that they are structured save the Council a considerable amount of money.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

As a resident I understand and is not against the increase in rates and SRV, it is just disproportionate for the Breakfast Point residents as we are already funding the maintenance and renewal of public assets that are fully accessible to the public. In addition, we are funding community and recreational infrastructure that takes demand away from Council facilities. The capacity to pay is diminished because of the recent increases in cost of living, particularly increases in interest rates.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

No Comment

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

No Comment

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

No Comment

Author name: Name suppressed

Date of submission: Thursday, 2 March 2023

Please provide any other comments on the council's application that you would like to make here.

I don't support the raise of the cost as the council isn't too significant for me and most of the residents living in Breakfast Point, so it's very unnecessary for us.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

N/A

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

N/A

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay. Most of our community doesn't want to pay extra.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

N/A

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

Don't know

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

N/A

Author name: Name suppressed

Date of submission: Thursday, 2 March 2023

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I am very much against a double dip on rate charges that would clearly occur in our case should the proposed rate increase be implemented. As a resident that pays to help maintain the community assets and fund staff salaries, I also pay full council rates. In effect, with the proposed SRV increase, Council is asking residents of Breakfast Point to pay a considerable amount more for receiving less services than standalone owners. I am not suggesting that Breakfast Point residents do not pay a fair share of Council rates as we acknowledge we also use Council infrastructure. The inequity to all Breakfast Point residents will be significantly exacerbated with the magnitude of the proposed minimum rate increase and SRV. I respectfully suggest the magnitude of the proposed increase are unjustified and should not proceed as proposed.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

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Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

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Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

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Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

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Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

As a resident, I understand and am not against the increase in rates and SRV, it is just disproportionate for the Breakfast Point residents as we are already funding the maintenance and renewal of public assets that are fully accessible to the public. In addition, we are funding community and recreational infrastructure that takes demand away from Council facilities. The capacity to pay is diminished because of the recent increases in cost of living, particularly increases in interest rates.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

No comment

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

No comment

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

No comment

Author name: Name suppressed

Date of submission: Thursday, 2 March 2023

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Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No comment

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No comment

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No comment

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No comment

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

No comment

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Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

No comment

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

No comment

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

No comment

Author name: Name suppressed

Date of submission: Thursday, 2 March 2023

Please provide any other comments on the council's application that you would like to make here.

How can the council increase rates when there are already issues with cost of living How can the council think they can increase our rates when we are already paying for our suburbs local roads pathways gardens lighting and foreshore maintenance

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No What are they using the money they have now from us When they only pick up our rubbish

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No They have not informed us of anything

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No There has been no communication to us

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

There has no community engagement

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

Again have no idea of any action taken by council

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

How can the council increase our rates so much when they only take our rubbish They don't even provide good lighting on streets near our suburb

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

There has been no consideration by council of the cost of living or inflation

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

Again have no idea as council has not informed us

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

No We have not seen any documents related to increase Where are they council?

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

Again have no idea as it not been explained or quantified to us

Author name: Name suppressed

Date of submission: Thursday, 2 March 2023

Please provide any other comments on the council's application that you would like to make here.

As a resident of the Breakfast Point community, I pay to maintain the community assets and fund staff salaries in addition to paying full City of Canada Bay Council rates. The proposed SRV increase would, in effect, double what I currently pay for the same services and infrastructure that we already self-fund as a community association. The City of Canada Bay Council is seeking residents of Breakfast Point to pay a considerable amount for receiving less services than other members making up the City of Canada Bay Council. The inequity to all Breakfast Point residents will be exacerbated with the compounding nature of the proposed minimum rate increase and, in addition, the SRV. I object to this current proposal of minimum rate increase and SRV however, would support a proposal that demonstrates greater equity based on the longstanding partnership between the Breakfast Point Community Associations and the City of Canada Bay Council that ensures the safety and quality of life aspects of our community.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No comment

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No comment

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No comment

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No comment

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

No comment

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

While the minimum rate increase and SRV is understandable and, in principle, reasonable, the City of Canada Bay Council fails to consider communities like Breakfast Point which already funds public infrastructure such as roads, footpaths, parklands and foreshore walkways. The impact on Breakfast Point resident is significant with the minimum rate increase, SRV coupled with Community Associations concurrently increasing levies to fund community infrastructure maintenance and renewals. It is not reasonable to effectively pay double for infrastructure already being maintained by the Breakfast Point community association. The City of Canada Bay Council's approach is inequitable. Breakfast Point residents fund 100% of the cost of maintenance and renewal of all infrastructure on community property; the majority of which is also fully accessible to the public. Residents of Breakfast Point also supply to the community via the Breakfast Point Community Hall, meeting rooms, a Men's Shed, BBQ area, green space/sports oval, pool and tennis courts that takes pressure off the same infrastructure supplied by the City of Canada Bay Council. The public roads, footpaths, stormwater (including GPTS's) and street trees are also fully maintained by the Breakfast Point community. Each owner pays Council stormwater fees yet as a member of the Breakfast Point community, we are responsible for the maintenance and renewal of our stormwater system. Council only provides the user-pays waste collection service and rangers to enforce the free parking in the suburb. It is inequitable for the blanket approach of a rate increase without consideration of what communities like Breakfast Point save the Council in cost and responsibility, and the significant cost that the residents of these communities are already paying. The Council has opportunities to help offset the costs and realize savings through grant opportunities most of which are not available to community associations.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

As a resident, the increase in rates and SRV is disproportionate for Breakfast Point when considering the amounts already being paid for the maintenance and renewal of public assets. In addition, we fund amenities within the Breakfast Point confines that reduce the demand on Council's facilities. The capacity to pay is diminished due to cost of living increases including interest rates.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

No comment

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

No comment

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

No comment

Author name: Name suppressed

Date of submission: Thursday, 2 March 2023

Please provide any other comments on the council's application that you would like to make here.

I strongly oppose the across the board rate increase as this represents a double-dip on the already strained incomes of the Breakfast Point residents. I am not proposing that the BP residents should not pay their equitable share of Canada Bay Rates but instead strongly object to the quantum of the increase which does not relate to any economic measurement such as CPI or inflation. The proposal should NOT proceed as put forward and instead a more comprehensive review of spending and future income through natural growth should be required which will bring the Council budget back to a sustainable level for all stakeholders.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No - the council has made an unconscionable submission for a rate increase for funding its plan without reference to the current economic climate and the ability for residents in the Breakfast Point community to pay for a questionable future plan. Future "wish lists" need to be a fine balance between what is essential for the residents and what is a "nice to do" ambition. It must also take into account the urgency of implementation and this qualification has not been made. Many of the "nice to do" proposals are unnecessary and not wanted by the rate payers but those things that the Council SHOULD be doing are neglected - viz. the roads maintenance throughout the region which are in appalling condition!

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No comment

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

Yes

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No Comment

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

Council noted the community objections and ignored them. The council in their actions have demonstrated a frivolous attitude towards the concerned community. Their current execution of essential duties have been neglected in part while focus on the grab for money has consumed them.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

The application should be reviewed in light of the every deteriorating economic environment which has changed markedly since the Council embarked on this act of piracy. Rising interest rates, inflation & cost of living pressures have all pushed families to the brink of despair. In making the Case by the Council, they have enhanced their submission with weasel words and ignored the future natural revenue increase of the forecasted extra 13,000 residences which will all pay rates and increase the income of the council by some \$20 Million per annum. This point has seemed to have been lost in the submission. Furthermore, the Council has not properly considered the fact that the Breakfast Point Community already funds public infrastructure out of their own pockets. The proposed rate hike will undoubtedly result in further Community Association costs which have to be passed onto the residents thereby creating a double hit. This double hit by the Council on the Breakfast Points residents is inequitable and must be objected to most strenuously. BP residents already fund 100% of maintenance and renewal of all infrastructure on Community Property. In particular open space lighting, maintenance of parks and gardens, roads, footpaths and foreshore walkways BBQ's, oval, pool and tennis courts taking significant pressure off the Canada Bay Council. Furthermore there is already doubling up of contributions by the residents of Breakfast Point for storm water management where council charges for this but the Community Association pays for the upkeep. It is completely inequitable that a blanket approach to rate increases applies where the Community already supports the Council in a significant way. Finally, the opportunities for grants available to the council are not reflected in what the CA can access making any offsets for expenditure unavailable.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay. Refer Q1.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

The Council's plan regarding hardship is a no plan at all as it merely achieves deferment of liabilities by the ratepayer and no focus is applied to the affordability of the rate in the first place. This approach is flawed and will only add to the already

housing crisis state.

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

no comment

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

The application outlines some cost reduction achievements however these are clearly inadequate and merely window dressing. The real issue of the size of workforce needs to be addressed and real cost cutting introduced.

Author name: Name suppressed

Date of submission: Thursday, 2 March 2023

Please provide any other comments on the council's application that you would like to make here.

I am very much against a double dip on rate charges that would clearly occur in our case should the proposed rate increase be implemented. As a resident that pays to help maintain the community assets and fund staff salaries, I also pay full council rates. In effect, with the proposed SRV increase, Council is asking residents of Breakfast Point to pay a considerable amount more for receiving less services than standalone owners. I am not suggesting that Breakfast Point residents do not pay a fair share of Council rates as we acknowledge we also use Council infrastructure. The inequity to all Breakfast Point residents will be significantly exacerbated with the magnitude of the proposed minimum rate increase and SRV. I respectfully, suggest the magnitude of the proposed increase are unjustified and should not proceed as proposed.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

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Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

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Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

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No comment

Author name: Name suppressed

Date of submission: Friday, 3 March 2023

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No comment

Author name: Name suppressed

Date of submission: Friday, 3 March 2023

Please provide any other comments on the council's application that you would like to make here.

I am very much against a double dip on rate charges that would clearly occur in our case should the proposed rate increase be implemented. As a resident that pays to help maintain the community assets and fund staff salaries, I also pay full council rates. In effect, with the proposed SRV increase, Council is asking residents of Breakfast Point to pay a considerable amount more for receiving less services than standalone owners. I am not suggesting that Breakfast Point residents do not pay a fair share of Council rates as we acknowledge we also use Council infrastructure. The inequity to all Breakfast Point residents will be significantly exacerbated with the magnitude of the proposed minimum rate increase and SRV. I respectfully, suggest the magnitude of the proposed increase are unjustified and should not proceed as proposed.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No Comment

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No Comment

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No Comment

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

No Comment

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Whilst the minimum rate increase and SRV is understood and is reasonable in principle, the Council has not considered a community like Breakfast Point that funds public infrastructure. The impact on these residents is significant with the minimum rate increase, SRV and most Community Associations would also concurrently be increasing their levies to fund their infrastructure maintenance and renewals. As a resident I do not believe that it is not reasonable to be funding public infrastructure twice and the Councils approach is inequitable. Breakfast Point residents fund 100% of the cost of the maintenance and renewal of all infrastructure on community property, majority of which is also 100% accessible to the public. This includes roads, footpaths, parklands, foreshore walkway, etc. It also pays the cost of running the open space and public street lighting in the suburb. In addition, there is infrastructure also supplied to the community via the Breakfast Point Community Hall, meeting rooms, a Mens Shed, BBQ area, oval, pool and tennis courts that takes pressure off the same infrastructure supplied by Council. The public roads, footpaths, stormwater (including GPTSs) and street trees are also the full responsibility of the Breakfast Point Community. Council charges each owner a user pays stormwater fee yet Breakfast Point owners are responsible for the maintenance and renewal of their own stormwater system. Council only provides the user pays waste collection service and rangers to enforce the free parking in the suburb. It is inequitable for the blanket approach of a rate increase without the consideration of what communities like Breakfast Point save the Council in cost and responsibility, and the significant cost that the residents of these communities are already paying to enable this. Lastly, the Council has many opportunities to help offset the costs and realise savings through grant opportunities. Community Associations are often ineligible for the same grant opportunities. These communities and the way that they are structured save the Council a considerable amount of money.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

As a resident I understand and is not against the increase in rates and SRV, it is just disproportionate for the Breakfast Point residents as we are already funding the maintenance and renewal of public assets that are fully accessible to the public. In addition, we are funding community and recreational infrastructure that takes demand away from Council facilities. The capacity to pay is diminished because of the recent increases in cost of living, particularly increases in interest rates.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

No Comment

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted

by the council before it applied to IPART for the proposed special variation?

No Comment

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

No Comment

Author name: Name suppressed

Date of submission: Friday, 3 March 2023

Please provide any other comments on the council's application that you would like to make here.

This application is unnecessary and unjustified. Council is merely making an attempt to "line its coffers" for future use rather than benefit the current ratepayers. Council, covering such a large area, has a history of directing funds to "favoured" suburbs at the cost of others. There was no attempt made in the proposal to streamline this unfair situation to ensure that all suburbs in its jurisdiction would benefit equally from this large impost. There has been no consideration of the financial pain this would inflict on many residents who would see no benefit therefrom. Canada Bay Council have demonstrated that they are not making any attempt to fairly manage the current rates it collects, which if it did, would result in this impost not being raised for approval by IPART. The fact is that a significant number of objections were ignored, the objections of some Councillors ignored and the attitude of Council at the one and only meeting was arrogant, submissive and lazy. This increase should not be approved by IPART.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No. The figures are confusing, seemed focussed on creating a "slush fund" for future use, has not established that all suburbs contained within this vast Council area will gain a fair portion of the funds collected. The figures showed that Council has significant funds currently invested in cash reserves (\$176,125,000) and was therefore not spending the current funding allocation on the necessary requirements of the ratepayers. There was therefore no justification to raise even more funds for "future investment". Funding is available currently but Council clearly wishes to have investments that gain income for its use rather than spend the funds collected from ratepayers who money it is, after all. Council is proposing borrowing \$15,000,000 despite having such large cash reserves.

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No. Council received over 400 objections to the proposal when it was raised for the Council Meeting which led to this IPART lodgment. The objections were ignored, in effect, as despite the opposition from local residents and some Councillors the request was taken to IPART without change and without plans for further community consultation to establish clarity and find avenues to manage the Council's funds within the current approved IPART rate levies.

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No. As outlined above the community consultation was limited to one Council meeting deadline and the published reasoning for the data was neither clear or precise. Objections were ignored and no further community consultations were forthcoming despite the clear and demonstrated need for a complete revision of the "reasoning" and indeed, the need if any, for a rate increase above that already approved by IPART.

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No., It was restrictive, without due consideration to objections, with no attempts to revise the information provided to the ratepayers to a more manageable method of understanding. Nor did Council set in train any mechanisms for further community consultation based on revised clearly outlined documentation as to why the large increase could be justified, how and when that money would be spent, and an attempt to display how it was capable of managing the funds that it would have received under the approved IPART increase in rates it is attempting to increase even further.

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

There was no action. The objections were received and ignored, the opposition of some Councillors were ignored and not attempt was made to review the matter to gain a more equitable outcome and gain further community input. The one and only consultation was a [REDACTED] and was a "box ticking" exercise.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

This rate is unreasonable. The rates paid by the ratepayers of the Canada Bay Council jurisdiction are in line with the IPART approvals and any increase will impose an increase that causes hardship to many. Council has ignored the current effects of inflation on the community. Canada Bay Council area is made up exceptionally broad. It is made up of many and varied pockets of residents with either low or high social economic standing. The fact that Council already holds substantial sums "in reserve" in investment accounts, the increases sought substantially also for future use imposes an unfair impost on the community at this time without due and fair justification.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay. Could issue one set of very confusing documents which many in the community could not understand. It received over 400

objections from those who could decipher the documents to some degree. Those objections were aired at only one Council meeting. No reasonable consideration was given to the objections, the objections of some Councillors and no attempts were made to review the documents in order to make them more capable of understanding by the community at large. No attempts were made for further community consultation based on the objections nor to attempt to work within the rates level approved by IPART.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

There were no such plans by Council as far as I can recall. The Documents Canada Bay Council Long Term Financial Objectives Plan 2022/2023 is available on their website and I presume IPART was furnished a copy of this Plan by Council in support of its submission to IPART.

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

Documents were exhibited with [REDACTED] the constituents. There was no attempt to improve the documents, make an efforts to contain the rates at the IPART approved levels, or undertake further community consultation based on further and better particulars to those that would be paying the rates. With 400 objections and no unanimous approval of all the Councillors at the one and only meeting where the pubic could address the proposal, I believe that Council has failed this test..

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

I do not recall that such strategies were clearly explained in the documents. I do recall that some projects were referred to, but those projects were already approved under the rates regime already approved by IPART. Council clearly had millions of dollars already "invested"". The rate increase was mainly justified for future unnecessary "cashflow".

Author name: Name suppressed

Date of submission: Friday, 3 March 2023

Please provide any other comments on the council's application that you would like to make here.

I can see absolutely no justification for this enormous increase. If the council was run properly the treasurer would be a lot more diligent and costings. It is like a mad hatter party, spend, spend, spend with no ramifications or explanations. ?? the rugby ground - millions and millions of dollars and how much of a percentage did the rate payers have to pay for that???? I wrote concerning the pool construction in Bayview Park, noting the 'Godwit' birds migrations that I look for every year (25 years) in this small region. No response to many letters but the generic. Result - there have been NO Godwit birds this summer. What a tragedy. Then in the last newsletter there is a section asking for us to count the Godwits, well, in Bayview Park there were NONE.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

Absolutely NOT. How can there be any justification for such a rate increase? This council is very frivolous with rate payers money. They spend enormous amounts on projects that are against our wishes and have nothing to do with our area. eg, Balmain rugby club. They ask for input, we give it, it is ignored as they - the council - have already made up their mind and the project is already being actioned.

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No, they have not ever come up with alternatives. Usually a very small number of residences are notified by letter box drops - these are sparse and erratic as most people do not receive any notifications and if they do, they are given a very short time to reply and then their input is ignored anyway. The council make up their minds to do something and take NO notice of any protest or opposition.

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

Absolutely NOT. It was announced and there was outrage at the huge amount of increase. This council wastes an enormous amount of money on ridiculous, frivolous projects that do not advantage rate payers at all and also we protest at the huge amount of wasted money on these crazy projects with no response or just a generic letter that covers EVERYTHING, so the same letter goes out no matter what the subject matter. So many disillusioned ratepayers no longer write to protest as they see no point. We are ignored. The council arrogance is appalling.

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

Minimal. They take no notice. There have been committees organised to protest a lot of their hairbrained ideas, and, as I have stated above, they have already made a decision and on many occasions have progressed to putting their plan into action before our letters etc are actioned.

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

None! They go ahead, regardless.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

We all face the rising cost of living, interest rates, mortgages, food/vegetables, electricity and gas etc, so the impact is severe. There are multiple new properties being built on a smaller footprint - ie, a house is demolished and 2 units/town houses etc or blocks of units, take the place of one previous establishment. Obviously they then get multiple rates charged for the one piece of land. This increase is unreasonable and unnecessary, particularly as the council spend huge amounts of money on stupid unwanted projects

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

Absolutely no consideration at all! We have a dubious mayor who seems to be a law unto himself and makes decisions that I doubt are a majority rule.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

????????? what plan?????????????

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

As we have just found out about the chance to protest - given 3 days, to have a submission presented, I would say NO. Typical

of the council, as usual, rushing everything through quickly so there is not time for us to respond.

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

As above, we have no details of the application. Fortunately Cr. Ferguson advised of this this opportunity to submit. As I have noted before, there is very very little communication from the council. When they decided to put the pool in Bayview Park we found out about it from notices displayed in the park - fait accompli!!!

Author name: Name suppressed

Date of submission: Friday, 3 March 2023

Please provide any other comments on the council's application that you would like to make here.

I am very much against a double dip on rate charges that would clearly occur in our case should the proposed rate increase be implemented. As a resident that pays to help maintain the community assets and fund staff salaries, I also pay full council rates. In effect, with the proposed SRV increase, Council is asking residents of Breakfast Point to pay a considerable amount more for receiving less services than standalone owners. I am not suggesting that Breakfast Point residents do not pay a fair share of Council rates as we acknowledge we also use Council infrastructure. The inequity to all Breakfast Point residents will be significantly exacerbated with the magnitude of the proposed minimum rate increase and SRV. I respectfully, suggest the magnitude of the proposed increase are unjustified and should not proceed as proposed.

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No Comment

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No comment

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No comment

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

No comment

Author name: Name suppressed

Date of submission: Friday, 3 March 2023

Please provide any other comments on the council's application that you would like to make here.

The general sense of this seems to be an ill thought out ambit attempt to get more funding without any plan to equitably increase services or facilities for the benefit of the ratepayers. I've yet to see a ratepayer submission in favour. Its ill conceived and unnecessary, particularly taking into account the increase in rates that will come about from the Valuer General's bizarre increases in land value assessment (177% in 3 years).

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

I do not believe that council has met this obligation, other than in broad and general terms. I cannot see any benefit going to the part of Drummoyne in which I live, i.e. no additional services.

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

I have not seen any evidence of this. Council has purported that it will bring them inline with surrounding councils. Given the enormous increase in the Valuer General's assessment of land valuations of 177% in three years the consequential increase in rates should more than cover Council for increases to their cost of service.

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

the original messaging was unclear, after some communication it was clarified. It was left to te ratepayer to quantify the increase for them selves. The glossy brochure was an attractive piece of marketing, and like most marketing material it was useless.

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No. I watched the Council Meeting that was meant to consider submissions prior to a vote to go to Ipart. The Mayor chaired this session, he was dismissive and arrogant and clearly found it a waste of his time, before the majority of Councilpersons voted in favour of the increases, as they had all intended to do from the outset.

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

Time at a Council meeting was set aside to hear submissions before they were ignored. Those people who made submissions, having put in a considerable amount of time to do so, were not treated with the dignity nor respect they deserved.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

In some small corners of the City of Canada Bay some ratepayers will received some improved amenities, which will probably be named after certain councillors. There is no general benefit for all ratepayers, noting that this is as much due to the Council area being too big as it is to the Council's inability to equitably distribute benefit.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

I doubt that any work was done in this area, there is certainly no evidence to say there was.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

I've not seen anything from council on this, though I do vaguely remember something about a helpline.

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

I have no expertise in this area, and can't comment.

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

I've not seen Council's submission to iPart, I don't know that it was published.

Author name: Name suppressed

Date of submission: Friday, 3 March 2023

Please provide any other comments on the council's application that you would like to make here.

I am very much against a double dip on rate charges that would clearly occur in our case should the proposed rate increase be implemented. As a resident that pays to help maintain the community assets and fund staff salaries, I also pay full council rates. In effect, with the proposed SRV increase, Council is asking residents of Breakfast Point to pay a considerable amount more for receiving less services than standalone owners. I am not suggesting that Breakfast Point residents do not pay a fair share of Council rates as we acknowledge we also use Council infrastructure. The inequity to all Breakfast Point residents will be significantly exacerbated with the magnitude of the proposed minimum rate increase and SRV. I respectfully, suggest the magnitude of the proposed increase are unjustified and should not proceed as proposed.

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Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

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Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

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As a resident I understand and is not against the increase in rates and SRV, it is just disproportionate for the Breakfast Point residents as we are already funding the maintenance and renewal of public assets that are fully accessible to the public. In addition, we are funding community and recreational infrastructure that takes demand away from Council facilities. The capacity to pay is diminished because of the recent increases in cost of living, particularly increases in interest rates.

Author name: Name suppressed

Date of submission: Saturday, 11 February 2023

Please provide any other comments on the council's application that you would like to make here.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No the council is perusing large capital works which should be funded by the large developments happening in the area rather than residents. Its spending money on new projects and not maintaining the current facilities

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

Not to my knowledge

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

Not individually it may be on their web site

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

I do not believe so they tend to lobby their own support groups

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

To my knowledge they are saying noted and pushing ahead with their plan. The council is fixated with building large projects to get them in the news to build their profile nothing to do with looking after the whole community. Lots of the old council amenities are in urgent need of repair are just ignored. Eg sun shade awnings over a children's play ground have not been repaired in 18 months.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

I am on a fixed income so this eats into my living costs for no benefit

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

I think they feel we are rich and can afford it with considering individual circumstances

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

Did not see it

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

I guess on their web site but no individual communication to rate payers

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

I guess it's on the web site but as I mentioned the council is only interested in large high profile projects to boost their public image. They do care about the regular ordinary citizens who would like a new dog park or a fence around a children's play ground. We have been waiting 5 years for one.

Author name: Name suppressed

Date of submission: Tuesday, 14 February 2023

Please provide any other comments on the council's application that you would like to make here.

Our Mayor has been investigated by ICAC over development in our area so I'm concerned that his interests are not with the residents but for his own glory. All I see from this council is gold plaques and medals but the residents get left behind. I can't even get grass mowed on a main pedestrian route from the train station to my street.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

NO. The council has not consulted residents of the proposed rate increase. I only found out through a councillor in my council. Council had a meeting and residents addressed the council giving good reason not to proceed with its rate rise proposal. The council still wants to push ahead despite very strong views from residents.

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No. I have not been consulted at all.

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No. I understand from talking to a councillor that the rate rise affecting residents in my street will have a rate rise of 30 % which equals about \$1000.00 per year. Meaning total yearly rates of \$4300.00 I understand people living in units will pay 50% more in rates. While I would like to see unit owners pay more it would become a farer user pays system rather than a land type of tax. All residents use the same facilities provided by council but because I have a large garden I pay rates based on land size. This is land tax not a user pays system. I am looking to retire soon and this proposal will force me to sell and give up my family home.

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

NO.

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

Council seems to have total disregard to all residents speaking at a council meeting of which I streamed over the internet. The speakers raised very good points regarding old people living in the area, commercial business people will pay higher rent and the local economy will suffer with less money in the local economy.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Every property owner will pay more in rates leaving less money to go around the local community. Local shops and services will suffer. Council should realize that they are there to support residents. Council should consider becoming more efficient with their 300 or so employees. I have lived in this area for 33 years and I know there is plenty of room for improvement.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay. They have no consideration for residents. They have a them and us attitude.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

I haven't read the plan but I don't trust council will help everyone and people will end up having to fight for their rights. Very unfair.

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

Sorry I don't know.

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

I don't know any of these details.

Author name: Name suppressed

Date of submission: Monday, 20 February 2023

Please provide any other comments on the council's application that you would like to make here.

I do not agree with the special rate variation. My wife and I are in our 60s and we are both retired and on the pension. We pay enough in Council rates and we struggle to pay that. This SRV of 32.5% increase on top of what we are already paying now, is not affordable by the rate payers. Not only is this not affordable, but if passed would become a permanent fixture and financial burden every year. We feel that council is trying to do too much, and is too ambitious. All my working life I have been told to live within my means. I feel that council should do the same. Council needs to live within its means and not be spending our money on pet projects and political issues. Council needs to concentrate on core areas such as roads, rates and rubbish and get its nose out of politics. The reason councils everywhere are trying to get more money is because they are spreading themselves too thin and not concentrating on the basic essential services that they were elected to take care of. If we as ratepayers, keep feeding this insatiable beast, it will just keep growing and growing until our council rates are completely unaffordable. This SRV is coming at an extremely difficult time as we have been flogged by Covid for the last few years with the loss of jobs and businesses. The cost of living is through the roof and interest rates are up and going further thus forcing mortgages to become out of reach for working class people. We urge IPART not to give into this application by council. Thank you

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

Why is there a different revenue path for the general fund? Council should be directing ratepayers money to roads, rates and rubbish services.

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

Yes, they probably did however, they have not canvassed the idea of living within their means, and not spending money they dont have.

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

Yes, they probably did on both counts. However, these figures are masked within other terms, and it is not mentioned with enough clarity, the actual dollar figure that is to be imposed on unsuspecting ratepayers. Furthermore, if this is approved by IPART , these rises will be permanently added to the rate base. This means that we will be paying 32.5% on top of the rates that we are paying now.

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

We have registered with council to receive email alerts on any new projects being introduced by council. If we werent registered we would not have known about this SRV so we dont know how the community would have been told about this if they werent receiving email alerts as we didnt see this anywhere else other than in our email. Furthermore, what is the point of making us aware when at the end of all of this council is just going to ban together and vote this through and not listen to us ratepayers when we are clearly saying that we do not want this.

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

We feel as though we have been totally ignored, what I mean by this is the council make all the appropriate necessary noises to show that they listen and care, but at the end of it all, the counsellors ban together and vote this thing through, despite the fact that we, the rate payers have told them that we are opposed to it and dont want it. This was evident at the council meeting where many people from the community got up and spoke against this SRV , only to have the mayor pass the motion for the SRV, despite the fact that so many people in the community are obviously against it. There is no regard for the people. The handful of counsellors got their way and pushed it through, regardless of what has been said by the rate payers. One of the councillors had the audacity to address the meeting by telling all the angry ratepayers that it was only going to cost us a cup of coffee a day.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

This is not reasonable council is wanting to charge us an extra 32.5% on top of what we are already paying in rates at a time when interest rates have pushed mortgages through the roof, and the cost of living has risen above what many can afford. This SRV is extremely harsh, especially when these rises are to be a permanent fixture every year.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

As far as we are concerned, council does not care at all about the community's capacity to pay. The only thing that council can see at the end of all this, is more money to spend on their pet projects. Council does not care about our capacity to pay, their attitude is it doesnt matter your properties have exploded in value. You should just pay up and shut up. As far as willingness to pay is concerned, council does not even consider this. They know that we do not want this. At the council meeting, many

ratepayers had attended and were furious and spoke against it. We were totally ignored. None of the concerns that were put forward by the ratepayers were taken into account

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

We dont care about the councils plan. Rate payers do not want loans that they cannot afford on top of all our other living expenses. People are sick and tired of being gouged by councils. We just want to be left alone and not constantly harassed. Elderly pensioners and other retirees do not want to have to beg, borrow or steal just to pay exorbitant council rates.

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

I have no doubt that the relevant IP&R documents would have been exhibited, approved and adopted by council. As Council would have done everything in its power to cross the Ts and dot the Is so that this thing would go through.

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

I dont know if the council has done this I can only guess that it has. Im sure that the councils bean counters and administrators would have made sure that this requirement was met. This is typical of councils and other bureaucracies that obfuscate and hide or cloak what they are doing in the language that is not common to the every day person, trying to make sense of this.

Author name: Name suppressed

Date of submission: Tuesday, 21 February 2023

Please provide any other comments on the council's application that you would like to make here.

I am totally against the attempted double dip on rate charges for BP residents should the proposed rate increase be implemented. As a resident that already pays to maintain the community assets as well as funding ongoing operational expenses I also pay full council rates. In effect, with the proposed SRV increase, Council is expecting residents of BP to pay a considerable amount more for receiving less services than standalone owners or indeed other apartment dwellers not in a community scheme. It should be noted that BP residents will also be required to fund the increase costs for maintaining our infrastructure. I am not suggesting that BP residents do not pay a fair share of Council rates as we acknowledge we also use some of the Council infrastructures. The inequity to all BP residents will be significantly exacerbated with the magnitude of the proposed minimum rate increase and SRV. I respectfully, suggest the magnitude of the proposed increase are unjustified and should not proceed as proposed.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Whilst the minimum rate increase and SRV is understood and may be reasonable, in principle, the Council has NOT considered a community like Breakfast Point (BP) that funds public infrastructure. BP is a Community Association and is responsible for the maintenance of its own infrastructure including all roads, the seawall and foreshore pathway. Despite owners paying full Council rates, Council makes no contribution to these considerable expenses. BP residents funds 100% of the cost of the maintenance and renewal of all infrastructure on community property, the majority of which is also 100% accessible to the public! This includes roads, footpaths, parklands, foreshore walkway, etc. BP residents also pay the costs of running the open space and public street lighting in the BP suburb. In addition, BP also supports infrastructure available to the community, including the BP Community Hall, meeting rooms, a Men's shed, oval, pool and tennis courts that takes pressure off the same infrastructure supplied by council. The public roads, footpaths, stormwater (including GPTS's) and street trees are also the FULL responsibility of the BP community. Note that the services mentioned above are identified in Councils Special Rate Variation - Frequently Asked Questions as being 'What are my rates spent on?'. Perhaps it should have stated 'except in BP!' Council charges each owner a user pays stormwater fee, yet BP owners are responsible for the maintenance and renewal of their own stormwater system. Despite owners paying full Council rates, Council makes no contribution to these considerable expenses. Council only provides the user pays waste collection service and rangers to enforce the free parking in the suburb. It is inequitable for the blanket approach of a rate increase without consideration of what communities like BP save the Council in cost and responsibility, and the significant cost that the residents of these communities are already paying to enable this. Lastly, the Council has many opportunities to help offset the costs and realise savings through grant opportunities. Community Associations are often ineligible for the same grant opportunities. These communities and the way that they are structured save the Council a considerable amount of money.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay. The Special Rate Variation - Frequently Asked Questions states "As the City of Canada Bay continues to see a greater proportion of residential unit development, it must increase minimum rates to ensure services can be extended to these new developments, while not disproportionately increasing the rates burden to single house dwellings." As a resident I believe the increase in rates and SRV it disproportionate for the BP residents. We are already funding the maintenance and renewal of public assets that are fully accessible to the public. In addition, we are funding community and recreational infrastructure that takes demand away from the Council facilities. The capacity to pay is diminished because of the recent increases in the cost of living, particularly increases in interest rates.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

Author name: Name suppressed

Date of submission: Tuesday, 21 February 2023

Please provide any other comments on the council's application that you would like to make here.

I am very much against a double dip on rate charges that would clearly occur in our case should the proposed rate increase be implemented. As a resident that pays to help maintain the community assets and fund staff salaries, I also pay full council rates. In effect, with the proposed SRV increase, Council is asking residents of Breakfast Point to pay a considerable amount more for receiving less services than standalone owners. I am not suggesting that Breakfast Point residents do not pay a fair share of Council rates as we acknowledge we also use Council infrastructure. The inequity to all Breakfast Point residents will be significantly exacerbated with the magnitude of the proposed minimum rate increase and SRV. I respectfully, suggest the magnitude of the proposed increase are unjustified and should not proceed as proposed.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No Comment

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No Comment

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No Comment

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No Comment

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

no comment

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Whilst the minimum rate increase and SRV is understood and is reasonable in principle, the Council has not considered a community like Breakfast Point that funds public infrastructure. The impact on these residents is significant with the minimum rate increase, SRV and most Community Associations would also concurrently be increasing their levies to fund their infrastructure maintenance and renewals. As a resident I do not believe that it is not reasonable to be funding public infrastructure twice and the Councils approach is inequitable. Breakfast Point residents fund 100% of the cost of the maintenance and renewal of all infrastructure on community property, majority of which is also 100% accessible to the public. This includes roads, footpaths, parklands, foreshore walkway, etc. It also pays the cost of running the open space and public street lighting in the suburb. In addition, there is infrastructure also supplied to the community via the Breakfast Point Community Hall, meeting rooms, a Mens Shed, BBQ area, oval, pool and tennis courts that takes pressure off the same infrastructure supplied by Council. The public roads, footpaths, stormwater (including GPTSs) and street trees are also the full responsibility of the Breakfast Point Community. Council charges each owner a user pays stormwater fee yet Breakfast Point owners are responsible for the maintenance and renewal of their own stormwater system. Council only provides the user pays waste collection service and rangers to enforce the free parking in the suburb. It is inequitable for the blanket approach of a rate increase without the consideration of what communities like Breakfast Point save the Council in cost and responsibility, and the significant cost that the residents of these communities are already paying to enable this. Lastly, the Council has many opportunities to help offset the costs and realise savings through grant opportunities. Community Associations are often ineligible for the same grant opportunities. These communities and the way that they are structured save the Council a considerable amount of money.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

As a resident I understand and is not against the increase in rates and SRV, it is just disproportionate for the Breakfast Point residents as we are already funding the maintenance and renewal of public assets that are fully accessible to the public. In addition, we are funding community and recreational infrastructure that takes demand away from Council facilities. The capacity to pay is diminished because of the recent increases in cost of living, particularly increases in interest rates.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

no comment

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

no comment

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

no comment

Author name: Name suppressed

Date of submission: Tuesday, 21 February 2023

Please provide any other comments on the council's application that you would like to make here.

I very strongly oppose a double dip on rate charges that would clearly occur in the case of Breakfast Point residents, should the proposed rate increases be implemented. As a Breakfast Point resident, through the Community Association I pay to help maintain the community assets and I also pay full Council rates. In effect, with the proposed SRV increase, Council is asking residents of Breakfast Point to pay a considerable amount more for receiving less in services than what is provided to owners in areas of Canada Bay other than Breakfast Point. The existing inequity to all Breakfast Point residents will be significantly exacerbated with the magnitude of the proposed SRV and minimum rate increase. I respectfully, suggest the magnitude of the proposed increases is unjustified and the increases should not proceed as proposed.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No response

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No response

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No response

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No response

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

Council has completely disregarded the overwhelmingly negative response to the proposal. The lack of genuine consideration of the feedback provided by residents makes a mockery of the consultation process.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Whilst a minimum rate increase and SRV is reasonable in principle, Council has failed to consider a community like Breakfast Point that funds public infrastructure. Breakfast Point is a Community Association and is responsible for the maintenance of its own infrastructure, including all roads, the seawall and foreshore pathway. Breakfast point residents fund 100% of the cost of the maintenance and renewal of all infrastructure on community property, the majority of which is also 100% accessible to the public. This includes roads, footpaths, parklands, foreshore walkway, etc. Residents also pay for the cost of running the open space and public street lighting in the suburb. Despite Breakfast point owners paying full Council rates, Council makes no contribution to these considerable expenses. Expecting Breakfast Point owners to pay additional rates, particularly almost 20% is both unreasonable and completely inappropriate. As a resident, I do not believe it is reasonable to be funding public infrastructure twice and the Councils approach is very inequitable. In addition, there is infrastructure also supplied to the community via the Breakfast Point Community Hall, meeting rooms, a Mens Shed, BBQ area, oval, pool and tennis courts that takes pressure off the equivalent infrastructure supplied by Council. The public roads, footpaths, stormwater and street trees are also the full responsibility of the Breakfast Point Community. Council charges each owner a user pays stormwater fee, yet Breakfast Point owners are responsible for the maintenance and renewal of their own stormwater system. All that Council provides is the the waste collection service and, to a very limited degree (as I have never seen them), rangers to enforce the few parking restrictions in the suburb. It is inequitable for the blanket approach of a rate increase without the consideration of what communities like Breakfast Point save the Council in cost and responsibility, and the significant cost that the residents of these communities are already paying to enable this. Lastly, the Council has many opportunities to help offset these costs and realise savings through grant opportunities. Community Associations are often ineligible for the same grant opportunities. These communities and the way they are structured save the Council a large amount of money.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

As a resident, I understand and am not in principle opposed to an increase in rates and SRV. What concerns me is any increase or SRV should not be applied to Breakfast Point residents, as we are already funding the maintenance and renewal of public assets that are fully accessible to the public. In addition, we are funding community and recreational infrastructure that takes demand away from Council facilities. The capacity to pay is diminished because of continual increases in the cost of living, particularly in the last few years, and increases in mortgage interest rates.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed

special variation. Please comment on the council's plan.

No response

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

No response

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

No response

Author name: Name suppressed

Date of submission: Tuesday, 21 February 2023

Please provide any other comments on the council's application that you would like to make here.

I am very much against a double dip on rate charges that would clearly occur in our case should the proposed rate increase be implemented. As a resident that pays to help maintain the community assets and fund staff salaries, I also pay full council rates. In effect, with the proposed SRV increase, Council is asking residents of Breakfast Point to pay a considerable amount more for receiving less services than standalone owners. I am not suggesting that Breakfast Point residents do not pay a fair share of Council rates as we acknowledge we also use Council infrastructure. The inequity to all Breakfast Point residents will be significantly exacerbated with the magnitude of the proposed minimum rate increase and SRV. I respectfully, suggest the magnitude of the proposed increase are unjustified and should not proceed as proposed.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No Comment

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No Comment

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No Comment

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No Comment

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

No Comment

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Whilst the minimum rate increase and SRV is understood and is reasonable in principle, the Council has not considered a community like Breakfast Point that funds public infrastructure. The impact on these residents is significant with the minimum rate increase, SRV and most Community Associations would also concurrently be increasing their levies to fund their infrastructure maintenance and renewals. As a resident I do not believe that it is not reasonable to be funding public infrastructure twice and the Councils approach is inequitable. Breakfast Point residents fund 100% of the cost of the maintenance and renewal of all infrastructure on community property, majority of which is also 100% accessible to the public. This includes roads, footpaths, parklands, foreshore walkway, etc. It also pays the cost of running the open space and public street lighting in the suburb. In addition, there is infrastructure also supplied to the community via the Breakfast Point Community Hall, meeting rooms, a Mens Shed, BBQ area, oval, pool and tennis courts that takes pressure off the same infrastructure supplied by Council. The public roads, footpaths, stormwater (including GPTSs) and street trees are also the full responsibility of the Breakfast Point Community. Council charges each owner a user pays stormwater fee yet Breakfast Point owners are responsible for the maintenance and renewal of their own stormwater system. Council only provides the user pays waste collection service and rangers to enforce the free parking in the suburb. It is inequitable for the blanket approach of a rate increase without the consideration of what communities like Breakfast Point save the Council in cost and responsibility, and the significant cost that the residents of these communities are already paying to enable this. Lastly, the Council has many opportunities to help offset the costs and realise savings through grant opportunities. Community Associations are often ineligible for the same grant opportunities. These communities and the way that they are structured save the Council a considerable amount of money.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

As a resident I understand and is not against the increase in rates and SRV, it is just disproportionate for the Breakfast Point residents as we are already funding the maintenance and renewal of public assets that are fully accessible to the public. In addition, we are funding community and recreational infrastructure that takes demand away from Council facilities. The capacity to pay is diminished because of the recent increases in cost of living, particularly increases in interest rates.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

No comment

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

No comment

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

No comment

Author name: Name suppressed

Date of submission: Tuesday, 21 February 2023

Please provide any other comments on the council's application that you would like to make here.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

We haven't until recently, heard about the councils plan to increase rates by 40%. This is totally unacceptable with current cost of living issues.

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

I am unaware of any alternatives to this unacceptable being canvassed by council.

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

I am unaware of council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

no

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

Haven't heard any feedback as yet.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

Author name: Name suppressed

Date of submission: Tuesday, 21 February 2023

Please provide any other comments on the council's application that you would like to make here.

I am very much against a double dip on rate charges that would clearly occur in our case should the proposed rate increase be implemented. As a resident that pays to help maintain the community assets and fund staff salaries, I also pay full council rates. In effect, with the proposed SRV increase, Council is asking residents of Breakfast Point to pay a considerable amount more for receiving less services than standalone owners. I am not suggesting that Breakfast Point residents do not pay a fair share of Council rates as we acknowledge we also use Council infrastructure. The inequity to all Breakfast Point residents will be significantly exacerbated with the magnitude of the proposed minimum rate increase and SRV. I respectfully, suggest the magnitude of the proposed increase are unjustified and should not proceed as proposed.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No Comment

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No comment

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No comment

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No comment

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

No Comment

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Whilst the minimum rate increase and SRV is understood and is reasonable in principle, the Council has not considered a community like Breakfast Point that funds public infrastructure. The impact on these residents is significant with the minimum rate increase, SRV and most Community Associations would also concurrently be increasing their levies to fund their infrastructure maintenance and renewals. As a resident I do not believe that it is not reasonable to be funding public infrastructure twice and the Councils approach is inequitable. Breakfast Point residents fund 100% of the cost of the maintenance and renewal of all infrastructure on community property, majority of which is also 100% accessible to the public. This includes roads, footpaths, parklands, foreshore walkway, etc. It also pays the cost of running the open space and public street lighting in the suburb. In addition, there is infrastructure also supplied to the community via the Breakfast Point Community Hall, meeting rooms, a Mens Shed, BBQ area, oval, pool and tennis courts that takes pressure off the same infrastructure supplied by Council. The public roads, footpaths, stormwater (including GPTSs) and street trees are also the full responsibility of the Breakfast Point Community. Council charges each owner a user pays stormwater fee, yet Breakfast Point owners are responsible for the maintenance and renewal of their own stormwater system. Council only provides the user pays waste collection service and rangers to enforce the free parking in the suburb. It is inequitable for the blanket approach of a rate increase without the consideration of what communities like Breakfast Point save the Council in cost and responsibility, and the significant cost that the residents of these communities are already paying to enable this. Lastly, the Council has many opportunities to help offset the costs and realize savings through grant opportunities. Community Associations are often ineligible for the same grant opportunities. These communities and the way that they are structured save the Council a considerable amount of money.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

As a resident I understand and am not against the increase in rates and SRV, it is just disproportionate for the Breakfast Point residents as we are already funding the maintenance and renewal of public assets that are fully accessible to the public. In addition, we are funding community and recreational infrastructure that takes demand away from Council facilities. The capacity to pay is diminished because of the recent increases in cost of living, particularly increases in interest rates.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

No comment

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

No comment

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

No comment

Author name: Name suppressed

Date of submission: Wednesday, 22 February 2023

Please provide any other comments on the council's application that you would like to make here.

I am very much against a double dip on rate charges that would clearly occur in our case should the proposed rate increase be implemented. As a resident that pays to help maintain the community assets and fund staff salaries, I also pay full council rates. In effect, with the proposed SRV increase, Council is asking me, because I reside in Breakfast Point, to pay a considerable amount more for receiving less services than standalone owners. Anyone can see very clearly that there is a gross amount of inequity in the Council's proposal I am not suggesting that as a Breakfast Point resident I do not pay a fair share of Council rates as I acknowledge I also use Council infrastructure. The inequity to all Breakfast Point residents will be significantly exacerbated with the magnitude of the proposed minimum rate increase and SRV. I respectfully, suggest the magnitude of the proposed increase are unjustified and should not proceed as proposed.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No comment

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No Comment

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No comment

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No comment

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

No comment

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Council has not considered a community like Breakfast Point that funds public infrastructure. The impact on these residents is significant with the minimum rate increase, SRV and most Community Associations would also concurrently be increasing their levies to fund their infrastructure maintenance and renewals. As a resident I do not believe that it is not reasonable to be funding public infrastructure twice and the Councils approach is inequitable. As a community, we have lobbied for years that there is an obvious inequity in the way that we pay our rates. In fact we should be reducing our rates as we are funding the infrastructure costs of a complete suburb while allowing complete public access. Breakfast Point residents fund 100% of the cost of the maintenance and renewal of all infrastructure on community property, majority of which is also 100% accessible to the public. This includes roads, footpaths, parkland, foreshore walkway, etc. It also pays the cost of running the open space and public street lighting in the suburb. In addition, there is infrastructure also supplied to the community via the Breakfast Point Community Hall, meeting rooms, a Mens Shed, BBQ area, oval, pool and tennis courts that takes pressure off the same infrastructure supplied by Council. The public roads, footpaths, storm-water (including GPTSs) and street trees are also the full responsibility of the Breakfast Point Community. Council charges each owner a user pays storm-water fee yet Breakfast Point owners are responsible for the maintenance and renewal of their own storm-water system. Council only provides the user pays waste collection service and rangers to enforce the free parking in the suburb. It is inequitable for the blanket approach of a rate increase without the consideration of what communities like Breakfast Point save the Council in cost and responsibility, and the significant cost that the residents of these communities are already paying to enable this. Lastly, the Council has many opportunities to help offset the costs and realise savings through grant opportunities. Community Associations are often ineligible for the same grant opportunities. These communities and the way that they are structured save the Council a considerable amount of money.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

As a resident, I find it completely unreasonable, unprofessional and frankly highly irresponsible that council would propose a blanket increase to rates without acknowledging that there are fundamental differences in Breakfast point. Should we in fact be billing council for all the costs incurred in order to maintain our current infrastructure? Not only will there be an extraordinary rate increase under your proposal, but there will be a large increase in our levies to maintain the Breakfast Point suburb. This together with the current increases in the cost of living will bring many residences to the brink as there are a large number of retirees living in the community trying to fund their retirement. Council forgets that while this is a community, it is NOT a closed community. There is complete public access.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

No comment

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

No comment

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

No comment

Author name: Name suppressed

Date of submission: Wednesday, 22 February 2023

Please provide any other comments on the council's application that you would like to make here.

I am very much against a double dip on rate charges that would clearly occur in our case should the proposed rate increase be implemented. As a resident that pays to help maintain the community assets and fund staff salaries, I also pay full council rates. In effect, with the proposed SRV increase, Council is asking residents of Breakfast Point to pay a considerable amount more for receiving less services than standalone owners. I am not suggesting that Breakfast Point residents do not pay a fair share of Council rates as we acknowledge we also use Council infrastructure. The inequity to all Breakfast Point residents will be significantly exacerbated with the magnitude of the proposed minimum rate increase and SRV. I respectfully, suggest the magnitude of the proposed increase are unjustified and should not proceed as proposed.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No comment

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No comment

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No comment

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No comment

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

No comment

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Whilst the minimum rate increase and SRV is understood and is reasonable in principle, the Council has not considered a community like Breakfast Point that funds public infrastructure. The impact on these residents is significant with the minimum rate increase, SRV and most Community Associations would also concurrently be increasing their levies to fund their infrastructure maintenance and renewals. As a resident I do not believe that it is not reasonable to be funding public infrastructure twice and the Councils approach is inequitable. Breakfast Point residents fund 100% of the cost of the maintenance and renewal of all infrastructure on community property, majority of which is also 100% accessible to the public. This includes roads, footpaths, parklands, foreshore walkway, etc. It also pays the cost of running the open space and public street lighting in the suburb. In addition, there is infrastructure also supplied to the community via the Breakfast Point Community Hall, meeting rooms, a Mens Shed, BBQ area, oval, pool and tennis courts that takes pressure off the same infrastructure supplied by Council. The public roads, footpaths, stormwater (including GPTSs) and street trees are also the full responsibility of the Breakfast Point Community. Council charges each owner a user pays stormwater fee yet Breakfast Point owners are responsible for the maintenance and renewal of their own stormwater system. Council only provides the user pays waste collection service and rangers to enforce the free parking in the suburb. It is inequitable for the blanket approach of a rate increase without the consideration of what communities like Breakfast Point save the Council in cost and responsibility, and the significant cost that the residents of these communities are already paying to enable this. Lastly, the Council has many opportunities to help offset the costs and realise savings through grant opportunities. Community Associations are often ineligible for the same grant opportunities. These communities and the way that they are structured save the Council a considerable amount of money.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

As a resident I understand and is not against the increase in rates and SRV, it is just disproportionate for the Breakfast Point residents as we are already funding the maintenance and renewal of public assets that are fully accessible to the public. In addition, we are funding community and recreational infrastructure that takes demand away from Council facilities. The capacity to pay is diminished because of the recent increases in cost of living, particularly increases in interest rates.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

No comment

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

No comment

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

No comment

Author name: Name suppressed

Date of submission: Wednesday, 22 February 2023

Please provide any other comments on the council's application that you would like to make here.

I am very much against a double dip on rate charges that would clearly occur in our case should the proposed rate increase be implemented. As a resident that pays to help maintain the community assets and fund staff salaries, I also pay full council rates. In effect, with the proposed SRV increase, Council is asking residents of Breakfast Point to pay a considerable amount more for receiving less services than standalone owners. I am not suggesting that Breakfast Point residents do not pay a fair share of Council rates as we acknowledge we also use Council infrastructure. The inequity to all Breakfast Point residents will be significantly exacerbated with the magnitude of the proposed minimum rate increase and SRV. I respectfully, suggest the magnitude of the proposed increase are unjustified and should not proceed as proposed.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No comment

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No comment

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No comment

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No comment

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

No comment

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Whilst the minimum rate increase and SRV is understood and is reasonable in principle, the Council has not considered a community like Breakfast Point that funds public infrastructure. The impact on these residents is significant with the minimum rate increase, SRV and most Community Associations would also concurrently be increasing their levies to fund their infrastructure maintenance and renewals. As a resident I do not believe that it is not reasonable to be funding public infrastructure twice and the Councils approach is inequitable. Breakfast Point residents fund 100% of the cost of the maintenance and renewal of all infrastructure on community property, majority of which is also 100% accessible to the public. This includes roads, footpaths, parklands, foreshore walkway, etc. It also pays the cost of running the open space and public street lighting in the suburb. In addition, there is infrastructure also supplied to the community via the Breakfast Point Community Hall, meeting rooms, a Mens Shed, BBQ area, oval, pool and tennis courts that takes pressure off the same infrastructure supplied by Council. The public roads, footpaths, stormwater (including GPTSs) and street trees are also the full responsibility of the Breakfast Point Community. Council charges each owner a user pays stormwater fee yet Breakfast Point owners are responsible for the maintenance and renewal of their own stormwater system. Council only provides the user pays waste collection service and rangers to enforce the free parking in the suburb. It is inequitable for the blanket approach of a rate increase without the consideration of what communities like Breakfast Point save the Council in cost and responsibility, and the significant cost that the residents of these communities are already paying to enable this. Lastly, the Council has many opportunities to help offset the costs and realise savings through grant opportunities. Community Associations are often ineligible for the same grant opportunities. These communities and the way that they are structured save the Council a considerable amount of money.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

As a resident I understand and is not against the increase in rates and SRV, it is just disproportionate for the Breakfast Point residents as we are already funding the maintenance and renewal of public assets that are fully accessible to the public. In addition, we are funding community and recreational infrastructure that takes demand away from Council facilities. The capacity to pay is diminished because of the recent increases in cost of living, particularly increases in interest rates.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

No comment

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

No comment

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

No comment

Author name: Name suppressed

Date of submission: Wednesday, 22 February 2023

Please provide any other comments on the council's application that you would like to make here.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

Council does not appear to have fully considered the equity or fairness of levying without exception the special variation to the ratepayers of the Breakfast Point Community. The Council does not appear to be intending to provide a number of maintenance services to infrastructure that are currently (and will be borne) by Breakfast Point Residents, such as road and pavement maintenance, street lighting, landscaping. These are all services that Council will continue to provide to all other ratepayers from the special rate revenue increase (i.e. there will be an unfair cost subsidisation).

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

There does not appear to be any rebate of rates for the costs that will not be shouldered by Council as identified in the response to Question 1.

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

Given that the 'average ratepayer' does not pay for infrastructure services and repairs of the infrastructure (nearly all of which is available for the benefit and enjoyment of all non BP Community ratepayers and residents, the concept of regarding Breakfast Point Community ratepayers as average ratepayers is either devious and deceptive or naive.

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No comment offered.

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

Not known.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Breakfast Point residents fund 100% of the cost of the maintenance and renewal of all infrastructure on community property, majority of which is also 100% accessible to the public. This includes roads, footpaths, parklands, foreshore walkway, etc. It also pays the cost of running the open space and public street lighting in the suburb. The public roads, footpaths, stormwater (including GPTs) and street trees are also the full responsibility of the Breakfast Point Community. Council charges each owner a user pays stormwater fee yet Breakfast Point owners are responsible for the maintenance and renewal of their own stormwater system. In addition, there is infrastructure also supplied to the community via the Breakfast Point Community Hall, meeting rooms, a Mens Shed, BBQ area, oval, pool and tennis courts that takes pressure off the same infrastructure supplied by Council. Council only provides the user pays waste collection service and rangers to enforce the free parking in the suburb. It is inequitable for the blanket approach of a rate increase without the consideration of what communities like Breakfast Point save the Council in cost and responsibility, and the significant cost that the residents of these communities are already paying to enable this.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

The Council does not appear to have offered a scheme that is fair and equitable in that it does not recognise the significant contribution to the amenity and benefit of the wider community already being made by the BP Community. The current proposal has simply accepted that this contribution need not be recognised as justifying special arrangements, but that there is a capacity and willingness to accept a scale-up of the existing financial burden. One could be excused for forming the impression that Council has some preconceived notion that the ratepayers of prestigious precincts such as Breakfast Point (many of whom are self-funded retirees or pensioners) have both a capacity and willingness to pay.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

No comment offered

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

No comment offered.

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and

cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

A principal initiative underpinning Council's cost containment strategy is to continue to accept the financial and organisational benefits of not funding the cost of providing and maintaining the facilities amenities and services that are provided by communities such as the Breakfast Point Community. Worse it is clearly intended to scale this up by the same factor as will apply to the facilities and services for other ratepayers who are not currently funding such facilities amenities and services.

Author name: Name suppressed

Date of submission: Thursday, 23 February 2023

Please provide any other comments on the council's application that you would like to make here.

I am very much against a double dip on rate charges that would clearly occur in our case should the proposed rate increase be implemented. As a resident that pays to help maintain the community assets and funds staff salaries, I also pay full council rates. In effect, with the proposed SRV increase, Council is asking residents of BP to pay a considerable amount more for receiving less services than standalone owners. I respectfully suggest the magnitude of the proposed increase are unjustified and should not proceed as proposed.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No Comment

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No Comment

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No Comment

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No Comment

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

While the minimum rate increase and SRV is understood and is reasonable in principle, the council has not considered a community like Breakfast Point that funds public infrastructure. The impact on these residents is significant with the minimum rate increase, SR and most Community Association's would also concurrently be increasing their levies to fund their infrastructure maintenance and renewals. As a resident, I do not believe that it is not reasonable to be funding public infrastructure twice and the Council's approach is inequitable. Breakfast Point residents fund 100% of the cost of the maintenance and renewal of all infrastructure on community property, majority of which is also 100% accessible to the public. This includes roads, footpaths, parklands, foreshore walkways, etc. It also pays the cost of running the open space and public street lighting in the suburb. In addition, there is infrastructure also supplied to the community via the Breakfast Point Community Hall, meeting rooms, a Men's shed, BBQ area, oval, pool and tennis courts that takes pressure off the same infrastructure supplied by Council. The public roads, footpaths, stormwater (incl GPTS's) and street trees are also the full responsibility of the Breakfast Point Community. Council charges each owner a user pays stormwater fee yet Breakfast Point owners are responsible for the maintenance and renewal of their stormwater system. Council only provides the user pays waste collection service and rangers to enforce free parking in the suburb. It is inequitable for the blanket approach of a rate increase without the consideration of what communities like BP save the Council in cost and responsibility, and the significant cost that the residents of these communities are already paying to enable this. Lastly, the Council has many opportunities to help offset the costs and realise savings through grant opportunities. Community Associations are often ineligible for the same grant opportunities. These communities and the way that they are structured save the Council a considerable amount of money.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

As a resident of Breakfast Point, I understand and am not against the increase and SRV, it is just disproportionate for the BP residents as we are already funding the maintenance and renewal of public assets that are fully accessible to the public. In addition, we are funding a recreational infrastructure that takes demand away from Council facilities. The capacity to pay is diminished because of the recent increases in cost of living, particularly increases in interest rates.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

No Comment

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

No Comment

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

No Comment

Author name: Name suppressed

Date of submission: Thursday, 23 February 2023

Please provide any other comments on the council's application that you would like to make here.

I am very much against a double dip on rate charges that would clearly occur in our case should the proposed rate increase be implemented. As a resident that pays to help maintain the community assets and fund staff salaries, I also pay full council rates. In effect, with the proposed SRV increase, Council is asking residents of Breakfast Point to pay a considerable amount more for receiving less services than standalone owners. I am not suggesting that Breakfast Point residents not pay a fair share of Council rates as we acknowledge we also use Council infrastructure. The inequity to all Breakfast Point residents will be significantly exacerbated with the magnitude of the proposed minimum rate increase and SRV. I respectfully, suggest the magnitude of the proposed increase are unjustified and should not proceed as proposed.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Whilst the minimum rate increase and SRV is understood and is reasonable in principle, the Council has not considered a community like Breakfast Point that funds public infrastructure. The impact on these residents is significant with the minimum rate increase, SRV and most Community Associations would also concurrently be increasing their levies to fund their infrastructure maintenance and renewals. As a resident I do not believe that it is not reasonable to be funding public infrastructure twice and the Councils approach is inequitable. Breakfast Point residents fund 100% of the cost of the maintenance and renewal of all infrastructure on community property, majority of which is also 100% accessible to the public. This includes roads, footpaths, parklands, foreshore walkway, etc. It also pays the cost of running the open space and public street lighting in the suburb. In addition, there is infrastructure also supplied to the community via the Breakfast Point Community Hall, meeting rooms, a Mens Shed, BBQ area, oval, pool and tennis courts that takes pressure off the same infrastructure supplied by Council. The public roads, footpaths, stormwater (including GPTSs) and street trees are also the full responsibility of the Breakfast Point Community. Council charges each owner a user pays stormwater fee yet Breakfast Point owners are responsible for the maintenance and renewal of their own stormwater system. Council only provides the user pays waste collection service and rangers to enforce the free parking in the suburb. It is inequitable for the blanket approach of a rate increase without the consideration of what communities like Breakfast Point save the Council in cost and responsibility, and the significant cost that the residents of these communities are already paying to enable this. Lastly, the Council has many opportunities to help offset the costs and realise savings through grant opportunities. Community Associations are often ineligible for the same grant opportunities. These communities and the way that they are structured save the Council a considerable amount of money.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

As a resident I understand and is not against the increase in rates and SRV, it is just disproportionate for the Breakfast Point residents as we are already funding the maintenance and renewal of public assets that are fully accessible to the public. In addition, we are funding community and recreational infrastructure that takes demand away from Council facilities. The capacity to pay is diminished because of the recent increases in cost of living, particularly increases in interest rates.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

Author name: Name suppressed

Date of submission: Friday, 24 February 2023

Please provide any other comments on the council's application that you would like to make here.

No Comment

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No Comment

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No Comment

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No Comment

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No Comment

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

No Comment

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

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Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

No Comment

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

No Comment

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation

period. Please comment on the council's response here.

I am very much against a double dip on rate charges that would clearly occur in our case should the proposed rate increase be implemented. As a resident that pays to help maintain the community assets and fund staff salaries, I also pay full council rates. In effect, with the proposed SRV increase, Council is asking residents of Breakfast Point to pay a considerable amount more for receiving less services than standalone owners. I am not suggesting that Breakfast Point residents do not pay a fair share of Council rates as we acknowledge we also use Council infrastructure. The inequity to all Breakfast Point residents will be significantly exacerbated with the magnitude of the proposed minimum rate increase and SRV. I respectfully, suggest the magnitude of the proposed increase are unjustified and should not proceed as proposed.

Author name: Name suppressed

Date of submission: Sunday, 26 February 2023

Please provide any other comments on the council's application that you would like to make here.

We are against any rate risers as Breakfast Point owners would not receive any benefits and we still have to cope with rising costs of contractors that we pay to maintain the common grounds that can be used by others.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No comment

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No comment

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No Comment

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No Comment

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

No Comment

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

It seems to us that the Council has not considered a Community like Breakfast Point that funds the upkeep of public Infrastructure at its cost. The only benefit that Breakfast Point residents get from Council is Rubbish removal and the very seldom parking enforcing officers. Yes we benefit from other facilities that Council provide, but our current rates would cover them.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

As a resident ,we already pay heavy levies to maintain the common facilities, exclusive use areas, etc. We have just received a notice that land values have gone up considerably and that will follow with increased levies as well ! In the current environment, given the Cost of Living has gone up substantially any further increases will diminish the ability to pay !

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

No comment

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

No Comment

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

No comment

Author name: Name suppressed

Date of submission: Sunday, 26 February 2023

Please provide any other comments on the council's application that you would like to make here.

I live in Breakfast Point The Community Association already bears the financial burden of a large part of the community roads and infrastructure. So the Council's proposal for a dramatic variation in rates for Breakfast Point is unfair and inequitable; because Council does not need to apply that revenue towards Breakfast Point roads or infrastructure Regards [REDACTED]

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

NO

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

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I live in Breakfast Point The Community Association already bears the financial burden of a large part of the community roads and infrastructure. So the Council's proposal for a dramatic variation in rates for Breakfast Point is unfair and inequitable; because Council does not need to apply that revenue towards Breakfast Point roads or infrastructure Regards [REDACTED]

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

I live in Breakfast Point The Community Association already bears the financial burden of a large part of the community roads and infrastructure. So the Council's proposal for a dramatic variation in rates for Breakfast Point is unfair and inequitable; because Council does not need to apply that revenue towards Breakfast Point roads or infrastructure Regards [REDACTED]

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

I live in Breakfast Point The Community Association already bears the financial burden of a large part of the community roads and infrastructure. So the Council's proposal for a dramatic variation in rates for Breakfast Point is unfair and inequitable; because Council does not need to apply that revenue towards Breakfast Point roads or infrastructure Regards [REDACTED]

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

No

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

No

Author name: Name suppressed

Date of submission: Monday, 27 February 2023

Please provide any other comments on the council's application that you would like to make here.

I am very much against the double dip rate charges that would clearly occur in our case should the proposed rates increases be implemented. As a resident that pays to help maintain the community assets and fund staff salaries, I also pay full council rates. In effect, with the proposed SRV increase, Council is asking residents of Breakfast Point to pay a considerable amount more for receiving less services than standalone owners! I am not suggesting that B.P. Residents do not pay a fair share of council rates as we acknowledge we also use council infrastructure. The inequity to all B.P. Residents will be significantly exacerbated with the magnitude of the proposed minimum rate increase and SRV. I respectfully suggest the magnitude of the proposed increase are unjustified and should not proceed as proposed!

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

Has the council established the need for, and purpose of a different revenue path for the council's general fund?

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Whilst the minimum rate increase and SRV is understood and is reasonable in principle, the council has not considered a community like Breakfast Point that funds infrastructure. The impact on these residents is significant with the minimum rate increase, SRV and most community associations would also concurrently be increasing their levies to fund their infrastructure maintenance and renewals. As a resident I do not believe that it is not reasonable to be funding public infrastructure twice and the council's approach is inequitable. Breakfast point residents fund 100% of the cost of the maintenance and renewal of all infrastructure on community property, majority of which is also 11% accessible to the public. This includes roads, footpaths, parklands, foreshore walkways, etc. It also pays the cost of running the open space and public street lighting in the suburb. In addition there is infrastructure also supplied to the community via BP community hall, meeting rooms, mens shed, BBQ area, oval, pool and tennis courts that take pressure off the same infrastructure supplied by council. Council only provides the user pays waste collection service and rangers to reinforce the free parking in the suburb. It is inequitable for the blanket approach of a rate increase without the consideration of what communities like B.P. save the council in cost and responsibility, also the significant cost that the residents of these communities are already paying to enable this. Lastly, the council has many opportunities to help offset the costs and realise savings through grant opportunities. Community Associations are often ineligible for the same grant opportunities. These communities and the way that they are structured save the council a large amount of money!

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay. As a resident I understand and is not against the increase in rates and SRV, it is just disproportionate for the B.P. Residents as we are already funding maintenance and renewal of public assets that are fully accessible to the public. In addition, we are funding community and recreational infrastructure that takes demand away from council facilities. The capacity to pay is diminished because of the recent increases in cost of living, particularly in interest rates.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

Author name: Name suppressed

Date of submission: Monday, 27 February 2023

Please provide any other comments on the council's application that you would like to make here.

I am very much against the double dip approach by Council on rate charges that would clearly occur in my case should the proposed rate increase be implemented. As a Breakfast Point resident that pays to help maintain the community assets and fund staff salaries, I also pay full Council rates. In effect, with the proposed SRV increase, Council is asking residents of Breakfast Point to pay a considerable amount more for receiving less services than standalone owners. I am not suggesting that Breakfast Point residents not pay a fair share of council rates as I acknowledge we also use Council infrastructure. The inequity to all Breakfast Point residents will be significantly exacerbated with the magnitude of the proposed minimum rate increase and SRV. I respectfully suggest the magnitude of the proposed increases are unjustified and should not proceed as proposed.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

no comment

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

no comment

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

no comment

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

no comment

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

no comment

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Whilst the minimum rate increase and SRV is understood and is reasonable in principle, the Council has not considered a community like Breakfast Point that funds public infrastructure. The impact on these residents is significant with the minimum rate increase, SRV and most Community Associations would also concurrently be increasing their levies to fund their infrastructure maintenance and renewals. As a resident I do not believe that it is not reasonable to be funding public infrastructure twice and the council's approach is inequitable. Breakfast Point residents fund 100% of the cost of the maintenance and renewal of all infrastructure on community property, majority of which is also 100% accessible to the public. This includes roads, footpaths, parklands, foreshore walkway, etc. It also pays the cost of running the open space and public street lighting in the suburb. In addition, there is infrastructure also supplied to the community via the Breakfast Point Community Hall, meeting rooms, a Men's Shed, BBQ area, oval, pool and tennis courts that takes pressure off the same infrastructure supplied by Council. The public roads, footpaths, stormwater (including GPTS's) and street trees are also the full responsibility of the Breakfast Point Community. Council charges each owner a user pays stormwater fee yet Breakfast Point owners are responsible for the maintenance and renewal of their own stormwater system. Council only provides the user pays waste collection service and rangers to enforce the free parking in the suburb. It is inequitable for the blanket approach of a rate increase without the consideration of what communities like Breakfast Point save the Council in cost and responsibility, and the significant cost that the residents of these communities are already paying to enable this. Lastly, the Council has many opportunities to help offset the costs and realise savings through grant opportunities. These communities and the way that they are structured save the Council a considerable amount of money.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

As a resident I understand and am not against the increase in rates and SRV, it is just disproportionate for the Breakfast Point residents as we are already funding the maintenance and renewal of public assets that are fully accessible to the public. In addition, we are funding community and recreational infrastructure that takes demand away from Council facilities. The capacity to pay is diminished because of the recent increases in cost of living, particularly increases in interest rates.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

No comment.

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted

by the council before it applied to IPART for the proposed special variation?
No comment.

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.
No comment.

Author name: Name suppressed

Date of submission: Monday, 27 February 2023

Please provide any other comments on the council's application that you would like to make here.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

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Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No comment

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No comment

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No comment

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

No comment

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

The council has not considered a community like Breakfast Point that funds its OWN public infrastructure. It is unreasonable to expect residents of Breakfast Point to effectively fund public infrastructure twice - through Community levies and rates. The Breakfast Point community is not funded by council in the same way as many other multi-res developments. Breakfast Point funds all its own infrastructure. Council only provides waste and parking ranger services. It is not fair to Breakfast Point residents that a blanket approach rate increase is applied, when residents are already paying for services that council would normally supply.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay. The Breakfast point community is already paying for services that council are not providing, and effectively paying for these services twice would put unfair burden on residents to pay more for no return.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

No comment

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

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Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

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Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

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No comment

Author name: Name suppressed

Date of submission: Monday, 27 February 2023

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Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

No comment

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Whilst the minimum rate increase and SRV is understood, the Council has not considered communities like Breakfast Point, Cape Cabarita, Kendall Inlet & Edgeworth. These communities provide & maintain extensive public infrastructure, towards which council does not contribute. The impact on the residents in such communities is significant with the minimum rate increase, SRV and the various Community Associations also increasing their levies to fund their infrastructure maintenance and renewals. As a resident Of Breakfast Point, I believe that it is unreasonable to be funding public infrastructure twice and the Councils approach is inequitable. Breakfast Point residents fund 100% of the cost of the maintenance and renewal of all infrastructure on community property, majority of which is also 100% accessible to the public. This includes roads, footpaths, parklands, foreshore walkway, etc. It also pays the cost of running the open space and public street lighting in the suburb. In addition, there is infrastructure also supplied to the community via the Breakfast Point Community Hall, meeting rooms, a Mens Shed, BBQ area, oval, pool and tennis courts that takes pressure off the same infrastructure supplied by Council. The public roads, footpaths, stormwater (including GPTSs) and street trees are also the full responsibility of the Breakfast Point Community. Council charges each owner a user pays stormwater fee yet Breakfast Point owners are responsible for the maintenance and renewal of their own stormwater system. Council only provides the user pays waste collection service and rangers to enforce the free parking in the suburb. It is inequitable for the blanket approach of a rate increase without the consideration of what communities like Breakfast Point save the Council in cost and responsibility, and the significant cost that the residents of these communities are already paying to enable this. Lastly, the Council has many opportunities to help offset the costs and realise savings through grant opportunities. Community Associations are often ineligible for the same grant opportunities. These communities and the way that they are structured save the Council a considerable amount of money.

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Author name: Name suppressed

Date of submission: Monday, 27 February 2023

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Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

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Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

As a resident I understand and is not against the increase in rates and SRV, it is just disproportionate for the Breakfast Point residents as we are already funding the maintenance and renewal of public assets that are fully accessible to the public. In addition, we are funding community and recreational infrastructure that takes demand away from Council facilities. The capacity to pay is diminished because of the recent increases in cost of living, particularly increases in interest rates.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

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Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

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Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

No comment

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Date of submission: Monday, 27 February 2023

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Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No Comment

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No Comment

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No Comment

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

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Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

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Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

No Comment

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

No Comment

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

No Comment

Author name: Name suppressed

Date of submission: Monday, 27 February 2023

Please provide any other comments on the council's application that you would like to make here.
Just another grab at our meagre finances.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

NO

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

Property prices are falling - I do not understand why valuations and rates are increasing

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

It does not make sense to me.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

It seems to be out of touch

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

The big question is - "Will it work or is it just pie in the sky"??

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

I don't think so.

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

I am not aware of this

Author name: Name suppressed

Date of submission: Tuesday, 28 February 2023

Please provide any other comments on the council's application that you would like to make here.

I am very much against a double dip on rate charges that would clearly occur in our case should the proposed rate increase be implemented. As a resident that pays to help maintain the community assets and fund staff salaries, I also pay full council rates. In effect, with the proposed SRV increase, Council is asking residents of Breakfast Point to pay a considerable amount more for receiving less services than standalone owners. I am not suggesting that Breakfast Point residents do not pay a fair share of Council rates as we acknowledge we also use Council infrastructure. The inequity to all Breakfast Point residents will be significantly exacerbated with the magnitude of the proposed minimum rate increase and SRV. I respectfully, suggest the magnitude of the proposed increase are unjustified and should not proceed as proposed. A more equitable way of accessing rate charges within the council area should be investigated taking into account the significant over contribution the residents of Breakfast Point currently make.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No comment.

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No comment

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

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No comment

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Whilst the minimum rate increase and SRV is understood and is reasonable in principle, the Council has not considered a community like Breakfast Point that funds public infrastructure. The impact on these residents is significant with the minimum rate increase, SRV and most Community Associations would also concurrently be increasing their levies to fund their infrastructure maintenance and renewals. As a resident I do not believe that it is reasonable to be funding public infrastructure twice and the Councils approach is inequitable. Breakfast Point residents fund 100% of the cost of the maintenance and renewal of all infrastructure on community property, majority of which is also 100% accessible to the public. This includes roads, footpaths, parklands, foreshore walkway, etc. It also pays the cost of running the open space and public street lighting in the suburb. In addition, there is infrastructure also supplied to the community via the Breakfast Point Community Hall, meeting rooms, a Mens Shed, BBQ area, oval, pool and tennis courts that takes pressure off the same infrastructure supplied by Council. The public roads, footpaths, storm water (including GPTSSs) and street trees are also the full responsibility of the Breakfast Point Community. Council charges each owner a user pays storm water fee yet Breakfast Point owners are responsible for the maintenance and renewal of their own storm water system. Council only provides the user pays waste collection service and rangers to enforce the free parking in the suburb. It is inequitable for the blanket approach of a rate increase without the consideration of what communities like Breakfast Point save the Council in cost and responsibility, and the significant cost that the residents of these communities are already paying to enable this. Lastly, the Council has many opportunities to help offset the costs and realise savings through grant opportunities. Community Associations are often ineligible for the same grant opportunities. These communities and the way that they are structured save the council a considerable amount of money.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

As a resident I understand and am not against the increase in rates and SRV, it is just disproportionate for the Breakfast Point residents as we are already funding the maintenance and renewal of public assets that are fully accessible to the public. In addition, we are funding community and recreational infrastructure that takes demand away from Council facilities. The capacity to pay is diminished because of the recent increases in cost of living, particularly increases in interest rates and strata levies.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

No comment

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

No comment

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

No comment

Author name: Name suppressed

Date of submission: Tuesday, 28 February 2023

Please provide any other comments on the council's application that you would like to make here.

As above

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

The council has ignored the feedback from the community and pushed forwards with these rate increases. I am unemployed and cant afford to pay them.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Many of the community are already struggling with rising costs of living due to mortgage rate rises, corresponding rent rises and general cost of living increases. We cannot afford these council rate rises which are unreasonable and unjustified.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

There has been no consideration of the community's ability to pay.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

We are not aware of the councils plan to address the hardship caused.

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

Unknown.

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

Unaware

Author name: Name suppressed

Date of submission: Tuesday, 28 February 2023

Please provide any other comments on the council's application that you would like to make here.

I am very much against a double dip on rate charges that would clearly occur in our case should the proposed rate increase be implemented. As a resident that pays to help maintain the community assets and fund staff salaries, I also pay full council rates. In effect, with the proposed SRV increase, Council is asking residents of Breakfast Point to pay a considerable amount more for receiving less services than standalone owners. I am not suggesting that Breakfast Point residents do not pay a fair share of Council rates as we acknowledge we also use Council infrastructure. The inequity to all Breakfast Point residents will be significantly exacerbated with the magnitude of the proposed minimum rate increase and SRV. I respectfully, suggest the magnitude of the proposed increase are unjustified and should not proceed as proposed.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No Comment

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No Comment

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

no comment

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

no comment

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

no comment

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Whilst the minimum rate increase and SRV is understood and is reasonable in principle, the Council has not considered a community like Breakfast Point that funds public infrastructure. The impact on these residents is significant with the minimum rate increase, SRV and most Community Associations would also concurrently be increasing their levies to fund their infrastructure maintenance and renewals. As a resident I do not believe that it is not reasonable to be funding public infrastructure twice and the Councils approach is inequitable. Breakfast Point residents fund 100% of the cost of the maintenance and renewal of all infrastructure on community property, majority of which is also 100% accessible to the public. This includes roads, footpaths, parklands, foreshore walkway, etc. It also pays the cost of running the open space and public street lighting in the suburb. In addition, there is infrastructure also supplied to the community via the Breakfast Point Community Hall, meeting rooms, a Mens Shed, BBQ area, oval, pool and tennis courts that takes pressure off the same infrastructure supplied by Council. The public roads, footpaths, stormwater (including GPTSs) and street trees are also the full responsibility of the Breakfast Point Community. Council charges each owner a user pays stormwater fee yet Breakfast Point owners are responsible for the maintenance and renewal of their own stormwater system. Council only provides the user pays waste collection service and rangers to enforce the free parking in the suburb. It is inequitable for the blanket approach of a rate increase without the consideration of what communities like Breakfast Point save the Council in cost and responsibility, and the significant cost that the residents of these communities are already paying to enable this. Lastly, the Council has many opportunities to help offset the costs and realise savings through grant opportunities. Community Associations are often ineligible for the same grant opportunities. These communities and the way that they are structured save the Council a considerable amount of money.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

As a resident I understand and is not against the increase in rates and SRV, it is just disproportionate for the Breakfast Point residents as we are already funding the maintenance and renewal of public assets that are fully accessible to the public. In addition, we are funding community and recreational infrastructure that takes demand away from Council facilities. The capacity to pay is diminished because of the recent increases in cost of living, particularly increases in interest rates.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

no comment

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

no comment

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

no comment

Author name: Name suppressed

Date of submission: Tuesday, 28 February 2023

Please provide any other comments on the council's application that you would like to make here.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

I do not believe that council has established the need

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

I oppose these increases, voted against them at council, and have submitted my opinion to IPART. The increases are excessive, unfair, and badly timed with many families already struggling.

Author name: Name suppressed

Date of submission: Tuesday, 28 February 2023

Please provide any other comments on the council's application that you would like to make here.

See above

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No I don't think they have considered the different communities within the council such as Breakfast Point who are responsible for their own infrastructure. The proposal is not on a fair basis.

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No I don't think they have considered the different communities within the council such as Breakfast Point who are responsible for their own infrastructure. The proposal is not on a fair basis and does not consider double dipping on Breakfast Point Community. They have not addressed our concerns.

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

Yes

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No I don't think they have considered the different communities within the council such as Breakfast Point who are responsible for their own infrastructure. The proposal is not on a fair basis.

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

Council have noted feedback but have not adequately addressed them or responded to them. I.e. they have just been ignored

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

No I don't think they have considered the different communities within the council such as Breakfast Point who are responsible for their own infrastructure. The proposal is not on a fair basis and does not consider double dipping on Breakfast Point Community. They have not addressed our concerns.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

No I don't think they have the different communities within the council such as Breakfast Point who are responsible for their own infrastructure. The proposal is not on a fair basis . They have not addressed our concerns.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

No I don't think they have considered the different communities within the council such as Breakfast Point who are responsible for their own infrastructure. The proposal is not on a fair basis and does not consider double dipping on Breakfast Point Community. They have not addressed our concerns.

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

Yes

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

No. The cost increase will have no benefit to us given Breakfast Point is already responsible for our own infrastructure. The expected benefits do not apply to us but we are being charged for the cost for other areas. This is not a fair charge.

Author name: Name suppressed

Date of submission: Tuesday, 28 February 2023

Please provide any other comments on the council's application that you would like to make here.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

Not in my opinion.

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

Not that I am aware of.

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

Yes, however it was presented in a way to make the proposal seem imaterial. Whilst in fact it is significant

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

Unsure

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

No action at all that i am aware of. To me the feed back is a 'tick box exercise' for something that is going to happen anyway.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Totally unreasonable given the escalated cost of living for residents at the moment. The proposed use/spend of the increase is not essential. At times like now they should be looking after residents.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay. What consideration?

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

Unrealistic

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

I am not able to comment here

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

This does not exist. The proposal is about providing more resources to council, where I and most other residents are of the view there is more than ample.

Author name: Name suppressed

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Please provide any other comments on the council's application that you would like to make here.

I am very much against a double dip on rate charges that would clearly occur in our case should the proposed rate increase be implemented. As a resident that pays to help maintain the community assets and fund staff salaries, I also pay full council rates. In effect, with the proposed SRV increase, Council is asking residents of Breakfast Point to pay a considerable amount more for receiving less services than standalone owners. I am not suggesting that Breakfast Point residents do not pay a fair share of Council rates as we acknowledge we also use Council infrastructure. The inequity to all Breakfast Point residents will be significantly exacerbated with the magnitude of the proposed minimum rate increase and SRV. I respectfully, suggest the magnitude of the proposed increase are unjustified and should not proceed as proposed.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No Comment

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No Comment

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No Comment

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No Comment

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

No Comment

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Whilst the minimum rate increase and SRV is understood and is reasonable in principle, the Council has not considered a community like Breakfast Point that funds public infrastructure. The impact on these residents is significant with the minimum rate increase, SRV and most Community Associations would also concurrently be increasing their levies to fund their infrastructure maintenance and renewals. As a resident I do not believe that it is not reasonable to be funding public infrastructure twice and the Councils approach is inequitable. Breakfast Point residents fund 100% of the cost of the maintenance and renewal of all infrastructure on community property, majority of which is also 100% accessible to the public. This includes roads, footpaths, parklands, foreshore walkway, etc. It also pays the cost of running the open space and public street lighting in the suburb. In addition, there is infrastructure also supplied to the community via the Breakfast Point Community Hall, meeting rooms, a Mens Shed, BBQ area, oval, pool and tennis courts that takes pressure off the same infrastructure supplied by Council. The public roads, footpaths, stormwater (including GPTSs) and street trees are also the full responsibility of the Breakfast Point Community. Council charges each owner a user pays stormwater fee yet Breakfast Point owners are responsible for the maintenance and renewal of their own stormwater system. Council only provides the user pays waste collection service and rangers to enforce the free parking in the suburb. It is inequitable for the blanket approach of a rate increase without the consideration of what communities like Breakfast Point save the Council in cost and responsibility, and the significant cost that the residents of these communities are already paying to enable this. Lastly, the Council has many opportunities to help offset the costs and realise savings through grant opportunities. Community Associations are often ineligible for the same grant opportunities. These communities and the way that they are structured save the Council a considerable amount of money.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

As a resident I understand and is not against the increase in rates and SRV, it is just disproportionate for the Breakfast Point residents as we are already funding the maintenance and renewal of public assets that are fully accessible to the public. In addition, we are funding community and recreational infrastructure that takes demand away from Council facilities. The capacity to pay is diminished because of the recent increases in cost of living, particularly increases in interest rates.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

No comment

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

No comment

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

No comment

Author name: Name suppressed

Date of submission: Tuesday, 28 February 2023

Please provide any other comments on the council's application that you would like to make here.

The autocratic council bent on fleecing residents has begun a ramapage. So much for citizen's demo-crazy!

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

Not at all. Instead of treating residents as prey, Council should adopt a 'zero-based' budgeting approach to prudently living within its means.

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

Not at all. It is obvious that the decision to raise rates on hapless residents regardless of evidence was preconceived.

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

The Council has been opaque and at best evasive.

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

Community awareness cannot be subordinated to community consultation and eventually concurrence. There is nothing about this Council that sets it apart from others.

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

As advised, the so-called consultation process has been a charade. The capacity of residents to pay higher rates in the days of increasing interest rates, inflation and unresolved COVID (with no government relief available) all point out to a reduction, not increase in rates.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

The Council has not adduced any data how it concluded the rate-payers can absorb the proposed increases without detriment to their depreciating standard of living.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

Not attempted.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

As self-funded retirees aged 75 and 70 we would not be able to afford the increases. We have paid our past levies fully and on time. This is a slap in the face of compliant residents, and will in due course lead to defaults and hardship.

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

A charade given the foregone outcome.

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

Productivity seems to be for others, not the council.

Author name: Name suppressed

Date of submission: Tuesday, 28 February 2023

Please provide any other comments on the council's application that you would like to make here.

Some tips to provide to Canada Bay Council in how they could have undertaken a better community consultation: - The inclusion of a succinct executive summary clearly addressing: 1. the dollar quantum, 2. the % quantum, 3. the expenditure projects they wish to undertake with the incremental revenue would have been useful. This could be contained in one well spaced out A4 page. - Have the above points clearly articulated in all mediums of communication (including email, post and signs in prominent locations). It is important to use all mediums as different segments of the community better engage with different medium. - Clearly impress on the community the significance of the consultation (i.e. this is not just a consultation regarding the design of a public space). This could be effectively communicated with a statement as the beginning of communication in large font in red (e.g. "Please read: proposal to increase rates by 15.5%")

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

What the council has clearly established is that it is amply funded for years to come. There has been no substantial evidence produced that indicates the SRV is required (e.g. a shortfall in funding of critical services).

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

To my knowledge they have pursued the SRV exclusively and have not provided any meaningful consideration to any alternative.

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

Not to my knowledge. If they did, it was not prominent. I recall doing my own calculations and it was exorbitant. Specifically, I received three emails concerning the SRV from council. These emails did not include the percentage, nor the dollar quantum of the increase.

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

This is a very substantial proposal that will inevitably affect the lives of all ratepayers. Therefore I believe there should have been a more concerted effort to engage with the constituency. This did not occur. Their primary method of communication was through cumbersome emails that may have been overlooked by many ratepayers. When clicking the "Read More" these two figures are still not available. To locate these figures, one needed to scroll to the very bottom of the page, to the last FAQ out of 11, and then click a downward arrow to reveal the figures. This was not easy to find for a younger person, therefore I believe it would have been very difficult for an elderly person (a category of ratepayer with limited disposable income and a category that may be seriously impacted by the change) to find. The council really could have done a much better job at publicizing these numbers rather than burying them in the fine print and behind three clicks. But then again, I believe this was likely part of their strategy to obscure the details of the proposal from ratepayers as they were always going to submit this application to IPART regardless of the outcomes of public consultation.

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

If you review the community submissions you will note that the community feedback was overwhelmingly against the council's proposal. Yet they decided to pursue the IPART application regardless. After deciding to take this course of action no justification was provided to ratepayers. I hope this second "safeguard" consultation process catches this out.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

There is no demand from ratepayers for council to increase the scope of works it currently provides. From my assessment of the materials this is the only rationale for increasing (i.e. the status quo is a viable alternative). Younger first home owners, especially those in apartments are going to be disproportionately affected by the variation. The council also does not have any evidence to support the principle that the community is willing to pay rates. This is evidence by the large body of submissions received by the council in their lacklustre community consultation process.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay. Council undertook a community consultation process. The result of this was overwhelmingly that the community does not have the capacity not the willingness to pay. They completely disregarded this feedback and submitted this proposal to IPART.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

The council has not communicated this to me via any medium. They should publish this on signs in prominent locations

throughout the local government area rather than burying it on their website.

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

I would hope so, but I cannot confirm to my knowledge. I have not seen it. None of the emails I received pertaining to the SRV had any attachments nor any links to the final submission.

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

If it was included in the documentation, it was not clear. The documentation pertaining to the SRV was opaque, cumbersome and not digestible to the layperson. This would have seriously undermined the capacity of many constituents, particularly those from non-English speaking backgrounds, of which there is a significant community in our LGA. The nature of the documents however did appear to be part of the council's strategy to disincentivize community engagement.

Author name: Name suppressed

Date of submission: Tuesday, 28 February 2023

Please provide any other comments on the council's application that you would like to make here.

Those in agreement with the proposal clearly have a lot of money and earn significant incomes if they think the average person can afford the proposal

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

NO! Council hasnt stipulated why there is a need for such a large increase. The proposed increase is completely disproportionate to the actual purpose of it.

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

Absolutely not! They have merely stated the only option is rates increases.

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

Yes but the issue is the value of the proposed increase rather than the increase itself.

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

Absolutely not!!!! Were it not for Andrew Ferguson advising us of the proposal we would not be aware. Council limit all their communications to very few platforms which means rate payers lose many opportunities to actively engage in consultation with council if they are not actively monitoring councils website.

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

Zero action!!! Council merely noted the overwhelming opposing views of rate payers and didnt even both to discuss or propose any alternatives. A blatant failure in this councils role and the proposal is a self serving benefit for the primary purpose of council and not the residents.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

It is completely unreasonable. The value of the proposed increase is ludicrous. Were the value more reasonable, it would be acceptable.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

Ha! What consideration. They simply said we want to increase rates exorbitantly and even though rate payers explained the financial impact it would have on them (including placing them in financial stress) this has been ignored.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

There are no other words but its a joke. Its not practical or reflective of reality.

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

Unsure

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

What is proposed in terms of productivity improvements is no different to other councils in the Sydney metropolitan region. Its not like council is proposing to do something extraordinary

Author name: Name suppressed

Date of submission: Tuesday, 28 February 2023

Please provide any other comments on the council's application that you would like to make here.

I live in Breakfast Point 2137 and we pay both council and strata fees which cover our area I feel we are double dipping this should be reviewed and address and not have a blanket increase with no real justification . Its just another council taking advance of already struggling citizens

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No they havent. I live in Breakfadt Point 2137 and our fees pay for our infrastructure and dont believe there is clear explanation on how this increase benefit our community and area . We are essentially paying twice under council rates and breakfast point strata.

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No. I dont feel there is any due diligence has been conducted by the council. And concerned where this money would actually go. Given corruption seems to be everywhere in government and councils.

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

Not that I. Recall . The increases are excessive, unfair, and badly timed with many families already struggling.

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

Not that I am aware of

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

No response . The increases are excessive, unfair, and badly timed with many families already struggling. Councils are not clear in where the money would go so can only assume [REDACTED]

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

The increases are excessive, unfair, and badly timed with many families already struggling. I live at breakfast point and already pay for our own infrastructure. I feel we are paying too much already on this basis and that our fees should be adjusted accordingly

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

No consideration at all

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

No no proposal. Feel like a number was drawn out of a hat and not explanation or evidence to support the increase

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

I dont know

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

I dont know

Author name: Name suppressed

Date of submission: Tuesday, 28 February 2023

Please provide any other comments on the council's application that you would like to make here.

Canada Bay Council has enjoyed a close relationship with developers that has seen an obscene amount of high rise apartments go into tiny contaminated spaces with little soil remediation. The over development of this area is a disgrace as there has been no additional public transport or road support. I am gobsmacked when I see projects like \$15m on a park that is not going to benefit the locals. Everyone was up in arms about the cost at the purpose because it had no upside for the residents. Council is so internally focused it takes away parking from high streets because it has grand plan. It's a nightmare shopping in the district because council doesn't listen. They should held accountable to the resident but they're not. You go there to get something you're entitled to and they treat you like you're a thief. But they take our rates, water down the services and now want 3 times as much. That's insane. They should demerge and get back to having local representatives that are working with the community.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

NO

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

Not that I am aware of

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No.

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

Not that I am aware of

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

Council is not listening. They are pursuing a course of action with a predetermined outcome.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Canada Bay Council has not demonstrated that they are capable of managing the finances of ratepayers. With the cost of living and extreme over valuations just hitting mailboxes now this is an extraordinary time for council to even contemplate double digit increases on rate payers. They continue to undertake pet projects that cost millions of dollars that do not service the community and yet they want additional funds to do that. Where is the money for infrastructure? They're too busy making Piazza's that no body wants.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

Council has not shown any consideration for long term residents that can't afford to pay for these increases.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

No idea. I don't have time to read thousands of pages of transcripts from meetings. There has been no clear communication from council to address this.

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

No idea.

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

These are vanity projects they are not essential to the area or the community.

Author name: Name suppressed

Date of submission: Tuesday, 28 February 2023

Please provide any other comments on the council's application that you would like to make here.

Absolutely inappropriate giving the current climate. Never the less, council should be budgeting for improvements like any business or household. Generating money through special rate rises is a bureaucrat means of generating funds - they are not even urgent repairs!!!

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

The council has stated their need and purpose however they have not stated the necessity. Council should budget for these improvements over time based on their existing revenue.

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

I am not aware of an alternative.

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

Percentage terms no

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

I am aware of online information only

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

A standard response as expected. There is no opt in or opt out.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Totally unreasonable. When families are spending less due to inflation, reducing their expenditure and maintaining a budget council wants to generate revenue to improve the scape. Priorities are very questionable.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

No consideration

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

Was that in the information sheet?

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

Unknown

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

This was not outlined

Author name: Name suppressed

Date of submission: Tuesday, 28 February 2023

Please provide any other comments on the council's application that you would like to make here.

As per above, I believe we as community told the council we were against this hike but the council has deceptively gone ahead to pursue it regardless. At a current time of huge cost of living pressures, this is out of touch, unethical and ridiculous. We want to reject this hike.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No.

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No.

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

It did and it's quite high given the current cost of living pressures, this is not sustainable or reasonable.

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No. Most people are not aware and thus, they are hoping it'll fly under the radar.

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

None.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Huge. The cost of living pressures are huge at the moment, mortgage stress, inflation and everything is adding up - we do not need an additional rate hike.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

Zero consideration - out of touch with the community.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

Not that I'm aware of.

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

Not that I am aware of.

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

Not aware of this.

Author name: Name suppressed

Date of submission: Tuesday, 28 February 2023

Please provide any other comments on the council's application that you would like to make here.

I just believe that the % increase is extremely excessive, totally unfair, & so poorly timed with families already struggling with current financial climate.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No - the council definitely has NOT demonstrated a need for this outrageous increase, It is excessive, unfair, and so badly timed, when so many households are struggling in this current financial climate. Nor am I aware of any explanation of exploring any alternate revenue paths.

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

I am not aware of any alternatives sought by council, the ONLY information I have ever seen is about this proposed & overly excessive increase.

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No - I have only seen the total proposed percentage increase, then documented % over x years

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No - council has been extremely quiet about this proposed increase. I follow council on Facebook and also am on an email mail list, I suspect the silence is because they are well aware that community will not welcome such a high % increase. It is from concerned members of the community explaining the situation that I have been made aware NOT from council.

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

Not aware of any action by council responding to community feedback at all. The fact they have progressed this far also indicates they have not listened to community.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

I believe this proposed variation is EXCESSIVE, TOTALLY UNFAIR,& SO POORLY TIMED. Families are struggling at the moment, interest rate rises, mortgage payment increases, cost of living increases, yet wages are NOT keeping pace. Then council has a bright idea to burden households with such a ridiculous EXCESSIVE increase, this is in no way reasonable, actually pretty disgusting.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

NO - Not aware of any consideration from council what so ever. The fact they are pursuing such a high % increase in this financial climate shows no consideration of how the community may be willing or capable of paying

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

Not aware of any plan, except spreading the % increase over several years

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

Not aware

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

Not aware

Author name: Name suppressed

Date of submission: Tuesday, 28 February 2023

Please provide any other comments on the council's application that you would like to make here.

The increases are excessive, unfair, and badly timed with many families already struggling. More than 400 residents individually responded to the consultation and overwhelmingly rejected the councils proposals. Additionally, thousands of other residents opposed the increases in many comprehensive submissions from strata /owner corporations and strata community associations. Council decided to note this opposition but then proceeded to seek the support for the increases from IPART. This was just an exercise in ticking the community feedback box by a supercilious council. I am very much against a double dip on rate charges that would clearly occur in our case should the proposed rate increase be implemented. As a resident that pays to help maintain the community assets and fund staff salaries, I also pay full council rates. In effect, with the proposed SRV increase, Council is asking residents of Breakfast Point to pay a considerable amount more for receiving less services than standalone owners. I am not suggesting that Breakfast Point residents do not pay a fair share of Council rates as we acknowledge we also use Council infrastructure. The inequity to all Breakfast Point residents will be significantly exacerbated with the magnitude of the proposed minimum rate increase and SRV. I respectfully suggest the magnitude of the proposed increase are unjustified and should not proceed as proposed. I implore you to consider the cost of living hardship ordinary Australians are facing, because Canada Bay Council clearly is not.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

The Council has not considered a community like Breakfast Point that funds public infrastructure. The impact on these residents is significant with the minimum rate increase, SRV and most Community Associations would also concurrently be increasing their levies to fund their infrastructure maintenance and renewals. As a resident I do not believe that it is not reasonable to be funding public infrastructure twice and the Councils approach is inequitable. Breakfast Point residents fund 100% of the cost of the maintenance and renewal of all infrastructure on community property, majority of which is also 100% accessible to the public. This includes roads, footpaths, parklands, foreshore walkway, etc. It also pays the cost of running the open space and public street lighting in the suburb. In addition, there is infrastructure also supplied to the community via the Breakfast Point Community Hall, meeting rooms, a Mens Shed, BBQ area, oval, pool and tennis courts that takes pressure off the same infrastructure supplied by Council. The public roads, footpaths, stormwater (including GPTSs) and street trees are also the full responsibility of the Breakfast Point Community. Council charges each owner a user pays stormwater fee yet Breakfast Point owners are responsible for the maintenance and renewal of their own stormwater system. Council only provides the user pays waste collection service and rangers to enforce the free parking in the suburb. It is inequitable for the blanket approach of a rate increase without the consideration of what communities like Breakfast Point save the Council in cost and responsibility, and the significant cost that the residents of these communities are already paying to enable this. Lastly, the Council has many opportunities to help offset the costs and realise savings through grant opportunities. Community Associations are often ineligible for the same grant opportunities. These communities and the way that they are structured save the Council a considerable amount of money.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay. As a resident I understand and is not against the increase in rates and SRV, it is just disproportionate for the Breakfast Point residents as we are already funding the maintenance and renewal of public assets that are fully accessible to the public. In addition, we are funding community and recreational infrastructure that takes demand away from Council facilities. The capacity to pay is diminished because of the recent increases in cost of living, particularly increases in interest rates.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted

by the council before it applied to IPART for the proposed special variation?

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

Author name: Name suppressed

Date of submission: Tuesday, 28 February 2023

Please provide any other comments on the council's application that you would like to make here.

I strongly continue to oppose the excessive, unjustified, badly timed rate increases (SRV + rate for the minimum rate payer = 46%).

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No. As a resident, I understand that there may be a need for some increase of the rate, but what is proposed is excessive and unfair. My experience with the Council and observation of their practices indicates that they operate inefficiently, with no regard to quality, as a result of which there is considerable rework. Where are the savings and the benefits to the community from the merger of Councils, from the promised streamlined services and service improvements? If the Council is so concerned about its inability to service the growing population due to accelerated residential buildings development, why doesn't the Council stop approving requests for 40+ storey buildings. Rhodes, with population density of 11,706 persons per square km. (and growing) is a prime example of that. Where is the human dimension of that development?

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

As far as I am aware - not outside the usual methods of funding.

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

Information has been made available to the community, although from talking to other residents I am not convinced about its reach or clarity. The figures quoted by Council can be misleading - they keep referring to a 32.5% increase, but looking at the rates now (approx. \$762 pa) and the projected rates in four years (approx \$1108 pa), the increase is approx 46%. Furthermore, breaking down the cost of the increase on a per week basis (e.g. \$1.80 pw in the first year and then \$1 pw in the subsequent years) creates a perception of a fairly small increase. These are methods well known in psychology and amply used in marketing.

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

There have been several different methods of engagement, however considering the demographic make up of the community where I live (Rhodes) and from talking to other residents, I am not convinced that the engagement strategy is sufficiently customised to meet the needs of the multicultural communities.

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

Over 400 people expressed their dissatisfaction with the Council's proposal for SVR, deeming it excessive. (Many would not have responded because they are not aware or don't necessarily understand the implications of the rate increases.) Despite that, the Council is pressing on with its proposal. Why ask for feedback if it means nothing?

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

With the inflation continuing, cost of living keeps increasing as do mortgage interest rates, while the wages are stalling. As a result, most people are under considerable financial pressure, some facing forfeiture of property. How can the proposed rate increase be considered reasonable? Even at best of times an increase of nearly 46% over a period of 4 years (for the minimum rate payer) would be regarded as unacceptable, let alone now.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

Over 400 respondents objected to the excessive increase, yet the Council chooses to disregard this feedback. The Council doesn't seem to understand or care that owners/investors will pass the cost of the rate increase on the tenants by increasing the rent, while the owners who reside in rated property will face an even greater financial pressure. Also see my comments above about how the figures about the rate increase are communicated (\$1.80 pw, \$1 pw).

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

No policy should be putting people in financial hardship in the first place.

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

Yes

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

The LTFP states that \$1.7 mil have already been realised through Council's improvements, but there is no detail of what these improvements are. It also mentions \$400,000 in further savings, again with no detail as to what they relate to. As for cost containment, I have not seen anything specific, unless one equates it to financial sustainability? Regarding its financial sustainability, the Council concludes that Scenario Two (i.e. SRV + rate increase) "will enable Council greatER financial sustainability into the future." Without trying to be too semantic about it, what does it mean? That Council will be financially sustainable anyway, but SRV makes it more so? In that case, why doesn't Council review the situation 1-2 years down the track when, as they predict, inflation will return to 2.5% and after they have made order in the house by increasing their efficiency and effectiveness, reducing wastage and unnecessary rework and regained the trust of the community?

Author name: Name suppressed

Date of submission: Tuesday, 28 February 2023

Please provide any other comments on the council's application that you would like to make here.

We are well service as we are, and Im happy for services to continue at the same costs. I dont want or support an increase.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No they have failed to do this. We are a wealthy area, however we, like many Australians, are facing increasing in everyday living. The council has failed to establish why they should add to this so significantly.

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No - they seem set on this option and have failed to adequately explore others.

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No way - most people are in the dark - and the few who are not have reacted strongly.

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

no way - see comment above

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

Ive received no response, despite making a submission.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

we, like many Australians, are facing increasing in everyday living. The council has failed to establish why they should add to this so significantly.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

No consideration - limited to no consultation

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

no way

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

I have not seen it - despite my making a submission to the council.

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

Im not aware of any

Author name: Name suppressed

Date of submission: Tuesday, 28 February 2023

Please provide any other comments on the council's application that you would like to make here.

The Council has delivered on a number of project, such as the rebuild of Concord Oval, There are other projects in the pipeline, as ratepayers we must ask ourselves the question, do we put them on hold, if not, how are these projects funded. Only one way, through our rates, so if you "demand" Council provides a certain facility, then accept it needs money to do so, therefore rates must increase.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

The Council has clearly established what it believes is a genuine need for the increase

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

I do not feel that all options have been considered. This LGA is being overrun with dual occupancy buildings, my understanding is that whilst unit developments are required to make contribution towards infrastructure, yet dual occupancy developments are not required to do so. A \$30,000 levy on such developments raise some \$300,000 from my street alone. Whilst I have no knowledge of the number of developments in the LGA, a figure of \$7/9 Million would appear reasonable.

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

The Council has adequately communicated how the increase will effect various groups of ratepayers

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

I believe it was adequate

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

It would appear that ratepayer's objections have been ignored

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

One must assume that landlords will pass on rate increase via a rent increase. Housing in our LGA is already beyond the reach of the "average" worker, as such it is becoming an enclave where only those with well above average income may live.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

I believe that it is not possible to answer this question. One who has live in this LGA for 50 years and is now living on an aged pension, will find any increase a burden, especially given the existing cost of living increases. The person on \$500k a year should have the capacity to pay. Between these two there are thousand of other ratepayer who may or may not have the capacity to pay

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

I am unaware of what hardship provisions have been proposed

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

I believe so

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

The Council has adequately put forward its proposal

Author name: Name suppressed

Date of submission: Tuesday, 28 February 2023

Please provide any other comments on the council's application that you would like to make here.

I cannot express my disapproval of this enough. I've finally progressed to a point where I see some financial stability again over the past slog of the last few years, and someone here is really trying to kick me while i'm down. I'm not in the business of making any grand statements from my soapbox - and if this goes through, I might not be in the business of living here.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

Absolutely not! Given that our council has cut many of our services, and cancelled many public projects, I can't imagine a possible reason why they would need additional revenue.

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

I really though repeatedly selling land in Wentworth Point for hundreds of millions might at least count for something, especially as they've repeatedly delayed and cut infrastructure projects in the area. 300 million from the last one didn't do it, clearly.

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

Absolutely not. I learned about this from Facebook groups. Not from council communication. Something is very wrong if I have to rely on Facebook of all things to learn whether I'm going to suddenly find myself with a whoppingly large 32.5% rate increase one day.

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

See my last answer please - I have had absolutely no awareness from official channels. I have only heard about this from very, very bad word of mouth.

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

The most honest comments I have would be rather unproductive laced with expletives. I think it's safe to say that the only useful takeaway is that it'd be very, very negative. I don't expect to be able to live in this area much longer if these rates are implemented.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

If 11% in 4 years is an accurate number for a standard rate peg increase, near tripling that at 32.5%, surely is excessive. I feel reasonably bloody impacted alright.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay.

Absolute joke. How amazing that our council has 'noted' a no doubt overwhelming rejection and pushed forward anyways. I have yet to see a single comment in online discourse in my local community groups that come anywhere close showing a hint of a willingness and capacity to pay.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

I can't exactly say that I feel that any current hardships are being addressed - waste services have just been cut in half in Rhodes, and Wentworth Point is absolutely full of ignored infrastructure projects yet simultaneously increasingly profitable land sales; much to the chagrin of the residents here. Can't wait to see what excuse we have lined up next for why we can't get a single pedestrian crossing in front of a busy train station while another plot of land is sold to developers for 300 million, and my rates increase by 45%.

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

I can't speak for this.

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

I can't speak for this - but the council's track record is miserably bad in the six years i've lived here.

Author name: Name suppressed

Date of submission: Tuesday, 28 February 2023

Please provide any other comments on the council's application that you would like to make here.

I am very much against a double dip on rate charges that would clearly occur in our case should the proposed rate increase be implemented. As a resident that pays to help maintain the community assets and fund staff salaries, I also pay full council rates. In effect, with the proposed SRV increase, Council is asking residents of Breakfast Point to pay a considerable amount more for receiving less services than standalone owners. I am not suggesting that Breakfast Point residents not pay a fair share of Council rates as we acknowledge we also use Council infrastructure. The inequity to all Breakfast Point residents will be significantly exacerbated with the magnitude of the proposed minimum rate increase and SRV. I respectfully suggest the magnitude of the proposed increase is unjustified and should not proceed as proposed. More than 400 residents individually responded to the consultation and overwhelmingly rejected the councils proposals. Additionally, thousands of other residents opposed the increases in many comprehensive submissions from strata / owner corporations and strata community associations. Council decided to note this opposition but then proceeded to seek the support for the increases from IPART. Please show Canada Bay Council that such disregard for the financial hardship being faced by so many in our community these days is unacceptable, even heartless.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Whilst the minimum rate increase and SRV is understood and is reasonable in principle, the Council has not considered a community like Breakfast Point that funds public infrastructure. The impact on these residents is significant with the minimum rate increase, SRV and most Community Associations would also concurrently be increasing their levies to fund their infrastructure maintenance and renewals. As a resident I do not believe that it is not reasonable to be funding public infrastructure twice and the Councils approach is inequitable. Breakfast Point residents fund 100% of the cost of the maintenance and renewal of all infrastructure on community property, majority of which is also 100% accessible to the public. This includes roads, footpaths, parklands, foreshore walkway, etc. It also pays the cost of running the open space and public street lighting in the suburb. In addition, there is infrastructure also supplied to the community via the Breakfast Point Community Hall, meeting rooms, a Mens Shed, BBQ area, oval, pool and tennis courts that takes pressure off the same infrastructure supplied by Council. The public roads, footpaths, stormwater (including GPTSs) and street trees are also the full responsibility of the Breakfast Point Community. Council charges each owner a user pays stormwater fee yet Breakfast Point owners are responsible for the maintenance and renewal of their own stormwater system. Council only provides the user pays waste collection service and rangers to enforce the free parking in the suburb. It is inequitable for the blanket approach of a rate increase without the consideration of what communities like Breakfast Point save the Council in cost and responsibility, and the significant cost that the residents of these communities are already paying to enable this. Lastly, the Council has many opportunities to help offset the costs and realise savings through grant opportunities. Community Associations are often ineligible for the same grant opportunities. These communities and the way that they are structured save the Council a considerable amount of money.

Question 2 (Criterion 3) - Please comment on the council's consideration of the community's capacity and willingness to pay. As a resident I understand and is not against the increase in rates and SRV, it is just disproportionate for the Breakfast Point residents as we are already funding the maintenance and renewal of public assets that are fully accessible to the public. In addition, we are funding community and recreational infrastructure that takes demand away from Council facilities. The capacity to pay is diminished because of the recent increases in cost of living, particularly increases in interest rates.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted

by the council before it applied to IPART for the proposed special variation?

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

Author name: T. Karma

Date of submission: Thursday, 2 March 2023

Please provide any other comments on the council's application that you would like to make here.

I am very much against a double dip on rate charges that would clearly occur in our case should the proposed rate increase be implemented. As a resident that pays to help maintain the community assets and fund staff salaries, I also pay full council rates. In effect, with the proposed SRV increase, Council is asking residents of Breakfast Point to pay a considerable amount more for receiving less services than standalone owners. I am not suggesting that Breakfast Point residents not pay a fair share of Council rates as we acknowledge we also use Council infrastructure. The inequity to all Breakfast Point residents will be significantly exacerbated with the magnitude of the proposed minimum rate increase and SRV. I respectfully suggest the magnitude of the proposed increase are unjustified and should not proceed as proposed.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

No

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

Whilst the minimum rate increase and SRV is understood and is reasonable in principle, the Council has not considered a community like Breakfast Point that funds public infrastructure. The impact on these residents is significant with the minimum rate increase, SRV and most Community Associations would also concurrently be increasing their levies to fund their infrastructure maintenance and renewals. As a resident I do not believe that it is reasonable to be funding public infrastructure twice and the Councils approach is inequitable. Breakfast Point residents fund 100% of the cost of the maintenance and renewal of all infrastructure on community property, majority of which is also 100% accessible to the public. This includes roads, footpaths, parklands, foreshore walkway, etc. It also pays the cost of running the open space and public street lighting in the suburb. In addition, there is infrastructure also supplied to the community via the Breakfast Point Community Hall, meeting rooms, a Mens Shed, BBQ area, oval, pool and tennis courts that takes pressure off the same infrastructure supplied by Council. The public roads, footpaths, stormwater (including GPTSs) and street trees are also the full responsibility of the Breakfast Point Community. Council charges each owner a user pays stormwater fee yet Breakfast Point owners are responsible for the maintenance and renewal of their own stormwater system. Council only provides the user pays waste collection service and rangers to enforce the free parking in the suburb. It is inequitable for the blanket approach of a rate increase without the consideration of what communities like Breakfast Point save the Council in cost and responsibility, and the significant cost that the residents of these communities are already paying to enable this. Lastly, the Council has many opportunities to help offset the costs and realise savings through grant opportunities. Community Associations are often ineligible for the same grant opportunities. These communities and the way that they are structured save the Council a considerable amount of money.

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Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

No

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted

by the council before it applied to IPART for the proposed special variation?

No

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

No

Author name: Name suppressed

Date of submission: Sunday, 26 February 2023

Please provide any other comments on the council's application that you would like to make here.

I am very much against a double dip on rate charges that would clearly occur in our case should the proposed rate increase be implemented. As a resident that pays to help maintain the community assets and fund staff salaries, I also pay full council rates. In effect, with the proposed SRV increase, Council is asking residents of Breakfast Point to pay a considerable amount more for receiving less services than standalone owners. I am not suggesting that Breakfast Point residents not pay a fair share of Council rates as we acknowledge we also use Council infrastructure. The inequity to all Breakfast Point residents will be significantly exacerbated with the magnitude of the proposed minimum rate increase and SRV. The proposed increase are unjustified and should not proceed as proposed. If the increase does proceed, this may very well cost the Council the loss of the next council elections.

Question 1 (Criterion 1) - Has the council clearly established the need for, and purpose of a different revenue path for the council's General fund?

No comment

Question 2 (Criterion 1) - Has the council canvassed alternatives to the rate rise?

No comment

Question 1 (Criterion 2) - Did the council communicate the full cumulative increase of the proposed special variation in percentage terms? And the total increase in dollar terms for the average ratepayer by rating category?

No comment

Question 2 (Criterion 2) - Has the council's community engagement strategy demonstrated an appropriate variety of engagement methods to ensure community awareness?

No comment

Question 3 (Criterion 2) - Please comment on the action taken by council in response to feedback from the community on the proposed special variation.

No comment

Question 1 (Criterion 3) - Please comment on the reasonableness of the impact on affected ratepayers of the proposed special variation.

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As a resident I'm against the increase in rates and SRV, it is just disproportionate for the Breakfast Point residents as we are already funding the maintenance and renewal of public assets that are fully accessible to the public. In addition, we are funding community and recreational infrastructure that takes demand away from Council facilities. The capacity to pay is diminished because of the recent increases in the cost of living, particularly increases in interest rates as I have a mortgage to repay and I'm looking at paying an additional \$800 per month.

Question 3 (Criterion 3) - In its application the council outlined how it intended to address hardship caused by the proposed special variation. Please comment on the council's plan.

No comment.

Question 1 (Criterion 4) - Have the relevant IP&R documents in the council's application been exhibited, approved and adopted by the council before it applied to IPART for the proposed special variation?

No comment

Question 1 (Criterion 5) - In its application the council is required to explain and quantify the productivity improvements and cost containment strategies the council has realised in past years and plans to realise over the proposed special variation period. Please comment on the council's response here.

No comment