

Author name: Anonymous

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Submission: I write to object to BMCC's proposed rate increase. I raise the following points for consideration. 1. The BMCC survey had a very low response rate of about 12 percent of rate payers. 2. the community was not consulted regarding the options proposed and an alternative option for consideration, namely further sensible development to increase the rate base, was not included as an alternative for community consideration. My calls to councillors when the survey arrived were not responded to. I believe the narrow range of choices available and the lack of a choice regarding increasing the rate base could have contributed to the low response rate. Many people I talked to did not take the survey seriously for the above reason and because Council did not indicate how it would use the outcome to the community. 3. Council has a zoning called Residential Bushland Conservation (this may be renamed under the new draft LEP). this comprises the lots that were formerly zoned Rural. these lots are rated at the Residential rate appropriate for their area and consequently bear rates sometimes 3 to 4 times that of adjoining lots even though the level of services are the same and the lots are zoned no subdivision. The proposed rate increase would see many of these ratepayers struggle to pay their rates which could be expected to exceed \$5000 within the next year or two. 4. Council's poor financial management compares very unfavourably with the similar Hawkesbury Council