

Author name: B. WATSON WILL

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Submission: While ever the NSW State Government encourages urban sprawl (Greater Areas of Sydney) GAS, we will witness new sub-divisions in pristine, natural areas with no consideration for community services.

This makes it extremely difficult for councils to supply any new community facilities and services.

The new sub-divisions have already provided roads and services via developer contributions and allocations of contributions for community services, albeit insufficient in most cases.

The developer contributions should be amounts which mandatory and are the same across the State.

CPI increases for ratepayers should be the only maximum amounts for residential rate increases and the only Special Rate

Variations should be reduced to a maximum of those CPI increases and only over 2 or 3 year periods.

Councils should only be able to apply for SRVs every 3 years.

Our Council and Councillors in Port Stephens greedily applied for the maximum of 7.5% over the maximum 7 years. This was duly rejected by our community and IPART.