

From: [IPART](#)
To: [Local Government Mailbox](#)
Subject: FW: North Sydney Council Special Rate Variation
Date: Monday, 11 March 2019 8:47:13 AM

-----Original Message-----

From: Carol Robinson [REDACTED]
Sent: Sunday, 10 March 2019 12:23 PM
To: IPART <ipart@ipart.nsw.gov.au>; John Madden <John_Madden@ipart.nsw.gov.au>
Subject: North Sydney Council Special Rate Variation

Hi,

I am writing to voice my objection to the above application.

Having recently moved to the area from Ku-ring-gai I am quite concerned and a bit confused re the above. I used to pay [REDACTED] per quarter in Ku-ring-gai for a block of land that was close to 4 times the size of the current block I am on in North Sydney. I currently pay [REDACTED].

I would have thought the North Sydney council area was more densely populated and with many more High rise and commercial spaces and therefore would receive more rates at a higher rate per square metre than Ku-ring-gai. If they have \$37million in reserve why the need for an increase?

I have also been informed by other residents who have lived in the area for a long time that in the last 5 years the rates have almost doubled.

North Sydney Council is in sound financial shape – running and projecting surpluses, \$37 million in reserves, meeting and exceeding Office of Local Government benchmarks. Council just finished the SRV (1 July 2012- 30 June 2018) which was approved by IPART in order to fix structural issues as a result of historically low rates. There is no evidence to suggest that a further SRV is necessary or justified.

Any increase in rates above the rate peg amount cannot be supported in the current economic climate with increased cost of living pressures, including large increases in the cost of utilities, at a time of historic low wages growth and low interest rates (impacting a significant number of fixed income ratepayers).

North Sydney Council modelling for the rate variation is flawed. It does not include:

- the significant projected increase in new rateable residential and business properties as a result of current construction and State government policies set to deliver significant increases in residential and worker population (more rateable dwellings and commercial buildings);
 - existing and future s7.11 development contributions and community benefits and infrastructure to be delivered via Voluntary Planning Agreements;
 - detail on Council's existing and projected investments and interest and actual grant revenue; and
 - detail on Valuer-General's revaluations expected over the next 10 years.
- North Sydney Council has not adequately justified the need for an increase. Council has not explored alternatives to a rate increase such as alternative revenue streams, service levels, internal efficiencies nor considered the use of special levies tied to specific infrastructure projects such as the existing stormwater levy.

Community "consultation" cannot be relied upon as it has been rushed, undertaken mostly over the Christmas/New Year period and the publicly exhibited documents do not provide

Kind Regards

Carol Robinson