

Author name: J. Christie

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Your submission for this review:

Having read the document, and watched the public hearing, I make the following submission. North Sydney Council may fall within similar situation to City of Sydney (3.11) needing a separate review, due to the nature of the NS CBD, its current overdevelopment, with two metro stations going into the LGA, there is an over supply of developments, both commercial and residential tower blocks. I also agree with all the comments made by Cr. Linda Scott, and listed in your report at 4.2 Issues raised by Stakeholders : I wish to re-iterate the need to change the Ad valorem to be based on Capital Improved Value (CIV), to allow more equitable rates across all ratepayers, both in apartments and on freehold lands, by also allowing council to opt to remove minimum rate amount. One of the greatest cost burdens for NSC is the expansion of educational institutions, given that NS LGA has the greatest density of education precinct in Australia, with schools and tertiary educational institutions. All of whom have bought up adjacent properties, and then these properties fall into the non-rateable properties. Yet the number of students, teachers, parents coming into the LGA on daily basis is over 24,000 people. This has a great impact on the services and amenities, like open green space used by students who have no playing fields on school site, all provided by council, with no rates being paid by the educational institutions. This needs to be addressed to ensure that future properties purchased by a non-rateable institution pay rates. This service facility of NSC, is not taken into consideration in any of your calculations for population numbers, nor 60K workers daily. NSC has received considerable contributions from developer contributions, as well as the 7% pa SRV that has been approved for 3 years, as a catch up. I feel that CIV being available and dropping of the Minimum rating amounts for apartments, will go a long way to increase the sharing of rates.