

**Printed Consultation Materials Provided to the Community**
**DOCUMENTS INCLUDED:**

1. **Information Brochure – Residential Ratepayers**  
Mailed to 90,351 ratepayers & their agents, December 2013
2. **Information Brochure – Business General Ratepayers**  
Mailed to 1,580 ratepayers & their agents, December 2013
3. **Information Brochure – Business Sub Category Ratepayers**  
Mailed to 3,296 ratepayers & their agents, December 2013
4. **Fact Sheet – What your rates provide**  
Available on 'Your Say website' and at Community Information Sessions
5. **Fact Sheet– Frequently Asked Questions**  
Available on 'Your Say website' and at Community Information Sessions
6. **Fact Sheet – Overview of Business Rates Proposal**  
Available on 'Your Say website'
7. **Fact Sheet – Recent Works in your Ward**  
Available on 'Your Say website' and at Community Information Sessions
8. **Presentation - Funding Strategy for Infrastructure Asset Renewal**  
Available on 'Your Say website' and presented at Community Information Sessions

## **Document 1**

### **Information Brochure – Residential Ratepayers**

# Building a stronger future

## Important information about your rates

### A Stronger Future

Blacktown City is the largest local government area in NSW by population and its current population of 318,000 is predicted to reach 500,000 over the next 25 years.

Blacktown City is a great place to live and work. Our diverse and dynamic population is proud to live in a City that offers multiple lifestyle and business opportunities to all residents who call Blacktown City home.

Council provides a wide range of services to our residents. We also support a thriving business community that benefits from Blacktown City's unique natural and built environment.

For many years Blacktown City Council has maintained a strong focus on long-term strategic planning. In planning for the future, Council has sought to identify the main priorities and aspirations of our growing community to help shape our future direction while continuing to deliver value for money.

#### From this



### Our Challenge

A major challenge confronting all NSW councils is the need to increase the amount of funding they allocate to the maintenance and renewal of existing infrastructure.

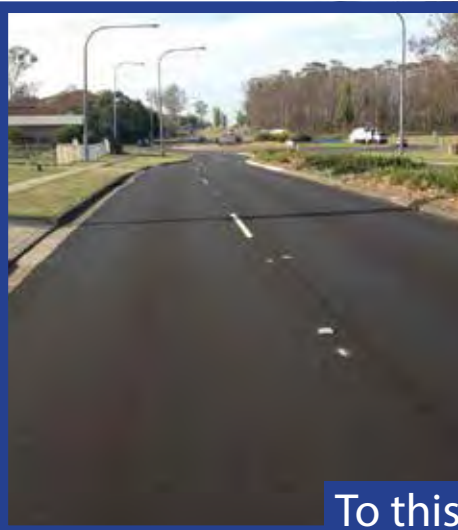
Along with other councils, Blacktown City has reached the point where it needs to invest more to renew the City's infrastructure such as roads, footpaths, bridges, drainage and stormwater assets, parks and playing fields, as well as Council buildings such as libraries and community centres.

In NSW it is estimated that the backlog of total council infrastructure renewal works is \$7.2 billion.

Blacktown City is responsible for over \$2.8 billion worth of public infrastructure assets and it is Council's challenge to adequately maintain and renew these vital assets. As at 30 June 2013 Council's estimate to bring the City's assets to satisfactory standard was \$68 million. This cost will grow if not addressed now.

Council's objective is to maximise the life of the infrastructure which it maintains on behalf of the community, at the lowest cost in the long term.

#### To this



### Our proposal

Council wants to work with its community to address the renewal of the critical infrastructure it maintains for the community's benefit. We have reached the conclusion that it is both unfair and more costly to ignore this challenge, leaving it for future generations to deal with.

To address this challenge, Council needs to spend an additional \$10 million per year on renewing its infrastructure.

Council has already worked hard to

increase the amount spent on asset renewal. But it still needs to spend more and it proposes to find some of this from a rate rise. This additional investment is aimed at maximising the life of these assets at the lowest cost.

To raise this money, Council is proposing to apply to the Independent Pricing and Regulatory Tribunal (IPART) for a special rate variation of 5.3% for residential rates for the 2014/15 financial year.

This represents an additional 3% over the announced rate rise allowed for all councils of 2.3%.

This increase would mean the typical residential rate would increase by around 88 cents per week, or \$46 per year, to an annual total of \$911.49. To find out what this means for you, we have provided more information on the back page.

Council has examined a range of options, such as increasing fees, reducing existing services, and borrowing. However, these options are only short-term solutions that would not achieve a sustainable and fair outcome into the future.

## Financial Management

Blacktown City Council has long been recognised as a leader for its prudent financial management. Despite the challenges of the recent global financial crisis, Council has preserved its financial position while achieving the following:

- Council's rates are among the lowest of Western Sydney councils.
- Blacktown City is one of the few NSW councils which has not sought to increase its rates in cumulative terms above the rate pegging limit set by the NSW Government.
- Blacktown City is one of the handful of NSW councils that are debt free, a sizeable achievement.
- At the same time, Council has continued to expand and improve its service delivery to its residential and business communities.

But while Council is currently in a responsible financial position, it needs allocate more funds to properly maintain and maximise the City's infrastructure.

If Council does not increase its revenue base, the City's local infrastructure will progressively deteriorate.

This means that in the longer term, Council would need to spend far more as the useful life of key infrastructure will be shortened.

We must spend money now to save money in the future.

## Your Current Rates

Each year, the NSW Government, through the Independent Pricing and Regulatory Tribunal (IPART), sets a limit on how much Council rates can increase annually.

In recent years, this annual increase has been around 3%. For next year, the permitted increase is 2.3%. However, the cost of many of the basic items councils budget for, such as materials to build and maintain infrastructure, annually increase by more than 3%. For example, despite many energy efficiency initiatives, Council's electricity cost has risen by over 50% in the past five years.

Most NSW councils have at various stages applied to increase their rates above the limit set by the NSW Government, so that they can continue to fund their essential services, including asset renewal.

As our City continues to grow and our existing infrastructure ages, Council is considering an increase to its rates so that it can continue to address the increasing backlog of maintenance to infrastructure works and reduce the need for costly infrastructure replacement down the track.

## How would the extra money from a special rate variation be spent?

Rather than funding new infrastructure or expanding Council services, every dollar of the additional income will fund ongoing maintenance and renewal works on our existing infrastructure. This additional investment is aimed at maximising the life of these assets at the lowest cost.

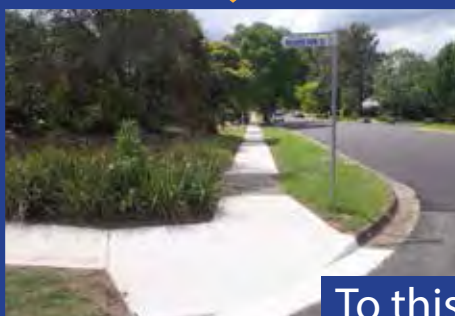
Council is confident that this option will leave the best legacy for Blacktown City's future, while minimising the burden on our current residents. At the same time, we will continue to find savings and cost efficiencies in all areas of our day-to-day business and service delivery.

## Building a Stronger Future

The extra money from rates will solely fund ongoing maintenance and renewal works on existing infrastructure such as roads, footpaths, bridges, drainage and stormwater assets, parks, playing fields, as well as Council buildings such as libraries.

Here are some recent examples:

From this



To this

From this



To this



## Your Roads

Our City has over 1,200km of local and 90km of regional roads. Council works hard to ensure our roads are in good condition. However, this requires ongoing care and maintenance to maximise their potential life.

A good quality local road network is vital to all residents and businesses.



## Your Community Buildings

Community buildings include amenity blocks, child care centres, libraries, community centres and halls, recreation facilities and office spaces. Money from the rate increase will be invested into works such as roof, flooring, storage, amenity and internal refurbishments at these facilities.



## Your Parks

From sporting venues to neighbourhood parks, Council wants to respond to your requests about damaged and play equipment. At the same time it wants to maintain their function with seating, irrigation, lighting and fencing replacement. The rate increase will assist in making this happen.



### Key Points

- Council is proposing to apply for a special rate variation to increase residential rates by 5.3% for the 2014/15 financial year. This includes the increase of 2.3% which is permitted to all councils.
- The higher level of rates will be permanent.
- Without extra revenue or cuts to other services, Council is not in a position to invest the amounts required.
- By investing more now, Council can avoid much higher costs in the future.
- In addition to the extra rate revenue, Council will allocate a further \$3 million of funding from operational savings and existing capital works funding.
- Council understands that some ratepayers may not be able to afford the additional costs. If you are concerned, call Council's Rates Section on 9839 6000.
- More information is available online at [www.yoursay.blacktown.nsw.gov.au](http://www.yoursay.blacktown.nsw.gov.au)

From this



To this

From this



To this

From this



To this

## What a special rate variation would mean for you

Current year average Residential rates:	\$865.61
Residential	Next year
How much will average rates be without the proposed increase? *	\$885.52
How much will average rates be with a 5.3% increase in 2014/2015?	\$911.49
What is the average one-off annual increase?	\$45.88
What is the average weekly increase?	\$0.88

\* Based on the average residential rate and announced Rate Pegging limit of 2.3% in 2014/2015.

More details of the proposed increase for residential rates are available by calling 02 9839 6000.

Information on business rates and their associated changes will be provided directly to all Blacktown City businesses and will be available at [www.yoursay.blacktown.nsw.gov.au](http://www.yoursay.blacktown.nsw.gov.au)

## Come to our Community Information Sessions

### Tuesday 14 January 2014

4pm - 8pm  
The Mount Druitt Hub  
Ayres Grove, Mount Druitt

### Thursday 16 January 2014

10am - 2pm  
Riverstone  
Neighbourhood Centre  
corner Park and Market  
Street, Riverstone

### Thursday 16 January 2014

4pm - 8pm  
Max Webber Library  
corner Flushcombe Road  
and Alpha Street, Blacktown

### Saturday 18 January 2014

10am - 2pm  
Jim Southee  
Community Centre  
117 James Cook  
Drive, Kings Langley

### Monday 20 January 2014

10am - 2pm  
Emerton Leisure Centre  
27-51 Jersey Road,  
Emerton

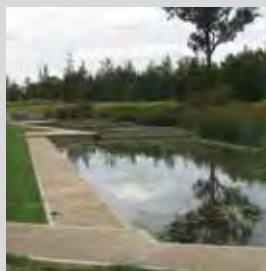
Attendees to the  
Community Information  
Sessions are encouraged  
to register by calling  
9839 6000.

Note: Community Information Sessions are not public meetings. They are an opportunity for ratepayers to speak one-on-one with Council officers about the rate rise proposal.

## Community assets and infrastructure your rates provide



Aquatic and Leisure Centres



Catchment and Stormwater Management



Cycleways



Roads and Footpaths



Blacktown International Sportspark



Community Halls



Parks and Open Spaces



Sporting Fields and Facilities

## Your City, Your Say

We need your feedback to help build a stronger future. You are invited to make a comment on Council's proposal to apply for a special rate variation outlined in this newsletter. You can provide feedback or find out more in the following ways:



Community Consultation website  
[www.yoursay.blacktown.nsw.gov.au](http://www.yoursay.blacktown.nsw.gov.au)



[yoursay@blacktown.nsw.gov.au](mailto:yoursay@blacktown.nsw.gov.au)



02 9839 6000



PO Box 63  
Blacktown NSW 2148

## **Document 2**

### **Information Brochure – Business General Category**



# Building a stronger future



Important information about your rates

## Business General Category

### A Strong Economy



Blacktown City is one of the fastest growing areas in NSW and boasts a rapidly growing population and thriving local economy.

Blacktown has almost 3,000 hectares of employment lands, the largest area of any council in NSW. Our City is home to 23 employment precincts and over 70 shopping centres.

Our local economy comprises manufacturing, wholesale trade, transport and logistics firms, along with education and training, retail, and finance services sectors.

Council is committed to supporting local business through the provision of high quality infrastructure.

### Our Challenge

A major challenge confronting all NSW councils is the need to increase the amount of funding allocated to the maintenance and renewal of existing infrastructure including roads, bridges, traffic facilities, drainage and stormwater assets, and public amenities.

Across NSW, the estimated backlog of total council infrastructure renewal works amounts to \$7.2 billion.

Blacktown City Council is responsible for over \$2.8 billion worth of public infrastructure. At 30 June 2013, Council's estimate of the required expenditure to bring the City's assets to a satisfactory standard totalled \$68 million.

Blacktown City businesses rely heavily on our extensive road network. Good connectivity not only attracts more business but is crucial to the timely movement of people, goods and services around the City.



### Our Proposal

To address this challenge, Council needs to spend an additional \$10 million per year on renewing its infrastructure.

Council has already worked hard to increase the amount spent on asset renewal. But it still needs to spend more and it proposes to fund some of this from a rate rise. This additional investment is aimed at maximising the life of these assets at the lowest cost.

To raise this money, Council is proposing to apply to the Independent Pricing and Regulatory Tribunal

(IPART) for a special rate variation to its residential and business rates.

Blacktown City has around 4,900 business properties. Council proposes that there will be two categories for business rates from 2014/15 onwards. These will be based on property location categories.

**Your business has been identified in the Business General Category.**

**The information in this brochure addresses the changes for businesses under the Business General Category.**

Council is proposing a rate increase

for this category of 5.3% in the 2014/15 financial year. This represents an additional 3% over the announced rate rise allowed for all councils of 2.3%.

To find out what this means for your business, we have provided a breakdown based on the average rates for this category on page 2.

In determining this strategy, Council has examined a range of options, such as increasing its fees and charges, reducing existing services, and borrowing. However, these are short-term solutions that would not achieve a sustainable and fair outcome into the future.



## Financial Management

Blacktown City Council has long been recognised as a leader in the local government sector for its prudent financial management. Council has worked to maintain its financial position while achieving the following:

- Council's rates are among the lowest of Western Sydney councils.
- Blacktown City is one of the few NSW councils that has not sought to increase its rates above the rate pegging limit set by the NSW Government.
- Blacktown City is one of the handful of NSW councils that are debt free.
- Council has continued to expand and improve its service delivery to its community.

If Council does not increase its revenue base, the City's local infrastructure will progressively deteriorate. This means that in the longer term, Council would need to spend far more as the useful life of key infrastructure will be shortened.

In short, we must spend money now to save money in the future.

## How would the extra money from a special rate variation be spent?

Rather than funding new infrastructure or expanding Council services, every dollar of the additional income raised will fund ongoing maintenance and renewal works on existing infrastructure.

Council is confident that this option will leave the best legacy for Blacktown City's future, while minimising the burden on our current residents.

At the same time, we will continue to find savings and cost efficiencies in all areas of our day-to-day business and service delivery.

## What a special rate variation would mean for you

Current year average Business rates:	\$6,007
Business General	Next year
How much will average rates be without the proposed increase? *	\$6,145
How much will average rates be with a 5.3% increase in 2014/2015?	\$6,325
What is the average annual increase?	\$318
What is the average weekly increase?	\$6

\*Based on the average business rate and announced Rate Pegging limit 2.3% in 2014/15.



## Community Information Sessions

### Tuesday 14 January 2014

4pm - 8pm  
The Mount Druitt Hub  
Ayres Grove, Mount Druitt

### Thursday 16 January 2014

10am - 2pm  
Riverstone Neighbourhood  
Centre, corner Park and  
Market Street, Riverstone

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### Saturday 18 January 2014

10am - 2pm  
Jim Southee Community Centre  
117 James Cook Drive,  
Kings Langley

### Monday 20 January 2014

10am - 2pm  
Emerton Leisure Centre  
27-51 Jersey Road, Emerton

Attendees to the Community  
Information Sessions are  
encouraged to register by  
calling 9839 6000.

Note: Community Information Sessions are not public meetings.  
They are an opportunity for ratepayers to speak one-on-one with  
Council officers about the rate rise proposal.

## Your City, Your Say

We need your feedback to help build a stronger future. You are invited to make a comment on Council's proposal to apply for a special rate variation. You can provide feedback or find out more in the following ways:

**Website:** [Community Consultation website](http://www.yoursay.blacktown.nsw.gov.au)  
[www.yoursay.blacktown.nsw.gov.au](http://www.yoursay.blacktown.nsw.gov.au)

**Email:** [yoursay@blacktown.nsw.gov.au](mailto:yoursay@blacktown.nsw.gov.au)

**Phone:** 02 9839 6000

**Post:** PO Box 63, Blacktown NSW 2148

## **Document 3**

**Information Brochure –  
Business Sub-Category Category**

# Building a stronger future



## Important information about your rates

This brochure applies to business properties located in the the large industrial areas which comprise part of the following suburbs: Arndell Park, Blacktown, Eastern Creek, Glendenning, Huntingwood, Kings Park, Marsden Park, Minchinbury, Mount Druitt, Prospect, Riverstone, Rooty Hill, Seven Hills

## Business Sub-Category

### A Strong Economy



Blacktown City is one of the fastest growing areas in NSW and boasts a rapidly growing population and thriving local economy.

Blacktown has almost 3,000 hectares of employment lands, the largest area of any council in NSW. Our City is home to 23 employment precincts and over 70 shopping centres.

Our local economy comprises manufacturing, wholesale trade, transport and logistics firms, along with education and training, retail, and finance services sectors.

Council is committed to supporting local business through the provision of high quality infrastructure.

### Our Challenge

A major challenge confronting all NSW councils is the need to increase the amount of funding allocated to the maintenance and renewal of existing infrastructure including roads, bridges, traffic facilities, drainage and stormwater assets, and public amenities.

Across NSW, the estimated backlog of total council infrastructure renewal works amounts to \$7.2 billion.

Blacktown City Council is responsible for over \$2.8 billion worth of public infrastructure. At 30 June 2013, Council's estimate of the required expenditure to bring the City's assets to a satisfactory standard totalled \$68 million.

Blacktown City businesses rely heavily on our extensive road network. Good connectivity not only attracts more business but is crucial to the timely movement of people, goods and services around the City.



### Our Proposal

To address this challenge, Council needs to spend an additional \$10 million per year on renewing its infrastructure.

Council has already worked hard to increase the amount spent on asset renewal. But it still needs to spend more and it proposes to fund some of this from a rate rise. This additional investment is aimed at maximising the life of these assets at the lowest cost.

To raise this money, Council is proposing to apply to the Independent Pricing and Regulatory Tribunal

(IPART) for a special rate variation to its residential and business rates.

Blacktown City has around 4,900 business properties. Council proposes that there will be two categories for business rates from 2014/15 onwards. These will be based on property location categories.

**Your business has been identified in the Business Sub-Category.**

**The information in this brochure addresses the changes for businesses under the Business Sub-Category.**

Council is proposing a rate increase for this category of 12.3% in 2014/15 and 10% in addition to the IPART approved rate peg in 2015/16.

To find out what this means for your business, we have provided a breakdown based on the average rates for this category on page 2.

In determining this strategy, Council has examined a range of options, such as increasing its fees and charges, reducing existing services, and borrowing. However, these are short-term solutions that would not achieve a sustainable and fair outcome into the future.

## Financial Management

Blacktown City Council has long been recognised as a leader in the local government sector for its prudent financial management. Council has worked to maintain its financial position while achieving the following:

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If Council does not increase its revenue base, the City's local infrastructure will progressively deteriorate. This means that in the longer term, Council would need to spend far more as the useful life of key infrastructure will be shortened.

In short, we must spend money now to save money in the future.

### How would the extra money from a special rate variation be spent?

Rather than funding new infrastructure or expanding Council services, every dollar of the additional income raised will fund ongoing maintenance and renewal works on existing infrastructure.

Council is confident that this option will leave the best legacy for Blacktown City's future, while minimising the burden on our current residents.

At the same time, we will continue to find savings and cost efficiencies in all areas of our day-to-day business and service delivery.

## What a special rate variation would mean for you

Current year average Business rates:	\$7,576	
Business Sub-Category	Next year	2015/16
How much will average rates be without the proposed increase? *	\$7,750	\$7,983
How much will average rates be with a 12.3% increase in 2014/15 & 13% increase in 2015/16?	\$8,508	\$9,614
What is the average annual increase?	\$932	\$1,106
What is the average weekly increase?	\$18	\$21
How much will quarterly rate instalments increase by?	\$233	\$276

\*Based on the average business rate and announced Rate Pegging limit of 2.3% in 2014/15 and assumed 3% in 2015/16.



## Community Information Sessions

### Tuesday 14 January 2014

4pm - 8pm  
The Mount Druitt Hub  
Ayres Grove, Mount Druitt

### Thursday 16 January 2014

10am - 2pm  
Riverstone Neighbourhood Centre, corner Park and Market Street, Riverstone

### Thursday 16 January 2014

4pm - 8pm  
Max Webber Library  
corner Flushcombe Road and Alpha Street, Blacktown

### Saturday 18 January 2014

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117 James Cook Drive,  
Kings Langley

### Monday 20 January 2014

10am - 2pm  
Emerton Leisure Centre  
27-51 Jersey Road, Emerton

Attendees to the Community Information Sessions are encouraged to register by calling 9839 6000.

Note: Community Information Sessions are not public meetings. They are an opportunity for ratepayers to speak one-on-one with Council officers about the rate rise proposal.

## Your City, Your Say

We need your feedback to help build a stronger future. You are invited to make a comment on Council's proposal to apply for a special rate variation. You can provide feedback or find out more in the following ways:

**Website:** [Community Consultation website  
www.yoursay.blacktown.nsw.gov.au](http://www.yoursay.blacktown.nsw.gov.au)

**Phone:** 02 9839 6000

**Email:** [yoursay@blacktown.nsw.gov.au](mailto:yoursay@blacktown.nsw.gov.au)

**Post:** PO Box 63, Blacktown NSW 2148



## **Document 4**

### **Fact Sheet - What your rates provide**

# Building a stronger future

## What your rates provide:



Community Events



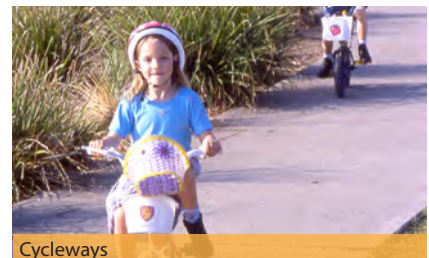
Companion Animal Education and Facility



Blacktown Arts Centre



Community Halls



Cycleways



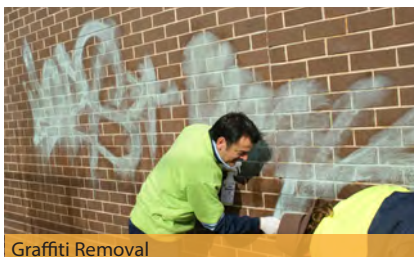
Building and Development Services



Community Services



Environmental Programs



Graffiti Removal



Parks and Open Spaces



Catchment and Stormwater Management



Aquatic and Leisure Centres



Roads and Footpaths



Street Lighting



Libraries



Sporting Fields and Facilities



Waste Removal Services

## **Document 5**

### **Fact Sheet - Frequently Asked Questions**



# Information on your Council Rates



## Why do I have to pay council rates?

Council provides over a hundred services to the community. These services help the community lead healthy, active and safe lives. **Services include:** community services, parks and sports facilities, roads, waste management and development services, environmental planning and protection and libraries.

The rates you pay allow Council to fund these services.

More information on what your rates provide is on the next page.

## What is rate pegging?

Each year, the NSW Government, through the Independent Pricing and Regulatory Tribunal (IPART), sets a limit on how much Council rates can increase annually – known as the rate peg.

For next year, the permitted increase is 2.3%. However, the cost of many of the basic items that councils budget for, such as materials to build and maintain infrastructure, annually increase more than this.

Councils that propose to increase their rates above the rate peg require a special application to IPART. Most NSW councils have at various stages applied to increase their rates, so that they can continue to fund their essential services, including asset renewal.

## What is the domestic waste management service charge?

The Local Government Act requires councils to levy an annual charge for providing domestic waste management services on all parcels of rateable land for which the service is available. Domestic waste management covers your weekly garbage and fortnightly recycling collections. It also covers the Household Clean-up collection service.

## Why is my council levying a stormwater management service charge?

The NSW Government permits councils to charge for essential stormwater works – known as the Environmental Stormwater Management Program.

In Blacktown City this charge helps fund the management of 17 major creeks and includes stormwater pollution prevention, flood mitigation, rainwater and stormwater harvesting, community education programs and stormwater drainage system operations and maintenance.

This charge is \$25 per year. This charge is set by the NSW Government and has not changed since it was introduced in 2007.

## As a pensioner, am I eligible for a concession on my rates?

Yes, all NSW councils are required to provide a rebate of up to \$250 per year. This is called the Mandatory Rebate and must be provided for all eligible pensioners.

Blacktown City Council also provides an additional pensioner rebate of \$105\*. This is called Council's Voluntary Rebate.

The Voluntary Rebate, when combined with the Mandatory Rebate, provides the majority of pensioners with a total rebate of \$355.

An eligible pensioner is someone who is entitled to a pensioner concession card issued by or on behalf of the Commonwealth Government.

\*Contact Council to discuss your eligibility.

You can only claim a rebate on the property if it is your primary place of residence.

## How do I apply for a pensioner concession?

You need to complete a Pensioner Concession Application Form. Call Council on 9839 6000 for your copy.

## What if I cannot afford to pay my rates?

If you are experiencing difficulties making your rate payments, please contact Council's Rates Section on 9839 6000. Council will advise you of available options to assist for the payment of rates, including the option of making weekly, fortnightly or monthly payments.

## Change of Postal Address

If your current postal address is different to the address shown on the rate notice, please notify Council of your change of address in writing. If an agent managing your property advises Council of the change of address, this must be done in writing and a copy of the Managing Agent's Agreement must be included.

## Change of Name

If your current name is different to the name shown on the rate notice, you must advise Council in writing of the change of name and include a copy of the appropriate Marriage Certificate or Deed Poll.



# What your rates provide

Your rates contribute to over 100 important services, including



Aquatic and Leisure Centres



Blacktown Arts Centre



Blacktown International Sports Park



Building and Development Services



Catchment and Stormwater Management



Children's Services



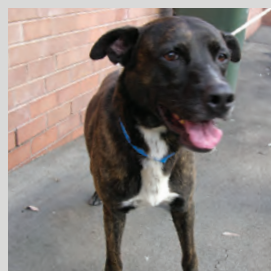
Community Events



Community Halls



Community Services



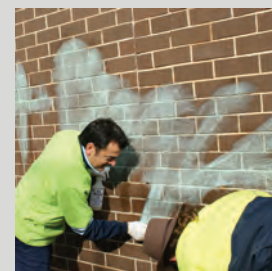
Companion Animal Education and Facility



Cycleways



Environmental Programs



Graffiti Removal



Libraries



Roads and Footpaths



Street Lighting

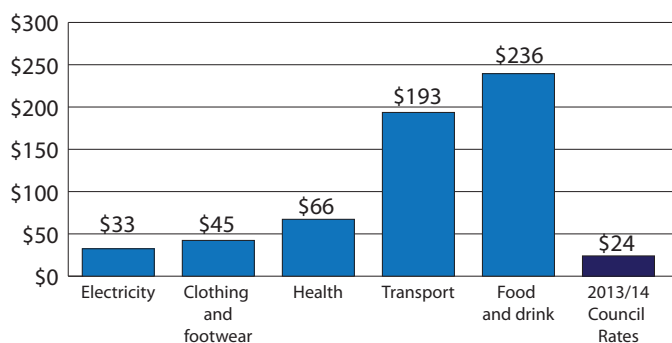


Sporting Fields and Facilities



Waste Removal Services

## How do your rates compare?



The average per week cost of other living expenses compared with \$24<sup>#</sup> you pay in Council rates.

**Electricity = \$33 per week\***

**Clothing and footwear = \$45 per week\***

**Health = \$66 per week\***

**Transport = \$193 per week\***

**Food and drink = \$236 per week\***

**2013/14 Council rates = \$24 per week<sup>#</sup>**

*\* Figures are based on the cost of a basic standard of living from the ABS Household expenditure survey and survey of income and housing user guide 2009-2010 for all of Australia.*

*<sup>#</sup> Council rates are calculated on the general rates and waste management charges for the majority of Blacktown City households.*

For more information call 9839 6000 or visit [www.blacktown.nsw.gov.au](http://www.blacktown.nsw.gov.au)

## **Document 6**

### **Fact Sheet - Overview of Business Rates Proposal**

## Overview of Business Rates proposal

There are approximately 4,880 Business properties in the Blacktown Local Government Area. Council is proposing to establish a new rating sub-category for certain business properties located in the large industrial areas which comprise part of selected suburbs. These suburbs are as follows:

- Arndell Park
- Blacktown
- Eastern Creek
- Glendenning
- Huntingwood
- Kings Park
- Marsden Park
- Minchinbury
- Mount Druitt
- Prospect
- Riverstone
- Rooty Hill
- Seven Hills

Maps which identify the specific areas to which the business sub-category will apply are located in the “Information for Business” section of this website.

It is important to note that business properties in these identified areas will be subject to a proposed rate increase as follows:

12.3% in 2014/15 (including the 2.3% ‘rate peg’ allowed by IPART to all NSW councils) and 10% in addition to the IPART approved rate peg in 2015/16.

All other business properties in the Local Government Area will be subject to a 5.3% rise in 2014/15 (including the 2.3% ‘rate peg’ allowed by IPART to all NSW councils) and to the IPART approved rate peg only in 2015/16.

## **Document 7**

### **Fact Sheet - Recent works in your Ward**



# Building a stronger future



Blacktown City Local Government Area - Ward 1

## Recent Works - Ward 1

Acacia Gardens, Blacktown\*, Colebee, Dean Park, Kellyville Ridge\*, Kings Park\*, Marayong\*, Marsden Park\*, Parklea, Quakers Hill\*, Riverstone, Rouse Hill, Schofields, The Ponds\*, Vineyard

\* indicates part of suburb only

Blacktown City is responsible for over \$2.8 billion worth of public infrastructure assets and it is Council's challenge to adequately maintain and renew these vital assets.

Below are some examples of recent maintenance and renewal works that Council has carried out in Ward 1.



Council needs to invest more to renew the City's infrastructure such as roads, footpaths, bridges, drainage and stormwater assets, parks and playing fields, as well as Council buildings such as libraries.

# Building a stronger future

**Blacktown City Council**

Blacktown City Local Government Area - Ward 2

## Recent Works - Ward 2

Blacktown\*, Glenwood, Kellyville Ridge\*, Kings Langley, Kings Park\*, Lalor Park, Marayong\*, Quakers Hill\*,  
Seven Hills\*, Stanhope Gardens, The Ponds\*

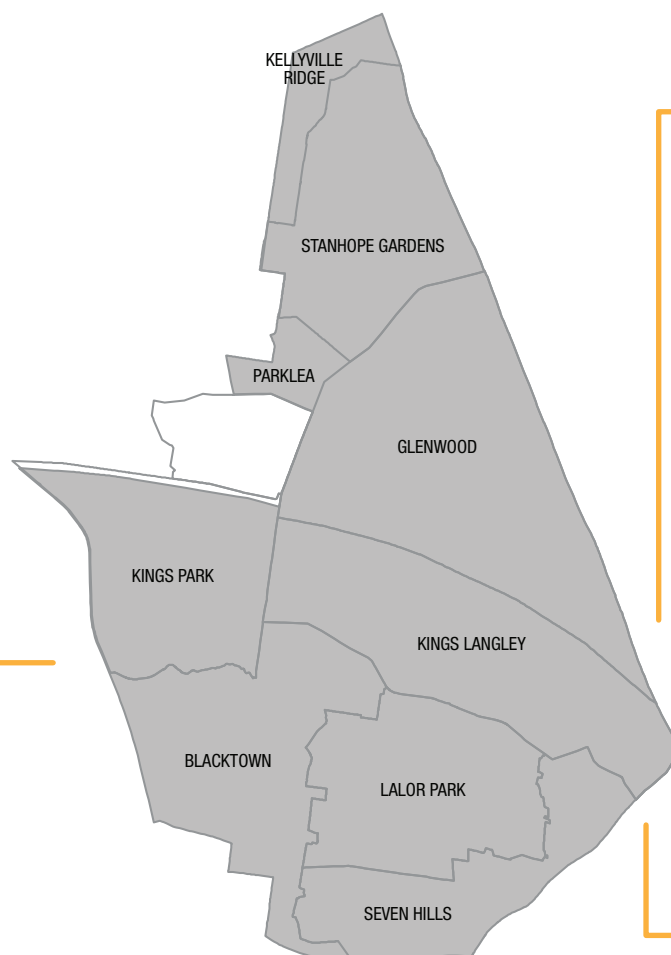
\* indicates part of suburb only

Blacktown City is responsible for over \$2.8 billion worth of public infrastructure assets and it is Council's challenge to adequately maintain and renew these vital assets.

Below are some examples of recent maintenance and renewal works that Council has carried out in Ward 2.



Tagu Place, Kings Park



Hicks Place, Kings Langley



Vardys Road, Kings Langley



Pearce Reserve - Kiosk  
refurbishment

Council needs to invest more to renew the City's infrastructure such as roads, footpaths, bridges, drainage and stormwater assets, parks and playing fields, as well as Council buildings such as libraries.



# Building a stronger future



Blacktown City Local Government Area - Ward 3

## Recent Works - Ward 3

Arndell Park\*, Blacktown\*, Doonside\*, Huntingwood\*, Prospect\*, Seven Hills\*, Toongabbie

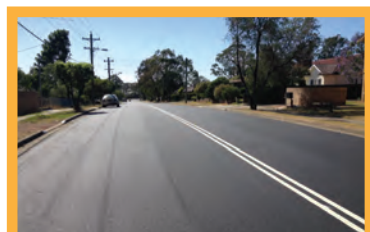
\* indicates part of suburb only

Blacktown City is responsible for over \$2.8 billion worth of public infrastructure assets and it is Council's challenge to adequately maintain and renew these vital assets.

Below are some examples of recent maintenance and renewal works that Council has carried out in Ward 3.



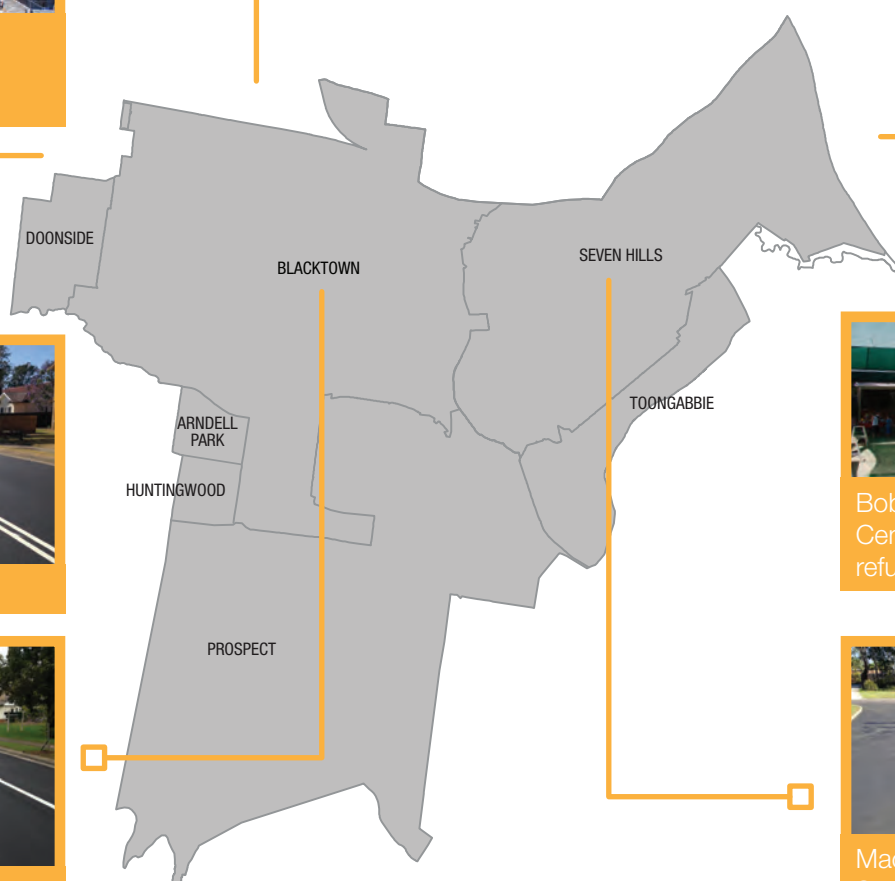
Max Webber Library,  
Blacktown - Carpet  
replacement



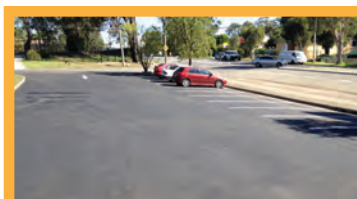
Kildare Road, Blacktown



Lancelot Street, Blacktown



Bob Sinclair Child Care  
Centre, Seven Hills - Kitchen  
refurbishment



Mackenzie Boulevard,  
Seven Hills

Council needs to invest more to renew the City's infrastructure such as roads, footpaths, bridges, drainage and stormwater assets, parks and playing fields, as well as Council buildings such as libraries.

# Building a stronger future

**Blacktown City Council**

Blacktown City Local Government Area - Ward 4

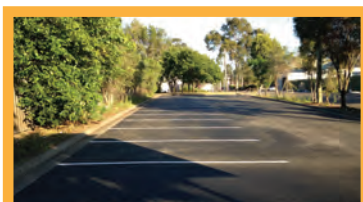
## Recent Works - Ward 4

Arndell Park\*, Blacktown\*, Bungaribee, Doonside\*, Eastern Creek, Glendenning, Huntingwood\*, Minchinbury, Mount Druitt\*, Prospect\*, Rooty Hill, Woodcroft

\* indicates part of suburb only

Blacktown City is responsible for over \$2.8 billion worth of public infrastructure assets and it is Council's challenge to adequately maintain and renew these vital assets.

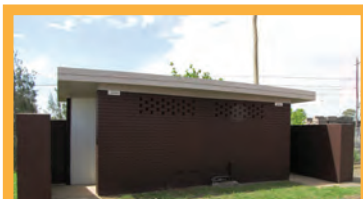
Below are some examples of recent maintenance and renewal works that Council has carried out in Ward 4.



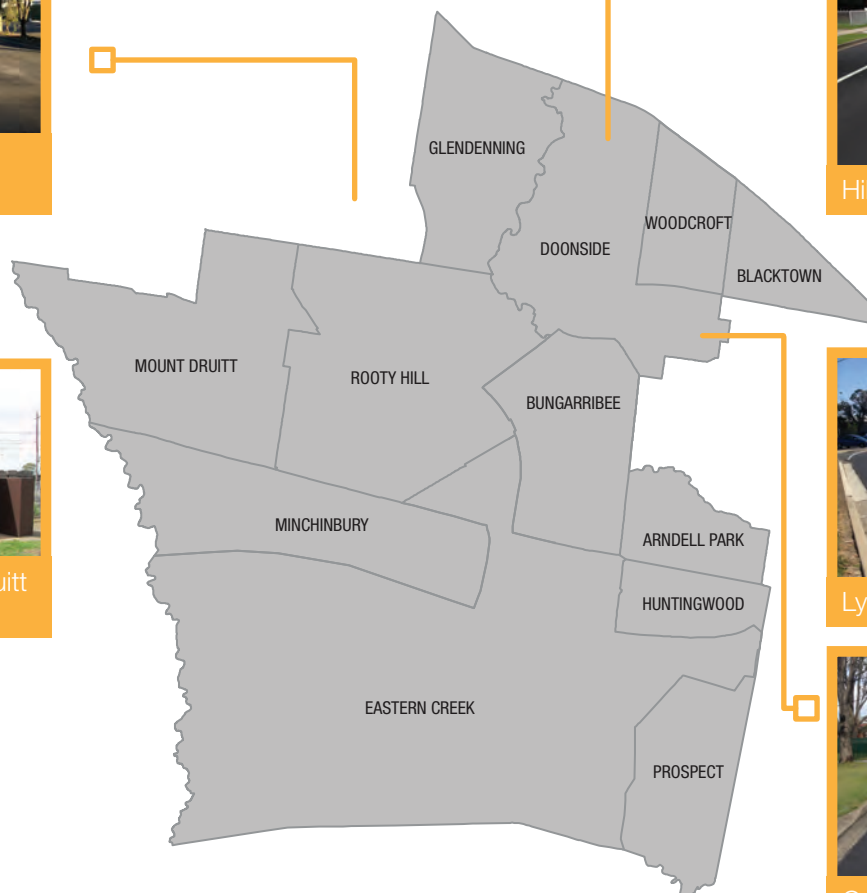
Artornish Lane carpark,  
Rooty Hill



Hill End Road, Doonside



Innes Crescent, Mount Druitt  
- Roof refurbishment



Lytton Street, Blacktown



Graham Street, Doonside

Council needs to invest more to renew the City's infrastructure such as roads, footpaths, bridges, drainage and stormwater assets, parks and playing fields, as well as Council buildings such as libraries.



# Building a stronger future



Blacktown City Local Government Area - Ward 5

## Recent Works - Ward 5

Bidwill, Blackett, Dharruk, Emerton, Hassall Grove, Hebersham, Lethbridge Park, Marsden Park\*, Mount Druitt\*, Oakhurst, Plumpton, Ropes Crossing, Shalvey, Shanes Park, St Marys, Tregear, Whalan, Willmot

\* indicates part of suburb only

Blacktown City is responsible for over \$2.8 billion worth of public infrastructure assets and it is Council's challenge to adequately maintain and renew these vital assets.

Below are some examples of recent maintenance and renewal works that Council has carried out in Ward 5.



Solo Place, Shalvey



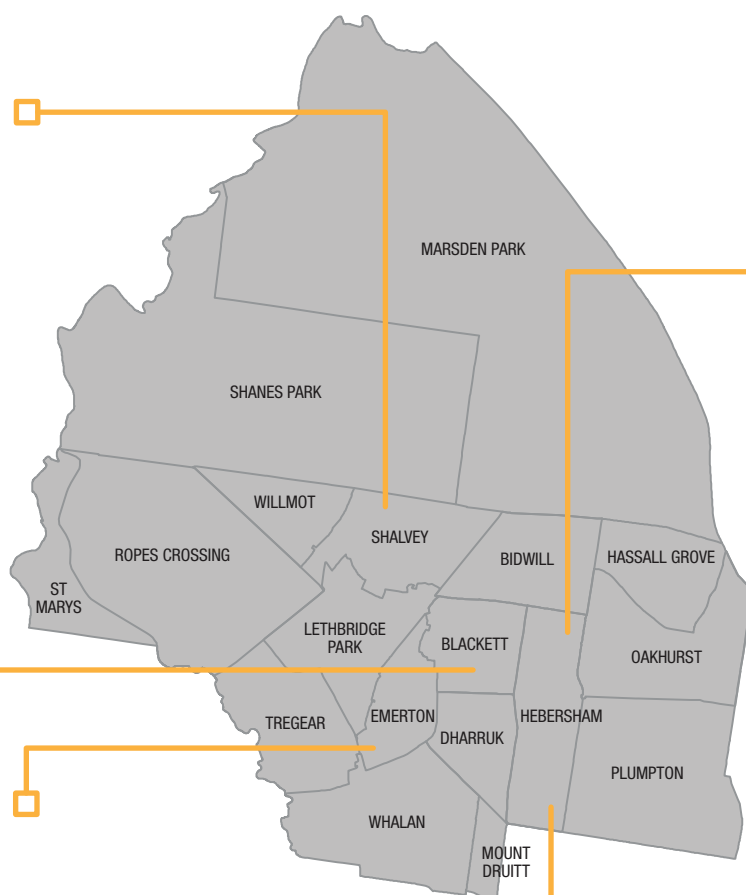
Carlisle Avenue, Hebersham



Blackett Child Care Centre -  
Kitchen refurbishment



Emerton Leisure Centre -  
Refurbishment of filter  
system



Close Place, Hebersham

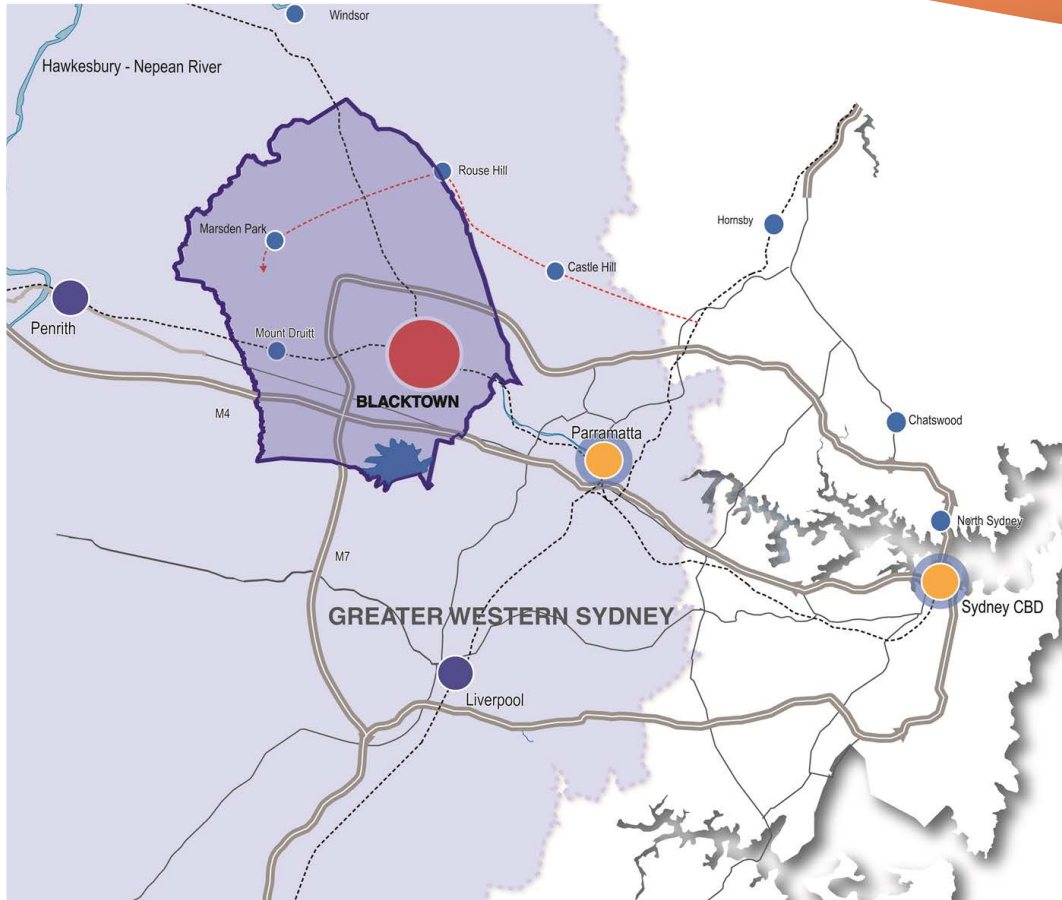
Council needs to invest more to renew the City's infrastructure such as roads, footpaths, bridges, drainage and stormwater assets, parks and playing fields, as well as Council buildings such as libraries.

## **Document 8**

### **Presentation - Funding Strategy for Infrastructure and Asset Renewal**

# Funding Strategy for Infrastructure Asset Renewal including proposed Special Rate Variation 2014/15

COMMUNITY INFORMATION SESSIONS  
January 2014



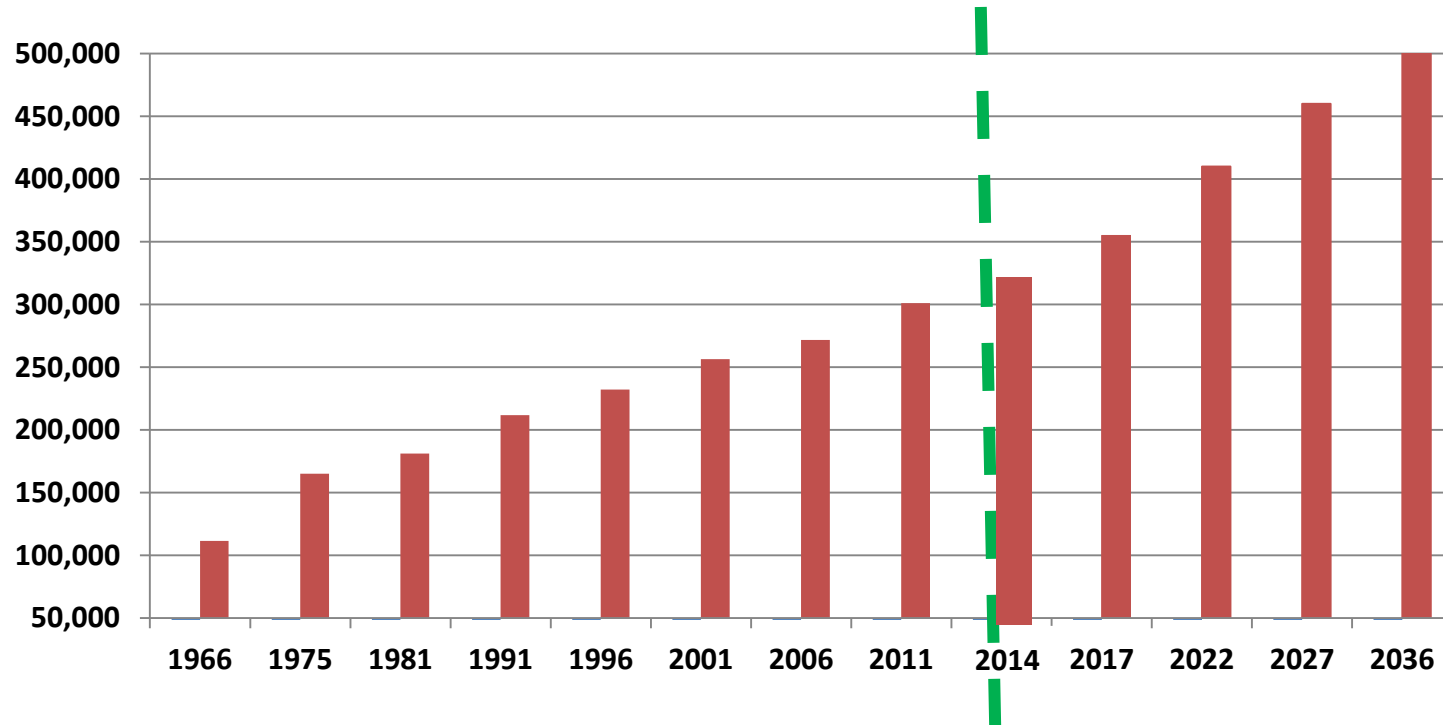
## Blacktown City

- An emerging Regional City.
- Largest LGA by population in NSW.
- Contains most of Sydney's North West Growth Centre.



# Population Growth

- Increased by 150,000 in last 35 years to over 320,000.
- In next 25 years will reach 500,000.

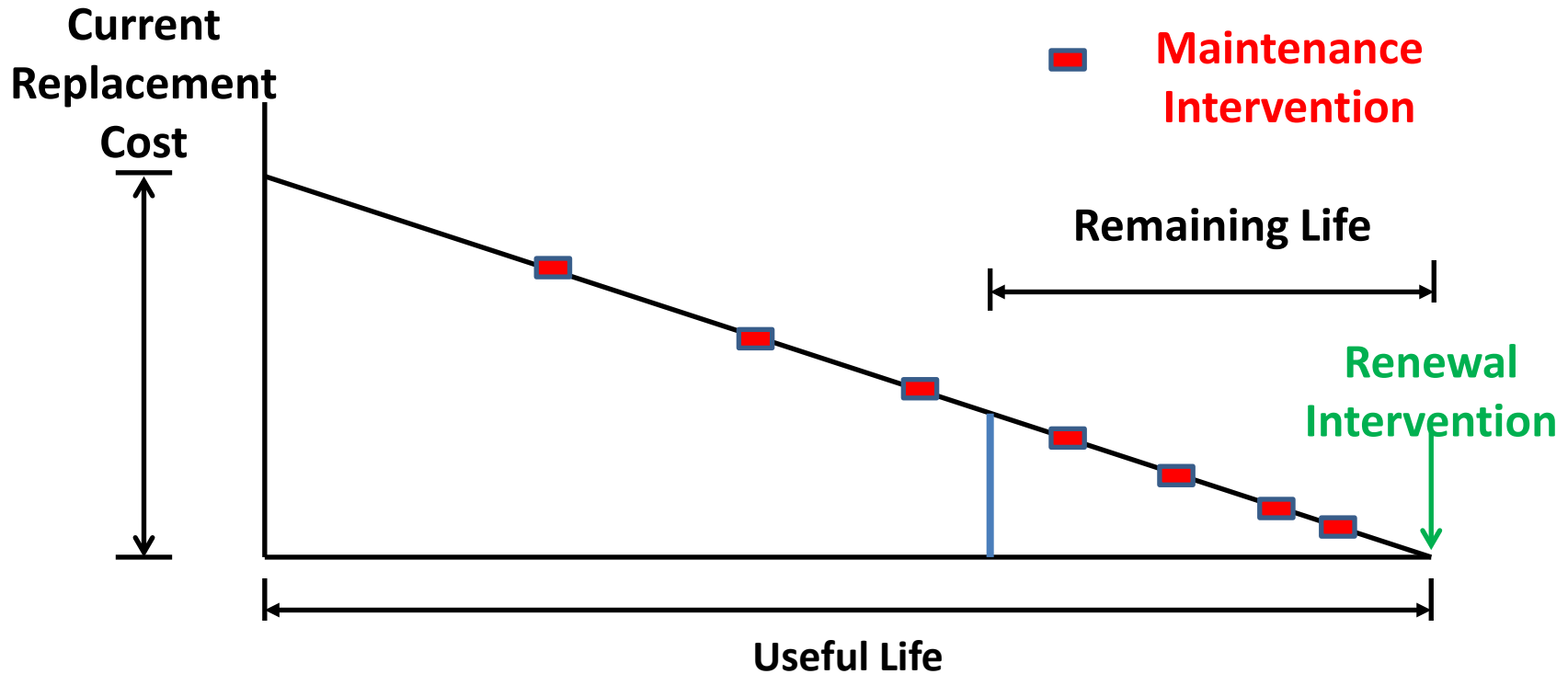


# Council Assets

Asset Category	Value
<b>Transport (Roads, Bridges, Footpaths etc)</b>	<b>\$1.58 billion</b>
<b>Drainage</b>	<b>\$584 million</b>
<b>Buildings</b>	<b>\$445 million</b>
<b>Open Space</b>	<b>\$117 million</b>
<b>Plant &amp; Equipment</b>	<b>\$72 million</b>
<b>Total</b>	<b>\$2.8 billion</b>

- Last 12 months total asset values grew by \$36 million.
- Projected over next 10 years to grow by \$500 million.

# Asset Lifecycle



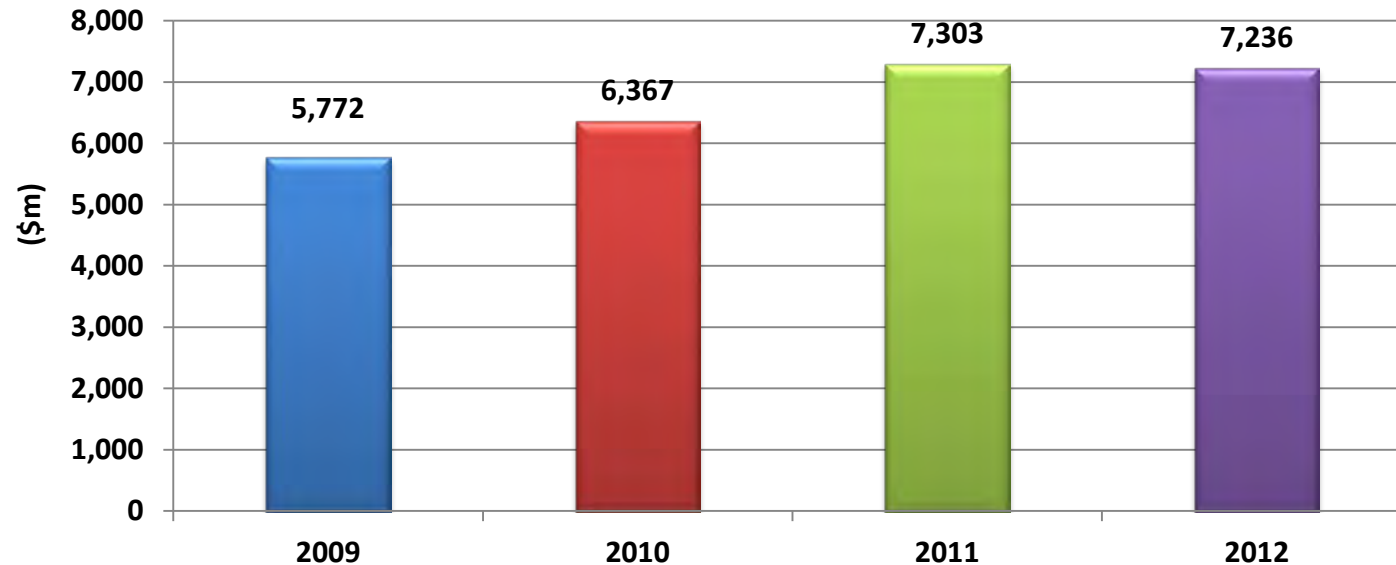
# Maximising Infrastructure Life

- All infrastructure assets deteriorate over time.
- Council's aim is to **maximise the life of these assets at the minimum cost.**
- All assets are regularly inspected and maintained – without proper maintenance, asset life is shortened.
- Near the end of the expected asset life, more substantial renewal works are carried out to bring the asset back to a useful condition.



# A Nation-wide Challenge

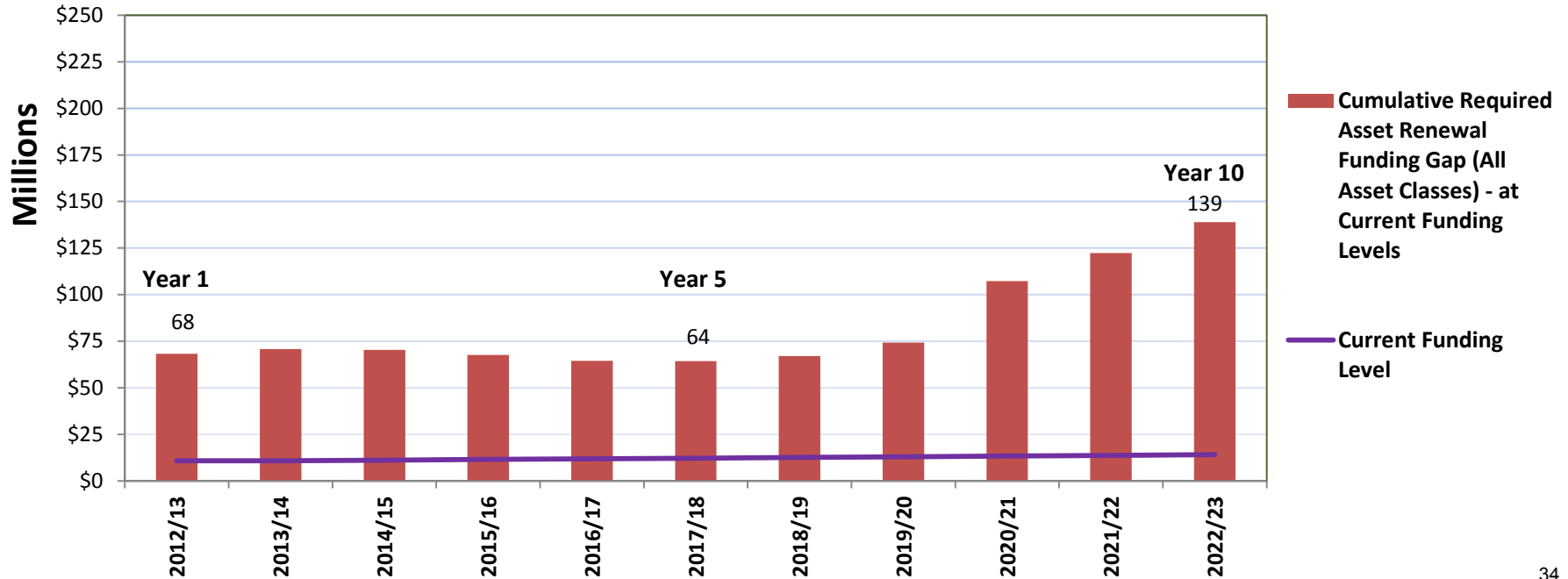
**Total Infrastructure Renewal Backlog for All 152 NSW Councils**  
(source: TCorp Report 2013)



- Major studies identify a multi-billion dollar backlog.
- Governments urge councils to invest more in infrastructure renewal.

# Our Infrastructure Renewal Backlog

**Blacktown City – 10 Year Backlog Profile at Current Funding levels**



# The Funding Gap

- \$68 million expenditure required to bring the City's assets to a satisfactory condition (Special Schedule 7, 30 June 2013).
- Current expenditure nearly \$11 million per annum on infrastructure renewal.
- Modelling shows \$10 million more per annum needed.
- If the present level of funding is continued, the backlog will begin to grow rapidly in a few years to a level which is not possible to manage.

# Financial Challenges to Local Government

- Rate pegging (NSW only state to “peg” rates).
- Community Expectations / Expanding City of Blacktown.
- Infrastructure Maintenance and Renewal.
- Funding of New Infrastructure in Growth Areas.
- Increasing Operating Costs in line with additional facilities.
- Cost Shifting from State and Federal Government- \$11.3 million (2011/2012).



# Options for Funding Asset Renewal

- Increase User Charges & Fees: inadequate revenue, deter customers.
- Increase reliance on Grants: inadequate revenue and too uncertain.
- Reduce funding for existing Services and Works: not preferred strategy based on community expectations.
- External Loans (borrowing): not appropriate for recurrent works.
- Review new Capital Works Funding allocations: **being done.**
- Achieve efficiencies / internal savings: **being done.**
- Special Rate Variation (additional rate increase): **proposed.**

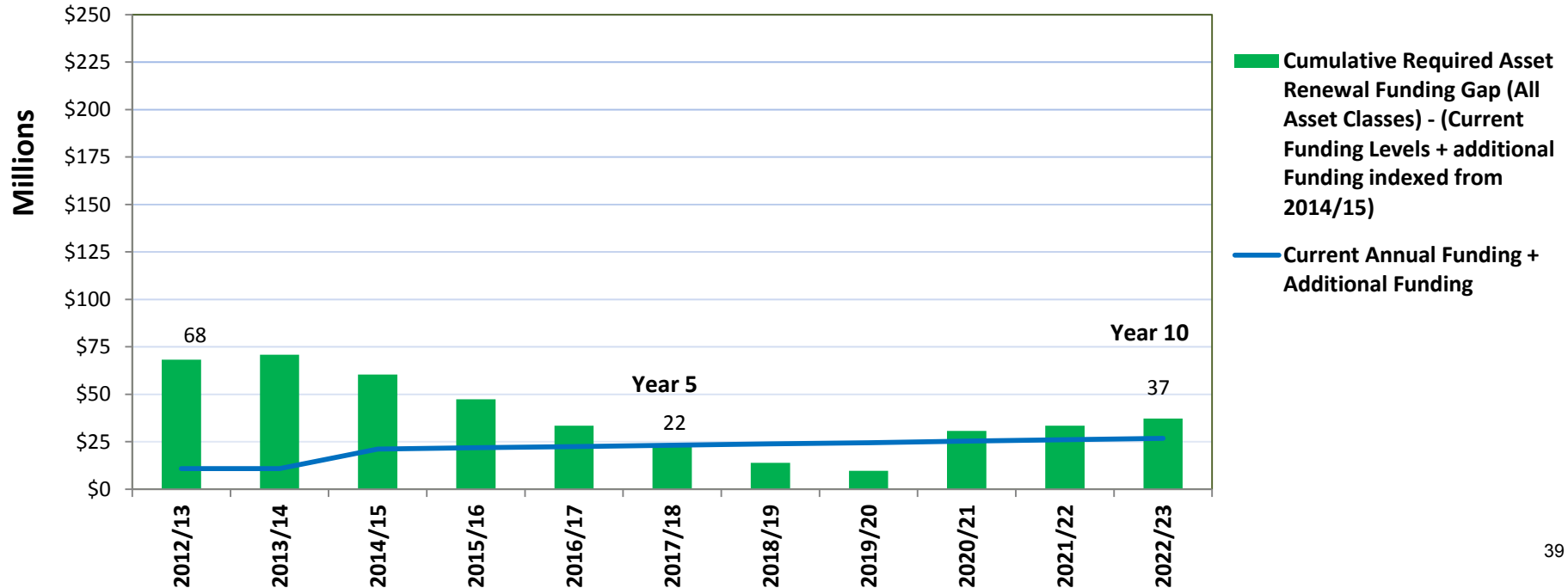
# Summary of Proposed Funding Strategy

**Additional \$10 million per annum (indexed)  
allocated to Infrastructure Asset Renewal.**

- Savings from Operational Efficiencies      \$1 million
- Reallocation from Capital Works      \$2 million
- Additional Rate Revenue      \$7 million (approx.)

# Results of the Funding Strategy

**10 Year Profile - Current Funding + additional Funding from 2014/15**



# More Sustainable Infrastructure

- The additional investment will effectively eliminate the current backlog of infrastructure renewal in the next 10 years.
- Council will be well positioned to sustainably manage its infrastructure assets.
- There will still be future challenges due to the City's ageing infrastructure.



# Impact on Residential Rates

***Residential and Farmland – proposed 3% increase over rate peg in 2014/15***

<b>Current year average Residential rates:</b>	<b>\$865.61</b>
<b>Residential</b>	<b>Next Year</b>
<b>How much will average rates be without the proposed increase? *</b>	<b>\$885.52</b>
<b>How much will average rates be with a 5.3% increase in 2014/2015?</b>	<b>\$911.49</b>
<b>What is the average one-off annual increase?</b>	<b>\$45.88</b>
<b>What is the average weekly increase?</b>	<b>\$0.88</b>

- Based on the average residential rate and announced Rate Pegging limit of 2.3% in 2014/2015.  
(note: example does not include waste or stormwater charges)

# Impact on Business General Rates

***Business General - proposed 3% increase over rate peg in 2014/15***

<b>Current year average Business rates:</b>	<b>\$6,007</b>
<b>Business General</b>	<b>Next year</b>
How much will average rates be without the proposed increase?*	\$6,145
How much will average rates be with a 5.3% increase in 2014/2015?	\$6,325
What is the average annual increase?	\$318
What is the average weekly increase?	\$6

\*Based on the average business rate and announced Rate Pegging limit 2.3% in 2014/15.

# Impact on Business Sub-Category Rates

***Business Sub-Category (large, industrial areas) – 10% increase over rate peg in next 2 years***

<b>Current year average Business rates:</b>	<b>\$7,576</b>	
<b>Business Sub-Category</b>	<b>Next Year</b>	<b>2015/16</b>
<b>How much will average rates be without the proposed increase?*</b>	<b>\$7,750</b>	<b>\$7,983</b>
<b>How much will average rates be with a 12.3% increase in 2014/2015 &amp; 13% increase in 2015/16?</b>	<b>\$8,508</b>	<b>\$9,614</b>
<b>What is the average annual increase?</b>	<b>\$932</b>	<b>\$1,106</b>
<b>What is the average weekly increase?</b>	<b>\$18</b>	<b>\$21</b>
<b>How much will quarterly rate instalments increase by?</b>	<b>\$233</b>	<b>\$276</b>

\*Based on the average business rate and announced Rate Pegging limit of 2.3% in 2014/15 and assumed 3% in 2015/16.

# More Road Renewals

## Carlisle Avenue



Before



After



# More Building Renewals

## Riverstone Girls Guide Hall



Before



After

# More Parks/ Open Space Renewals

## Mount Druitt Reserve



Before



After

# Have Your Say

- 9 December 2013 – 3 February 2014:  
Exhibition of Rate Proposal / Community Consultation –  
**Submissions are encouraged.**
- 19 February: Council Meeting – Report on consultations and decision on whether to apply for Special Rate Variation.
- May – June: Exhibition / Consultation on proposed 2014/2015 Council Budget – **Submissions are encouraged.**
- June: IPART determination of rate increase applications / Council to consider consultations and adopt Budget.

[www.yoursay.blacktown.nsw.gov.au](http://www.yoursay.blacktown.nsw.gov.au)

# Key Points

- All funds raised by the additional rate increase will be spent on Infrastructure Asset Renewal.
- Council will also allocate a further \$3 million per annum from operational savings and existing capital works funding.
- Without extra revenue or cuts to other services, Council cannot invest the extra \$10 million per annum required.
- By investing more now, Council can avoid much higher costs in the future.
- All ratepayers are encouraged to have their say before Council decides whether to apply to IPART for a Special Rate Variation.



# Your City, Your Say

You are invited to make a comment on Council's proposal to apply for a Special Rate Variation for infrastructure asset renewal.

You can provide feedback or find out more in the following ways:

Internet:

Community Consultation website

[www.yoursay.blacktown.nsw.gov.au](http://www.yoursay.blacktown.nsw.gov.au)

Email:

[yoursay@blacktown.nsw.gov.au](mailto:yoursay@blacktown.nsw.gov.au)

Phone:

02 9839 6000

Post:

PO Box 63

Blacktown NSW 2148

Thank you for your attention –  
please approach Council Officers  
with any questions or issues you  
may wish to raise.