



**Attachment 2 : Wollondilly Shire Council Revised Delivery Plan 2013/14 –  
2016/17 , Operational Plan 2014/15**

WOLLONDILLY  
SHIRE  
COUNCIL

Revised  
Delivery Program 2013/14 – 2016/17  
Operational Plan 2014/15  
*Adopted 9th February 2015*



HAVE YOUR SAY





# WE ARE WOLLONDILLY

---

Wollondilly, on the south western outskirts of Sydney and at the foothills of the Southern Highlands, is surrounded by spectacular, natural beauty and rural pastures. Its 2,560 square kilometres stretch from Yanderra in the south, Appin and Menangle in the east, Warragamba in the north with the Nattai wilderness, Yerranderie and Burragorang Valley to the west.

The district is rich in Aboriginal and European history. The earliest known inhabitants of the district were the Gundungurra Tribe, who gave the area its name. The word Wollondilly is attributed to having three meanings. “A place where spirits dwell”, “Water trickling over rocks” and the third meaning is connected to a legend about the burning black coal that was carried inside the skull of a bunyip, within a basket woven of waratah stems. “Worron” means black coal and “dilly means carry basket.

A colourful tapestry interweaves the Dreamtime legends of the Gundungurra and Tharawal people on a backdrop of gorges, ranges and plains with a rural patchwork created by the white settlers who followed the first fleet’s famous straying cattle to the Cowpastures.

Each of the towns and villages have their own stories to tell and personalities to meet but the rural charm with country hospitality is found everywhere.

In November 2011, the State Government invited landowners across NSW to nominate sites suitable to deliver additional housing to address Sydney’s housing supply shortfall. A number of major landholders in the Wilton area responded to the ‘State Government Housing Review’ and nominated land adjoining the Hume Highway and Picton Road intersection for consideration. This area has subsequently become known as Wilton Junction.

The ‘vision’ for the Wilton Junction New Town is for the creation of a high quality township that delivers housing diversity and choice and a high level of employment and service self-sufficiency by:

- utilising its locational advantages at the cross roads of the Hume Highway and Picton Road; and
- building on the exceptional environmental context of the site by integrating then surrounding gorges and bushland with an open space and pedestrian network that permeates the whole site.

Wilton Junction has the potential to become the regional focus for Wollondilly Shire and surrounding areas, attracting a new generation of employment opportunities and ensuring the preservation of the existing village like qualities and lifestyle of existing townships within the Shire as a new town centre and urban growth is consolidated at Wilton Junction.



**MAYOR  
COL  
MITCHELL**



**GENERAL  
MANAGER  
LUKE  
JOHNSON**

We are pleased to share with you Wollondilly's Operational Plan 2014/15. The Operational Plan outlines the key actions we are committed to deliver in 2014/15 with targets, timeliness and responsibilities.

This is Council's second of four (4) annual plans in this series; they work together in achieving the outcomes in our Corporate Business Planning documents.

Council's Corporate Business Planning documents consist of:

- Wollondilly Community Strategic Plan 2033
- Wollondilly Resourcing Strategy 2013/14 – 2022/23
- Wollondilly Delivery Program 2013/14 – 2016/17
- Wollondilly Operational Plans 2013/14, 2014/15, 2015/16, 2016/17

The details of our achievements and challenges for the first annual plan have been published as part of Council's Quarterly Reviews and Annual Report and can be sourced from our Website [www.wollondilly@nsw.gov.au](mailto:www.wollondilly@nsw.gov.au)

We all want Wollondilly to continue to be a great place to live, work and visit. The Corporate Business Planning documents will assist us in achieving this goal and "Growing **Your** Future Together".

Wollondilly is at the starting point of an exciting future, with significant growth projections anticipated in the next thirty years. Wollondilly Shire Council has provided its "in principle" support to the Wilton Junction master plan which is expected to produce about 12,000 lots and up to 11,000 jobs.

While we will continue to undertake the business and services of our villages, we will also have to have a frank and open discussion with you about the role of Council into the future, and the cost of providing services to our growing and changing Shire.

It is through this process that we aim to reach a consensus on the best approach for delivering the services we want, and how much we are prepared to pay. We cannot ignore the challenge of balancing community expectations with our future financial sustainability, and we are certain that our community expects true leadership from Council and Councillors on this issue.

# CONTENTS

# 1

# 2

# 3

# 4

**OPERATIONAL  
PLAN**  
PAGE 8-59

**FINANCIAL  
INFORMATION**  
PAGE 60-69

**FEES &  
CHARGES**  
PAGE 70-105

**WORKS  
PROGRAM**  
PAGE 106-119

# A

## APPENDICES

**APPENDIX ONE - List of Projects Completed With The Funds Generated From The Last SRV**

**APPENDIX TWO - Debt Recovery & Hardship Policy**

**APPENDIX THREE - Community's Affordability & Capacity To Pay**

**120**

**121**

**124**

**133**

# YOUR COUNCILLORS AND WARD

---





Benn Banasik  
East Ward

**Mobile:**  
0434 832 636  
**Email:**  
benn.banasik@wollondilly.nsw.gov.au



Ray Law  
East Ward

**Mobile:**  
0427 901 275  
**Email:**  
ray.law@wollondilly.nsw.gov.au



Kate Terry  
East Ward

**Mobile:**  
0435 037 068  
**Email:**  
kate.terry@wollondilly.nsw.gov.au



Col Mitchell  
Central Ward

**Mobile:**  
0418 265 006  
**Email:**  
col.mitchell@wollondilly.nsw.gov.au



Michael Banasik  
Central Ward

**Mobile:**  
0425 798 068  
**Email:**  
michael.banasik@wollondilly.nsw.gov.au



Lou Amato  
Central Ward

**Mobile:**  
0437 898 275  
**Email:**  
lou.amato@wollondilly.nsw.gov.au



Judith Hannan  
North Ward

**Mobile:**  
0414 557 799  
**Email:**  
judith.hannan@wollondilly.nsw.gov.au



Simon Landow  
North Ward

**Mobile:**  
0415 406 719  
**Email:**  
simon.landow@wollondilly.nsw.gov.au



Hilton Gibbs  
North Ward

**Mobile:**  
0438 572 212  
**Email:**  
hilton.gibbs@wollondilly.nsw.gov.au



# ADDRESSING YOUR FUTURE NEEDS

When Council adopted our current Wollondilly Delivery Program 2013/14 – 2016/17 & Operational Plan 2014/15 in June this year, we identified that we need to talk with you. We are seeking your assistance in our efforts to reach a position of financial sustainability into the long term.

---

Like most NSW councils we're faced with the challenge of making sure we having enough money to look after the Shire's infrastructure into the future. These are the essential things that we use every day – roads, footpaths, bridges, stormwater drains, parks libraries and community buildings.

From our many engagement initiatives and community conversations over the years we know that you place a high priority on the maintenance of the Shire's infrastructure, particularly its road network. So it is clear we need to reverse the current trend of deteriorating infrastructure.

Additionally, we are expecting to experience unprecedented growth in the coming years. While it is impossible to speculate with any certainty on what the ultimate growth outcomes will be for Wollondilly, the importance of regularly reviewing our Long Term Financial Strategy has never been greater. In this regard, we need a sharp focus on developer contributions and strategies for providing and maintaining infrastructure. We also need to seek a Special Rate Variation (SRV) to secure sufficient funds to maintain our current and future infrastructure.

While we understand that rate rises of any kind are never welcome we believe a Special Rate Variation, with a sustainable increase to rates, is a necessary course of action in order to meet the needs of our fast growing community. Without an SRV we won't be able to maintain essential infrastructure and Council services.

Council is considering three options. Each has varying consequences regarding infrastructure and service quality over time, refer to the following page for the three options.

# Option 1 Deteriorate

# Option 2 Stabilise

# Option 3 Improve

## No Special Rate Variation

(Rates would increase by the annual rate peg amount - estimated to be around 3% per annum)

## Special Rate Variation 8.5% per annum over 4 years

(Rates would increase by a total of 8.5% per annum - including the annual rate peg amount - over a fixed four year period 2015/16 to 2018/19)

At the end of the four year period the Special Rate Variation increase will be built into the rate base

## Special Rate Variation 10.8% per annum over 4 years

(Rates would increase by a total of 10.8% per annum - including the annual rate peg amount - over a fixed four year period 2015/16 to 2018/19)

At the end of the four year period the Special Rate Variation increase will be built into the rate base

## Income

\$80 million shortfall over 10 years

Reduce the shortfall by generating an additional \$54.5 million over 10 years  
\$40.5 million will be spent on major roads and bridge works;  
\$5 million on bridges, footpaths, kerb, and line marking maintenance;  
\$2 million on new footpaths and kerb and gutter;  
\$3.5 million on building maintenance;  
\$3.5 million on parks, playgrounds and sportsfield maintenance

Eliminate the shortfall by generating an additional \$80 million over 10 years  
\$60 million will be spent on major roads and bridge works;  
\$6.5 million on bridges, footpaths, kerb, and line marking maintenance;  
\$5.5 million on new footpaths and kerb and gutter;  
\$4 million on building maintenance;  
\$4 million on parks, playgrounds and sportsfield maintenance

## Infrastructure Maintenance

Our infrastructure would deteriorate further. This means we will see worsening roads and continuing deterioration of facilities such as playgrounds and community buildings.

Council would be able to stabilise the current deteriorating condition of our infrastructure as we would be able to fund our maintenance expenditure. This means the current condition of our roads, facilities and other infrastructure will be gradually improved through essential maintenance.

Council would be able to deliver better roads, facilities and other infrastructure sooner as we would increase and bring forward much needed maintenance expenditure. We would also fully implement a preventative maintenance regime to reduce future costs to the community.

## New Infrastructure

Council would have virtually no capacity for new capital works (apart from developer contributions and grants). This means Council will have difficulty funding new infrastructure such as kerb and gutter, footpaths, shared pathways, open space improvements and new community facilities.

Council will have some additional funds (in addition to developer contributions and grants) available to provide new infrastructure.

Council will have more funds available to provide new infrastructure.

## Services

Council would need to consider a significant reduction in a wide range of Council services in order to address the funding shortfall issues.

Council could maintain its current range of services.

Council would be able to deliver a wide range of services.



## WHAT IS “RATE PEGGING”?

Since 1977, certain council revenues have been regulated in NSW under an arrangement known as “rate pegging”. The Independent Pricing and Regulatory Tribunal (IPART) sets a rate peg which limits the amount by which councils can increase their rate revenue from one year to the next.

If a Council has not obtained approval for a special rate variation, the rate peg determines the maximum allowable rate increase in local government general rate income for the Council. The rate peg percentage for 2013/14 was 3.4% and for 2014/15 it is 2.3%. The rate peg percentage for 2015/16 is expected to be announced in late 2014 or early 2015.

## WHAT IS A SPECIAL RATE VARIATION (SRV)?

For many years the rate peg limit has not kept pace with the financial needs of councils in NSW. Also it does not take into consideration rising costs and residents’ demands for increased services. However, Councils are able to apply to the Independent Pricing and Regulatory Tribunal for a “special rate variation”. A special rate variation allows Councils to increase its general rate income by more than the rate pegging amount. There may be a number of reasons why a Council may apply for a special rate variation, such as:

- To improve the financial position of the Council, particularly where there may be financial sustainability issues;
- To fund the development or maintenance of essential community infrastructure or to reduce backlogs in asset maintenance and renewal;
- To fund new or enhanced community services to meet growing demand in the community;
- To fund projects of regional significance; or
- To cover special or unique cost pressures that the Council faces.

SRV

TO FIND OUT WHAT STRATEGIES HAVE BEEN EFFECTED BY THE SRV, LOOK FOR THIS TAG.

# WOLLONDILLY'S CORPORATE BUSINESS PLANNING

The Integrated Planning and Reporting framework for local Councils in NSW was introduced by the Division of Local Government in 2009. IP&R is effectively another name for what most of us would call “**business planning**”.

Wollondilly's Corporate Business Planning documents consist of:

- Wollondilly Community Strategic Plan 2033
- Wollondilly Resourcing Strategy 2013/14 - 2022/23
- Wollondilly Delivery Program 2013/14 - 2016/17 & Annual Operational Plan
- Wollondilly Reporting – Quarterly & Annual

## Wollondilly Community Strategic Plan (CSP) 2033

Is the Community's story including key issues, strengths, opportunities and challenges for the future.

## Wollondilly Resourcing Strategy 2013/14 – 2022/23

The CSP provides a means for our community to express their long term aspirations. However, these aspirations will not be achieved without sufficient resources – time, money, assets and people to carry them out. The Resourcing Strategy is a critical link when it comes to translating objectives into actions.

## Wollondilly Delivery Program 2013/14 – 2016/17 & Annual Operational Plan

Delivery Program – is a summary of the strategies and activities that Council has prioritised over its four year term to achieve the outcomes in the CSP.  
Operational Plan – shows detailed actions we will undertake that clearly link to our Delivery Program. It addresses the full range of Council's operations.

## Wollondilly Reporting

The Annual Report and Quarterly Reviews are important tools designed to help achieve best practice outcomes for Council and better outcomes for the Community.

# THE PURPOSE OF WOLLONDILLY'S CORPORATE BUSINESS PLANNING DOCUMENTS

The purpose of Council's corporate "business planning" documents is to focus on long-term strategic planning and to set priorities and aspiration through what our community is asking of Council.

Over the years the aspirations expressed by our community has been clear and consistent and are currently presented in the **Wollondilly Community Strategic Plan 2033**.

Our community wants:

- A balanced approach to growth which maintains the vision of "rural living"
- A network of sustainable, prosperous and resilient towns and villages
- Access to a greater range of local services and facilities
- More local jobs and education
- Better transport options
- Safer roads
- To protect and enhance our natural places and waterways
- To live a healthy lifestyle in rural surrounds
- To feel safe and protected
- To secure a future for ourselves and our children
- Leadership from Council
- Council to responsibly manage its finances and assets
- Council to listen and to be ethical, accountable and transparent

Through Council's corporate "business planning" documents Council is continually investigating and identifying opportunities to achieve what our community wants. However these wants and aspirations cannot be achieved without time, money, assets and people to make them happen.

Our Wollondilly Community faces a specific set of challenges that arise from where we are:

- Our relatively low population
- Our location on the fringe of a city
- Our dispersed and varied towns and villages
- Our attractiveness as a place to live mean that increasing population growth will be an important part of our future

Our Wollondilly Community faces a specific set of challenges that arise from what we have:

- A substantial and ongoing shortfall in the funding required

to maintain our assets to a satisfactory condition in particular roads and community facilities

- A shortfall that is expected to grow as the Shire continues to meet demands for additional residential and employment lands, with consequent increases in traffic volume damaging our roads
- A deteriorating road network, Wollondilly has a higher than average crash rates across the Shire, particularly for our young drivers
- Deteriorating assets that can no longer be used due to safety risks

**The Wollondilly Resourcing Strategy 2013/14–2022/23 documents:**

- Council's Long-Term Financial Plans, Current Financial Position, Planning Assumptions, Sensitivity Analysis, Performance Monitoring and 3 Scenarios to address the asset renewal and maintenance challenges as identified

The Strategy also documents the questions Council asks to deliver on what the Community wants, questions such as:

- Can we afford what the community wants?
- How can we go about achieving these outcomes?
- Can we survive the pressures for the future?
- What are the opportunities for future growth and economic growth?
- Can we address the infrastructure backlog?
- Can we develop cost-effective management strategies for the long term?
- Will we meet the impact of growth through demand management and infrastructure investment?
- Will we adequately manage risks associated with asset failure?
- How will we implement continuous improvements in asset management practices?

**The Delivery Program 2013/14–2016/17 & Operational Plan 2014/15 documents:**

A summary of the strategies, activities and actions that Council has prioritised and will continue to work towards achieving the outcomes in the Community Strategic Plan; it addresses the full range of Council's operations and is reported through the Wollondilly Quarterly Reviews and Annual Report.

**INTRODUCTION  
TO THE  
WOLLONDILLY  
DELIVERY PROGRAM  
2013/14 – 2017 &  
OPERATIONAL PLAN  
2014/15**

In partnership with the Community Strategic Plan and Resourcing Strategy, Council strives to deliver what we said we would.

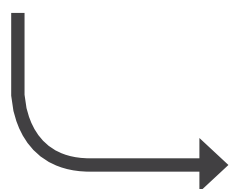
Our Delivery Program and Operational Plan have three measures to assess our progress in achieving our desired outcomes.

The following table shows the three methods of assessment and what they measure:

Measure	What it Measures
Standard Service Level	Standard Service Levels are what Council strives to deliver to our Community on a daily, weekly, monthly, quarterly or yearly basis.  <i>Refer to Council's Client Service Charter for further details if required</i>
Measures of Progress	Determines if our progress is on track to achieve the desired outcomes
Target	Determines the effectiveness of each action undertaken
Important Notes	Where we do not have historical data we do not know what is an appropriate target to set. This will be changed when appropriate data is collected to guide us in setting further relevant targets.  It is not always ideal to set actual targets, plotting trends maybe a better way to measure our progress for some strategies and actions

Council's Management Team are responsible for all actions in this plan.

The table to the right provides all Managers' details to determine responsibility of actions and for the Community to provide any feedback, comments or suggestions on any of Council's Corporate Business Planning documents.



Name	Position	Email	Telephone
Ally Dench	Deputy General Manager	ally.dench@wollondilly.nsw.gov.au	4677 1166
Marcello Chiodo	Manager Information & Technology Services	marcello.chiodo@wollondilly.nsw.gov.au	4677 1118
Ashley Christie	Manager Financial Services	ashley.christie@wollondilly.nsw.gov.au	4677 1114
Robyn Cooper	Manager Compliance	robyn.cooper@wollondilly.nsw.gov.au	4677 1102
Janice Hardacre	Manager Executive Services	janice.hardacre@wollondilly.nsw.gov.au	4677 1197
Paul Hume	Manager Growth Centres	paul.hume@wollondilly.nsw.gov.au	4677 8283
Justin Nyholm	Manager Works	justin.nyholm@wollondilly.nsw.gov.au	4677 8247
David Smith	Manager Planning	david.smith@wollondilly.nsw.gov.au	4677 1138
John Sproule	Manager Governance	john.sproule@wollondilly.nsw.gov.au	4677 1161
Brad Staggs	Manager Environmental Services	brad.staggs@wollondilly.nsw.gov.au	4677 1129
Michael Nelson	Acting Manager Infrastructure Planning	michael.nelson@wollondilly.nsw.gov.au	4677 1180
Peter Wright	Manager Community Services	peter.wright@wollondilly.nsw.gov.au	4677 1108



# WOLLONDILLY OPERATIONAL PLAN 2014/15

## PURPOSE

Growing **Your** Future  
Together

## VISION

We all want  
Wollondilly to  
continue to be a great  
place to live, work  
and visit

## DIRECTION

Wollondilly  
Community Strategic  
Plan 2033

Wollondilly Delivery  
Program 2013/14 –  
2016/17

Outcomes	Strategies
<p><b>Looking after the Community</b></p> <ul style="list-style-type: none"> <li>• Access to a range of activities, services and facilities</li> <li>• A connected and supported Community</li> </ul>	<p>CO1 Community Building, Well-being Identity Deliver a range of community programmes, services, facilities and events which strengthen the capacity, well-being and cultural identity of our community.</p> <p>CO2 Working with Others Work with other agencies and service providers to deliver community programmes, services and facilities which complement and enhance Council's service provision.</p> <p>CO3 Social Planning Undertake strategic social planning and research regarding community needs and issues.</p> <p>CO4 Engagement and Communication Implement excellence in our community engagement by listening to and responding to the needs and concerns of residents.</p>
<p><b>Accountable &amp; Transparent Governance</b></p> <ul style="list-style-type: none"> <li>• Government, Community and business talking and working together</li> <li>• A Council that demonstrates good business management and ethical conduct</li> </ul>	<p>GO1 Quality Employer Provide and attractive employment choice for talented people.</p> <p>GO2 Best Practice Governance Be a leader in best practice local government governance.</p> <p>GO3 Customer Service Deliver responsive and helpful services to all our customers.</p> <p>GO4 Advocacy Advocate strongly for the interests of Wollondilly and its community.</p> <p>GO5 Financial Sustainability Maintain Council in a strong and sustainable financial position.</p> <p>GO6 Resource Efficiency Be efficient and effective in the use of Council resources and provide value for money in the delivery of services.</p>

	<p>GO7 Information Management Ensure best practice approach as to the delivery of quality information and technology services.</p> <p>GO8 Corporate Image Promote a positive representation of Council's corporate image.</p>
<p><b>Caring for the Environment</b></p> <ul style="list-style-type: none"> <li>• Our local environment is valued and protected</li> <li>• A Community that interacts with and cares for their environment</li> </ul>	<p>EN1 Biodiversity Resilience Protect and conserve biodiversity and natural resources, including waterways, riparian lands and groundwater dependant ecosystems.</p> <p>EN2 Growth Management Apply best practice environmental principles to the management of future growth.</p> <p>EN3 Development Assessment Apply best practice environmental principles to the assessment of development and planning proposals.</p> <p>EN4 Environmental Responsibility Educate and promote legislative environmental responsibilities to the community.</p> <p>EN5 Auditing, Monitoring and Enforcement Undertake auditing, monitoring and regulatory enforcement to protect the environment and the health, safety and well-being of the community.</p> <p>EN6 Waste Management Improve waste minimisation and recycling practices in homes, workplaces, development sites and public places.</p> <p>EN7 Sustainable Living Educate, promote and support low consumption, sustainable lifestyles and lowering of the Shire's carbon footprint.</p>
<p><b>Building a strong local Economy</b></p> <ul style="list-style-type: none"> <li>• A strong local economy providing employment and other opportunities</li> </ul>	<p>EC1 Economic Development Enhance economic development in Wollondilly Shire through innovative engagement and ongoing promotion of our strengths.</p> <p>EC2 Planning for and Supporting Business Strengthen and diversify Wollondilly's economic base by attracting and supporting the development of a diverse range of industries.</p> <p>EC3 Manage Growth Encourage and manage growth to ensure that it contributes to economic well-being.</p> <p>EC4 Managing Development and Land Use Manage and regulate land use and development in order to achieve a high quality built environment which contributes to economic well-being.</p> <p>EC5 Protect Natural Resources Protect natural resources so as to contribute to the Shire's economic well-being.</p>
<p><b>Management and Provision of Infrastructure</b></p> <ul style="list-style-type: none"> <li>• Safe, maintained and effective infrastructure</li> <li>• Access to a range of transport options</li> </ul>	<p>IN1 Maintain Road Network Ensure that the road network is maintained to a standard that is achievable within the resources available.</p> <p>IN2 Manage Road Network Manage the road network to respond to community needs, growth in the Shire, improving road safety and improving transport choices.</p> <p>IN3 Provision of Facilities Provide a range of recreation and community facilities to meet the needs of the community.</p> <p>IN4 Emergency Management Plan for and assist in the community's response to emergencies such as bushfires and flooding.</p> <p>IN5 Advocacy and Lobbying Represent our community with regard to external services including energy, communications, water, waste management and resource recovery.</p>



# LOOKING AFTER THE COMMUNITY




## STANDARD SERVICE LEVELS

- Facilitate quarterly Community Advisory Group and Community meetings
- Conduct an annual Community Grants Program
- Facilitate a minimum of 6 celebratory events per annum
- Develop and maintain an online Community Directory and Volunteering Data Base
- Provide a Community Bus Resource
- Provide mobile library, youth, community development and information service across the Shire
- Provide a range of opportunities for the Community to consult with Council

## MEASURES OF PROGRESS

- MP1. Increased range of ways in which Council engages with the Community
- MP2. Increased grant funding provided to Council for Community Services
- MP3. Greater community participation at Community events
- MP4. Increased number of people using library services
- MP5. Increased number of families accessing Council's Children's services

## COMMUNITY

Delivery Program Activity - 2013/14 – 2016/17	Operational Plan Action - 2014/2015 (Annual)	Target	Responsibility
 <p><b>Strategy CO1 – Community Building, Well-being and identity</b> Deliver a range of community programmes, services, facilities and events which strengthen the capacity, well-being and cultural identity of our community</p>	<b>CO1.1</b> Deliver a high quality library service based on best practice standards and approaches	Achieve positive outcomes against all key industry performance measures	Manager Community Services
	<b>CO1.2</b> Deliver high quality children’s services in accordance with legislative requirements and best practice standards and approaches	Compliance with all Legislative Requirements	
	<b>CO1.3</b> Deliver projects, programs and events to foster community connectedness, capacity, identity, cultural expression and diversity	Participation from all key target groups  Council supports the Community through its Financial Assistance Program	
	<b>CO1.4</b> Provide improved Library/Cultural/Civic Facilities in Wollondilly	Tender Process commence Q.1  Construction to commence Q.3  Completion Date February 2016	Manager Infrastructure Planning
	<b>CO1.5</b> Provide Regional Sportsground facility in Picton	Stage Two complete Q.4  Stage Two consists of Bridge Link, Cycleway, Sewer & Sportsground Lights	
<p><b>Strategy CO2 – Working with Others</b> Work with other agencies and service providers to deliver community programmes, services and facilities which compliment and enhance Council’s provision</p>	<b>CO2.1</b> Lobby and work in partnership with other agencies and service providers to deliver community programmes, services and facilities	Regular representation and correspondence  Conduct regular information forums in partnership with other agencies	
	<b>CO2.2</b> Attract grant funding to support community programmes, services and facilities	Successful grant applications secured	
 <p><b>Strategy CO3 – Social Planning</b> Undertake strategic social planning and research regarding community needs and issues</p>	<b>CO3.1</b> Undertake strategic social planning and research to identify current and future community needs and issues, particularly in relation to future growth	Social Planning Strategy draft complete Q.3  Social Planning Strategy adopted Q.4	Manager Community Services
	<b>CO3.2</b> Use and promote the findings of social planning and research to raise awareness and achieve positive community outcomes	Papers to inform Council of key directions	
 <p><b>Strategy CO4 – Engagement and Communication</b> Implement excellence in our Community engagement by listening to and responding to the needs and concerns of our residents</p>	<b>CO4.1</b> Review and monitor our engagement and communication processes to ensure best practice approaches and outcomes	Continual Monitoring	
	<b>CO4.2</b> Implement a range of responsive and effective community engagement and communication processes	Introduce new engagement approaches  Implement on-line Residents Panel “Speak Up Wollondilly” Q.2	



# ACCOUNTABLE & TRANSPARENT GOVERNANCE

## STANDARD SERVICE LEVELS

- Provide financial concessions for eligible pensioners
- Council provides 24 hours, 7 days a week phone service
- A minimum of 10 Council Meetings per calendar year
- A minimum of 10 Community Forums per calendar year
- Weekly Council Newsletter (Bush Telegraph) published in the local newspapers and Wollondilly Shire Council website
- All social media posts responded to within 1 working day
- All external Council's Positions Vacant advertised through various related media



## MEASURES OF PROGRESS

- MP1. Timeliness of complaints requiring an intervention of Code of Conduct Committee/sole reviewer
- MP2. Media Analysis
- MP3. Increased viewers/participants
- MP4. Increased Website usage

## GOVERNANCE

Delivery Program Activity - 2013/14 – 2016/17	Operational Plan Action - 2014/2015 (Annual)	Target	Responsibility
<b>Strategy GO1 – Quality Employer</b> Provide an attractive employment choice for talented people	GO1.1 Update the Workforce Planning Strategy	Review completed by March 2015	Manager Executive Services
	GO1.2 Provide personal and professional development opportunities for all staff including educational assistance	As referenced in the Workforce Planning Strategy  Identified in Annual Performance Reviews conducted for all staff	
	GO1.3 Continue to implement and improve staff Performance Management system	All assessments comply within agreed timeframes	
	GO1.4 Provide Employee Relation Services including attraction and retention of quality staff, payroll services and risk management services	As required and referenced in the Wollondilly Workforces Strategy	
<b>Strategy GO2 - Best Practice Governance</b> Be a leader in best practice local government governance	GO2.1 Review and enhance best practice approaches to ethical governance	Recommendation/s from Audit Committee are completed as required	Manager Governance
	GO2.2 Management and monitoring of statutory reporting and auditing	All legislative reports are submitted to appropriate Authorities within required timeframes	
	GO2.3 Conduct meetings of the elected members in an accordance with legislative requirement and best practice approaches	Meetings met legislative requirements and agreed standards	
	GO2.4 Manage provision of information through Government Information (Public Access) Act	Comply with legislative requirements  Emerging issue of increase in numbers and the consequence of this increase with resourcing requirements	
	GO2.5 Implement outcomes of Local Government Reform	Comply with Legislative Requirements	
<b>Strategy GO3 – Customer Service</b> Deliver responsive and helpful services to all our customers	GO3.1 Deliver quality Customer Service through various means such as face to face interactions and online services	Customer Feedback  Client Service Charter	Manager Information & Technology Services
	GO3.2 Provide and improve information through on-line portals and implement self-service options	Increased website usage  Implement a new Council Internet Site Launch Q4	
<b>Strategy GO4 – Advocacy</b> Advocate strongly for the interest of Wollondilly and its community	GO4.1 Submissions on proposal for reform or review relevant to local government and our local community	Submissions completed as required	Manager Governance
	GO4.2 Lobby the State Government and other service providers for improved services and better outcomes	As identified in the “Issues for Wollondilly” paper  As required	All Managers

## GOVERNANCE

Delivery Program Activity - 2013/14 – 2016/17	Operational Plan Action - 2014/2015 (Annual)	Target	Responsibility
 <p><b>Strategy GO5 – Financial Sustainability</b> Maintain Council in a strong and sustainable financial position</p>	GO5.1 Deliver short & long term financial planning processes	Comply with Financial Reporting obligations	Manager Financial Services
	GO5.2 Prepare and submit Statutory Financial Reports	As Required	
	GO5.3 Maintain and improve financial management systems and processes	Monitor and review systems and processes	
	GO5.4 Commence investigations into options to address future funding needs	Identify funding source by Q.2  Implement strategy during Q.3 & Q.4	Deputy General Manager
 <p><b>Strategy GO6 – Resource Efficiency</b> Be efficient and effective in the use of Council resources and provide value for money in the delivery of services</p>	GO6.1 Continue to manage and monitor Internal Audit processes	Recommendations are actioned within timeframes	Manager Governance
	GO6.2 Continue to document strength based performance through SEE Change project	As required  Reviewed at the same time as the CSP 4 yearly review	Deputy General Manager, All Managers
	GO6.3 Continue to Improve and enhance corporate planning processes and corporate reporting as per legislative requirements	Delivered with Legislative timeframes	Manager Information & Technology Services
	GO6.4 Continue to manage and support the “Success Management” program (Developed January 14)	4 New Projects per annum	
	GO6.5 Continue to plan and deliver tl.connect (Council’s in-house Team Leaders Network)	Minimum of 2 Meetings per quarter	
	GO6.6 Provision and management of appropriate, safe and efficient heavy plant, trucks and motor vehicles to support Council’s operations	Suitable items available for use when required  Review needs and types of plant to address organisational needs (reference to the 10 year Replacement Strategy)	Manager Works
	GO6.7 Provide a range of purchasing systems and processes that provides value for money and complies with Legislation	Implement recommendations of Internal Audit within agreed timeframes	Manager Works, Manager Financial Services

## GOVERNANCE

Delivery Program Activity - 2013/14 – 2016/17	Operational Plan Action - 2014/2015 (Annual)	Target	Responsibility
<b>Strategy GO7 – Information Management</b> Ensure best practice approach to the delivery of quality information and technology services	GO7.1 Provide quality information management records and archival services	Increased timeliness & quality achieved	Manager Information & Technology Services
	GO7.2 Provide server and desktop environments that are robust and reliable platform for applications and systems	Information Communication Technology (ICT) Strategic Plan	
	GO7.3 Management of ongoing development of Council's spatial Geographic Information System (GIS)	Review of available GIS  Implement recommendation/s of Local Government Act Review subject to budget approval	Manager Governance
	GO7.4 To manage and maintain Council's interests in property assets	Investigate the recommendation/s of the Local Government Act Review and prepare for implementation	
<b>Strategy GO8 – Corporate Image</b> Promote a positive representation of Council's corporate image	GO8.1 Management and delivery of Council's media communications including newspaper, television and radio	Media communications services delivered as required  Redesign Council's Internet Site Q.4	Manager Executive Services
	GO8.2 Maintaining and improving Council's corporate image through branding and marketing	Improve and monitor Council's marketability  Launch Major Wollondilly Brand to all Business Sectors Q.4	
	GO8.3 The management and co-ordination of inclusive community events to a wide range of diverse people	Planning and development of 100 Years for ANZAC memorial day Q.4	
	GO8.4 Provide innovative and user friendly Council information via social media and web systems	Monitor views and likes on Council's social media (facebook, Twitter, YouTube)	
	GO8.5 Manage and monitor Council's image through Social Media channels	As Required	





# CARING FOR THE ENVIRONMENT

## STANDARD SERVICE LEVELS

- Distribute 40,000 plants throughout the Shire each year
- Domestic Waste collection offered each week
- Four Environmental Educational Programs delivered per year
- Customer Requests for Trees, weeds and hazard reduction responded to within 14 days
- Quarterly “free” microchip day
- Bi-annual School Visits
- Various education programs delivered throughout the year e.g. swimming pools and spas

## MEASURES OF PROGRESS

- MP1. Increased funding for bio-diversity programs
- MP2. Waste Management Contract accepted by Q2
- MP3. 66% waste diversion from landfill
- MP4. Increased number of referrals
- MP5. 85% of completed development applications accessed by statutory timeframes

## ENVIRONMENT

Delivery Program Activity - 2013/14 – 2016/17	Operational Plan Action - 2014/2015 (Annual)	Target	Responsibility
<b>Strategy EN1 – Biodiversity Resilience</b> Protect and conserve biodiversity and natural resources	EN1.1 Provide quality Environmental and Planning Assessments	Number of Internal Referrals	Manager Environmental Services
	EN1.2 Facilitate responsible public and private tree management	Assessed in a timely manner and safety concerns	
	EN1.3 Appropriately manage weeds in accordance with local and regional strategies	Increased awareness Shire wide through means such as forums, educational and promotional material	
	EN1.4 Facilitate improvement in native biodiversity through community participation	Increased community participation through means such as forums and workshops	
	EN1.5 Advocate for mining, coal seam gas and extractive industries to be conducted in a responsible manner	Number of engagement events connecting the community to mining, coal seam gas and extractive industries  Attend Association Meetings as required	
<b>Strategy EN2 – Growth Management</b> Apply best practice environmental principles to the management of future growth	EN2.1 Provide advice for sustainable principles for biodiversity, waste and water in growth areas (Manage Growth)	Provide advice on request	Manager Environmental Services
	EN2.2 Ongoing Management of Council's role and input into investigations for major land release proposals i.e. the Wilton Junction Precinct	Continue to monitor and have input into the investigations timetable	Manager Growth Centres
	EN2.3 Review the Growth Management Strategy (Strategically linked to EC3.1)	Review completed by Q.2  Forward to Department of Planning for endorsement	
	EN2.4 Continue to support and campaign against Wilton Airport	No Airport	Deputy General Manager
<b>Strategy EN3 – Development Assessment</b> Apply best practice environmental principles to the assessment of development applications and planning proposals	EN3.1 Provide assessment process for all planning proposals	As required	Manager Planning
	EN3.2 Provide assessment process for all development applications and related approvals	85% completed by Statutory Timeframes for gross determination timeframes	
	EN3.3 Management and delivery of Assessment services for Section 68 Certificates including onsite sewage management applications	85% completed by Statutory Timeframes for gross determination timeframes	Manager Compliance
	EN3.4 Finalisation of remaining tasks from the Success Management Planning Services Project (Direct Link EC4.4)	Finalise Q.2	
<b>Strategy EN4 – Environmental Responsibility</b> Educate and promote legislative environmental responsibilities to the community	EN4.1 Promote and provide education to the public in their legislative responsibilities in regards to land management, vegetation clearing and waste disposal	Establish and facilitate education in a coordinated approach	Manager Environmental Services

## ENVIRONMENT

Delivery Program Activity - 2013/14 – 2016/17	Operational Plan Action - 2014/2015 (Annual)	Target	Responsibility
	EN4.2 Continue to develop and implement education initiatives for the community to increase awareness and responsibilities of dog & cat ownership	Daily update of Council's website of animals impounded and their availability  Increased hits on Council's Webpage and likes on Council's Facebook page  Commence a Micro-chipping Program	Manager Compliance
	EN4.3 Promote and provide education to the public in their legislative responsibilities in regards to pool safety	Pool Compliance Inspections 10% pa to be met as per audit program	
<b>Strategy EN5 – Auditing, Monitoring and Enforcement</b> Auditing, monitoring and regulatory enforcement to protect the health, safety and well-being of the community	EN5.1 Provide a high quality service to ensure safe and legislatively compliant impoundment of animals.	Increased number of Registrations collected per quarter  Increased number of impounded dogs and cats already registered at time of impoundment  % of dogs and cats identified under the Act returned to their Owners  Minimal Euthanasia of Dogs and Cats	
	EN5.2 Monitoring of fire safety statements annually	Target number of premises audited for fire safety compliance	Manager Compliance
	EN5.3 Inspection of medium and high risk food premises annually	100% of Medium – High Inspections completed per annum  Development of the Food Star Program Q. 2	
	EN5.4 Actively respond to complaints and issues identified to ensure appropriate outcomes for illegal development, dumping and other activities such as abandoned vehicles, noise pollution and odour.	Complaint responded to in 7 days	
	EN5.5 Provide management and investigation of dog attacks and dangerous dog declarations	In accordance with Companion Animal Act legislation  Annual inspection of declared and Restricted Dogs Enclosures	

## ENVIRONMENT

Delivery Program Activity - 2013/14 – 2016/17	Operational Plan Action - 2014/2015 (Annual)	Target	Responsibility
	EN5.6 Continue to address a range of regulatory public & environmental health functions as well as other services to the community and stakeholders	In accordance with the Public Health Unit and Local Government Operational Plan	Manager Compliance, Manager Environmental Services, Manager Community Services
<b>Strategy EN6 – Waste Management</b> Improve waste minimisation and recycling practices in homes, workplaces, development sites and public places	EN6.1 Manage and monitor landfill operations	Submit Legislative Reports on time	Manager Environmental Services
	EN6.2 Development of the domestic waste and landfill management contracts	Domestic Waste Contract - appoint successful tenderer Q.1  Develop Landfill Draft Contract and Tender Q.4	
	EN6.3 Continue to implement and deliver domestic and commercial waste management contract	Monthly reviews on contract performance	
	EN6.4 Deliver and implement effective Waste Education Strategies	Customer Feedback	
	EN6.5 Continual development and implementation of waste minimisation strategies	66% waste diversion from landfill	
	EN6.6 Commence Rehabilitation for Warragamba Waste Management Centre (Landfill)	Rehabilitation commenced by Q.1 Manage Contract Awarded	
<b>Strategy EN7 – Sustainable Living</b> Educate, promote and support low consumption, sustainable lifestyles and lowering of the Shire's carbon footprint	EN7.1 Deliver quality internal and external sustainability education	Programs run as per schedule  Review of Council's Energy and Water Management Q.4	Manager Compliance
	EN7.2 Continue to provide a Community Nursery and Educational Environment Centre to encourage participation in sustainable lifestyles	Programs run as per schedule	
	EN7.3 Continue programs to support community initiatives in sustainability	Increased independence of Community Networks	
	EN7.4 Continue to provide and support innovative programs for schools	"Adopt a School" program	



# BUILDING A STRONG LOCAL ECONOMY

## STANDARD SERVICE LEVELS

- Visitor Information Centre opened 7 days a week
- On Duty Building Inspector available 8am – 10am weekdays
- All building inspections within 48 hours
- On Duty Planner available 8am – 12pm weekdays
- Written development enquiries responded to within 14 days

## MEASURES OF PROGRESS

- MP1. Review Visitor Information Guide every 2 Years
- MP2. Increased Medical Services in Wollondilly
- MP3. % of certificates issued by Council; Market share against Private Certifiers
- MP4. Maintain % of Market Share of Certificates issued by Council
- MP5. Increased electronic housing applications
- MP6. Construction Certificates within legislative timeframes

## ECONOMY

Delivery Program Activity - 2013/14 – 2016/17	Operational Plan Action - 2014/2015 (Annual)	Target	Responsibility
<b>Strategy EC1 – Economic Development</b> Enhance economic development in Wollondilly Shire through innovation engagement and ongoing promotion of our strengths	EC1.1 Conduct events and educational activities that support and promote business and economic development	Deliver Events Program to promote Economic Development in the Shire	Manager Executive Services
	EC1.2 Engage with businesses and the community in order to identify opportunities to achieve economic growth	Attend Chamber of Commerce meetings as required  Host the Economic Development Advisory Group (EDAG)	
	EC1.3 Position and promote the Shire as a place for business development, tourism and sustainable rural living	Attend 4 Expo's/Events per year such as Steam Fest, Dam Fest  Promoting Council and Wollondilly as a place to live, work and / or visit.  Commence investigations for Inward Investment Strategy	
<b>Strategy EC2 – Planning for and Supporting Business</b> Strengthen and diversify Wollondilly's economic base by attracting and supporting the development of a diverse range of industries	EC2.1 Review and Refocus the Economic Development Strategy	Implement Actions identified in the Economic Development Strategy	Manager Executive Services
	EC2.2 Ensure our strategic planning system provides opportunities for and supports a range of industries and business development opportunities	Ongoing	Manager Planning
<b>Strategy EC3 – Manage Growth</b> Encourage and manage growth to ensure that it contributes to economic well-being	EC3.1 Review the Growth Management Strategy with a focus on sustainable economic growth (Strategically linked to EN2.3)	Review completed by Q <sub>2</sub>  Forward to Department of Planning for endorsement	Manager Growth Centres
	EC3.2 Deliver the Community Engagement Strategy for major land release proposals	As required	
<b>Strategy EC4 – Managing Development and Land Use</b> Manage and regulate land use and development in order to achieve a high quality built environment which contributes to economic well-being	EC4.1 Review of the Development Control Plan (DCP) Residential Volume	Review complete Q <sub>2</sub>	Manager Planning
	EC4.2 Development assessment process that adheres to legislative requirements and timeframes	Ongoing	Manager Planning
	EC4.3 Provide accurate and timely information and or advice in relation to development and land use enquiries	As required	
	EC4.4 Finalisation of remaining tasks from the Success Management Planning Services Project (Direct Link EN3.4)	Finalise Q <sub>2</sub>	
	EC4.5 Adaptation to changes in legislation	Comply with legislative timeframes	Manager Compliance
	EC4.6 Provide assessment process for Complying Development Applications	85% completed by Statutory Timeframes for gross determination timeframes	
<b>Strategic EC5 – Protect Natural Resources</b> Protect natural resources so as to contribute to the Shire's economic well-being	EC5.1 Protect and support new & existing agriculture.	As required	Manager Planning
	EC5.2 Investigate bio-banking opportunities	Increased investigating opportunities	Manager Environmental Services
	EC5.3 Promote and support eco-tourism initiatives	As required in response to proposals	



# MANAGEMENT AND PROVISION OF INFRASTRUCTURE




## STANDARD SERVICE LEVELS

- Ensure all facilities are clean & safe as per relevant standards
- Mow grass as per maintenance schedule
- Customer Request Acknowledgement within 7 working days
- Customer Request Response within 14 working days

## MEASURES OF PROGRESS

- MP1. Increased utilisation of recreation and community facilities
- MP2. Provision of improved facilities to meet the changing needs of the community (Works Program is being delivered)
- MP3. Refine and adjust maintenance schedules to ensure longevity of Council Assets
- MP4. Key projects delivered (\$9 million loan funded program over 2 years)
- MP5. Customer feedback on Road Safety Programs
- MP6. % of road maintenance budget expended
- MP7. Increased usage of Council's online bushfire mapping
- MP8. Buildings & Infrastructure Renewals Ratio (a ratio of 1.0 or greater is preferred).

## INFRASTRUCTURE

Delivery Program Activity - 2013/14 – 2016/17	Operational Plan Action - 2014/2015 (Annual)	Target	Responsibility
 <p><b>Strategy IN1 – Maintain Road Network</b> Ensure that the road network is maintained to a standard that is achievable within the resources available</p>	IN1.1 Develop programs for road network maintenance and renewal	Programs developed for 2015/16 by Q.4	Manager Infrastructure Planning
	IN1.2 Maintain and enhance asset management system to support the management of all infrastructure assets; such as buildings, parks and roads	In accordance with Council's Asset Management Strategy document	
	IN1.3 Maintain and improve road infrastructure including pothole repairs, pavement repairs, road reconstruction, drainage, bridge repairs, footpath, kerb & gutter, signs and line marking.	Programs completed within competing priorities and available resources	Manager Works, Manager Infrastructure Planning
 <p><b>Strategy IN2 – Manage Road Network</b> Manage the road network to respond to community needs, growth in the Shire, improving road safety and improving transport choices</p>	IN2.1 Identify high crash locations and apply for appropriate funding opportunities	Grant Applications submitted by due dates	Manager Infrastructure Planning
	IN2.2 Develop and deliver road safety education programs including drink safe, fatigue and child safety	Deliver as per Council's Road Safety Program 2014/15	
	IN2.3 Implement traffic and parking improvements in response to identified community needs and growth	Address issues as they arise	
	IN2.4 Improve access and connectivity for pedestrians and cyclists	Completion of annual footpath and cycleway projects	
 <p><b>Strategy IN3 – Provision of Infrastructure and Facilities</b> Provide a range of infrastructure and community facilities to meet the needs of the community</p>	IN3.1 Provide quality and timely advice to Strategic Planning and development assessment proposals	Advice provided as required	Manager Infrastructure Planning
	IN3.2 Managing and delivering of infrastructure through sub-division, development activities and the Developer Contribution process	Assets constructed to Council's requirements	
	IN3.3 Planning for and delivering new and improved community and recreational facilities	<p>Funded projects delivered on time and within budget</p> <p>Update of Section 94 Contributions subject to legislative requirements</p> <p>Open Space Strategy Adoption by Council Q.2</p> <p>Implement Priority Works Program Q.4</p>	



## INFRASTRUCTURE

Delivery Program Activity - 2013/14 – 2016/17	Operational Plan Action - 2014/2015 (Annual)	Target	Responsibility
	IN3.4 Continue to provide appropriate swimming and aquatic facilities to the Community	Monitor the operations of the pools  Commence preparation of management tenders	Manager Infrastructure Planning
	IN3.5 Management and maintenance of a range of recreation facilities including sportsgrounds, playgrounds and passive open space.	Section 355 Management Committee Survey completed annually  Monitored through Council's Customer Request Management	Manager Environmental Services
	IN3.6 Management and maintenance of community facilities and public buildings	Key Customer Satisfaction Survey complete annually  Monitored through Council's Customer Request Management	
	IN3.7 Maintain the streetscapes of the Shire's townships and villages	Programs completed within competing priorities and available resources	
	IN3.8 Provision of Public Cemetery Services	Statutory obligations met  Service provided in an appropriate and timely manner  Scheduled maintenance	
<b>Strategy IN4 – Emergency Management</b> Plan for and assist in the community's response to emergencies such as bushfires and flooding	IN4.1 Liaise with, and support Emergency Services to plan, prepare & respond to, and recover from, incidents	Development of Local Emergency Management Plan for adoption by Regional Emergency Management Committee (REMC) by Q.2  Completion of Resident Recovery Kit Q.4	Deputy General Manager, Manager Works, Manager Community Services
	IN4.2 Provide support services and Chair the Local Emergency Management Committee (LEMC) and support the Local Emergency Operations Controller (LEOCON)	Support provided in a timely manner  Facilitate and implement Emergency Operation Centre (EOC) at times of emergency	Manager Works, Local Emergency Management Officers (LEMOs)

## INFRASTRUCTURE

Delivery Program Activity - 2013/14 – 2016/17	Operational Plan Action - 2014/2015 (Annual)	Target	Responsibility
	IN4.3 Provide support and facilities to the Rural Fire Service and State Emergency Service	Support services and facilities for use by both agencies provided within resource allocations  Adequate resourcing of the RFS and SES  Support and maintain capital equipment, vehicles and pumps	Manager Works
	IN4.4 Ongoing review of flood plain management to respond to identified issues such as climate change	Completion of Stonequarry Creek Flood Plain Risk Management Plan as agreed with Office of Environment and Heritage  Provide Flood Information as required	Manager Infrastructure Planning
	IN4.5 Hazard Reduction Control – Identify, Raise funds and Program	Secure external funds to value add to Councils resource commitment to strategic bushfire hazard reduction	Manager Environmental Services
<b>Strategy IN 5 – Advocacy and Lobbying</b> Represent our community with regard to external services including human services, energy, communications, water, waste management and resource recovery	IN5.1 Lobby the State Government and other service providers for improved services and infrastructure.	As identified in the “Issues for Wollondilly” paper  As required	All Managers

# ADDRESSING **YOUR** FUTURE NEEDS

---

THE NEED FOR A  
SPECIAL RATE VARIATION

# NEED FOR A SPECIAL RATE VARIATION

REFLECTED IN OUR CORPORATE BUSINESS PLANNING DOCUMENTS

## Wollondilly Community Strategic Plan (CSP) 2033

### OUTCOMES

- Access to a range of activities, services and facilities
- A connected and supported Community
- Government, Community and business talking and working together
- A Council that demonstrates good business management and ethical conduct
- Safe, maintained and effective infrastructure

## Wollondilly Delivery Program 2013/14 – 2016/17

### STRATEGIES



### Community

CO1. Community Building, Well-being and Identity

Deliver a range of community programmes, services, facilities and events which strengthen the capacity, well-being and cultural identity of the community.

CO3. Social Planning

Undertake strategic social planning and research regarding community needs and issues.

CO4. Engagement and Communication

Implement excellence in our community engagement by listening to and responding to the needs and concerns of residents.



### Governance

GO5. Financial Sustainability

Maintain Council in a strong and sustainable financial position.

GO.6 Resource Efficiency

Be efficient and effective in the use of Council resources and provide value for money in the delivery of services.



### Infrastructure

IN1. Maintain Road Network

Ensure that the road network is maintained to a standard that is achievable within the resources available.

IN2. Manage Road Network

Manage the road network to respond to community needs, growth in the Shire, improving road safety and improving transport choices.

IN3. Provision of Infrastructure and Facilities

Provide a range of recreation and community facilities to meet the needs of the community.

# THE NEED FOR A SPECIAL RATE VARIATION (SRV)

Our long term financial modelling estimates that Council faces an \$80 million cash shortfall at the end of ten years unless there is a significant change to expenditure or revenue.

Council is responsible for maintaining more than half a billion dollars of assets.

840  
km roads

90  
parks and reserves

78  
bridges

33  
playgrounds

13  
sports fields

19  
halls

The most significant contributor towards this future deficit is our infrastructure maintenance backlog. Wollondilly Shire is vast in relation to its relatively low population of around 46,000. As a result we have high infrastructure maintenance costs (particularly on roads) relative to a small rate base. Here are some key facts about our infrastructure maintenance challenge:

- Over 50% of community halls and buildings are more than 50 years old
- In the next 4 years we need to replace 9 playgrounds which have reached the end of their useful lives, while many are not meeting current community needs
- 9 out of 10 tennis court complexes have significant issues with poor lighting not meeting current standards.
- The condition of our roads is considerably less than comparable councils.

Each year there is an asset maintenance funding shortfall and as a result the condition of our infrastructure is getting progressively worse. The backlog of maintenance works needed to bring our infrastructure up to a satisfactory standard is currently \$45m but as each year passes this figure is at risk of increasing.

To fully address our infrastructure funding gap, ideally we need an extra \$80m over the next 10 years. \$45m is needed to “close the gap” and bring our infrastructure up to a satisfactory standard. A further \$35m is needed for ongoing infrastructure maintenance (to “keep the gap closed”) and to cover increases to the day-to-day operating costs of Council. (Rate capping allowances do not cover our annual increases in costs). This \$80m projected shortfall does not factor in the effects of the unprecedented expected future growth.

The proposed SRV is therefore an essential part of a long term funding strategy to not only maintain and manage our current infrastructure, but also to maintain and manage future infrastructure. Council also needs to be able to continue to deliver quality services in line with the expectations of a growing population.

If we have a SRV, the significant funding shortfall facing council over the coming years will be addressed, the quality of infrastructure will not continue to deteriorate and Council services will not need to be reduced.

# FIT FOR THE FUTURE

On 10 September 2014, The NSW Government formally announced their response to the Independent Local Government Review Panel and Local Government Acts Taskforce recommendations.

The NSW Government wants councils to be “Fit for the Future” and they have put a comprehensive package of support and financial incentives to assist councils achieve this, requiring them to:

- a) enhance their own financial sustainability
- b) be effective in the delivery of infrastructure and services
- c) be more efficient
- d) be of sufficient scale to engage across community, industry and government

Councils will need to submit a proposal on how they intend to become “Fit for the Future” by 30 June 2015.

This review will be assessed independently and councils who are Fit for the Future will be eligible for incentives and support - cheaper finance options, simplified reporting requirements, priority access to State funding and grants and options for additional planning powers.

The aim is for NSW councils to be financially sound, operating efficiently and in a strong position to guide community growth and deliver quality services.

Some Councils have been identified as needing to merge to become Fit for the Future. This is not proposed for Wollondilly Council, with the focus of this approach being more on metropolitan Councils and very small rural Councils. (Note that Camden, Campbelltown and Wingecarribee are also NOT proposed for merger).

For councils to meet the infrastructure and service needs of their communities they need to be “financially sustainable”. This is defined as a council which, over the long term, is able to generate sufficient funds to provide the level and scope of infrastructure and services, agreed with its community through the Integrated Planning & Reporting Process.

The criteria and benchmarks to determine whether a Council is financially sustainable and able to be effective in the delivery of infrastructure and services relate to matters such as:

- Operating performance ratio – whether we are predicting future



- operating surpluses or expecting to continue to run at a deficit.
- Own source revenue ratio – how much we rely on grants and external revenue sources.
- Infrastructure and asset backlog, maintenance and renewal ratios – all about the condition of our assets and infrastructure and what needs to be spent to bring them up to standard.
- Debt service ratio – how much debt we have to service with loan repayments.

For Council to perform well against these criteria, an SRV is critical. If council does not have an SRV we will be incapable of becoming Fit for the Future.

As part of the June 2015 “Fit for the Future” submission each council will be asked to look at its current situation and consider the future needs of its community and the recommendations of the Independent Panel. This issue will be included in Council’s conversations with the community during the SRV engagement process.

**FURTHER  
INFORMATION ON  
THE NEED FOR  
A SPECIAL RATE  
VARIATION  
REFER TO THE  
FOLLOWING PAGES:**

<b>Need for a Special Rate Variation (SRV)</b>	<b>40</b>
Decision to commence a process to apply for a SRV	40
What happens if Council does not get a SRV?	40
Why does Council need \$80 million now?	40
The previous SRV	41
Money raised by the previous SRV	41
Alternative funding options	41
\$40 million investment	42
Our long term financial challenges	42
How does Council spend its money?	42
Shire Growth	42
<b>Community Awareness and Engagement</b>	<b>43</b>
Summary of Community Engagement Strategy	43
Community Engagement Overview	44
Community Consultation Report	45
<b>Impact on Ratepayers</b>	<b>47</b>
How will this effect you summary	47
Impact on Ratepayer - Option 2	48
Impact on Ratepayer - Option 3	49
Pensioner concessions	50
Financial Hardship	50
Summary of Community's capacity to pay	50
Rates compared to other Councils	51
<b>Each Type of Variation and impacts</b>	<b>52</b>
Option One – Deteriorate	52
Option Two – Stabilise	53
Option Three – Improve	53
<b>Productivity Improvements and cost containment strategies</b>	<b>54</b>
Comparisons to other Councils	59
<b>APPENDICES</b>	<b>120</b>
<b>Appendix One - List of projects completed with the funds generated from the last SRV</b>	<b>121</b>
<b>Appendix Two - Debt Recovery and Hardship Policy</b>	<b>124</b>
<b>Appendix Three - Community's affordability &amp; capacity to pay</b>	<b>133</b>



## NEED FOR A SPECIAL RATE VARIATION

Wollondilly Shire Council's long term financial modelling estimates that Council faces an \$80 million deficit in the next ten years unless there is a significant change to expenditure or revenue. The most significant contributor towards this future deficit is our infrastructure maintenance backlog. Each year there is an asset maintenance funding shortfall and as a result the condition of our infrastructure is getting progressively worse. The proposed Special Rate Variation is therefore an essential part of a long term funding strategy to not only maintain and manage our current infrastructure, but also to maintain and manage future infrastructure.

If we have a Special Rate Variation, the significant funding shortfall facing Council over the coming years will be addressed, the quality of infrastructure will not continue to deteriorate and Council services will not need to be reduced.

## DECISION TO COMMENCE A PROCESS TO APPLY FOR A SPECIAL RATE VARIATION

Wollondilly Shire Council follows the Integrated Planning and Reporting (IP&R) framework that was introduced in NSW by the Division of Local Government in 2009. IP&R is effectively another name for what most of us would call "business planning".

Wollondilly Shire Council's IP&R framework consists of a number of documents that reflect our community's needs and aspiration. They include:

- Wollondilly Community Strategic Plan 2033
  - Wollondilly Resourcing Strategy 2013/14-2022/23
- comprising:
- o Long Term Financial Plan
  - o Workforce Management Plan
  - o Asset Management Plan
  - Wollondilly Delivery Program 2013/14-2016/17
  - Annual Operational Plans

The purpose of Council's corporate "business planning" documents is to focus on long-term strategic planning and to set priorities and aspirations based on what our community is asking of Council.

These documents have identified the funding gap that we are currently facing and have investigated a number of scenarios on how we can address the gap. In particular, it has been identified that one course of action would be for Council to apply for a Special Rate Variation.

Wollondilly Shire Council identified in June this year that we needed to talk with the community in seeking their assistance in our efforts to reach a position of financial sustainability into the long term. As a result, Council is considering the need for a Special Rate Variation. A Special Rate Variation would allow us to maintain our current and future infrastructure and provide services to a level that our community has come to expect from us.

## WHAT HAPPENS IF COUNCIL DOES NOT GET A SPECIAL RATE VARIATION?

If Council does not get a Special Rate Variation, rates will only increase by the annual rate peg amount. The rate peg percentage for 2013/14 was 3.4% and for 2014/15 it is 2.3%.

This option would leave us with an \$80 million shortfall over 10 years, so it would have the following impacts:

- Our infrastructure would deteriorate further. This means we will see worsening roads and continuing deterioration of facilities such as playgrounds and community buildings.
- Council would have virtually no capacity for new capital works (apart from developer contributions and grants). This means Council will have difficulty funding new infrastructure.
- Council would need to consider a significant reduction in a wide range of Council services in order to address the funding shortfall issues.

## WHY DOES COUNCIL NEED \$80 MILLION COMPARED TO \$60 MILLION THREE YEARS AGO?

When Wollondilly Shire Council applied for a Special Rate Variation in 2011 we identified that we required \$60 million over the next 10 years to improve the standard of our key infrastructure assets to a satisfactory level, and to increase our annual infrastructure maintenance levels in order to keep the infrastructure at that standard. The \$60 million figure was purely for infrastructure renewal for the key classes of infrastructure assets to bring them up to a satisfactory standard, based on the data available to Council at the time. We determined that an 8% increase over 7 years would allow us to meet this target, however in the end we were only granted a Special Rate Variation of 6% over 3 years. The Special Rate Variation generated \$3.38 million over the 3 years which was spent on essential infrastructure projects. However, the long term effect of the Special Rate Variation was that over a 10 year period to 2020/21, it would only generate \$17m, which falls \$43m short of the required \$60m that we had identified. As a result of the shortfall in funding, our infrastructure and facilities have continued to deteriorate.

Since 2011, Council has continued to update infrastructure data, conducting asset condition assessments on more classes of infrastructure as well as updating the existing 2011 data. An independent financial assessment was then undertaken where it was identified that in order to continue providing our current range of services as well as bring all infrastructure up to a satisfactory standard (and continue to maintain that infrastructure at that satisfactory standard) would require an additional \$80 million of funding over the next ten years.

## THE PREVIOUS SRV

In early 2011, Council applied for a special rate variation for the purpose of reducing the backlog in infrastructure maintenance and renewal. The original analysis identified that we needed an additional \$60m over 10 years in order to bring our infrastructure up to a satisfactory level. So a rate increase of 8% per annum (including the rate peg) over 7 years was proposed. Following community consultation Council resolved to reduce the variation amount in our application to 6.7% per annum over 7 years (this would have generated an additional \$43m).

IPART subsequently only approved a 6% per annum increase over 3 years, which fell substantially short of providing the required funds to address the mounting infrastructure maintenance gap.

## MONEY RAISED BY THE PREVIOUS SPECIAL RATE VARIATION

Although we received less than we expected, we were still able to complete a number of projects to improve infrastructure and services for our community with the funds generated from the Special Rate Variation.

The Special Rate Variation funds also allowed us to access the State Government's Local Infrastructure Renewal Scheme (LIRS) loans to provide the early delivery of a number of much needed infrastructure works.

Some of the projects completed using the Special Rate Variation funds and LIRS loans included:

- Reconstruction of John Street, The Oaks
- Replacement of timber bridge's on Bargo River Road, Couridjah; Cawdor Rd, Cawdor; and Spring Creek Road, Mt Hunter
- Playground upgrades at Tahmoor, Buxton, Bargo, Appin, Warragamba and Silverdale
- Tennis court repairs in Picton, Douglas Park and Yanderra
- Installation of sportsfield lighting at Oakdale, Tahmoor and Appin
- Over \$900,000 spent on building repairs shire wide

Each year, through our Integrated Planning and Reporting processes we comprehensively report on what the previous Special Rate Variation funded in our annual reports.

*Refer to appendix one on page 121 for the list of projects completed with the funds generated from the last SRV.*

## ALTERNATIVE FUNDING OPTIONS COUNCIL'S FUNDING SOURCES

Council has a number of funding sources, with almost all sources regulated in some way. These sources include:

- Rates
- Fees and Charges
- Grants and Contributions (including Developer Contributions)
- Interest from Investments
- Asset Sales
- Borrowings
- Developer Contributions

### Rates

Rates provide the largest single portion of total overall revenue (estimated to be 57% of Council's total revenue in 2014/15).

This means that rates fund just over half the cost of delivering Council services and facilities. So while additional housing lots bring additional rates revenue, that revenue only covers just over half of the cost of providing services to new residents.

### Fees and Charges

Each year the Council sets fees and charges for services that are linked to users, rather than the broader community. These fees and charges are based on a partial recovery of the cost of the service, rather than a full recovery of the costs involved. All fees and charges are continually reviewed to establish an appropriate level of cost recovery and ensure that the wider community is not unreasonably subsidising services.

### Grants and Contributions

Council receives specific grants from the Federal and State Governments to support the funding of a range of services and major capital projects, including environmental projects, community service programs, road safety programs, public library operations and road construction works. Whilst all grants are at the discretion of the higher levels of government, they remain a key source of revenue for Council and one which is continuously and actively pursued.

### Investments

At any point in time, Council can hold a significant amount of cash as a result of grant monies paid, development contributions paid by the development industry and general income from rates, fees and charges. Whilst the money is committed to expenditure on various works and services through Council's annual budget, there is often a period of time between the receipt of the money and its expenditure. Council therefore invests the cash it does not need immediately to generate additional income through the interest received from these cash investments. Income from these investments varies depending on the interest rates and the amount invested, but is generally in the vicinity of \$1.5 million per year.

### Asset Sales

Council has a significant asset base, with the written down value of all assets at 30 June 2013 totaling \$349 million. Council continually reviews its operational holdings, for both land and buildings, to assist in identifying opportunities to dispose of assets no longer needed for service delivery. Any asset that can be sold, generates revenue from the sale, but also reduces the maintenance cost associated with continued ownership of the asset.

## Borrowings

Long term borrowings can be a useful tool for funding the development of major new assets and infrastructure - the limiting factor being the ability to repay the debt. Council's current annual loan repayments are around \$3 million per annum, resulting in a "debt service ratio" of approximately 7%. The acceptable range for debt service ratio is between 5% and 10%. If Council were to aim for a debt service ratio of 10%, total debt service costs would increase by around \$1 million to approximately \$4 million per year. These additional repayments would finance a loan of \$8 million repaid over 10 years, or a loan of \$11 million repaid over 15 years. The extra funds would enable significant works to be undertaken immediately, with the costs spread over a number of years in order to facilitate inter-generational equity. In the absence of any opportunity to cut services, additional revenue would be needed to service the additional loan repayments.

## Developer contributions

Under the Environmental Planning and Assessment Act 1979, Council is able to levy new developments so that the developers of land contribute to the cost of essential infrastructure. These funds are then used by Council to deliver new infrastructure.

## \$40 MILLION INVESTMENT

At any point in time, Council can hold a significant amount of cash as a result of grant monies paid, development contributions paid by the development industry and general income from rates, fees and charges. Whilst the money is committed to expenditure on various works and services through Council's annual budget, there is often a period of time between the receipt of the money and its expenditure. Council is also required to hold a certain amount of funds in cash and investments to cover employees' leave entitlements.

As a result, Council invests the cash it does not need immediately to generate additional income through the interest received from these cash investments. Income from these investments varies depending on interest rates and the amount invested, but is generally in the vicinity of \$1.5 million per year.

## OUR LONG TERM FINANCIAL CHALLENGES

Council's revenue streams are determined largely by the NSW Local Government Act. These streams include rates, fees and charges for particular services, developer contributions, grants and subsidies from higher levels of government, loans taken up by Council, income from interest on invested funds and occasional revenue from rationalisation of assets or business activities. Although many of these revenue options will be reviewed to find further revenue, not enough can be raised to create an ongoing difference for Wollondilly.

Council's projections reveal a funding shortfall of around \$80 million at the end of ten years, meaning the savings needed would see a significant reduction in Council services. Steps need to be taken to ensure Council remains in a position to deliver the services required for the future. The challenge of balancing community expectations with future financial sustainability cannot be ignored.

Given broad cuts to services are not likely to be acceptable to current

and future residents, Council has instead turned attention to the revenue required to maintain and/or improve current services to our growing population over time. While all sources of income are being explored to address the funding gap including fees and charges, the sale of non-core assets and changes to service delivery models, rates revenue will play a big part in the solution.

## HOW DOES COUNCIL SPEND ITS MONEY?

While Council's adopted budget for 2014/15 shows a total cash revenue of more than \$45 million, there are a range of costs that Council must pay that take up a significant proportion of the budget. These items are "non-discretionary" and each year includes:

- Employee and Councillor costs of more than \$19 million
- Waste and recycling costs of more than \$7.5 million
- Expenditure of grant and levy funding for their specific purpose of around \$7 million
- Loan repayments of close to \$3 million
- Insurances and legal fees of close to \$1.5 million
- Payments to NSW State Government agencies of more than \$800 thousand (e.g.: State Government waste levy and NSW Fire Brigade/NSW Rural Fire Service/SES contributions)
- Payments for street lighting of more than \$500 thousand
- The net result is non-discretionary spending of close to \$40 million, leaving \$5 million available for allocation to Council's capital works and other programs. In 2014/15, this has been supplemented by approximately \$8 million from reserves.

## SHIRE GROWTH

Our Shire will experience significant growth over the coming years with our population expected to grow from around 46,000 to more than 100,000 over the next 20 years and beyond. The scale of this growth and its timing is difficult to predict, but what is certain is that new infrastructure will be built as part of this growth and will be used by our current and future population. On average, for each new lot produced through residential subdivisions, an additional \$35,000 of infrastructure (roads, drainage, parks, and buildings) is created, so over time our infrastructure maintenance costs increase. This is why we need to have a sharp focus on developer contributions and strategies for providing and maintaining infrastructure associated with growth.

Of course new residential growth brings in new rate income for Council. Although the additional rate income will significantly fund future infrastructure, it will not necessarily cover any of the maintenance costs of our existing infrastructure.

# COMMUNITY AWARENESS & ENGAGEMENT

## Summary of Community Engagement Strategy

The “Addressing Your Future Needs” Community Engagement Strategy is based on the International Association for Public Participation – Public Participation Spectrum Principle of:

### INFORM:

To provide the public with balanced and objective information to assist them in understanding the problems, alternatives, opportunities and/or solutions.

### CONSULT:

To obtain public feedback on analysis, alternatives and/or decisions.

### INVOLVE:

To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.

## Key Stakeholders

To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.

- Independent Pricing and Regulatory Tribunal (IPART)/ Office of Local Government (OLG)
- Wollondilly Shire ratepayers (residents, business, farmland, mining)
- Wollondilly Shire Council Councillors
- All Wollondilly Shire Council Staff. In particular:
  - Customer Services
  - Executive
  - Community Services
  - Communications

## Engagement methods and resources

- Councillor Workshops
- SRV Newsletter
- Telephone Survey
- Community Meeting
- Information & drop-in session
- Community Events
- Council Meeting
- FAQs
- Rates Table
- Displays
- Media Releases
- Advertisements
- Social Media Posts
- Information Kit for Staff & Councillors
- Posters
- Flyers
- Emails
- Bookmarks
- Dilly Wanderer Engagement
- Flyer distribution at train stations
- Website

## Further Community Awareness & Engagement

Throughout the community engagement process we responded to the community’s concerns about a number of aspects of the community engagement strategy and resources.

Detailed below are the procedures put in place to respond to the Community’s concerns:

- An additional Information and drop-in session was held at Warragamba in the evening due to community concerns raised at the first community meeting.
- An information stall was held at Tahmoor shopping centre due to community concern around not receiving enough notice/information about the community meetings.
- Council staff were present at the major train stations in the Shire from 5:30am to allow for another opportunity for working residents to engage with the Special Rate Variation. Council recognises the fact that a number of residents work outside the area.
- An additional Rates Flyer was developed to further explain how the Special Rate Variation will affect ratepayers of Wollondilly. This was in response to particular concerns raised at the Warragamba Community meeting.

# COMMUNITY ENGAGEMENT OVERVIEW

Wollondilly Shire Council's community consultation for the Special Rate Variation proposal took place from the 15<sup>th</sup> September – 31<sup>st</sup> October 2014.

The table below lists the community consultation activities and outcomes during the engagement period.

Engagement Method	Numbers	Details
<b>Train Station Engagements</b>	Approximately 144 people received information about the Special Rate Variation	Held from 5:30-8am at: <ul style="list-style-type: none"> <li>• Picton</li> <li>• Tahmoor</li> <li>• Bargo</li> </ul>
<b>Information Stalls with the Dilly Wanderer</b>	26 people were engaged about the Special Rate Variation and received information	Held at: <ul style="list-style-type: none"> <li>• Yanderra</li> <li>• The Oaks</li> <li>• Tahmoor</li> <li>• Oakdale</li> <li>• Bingara Gorge</li> <li>• Buxton</li> <li>• Appin</li> <li>• Bargo</li> <li>• Silverdale</li> <li>• Douglas Park</li> <li>• Thirlmere</li> <li>• Warragamba</li> <li>• Picton</li> </ul>
<b>Community Events</b>	35 people received information about the Special Rate Variation	<ul style="list-style-type: none"> <li>• Tahmoor Uniting Church Community Garden Family Day</li> <li>• Bargo Public School Fete</li> <li>• DamFest</li> </ul>
<b>Community Meeting</b>	27 people attended in total	Held at: <ul style="list-style-type: none"> <li>• Warragamba Town Hall</li> <li>• Tahmoor CWA Hall</li> <li>• Appin Community Hall</li> </ul>
<b>Information &amp; Drop-In Session</b>	1 person attended the information and drop-in session	An additional evening information and drop-in session was organised. This was in response to community requests identifying that this would allow more community members the opportunity to participate in the Special Rate Variation conversation. The session was held at Warragamba Town Hall.
<b>Drop-In Q&amp;A Sessions</b>	20 people attended the drop-in Q&A sessions to discuss the Special Rate Variation options	Four sessions were held at Picton Shire Hall
<b>Emails</b>	All Wollondilly Shire Council staff received an email 85 Council Committee Members received an email 146 Community Directory contacts were sent an email 383 Business Directory contacts were sent an email	
<b>Special Rate Variation Newsletter</b>	16,936 ratepayers received a newsletter	Hard copy newsletters mailed to all ratepayers in the Shire. Hard copy newsletters have also been distributed at all community engagement activities.
<b>Phone Enquiries</b>	17 phone enquiries have been received regarding the Special Rate Variation	
<b>Radio</b>	2 x radio interviews	<ul style="list-style-type: none"> <li>• 24th September 2014: Macarthur Community Radio</li> <li>• 30th September 2014: ABC Illawarra Radio</li> </ul>
<b>Media Releases</b>	7 x media releases	

Engagement Method	Numbers	Details
<b>Bush Telegraph</b>	2 x Bush Telegraph Articles 3 x Articles in mayors column 1 x Bush Telegraph Advertisement	Printed in the Advertiser, Chronicle & District Reporter
<b>Newspaper Advertising</b>	1 x Quarter Page Advertisement	Printed in the Advertiser, Chronicle & District Reporter
<b>Flyer Distribution</b>	111 Businesses 1 Neighbourhood Centre 1 Preschool	Distributed at Tahmoor, Warragamba, Silverdale, Appin, Douglas Park, Thirlmere and Picton
<b>Shopping Centre Information Stall</b>	30 people received information about the Special Rate Variation at Tahmoor Shopping Centre 49 people received information about the Special Rate Variation at Picton Mall	
<b>Promotional Material</b>		Bookmarks, flyers, FAQs, SRV Newsletter and rates flyers were available at: <ul style="list-style-type: none"> <li>• Picton library</li> <li>• Mobile libraries</li> <li>• Customer services</li> <li>• Tourist information centre</li> <li>• Children services</li> <li>• Dilly Wanderer</li> </ul>
<b>Special Rate Variation Business Cards</b>		200 Special Rate Variation business cards provided to depot staff to distribute to community members if needed
<b>Social Media</b>	42 x Social Media Posts regarding the Special Rate Variation and community consultation opportunities	The average reach for special rate variation posts on Facebook was 320 people
<b>Submissions</b>	148 x Submissions received about the Special Rate Variation	
<b>Addressing Your Future Needs Webpage</b>	405 x Unique Views	
<b>Telephone Survey</b>	407 residents were surveyed regarding the Special Rate Variation proposal	

## COMMUNITY CONSULTATION REPORT

The report is not part of this edition.

The report will be available to the community at the February 2015 Council Meeting.



# CONSIDERING THE IMPACT ON RATE PAYERS - HOW WILL THIS AFFECT YOU?

The table below estimates the rate increases that would occur under each of the three options being considered. The table provides a comparison for differing rate amounts, based on rates payable this year. To use this table look at the rate amount in the grey shaded column that is closest to your rate bill for this year (2014/15). Looking across the table to the columns on the right hand side will give you an indication of how rates would rise under each of the three options. The figures in the table should only be used as a rough guide, as fluctuations in the value of your property will also have an effect on the amount of rates you pay. The figures are also based upon the assumption of a 3% rate peg being announced each year. This figure may be higher or lower in any year.

Annual Rates	Current	2015/16	2016/17	2017/18	2018/19
● Option 1 - Rate Peg (3% pa)	<b>\$892</b>	\$919	\$946	\$975	\$1,004
● Option 2 - 8.5% x 4 yrs		\$968	\$1,050	\$1,139	\$1,236
● Option 3 - 10.8% x 4 yrs		\$988	\$1,095	\$1,213	\$1,344
● Option 1 - Rate Peg (3% pa)	<b>\$943</b>	\$971	\$1,000	\$1,030	\$1,061
● Option 2 - 8.5% x 4 yrs		\$1,023	\$1,110	\$1,204	\$1,307
● Option 3 - 10.8% x 4 yrs		\$1,045	\$1,158	\$1,283	\$1,421
● Option 1 - Rate Peg (3% pa)	<b>\$1,000</b>	\$1,030	\$1,061	\$1,093	\$1,126
● Option 2 - 8.5% x 4 yrs		\$1,085	\$1,177	\$1,277	\$1,386
● Option 3 - 10.8% x 4 yrs		\$1,108	\$1,228	\$1,360	\$1,507
● Option 1 - Rate Peg (3% pa)	<b>\$1,250</b>	\$1,288	\$1,326	\$1,366	\$1,407
● Option 2 - 8.5% x 4 yrs		\$1,356	\$1,472	\$1,597	\$1,732
● Option 3 - 10.8% x 4 yrs		\$1,385	\$1,535	\$1,700	\$1,884
● Option 1 - Rate Peg (3% pa)	<b>\$1,500</b>	\$1,545	\$1,591	\$1,639	\$1,688
● Option 2 - 8.5% x 4 yrs		\$1,628	\$1,766	\$1,916	\$2,079
● Option 3 - 10.8% x 4 yrs		\$1,662	\$1,841	\$2,040	\$2,261
● Option 1 - Rate Peg (3% pa)	<b>\$1,750</b>	\$1,803	\$1,857	\$1,912	\$1,970
● Option 2 - 8.5% x 4 yrs		\$1,899	\$2,060	\$2,235	\$2,425
● Option 3 - 10.8% x 4 yrs		\$1,939	\$2,148	\$2,380	\$2,638
● Option 1 - Rate Peg (3% pa)	<b>\$2,000</b>	\$2,060	\$2,122	\$2,185	\$2,251
● Option 2 - 8.5% x 4 yrs		\$2,170	\$2,354	\$2,555	\$2,772
● Option 3 - 10.8% x 4 yrs		\$2,216	\$2,455	\$2,721	\$3,014
● Option 1 - Rate Peg (3% pa)	<b>\$2,250</b>	\$2,318	\$2,387	\$2,459	\$2,532
● Option 2 - 8.5% x 4 yrs		\$2,441	\$2,649	\$2,874	\$3,118
● Option 3 - 10.8% x 4 yrs		\$2,493	\$2,762	\$3,061	\$3,391
● Option 1 - Rate Peg (3% pa)	<b>\$2,500</b>	\$2,575	\$2,652	\$2,732	\$2,814
● Option 2 - 8.5% x 4 yrs		\$2,713	\$2,943	\$3,193	\$3,465
● Option 3 - 10.8% x 4 yrs		\$2,770	\$3,069	\$3,401	\$3,768
● Option 1 - Rate Peg (3% pa)	<b>\$2,750</b>	\$2,833	\$2,917	\$3,005	\$3,095
● Option 2 - 8.5% x 4 yrs		\$2,984	\$3,237	\$3,513	\$3,811
● Option 3 - 10.8% x 4 yrs		\$3,047	\$3,376	\$3,741	\$4,145
● Option 1 - Rate Peg (3% pa)	<b>\$3,000</b>	\$3,090	\$3,183	\$3,278	\$3,377
● Option 2 - 8.5% x 4 yrs		\$3,255	\$3,532	\$3,832	\$4,158
● Option 3 - 10.8% x 4 yrs		\$3,324	\$3,683	\$4,081	\$4,521



## OPTION 2 STABILISE

Impact of a Special Rate Variation of 8.5%pa  
over 4 years on average annual rates

Average Annual Rates (by Category)	Current (2014/15)	2015/16	2016/17	2017/18	2018/19	Cumulative rise over the 4 years
<b>Residential Town Centre Rates under the rate peg</b>		\$1,085	\$1,117	\$1,151	\$1,185	12.6%
Residential Town Centre Rates with 8.5%pa SRV for 4 years	\$1,053	\$1,143	\$1,240	\$1,345	\$1,459	38.6%
Annual increase above the rate peg		\$58	\$122	\$194	\$274	\$649
Impact of the Special Rate Variation above the 2014/15 Rates amount		\$90	\$187	\$292	\$406	
<b>Rural Residential Rates under the rate peg</b>		\$1,823	\$1,878	\$1,934	\$1,992	12.6%
Rural Residential Rates with 8.5%pa SRV for 4 years	\$1,770	\$1,920	\$2,084	\$2,261	\$2,453	38.6%
Annual increase above the rate peg		\$97	\$206	\$327	\$461	\$1,091
Impact of the Special Rate Variation above the 2014/15 Rates amount		\$150	\$314	\$491	\$683	
<b>Other Residential Rates under the rate peg</b>		\$1,396	\$1,438	\$1,481	\$1,525	12.6%
Other Residential Rates with 8.5%pa SRV for 4 years	\$1,355	\$1,470	\$1,595	\$1,731	\$1,878	38.6%
Annual increase above the rate peg		\$75	\$158	\$250	\$353	\$835
Impact of the Special Rate Variation above the 2014/15 Rates amount		\$115	\$240	\$376	\$523	
<b>Farmland Rates under the rate peg</b>		\$2,568	\$2,645	\$2,724	\$2,806	12.6%
Farmland Rates with 8.5%pa SRV for 4 years	\$2,493	\$2,705	\$2,935	\$3,184	\$3,455	38.6%
Annual increase above the rate peg		\$137	\$290	\$460	\$649	\$1,536
Impact of the Special Rate Variation above the 2014/15 Rates amount		\$212	\$442	\$691	\$962	
<b>Business (General) Rates under the rate peg</b>		\$2,168	\$2,233	\$2,300	\$2,369	12.6%
Business (General) Rates with 8.5%pa SRV for 4 years	\$2,105	\$2,284	\$2,478	\$2,689	\$2,917	38.6%
Annual increase above the rate peg		\$116	\$245	\$389	\$548	\$1,297
Impact of the Special Rate Variation above the 2014/15 Rates amount		\$179	\$373	\$584	\$812	
<b>Business Light Industrial Rates under the rate peg</b>		\$1,535	\$1,581	\$1,628	\$1,677	12.6%
Business Light Industrial Rates with 8.5%pa SRV for 4 years	\$1,490	\$1,617	\$1,754	\$1,903	\$2,065	38.6%
Annual increase above the rate peg		\$82	\$173	\$275	\$388	\$918
Impact of the Special Rate Variation above the 2014/15 Rates amount		\$127	\$264	\$413	\$575	
<b>Mining Rates under the rate peg</b>		\$157,590	\$162,318	\$167,187	\$172,203	12.6%
Mining Rates with 8.5%pa SRV for 4 years	\$153,000	\$166,005	\$180,115	\$195,425	\$212,036	38.6%
Annual increase above the rate peg		\$8,415	\$17,798	\$28,238	\$39,834	\$94,284
Impact of the Special Rate Variation above the 2014/15 Rates amount		\$13,005	\$27,115	\$42,425	\$59,036	

## OPTION 3 IMPROVE

Impact of a Special Rate Variation of 10.8%pa  
over 4 years on average annual rates

Average Annual Rates (by Category)	Current (2014/15)	2015/16	2016/17	2017/18	2018/19	Cumulative rise over the 4 years
<b>Residential Town Centre Rates under the rate peg</b>		\$1,085	\$1,117	\$1,151	\$1,185	12.6%
Residential Town Centre Rates with 10.8%pa SRV for 4 years	\$1,053	\$1,167	\$1,293	\$1,432	\$1,587	50.7%
Annual increase above the rate peg		\$82	\$176	\$282	\$402	\$941
Impact of the Special Rate Variation above the 2014/15 Rates amount		\$114	\$240	\$379	\$534	
<b>Rural Residential Rates under the rate peg</b>		\$1,823	\$1,878	\$1,934	\$1,992	12.6%
Rural Residential Rates with 10.8%pa SRV for 4 years	\$1,770	\$1,961	\$2,173	\$2,408	\$2,668	50.7%
Annual increase above the rate peg		\$138	\$295	\$474	\$676	\$1,582
Impact of the Special Rate Variation above the 2014/15 Rates amount		\$191	\$403	\$638	\$898	
<b>Other Residential Rates under the rate peg</b>		\$1,396	\$1,438	\$1,481	\$1,525	12.6%
Other Residential Rates with 10.8%pa SRV for 4 years	\$1,355	\$1,501	\$1,663	\$1,843	\$2,042	50.7%
Annual increase above the rate peg		\$106	\$226	\$362	\$517	\$1,211
Impact of the Special Rate Variation above the 2014/15 Rates amount		\$146	\$308	\$488	\$687	
<b>Farmland Rates under the rate peg</b>		\$2,568	\$2,645	\$2,724	\$2,806	12.6%
Farmland Rates with 10.8%pa SRV for 4 years	\$2,493	\$2,762	\$3,061	\$3,391	\$3,757	50.7%
Annual increase above the rate peg		\$194	\$416	\$667	\$951	\$2,229
Impact of the Special Rate Variation above the 2014/15 Rates amount		\$269	\$568	\$898	\$1,264	
<b>Business (General) Rates under the rate peg</b>		\$2,168	\$2,233	\$2,300	\$2,369	12.6%
Business (General) Rates with 10.8%pa SRV for 4 years	\$2,105	\$2,332	\$2,584	\$2,863	\$3,173	50.7%
Annual increase above the rate peg		\$164	\$351	\$563	\$803	\$1,882
Impact of the Special Rate Variation above the 2014/15 Rates amount		\$227	\$479	\$758	\$1,068	
<b>Business Light Industrial Rates under the rate peg</b>		\$1,535	\$1,581	\$1,628	\$1,677	12.6%
Business Light Industrial Rates with 10.8%pa SRV for 4 years	\$1,490	\$1,651	\$1,829	\$2,027	\$2,246	50.7%
Annual increase above the rate peg		\$116	\$248	\$399	\$569	\$1,332
Impact of the Special Rate Variation above the 2014/15 Rates amount		\$161	\$339	\$537	\$756	
<b>Mining Rates under the rate peg</b>		\$157,590	\$162,318	\$167,187	\$172,203	12.6%
Mining Rates with 10.8%pa SRV for 4 years	\$153,000	\$169,524	\$187,833	\$208,119	\$230,595	50.7%
Annual increase above the rate peg		\$11,934	\$25,515	\$40,931	\$58,392	\$136,773
Impact of the Special Rate Variation above the 2014/15 Rates amount		\$16,524	\$34,833	\$55,119	\$77,595	

# IMPACTS ON RATEPAYERS

## Pensioner Concessions

Eligible pensioners are entitled to a rebate on their rates, comprising the State Government's mandatory \$250 annual rebate, plus an additional rate rebate of \$45 for the year and up to 50% of the waste service charge. Pensioners are also exempt from Council's annual Stormwater Management Charge.

## Financial Hardship

Council has a debt recovery and a hardship policy which set out the process for recovering overdue rates, as well as recognising that some ratepayers may experience financial difficulties in meeting rate commitments. In such situations, Council will make arrangements with ratepayers to pay off their outstanding rates and charges through regular payments over the course of a year. Refer to appendix two in page 124 for Council's policies.

## Summary of Community's Capacity to Pay

An understanding of the Community's capacity to pay can be obtained by reference to social and economic indicators such as household income, employment, education and housing.

The Australian Bureau of Statistics (ABS) Census of population

and Housing 2011 indicates that households within Wollondilly Shire are generally considered to be of less social disadvantage and relatively higher economic advantage than the average for Greater Sydney, New South Wales and Australia as a whole. This is measured using the ABS Socio-economic Indexes for Areas (SEIFA) which ranks geographic areas across Australia according to their socio-economic characteristics. The average across Australia is set at approximately 1000, so a score below 1000 indicates relatively lower socioeconomic status and relatively greater social disadvantage.

Overall, Wollondilly has a SEIFA index of 1,034 and is ranked 28th highest in NSW. This also compares favourably with other Council's in the region, with the exception of Camden Council which has a higher ranking.

It is important to note that the SEIFA index is only an indication that the collective socio-economic characteristics of an area are better or worse than another area. It is not an indicator that an individual living within the measured area is more or less disadvantaged.

The below table provides a snapshot of the Shire's profile as compared to neighbouring councils, Greater Sydney and the State average indicating a low unemployment rate, relatively high median incomes, a higher proportion of households with a mortgage and a lower proportion renting.

Population Comparatives (2011)	Wollondilly	Camden	Campbelltown	Wingecarribee	Penrith	Hawkesbury	Liverpool	Greater Sydney	New South Wales
Median Age	36	34	33	45	34	36	33	36	38
Median weekly household income	\$1,478.00	\$1,727.00	\$1,251.00	\$1,094.00	\$1,398.00	\$1,385.00	\$1,299.00	\$1,447.00	\$1,237.00
Couples with children	43%	46%	38%	27%	39%	37%	46%	35%	32%
Older couples without children	9%	7%	6%	16%	6%	8%	6%	8%	9%
Medium and high density housing	5%	8%	20%	9%	19%	13%	26%	40%	31%
Households with a mortgage	48%	51%	41%	33%	42%	41%	40%	33%	32%
Housholds renting	16%	18%	29%	21%	26%	24%	29%	30%	29%
Median weekly rental	\$270.00	\$360.00	\$260.00	\$260.00	\$300.00	\$280.00	\$295.00	\$351.00	\$300.00
Non-english speaking background	5%	9%	20%	5%	13%	6%	36%	26%	19%
University attendance	3%	3%	3%	2%	3%	3%	4%	5%	4%
Bachelor degree or higher	11%	13%	12%	18%	11%	11%	13%	24%	20%
Vocational	26%	24%	20%	21%	22%	25%	17%	15%	18%
Public transport (to work)	4%	7%	17%	2%	11%	5%	12%	20%	14%
Unemployment	4%	4%	8%	4%	6%	5%	7%	6%	6%
SEIFA Index of disadvantage 2011	1034	1047	945	1024	996	1020	951	1011	996

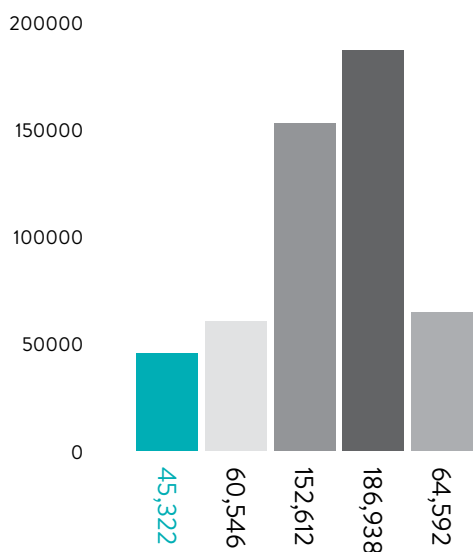
*Notwithstanding these high level indicators, Council recognises that across the Shire there are townships where the relative social- economic profile varies both favourably and unfavourably from the average. Further analysis of these points of difference is referenced at Appendix 3.*

# RATES COMPARED TO OTHER COUNCILS

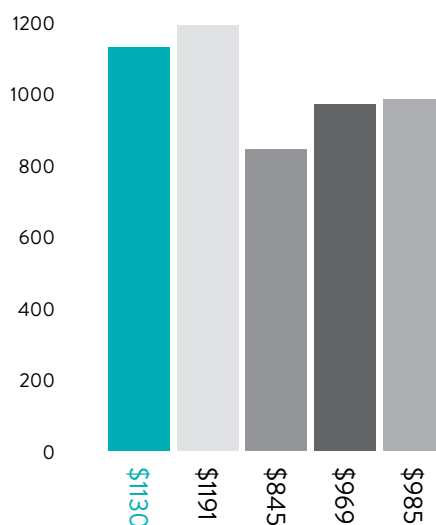
The table below highlights the average residential rate, business rate and farmland rate for Wollondilly, Camden, Campbelltown, Penrith and the Hawkesbury. *(Circular to Councils 14/17 - Comparative Information on NSW Local Government 2012-13)*

- Wollondilly
- Camden
- Campbelltown
- Penrith
- Hawkesbury

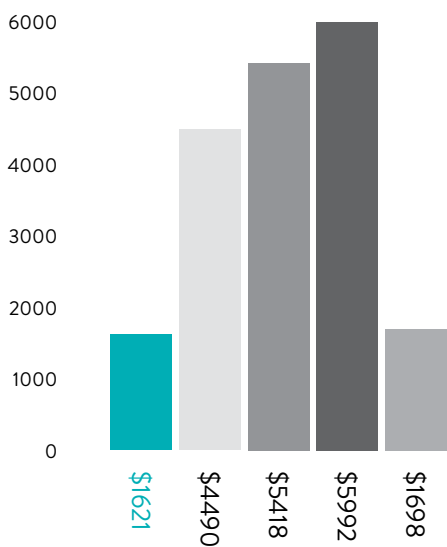
## Population



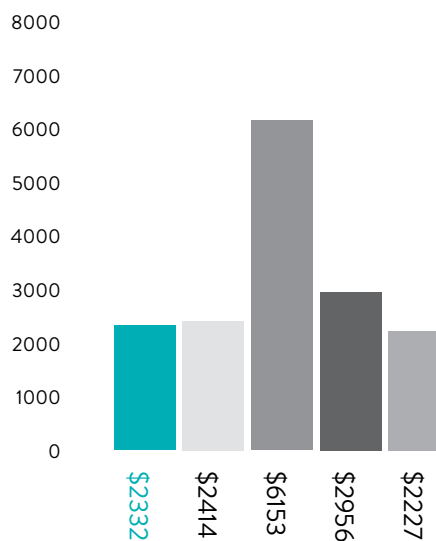
## Average Residential Rate



## Average Business Rate



## Average Farmland Rate



# EACH TYPES OF VARIATION AND IMPACTS

## What are the 3 options being considered?

Against the context of an **estimated \$80 million shortfall over the next 10 years**, Council is considering three options.



### Option 1

#### Deteriorate: No SRV proposed

---

Under this option rates would increase only by the annual rate peg amount. The rate peg percentage for 2013/14 was 3.4% and for 2014/15 it is 2.3%. The rate peg percentage for 2015/16 is expected to be announced in late 2014 or early 2015.

This option would leave us with an \$80 million shortfall over the next 10 years, so it would have the following impacts:

- Our infrastructure would deteriorate further as we would continue to underfund maintenance expenditure. This means we will see worsening roads and continuing deterioration of facilities such as playgrounds and community buildings.
- Council would have virtually no capacity for new capital works (apart from developer contributions and grants). This means Council will have difficulty funding new infrastructure.
- Council would need to consider a significant reduction in a wide range of Council services in order to address the funding shortfall issues. The nature and number of services delivered by Council, or the levels of service, would need to be reduced.



### Option 2

Stabilise: SRV 8.5% per annum over 4 years

---

Under this option rates would increase by a total of 8.5% per annum (this includes the annual rate peg percentage) over a fixed four year period (2015/16 to 2018/19).

At the end of the four year period the SRV increase will be built into the rate base (in other words rates would be maintained at this new level with just the annual rate peg increases).

This option would generate an additional \$54.5m over the next ten years, so it would enable the following:

- Council would be able to stabilise the current deteriorating condition of our infrastructure as we would be able to fund our maintenance expenditure. This means the current condition of our roads, facilities and other infrastructure will be gradually improved through essential maintenance.
- Council will have some additional funds (in addition to developer contributions and grants) available to provide new infrastructure.
- Council could maintain its current range of services.



### Option 3

Improve: SRV 10.8% per annum over 4 years

---

Under this option rates would increase by a total of 10.8% per annum (this includes the annual rate peg percentage) over a fixed four year period (2015/16 to 2018/19).

At the end of the four year period the SRV increase will be built into the rate base (in other words, rates would be maintained at this new level with just the annual rate peg increases).

This option would generate the required \$80m over the next ten years, so it would enable the following:

- Council would be able to deliver better roads, facilities and other infrastructure sooner as we would increase and bring forward much needed maintenance expenditure. We would also fully implement a preventative maintenance regime to reduce future costs to the community.
- Council will have more funds available to build new infrastructure.
- Council would be able to deliver a wide range of services.

# PRODUCTIVITY IMPROVEMENTS & COST CONTAINMENT STRATEGIES

If Council is seeking higher rate payments from our community, it is understandable that our community expects in return from us to be as efficient and effective as possible – to use our resources wisely. Being an efficient and effective Council is a core focus of Council and will continue to be central to the way we do business given our financial challenges ahead.

Efficiency is about doing more for less and effectiveness is about working smarter, so you can think of efficiency as “doing the thing right” and effectiveness as “doing the right thing”.

After years of rate-pegging Wollondilly has, by necessity, needed to constantly improve its efficiency. To achieve continuous quality improvement and a “best-practice” approach to all of our operations, Council keeps abreast of new knowledge, techniques and developments related to our industry. We continually review the ways our services are conducted and we have implemented a wide range of initiatives to ensure we use resources wisely. These include:

## BUDGET PROCESS

Council’s annual budget process places a high level of focus on minimising increases to expenditure budgets for existing services. This has been the case for a number of years and has compelled budget managers to continually identify savings within their areas of control in order to maintain service levels.

## PROCUREMENT PRACTICES

### Electricity Contract

Entered cooperative contracts with other Councils (through Local Government Procurement) for energy supply for large and small sites and street lighting, which delivered energy cost savings. Entering a further round of new energy contracts, which on preliminary assessments will further reduce future costs (additional to any carbon price reductions).

### Insurance Premium Saving

Reduced Property and Public Liability insurance premiums through a Request for Proposal (RFP) process with some savings being kept to cover under excess claim costs and the balance being available as organisational savings

### Panel Contracts

The works department has created and built strong relationships with suppliers. We operate several panel contracts including: plant hire, material supply, civil works (kerb & gutter, footpath, asphalt, spray seal). The creation of these formal panel contracts has resulted in substantial time efficiencies for people delivering projects. Under Council adopted policy for works over \$5000 it

is necessary to obtain at least three written quotations. Under the panel contracts, potential contractors offer legally binding rates which cover a period of up to 2 years. Therefore Council meets its responsibilities under probity regulations and also has an efficient way of getting work done.

Council’s current panel contracts have been written and administered internally by the Works department. To ensure that the supply contracts offer both cost and time savings, we have benchmarked these panel contracts against other Councils and also purchasing organisations (such as MACROC). In these reviews it was found that the way in which we have written and administer our contracts led to rates that were either comparable or better than those offered to other organisations.

## AUDIT COMMITTEE

Council established an Audit Committee in 2010.

The membership of the committee comprises of two external representatives and two Councillors. The chair of the committee is an external representative.

The Audit Committee works with the Internal Auditor to develop a risk based strategic audit plan.

The plan targets areas of high risk to examine processes and the controls implemented to reduce risk.

The risk types considered in the plan include:

- Financial - Risks that impact revenue, expenses, assets, liabilities, reserves
- Legal and Regulatory - Risks that impact compliance with or enforcement of various legislation and regulatory requirements
- Human - Risks that impact staff wellbeing, working conditions and the working environment
- Business Disruption - Risks that impact on Council’s ability to deliver services to the community
- Environment - Risks that impact the natural environment
- Reputation – Risks that have an impact on Council’s reputation
- Strategic - Risks that impact the development and execution of mid to long term plans

The Audit committee in addition to considering the audit plan also carries out a regular review of the Special Rate Variation outcomes monitoring both the financial and physical progress, probity planning, relevant policies, business continuity planning and testing as well as reviewing Council’s financial reporting.

The range of matters the committee considers will assist Council in responding to recommendations as outlined in the Independent Local Government Review Panels recommendation for internal and performance auditing.

## ENERGY EFFICIENCIES

Replacement of the Administration Centre air conditioning plant (at the end of its useful life) with a new energy efficient system with reduced operating costs.

Installed solar tube lighting and 60,000 litre water tanks at the Community Nursery = reduced water use fees and power costs.

Undertaken Power and water use audits of Council buildings = Baseline information for Council infrastructure projects to improve power and water efficiency and develop Water and energy Use Plans.

Including sustainability principles into new building design eg Library refurbishment = reduced power and water usage in new or retrofitted facilities.

Reviewed irrigation systems and operations at Council sportsgrounds = reduced water usage at Council facilities.

## INFORMATION TECHNOLOGY

- Energy efficiency and environmental impact now have significant weighting in the selection of new technologies. During a recent PC replacement, ultra small form factor units were chosen due to the very low power consumption of each device. For the data centre refresh, blade technology was chosen due to the significant power saving and reduced ongoing costs.
- A pull print system has been implemented across the entire organisation requiring each user to manually release print jobs at the printer with any unreleased jobs cleared at the end of each day. This has had a massive reduction in wasted paper and costs associated with toner and servicing.
- Wollondilly Shire Council has enabled online development application enquiries. This enables improved access for our customers as well as reducing the volume of people visiting the customer service area in the administration building. By reducing this traffic we have reduced the time demands on our customer service staff.
- We have begun work on connecting into the NBN Co fibre network. Upon completion this will enable WSC to have access to drastically improved Internet access at a fraction of the current internet costs. NBN Co Fibre also allows WSC to investigate online hosted services which could enable further savings.
- Working closely with our governance department, we have implemented an online delegations register system to replace the old manual excel based register. The online system requires far less maintenance and is less reliant on one individual to update the system. Being an online system it also provides simplified access to information when required.
- Working with our partners, WSC is progressing to replacing paper based systems with mobile electronic devices. This shift greatly reduces the time taken for paperwork and administration as well as providing access to relevant information on demand. As technology improves we will be able to provide greater access to data at less cost.
- With the implementation of the State Government's Electronic Housing Code project, WSC has enabled our community to lodge complying development certificates online. This provides easier access to Council for the public as well as reduces demand on Council resources and staff.

## SERVICE REVIEW + PROCESS IMPROVEMENTS

Over the past 4 years Wollondilly Shire Council has continually reviewed the services it provides and looked for ways to improve the processes which deliver the services. The process improvements and identified efficiencies have been listed under each of the Five Focus areas contained in Council's Community Strategic Plan.

### Community

#### Committees review

Council undertook a comprehensive review of all of its advisory committees in late 2013 and early 2014. This resulted in a reduced number of committees and a more streamlined approach to the coordination and reporting of those committees. The frequency of many committees was reduced from monthly to quarterly

#### Mobile Library

Council launched its new mobile library service in November 2013. The service has been nominated as a finalist in the South West Sydney Business Chamber Awards under the category of "Excellence in Innovation". Compared to our previous service, the new service reaches more villages, attracts more patrons and has seen an increase in loans/borrowings. And all this has been achieved without having to increase the operating costs of the service.

#### Community engagement through social media

Council is increasingly engaging with our community through social media and online surveys and online engagement processes. The avenues of communication are highly effective and cost efficient.

#### Actively seeking grant funding

Council's Community Services Team actively pursues grant funding opportunities and continues to be very successful at attracting grants to fund a wide range of community projects and programmes

### Governance

#### Land dealings

Council actively source options that would benefit the Council in land dealings:- acquisitions, land dedication, disposal, easements, development and or value added activities, investments, public partnerships, care and control, lease and licence.

Council monitors internal processes when dealing with land to ensure Council activities are in accordance with Acts, Regulations, Policies, Procedures and the Code of Conduct.

A data base has been created to record and track property items presented to the Land Property Panel for the Minutes and Agenda.

#### 149 Certificates

Council has seen an increase in income for applications for 149 Certificates. The additional demand has been achieved without an increase in staff. It is perceived that the number of applications will increase largely due to the proposed population expansion. WSC



will be moving towards Online 149 Certificates and is working with its software provider to complete the upgrade of their current online system; envisaged by the end of 2014. This will assist with the increased number of 149 certificates Council are currently receiving and will provide more efficient customer service

#### **GIPAA Access**

Since 2010/11 there has been an increase in Formal GIPAA requests. This increased workload has been achieved with no additional staffing.

#### **Geographic Information System (GIS) and Land Information System (LIS)**

Efficiencies have been gained in the cadastral updates by leveraging Electronic Eplans to produce the new proposed subdivision layer. Through the Eplan process we allocated provisional addresses for new lots in subdivisions to prepare for a seamless plan registration process. The Draft Planning Proposal Attributes Code process was streamlined resulting in a fifty per cent reduction of time required to complete the task. An automated data update process has been implemented with Land & Property Information to provide the organisation with the most current spatial information. This is important as the area experiences continuous change in road reserve and property boundaries. This is also a step toward integrated data at the local government and state level.

#### **Environment**

Reviewed and updated Domestic Waste Collection invoicing system = reduction in accounting discrepancies due to daily changes in bin services.

Reviewed and changed illegal dumping collection processes = reduced costs of collection, increased recycling therefore reduced landfilling and decreased interruptions to plant and machinery work schedules.

Reviewed and updated landfill fees, particularly commercial disposal fees = a more equitable and resident focussed fee system and increased landfill life.

Developed a Sustainable Procurement Plan for Council = increased emphasis on products with regard to resource use, longevity and disposal options.

Continued initiatives of Team Leaders Connect and Sustainably Team to improve Council's sustainability practices = Cross section sustainability initiatives reduce Council's carbon footprint, power costs, waste costs and water usage  
Including sustainability principles into new building design e.g. Library refurbishment = reduced power and water usage in new or retrofitted facilities.

Produced digital bushfire risk mapping for the shire including Council roadsides and reserves and placed these maps on Council's website = reduced phone or personal enquiries regarding bushfire risk and easy access for residents to that information.

Commenced using new tree assessment tool / process when

assessing trees for safety and health = quicker, more efficient and effective assessment of trees in the field.

Simplified Tree Removal Request process to allow conforming trees to be removed with minimum Council processing e.g. electronic applications = quicker, more efficient and effective tree removal process for residents and staff.

Instigation of multi inspections and Trimble GPS system regarding vegetation management = more effective use of site visits and inspections by Council staff with digital information capture.

Secured external funding to undertake Council projects in bushland management, weed control, bushfire hazard reduction, environmental education and waste minimisation = Increasing external contributions for resources for projects by around \$500,000 for environmental projects.

Reviewed irrigation systems and operations at Council sportsgrounds = reduced water usage at Council facilities.

Reviewed and rescheduled areas of Council's village maintenance activities = more efficient use of Council resources and better outcomes of works

#### **Economy**

Improvements to software to increase efficiency in the processing of applications including commencement of Electronic Housing Code which enables the receipt, processing, stamping and sending of complying development applications electronically. Provision of a 'drop box' facility to reduce time and increase efficiency in the referral of application process to external bodies; Installation of trapeze program, improvements in mapping e.g. swimming pool and fire safety layers and installation of dual monitors;

A Success Management Program has commenced which has included consultation with a variety of external stakeholders including developers and government agencies on ways to refine the development assessment processes. There have been changes to streamline the subdivision certificate release process;

#### **Proposed Future Improvements:**

Review of current information technology to progressively improve delivery of services in order to assist with the improvement of efficient development assessment and strategic planning services;  
A review of policies including 'Application Determination Policy' and Council's policy framework in general to identify key issues of policy contents that represent significant gaps or are out-dated and/or not capable of implementation, thereby providing more efficient development assessment processes and judgements;

Review and documentation of a process of case/project management responsibilities of planning and building surveyor staff to ensure that applications assigned to a particular officer proceed when a staff member is on leave;

Review and development of documentation and procedures on the lodgement of development applications to improve the quality of applications received and reducing the need to request additional information. These improvements to include the development of a model development application for particular types of applications and a policy for pre lodgement meetings; Review of standard letters and re-cast into plain English and more 'customer friendly' language.

### Infrastructure

Since 2010, Council has progressively improved its asset information (inventory and condition data) to make better decisions on relative priorities and ensuring that Council's limited funds were allocated more efficiently and ensuring that future maintenance costs are minimised by undertaking preventative maintenance, rather than just undertaking reactive maintenance. This also ensured that the assets that the community uses, such as playgrounds, footpaths and community facilities, were safer and provided a better experience for the users.

Asset information is now collected at subdivision stage in a standard electronic format to make it easier for this information to be collected and to be uploaded into Council's asset system. This improves the quality of the information, reduces staff time in processing the information, and enables Council to better cope with future growth.

Council has completed its Open Space, Recreation and Community Facilities strategy to better identify community priorities for improved facilities.

Council now has improved processes for the acceptance of new open space lands to ensure that they are better suited for community use, are not encumbered by constraints such as flooding, and maintenance costs into the future are contained.

Proposed future improvements:

Council has commenced the second stage of its asset management improvement program by undertaking additional condition assessments on various assets, and preparing and updating its asset management plans, to further improve how Council's limited asset maintenance funds are allocated.

A Success Management Process is in progress within the IP section to improve its performance in the services it provides to its customers, both internal and external.

### Maintenance Budget

The maintenance budget for all Roads Infrastructure for the last 4 years is as follows

Year	Budget	Change from Previous Year	CPI
2011-2012	\$3,718,633	13%	3.5%
2012-2013	\$3,442,726	-7%	1.2%

2013-2014	\$3,304,706	-4%	2.4%
2014-2015	\$3,321,097	0.5%	Estimated 2.9%

*CPI source: ABS*

The above table shows that with the exception of 2011-2012 the road Maintenance budget has not increased or kept pace with inflation. Despite this lack of growth, the CRM's completion rate has remained at a constant 90% per annum. In addition, the staff number within the division has remained constant.

### Change to Staff Roles

The number of staff in the works department has remained relatively constant (at approx. 65). However, staff roles and jobs within the department have changed.

### Reach Arm Crew

The reach arm mower crew was created from a general maintenance crew. Although there is a significant need for general maintenance across the shire, the creation of a crew predominantly undertaking reach arm activities has addressed a significant amount of vegetation issues across the shire. In addition, much of this work is funded through RFS grants which frees up Council maintenance funds for other items (plant, materials).

### Civil Construction Crews

Prior to 2009 the works department used contractors to undertake the majority of Council's drainage and concrete construction. However, as staff have retired we have used these vacancies to obtain additional skills and abilities within the section. This has included two crews that can undertake both drainage and concrete work. Since having these two crews, Works is able to undertake all of our concrete works internally. This has resulted in a substantial cost saving.

### Resource Flexibility/Succession Planning

As existing staff members have retired or left Wollondilly Shire Council, we have been actively seeking to change positions to better share skills and abilities and also sharing resources. For example:

- Roller Operator – Roller Operator/Trainee Grader Operator (2 positions)
- Assistant Surveillance Officer – Assistant Surveillance & Signage Officer (position shared between 2 crews)

### New Plant and Machinery

Works has actively been trialling, investigating and implementing new technologies and plant items that have resulted in greater productivity and or lower costs.

### Paveliner

Council operates a pave liner truck to undertake repairs on Council's extensive road network. This machine is purpose built to fill potholes, correct road surface defects and respond to maintenance requests. Prior to the introduction of this machine, potholes and road defects were corrected by hand, a considerably slower process – up to 4 times slower. The average cost to address

an average pothole with the pave liner is between \$10-\$15. The cost to fill a pothole by hand would be \$40 and would place staff at considerably more risk from traffic. In 2013/14 Council spent \$598,000 on bitumen patching across the shire. This equates to around 39,400 potholes being repaired.

### **New Technology**

Council and the Works Department (with assistance from IT) has implemented several new technologies to improve efficiencies. This has included:

- Introduction of iPads for Superintendents in field: Provides access to email, camera, internet
- Introduction of new Signage Work Management System: Custom App used to track and monitor signage work in the field.

### **Facebook (Free Social Media/Advertising/Notification)**

To show the community the projects which the Works Department is involved in, we post daily updates to Council's facebook page. In addition to letting the community know what we achieve, we also use this medium to advise the community of issues such as the closure of roads (flooding etc) and limit their inconvenience. As the community becomes more involved with social media, the use of facebook may replace paid notifications such as printed paper etc.

### **Heavy Patching**

Prior to 2011 Heavy Patch repairs were undertaken in an ad hoc manner with varying degrees of success. Since 2011, we have implemented a documented and recorded program for this work across the shire. This includes:

- A standard/specification of the work
- A record of all the outstanding patches detailing cost to complete
- A record of all of the completed works

This record of work allows us to complete the highest priority works and because the work has been standardised the success rate has increased dramatically. Since implementing the standardised heavy patch we have not had to undertake rework on the same patch.

### **Geotechnical Investigations**

With the assistance of Infrastructure Planning, we have been obtaining accurate geotechnical investigations before we reconstruct/build roads. These investigations are undertaken by a qualified geotechnical engineer whom recommends the best and most efficient method of completing the project.

## **SUCCESS MANAGEMENT PROGRAM**

Success Management Program for "Continual Improvement" Wollondilly Shire Council (through the Executive Team) has been proactive with the Success Management Program (SMP). SMP is Council's program aimed at refocusing on our values, culture and effectiveness of Council's business operations through our people, processes, performance and plans.

Council has initiated SMP for the following major reasons:

- Respond to significant growth – a projected population increase from 45,000 to potentially as high as 140,000 is anticipated over

the next 25 to 30 years. Wollondilly Shire is a major growth sector in the Sydney metropolitan region and therefore the Council has consequent high level responsibilities.

- Customer Service - drive to improve organisational values and management to underpin on-going improvement in the delivery of customer service; external and internal.
- Resource constraints - human and financial. Quality systems and processes are crucial to maximise efficiency, effectiveness, flexibility and performance.
- Working relationships, perceptions and complaints – as with many Councils, improved working relationships with applicants, the community and other Council sections are needed.
- Performance issues – looking at staff workloads, prioritisation of work and the use of current resources to achieve outcomes.

## **Success Management Programs commenced from January 2014:**

### **Project 1 – Planning Services, Seeking to:**

- improve upon development application assessment timeframes
- enhance the communication between applicants and professional staff
- improve the understanding of environmental planning instruments, Council's Development Control Plan, contributions plan and policies
- simplify Council's Development Control Plan and correspondence relating to Development Applications
- ensure staff have less frustration with their day to day work

### **Project 2 – Infrastructure Planning, Seeking to:**

Responsibly manage and enhance the Community's Built Environment (Roads, Drainage, Traffic, Buildings, Parks and Recreation) through teamwork, technical knowledge and communication, focusing on current and future customer needs.

### **Project 3 – General Manager, Seeking to:**

Develop our staff and resources to deliver fast, accurate and positive services for our customers.

### **Sub -Project 3.18 – Council's Guidelines for Development Applications and Complying Development Certificates.**

#### **Seeking to:**

Comprehensively review and increase promotion of Council's guidelines for lodgement of DAs & CDC and improved procedures to be established for pre-lodgement consultation.

### **Project 4 – Professional Leadership, Seeking to:**

- achieve high performance leadership
- lead as a cultural change coach
- be effective & efficient in professional management

## **Success Management Staff Well-Being Program**

### **Seeking to:**

Offer staff a range of activities for staff well-being

\* Recent 6 Week Program included stretch & move classes and Yoga classes.

### **Project 5 – New – Corporate Communication Space**

# COMPARISONS TO OTHER COUNCILS

In its 2012 review of NSW Councils, the Department of Local Government found that relative to other councils, Wollondilly compares favourably in terms of operating costs. (Circular to Councils 14/17 - Comparative Information on NSW Local Government 2012-13)

Comparative Data 2012/13	Wollondilly	Camden	Campbelltown	Penrith	Hawkesbury
No. Equivalent Full Time Staff	208	304	623	1042	273
Population	45,322	60,546	152,612	186,938	64,592
Total Revenue	\$45.9m	\$129.5m	\$131.4m	\$217.2m	\$75.99m
Total Expenditure	\$44.9m	\$71.4m	\$133m	\$171.1m	\$64.7m
Total Revenue per capita	\$1013	\$2139	\$861	\$1162	\$1176
Expenditure per capita	\$990	\$1,179	\$871	\$915	\$1002
Governance and Admin expense per capita	\$115	\$272	\$157	\$165	\$70
Roads, Bridges & Footpath expenses per capita	\$315	\$270	\$107	\$133	\$183
Metre road length per capita	18m	8m	5m	6m	16m

# FINANCIAL INFORMATION



# WOLLONDILLY SHIRE COUNCIL

## 4 YEAR PROJECTED INCOME STATEMENT

### FOR THE YEARS ENDING 30 JUNE 2018

	2014/15	2015/16	2016/17	2017/18
	\$	\$	\$	\$
<b>Income from Continuing Operations</b>				
Rates & Annual Charges	29,448,789	30,551,462	31,695,483	32,882,405
User Charges & Fees	3,997,626	4,107,010	4,148,143	4,301,756
Interest & Investment Revenue	1,354,000	1,307,090	1,320,185	1,356,639
Other Revenues	886,348	796,904	549,637	444,728
Grants & Contributions provided for Operating Purposes	6,806,687	6,954,304	7,104,424	7,270,941
Grants & Contributions provided for Capital Purposes	3,287,700	3,544,000	3,544,000	3,544,000
<b>Total Income from Continuing Operations</b>	<b>45,781,151</b>	<b>47,260,771</b>	<b>48,361,872</b>	<b>49,800,468</b>
<b>Expenses from Continuing Operations</b>				
Employee Benefits & Pension Costs	18,752,826	19,961,084	21,493,965	22,565,149
Borrowing Costs	1,160,007	1,049,301	926,362	824,536
Materials & Contracts	15,762,536	15,221,879	16,126,629	16,776,035
Depreciation & Amortisation	9,900,000	9,897,274	9,965,190	10,004,341
Other Expenses	4,670,880	4,934,318	5,477,974	5,521,464
<b>Total Expenses from Continuing Operations</b>	<b>50,246,250</b>	<b>51,063,856</b>	<b>53,990,120</b>	<b>55,691,525</b>
<b>Net Operating Result for the Year</b>	<b>(4,465,099)</b>	<b>(3,803,086)</b>	<b>(5,628,248)</b>	<b>(5,891,057)</b>
<b>Net Operating Result before Grants and Contributions provided for Capital Purposes</b>	<b>(7,752,799)</b>	<b>(7,347,086)</b>	<b>(9,172,248)</b>	<b>(9,435,057)</b>

# WOLLONDILLY SHIRE COUNCIL ANNUAL OPERATING BUDGET (BY THEME) FOR THE YEAR ENDED 30 JUNE 2015

	THEME (COMMUNITY STRATEGIC PLAN)					Council Total \$'000's
	Community	Governance	Environment	Economy	Infrastructure	
	\$'000's	\$'000's	\$'000's	\$'000's	\$'000's	
<b>Income from Continuing Operations</b>						
Rates & Annual Charges	-	22,483	6,716	-	250	29,449
User Charges & Fees	336	211	764	1,691	996	3,998
Interest & Investment Revenue	-	1,354	-	-	-	1,354
Other Revenues	9	434	75	182	186	886
Grants & Contributions provided for Operating Purposes	424	3,678	73	-	2,632	6,807
Grants & Contributions provided for Capital Purposes	-	-	-	-	3,288	3,288
<b>Total Income from Continuing Operations</b>	<b>769</b>	<b>28,160</b>	<b>7,628</b>	<b>1,873</b>	<b>7,352</b>	<b>45,781</b>
<b>Expenses from Continuing Operations</b>						
Employee Benefits & Pension Costs	1,857	5,382	764	4,351	6,399	18,753
Borrowing Costs	-	5	-	-	1,155	1,160
Materials & Contracts	652	1,582	6,765	869	5,895	15,763
Depreciation & Amortisation	18	276	279	14	9,313	9,900
Other Expenses	128	1,355	398	140	2,649	4,670
<b>Total Expenses from Continuing Operations</b>	<b>2,655</b>	<b>8,600</b>	<b>8,206</b>	<b>5,374</b>	<b>25,411</b>	<b>50,246</b>
<b>Net Operating Result for the Year</b>	<b>(1,886)</b>	<b>19,560</b>	<b>(578)</b>	<b>(3,501)</b>	<b>(18,059)</b>	<b>(4,465)</b>
<b>Net Operating Result before Grants and Contributions provided for Capital Purposes</b>	<b>(1,886)</b>	<b>19,560</b>	<b>(578)</b>	<b>(3,501)</b>	<b>(21,347)</b>	<b>(7,753)</b>



# Rates

## Rate Pegging

NSW has a longstanding policy of regulating the growth in local council rates under an arrangement known as 'rate pegging'. Under rate pegging, IPART sets a 'rate peg' each year, which determines the allowable percentage increase in rates income for councils. The rates paid by individual households will not necessarily go up in line with the rate peg. Councils are able to set rate levels for different categories of ratepayers. The rate peg applies to Council's total general rate income, not individual ratepayer assessments. In addition, land valuation changes may impact on the rates payable by individual households or businesses. The rate peg figure for 2014/15 has been set at 2.3%.

## Special Rate Variations

Under the provisions of the Local Government Act, Councils are able to apply for a 'special rate variation'. A special rate variation allows Councils to increase its general rate income by more than the rate pegging amount. There may be a number of reasons why a Council may apply for a special rate variation, such as:

- To improve the financial position of the Council, particularly where there may be financial sustainability issues;
- funding the development and/or maintenance of essential community infrastructure or to reduce backlogs in asset maintenance and renewal;
- funding new or enhanced community services to meet growing demand in the community;
- funding projects of regional significance; or
- covering special or unique cost pressures that the Council faces.

In early 2011, Council applied for a special rate variation for the purpose of reducing the backlog in infrastructure maintenance and renewal. The original analysis identified the need for a rate increase of 8%pa (including rate peg) increase over 7 years in order to bring infrastructure assets up to a satisfactory level over the forthcoming 10 year period. Following an extensive Community consultation program it was decided to reduce the variation amount in our application to 6.7%pa over 7 years. IPART subsequently only approved a 6%pa increase over 3 years, which fell substantially short of providing the required funds to address the mounting infrastructure maintenance gap.

Council's long term financial sustainability is of paramount importance and strategies to address this funding shortfall need to be explored. The annual rate peg increases aren't keeping pace with rising costs and therefore one option to be explored will be the possibility of applying for a special rate variation, potentially from 2015/16. Council intends to conduct extensive Community consultation throughout the second half of 2014 regarding the community's expectations of service levels and the maintenance and provision of infrastructure, as well as the important question of how to fund these expectations.

Council will be applying the rate peg in 2014/15, which has been announced at 2.3%.

## Rating Structure

Wollondilly Shire Council has adopted an ad valorem rate structure with a minimum rate. In accordance with Section 514 of the Act, before making an ordinary rate, Council must declare each parcel of rateable land to be within one of the following categories:

1. Farmland Any parcel of rateable land valued as one assessment and its dominant use is for farming which:
  - has a significant and substantial commercial purpose or character; and
  - is engaged for the purpose of profit on a continuous or repetitive basis (whether or not a profit is actually made).
2. Residential: Any parcel of rateable land valued as one assessment, and:
  - its dominant use is for residential accommodation (excluding hotels, motels, nursing homes etc);
  - if vacant land, it is zoned for residential purposes; or
  - it is rural residential land.
3. Mining: Any parcel of land valued as one assessment & dominant use is for a coal mine or metalliferous mine.
4. Business: Land is to be categorised business if it cannot be categorised as in 1, 2 or 3. The main land uses that will fall into this category are commercial and industrial.

Vacant land not categorised under 1-4 is to be categorised according to the use permitted under the applicable zoning, after taking into account any improvements on the land and the nature of surrounding development. These four categories have been broken down at Wollondilly into the following sub-categories:

Category	Sub-Category
1. Farmland	Primary Production
2. Residential	a. Residential Town Centres
	b. Rural Residential
	c. Residential
3. Business	a. General (i.e.: Commercial/Industrial)
	b. Light Industrial Centres
4. Mining	a. Mining Activities
	b. Mining Coal Rights

### Details of Rates

The table below shows the proposed ad valorem rate in the dollar and minimum rate value for each rate category based on the approved rate peg increase of 2.3% for the 2014/15 financial year. Note that the 2014/15 ad valorem rates are based on data available at the time of preparing this document and are subject to minor changes from any variations to the source data that may occur between now and when the 2014/15 levy is calculated in July 2014.

Category	Sub-Category	2013/14		2014/15	
		Ad Valorem Rate	Minimum Value	Ad Valorem Rate	Minimum Value
Residential	Residential Town Centre	0.423578	922.00	0.446857	892.00
Residential	Rural Residential	0.330342	922.00	0.337939	943.00
Residential	Residential	0.347033	922.00	0.355014	943.00
Farmland	Primary Production	0.222974	922.00	0.228102	943.00
Business	General	0.597912	922.00	0.611663	943.00
Business	Light Industrial Centres	0.394002	922.00	0.403064	943.00
Mining	Mining Activities	3.721399	922.00	4.310712	943.00
Mining	Coal Rights	0.100000	0	0.100000	0

### Minimum Rates

Historically, the same “minimum rate” amount has been charged in each rating category. From 2014/15 onwards, “Residential Town Centre” category will have a different minimum rate to the other categories to comply with the requirement that the income derived from minimum rate assessments in a particular rate category cannot exceed 50% of the total income for that category.

### Interest Charges

Interest is charged on all overdue rates and charged on a daily simple interest basis. There is no longer an interest-free period for overdue rates. The interest rate that may be charged by Council is the rate as set by the Minister for Local Government. The rate for the 2014/15 financial year is 8.5%. (In 2013/14 the rate was 9%).

In accordance with Section 566 (3) of the Local Government Act 1993, Council will apply the maximum interest rate as determined by the Minister. If an instalment is missed, interest becomes payable on that instalment only. Interest only becomes payable on other instalments when the due date for those instalments has passed.

Under Section 567 of the Local Government Act 1993, Council has the ability to write off accrued interest on rates and charges in cases of hardship or where the person is unable to pay the accrued interest for reasons beyond their control.

### **Pensioners**

Pensioners are entitled to a rebate (pro-rata based on full quarters) if they became an eligible pensioner or purchased a property in the Shire part way through the year.

An eligible pensioner whose assessment is \$500 or more for the year (or who is a joint owner with another eligible pensioner) is entitled to a full \$250 rebate for the year. If an eligible pensioner is a joint owner with non-eligible person(s), then rebate is pro-rated according to proportion of ownership. Council also offers an additional rebate to eligible pensioners of \$45 for the year (to offset the effects of the previous special rate variation) and up to 50% of the waste service charge.

If a person ceases to be an eligible pensioner, their entitlement to a rebate ceases on the last day of the quarterly instalment period during which their eligibility ceased.

### **Debt Recovery**

Instalment default notices will be issued to all defaulters within 14 days after each of the quarterly accounts falls due. Legal action will be considered pending the payment date of each instalment. This action may only be carried out on instalments that have been missed and any arrears from previous instalments.

## **Domestic Waste Management Charges**

The Local Government Act 1993 states that income from ordinary rates must not be used to fund the Domestic Waste Management Service. The service must be self-funded, i.e. income for the cost of providing the service must be obtained via the making and levying of a charge for that purpose. In the case of Wollondilly this service includes the provision, operation and eventual rehabilitation of landfill sites. Given the closure of Warragamba Waste Management Centre and the eventual closure of Bargo Waste Management Centre, Council is also obliged to fund the costly rehabilitation works through the Domestic Waste Service Charge.

The NSW Government has passed legislation which (from July 1 2009) imposes a Levy under Section 88 of the Protection of the Environment Operations Act. This legislation requires Council, on behalf of the NSW Government, to collect the levy on any material entering a landfill site. Due to the absence of a weighbridge this levy has been converted to a volume-based fee. This levy will increase annually until it is consistent with the levy imposed on other areas of the State.

The Domestic Waste Management Service Charge provides an incentive for the utilisation of the 80 litre mixed residual mobile garbage bin by offering a saving compared to the 120L bin. Under S496 of the Local Government Act, Council must levy a charge for Domestic Waste Management on every rateable property for which the Domestic Waste Management Service is available. The charge must be levied on vacant rateable land when the service is available. The charge levied on vacant land will be lower than that levied on occupied land and will be based on the cost of administering the service.

An interest charge is applicable to overdue waste charges under Section 566 of the Act with the interest rate set by the Minister. The interest rate that may be charged by Council is the rate as set by the Minister for Local Government. The rate for the 2014/15 financial year is 8.5%. (In 2013/14 the rate was 9%). In accordance with Section 566 (3) of the Local Government Act 1993, Council will apply the maximum interest rate as determined by the Minister.

### **Principles**

The following principles are used to determine the application of the Section 496 charge:

#### **Dwellings and Domestic Premises in Rural and Residential Zones**

All dwellings and domestic premises in Rural and Residential zones within an area serviced by Council are to be charged for the provision of Council's Domestic Waste Management Service subject to the following exemptions;

- a. Where Council is unable to provide the Domestic Waste Management Service to dwelling and domestic premises in the Rural and Residential zones due to site layout characteristics and/or location and an alternative service is approved by Council.
- b. Existing dwellings, domestic premises and retirement villages in the Rural and Residential zones in streets serviced by Council that are not provided with Council's Domestic Waste Management Services as at 1 July 2013 due to the utilisation of a separate non-Council waste service.

### Dwellings and Domestic Premises in Commercial / Industrial Zones

Dwellings and domestic premises in Commercial and Industrial Zones are to be charged for the provision of the Council's Domestic Waste Management Service whether or not any non-Council waste arrangement exists.

Dwellings and domestic premises in these zones that were not provided with Council's Domestic Waste Management Service as at 1 July 2005 due to the utilisation of a separate non-Council waste service will be exempt from the charge.

### Garden Organics

The garden organics service will be provided as a core service to residential premises in the Towns and Villages and specified surrounding rural/residential areas with areas of approx. 4,000m<sup>2</sup>.

Service	2013/14	2014/15
<b>Rural Areas</b>		
120L weekly General Waste 240L fortnightly Recycling Biannual Clean Up	\$368.00	\$386.50
80L weekly General Waste 240L fortnightly Recycling Biannual Clean Up	\$331.00	\$347.50
<b>Towns &amp; Villages and Specified Adjoining Rural Areas</b>		
120L weekly General Waste 240L fortnightly Recycling 240L fortnightly Garden Organics Biannual Clean Up	\$442.00	\$464.00
80L weekly General Waste 240L fortnightly Recycling 240L fortnightly Garden Organics Biannual Clean Up	\$405.00	\$425.00
<b>Domestic Waste - Green Waste Exempt</b>		
120L weekly General Waste 240L fortnightly Recycling	\$368.00	\$386.50
80L weekly General Waste 240L fortnightly Recycling	\$331.00	\$347.50
<b>Commercial Properties where Garden Organics are Available</b>		
120L weekly General Waste 240L fortnightly Recycling 240L fortnightly Garden Organics	\$474.00	\$498.00
80L weekly General Waste 240L fortnightly Recycling 240L fortnightly Garden Organics	\$436.00	\$460.00
<b>Commercial Properties</b>		
120L weekly General Waste 240L fortnightly Recycling	\$397.00	\$417.00
80L weekly General Waste 240L fortnightly Recycling	\$357.00	\$375.00

### Additional Services

Where additional services are required the following charges will apply.

Service	2013/14	2014/15
<b>DOMESTIC</b>		
120L weekly General Waste	\$179.00	\$188.00
80L weekly General Waste	\$146.00	\$153.50
240L fortnightly Recycling	\$60.00	\$63.00
240L fortnightly Garden Organics	\$85.00	\$90.00
Availability Charge	\$99.00	\$99.00
<b>COMMERCIAL</b>		
120L weekly General Waste	\$188.00	\$197.50
80L weekly General Waste	\$153.00	\$160.50
240L fortnightly Recycling	\$62.00	\$65.00
240L fortnightly Garden Organics	\$89.00	\$93.50

## Stormwater Management Charge

The introduction of the Local Government (General) Amendment (Stormwater) Regulation 2006 under the Local Government Act 1993 enables Council to charge a stormwater management charge to undertake new/additional stormwater management services.

The Charge applies to parcels of land rated as residential or business where Council provides stormwater services. The maximum amount that can be charged is:

\$25 per residential lot;

\$12.50 per residential strata lot; and

A minimum of \$25 plus \$25 per 350m<sup>2</sup> or part thereof business lots (capped at \$325).

Pensioners, rural residential, rural properties and vacant land are exempt from the charge. Funding from the charge will be spent in those urban areas which are contributing to the charge (ie not in rural areas).

Stormwater is the water which runs off hard surfaces into our local waterways during rainfall events. As stormwater flows across the land it collects pollutants such as dirt, litter and leaves that are then washed into local waterways causing the degradation of these waterways. Wollondilly Shire contains three of Sydney's major water catchments. Parts of these catchments also form part of Sydney's drinking water catchment and it is therefore of vital importance that these waterways are protected.

Council is responsible for the management of the stormwater drainage infrastructure in Wollondilly Shire. Our stormwater infrastructure is ageing and therefore requires increasing levels of reactive maintenance.

## Loan Borrowings

Debt is raised to fund non-recurrent capital expenditure that will benefit current and future residents and ratepayers. Council's Borrowing Policy (GOV0061) was adopted on 18 June 2012 to ensure that all borrowings are in accordance with legislative requirements and to minimise the cost of borrowing. All borrowings must be approved by Council resolution.

Council's estimated debt servicing commitment and outstanding loan liability for the next 10 years is as follows:

Year	Existing Loans		Total Debt Servicing Liability	Outstanding Liability
	Interest	Principal		
2014/15	1,155,007	1,724,244	2,879,251	16,595,724
2015/16	1,044,301	2,024,450	3,068,751	14,571,274
2016/17	921,362	1,816,891	2,738,253	12,754,383
2017/18	819,536	1,558,720	2,378,256	11,195,663
2018/19	720,981	1,668,071	2,389,052	9,527,591
2019/20	613,232	1,732,314	2,345,546	7,795,277
2020/21	502,702	1,579,477	2,082,179	6,215,800
2021/22	402,047	1,506,230	1,908,277	4,709,570
2022/23	302,397	1,605,880	1,908,277	3,103,990
2023/24	195,652	1,417,525	1,613,176	1,686,465

## Investments

The objective of Council's investment policy is provide a framework for the investing of Council's funds at the most favourable return available to it at the time whilst having due consideration of risk and security for that investment type and to ensure that Council's liquidity requirements are met.

Surplus funds are invested for the following purposes:

1. The retention of externally restricted monies such as developer contributions, unspent grants and Domestic Waste Management funds.
2. As a means of accumulating funds for specific capital projects and future liabilities.
3. To provide adequate available working funds.
4. All investments are to comply with the following;
  - Local Government Act 1993;
  - Local Government (General ) Regulation 2005;
  - Ministerial Investment Order;
  - Local Government Code of Accounting Practice and Financial Reporting;
  - Australian Accounting Standards; and
  - Division of Local Government Circulars.
  - Trustee Act 1925.

To control the credit quality of the entire portfolio, the following credit framework limits the percentage of the portfolio exposed to any particular credit rating category.

Long Term Rating (Standard & Poors)	Short Term Rating * (Standard & Poors)	Maximum Percentage of Total Investments
AAA (incl. Government guaranteed deposits)	A-1+	100%
AA	A-1	100%
A	A-2	60%
BBB	A-3	30%

Exposure to an individual institution will be restricted by their credit rating so that single entity exposure is limited, as detailed below:

Long Term Rating (Standard & Poors)	Short Term Rating * (Standard & Poors)	Maximum Percentage of Total Investments
AAA (incl. Government guaranteed deposits)	A-1+	45%
AA	A-1	35%
A	A-2	20%
BBB	A-3	10%

The overall investment types within Council's investment portfolio are appropriate for a local government entity and fully comply with legislation and Investment Policy limits.

# FEES & CHARGES





## FEE/CHARGE

## PAGE

### COMMUNITY

		45
1.	COMMUNITY SERVICES OUTREACH HUB	45
2.	COMMUNITY SERVICES MARQUEES 6'X3'	45
3.	LIBRARY SERVICE	45
4.	COMMUNITY BUS	45
5.	FAMILY DAY CARE	45
6.	OCCASIONAL CHILD CARE	45
7.	YEAR ROUND CARE	45
8.	YOUTH OUTREACH TRAILER	46
9.	COMMUNITY SERVICES MARQUEE	46

### GOVERNANCE

		47
1.	ANNUAL SUBSCRIPTION CHARGES	47
2.	CONDUCT MONEY FOR SUBPOENA	47
3.	DISHONOUR FEE	47
4.	ELECTION FEES	47
5.	GOVERNMENT INFORMATION (PUBLIC ACCESS) ACT 2009	47
6.	MEDIATION FEE	47
7.	PAYMENT CHARGES	47
8.	GENERAL ENQUIRIES	47
9.	MAPS	48
10.	PHOTOCOPYING FEE	48
11.	PROPERTY FEES	48
12.	ROAD NAMING APPLICATION	49
13.	S54 CERTIFICATE	49
14.	S149 PLANNING CERTIFICATES	49
15.	S603 CERTIFICATE	49

### ENVIRONMENT

		50
1.	NOXIOUS WEEDS	50
2.	RECYCLING	50
3.	VEGETATION MANAGEMENT	50
4.	SECTION 88 WASTE & ENVIRONMENT LEVY	50
5.	BARGO WASTE MANAGEMENT DISPOSAL	50
6.	BIN SERVICE CHARGES	52

### ECONOMY

		53
1.	APPLICATION FOR APPROVAL OF AMUSEMENT DEVICE	53
2.	APPROVALS/INSPECTIONS UNDER LOCAL GOVERNMENT ACT/POEO ACT	53
3.	ASSOCIATED BUILDING FEES	53
4.	BUILDING CERTIFICATES – SECTION 149B	54
5.	BUILDING HOARDINGS	54
6.	BUILDING/SEPTIC TANK INSPECTION - PRE-DEVELOPMENT	54
7.	CAMPING PERMITS	54
8.	COMPLYING DEVELOPMENT CERTIFICATE	54
9.	CONSTRUCTION CERTIFICATES	55
10.	DAMAGE DEPOSITS/FEES	55
11.	DEVELOPMENT APPLICATION FEES	56
12.	ENFORCEMENT OF PRIVATE CAR PARKING	57
13.	FOOD PREMISES - REGISTRATION/INSPECTION FEE	57

**FEE/CHARGE****PAGE**

14.	GENERAL ENQUIRIES	58
15.	IMPOUNDING FEES – DOGS & CATS	58
16.	INFORMATION FACT SHEETS	59
17.	LEGAL DOCUMENT PROCESSING	59
18.	LINEN PLANS	59
19.	MONTHLY BUILDING LISTS	59
20.	PART 4A CERTIFICATES	59
21.	PLANNING PROPOSALS (REZONING)	59
22.	PRE LODGEMENT CONSULTATION	59
23.	PRE PURCHASE INSPECTION	59
24.	PUBLICATIONS	59
25.	RESITED DWELLINGS	59
26.	SEWAGE MANAGEMENT	60
27.	SWIMMING POOLS	61
28.	TREE LOP/REMOVE	61
29.	VOLUNTARY PLANNING AGREEMENT	61
	<b>INFRASTRUCTURE</b>	62
1.	BOND IN LIEU OF CONSTRUCTION	62
2.	CEMETERY FEES	62
3.	COMMERCIAL DIRECTION SIGNS - SUPPLY AND INSTALLATION	62
4.	COMMERCIAL USE OF PUBLIC FOOTPATHS AND ROADSIDE VERGES	62
5.	ENGINEERING CONSTRUCTION CERTIFICATE	63
6.	ENGINEERING SPECIFICATIONS	63
7.	FILMING RIGHTS ON COUNCIL PROPERTY & ROADS	63
8.	FLOODING ENQUIRY	64
9.	FOOTPATH AND KERB & GUTTER CONSTRUCTION	64
10.	HALLS & COMMUNITY CENTRES	64
11.	INSTALLATION OF ENTRANCES	66
12.	LEASE PART OF ROAD RESERVE	66
13.	MAINTENANCE BOND	66
14.	OCCASIONAL/CASUAL HIRER INSURANCE POLICIES	67
15.	PLAN CHECKING AND SUPERVISION FEES	67
16.	PLAN PRINTING COSTS (INCLUDING COPYING PLANS)	67
17.	ROAD MANAGEMENT APPROVAL	67
18.	ROAD OPENING PERMITS	67
19.	CIVIL WORKS (INCLUDING RESTORATION FEES)	68
20.	ROAD WIDENING ENQUIRY	68
21.	SECTION 611 CHARGES	68
22.a	SPORTSGROUNDS - SCHOOLS	68
22.b	SPORTSGROUNDS - OTHER	69
23.	TENNIS COURTS	74
24.	TRAFFIC COUNTS	74
25.	WARRAGAMBA NEIGHBOURHOOD CENTRE	74
26.	WARRAGAMBA SWIMMING POOL	74
27.	WOLLONDILLY LEISURE CENTRE	74

# PRICING POLICY

---

Council has adopted a number of fees and charges for the wide and varied services that it provides to the Community. In deciding who pays for goods and services and to what extent, it is necessary to determine whether the service benefits the general community and/or individuals, ie. the proportion of Community versus private benefit.

Considerations that indicate Community benefit include:

- Individuals cannot be excluded from using the goods or service (for example, parks and roads).
- Does the Community, generally, benefit from the service?
- Is there a value for future generations?
- Does the Community gain a sense of civic pride from the provision of the service?

Considerations that indicate private benefit include:

- Do benefits apply to individual users?
- Are individuals prepared to pay for the service?
- Can individuals be excluded from using the services? (for example, the sale of tickets to a concert is limited to the number of seats available).

## PRICE CATEGORIES

- A. The price for this service is to make a minimal contribution towards the cost of providing this service. The majority of costs of this service are met from general income.
- B. The price for this service is set to recover annual operating and maintenance costs, but does not contribute towards the replacement of assets in providing service.
- C. The price of this service is set to recover annual operating and maintenance costs, and to make a contribution to the replacement of assets used in providing the service.
- D. The price of these goods or services is set to generate an appropriate return on capital invested.
- E. The price charged is a refundable deposit against possible damage to infrastructure, footpaths, kerb, gutters and roadways, buildings, parks and reserves caused by adjacent development or use of facilities.
- F. The price charged for these goods or services is set by regulation.

# COMMUNITY

FEE / CHARGE	ADDITIONAL DETAILS / CHARGES	2014/15 GST INCLUSIVE	GST	PRICE CATEGORY	
<b>1. COMMUNITY SERVICES OUTREACH HUB - HIRE OF ROOM PER DAY</b>					
a.	Hire of room per day	15.50	GST	C	
<b>2. COMMUNITY SERVICES MARQUEES 6'X3'</b>					
a.	Bond	150.00	Exempt	E	
b.	Hire per day	26.00	GST	C	
<b>3. LIBRARY SERVICE</b>					
a.	Photocopies (per page)				
	i. A4 Black & white	0.30	GST	C	
	ii. A3 Black & white	0.60	GST	C	
	iii. A4 Colour	1.00	GST	C	
	iv. A3 Colour	2.00	GST	C	
b.	Inter-library loans	2.60	GST	C	
c.	Replace lost library membership card	5.20	Exempt	C	
d.	Non-Residents Temporary library membership				
	i. Admin Fee	10.00	GST	C	
	ii Refundable Bond	20.00	Exempt	E	
e.	Library printing, black & white (A4, per page)	0.30	GST	C	
f.	Library printing, black & white (A3, per page)	0.60	GST	C	
g.	Library printing, colour (A4, per page)	1.00	GST	C	
h.	Faxing				
	i. Initial Page	2.10	GST	C	
	ii. Subsequent pages	0.40	GST	C	
i.	Lost stock	Replacement cost plus any debt recovery charges.	-	Exempt	C
j.	Library bag - Members	4.20	GST	A	
k.	Library bag - Non - Members	5.00	GST	A	
l.	Activity program fee (per unit)	5.00	GST	A	
<b>4. COMMUNITY BUS</b>					
a.	Travel inside Wollondilly (per day)	25.00	GST	A	
b.	Travel outside Wollondilly (per day)	48.00	GST	A	
<b>5. FAMILY DAY CARE</b>					
a.	Enrolment fee	40.00	GST free	B	
b.	Educator Re-registration fee (annually)	30.00	GST free	B	
c.	Carers levy (per hour/per child)	0.30	GST free	B	
d.	Administration levy (per hour/per child)	0.50	GST free	B	
e.	Prospective Educator induction training	250.00	GST free	B	
f.	Late administration fee for Family Day Carers	30.00	GST	B	
g.	Change of fees schedule other than annually	30.00	GST	B	
h.	Family Day Care - duplicate 4 weekly statement	5.40	GST	B	
<b>6. OCCASIONAL CHILD CARE</b>					
a.	Hourly rate (includes 0-2 year old subsidy)	5.60	GST free	B	
b.	Income assessed reduced fee	4.80	GST free	B	
c.	Enrolment fee (per family)	25.00	GST free	B	
d.	Occasional care - late child collection fee (per minute)	1.00	GST free	B	
<b>7. YEAR ROUND CARE</b>					
a.	Before school care session	16.50	GST free	B	
b.	After school care session	18.00	GST free	B	

# COMMUNITY

FEE / CHARGE		ADDITIONAL DETAILS / CHARGES	2014/15 GST INCLUSIVE	GST	PRICE CATEGORY
c.	Vacation care (per day)		40.00	GST free	B
d.	Vacation care booking fee (per family/per vacation period)		6.00	GST free	B
e.	i. Before/after school care enrolment fee (annual/per family)	one child rate	20.00	GST free	B
	ii. Before/after school care enrolment fee (annual/per family)	each child thereafter	10.00	GST free	B
f.	Before/after school care - late child collection fee (per minute)		1.00	GST free	B
g.	Vacation care - late child collection fee (per minute)		1.00	GST free	B
h.	Before school care casual child placement per session fee		23.00	GST free	B
i.	After school care casual child placement per session fee		26.00	GST free	B
<b>8. YOUTH OUTREACH TRAILER</b>					
a.	Corporate Hire				
	i. Trailer Bond/Excess		1,000.00	Exempt	E
	ii. Weekday Staff Hourly Fee (per Hour, Min 4hrs)		48.00	GST	B
	iii. Saturday Staff Hourly Fee (per Hour, Min 4hrs)		72.00	GST	B
	iv. Sunday Staff Hourly Fee (per Hour, Min 4hrs)		95.00	GST	B
	v. Cinema & Trailer Hire Fee with staff & delivery - Weeknight (4hrs, inc staff & transport fee)		650.00	GST	B
	vi. Cinema & Trailer Hire Fee with staff & delivery - Saturday Night (4hrs, inc staff & transport fee)		750.00	GST	B
	vii. Cinema & Trailer Hire Fee with staff & delivery - Sunday Night (4hrs, inc staff & transport fee)		850.00	GST	B
	viii. Transport Fee (per Kilometre)		0.74	GST	B
	ix. Cancellation Fee (less than 24hrs notice)		250.00	GST	B
b.	Community Group Hire				
	i. Trailer Bond/Excess		1,000.00	Exempt	E
	ii. Weekday Staff Hourly Fee (per Hour, Min 4hrs)		48.00	GST	B
	iii. Saturday Staff Hourly Fee (per Hour, Min 4hrs)		72.00	GST	B
	iv. Sunday Staff Hourly Fee (per Hour, Min 4hrs)		95.00	GST	B
	v. Cinema & Trailer Hire Fee with staff & delivery - Weeknight (4hrs, inc staff & transport fee)		350.00	GST	B
	vi. Cinema & Trailer Hire Fee with staff & delivery - Saturday Night (4hrs, inc staff & transport fee)		450.00	GST	B
	vii. Cinema & Trailer Hire Fee with staff & delivery - Sunday Night (4hrs, inc staff & transport fee)		550.00	GST	B
	viii. Transport Fee (per Kilometre)		0.74	GST	B
	ix. Cancellation Fee (less than 24hrs notice)		250.00	GST	B
c.	Approved User Group Hire				
	i. Trailer Bond/Excess		1,000.00	Exempt	E
	ii. Trailer Hire Fee (4hrs)		150.00	GST	B
	iii. Transport Fee (Staff per hour - minimum 2 hrs)		72.00	GST	B
	iv. Transport Fee (per Kilometre)		0.74	GST	B
d.	Cancellation Fee (less than 24hrs notice)		250.00	GST	B
<b>9. COMMUNITY SERVICES COMMUNITY EVENT TRAILER</b>					
a.	Hire per day	2 6'X3' Marquees, 20 chairs, 2 tables, garbage bin, cooler, 4 traffic cones, high visibility vest, first aid kit	40.00	GST	A
b.	Bond		100.00	Exempt	E

# GOVERNANCE

FEE / CHARGE		ADDITIONAL DETAILS / CHARGES	2014/15 GST INCLUSIVE	GST	PRICE CATEGORY
<b>1. ANNUAL SUBSCRIPTION CHARGES</b>					
a.	Business papers		748.00	Exempt	C
b.	Minutes		226.00	Exempt	C
<b>2. CONDUCT MONEY FOR SUBPOENA</b>					
a.	Conduct monies		31.00	Exempt	C
b.	Processing Fee		41.50	Exempt	C
c.	Photocopies – A4 per copy		1.00	Exempt	C
d.	Plans per copy		1.00	Exempt	C
e.	Courier Charges	At cost plus GST.	-	GST	C
<b>3. DISHONOUR FEE (to cover both bank charges plus Council Admin costs)</b>					
a.	Dishonoured cheque - each instance		36.00	Exempt	C
b.	Direct Debit Transactions - each instance		31.00	Exempt	C
<b>4. ELECTION FEES</b>					
a.	Election Recount - A Matter for Council at Appropriate Time	At cost plus GST.	-	GST	C
b.	Removal of Election Signs	Plus recovery of any additional expenses.	212.50	GST	C
<b>5. GOVERNMENT INFORMATION (PUBLIC ACCESS) ACT 2009</b>					
a.	Application Fees				
	i. Initial application - (statutory application fee)		30.00	Exempt	C
	ii. Processing charge for advanced deposit requests/per hour		30.00	Exempt	C
	iii. Internal review		40.00	Exempt	C
	iv. Amendment to personal records	No charge.	-	-	-
	v. Discounted Processing charge - Financial Hardship/ Special Public Benefit		15.00	Exempt	C
b.	Processing Charge for a request for personal affairs documents	First 20 hours free, then \$30 per hour estimated to the nearest quarter hour.	30.00	Exempt	C
c.	Processing charges for all other requests (per hour, estimated to nearest quarter hour).		30.00	Exempt	C
d.	Processing charges for amending personal affairs documents.		-	Exempt	C
<b>6. MEDIATION FEE</b>					
a.	Mediation Fee	At cost unless otherwise determined by Council.	-	GST	C
<b>7. PAYMENT CHARGES</b>					
a.	Interest due on overdue rates per annum (as specified by the Minister for Local Government by notice in the Government Gazette)		8.5%	Exempt	F
b.	Service fee for credit card transactions - GST treatment is the same as the underlying transaction		1%	-	B
c.	Copy of rates notices prior to 04/05 year (per notice)		11.50	Exempt	C
d.	Copy of rates notices from 04/05 to current year (per notice)		5.20	Exempt	C
<b>8. GENERAL ENQUIRIES</b>					
a.	Per 15 minutes		36.50	Exempt	C
b.	Minimum fee		60.00	Exempt	C

# GOVERNANCE

FEE / CHARGE	ADDITIONAL DETAILS / CHARGES	2014/15 GST INCLUSIVE	GST	PRICE CATEGORY	
<b>9. MAPS</b>					
a.	General Enquiry Fee per 15 minutes (search council records)		40.50	Exempt	C
b.	Site Specific Mapping - General map, Aerial photo, Bushfire hazard, other				
	i. Standard map emailed		39.00	Exempt	C
	ii. Standard map on CD		49.00	Exempt	C
	iii. A4 size printed map		44.00	Exempt	C
	iv. A3 size printed map		47.50	Exempt	C
	v. A2 size printed map		55.50	Exempt	C
	vi. A1 size printed map		66.00	Exempt	C
	vii. A0 size printed map		82.50	Exempt	C
	viii. Additional CD's		11.00	Exempt	C
c.	Predefined Bushfire hazard maps				
	i. Bushfire hazard map (per sheet)		72.00	Exempt	C
	ii. Bushfire hazard map - full set of 17		546.50	Exempt	C
	ii. Bushfire hazard map - full set of 17 on CD		328.50	Exempt	C
d.	LEP - Zoning or Related maps - Images Provided On CD				
	i. Individual maps - as per site specific mapping charges		51.50	Exempt	C
	ii. Set of Towns - includes one CD	Additional CD charged at \$10 per CD.	599.50	Exempt	C
e.	Reduction of AO plans to A3 - per reduction.	Plus standard copying fees as per 10.	12.00	Exempt	C
f.	Data extraction fee - per hour (minimum 1 hour)		103.00	Exempt	C
<b>10. PHOTOCOPYING FEE</b>					
a.	Per A4 page		1.00	GST	C
b.	Per A3 page		1.00	GST	C
<b>11. PROPERTY FEES</b>					
a.	Application for Road Closure (permanent)		1,697.50	Exempt	C
b.	Application for alteration of Road Status		1,697.50	Exempt	C
c.	Application for Lease of Council Property, Licences or Deed of Agreement		657.50	GST	C
	i. Minimum annual rent of Council Property		500.00	GST	C
d.	Application for Purchase of Council Property		657.50	GST	C
e.	Application for Street Stall (non-charitable organisations)		38.50	Exempt	C
f.	Application for Street Stall (charitable organisations)				
	i. First 2m x 2m Street Stall Application		No Charge		
	ii. Each subsequent application		18.50	Exempt	C
g.	Investigation Legal Fees	At cost plus GST.	-	GST	C
h.	Property Enquiry Fee (search Council records)				
	i. Per 15 minutes	Minimum fee - \$40.00	40.00	Exempt	C
i.	Nonstandard Electronic Map or Plan Preparation Fee				
	i. Minimum Fee		63.00	GST	C
	ii. Per hour		63.00	GST	C

# GOVERNANCE

FEE / CHARGE		ADDITIONAL DETAILS / CHARGES	2014/15 GST INCLUSIVE	GST	PRICE CATEGORY
j.	The commercial leasing of public footpath administration fee	Price on application.	POA	GST	C
k.	New and/ or alteration of existing house numbering				
	i. Initial application (less than 50 properties)		300.00	Exempt	C
	ii. Subsequent properties (up to 50 properties)	per property	50.00	Exempt	C
	iii. More than 50 properties in a single application	Price on Application	POA	Exempt	C
l.	Planning Proposal Mapping fee	\$1,000 + \$100 map sheet	\$1,000 + \$100 per map sheet	Exempt	C
m.	LEP Amendment Mapping Fee	\$1,000 + \$100 per map sheet	\$1,000 + \$100 per map sheet	Exempt	C
<b>12. ROAD NAMING APPLICATION</b>					
a.	1 - 5 names		1,279.00	Exempt	C
b.	More than 5 names	Price on application.	POA	Exempt	C
<b>13. S54 CERTIFICATE</b>					
a.	s54 Certificate		50.00	Exempt	F
<b>14. S149 PLANNING CERTIFICATES</b>					
a.	149(2) Certificate		53.00	Exempt	F
b.	149(5) Certificate		133.00	Exempt	F
c.	Urgency Fee		62.00	Exempt	C
<b>15. S603 CERTIFICATE</b>					
(The standard base fee is determined by the Director General of the Office of Local Government and is subject to change).					
a.	Standard Base Fee (5 day turnaround)		70.00	Exempt	F
b.	Urgency Fee		62.00	Exempt	C



# ENVIRONMENT

FEE / CHARGE		ADDITIONAL DETAILS / CHARGES	2014/15 GST INCLUSIVE	GST	PRICE CATEGORY
<b>1. NOXIOUS WEEDS</b>					
a.	Noxious weeds certificate		80.00	Exempt	C
b.	Private property spraying/per hour	Additional charge for chemicals.	92.00	Exempt	C
Expenses Incurred When Serving a Notice Under Section 18 of the Noxious Weeds Act					
a.	Administration		74.00	Exempt	C
b.	Inspection fee per 1/2 hour		63.00	Exempt	C
Expenses Incurred When Serving a Notice Under Section 20 of the Noxious Weeds Act					
a.	Inspection fee including fees for private property spraying/ per hour	Additional charge for chemicals.	85.00	Exempt	C
b.	Roadside management pre-works inspection (per 1/2 hour)		63.00	Exempt	C
<b>2. RECYCLING</b>					
a.	Reln ripple compost bin		40.50	GST	C
b.	Reln worm farm		74.50	GST	C
<b>3. VEGETATION MANAGEMENT</b>					
a.	Nursery stock				
	- Tubestock (each)		3.00	GST	C
	- 15cm pots (each)		6.50	GST	C
	- 20cm pots (each)		11.50	GST	C
	- Long stem (each)		6.50	GST	C
	- Approved community projects (each)	Price on enquiry.	-	GST	C
b.	Seed collection (per person/per hour)		74.00	GST	C
c.	Bush regeneration (per person/per hour)		74.00	GST	C
d.	Vegetation management charge (per person/per hour)		79.50	GST	C
e.	Environmental technical services (per person/per hour)		92.00	GST	C
f.	Education programs	Prices as advertised.	-	GST	C
Environmental Resource Centre Hire Rates:					
a.	Not for profit & approved environmental groups	No charge.	-	-	-
b.	Government Agencies (per hour)		29.00	GST	C
c.	Other approved groups (per hour)		33.00	GST	C
Catchment Model:					
	i. Hire weekdays (per day)	Pickup 4pm, to be returned by 4pm the following day.	121.50	GST	C
	ii. Hire weekends (per weekend)	Pickup 4pm Friday, to be returned by 9am the following Monday.	255.00	GST	C
<b>4. SECTION 88 WASTE &amp; ENVIRONMENT LEVY (PER VEHICLE IN ADDITION TO WASTE DISPOSAL COSTS)</b>					
The State Government Section 88 Waste and Environment Levy is charged per vehicle type. This charge is in addition to Waste Management Centre disposal costs.					
For further information, please refer to the Office of Environment and Heritage's website: <a href="http://www.environment.nsw.gov.au">www.environment.nsw.gov.au</a>					
<b>5. BARGO WASTE MANAGEMENT DISPOSAL</b>					
Domestic Waste per m3 (non-putrescibles)					
a.	Small bag of waste - up to 0.25m3	Includes State Government Levy	11.00	GST	C
b.	Up to 0.5m3	Includes State Government Levy	22.00	GST	C
c.	Up to 0.75m3	Includes State Government Levy	33.00	GST	C

# ENVIRONMENT

FEE / CHARGE		ADDITIONAL DETAILS / CHARGES	2014/15 GST INCLUSIVE	GST	PRICE CATEGORY
d.	Per m3	Includes State Government Levy	44.00	GST	C
Domestic Green Waste per m3					
a.	Up to 0.25m3 (240L bin)		5.60	GST	C
b.	Up to 0.5m3		11.50	GST	C
c.	Up to 0.75m3		17.00	GST	C
d.	Per m3		23.00	GST	C
Domestic - Construction and Demolition Material per m3					
a.	Concrete < 0.5m3		15.00	GST	C
b.	Concrete - per m3		30.00	GST	C
c.	Brick/Pavers/Tiles < 0.5m3		15.00	GST	C
d.	Brick/Pavers/Tiles - per m3		30.00	GST	C
e.	Timber for processing < 0.5m3		15.00	GST	C
f.	Timber for processing - per m3		30.00	GST	C
g.	Non-sorted < 0.5m3	Includes State Government Levy	41.00	GST	C
h.	Non-sorted - per m3	Includes State Government Levy	61.50	GST	C
Used Tyres (per Tyre) Residential ONLY					
a.	Passenger car	Includes State Government Levy	10.50	GST	C
b.	Light commercial including 4 wheel drive	Includes State Government Levy	11.00	GST	C
c.	Truck	Includes State Government Levy	21.00	GST	C
Soil/Clay					
a.	Virgin excavated natural material VENM - clay/soil per m3	Includes State Government Levy	107.50	GST	C
b.	Non virgin excavated natural material per m3	Includes State Government Levy	120.00	GST	C
Recycling					
a.	Mattresses		23.00	GST	C
b.	Televisions, Computer Monitors and Terminals		free	-	-
c.	Gas bottles		11.00	GST	C
Commercial Waste per m3 (including Government Organisations, Charities & Council)					
a.	Small bag of waste - up to 0.25m3	Includes State Government Levy	23.50	GST	C
b.	Up to 0.5m3	Includes State Government Levy	46.00	GST	C
c.	Up to 0.75m3	Includes State Government Levy	68.50	GST	C
d.	Per m3	Includes State Government Levy	92.00	GST	C
Commercial Green Waste per m3					
a.	Up to 0.25m3 (240L bin)		16.00	GST	C
b.	Up to 0.5m3		32.00	GST	C
c.	Up to 0.75m3		48.00	GST	C
d.	Per m3		64.00	GST	C

# ENVIRONMENT

FEE / CHARGE		ADDITIONAL DETAILS / CHARGES	2014/15 GST INCLUSIVE	GST	PRICE CATEGORY
Commercial - Construction and Demolition Material per m3					
a.	Concrete < 0.5m3		32.00	GST	C
b.	Concrete - per m3		64.00	GST	C
c.	Brick/Pavers/Tiles < 0.5m3		32.00	GST	C
d.	Brick/Pavers/Tiles - per m3		64.00	GST	C
e.	Timber for processing < 0.5m3		32.00	GST	C
f.	Timber for processing - per m3		64.00	GST	C
g.	Non-sorted < 0.5m3	Includes State Government Levy	106.00	GST	C
h.	Non-sorted - per m3	Includes State Government Levy	212.00	GST	C
Public Events					
a.	Waste Management Charge (per hour)	Additional charge for disposal costs.	59.00	GST	C
Waste Management Centre Account Fees					
Monthly account management fee		Minimum account \$500 per annum and subject to approval.	11.00	GST	C
<b>6. BIN SERVICE CHANGES</b>					
Change of bin size during year			33.00	Exempt	C
Missed service collection due to occupier error			14.00	Exempt	C
Serviced bin removed from footpath after 48 hours			14.00	Exempt	B
Additional Domestic Bins					
a.	General Waste	80 Litre	153.50	Exempt	C
b.	General Waste	120 Litre	188.00	Exempt	C
c.	Recycling	240 Litre	63.00	Exempt	C
d.	Garden Organics	240 Litre	90.00	Exempt	C
Additional Commercial Bins					
a.	General Waste	80 Litre	160.50	Exempt	C
b.	General Waste	120 Litre	197.50	Exempt	C
c.	Commercial Recycling	240 Litre	65.00	Exempt	C
d.	Commercial Garden Organics	240 Litre	93.50	Exempt	C

# ECONOMY

FEE / CHARGE	ADDITIONAL DETAILS / CHARGES	2014/15 GST INCLUSIVE	GST	PRICE CATEGORY	
<b>1. APPLICATION FOR APPROVAL OF AMUSEMENT DEVICE</b>					
Application for approval of amusement device		62.50	Exempt	F	
<b>2. APPROVALS/INSPECTIONS UNDER THE LOCAL GOVERNMENT ACT/POEO ACT</b>					
a.	Hairdressers, beauty salons, skin penetration				
	i. Initial approval (5 years)	204.00	Exempt	C	
	ii. Annual inspection fee	127.00	Exempt	C	
b.	Food vendor approval (annual approval/inspection)	204.00	Exempt	C	
c.	Caravan park approval (per site)	9.10	Exempt	C	
d.	Caravan park annual inspection/re-inspection (per site)	5.00	Exempt	F	
e.	Environmental monitoring inspection (per hour)	Sect. 80(2) POEO Act 1997 (min 1 hour)	127.00	Exempt	C
<b>3. ASSOCIATED BUILDING FEES</b>					
a.	Building Inspections - Local development (per inspection)		127.00	GST	C
b.	Drainage Inspections - OSMS (Septic Tanks)				
	i. Internal Drainage		127.00	Exempt	C
	ii. External Drainage		127.00	Exempt	C
	iii. Additional Inspections		127.00	Exempt	C
	iv. Reinspections		127.00	Exempt	C
c.	Digital Imaging Fee		43.00	Exempt	C
d.	Occupation Certificate		127.00	GST	C
e.	Occupation Certificate for change of use (no building work)		249.00	GST	C
f.	Outstanding Notices Certificate (s608)		101.50	Exempt	C
g.	Water tanks	No charge.	-	-	-
h.	Notification				
	i. Single dwelling developments (including ancillary structures)		149.00	Exempt	C
	ii. Other (including dual occupancy, commercial & industrial developments)				
	Less than \$100,000		149.50	Exempt	C
	\$100,000 - \$250,000		206.00	Exempt	C
	Over \$250,000		562.00	Exempt	C
i.	Building development/private certifying authority signs	It is a statutory requirement to sign mark all sites under construction.	21.00	GST	C
j.	Building specification booklets		16.00	GST	C
k.	Bushfire Attack Level (BAL) Certificate	Application for the purpose of preparing a local or complying development application including site inspection.	388.00	GST	C
l.	Identification of fire safety measures	Upon request under Cl.182(2)EP&A Regs.	127.00	GST	C
m.	Fire safety building audit and inspection	Base fee \$127 inspection plus \$127 per hour (minimum 1 hr) for audit	127.00	GST	C
n.	Fire safety follow up inspection (new or existing buildings)		127.00	GST	C
o.	Registration of Annual Fire Safety Statement (AFSS)		66.00	Exempt	C
p.	Reassessment of unsatisfactory AFSS		127.00	GST	C

# ECONOMY

FEE / CHARGE		ADDITIONAL DETAILS / CHARGES	2014/15 GST INCLUSIVE	GST	PRICE CATEGORY
q.	Assessment of alternative solution under the BCA for Class 2 - 9 Buildings	This fee is payable in addition to the Construction Certificate Fees.	332.00	GST	C
r.	NSW Fire Brigade Final Safety Report - Administration Fee		56.00	Exempt	C
s.	Inspection of awnings over public lands	Under Sec 608(2)(3) of the Local Government Act	127.00	Exempt	C

Clause 144 Referral to NSW Fire Brigade - Currently \$2,600 per day plus admin costs. Payable prior to release of the Construction Certificate.

Note: The NSW Fire Brigade Final Safety Report Fee will be charged separately as determined by the NSWFB and is payable prior to the release of the Occupation Certificate.

#### 4. BUILDING CERTIFICATES – SECTION 149B (any changes in the legislated fee will be passed on as at the effective date)

a.	Class 1 or 10 building		250.00	Exempt	F
b.	For any other class of building, floor area of building or part thereof:				
	i. Not exceeding 200m <sup>2</sup>		250.00	Exempt	F
	ii. Exceeding 200m <sup>2</sup> but not exceeding 2,000m <sup>2</sup>	\$250 plus \$0.50 per m <sup>2</sup> over 200m <sup>2</sup>	250.00	Exempt	F
	iii. Exceeding 2,000m <sup>2</sup>	\$1,165 plus \$0.075 per m <sup>2</sup> over 2,000m <sup>2</sup>	1,165.00	Exempt	F
c.	Application where part of a building does not have a floor area		250.00	Exempt	F
d.	Additional building certificate fee where council is required to carry out more than 1 inspection of the building		90.00	Exempt	F
e.	Application for a building erected without approval under S260(3A)	\$220 plus nominal application fees.	220.00	Exempt	F
f.	Each additional copy of a building certificate		13.00	Exempt	F

#### 5. BUILDING HOARDINGS

a.	Type A (per 20m road frontage)		156.50	Exempt	C
b.	Type B (per 20m road frontage)		522.50	Exempt	C

#### 6. BUILDING/SEPTIC TANK INSPECTION - PRE-DEVELOPMENT

a.	Minimum - up to 1 hour		253.00	GST	C
b.	Additional - per hour		127.00	GST	C

#### 7. CAMPING PERMITS

a.	Application fee (up to 2 years)		300.00	Exempt	C
b.	Extension of approval (up to 6 months)		302.00	Exempt	C

#### 8. COMPLYING DEVELOPMENT CERTIFICATE

Note: the fee for a complying development certificate includes the certificate and mandatory inspection.

If a return inspection is required due to work not being completed to the appropriate standard, an additional fee will be charged.

Occupation Certificate, Notification & Microfilming. (For Septic Tank fees, please see item 26.)

a.	Class 1a dwelling and notification fee if required	\$1,297 plus \$2 per \$1,000 of construction cost	1,297.00	GST	C
b.	Class 1a dwelling addition/alteration - contract value less than \$15,000 and notification fee if required		610.50	GST	C
c.	Class 1a dwelling addition/alteration - contract value exceeds \$15,000 and notification fee if required	\$1,017 plus \$1 per \$1,000 of construction cost	1,017.00	GST	C
d.	Complying Development for ancillary residential development where only final inspection required and notification fee if required		500.00	GST	C

# ECONOMY

FEE / CHARGE		ADDITIONAL DETAILS / CHARGES	2014/15 GST INCLUSIVE	GST	PRICE CATEGORY
e.	Class 10a & 10b and notification fee if required	\$625 plus \$1 per \$1,000 of construction cost	625.00	GST	C
f.	Fibreglass swimming pool and notification fee if required	\$873 plus \$1 per \$1,000 of construction cost	873.00	GST	C
g.	Concrete swimming pool and notification fee if required	\$750 plus \$1 per \$1,000 of construction cost	750.00	GST	C
h.	Above ground swimming pool and notification fee if required	\$625 plus \$1 per \$1,000 of construction cost	625.00	GST	C
i.	Commercial/industrial development without building works	\$361 (plus \$254 if final inspection & occupation certificate required)	361.00	GST	C
j.	Earth dam		361.00	GST	C
k.	Bed & breakfast		361.00	GST	C
l.	Commercial/Industrial		361.00	GST	C
m.	Boundary adjustments		593.00	GST	C
n.	Demolition (complying development)		342.00	GST	C
o.	Amended complying development certificate - New dwellings & commercial/industrial building works	\$234 plus \$2 per \$1,000 of construction cost	234.00	GST	C
p.	Amended complying development certificate - Other	\$117 plus \$2 per \$1,000 of construction cost	117.00	GST	C

## 9. CONSTRUCTION CERTIFICATES

Inspection packages for villas/townhouses/residential flat buildings (units) & dual occupancy. Development quotations available from Council's Building Team upon request.

a.	< \$5,000		127.00	GST	C
b.	> \$5,000 < \$100,000	\$127 base fee plus 0.35% cost above \$5,000	127.00	GST	C
c.	> \$100,001 < \$250,000	\$583 base fee plus 0.2% cost above \$100,000	583.00	GST	C
d.	> \$250,001 < \$1,000,000	\$990 base fee plus 0.1% cost above \$250,000	990.00	GST	C
e.	> \$1,000,000	Charge by negotiation.	-	GST	C
f.	Amended Construction Certificate	Charge by negotiation, up to 50% of construction certificate fee plus GST.	-	GST	C
g.	Additional copies of Construction Certificate (each)		45.00	GST	C
h.	i. Construction Certificate application transferred from private certifying authority to Council as private certifying authority	\$143 for the first hour and \$67 for each additional hour or part thereof.	143.00	Exempt	C
	ii. Occupation Certificate fee		127.00	GST	C
	iii Building Development/ Private Certifier Sign - See Associated Building fees Item 3(K)		21.00	GST	C
i.	Engineering Construction Certificate - See Infrastructure Item 5.		144.00	GST	C

## 10. DAMAGE DEPOSITS/FEES

a.	Inspection fee for Developments over \$5,000 in R2, R3, R5 zones		127.00	Exempt	C
b.	Inspection fee for Developments class 2,3,5,6,7,8 & 9 in all zones		127.00	Exempt	C
c.	Refundable deposit for class 2,3,5,6,7,8 & 9 Developments in all zones		1,035.00	Exempt	F

# ECONOMY

FEE / CHARGE	ADDITIONAL DETAILS / CHARGES	2014/15 GST INCLUSIVE	GST	PRICE CATEGORY	
<b>11. DEVELOPMENT APPLICATION FEES (any changes in the legislated fee will be passed on as at the effective date)</b>					
Estimated Cost:					
a.	Less than \$5,000		110.00	Exempt	F
b.	\$5,001 to \$50,000	\$170 plus an additional \$3.00 for each \$1,000 (or part of \$1,000) of the estimated cost.	170.00	Exempt	F
c.	\$50,001 - \$250,000	\$352 plus an additional \$3.64 for each \$1,000 (or part of \$1,000) of the estimated cost.	352.00	Exempt	F
d.	\$250,000 - \$500,000	\$1,160 plus an additional \$2.34 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$250,000.	1,160.00	Exempt	F
e.	\$500,001 - \$1,000,000	\$1,745 plus an additional \$1.64 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$500,000.	1,745.00	Exempt	F
f.	\$1,000,000 - \$10,000,000	\$2,615 plus an additional \$1.44 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$1,000,000.	2,615.00	Exempt	F
g.	More than \$10,000,000	\$15,875 plus an additional \$1.19 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$10,000,000.	15,875.00	Exempt	F
h.	Advertising Signs and Structures	\$285, plus \$93 for each advertisement in excess of one, or the fees calculated in accordance with the above table, whichever is the greater.	285.00	Exempt	F
i.	Residential Flat Development (Clause 248)	Where referral is required to a design review panel under SEPP 65.	760.00	Exempt	F
j.	Dwelling/house cost up to \$100,000		455.00	Exempt	F
k.	Development Applications requiring concurrence e.g. Sydney Catchment Authority & DOP (SEPP1) or integrated development applications	Additional \$320 in a cheque made out to each concurrence Authority plus \$140 as a one-off administration fee.	460.00	Exempt	F
Subdivision of Land:					
a.	New road	\$665 plus \$65 per additional lot	665.00	Exempt	F
b.	No new road	\$330 plus \$53 per additional lot	330.00	Exempt	F
c.	Strata	\$330 plus \$53 per additional lot	330.00	Exempt	F
d.	Development not involving the erection of a building, the carrying out of work, the subdivision of land, or the demolition of a building or work.		285.00	Exempt	F
e.	Designated Development	This fee is in addition to the fee calculated as per the above fee table.	920.00	Exempt	F

# ECONOMY

FEE / CHARGE		ADDITIONAL DETAILS / CHARGES	2014/15 GST INCLUSIVE	GST	PRICE CATEGORY
Developments Required to be Advertised (as required by LEP or DCP)					
a.	Designated Development		2,200.00	Exempt	F
b.	Advertised Development		1,105.00	Exempt	F
c.	Prohibited Development		1,105.00	Exempt	F
Request for Review of Determination and Modifications of a Consent					
a.	Section 96(1) Modification Consent (Minor errors/mis-description or miscalculation. Planners discretion)		71.00	Exempt	F
b.	Section 96(1A) Modification (minimal environmental impact)	\$645 or 50% of the original DA fee, whichever is lesser.	645.00	Exempt	F
Section 96(2) or 92 AA (1) and also request for Review of Determination under Section 82 A					
a.	Dwellings only < \$100,000		190.00	Exempt	F
b.	If the fee for the original application was \$100 or more and did not involve building work or the carrying out of a work or demolition	50% of the original fee.	-	Exempt	F
Any other Development (Estimated Cost)					
a.	Less than \$5,000		55.00	Exempt	F
b.	\$5,001 to \$250,000	\$85 plus an additional \$1.50 for each \$1,000 (or part of \$1,000) of the estimated cost.	85.00	Exempt	F
c.	\$250,000 - \$500,000	\$500 plus an additional \$0.85 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$250,000.	500.00	Exempt	F
d.	\$500,001 - \$1,000,000	\$712 plus an additional \$0.50 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$500,000.	712.00	Exempt	F
e.	\$1,000,000 - \$10,000,000	\$987 plus an additional \$0.40 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$1,000,000.	987.00	Exempt	F
f.	More than \$10,000,000	\$4,737 plus an additional \$0.27 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$10,000,000.	4,737.00	Exempt	F
g.	Additional Fee if referral to a design review panel is required under SEPP65.		760.00	Exempt	F
Note: For modifications under section 96(2) and Requests for Review of Determination under section 82A, an additional fee of \$620 is required if notice is required to be given under sections 96(2), 96AA(i) or 82A of the EP&A Act, 1979.					
Note: For Developments with a value greater than \$50,000, an additional fee is required by the Department of Planning. This fee will be collected by Council when the Development Application is submitted and passed on to the Department.					
h.	Amended BASIX certificate checking and stamping fee		45.00	Exempt	C
<b>12. ENFORCEMENT OF PRIVATE CAR PARKING</b>					
a.	Enforcement of private car parking		2,262.00	GST	C
<b>13. FOOD PREMISES - REGISTRATION/INSPECTION FEE</b>					
a.	Food Premises Inspections (routine inspections)		127.00	Exempt	F
b.	Food Premises Inspections (large premises)		250.00	Exempt	C
c.	Reinspections		145.00	Exempt	C



# ECONOMY

FEE / CHARGE	ADDITIONAL DETAILS / CHARGES	2014/15 GST INCLUSIVE	GST	PRICE CATEGORY
<b>14. GENERAL ENQUIRIES</b>				
a. Written		260.00	Exempt	C
<b>15. IMPOUNDING FEES – DOGS &amp; CATS</b>				
Maintenance Fees (charged daily)		31.00	Exempt	C
Vet Care (where applicable)	At cost.		Exempt	C
Sale of cat or dog - already registered, desexed and microchipped		110.00	GST	C
Sale of dog (male and female)	Includes de-sexing, registration and microchipping.	280.00	GST	C
Sale of male cat	Includes de-sexing, registration and microchipping.	190.00	GST	C
Sale of female cat	Includes de-sexing, registration and microchipping.	230.00	GST	C
Surrender of cat or dog - At the pound	\$91 per animal plus \$52 per additional animal.	91.00	Exempt	C
Surrender of cat or dog - Pick-up	\$110 per animal plus \$52 per additional animal.	110.00	Exempt	C
Microchip on return of impounded dog or cat		59.00	GST	C
Microchip on sale of dog	Included in sale.	-	-	-
Microchip (supply and chip animal to Rescue Agency)		15.00	GST	C
Disposal of cat or dog:				
a.	Where a dog or cat is sold and owner at time of impounding is known, Council will recover the difference in cost for the fees for release of the animal and the charges for maintenance, from that owner. Charge is at \$91 plus \$52 per additional animal.	91.00	Exempt	C
b.	Where a dog or cat is destroyed and the owner at the time of impounding is known, Council will recover the charges for its maintenance and expenses incurred by the Council destroying the animal, from that owner. Charge is at cost.	-	Exempt	C
c.	Hire of animal trap (per week) (plus bond)	17.00	GST	C
d.	Bond for animal traps (refundable)	71.00	Exempt	E
Release Fees - Other Animals:				
1st time Impounded				
a.	If not registered & collected within 24hrs	62.00	Exempt	C
b.	If returned to registered owner within 24hrs	No charge.	Exempt	C
2nd time Impounded or subsequent time impounded				
Transportation Fee				
	At cost.	-	Exempt	C
Cartage by contractors				
	At cost.	-	Exempt	C
Cartage by Council Stock Trailer				
		176.00	Exempt	C
Portable Stockyards & Ramp				
		66.00	Exempt	C
Sale of Animal (not companion animal)				
	Negotiated cost	-	GST	C
Maintenance and Vet Care (charged daily - per animal)				
Maintenance of stock yards - per day				
a.	Fee per animal	17.00	Exempt	C
b.	Vet Care (where applicable)	At cost plus GST.	Exempt	C
c.	Certificate of Compliance for Dangerous Dog Enclosure	150.00	Exempt	F
Trolleys & Impounded Items				
a.	Impounding Fee (each)	85.00	Exempt	C
b.	Release Fee - per item	24.00	Exempt	C
c.	Daily Storage Fee up to 28 days - per work day	12.00	Exempt	C

# ECONOMY

FEE / CHARGE	ADDITIONAL DETAILS / CHARGES	2014/15 GST INCLUSIVE	GST	PRICE CATEGORY	
<b>16. INFORMATION FACT SHEETS</b>					
a.	Charge per sheet	No charge to view on Council website.	0.40	Exempt	C
<b>17. LEGAL DOCUMENT PROCESSING</b>					
a.	Processing of Legal Documents including completion of applications for the release of Restrictions on Title		365.00	Exempt	C
<b>18. LINEN PLANS</b>					
a.	Linen Plan Release (Subdivision Certificate)		425.00	Exempt	F
b.	Linen Plan Release (Subdivision Certificate/per lot)		85.00	Exempt	F
<b>19. MONTHLY BUILDING LISTS</b>					
a.	Monthly building lists (per annum)	Agencies only.	875.00	Exempt	C
<b>20. PART 4A CERTIFICATES</b>					
a.	Part 4A Certificates registration		36.00	Exempt	F
b.	Complying Development Certificate - Private Certifiers		36.00	Exempt	F
<b>21. PLANNING PROPOSALS (REZONING)</b>					
A mapping fee may also be applicable to planning proposals supported by Council - please refer to the Governance section of this document, item 11 (l), page 49					
a.	Initial planning proposal fee (minor proposal)		12,360.00	Exempt	B
b.	Initial planning proposal fee (major proposal, low complexity)		20,000.00	Exempt	B
c.	Initial planning proposal fee (major proposal, high complexity)		50,000.00	Exempt	B
d.	Environmental study finalisation fee	10% of the cost of each required study.	-	Exempt	B
e.	DCP amendment initiated by proponent		10,000.00	Exempt	B
<b>22. PRE LODGEMENT CONSULTATION</b>					
a.	Informal pre-lodgement consultation fee.	Verbal advice only, no written response. First 30 minutes, no charge, \$137 for the next hour, and \$68 for each additional hour.	-	GST	C
b.	Formal pre-lodgement consultation fee with written response.	Draft plan to be submitted to council 1 week prior to meeting request.	500.00	GST	C
<b>23. PRE PURCHASE INSPECTION</b>					
a.	Vacant land		377.00	GST	C
<b>24. PUBLICATIONS</b>					
a.	Wollondilly LEP document		46.00	Exempt	B
b.	i. Development Control Plan 2010 Individual Volumes		16.00	Exempt	B
	ii. Development control Plan 2010 Entire Document		115.00	Exempt	B
c.	Various Planning Publications e.g. Growth Management Strategy, centre studies, streetscape, environment study (copies of other documents).	Price on application - minimum of \$30.	30.00	Exempt	B
d.	Wollondilly Vision 2025 (full document)		free	Exempt	B
e.	CD Information		20.00	Exempt	B
<b>25. RESITED DWELLINGS ( INSPECTIONS OF BUILDINGS PRIOR TO RELOCATION)</b>					
a.	From within the Shire		127.00	Exempt	C
b.	From outside the Shire	\$146 for the first hour and \$68 for each additional hour or part thereof, plus \$0.98 per km.	146.00	Exempt	C
<b>Other Section 68 Approvals</b>					
a.	Relocatable Homes - note additional S68 fees apply for septic/drainage	Refer to DA Fee Schedule - Item 11	-	-	-
b.	Slow Combustion Heater	Refer to DA Fee Schedule - Item 11	-	-	-

# ECONOMY

FEE / CHARGE		ADDITIONAL DETAILS / CHARGES	2014/15 GST INCLUSIVE	GST	PRICE CATEGORY
<b>26. SEWAGE MANAGEMENT (Under Section 68 of the Local Government Act)</b>					
<b>INSTALLATION OF ON-SITE SYSTEMS</b>					
When lodged with Construction Certificate or Complying Development Certificate					
(Residential includes 1 dwelling or 2 attached dwellings on 1 system)					
a.	Residential application fee - Pump Out (includes 2 inspections)		643.50	Exempt	C
b.	Residential application fee - Other system types (includes 2 inspections)		833.50	Exempt	C
c.	Commercial/industrial application fee - Pump Out		833.50	Exempt	C
When lodged without Construction Certificate or Complying Development Certificate					
a.	Residential application fee - Pump Out (includes 3 inspections)		769.50	Exempt	C
b.	Residential application fee - Other system types (includes 3 inspections)		957.50	Exempt	C
c.	Commercial/industrial application fee - Pump Out		957.50	Exempt	C
Note: When the septic tank application is submitted with an application for a Construction Certificate or Complying Development Certificate, the initial inspection for both is able to be conducted at the same time and saves payment of an inspection fee.					
<b>OTHER COMMERCIAL/INDUSTRIAL SYSTEM AND LARGER/PACKAGE SYSTEMS SERVING A NUMBER OF PREMISES</b>					
a.	Systems serving up to 49 people	Additional inspection fee is applicable to charge.	1,164.00	Exempt	C
b.	Systems serving 50+ people	Additional inspection fee is applicable to charge.	3,507.00	Exempt	C
<b>Modifications of Sewage Management System Approval</b>					
a.	Pump Out (residential/commercial/industrial)		165.00	Exempt	C
b.	Other Residential Systems	50% of application fee.	-	Exempt	C
c.	Other commercial/industrial package systems serving up to 49 people	50% of application fee.	-	Exempt	C
d.	Other commercial/industrial package systems serving more than 49 people		2,630.50	Exempt	C
e.	Commercial/industrial application fee (50+ dwellings/lots)		3,506.00	Exempt	C
f.	Amended site plan		82.00	Exempt	C
<b>CONNECTION TO PRIVATE SEWER OR AN EXISTING SEWAGE MANAGEMENT SYSTEM AND WATER/STORMWATER CONNECTIONS</b>					
When lodged where Council is the Principal Certifying Authority					
Note: Where Council is the nominated Principal Certifying Authority a reduction to building inspection fees are possible as critical stage and drainage inspections can be conducted concurrently.					
a.	Connecting to existing sewerage management facility including but not limited to aerated systems, absorption trenches, pump-out systems (includes two drainage inspections)		204.00	Exempt	C
b.	Connecting to private reticulated water supply and stormwater drainage including but not limited to Stonequarry and Nangarin Estates (includes two drainage inspections)		204.00	Exempt	C
c.	Connecting to private recycled water system including but not limited to Bingara Gorge (includes group total of six plumbing and drainage inspections)	1 inspection only. No Sec 68 processing fee	127.00	Exempt	C

# ECONOMY

FEE / CHARGE	ADDITIONAL DETAILS / CHARGES	2014/15 GST INCLUSIVE	GST	PRICE CATEGORY	
When lodged where Council is not the Principal Certifying Authority					
a.	Connecting to existing sewerage management facility including but not limited to aerated systems, absorption trenches, pump-out systems (includes two drainage inspections)		331.00	Exempt	C
b.	Connecting to water supply and stormwater drainage including but not limited to estates such as Stonequarry and Nangarin (includes two drainage inspections)		331.00	Exempt	C
c.	Connecting to private recycled water system including but not limited to Bingara Gorge	Includes four inspections. ie: Rough In Inspection, Internal Drainage Inspection, External Drainage Inspection (including Front Run) and Final Inspection	507.00	Exempt	C
<b>LICENCE TO OPERATE</b>					
a.	Approval licence to operate (domestic & commercial < 10 persons or pump-out) 1yr		51.00	Exempt	C
b.	Approval Licence to operate (domestic & commercial < 10 persons or pump-out) 3yrs		71.00	Exempt	C
c.	Licence to operate (domestic & commercial < 10 persons or pump-out) 5yrs		82.00	Exempt	C
d.	Licence to operate (commercial land systems > 10 persons up to 49 dwellings/lots)		264.00	Exempt	C
e.	Licence to operate (Private/package sewer treatment systems > 50 dwellings/lots)		721.00	Exempt	C
f.	Licence to operate (Pensioner) 1yr		40.00	Exempt	C
g.	Licence to operate (Pensioner) 3yrs		60.00	Exempt	C
h.	Licence to operate (Pensioner) 5yrs		70.00	Exempt	C
i.	Septic inspection fee (existing systems) by request		127.00	Exempt	C
<b>27. SWIMMING POOLS (see item 8 above for Complying Development Certificate Fees in relation to Swimming Pools)</b>					
a.	Application for variation - Swimming Pool Act Section 22		70.00	GST	C
b.	On-line registration of NSW Pool Register		10.00	GST	F
c.	NSW Pool Register Audit Inspection (1st)		150.00	Exempt	F
d.	NSW Pool Register Audit Inspection (Subsequent)		100.00	Exempt	F
e.	Resuscitation Charts		18.00	GST	C
<b>28. TREE LOP/REMOVE</b>					
a.	Application to remove tree(s) (10 trees or less)	If less than \$5,000, then \$110, if \$5,000 or more see DA fee schedule.	110.00	Exempt	C
<b>29. VOLUNTARY PLANNING AGREEMENT</b>					
a.	Section 94 Voluntary Planning Agreement	Charge by negotiation.	-	Exempt	C

# INFRASTRUCTURE

FEE / CHARGE	ADDITIONAL DETAILS / CHARGES	2014/15 GST INCLUSIVE	GST	PRICE CATEGORY	
<b>1. BOND IN LIEU OF CONSTRUCTION</b>					
a.	Bond Payable - A maximum period of time for a bond to be applied will be set by Council	Bond payable will be twice the value of the work.	-	Exempt	E
BONDS ARE NOT ACCEPTED BY COUNCIL FOR WORK ON PRIVATE LAND					
b.	Application Fee Based on Bond Value:				
	i. up to \$1,000		201.00	Exempt	C
	ii. 1,000 - 10,000		315.50	Exempt	C
	iii. 10,00 - 25,000		458.50	Exempt	C
	iv. 25,000 - 50,000		700.50	Exempt	C
	v. over 50,000		1,000.00	Exempt	C
<b>2. CEMETERY FEES</b>					
a.	Monumental and Lawn Beams (First interment)		1,164.00	GST	B
b.	Monumental and Lawn Beams (Second interment)		397.00	GST	B
c.	Non Resident Fee		271.00	GST	B
d.	Baby Section (Thirlmere Only)		397.00	GST	B
e.	Ashes (Includes Interment in Memorial Wall)				
	i. Single Niche		658.50	GST	B
f.	Interment of ashes into grave/plot		397.00	GST	B
g.	Memorial Tree (Thirlmere only)				
	i. 16 allotments per tree (per allotment)		658.50	GST	B
h.	Removal of Ashes for Relocation		397.00	GST	B
i.	Plaques				
	i. Bronze plaque single		397.00	GST	B
j.	Memorial Work (permit)				
	i. Permission to erect single memorial (single allotment)		180.50	Exempt	B
	ii. Permission to erect double memorial (two allotments)		271.00	Exempt	B
	iii. Permission to restore a memorial		122.00	Exempt	B
k.	General				
	i. Refund/transfer right of burial (admin fee)		82.50	Exempt	B
	ii. Exhumation (attendance and admin fee per day or part thereof)		658.50	GST	B
l.	Cemetery Search Fee				
	i. Brief (less than 30 minutes incl. Phone/fax copying & postage)		59.00	Exempt	B
	ii. Extensive – each additional hour or part thereof		59.00	Exempt	B
NOTE: Should someone wish to transfer a right of burial of a plot back to Council, then Council will refund the purchase price or 75% of the current value, whichever is the greater.					
<b>3. COMMERCIAL DIRECTION SIGNS - SUPPLY AND INSTALLATION</b>					
a.	Commercial direction sign installation (each)		422.50	GST	C
b.	Annual maintenance charge (each sign)		64.00	GST	C
c.	Non standard commercial sign installation	Price on application plus GST.	-	GST	C
<b>4. COMMERCIAL USE OF PUBLIC FOOTPATHS AND ROADSIDE VERGES</b>					
a.	Initial application fee		154.50	Exempt	C
b.	Café style outdoor dining area (rate per m2 per annum)		88.00	Exempt	C
c.	A-Frame and advertising signage (rate per sign per annum)		129.00	Exempt	C
d.	Display and/or sale of goods (rate per m2 per annum)		206.00	Exempt	C

# INFRASTRUCTURE

FEE / CHARGE		ADDITIONAL DETAILS / CHARGES	2014/15 GST INCLUSIVE	GST	PRICE CATEGORY
e.	Lease preparation & execution - legal fees and administration	At cost plus GST.	-	GST	C
f.	Standing plant (skips, concrete pumps, cranes etc) footpath/parking lane (per metre per day)	Minimum of 6 metres.	2.70	Exempt	C
g.	Works zone or road occupation for construction activities - footpath/parking lane per metre per day	Minimum of 6 metres.	2.70	Exempt	C
h.	Food Vending Van (where authorised)				
	i. Application Fee		154.50	Exempt	C
	ii. Annual Rate per site		618.00	Exempt	C
<b>5. ENGINEERING CONSTRUCTION CERTIFICATE</b>					
a.	Construction Certificates (Roads and Drainage)				
	i. Minimum Fee		145.00	Exempt	C
	ii. Plus rate per metre of road frontage (full or half road) or rate per metre of drainage		16.00	Exempt	C
b.	Modification of Construction Certificate Plans				
	i. Minor / Single Item		206.50	Exempt	C
	ii. Major / multiple issues	50% of original Construction Certificate Fee		Exempt	C
<b>6. ENGINEERING SPECIFICATIONS</b>					
a.	Engineering Design Code DCP – December 1999 (as amended)	Individual sections will not be sold separately.	201.00	Exempt	C
b.	Engineering Construction Specification – May 1990 (as amended)		88.00	Exempt	C
c.	Engineering Construction Code - Revised (when available)		201.00	Exempt	C
d.	Update for Design Code	Whole sections sold separately when available.	35.50	Exempt	C
<b>7. FILMING RIGHTS ON COUNCIL PROPERTY &amp; ROADS - INCLUDING FOOTPATH AREAS</b>					
a.	Application Fee Based On:				
	i. Film Shoots - low impact		165.00	Exempt	C
	i. Film Shoots - high impact	(For example, film shoots requiring road closures, traffic management, advertising, liaising with other agencies, etc.)	1,030.00	Exempt	C
	iii. Cost of advertisement placed in newspaper circulating across the state concerning issues of interest to Aboriginal people in relation to filming on community land that is of cultural significance	At cost.	-	Exempt	B
N.B. Conditions apply. Refer to the Works Division and/or Council's Filming Policy for details					
b.	Daily Hire Fees				
	i. Daily Hire Fee Hall - see item 10 Halls & community centres		-	-	-
	ii. Daily Hire Fee Sportsground (including Botanical Gardens) - see item 22b Sportsgrounds - Other		-	-	-
	iii. Other Hire Fee (including parks, quarries and Mushroom Tunnel) - Per day conditions apply		232.00	GST	A
	iv. Old Post Office/Visitor Centre & Community Nursery (per day)	Includes 1 Council staff member to supervise - 8am to 5pm only.	1,190.00	GST	A
c.	i. Key Deposit		25.00	Exempt	E
	ii. Bond (refundable)		1,000.00	Exempt	E

# INFRASTRUCTURE

FEE / CHARGE	ADDITIONAL DETAILS / CHARGES	2014/15 GST INCLUSIVE	GST	PRICE CATEGORY
d. Traffic Control Assessment				
i. Film Shoots - Low impact	Partial Road Closure - Stop/Slow traffic control on local or Council managed roads - Police Consultation	110.00	GST	C
ii. Film Shoots - Medium Impact	Partial Road Closure - Stop/Slow traffic control on multi lane or state road - Police Consultation	330.00	GST	C
iii. Film Shoots - High Impact	Full Road Closure - Traffic Committee process	550.00	GST	C

Public Liability Insurance - min \$10 m coverage to be delivered OR Casual hirer insurance (24 hr see item 14)

## 8. FLOODING ENQUIRY

a. Application and File Search Fee		82.50	Exempt	C
b. Issue of flood levels – first site (min)		124.00	Exempt	C
c. Additional sites in same application		41.50	Exempt	C

## 9. WORKS BY COUNCIL - Resident Contribution (Roads Act)

a. Residential & Rural Property				
i. Footpath	No Charge.	-	-	-
ii. Kerb & Gutter - first 20 metres (per metre)		52.50	Exempt	C
- next 50 metres length (per metre)		27.00	Exempt	C
b. Commercial & Industrial Property				
i. Footpath - full frontage - rate per m2		106.50	Exempt	C
ii. Kerb & Gutter - full frontage - rate per m		125.00	Exempt	C

Property owners will be charged a maximum of 50% of the actual construction costs in accordance with the NSW Roads Act 1993.

## 10. HALLS & COMMUNITY CENTRES

Halls are categorised into 2 main categories dependent upon the facilities provided:

### HALLS & COMMUNITY CENTRES Category 1

Appin Community Hall, Bargo Community Hall, Douglas Park Community Centre, Tahmoor Community Centre, The Oaks Community Hall (excl Senior Citizens Hall see category 2), Warragamba Town Hall, Wilton Community Centre, Wollondilly Shire Hall

### HALLS & COMMUNITY CENTRES Category 2

Bonnie Cottage, Mt Hunter Community Hall, Oakdale Community Hall, Tahmoor CWA Hall, The Oaks Senior Citizens Hall

a. Hire of all halls & community centres is subject to Council's normal requirements for Public Liability Insurance (refer item 14) in addition to hire fees.				
b. Definition of a Community Group - A not-for-profit community organisation which does not operate as a business.				

### GENERAL

a. Clean up fee (if required)	At cost plus 40% plus GST.	-	GST	B
b. Casual hirers Insurance (if required - refer item 14)		-	-	-
c. Emergency Services - Meetings and Training		-	-	-
d. Key deposit (all hirers)		25.00	Exempt	E
e. Bond - Markets/Carnivals/Fetes/Fairs/Corporate		1,000.00	Exempt	E
f. Cancellation fee				
i. Cancellation of booking less than 7 days notice		100%	GST	B
ii. Cancellation of booking less than 8 to 30 days notice		10%	GST	B
iii. No charge if more than 30 days notice is given		-	GST	B

### CATEGORY 1 COMMUNITY HALLS

a. Community Groups				
i. Bond		200.00	Exempt	E
ii. Hire per hour		12.50	GST	A
iii. Functions		147.50	GST	A
b. Regular Hirers				

# INFRASTRUCTURE

FEE / CHARGE		ADDITIONAL DETAILS / CHARGES	2014/15 GST INCLUSIVE	GST	PRICE CATEGORY
	i. Bond		400.00	Exempt	E
	ii. Hire per hour		15.50	GST	A
	iii. Functions		193.00	GST	A
c.	Casual Hirers (Wollondilly Residents)				
	i. Bond		400.00	Exempt	E
	ii. Hire per hour		20.00	GST	A
	iii. Functions		261.00	GST	A
d.	Casual Hirers (Non-Residents)				
	i. Bond		400.00	Exempt	E
	ii. Hire per hour		26.00	GST	A
	iii. Functions		427.50	GST	A
e.	Trade Waste Container (max 1.5m3) if applicable		108.50	GST	A
f.	Use of trade waste container for hall rubbish (casual hirer) Bargo Community Hall		32.00	GST	A
g.	Lighting usage (Wollondilly Shire Hall)	10% of hourly rate charged for lighting.	10%	GST	A
<b>WOLLONDILLY SHIRE HALL (for art exhibitors only)</b>					
1.	ART FOYERS - Exhibition rate only (other hirers pay general fees)				
a.	General Hire Foyer A & B	Halve rate if only one foyer is required			
	i. One Day		52.00	GST	A
	ii. Three Days		156.00	GST	A
	iii. One Week		350.00	GST	A
b.	Community Group Hire Rate Foyer A & B	Halve rate if only one foyer is required			
	i. One Day		30.00	GST	A
	ii. Three Days		90.00	GST	A
	iii. One Week		200.00	GST	A
2.	MEETING ROOM (WITH USE OF PROJECTOR)				
a.	Community Group hourly hire		15.00	GST	A
b.	Regular Hirer hourly hire		18.00	GST	A
c.	Casual Hirer (Wollondilly Resident) hourly hire		22.00	GST	A
d.	Casual Hirer (Non-Resident) hourly hire		30.00	GST	A
<b>WILTON COMMUNITY CENTRE</b>					
a.	Office hire per week		20.00	GST	A
<b>CATEGORY 2 COMMUNITY HALLS</b>					
a.	Community Groups				
	i. Bond		200.00	Exempt	E
	ii. Hire per hour		8.80	GST	A
	iii. Functions		108.50	GST	A
b.	Regular Hirers				
	i. Bond		400.00	Exempt	E
	ii. Hire per hour		11.50	GST	A
	iii. Functions		147.50	GST	A
c.	Casual Hirers (Wollondilly Residents)				
	i. Bond		400.00	Exempt	E
	ii. Hire per hour		14.50	GST	A
	iii. Functions		204.00	GST	A
d.	Casual Hirers (Non-Residents)				
	i. Bond		400.00	Exempt	E
	ii. Hire per hour		22.00	GST	A
	iii. Functions		360.50	GST	A
e.	Trade Waste Container (max 1.5m3) if applicable		108.50	GST	A
<b>BONNIE COTTAGE (office accommodation per week)</b>					
a.	Office 1		56.00	GST	A
b.	Office 2		49.50	GST	A



# INFRASTRUCTURE

FEE / CHARGE		ADDITIONAL DETAILS / CHARGES	2014/15 GST INCLUSIVE	GST	PRICE CATEGORY
<b>PICTON COMMUNITY CENTRE</b> (office accommodation per week)					
a.	Office 1		74.50	GST	A
b.	Office 2		74.50	GST	A
c.	Office 3		51.50	GST	A
<b>PICTON MEMORIAL SCHOOL OF ARTS</b> (office accommodation per week)					
a.	Office 1		126.00	GST	A
b.	Office 2		84.00	GST	A
c.	Office 3		113.00	GST	A
d.	Senior Citizen (annual fee)	No charge.	-	-	-
<b>TAHMOOR COMMUNITY CENTRE</b>					
a.	Community Links Wollondilly				
	i. Licence fee per annum (reviewed annually)		22,619.00	GST	A
b.	Rainbow Playhouse Preschool Inc				
	i. Licence fee per month		766.50	GST	A
	ii. Office hire over holidays per week		46.50	GST	A
c.	Miss Lizzies				
	i. Licence fee per month		2,287.50	GST	A
d.	Hire of Sound Room				
	i. Hourly rate		15.50	GST	A
	ii. 8 hours or more		193.00	GST	A
<b>THE OAKS SENIOR CITIZENS HALL</b> (Category 2)					
a.	Senior Citizens Hall				
	i. Hire per annum (Senior Citizens)		520.50	GST	A
<b>WARRAGAMBA TOWN HALL</b>					
a.	Annex/Senior Citizens Room				
	i. Bond		200.00	Exempt	E
	ii. Community groups hire per hour		12.50	GST	A
	iii. Community groups hire per day		88.00	GST	A
	iv. Regular hirers per hour		15.50	GST	A
	v. Regular hirers per day		96.00	GST	A
	vi. Casual hirers (Wollondilly residents) per hour		19.00	GST	A
	vii. Casual hirers (Wollondilly residents) per day		108.50	GST	A
	viii. Casual hirers (non-residents) per hour		26.00	GST	A
	ix. Casual hirers (non-residents) per day		125.50	GST	A
	x. Seniors annual fee		520.50	GST	A
b.	Markets/Carnivals/Fetes/Fairs/Corporate				
	i. Regular Hirer (max. 12 per year)		193.00	GST	A
	ii. Casual Hirer (one off hire)		261.00	GST	A
c.	Trade Waste Container (max 240ltr)		21.00	GST	A
<b>11. INSTALLATION OF ENTRANCES</b>					
a.	Application and inspection fee		154.00	Exempt	C
b.	Inspections over and above standard		97.00	Exempt	C
c.	Culvert entrances - 375 mm diameter & 4.9m wide	Price on application.	POA	GST	C
d.	Layback entrances (3.5m wide)	Price on application.	POA	GST	C
e.	Ramped entrances (3.5m wide)	Price on application.	POA	GST	C
f.	Headwalls (to repair)	Price on application.	POA	GST	C
g.	Concrete dish crossing	Price on application.	POA	GST	C
<b>12. LEASE PART OF ROAD RESERVE</b>					
a.	Non-Refundable (rate/m2/day)	Price on application.	POA	GST	C
b.	Refundable Damage Deposit (rate/m2)	Price on application.	POA	Exempt	E
c.	Ancillary Works - eg sediment control	Price on application.	POA	GST	C
d.	Annual charge for cables and pipes	Private utility services - per km/year	764.50	GST	C

# INFRASTRUCTURE

FEE / CHARGE	ADDITIONAL DETAILS / CHARGES	2014/15 GST INCLUSIVE	GST	PRICE CATEGORY	
<b>13. MAINTENANCE BOND (held by Council for a minimum period of 12 months)</b>					
a.	Value of Bond	\$1,000 or 10% of value of work, whichever is the greater	-	Exempt	E
<b>14. OCCASIONAL/CASUAL HIRER INSURANCE POLICIES</b>					
a.	Sporting Grounds (non sporting activity)				
	i. Non alcoholic drinks being consumed		245.00	GST	B
	ii. Alcoholic drinks being consumed		470.00	GST	B
b.	Halls				
	i. Meetings	Maximum of 11 per year	12.00	GST	B
	ii. Functions where alcohol is not being consumed		50.00	GST	B
	iii. Functions where alcohol is being consumed		140.00	GST	B
c.	Council Parks and Reserves				
	i. Functions where alcohol is not being consumed		50.00	GST	B
	ii. Functions where alcohol is being consumed		140.00	GST	B
d.	Botanic Gardens				
	i. Functions including weddings	Alcohol not permitted	50.00	GST	B
<b>15. PLAN CHECKING AND SUPERVISION FEES</b>					
a.	i. Roadworks & Associated Matters per metre length		28.00	Exempt	C
	ii. minor roadworks, driveways for battleaxe type developments and any unsealed pavements, private roads etc.		14.00	Exempt	C
	iii. Drainage Works per metre length		17.00	Exempt	C
	N.B. Includes overland flowpaths where no pipes are proposed, inter-allotment drainage lines, inlet/outlet works etc.				
	iv. Inspections (each)		206.00	Exempt	C
b.	Plan Checking Fee Per A1 Sheet:				
	i. Initial Assessment		280.00	GST	C
	ii. Subsequent Amendments		160.00	GST	C
	For developments with a value of construction in excess of \$200,000, a quote for plan checking & supervision fees will be provided by council upon request.				
c.	Design Consultation fee (Input by Council Engineering Staff)				
	i. Advice - over and above standard plan checking and inspections		204.00	GST	C
<b>16. PLAN PRINTING COSTS (INCLUDING COPYING PLANS)</b>					
a.	Photocopying – per page based on page sizes:				
	i. A0		14.50	GST	C
	ii. A1		11.50	GST	C
	iii. A2		9.30	GST	C
	iv. Large quantity printing (in excess of 10 pages)	30% reduction on above rates.	-	GST	C
<b>17. ROAD MANAGEMENT APPROVAL</b>					
a.	Issue of S138 Consent Certificate		115.00	Exempt	C
b.	Preparation of basic Traffic Management Plan to RTA requirements per site (additional cost to part a above)	Price on application.	POA	GST	C
c.	Projects requiring ongoing assessment and/or multiple consents per hour (including site inspections, traffic committee approvals, TMP preparation, NOT s138 Certificate). Minimum charge is 1 hour.	Price on application.	POA	GST	C
d.	Permit to exceed signposted load limit (per truck)	Maximum of 5 trucks allowed, 12 months only.	115.00	Exempt	C
e.	HML/ B Double application processing fee (non-refundable)		1,545.00	Exempt	C
f.	Provision of permit for HML/B Double		115.00	Exempt	C
g.	Structural assessment of bridge on HML/ B Double route	Price on application.	POA	Exempt	C

# INFRASTRUCTURE

FEE / CHARGE	ADDITIONAL DETAILS / CHARGES	2014/15 GST INCLUSIVE	GST	PRICE CATEGORY
<b>18. ROAD OPENING PERMITS - Telstra, Water Supply, Drainage, Gas</b>				
a.	Road/Footpath Opening Permit	130.00	Exempt	C
(This fee is to administer compliance of the Restoration Policy)				
<b>19. CIVIL WORKS (including RESTORATION FEES)</b>				
a.	Unsealed Shoulder/pavement			
	i. Establishment	1,500.00	Exempt	C
	ii. \$/m <sup>2</sup>	50.00	Exempt	C
b.	Asphalt Patching (less than 24t total)			
	i. Plant and Labour charge (/shift max 6t)	3,300.00	Exempt	C
	ii. 50mm thick \$/m <sup>2</sup>	30.00	Exempt	C
	iii. 100mm thick \$/m <sup>2</sup>	60.00	Exempt	C
c.	Asphalt Paving (greater than 24t)			
	i. Plant and Labour charge (/shift max 200t)	12,000.00	Exempt	C
	ii. 50mm thick \$/m <sup>2</sup>	22.00	Exempt	C
	iii. 100mm thick \$/m <sup>2</sup>	40.00	Exempt	C
d.	Road Pavement with 2 coat spray seal finish			
	i. Establishment	1,500.00	Exempt	C
	ii. \$/m <sup>2</sup>	80.00	Exempt	C
e.	Plain Concrete Footpath			
	i. Establishment	3,000.00	Exempt	C
	ii. \$/m <sup>2</sup>	200.00	Exempt	C
f.	Concrete Driveway	Price on application	POA	Exempt
g.	Kerb and Gutter			
	i. Establishment	2,500.00	Exempt	C
	ii. \$/m	180.00	Exempt	C
	iii. Pram ramps, pits, lintels	Price on application	POA	Exempt
h.	Grassed footpath			
	i. Establishment	300.00	Exempt	C
	ii. \$/m <sup>2</sup>	30.00	Exempt	C
	iii. Pavers	Price on application	POA	Exempt
<b>20. ROAD WIDENING ENQUIRY</b>				
a.	Road widening (per enquiry)	144.00	Exempt	C
<b>21. SECTION 611 CHARGES</b>				
a.	Levying of Telecommunications Carriers for their use of public spaces for profit. Formula as advised by Local Government & Shires Associations of NSW.			
	i. All Cables Component per km	764.50	Exempt	C
	ii. Overhead Cable Component per km	764.50	Exempt	C
<b>22. a. SPORTSGROUNDS - SCHOOLS</b>				
a.	Canteen			
	i. Bond	200.00	Exempt	E
	ii. Hire	103.00	GST	A
b.	Ground Usage			
	i. Annual bond per school (payable to Council)	400.00	Exempt	E
c.	Annual Maintenance Contribution Fee - Primary Schools (covers weekly school sport)			
	i. Fee (payable to Council)	103.00	GST	A
d.	Carnivals - Primary/Secondary Schools (Athletics/Cross Country)			
	i. Carnival fee	170.00	GST	A
e.	Annual Maintenance Contribution Fee - Picton High School (covers weekly school sport)			
	i. Fee (payable to Tahmoor Sportsground Management Committee)	476.00	GST	A

# INFRASTRUCTURE

FEE / CHARGE	ADDITIONAL DETAILS / CHARGES	2014/15 GST INCLUSIVE	GST	PRICE CATEGORY	
<b>22. b. SPORTSGROUNDS - OTHER</b>					
Most sportsgrounds are categorised into 2 main categories for casual hire dependent upon the facilities provided:-					
Sportsgrounds Category 1					
Douglas Park Sportsground (Interim), Hume Oval, Tahmoor Sportsground, Thirlmere Sportsground, Warragamba Waterboard Oval, Victoria Park and Appin AIS Sportsground					
Sportsgrounds Category 2					
Appin Park, Bargo Sportsground, Dudley Chesham, Warragamba Sportsground, Willis Park, Wilton Recreation Reserve and Picton Sportsground (Interim), note Picton Sportsground ( pending floodlights and amenities intallation)					
Hire of all sporting facilities is subject to Council's normal requirements for Public Liability Insurance (refer item 14) in addition to hire fees					
Definition of Community Group - A not-for-profit community organisation which does not operate as a business					
Penalties apply to Unauthorised Access/Usage					
<b>GENERAL</b>					
a.	Penalty for late payment of hire fees (Regular hirers only)		94.00	GST	B
b.	Clean up fee (if required)	At cost plus 40% plus GST.	-	GST	A
c.	Casual hirers Insurance (if required - refer item 14)		-	-	-
d.	Emergency Services - Meetings and Training	No charge.	-	-	-
e.	Community/Fundraising Event	No charge.	-	-	-
f.	Cancellation fee				
	i. Cancellation of booking less than 7 days notice		100%	GST	B
	ii. Cancellation of booking less than 8 to 30 days notice		10%	GST	B
	iii. No charge if more than 30 days notice is given		-	-	-
g.	Bonds/Deposits				
	i. Key deposit (all hirers)		25.00	Exempt	E
	ii. Bond - (all hirers except market/carnival etc)		400.00	Exempt	E
	iii. Markets/Carnivals/Fetes/Fairs/Corporate		1,000.00	Exempt	E
h.	Canteen				
	i. Canteen Bond - (casual hirers)		200.00	Exempt	E
	ii. Hire (casual hirers)		103.00	GST	A
	iii. Hire (seasonal hirers)		91.00	GST	A
i.	Floodlights				
	i. Floodlights per hour Category 1 Sportsground (casual hirers & seasonal hirers where applicable)		74.50	GST	A
	ii. Floodlights per hour Category 2 (casual hirers & seasonal hirers where applicable)		37.50	GST	A
	iii. Floodlights - Seasonal Hirers Annual Fee		249.50	GST	A
	iv. Floodlights - Seasonal Hirers Electricity Charges	At cost plus GST.		GST	A
j.	Cricket Pitch				
	i. Covering		726.50	GST	A
	ii. Uncovering		726.50	GST	A
k.	Goal Posts				
	i. Removal		283.50	GST	A
	ii. Installation		283.50	GST	A
l.	Group Fitness Trainers/Personal Trainers				
	i. Casual Hirer (1 session with duration of up to 2 hours)		37.50	GST	A
	ii. Group Fitness Training (Program of up to 6 weeks duration, limited to 25 participants)		283.50	GST	A

# INFRASTRUCTURE

FEE / CHARGE		ADDITIONAL DETAILS / CHARGES	2014/15 GST INCLUSIVE	GST	PRICE CATEGORY
m.	Group Fitness Trainers/Personal Training (1 Trainer and up to 4 Clients per session)				
	i. 12 month Licence		113.50	GST	A
n.	Group Fitness Trainers/Personal Training (1 Trainer and up to 18 Clients per session) (12 month trial)				
	i. 12 month Licence		1,184.50	GST	A
o.	Schools - refer to item 22a				
p.	Trade waste				
	i. Per bin including empty (max 1.5m3)		108.50	GST	A
<b>CASUAL HIRERS - CATEGORY 1</b>					
a.	Hire half day		125.00	GST	A
b.	Hire full day		249.50	GST	A
c.	Hourly rate		37.50	GST	A
d.	Markets/Carnivals/Fetes/Fairs/Corporate - Category 1		726.50	GST	A
<b>CASUAL HIRERS - CATEGORY 2</b>					
a.	Hire half day		108.50	GST	A
b.	Hire full day		216.50	GST	A
c.	Hourly Rate		31.00	GST	A
d.	Markets/Carnivals/Fetes/Fairs/Corporate - Category 2		599.50	GST	A
<b>PARKS AND RESERVES (including Botanic Gardens)</b>					
a.	Formal functions (Weddings, Christenings, etc)		77.50	GST	A
b.	Hourly rate		25.00	GST	A
c.	Bonds		200.00	Exempt	E
d.	Casual Hirers Insurance (if required - refer item 14)				
e.	Community Fundraising Events	No charge, bond still payable.	-	-	-
<b>APPIN AIS SPORTSGROUND (Category 1) also refer to "General" above</b>					
a.	Seasonal Hirers (six months, April to Sept, Oct to Mar)				
	i. Season Hire - Soccer		1,000.00	GST	A
	ii. Season Hire - Cricket		612.00	GST	A
	iii. Netball per season (includes lighting)		265.00	GST	A
b.	Clubhouse Hirers (Clubhouse only)				
	Community Groups				
	i. Bond		200.00	Exempt	E
	ii. Hire Per Hour		8.50	GST	A
	iii. Functions		108.50	GST	A
c.	Regular Hirers				
	i. Bond		400.00	Exempt	E
	ii. Hire Per Hour		11.00	GST	A
	iii. Functions		143.00	GST	A
d.	Casual Hirers (Wollondilly Residents)				
	i. Bond		400.00	Exempt	E
	ii. Hire Per Hour		14.00	GST	A
	iii. Functions		199.00	GST	A
e.	Casual Hirers (Non-Residents)				
	i. Bond		400.00	Exempt	E
	ii. Hire Per Hour		21.00	GST	A
	iii. Functions		352.50	GST	A

# INFRASTRUCTURE

FEE / CHARGE	ADDITIONAL DETAILS / CHARGES	2014/15 GST INCLUSIVE	GST	PRICE CATEGORY	
APPIN PARK (Category 2) also refer to "General" above					
a.	Seasonal Hirers (six months, April to Sept, Oct to Mar)				
	i. Hire per season	700.00	GST	A	
BARGO SPORTSGROUND (Category 2) also refer to "General" above					
a.	Seasonal Hirers (six months, April to Sept, Oct to Mar)				
	i. Hire per season	700.00	GST	A	
	ii. Bargo 1st Scouts group - hire per season	300.00	GST	A	
DOUGLAS PARK SPORTSGROUND (Category 1b) also refer to "General" above					
a.	Seasonal Hirers (six months, April to Sept, Oct to Mar)				
	i. Club fee per season	850.00	GST	A	
b.	Community Groups				
	i. Bond	200.00	Exempt	E	
	ii. Hire half day	63.00	GST	A	
	iii. Hire full day	126.00	GST	A	
	iv. Hourly rate	18.00	GST	A	
c.	Floodlights				
	i. Seasonal hirer's annual fee	249.50	GST	A	
	ii. Seasonal hirer's electricity charges	At cost plus GST.	- GST	A	
DUDLEY CHESHAM (Category 2) also refer to "General" above					
a.	Seasonal Hirers (six months, April to Sept, Oct to Mar)				
	i. Senior Rugby League, Junior Rugby League	700.00	GST	A	
	ii. Cricket per season	425.50	GST	A	
	iii. Netball per season	312.50	GST	A	
b.	Annual Hirers				
	i. Pony Club	612.00	GST	A	
	ii. Tennis/Macarthur Astronomical Society	108.50	GST	A	
	iii. Individual Rider with one horse in Pony Club area	120.00	GST	A	
c.	Casual Hirers - Category 2				
	i. Dudley Chesham Pony Club Area	Individual Rider with one horse (per day)	11.00	GST	A
HUME OVAL (Category 1) also refer to "General" above					
a.	Seasonal Hirers (six months, April to Sept, Oct to Mar)				
	i. Hire per season	1,000.00	GST	A	
	ii. Tennis club	623.50	GST	A	
PICTON SPORTSGROUND (Category 2 - Interim Charge)					
	also refer to "General" above				
a.	Seasonal Hirers (six months, April to Sept, Oct to Mar)				
	i. Senior player per season	8.80	GST	A	
	ii. Junior player per season	5.70	GST	A	
b.	Casual Hirers				
	i. Hire half day	94.00	GST	A	
	ii. Hire full day	186.50	GST	A	
	iii. Hourly rate	33.00	GST	A	

# INFRASTRUCTURE

FEE / CHARGE	ADDITIONAL DETAILS / CHARGES	2014/15 GST INCLUSIVE	GST	PRICE CATEGORY
TAHMOOR SPORTSGROUND (Category 1) also refer to "General" above				
a.	Seasonal Hirers (six months, April to Sept, Oct to Mar)			
	i. Hire per head per user group	11.00	GST	A
TELOPEA PARK - TRAINING ONLY				
a.	Seasonal Hirers (six months, April to Sept, Oct to Mar)			
	i. Season Hire	385.50	GST	A
b.	Casual Hirers			
	i. Hire half day	97.00	GST	A
	ii. Hire full day	193.00	GST	A
	iii. Hourly rate	34.00	GST	A
c.	Floodlights			
	i. Casual hirer per hour	74.50	GST	A
	ii. Seasonal hirer per hour	74.50	GST	A
d.	Markets/Carnivals/Fetes/Fairs/Corporate			
	i. Hire	476.00	GST	A
THIRLMERE SPORTSGROUND (Category 1) also refer to "General" above				
a.	Seasonal Hirers (six months, April to Sept, Oct to Mar)			
	i. Winter Touch Football per season	1,260.00	GST	A
	ii. Netball per season	319.00	GST	A
	iii. Senior Rugby League per season	2,400.00	GST	A
	iv. Junior Rugby League per season	2,600.00	GST	A
b.	Greyhound Track			
	i. Annual Licence fee	736.50	GST	A
c.	Clubroom Hirers (former Gymnasium)			
	Community Groups			
	i. Bond	200.00	Exempt	E
	ii. Hire Per Hour	8.80	GST	A
	iii. Functions	105.00	GST	A
	Regular Hirers			
	i. Bond	400.00	Exempt	E
	ii. Hire Per Hour	11.50	GST	A
	iii. Functions	142.50	GST	A
	Casual Hirers (Wollondilly Residents) hires 10 or less times per year			
	i. Bond	400.00	Exempt	E
	ii. Hire Per Hour	14.50	GST	A
	iii. Functions	200.00	GST	A
	Casual Hirers (Non Residents)			
	i. Bond	400.00	Exempt	E
	ii. Hire Per Hour	21.00	GST	A
	iii. Functions	352.50	GST	A

# INFRASTRUCTURE

FEE / CHARGE	ADDITIONAL DETAILS / CHARGES	2014/15 GST INCLUSIVE	GST	PRICE CATEGORY	
VICTORIA PARK (Category 1) also refer to "General" above					
a.	Seasonal Hirers (six months, April to Sept, Oct to Mar)				
	i. Season Hire	1,000.00	GST	A	
WARRAGAMBA SPORTSGROUND (Category 2) also refer to "General" above					
a.	Seasonal Hirers (six months, April to Sept, Oct to Mar)				
	i. Season hire	700.00	GST	A	
	ii. Netball Season hire	312.50	GST	A	
b.	Clubhouse Hirers (Clubhouse only)				
	Community Groups				
	i. Bond	200.00	Exempt	E	
	ii. Hire Per Hour	8.80	GST	A	
	iii. Functions	108.50	GST	A	
	Regular Hirers				
	i. Bond	400.00	Exempt	E	
	ii. Hire Per Hour	11.50	GST	A	
	iii. Functions	142.50	GST	A	
	Casual Hirers (Wollondilly Residents)				
	i. Bond	400.00	Exempt	E	
	ii. Hire Per Hour	14.50	GST	A	
	iii. Functions	200.00	GST	A	
	Casual Hirers (Non Residents)				
	i. Bond	400.00	Exempt	E	
	ii. Hire Per Hour	21.00	GST	A	
	iii. Functions	352.50	GST	A	
c.	Schools - refer to item 22a				
d.	Markets/Carnivals/Fetes/Fairs/Corporate				
	i. Hire	600.50	GST	A	
WARRAGAMBA WATER BOARD OVAL (Category 1) also refer to "General" above					
a.	Seasonal Hirers				
	i. Season hire	1,000.00	GST	A	
WILLIS PARK (Category 2) also refer to "General" above					
a.	Seasonal Hirers (six months, April to Sept, Oct to Mar)				
	i. Season hire	700.00	GST	A	
	ii. Netball per season	312.50	GST	A	
WILTON RECREATION RESERVE (Category 2) also refer to "General" above					
a.	Seasonal Hirers (six months, April to Sept, Oct to Mar)				
	i. Season hire	700.00	GST	A	
	ii. Netball courts per hour	11.50	GST	A	
<b>23. TENNIS COURTS</b>					
a.	Tennis Court Hire - Casual Requiring Lights	per hour	15.50	GST	A
b.	Tennis Court Hire - Casual Not Requiring Lights	per hour	12.00	GST	A
c.	Tennis Court Hire - Permanent Booking (3 months minimum) Requiring Lights	per hour	14.00	GST	A
d.	Tennis Court Hire - Permanent Booking (3 months minimum) Not Requiring Lights	per hour	11.00	GST	A



# INFRASTRUCTURE

FEE / CHARGE	ADDITIONAL DETAILS / CHARGES	2014/15 GST INCLUSIVE	GST	PRICE CATEGORY
<b>24. TRAFFIC COUNTS</b>				
a.	Supply of information only to first site (min)	124.00	GST	C
b.	Additional sites (per site)	51.50	GST	C
c.	Hire of Traffic Counter (Classifier) per week or part thereof (includes relevant printed data output)	443.00	GST	C
d.	Traffic Counts - refundable bond	500.00	Exempt	E
<b>25. WARRAGAMBA NEIGHBOURHOOD CENTRE</b>				
a.	Neighbourhood Centre/per week	125.00	GST	A
b.	Craft Cottage/per week	100.00	GST	A
<b>26. WARRAGAMBA SWIMMING POOL</b>				
a.	Children (under 3 years)	free		
b.	Children (attending school)	3.00	GST	A
c.	Adults and children not attending school	3.40	GST	A
d.	Family	12.50	GST	A
e.	Spectator fee	2.30	GST	A
f.	Season Pass - Family	295.00	GST	A
g.	Season Pass - Adult	180.00	GST	A
h.	Season Pass - School Children	150.00	GST	A
i.	Group	2.80	GST	A
j.	Swimming Club Night (one per week excluding Saturday, Sunday and Public Holidays)	2.80	GST	A
NOTE: The Operator is not required at any time to issue pass-outs.				
<b>27. WOLLONDILLY LEISURE CENTRE</b>				
Refer 4677 1251 or <a href="http://www.wollondilly.leisurecentre.com.au">http://www.wollondilly.leisurecentre.com.au</a>				



# WORKS PROGRAM



## Summary Funding Allocations - 2014/15

Asset Improvements - Summary Works Programs				Year of Program
		14/15	15/16	16/17
<b>Infrastructure Improvements and Programmed Maintenance</b>				
	Major Road and Bridge Works	6,680	2,366	2,501
	Loan Repayments - Roads (\$9m)	921	942	965
	Loan Repayments - Bridges (\$1.75m)	437	454	355
	Bridges, footpaths, signs and lines programmed maintenance / works	250	150	150
	Cycleways - as per Bike Plan	75	75	75
	Footpaths - as per priority list	56	58	60
	Appin cycleway / road improvements program	25	25	25
	Unsealed Roads Program - as per priority list	169	174	179
	Blackspot / Road Toll Response Programs - funded by grant	300	300	300
	Kerb and Gutter Program - New Works	75	75	75
	Kerb and Gutter Program - Loan Repayments (\$1m)	139	144	150
	Traffic Facilities (Traffic Committee resolutions)	10	10	10
	Signs and Linemarking maintenance	261	266	271
	Bus Infrastructure Improvements	15	15	15
	Geotechnical Investigations	28	28	29
	Buildings Maintenance - programmed	310	250	255
	Facilities Improvements - minor works	50	50	50
	Parks and Reserves Maintenance - bushfire risk reductions	80	82	84
	Parks and Reserves Maintenance - sports fields, playgrounds etc	200	70	75
<b>Stormwater Levy (assumed growth of 1%)</b>				
	Monitoring and community education	6	6	6
	Wetland maintenance	5	5	5
	Maintenance of gpt devices	42	42	42
	Minor drainage improvements	16	16	17
	Flood Reduction Projects	181	183	185
<b>Road and Traffic Projects</b>				
	Almond St / Picton Road intersection	350	2,000	
	Mine Subsidence Repairs - Tahmoor	1,000		
	Bargo Streetscape	100		
	Argyle Street widening - Prince Street to Connellan		800	
	Regreme Rd Roundabout, Picton		550	
	Emmett Street Roundabout, Tahmoor			650
<b>Recreation and Community Buildings</b>				
	Bargo Sportsground AFL Amenities	300		
	Picton Sportsground - stage 3 - bridge and cycleway	200	200	
	Shire Library renovation	1,600		
	Wilton Recreation Reserve	500	2,000	
	Bargo Sportsground - additional field	600		
<b>Environmental Projects</b>				
	Warragamba Tip Restoration	2,000	1,000	
<b>Other Projects</b>				
	Plant Fleet Purchases	200	200	200
	Car Fleet Purchases	100	100	100
<b>Total projects cost</b>		<b>17,281</b>	<b>12,637</b>	<b>6,830</b>

							Funding Source
17/18	18/19	19/20	20/21	21/22	22/23	23/24	
2,894	2,930	3,011	3,063	3,072	3,080	3,384	Revenue / Grants / Loans / SRV / Royalties
989	1,015	1,042	1,070	1,100	1,132	871	Revenue
							Revenue
150	150	150	150	150	150	150	Revenue
75	75	75	75	75	75	75	Revenue
61	63	65	67	69	71	73	Revenue
25	25	25	25	25	25	25	Funded by contribution from Helensburgh Coal
184	189	194	199	204	209	214	Grants - Roads to Recovery
300	300	300	300	300	300	300	Funding dependent on successful grant applications
75	75	75	195	200	205	210	Revenue
155	162	126					Revenue
10	10	10	10	10	10	10	Revenue
277	282	288	294	299	306	314	Grants
15	15	15	15	15	15	15	Revenue
30	31	32	33	34	36	37	Revenue
260	265	270	275	280	285	290	Revenue
50	50	50	50	50	50	50	Revenue
87	90	92	95	98	101	104	Revenue
80	85	90	95	100	105	110	Revenue
6	6	7	7	7	7	7	Stormwater Management Charge
5	5	5	6	6	6	6	Stormwater Management Charge
43	43	44	44	45	45	45	Stormwater Management Charge
17	17	17	17	17	18	18	Stormwater Management Charge
187	188	190	192	194	196	196	Stormwater Management Charge
							S94
							Contributions
							S94
							S94
							S94
							S94 / Reserve
							Contributions, grants, other
							Reserve
							S94 / Reserve
							S94
							S94
							Reserve
200	200	200	200	200	200	200	Reserve
100	100	100	100	100	100	100	Reserve
<b>6,275</b>	<b>6,373</b>	<b>6,474</b>	<b>6,577</b>	<b>6,650</b>	<b>6,727</b>	<b>6,804</b>	

Note 1: The Summary Works Program extends to 10 years in order to match the Long Term Financial Plan, and provides information on forward allocations for each activity, as well as some key projects.

Note 2: The following sub programs of works focus on the 4 year Delivery Program timeframe where individual projects are identified

Note 3: Where there is no individual sub program, these works are determined throughout the year on a needs basis, driven by asset maintenance priorities.

## Footpath Program - 4 Year Delivery Program

Town	Street	Project Description	Length (m)	Width (m)
Oakdale	Stevey's Forest Rd	ES - Burragorang Rd north to 120m	150	1.2
Tahmoor	Progress St	SS - Courtland to opposite Abelia	70	1.2
Tahmoor	Larkin St	SS - existing to lane	35	1.5
Thirlmere	Carlton Rd	ES - Oaks Rd to North Street	370	1.2
Thirlmere	Thirlmere Way	ES - Roundabout to Bargo St footpath link - stage 2	260	1.2
Thirlmere	Rita St	NS - Turner Rd to Marion St	230	1.2
The Oaks	Burragorang St	NS - Existing to Merlin St near school	100	1.2
The Oaks	McIntosh St	NS - John St to William St	170	1.2
The Oaks	Mary Street	SS - John St to William St	200	1.2
The Oaks	William Street	ES - Preschool to Mary St	600	1.2
Appin	Macquariedale Rd	NS - shops to Kerr - stages	230	1.2
Silverdale	Silverdale Road	WS - Waterhouse Drive to shops	800	2.0
Bargo	Hawthorne Rd	Access to school - school frontage only	175	1.5
Camden South	Remembrance Dr	ES - Macarthur Circ to Bridgewater Driveway	500	1.8
Total Program				

## Kerb and Gutter Program - 4 Year Delivery Program.

Town	Street	Project Description
Tahmoor	Moorlands Rd	NS - Myrtle Creek Av to Tahmoor Rd (dge required)
Buxton	Matcham Rd	Stage 3
Tahmoor	Park Road	Both sides - Myrtle Creek Av to River Rd
Tahmoor	King St	NS - Fraser St to Milne St
Tahmoor	Castlereagh St	ES - Thirlmere Way to Mahonga St
Tahmoor	King St	NS - Pitt St to Castlereagh St (dge required)
Tahmoor	Park Street	SS - Fraser St to Castlereagh St
		Kerb Program Budget Funds allocated

Unit Rate \$/m2	Estimated Cost (2014)	Priority Assessment				14/15	15/16	16/17	17/18
		Proximity to school, shops	Existing Kerb	Missing Link	Wear on footpath				
150	\$27,000	Y	Y	N	Y			\$29,000	
150	\$12,600	Y	Y	N	Y				
150	\$7,875	Y	Y	Y	Y				
150	\$66,600	Y	Y	N	Y				
150	\$46,800	Y	Y	Y	N	\$22,000			
150	\$41,400	Y	Y	N	Y				\$44,000
150	\$18,000	Y	Y	N	Y		\$20,000		
150	\$30,600	Y	Y	N	Y			\$31,000	
150	\$36,000	Y	Y	N	Y		\$38,000		
150	\$108,000	Y	Y	N	N				
150	\$41,400	Y	Y	N	N				\$17,000
150	\$240,000	Y	N	N	Y				
150	\$39,375	Y	Partial	N	Y	\$32,000			
150	\$135,000	Y	Y	Y	N				
	\$850,650					\$54,000	\$58,000	\$60,000	\$61,000

Total Length of Kerb (m)	Estimated Cost (2014)	14/15	15/16	16/17	17/18
420	\$226,800	75,000	75,000		
300	\$162,000				
370	\$199,800			75,000	75,000
210	\$113,400				
105	\$56,700				
60	\$32,400				
325	\$175,500				
Council		\$75,000	\$75,000	\$75,000	\$75,000



## Road Pavement and Bridges Program - 4 Year Delivery Program - Loan Funded

Town	Street	Project Description	Length (m)	Rate (\$/lm)	Estimated Cost (\$,000) 2014
<b>Regional Roads</b>					
Menangle	Menangle Road	South of Menangle Township	1600	850	1,360
Picton / Tahmoor	Remembrance Drive	Wonga Rd to River Road	1000	850	850
Cawdor	Remembrance Drive	Bridgewater Blvd to Finns Road	3000	850	2,550
Silverdale	Silverdale Rd	End of new works to Eltons Rd, then stages	850	850	723
Burratorang Rd	Mt Hunter to Oakdale	Stages	2500	850	2,125
Various					
<b>Major Connecting Roads</b>					
Douglas Park	Camden Road	Menangle Rd to School - 2 remaining sections	550	850	468
Brownlow Hill	Werombi Road	Camden Bdy to University - see also royalties	1300	850	1,105
Thirlmere	Westbourne Avenue	South St to Railway Crossing - stage 2	1300	850	1,105
Pheasants Nest	Rockford / Arina Road	Stages	4000	850	3,400
Thirlmere	Thirlmere Way	Oaks Rd Rbt to Tahmoor - stages	1600	950	1,520
The Oaks	Burratorang Rd	The Oaks to Oakdale	1200	850	1,020
Various					
<b>Royalty Program</b>					
Brownlow Hill	Werombi Road	Camden Bdy to University	1300	850	1,105
Menangle	Menangle Rd	Quarry entry to bridge	350	850	298
Various					
<b>Local Access Roads</b>					
Bridge St	Picton	Argyle St to west of rail bridge	1100	850	935
Spring Creek Rd	Mt Hunter	Burratorang Rd to Calf Farm RD	1330	220	293
Burns Rd	Thirlmere	Stages - 500m + 700m	500	220	110
Regreme Rd	Picton	Argyle St to Mallam Rd	700	850	595
Lisa St	Wilton	Macarthur Dr to 600m	600	220	132
Montpelier Rd	The Oaks	Edward St to Glendiver St	300	850	255
Old Razorback Rd	Razorback	My Hercules Rd to Edward St	300	850	255
Woodbridge Rd	Menangle	Menangle Rd to bridge	450	850	383
Redbank Pl	Picton	Bridge St to cul de sac	150	850	128
Bollard Pl	Picton	Bridge St to cul de sac	100	850	85
<b>Heavy Patching Works</b>					
<b>Reseal Program</b>					

Proposed Funding

14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	Comments
<b>626</b>										RTA funding of \$313k
	<b>310</b>	<b>310</b>								
	<b>310</b>	<b>310</b>	<b>310</b>							
<b>715</b>		250	<b>310</b>							RTA funding of \$75k
			614	1,225	1,362	1,420	1,435	1,449	1,741	
<b>470</b>										
<b>920</b>										
<b>300</b>			400							
		374								
<b>500</b>	375									
				400	400	400	400	400	400	
<b>180</b>										
	180	180								
			180	180	180	180	180	180	180	
			240	400	400	400	400	400	400	
<b>495</b>										
		300								
	115									
	150									
		100	160							
<b>385</b>										
	135									
<b>85</b>										
<b>554</b>	491	377	380	425	369	363	357	351	363	
<b>1,450</b>	300	300	300	300	300	300	300	300	300	
<b>6,680</b>	<b>2,366</b>	<b>2,501</b>	<b>2,894</b>	<b>2,930</b>	<b>3,011</b>	<b>3,063</b>	<b>3,072</b>	<b>3,080</b>	<b>3,384</b>	
6680	2366	2501	2894	2930	3011	3063	3072	3080	3384	
<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>							

## Sportsfield Lighting Upgrades - 4 Year Delivery Program

Location	Total Cost	Balance of funding required	Priority	Lighting Issues
Warragamba Sportsground	\$60,000	\$60,000	5	Average is between 60-70 Lux on western side to below 50 Lux on eastern side of Pitch.
Dudley Chesham S/ground, The Oaks	\$20,000	\$20,000	6	Average is close to 100 Lux however, lighting levels are inconsistent across the park.
Totals	\$80,000	\$80,000		No specific funding allocated after 2014/15

## Deferred Projects - to be considered dependent on availability of future grant funds

Bargo Sportsground, Bargo	\$200,000	\$52,000		Works completed in stage 1. Current average is approximately 100 lux, however lighting levels are inconsistent
Victoria Park, Picton	\$60,000	\$60,000		Average is approximately 100 Lux however, lighting levels are inconsistent due to the majority of lights being on the eastern side.
Thirlmere Sportsground (Field 1)	\$100,000	\$100,000		Average is close to 100 Lux however, lighting levels are inconsistent across the park.

Required Works	Funds for 14/15	Funds for 15/16	Funds for 16/17	Funds for 17/18
Replacement of 2 new Towers.	67,000			
Upgrade to Light Fixtures	23,000			
	90,000			

Installation of 2 new Towers.				
Replacement of 2 new Towers. Upgrade to Light Fixtures.				
Replacement of 4 new Towers and/ or Upgrade to Light Fixtures.				

## Unsealed Roads Program - 4 Year delivery Program

Road Name	Locality	Length (m)	Unit Rate \$/lm	Estimated Cost as at 2014	Criteria	
					No Houses	Houses / km
<b>Urban</b>						
Victoria St	Picton	35	225	7,875	2	57.1
Byron Rd	Tahmoor	550	225	123,750	6	10.9
Cash St	Thirlmere	110	225	24,750	1	9.1
Antill St	Thirlmere	55	225	12,375	1	18.2
Station St West	Douglas Park	250	225	56,250	1	4.0
Nepean St	Douglas Park	100	225	22,500	0	0.0
Burke St	Appin	220	225	49,500	4	18.2
Gandangara St	Douglas Park	640	225	144,000	3	4.7
Ryan St	Thirlmere	195	225	43,875	1	5.1
<b>Rural</b>						
Calf Farm Road	Mount Hunter	280	225	63,000	5	17.9
Caloola Rd	Bargo	125	225	28,125	4	32.0
Henry St	Picton	160	225	36,000	2	12.5
Buxton Ave	Buxton	780	225	175,500	6	7.7
Brooks Point Rd	Appin	40	225	9,000	2	50.0
Quarter Session Road	Appin	320	225	72,000	2	6.3
Rapleys Loop Rd	Werombi	120	225	27,000	2	16.7
Old Oaks Road	The Oaks	470	225	105,750	6	12.8
Quarry Road	The Oaks	1640	225	369,000	10	6.1
Austin Lane	Thirlmere	530	225	119,250	4	7.5
Old Razorback Road	Razorback	1100	225	247,500	2	1.8
Molls Lane	Thirlmere	390	225	87,750	3	7.7
Brownlow Hill Loop Rd	Brownlow Hill	2210	225	497,250	5	2.3
Evelyns Range Road	The Oaks	1500	225	337,500	6	4.0
Williams Wood Road	Mt Hunter	1620	225	364,500	3	1.9
Spring Creek Road	Mt. Hunter	4750	225	1,068,750	6	1.3
Koorana Road	Picton	312	225	70,200	2	6.4
Bidewell Dr	Bargo	150	225	33,750	1	6.7
East St	Couridjah	450	225	101,250	4	8.9
Skarrates Ln	Lakesland	980	225	220,500	8	8.2
Cherry Road	Lakesland	485	225	109,125	4	8.2
Jarvis St	Thirlmere	493	225	110,925	4	8.1
Leonard St	Thirlmere	530	225	119,250	3	5.7
Tyler Road	Bargo	302	225	67,950	2	6.6
Bronzewing	Thirlmere	470	225	105,750	3	6.4
Silvermine Road	Lakesland	540	225	121,500	2	3.7
Drylakes Road	Thirlmere	510	225	114,750	2	3.9
Government Road	Silverdale	280	225	63,000	1	3.6
Hinkler Ave	Bargo	890	225	200,250	4	4.5
Dairy Road	The Oaks	570	225	128,250	4	7.0
Star St and part of Connellan Cr	Picton	520	225	117,000	2	3.8
Mill Road	Oakdale	860	225	193,500	4	4.7
Whipbird Road	Pheasants Nest	1830	225	411,750	6	3.3
Stilton Ln	Picton	1840	225	414,000	9	4.9
Scroggies Road	Thirlmere	580	225	130,500	13	22.4
Ridge Road	Oakdale	300	225	67,500	7	23.3
Ridge Road	Oakdale	1320	225	297,000	5	3.8
Old Jerusalem Rd-Phase 2	Oakdale	1100	225	247,500	2	1.8
Sunnyside Rd	Mowbray Park	2545	225	572,625	7	2.8
Creighton Road	Lakesland	540	225	121,500	3	5.6
Hermitage Rd	The Oaks	0	225	0	2	0.0
"Sheehys Creek Fire Trail"	Lakesland/Oakdale	410	225	92,250	3	7.3
Slades Rd	Thirlmere	1170	225	263,250	0	0.0
Kings Tableland Rd	Wentworth Falls	700	225	157,500	2	2.9
Lynne Parade / Nepean Road	Lakesland	780	225	175,500	6	7.7
Yerranderie Road	Yerranderie	38848	225	8,740,800	0	
<b>Total</b>		<b>77,760</b>		<b>17,653,500</b>	<b>200</b>	

Comments	Funds for 14/15	Funds for 15/16	Funds for 16/17	Funds for 17/18
Prince St to end				
Included in GMS area - defer				
Side access only to properties fronting North and South Street - defer in two sections 20+35m, 70 m unformed between them				
Near Gandagara St				
Small length near Gandagara St				
Included in GMS area - defer				
Gate installed as per Council resolution				
Lakes St to George Ping				
Spur road from opposite HN 445 end of seal to end of road		31,000		
Included in GMS area - defer				
Undertake in conjunction with reseal - part of future Appin release area Off Brooks Point Rd		30,000		
			110,000	
Narrow - trees and telegraph poles constrain width Shortcut road to Remembrance Dr - high traffic volume				
Steep difficult construction, large quantities of import material needed To Evelyns Range Rd from end of seal. Works proposed by developer Hn 52 to Hn 80 near abattoir		113,000		
Stages 6m wide for 150 m from Lynne Avenue 2 sections (103 m + 390 m)			69,000	184,000
end of seal to Council Boundary				
Unformed, just a track, gazetted from Crown Rd to Local Feb 2011 - access to two properties Origin in Belimbla Park				
2 sections: 580m 3 res & 260 m 1 res				
Included in GMS area				
Stage 2 - approach bends to new bridge sealed 2011 - 580 m remains	103,000			
300 m sealed in 2010-11 - 1820m remains in 2 sections - section 1	66,000			
300 m sealed in 2010-11 - 1820m remains in 2 sections - section 2				
Burrarorang Road end Remainder of Sunnyside Rd is unformed				
Sealed by developer April 2013 West from Rockbarton, only access to 3 properties Main Entrance Rd. to Thirlmere Lakes, to end of road reserve from West Pde				
2 ratepayers otherwise within National Park, access is via 6 km unsealed road in BMCC, un surveyed crown road so not Council's responsibility Stage 2				
	<b>169,000</b>	<b>174,000</b>	<b>179,000</b>	<b>184,000</b>
No. Houses benefitted	20	10	14	8

## Unfunded Works List - 2014/15

---

### Major Project Items

#### Facilities and Recreation

Cemetery Upgrade - new lawn beams and columbarium walls

Civic Park, Warragamba - Accessible Playground

Warragamba Community Facility - Construction

Provision of flagpoles at Council Admin Building and Tahmoor Community Centre

Tahmoor Sportsground - New Netball Courts

Tahmoor Sportsground - canteen and storage upgrade (in progress in stages)

Relocation of Warragamba Netball Courts

Relocation of Warragamba Skate Park

Antil Park Stables (Pro Shop) - underpinning and roof replacements

Shire Hall storage upgrade / extension

Appin - accessible playground / liberty swing

Bargo Sportsground - Additional playing field - investigations in progress

Wonson Oval - upgrade amenities block

RV / Motor Home Dump Points - Stage 2

Menangle School Site - prepare Operational Plan / Masterplan

### Environment

Climate Change Action Plan

Pest Animal Control Strategy

Nursery Business Plan

Prepare Biodiversity Strategy and Projects

### Roads and Drainage

GPT in carpark - Picton

Signage Improvements - townships and tourism

### Other Projects

Mushroom Tunnel release of caveat / Construction of Lookout

Business Process Improvements / Electronic Business Paper

Expansion of Pound capacity

Wollondilly Art Prize - development of a local Art Prize competition

---

Note: The above list refers to individual projects that have been identified from various requests and identified needs over time. It does not reflect the identified asset maintenance funding shortfalls.

Estimate	Revenue	Grant	S94	Loan	Restricted Cash
70,000					70,000
65,000	65,000				
690,000			690,000		
20,000	20,000				
55,000	15,000	40,000			
80,000	80,000				
300,000	300,000				
200,000	200,000				
180,000	180,000				
1,500,000	1,500,000				
35,000	35,000				
600,000			600,000		
120,000	120,000				
40,000	40,000				
10,000	10,000				
40,000	40,000				
20,000	20,000				
10,000	10,000				
240,000		240,000			
80,000	80,000				
100,000	100,000				
175,000	175,000				
40,000	40,000				
150,000			150,000		
5,000					5,000
<b>4,755,000</b>	<b>3,030,000</b>	<b>280,000</b>	<b>1,440,000</b>	<b>-</b>	<b>75,000</b>



# APPENDICES

## Special Rate Variation - Works Program - 2011 to 2014

	Location	Projects
Sportsfield Lighting	Willis Park, Oakdale	Installation of 2 new towers. Replacement of 1 existing tower.
	Tahmoor Sportsground (Field 1)	Provision of 2 new towers
	Appin Park	Replacement of 4 existing towers
	Tahmoor Sportsground (Field 3)	Provision of 4 to 6 new towers. Upgrade to light fixtures.
Playgrounds	Progress Street Reserve	Replace all play equipment and install softfall
	Appin Sportsground Playgroup	Replace old timber playground due to presence of Copper Chrome Arsenic (CCA)
	Bargo Sportsground	Softfall under swings needs replacing with mulch
	Ibbotson Reserve, Tahmoor	Remove centre synthetic turf patch and fill with mulch
	Telopea Park, Buxton	Remove centre synthetic turf patch and fill with mulch
	William Woods Reserve, Appin	Remove centre synthetic turf patch and fill with mulch
	Dunbar Reserve, Silverdale	Remove centre synthetic turf patch and fill with mulch
	Hume Oval	Replace footpath
Bargo Sportsground	Playground works	
Bushfire Risk Reduction	Various Locations	Hazard reduction works in conjunction with other grants
	Various Locations	Hazard reduction works in conjunction with other grants
Recreation Facilities	Hume Oval	Tennis court repairs
	Dudley Chesham Change Rooms	Repairs
	Botanic Gardens	Replace part of pathway and access improvements to amenities
	Picton Tennis Courts	Repairs and refurbishment
	The Oaks Tennis Courts	Resurface acrylic courts, improve drainage, replace net posts, re-paint clubhouse
	Douglas Park Tennis Court	Resurface synthetic court
	Appin AIS Tennis Courts	Replace sun shade structure
	Emmett Park, Tahmoor	Embellishments / repairs
	Birrlea Park, Yanderra	Embellishments / repairs
	Bargo Park Playground	Relocation of Bargo Park playground
	Warragamba Tennis Courts	Repaint courts and repair kitchen
Other Roads Assets	Various Locations	Additional linemarking and footpath maintenance
Bridges	Argyle St Culvert & Footbridge	Remove rust from the handrails of the footbridge and repaint with zinc rich paint
	Blaxland Crossing - Nepean River	Expert assessment by consultant with report and specification for recommended repair of joints
	Blaxland Crossing - Nepean River	Manufacture & replace 20 pre-cast concrete footpath panels & remove and dispose of damaged existing panels. Lift all remaining panels, clean their seating & replace
	Blaxland Crossing - Nepean River	Deck reseal
	Broughton Pass - Cataract River Reservoir - Wilton road	Consultant review of options and heritage impacts
	Mowbray Park Rd - Cedar Creek Bridge	Clean and repaint handrails
	Dog Trap Bridge, Arina Rd Nepean River, Menangle	Repair erosion where wing walls are under cut on the NE and NW with rock baskets Erosion & scour repair on northern abutment under bridge
	Stonequarry Creek Bridge	Remove vegetation in joints between concrete and stone masonry portion of piers and fill with appropriate "epoxy mortar"
	Werri Berri Creek - Burragorang Rd	Expert assessment by consultant with report and specification for recommended repair of joints
	Bridge Deck Seals	Number of minor repairs

## Special Rate Variation - Works Program - 2011 to 2014

	Location	Projects
Bridges	Bridge Maintenance	14 concrete repair projects
	Bridge Maintenance	Creek works
	Bridge Maintenance	3 footpath repair projects
	Bridge Maintenance	5 guardrail repair projects
	Bridge Maintenance	Joint repairs
	Bridge Maintenance	19 painting and rust repair projects
	Bridge Maintenance	Number of minor repairs
Buildings	All Buildings	Provision for detailed inspections for remaining buildings
	Antill Park Golf Club	Repair areas of damaged and mismatched roof, verandah and associated elements
	Antill Park Golf Club	Store room walls to be repaired and painted; ceiling needs work to stop further damage from damp
	Appin Park Changerooms/Kiosk	Replacement of both 315 litre Hot Water Services
	Bargo S/G Community Hall	Replace damaged timber floor in main hall area and address under-floor air circulation (approx 240m <sup>2</sup> )
	Bargo S/G Community Hall	Number of minor repairs
	Bargo S/G Scouts Hall	Repaint all external walls, doors, windows and barge boards
	Bargo S/G Storage Shed	Replace rotten timber door
	Bonnie Cottage Residence And Garage	Replace missing ceramic tiles around stove
	Council Administration Building	Front foyer maintenance and upgrade
	Council Administration Building	Various maintenance items
	W S C - Council Administration Building	Replace main water cooling tower unit and install new energy efficient system including asbestos removal
	W S C - Council Administration Building	Replace old vinyl tiles with new vinyl sheeting approx 50m <sup>2</sup>
	Douglas Park Community Hall	Repairs
	Dudley Chesham Canteen	Downpipe and guttering
	Dudley Chesham Changerooms	Number of minor repairs
	Dudley Chesham Pony Club	Repaint weatherboard wall sheeting, eaves and barge boards around building
	Family Day Care Centre	Staff toilet entry ramp modification
	Heritage Centre, The Oaks	Number of minor repairs
	Hume Oval Club House	Replace damaged concrete footpath back of building to changing room, and concrete footpath to ladies toilets (approx 40 x 1.2 m)
	Hume Oval Club House	Replace hand basin in men's toilet
	Mt Hunter Hall	Painting and repairs
	Mushroom Tunnel	Repaint brickwork along length of tunnel
	Old Post Offi	Repaint all external fascia, window frames and doors around building
	Old Post Offi	Emergency Lighting throughout building
	Old Post Offi	Number of minor repairs
	Picton Library	Major Refurbishment and compliance works - staged
	Pound Administration Building	Number of minor repairs
Shire Hall	Roof replacement and installation of roof anchor points - Works to be completed in early 2014/15	

## Special Rate Variation - Works Program - 2011 to 2014

	Location	Projects
Buildings	Shire Hall	Replace old light switches throughout building
	Tahmoor Community Centre	Sign on disabled toilet door changed to new "Access" toilet
	Tahmoor S/G Club House	Install emergency lighting in clubhouse
	Theiss Depot - Wonga Rd	Building compliance works - stairs
	Victoria Park Changerooms/Kiosk	Replace guttering
	Warragamba Pool Amenities/Main Building	Replace cracked ceramic tiles on wall in ladies toilet
	Warragamba Pool Amenities/Main Building	Apply cement topping and re seal floor with non slip paint to plant room floor . Repaint inside acid vat bath
	Warragamba Pool Amenities/Main Building	Replace timber pvc pipe support with metal bracket support next to water heater units. Water from over floor/condenser unit piped away
	Warragamba Town Hall	Various including roof anchors
	Warragamba Town Hall	Repaint painted floor area in new access toilets
	Willis Park Amenities Block	Repaint brickwork near ladies toilet, also replace damaged brick
	Wilton Recreational Hall	Pressure clean external brickwork
	Wilton Reserve - Amenities & Kiosk	Repaint all internal walls, ceilings & doors
	Wollondilly Leisure Centre Complex	Condition Report
	Wollondilly Leisure Centre Complex	Internal lining of gym walls
	Wollondilly Leisure Centre Complex	Replace carpet
Wollondilly School of Arts	Number of minor repairs	
Road & Bridges Construction	Various Roads	Various road repair and maintenance activities funded by Local Infrastructure Renewal Scheme Loan of \$9.0m - Special Rate Variation funds utilised for loan repayments
	Various Bridges and Culverts	Part funding of Local Infrastructure Renewal Scheme Loan of \$1.75m for replacement of 3 timber bridges (Bargo River Road, Cawdor Road and Spring Creek Road) and repair of 3 steel culverts (Wilton Road and Mockingbird Road) - Special Rate Variation funds utilised for loan repayments

## **1. POLICY OBJECTIVES**

- 1.1 This policy outlines the principles and guidelines that apply to the recovery and management of overdue rates, domestic waste charges and sundry debtor accounts. It will ensure money owed to Council is collected in a timely manner by utilising efficient and effective debt recovery procedures. The policy will comply with the relevant parts of the Local Government Act, regulations and other applicable legislation and will allow for a fair and equitable approach to recovering overdue accounts.

## **2. BACKGROUND**

- 2.1 The debt recovery policy has been created to maximise Council's revenue, in particular the rating and domestic waste management revenue, which is Council's most significant cash inflow.

## **3. ELIGIBILITY**

- 3.1 This policy applies to the Finance Officer, Revenue Team Leader, Manager Financial Services, Deputy General Manager, General Manager and Councillors.

## **4. GUIDELINES**

### **Part 1 – Recovery of Rates**

- 4.1 The principles and guidelines to the recovery of outstanding rates and charges should incorporate the following:
- Collect all rates and charges by the end of each rating year
  - Apply a fair and reasonable approach to debt recovery
  - Ensure the outstanding rates ratio is at or below the industry standard
  - Consider arrangements for payments that are overdue
  - Individually assess each hardship application
  - Efficient and effective service management
  - Apply the provisions of the Act relating to the sale of land as and when required

### **Part 2 – Recovery of Sundry Debtors**

- 4.2 The principles and guidelines to the recovery of sundry debtor accounts should incorporate the following:
- Reminder letters to be sent after 30 days overdue
  - Apply a fair and reasonable approach to debt recovery
  - Consider arrangements for payments that are overdue
  - Individually assess each hardship application
  - Efficient and effective service management

### **Part 3 – Commencement of Recovery Action (LGA Section 712)**

- 4.3 If an account is overdue and an arrangement to pay has not been made, Council may issue a reminder/final notice requesting payment of the overdue amount at a suitable time within the current year. In most cases, the reminder/final notice will be issued after each missed instalment.

The notice will request the full amount outstanding or offer the opportunity to make a satisfactory arrangement to pay the outstanding amount, if the ratepayer is unable to pay in full. If no payment is received within the allocated timeframe, Council will lodge a Statement of Claim at the local Court.

### **Part 4 – Stopping and/or Suspending Action/Arrangements (LGA Section 564)**

- 4.4 Actions/Arrangements may be stopped and/or suspended when:

- The debt is paid in full; or
- The Court rules that the action is not lawful; or
- A mutually agreeable arrangement is made between Council and ratepayer/debtor; or
- At the discretion of the General Manager, Deputy General Manager, Manager Financial Services or Revenue Team Leader

### **Part 5 – Arrangement Guidelines (LGA Section 564)**

- 4.5 Council acknowledges that in certain cases, some ratepayers may genuinely be experiencing a period of financial hardship and as a result may have difficulty in meeting the cost of each rates instalment as and when it falls due. In such cases, Council encourages ratepayers to enter into an arrangement for periodical payment of rates and charges applicable to their property in accordance with the conditions set out by Council.

Similarly, Council will consider accepting a mutually agreeable arrangement for the payment of overdue rates and charges. The arrangement may be entered into at any time during the recovery process, except where Council has resolved to sell a property under the Sale of Land provisions outlined in the Local Government Act.

The following guidelines should be met before any arrangement is accepted:

- The arrangement should be accepted on the basis that the outstanding amounts be finalised as soon as possible
- Arrangements can be made on a weekly, fortnightly or monthly basis
- Any arrangement made before the due date of the 3rd instalment, should be made such that all amounts are paid in full by the 30th June of that financial year
- Arrangements made after the 3rd instalment due date may extend into the following year however, must be reviewed once the subsequent year's levy also becomes payable

- Extenuating circumstances can be taken into consideration if any of the above 3 conditions cannot be met, but must be referred to the Revenue Team Coordinator for approval. Details of income/expenses of ratepayer may be required
- Unless the imposition of costs and/or interest are deemed to be in error, the waiving of costs and/or interest will not be considered until all overdue rates and domestic waste charges are paid

#### **Part 6 – Debt Recovery Process**

4.6 As part of the debt recovery process, Council's Finance Officer will:

- Monitor overdue assessments/accounts
- Adhere to arrangement guidelines outlined above
- Commence Debt Recovery action if payments not received and arrangements not being adhered to
- Issue of Summons, Judgment and Writ action and other legal processes
- Stop/Suspend Actions/Arrangements

#### **Part 7 – Dispute Resolution**

4.7 In cases where ratepayers object to the decision made, they will have the opportunity to escalate their matter(s) for further consideration to:

- 1) Revenue Co-ordinator
- 2) Manager Financial Services
- 3) Deputy General Manager
- 4) General Manager

#### **Part 8 – Customer Service Contact**

4.8 Given the nature of the debt recovery process, instances arise from time to time where certain ratepayers may become verbally and/or physically abusive. Threats and abuse, either verbal or physical against Council staff are to be dealt with in line with the managing unacceptable customer behaviour policy and manual.

#### **Part 9 – Interest Charges**

4.9 Council charges interest on rates and charges which become overdue and this interest is determined annually.

Council may waive (write off) interest charges in mitigating circumstances affecting the ratepayer, e.g. hospitalisation, death in the family, illness, and good payment history. In giving consideration to the write off, Council will have regard to the previous payment record of the ratepayer. Write offs are initiated at the discretion of the Revenue Team Coordinator or the Financial Services Manager depending on circumstances.

Interest charges which have been incorrectly raised by Council, will be written off.

## **Part 10 – Pensioners**

4.10 Council will accept an arrangement for the periodical payment of rates and charges due by persons in receipt of a pension concession card and eligible veteran affairs cardholders.

A reminder notice may also be issued to pensioners requesting payment or an arrangement to pay, however no legal action is to be taken against ratepayers who are pensioners eligible for rebates.

## **5. RESPONSIBILITY/ACCOUNTABILITY**

### 5.1 General Manager

- The General Manager is authorised to write off debts other than rates up to and including \$500. Amounts above this are to be submitted to Council.

### 5.2 Manager Financial Services & Revenue Team Leader

- Are responsible for overseeing the debt recovery process
- Ensure staff complies with the debt recovery policy
- May authorise waiving of interest charges where applicable

### 5.3 Finance Officer

- Is responsible for the effective and efficient operation of Council's debt recovery policy
- Ensure compliance to the debt recovery policy and related procedures
- Demonstrate commitment to the debt recovery process

## **6. RELATED POLICIES**

6.1 Hardship Policy (GOV0062)

6.2 Complaints Handling (GOV0054)

## **7. RELATED PROCEDURES**

7.1 Debt Recovery Procedure

7.2 Complaints Handling Procedure

7.3 Managing Unacceptable Customer Behavior

## **8. RELATED LEGISLATION**

8.1 Local Government Act 1993

8.2 Local Government (General) Regulations 2005



## **9. ATTACHMENTS**

- 9.1 Nil

## **10. RESOURCES**

- 10.1 Section 564 of the Local Government Act 1993
- 10.2 Section 712 of the Local Government Act 1993
- 10.3 Division of Local Government
- 10.4 Consultation with other Councils debt recovery departments
- 10.5 Debt collection guidelines issued by ACCC & ASIC

## **11. IMPLEMENTATION STATEMENT**

- 11.1 To ensure this policy is implemented effectively, Council will employ a variety of strategies involving awareness, education and training. These strategies will be aimed at Councillors, staff and council representatives and will involve:
- 11.1.1 The draft policy has been discussed with Council's Executive Committee.
- 11.1.2 Information sessions will be conducted with relevant staff regarding the requirements of the draft policy.

## **12. POLICY HISTORY**

12.1	Date First Adopted	26 February 2001
12.2	Most Recent Adoption	18 October 2010
12.3	Next Review Date	October 2011
12.4	Responsible Officer	Manager Financial Services

## **1. POLICY OBJECTIVES**

- 1.1 This policy is to establish the circumstances in which Council may provide relief to ratepayers and sundry debtors suffering substantial financial hardship.

## **2. BACKGROUND**

- 2.1 This policy details the legislative provisions within the Local Government Act 1993 under which Council may provide relief to ratepayers and other debtors suffering financial hardship.
- 2.2 Prior to the adoption of this policy, Council simply followed the legislative provisions when assessing claims for relief. This policy now formalises those requirements.

## **3. ELIGIBILITY**

- 3.1 This policy applies to the Finance Officer, Revenue Team Leader, Executive Management and the General Manager.

## **4. GUIDELINES**

### **Part 1 – Rates and Charges**

- 4.1 Due to varying circumstances Ratepayers may experience long-term hardship which prevents them meeting their financial obligations.

Council's Hardship Policy provides the following relief:

- 4.1.1 Write-off of interest charges accrued over a period of twelve months from the date of debt, subject to the debt being paid in the agreed period.
- 4.1.2 Reduce interest by one-half over a period of eighteen months on ratepayer accounts where significant changes to the rateable valuation of land have resulted in financial hardship.
- 4.1.3 Limited to the single property owned and occupied (jointly or not) by the applicant.

There are options available to provide assistance to ratepayers suffering from genuine financial hardship under the Local Government Act 1993 and the Local Government (General) Regulations 2005. The sections which are used by Council to assist ratepayers are as follows:

- 4.1.4 Hardship resulting from certain valuation changes (s 601 Local Government Act 1993)
- 4.1.5 Writing off of Pensioner rates and charges (s 582 and s 583 Local Government Act 1993)

4.1.6 Agreement as to periodic payment of rates and charges (s 564 Local Government Act 1993).

4.1.7 Writing off accrued interest (s 567 Local Government Act 1993).

**4.2 Assistance under Section 601 of the LGA 1993**

Any Ratepayer who incurs a rate increase in the first year following a revaluation of land values can apply to Council for rate relief if the increase in the amount of rates payable would cause them substantial hardship. In these cases Council has the discretion to waive, reduce or defer whole or part of the payment of any part of the increase.

Applications must be made in writing within the first year of a new land revaluation being used by Council. If an application is made during the first year then subsequent applications under that valuation base date may be considered.

**4.3 Assistance under Sections 582 & 583 of the LGA 1993**

Council may waive or reduce rates, charges and interest due by any ratepayer who is in receipt of a pension, benefit or allowance under the Social Security Act 1991. Under Clause 135 of the Local Government (General) Regulation 2005 a ratepayer can make application for a reduction to their Council rates via a pension concession. The maximum pension concession currently offered by Council is fifty percent of the Ratepayers domestic waste charge plus a sum of two hundred and fifty dollars being the standard Government rebate.

**4.4 Assistance under Section 564 of the LGA 1993**

Council may accept payment of rates and charges that differ from the quarterly instalments under S 564 of the Local Government Act 1993. A ratepayer can enter into an arrangement with Council to pay their rates weekly, fortnightly or monthly. Council offers the availability for these arrangements to be set up through direct debit to further assist the ratepayer in making the agreed payments on the agreed dates. Council requests all such arrangements to be formalised in writing. The full guidelines for arrangements under S564 can be found in the Debt Recovery Policy.

**4.5 Assistance under Section 567 of the LGA 1993**

If payment of accrued interest would cause the Ratepayer hardship then Council may consider writing off any accrued interest or deferring interest for a period of up to 12 months. The Ratepayer may be requested to attend an interview to determine whether they are eligible for relief and for Council to understand the issues causing hardship. Each application will be dealt with on a case by case basis.

**Part 2 – Sundry Debtors**

4.6 If hardship is determined then a payment plan may be arranged to clear the debt within a timeframe of two (2) years.

In exceptional circumstances (and subject to the requirements of Council's debt Recovery Policy), debts may be written off. This only applies when the sundry debtor is an eligible pensioner. Each application will be dealt with on a case by case basis and the sundry debtor may have to attend an interview and provide full financial details.

### **Part 3 – Assessment**

- 4.7 The first point of contact should be Council's Finance Officer or Revenue Team Leader to discuss each individual case and try to arrange a satisfactory arrangement in the short term. Under S56 & 567 LGA 1993 delegated officers of Council can enter into payment agreements.
- 4.8 Where it becomes evident that relief sought is of a long term nature, or will involve a more complex review of the circumstances, then a written letter is required from the applicant stating reasons for their application, the hardship they are experiencing and thorough details of their financial situation including all income and expenditure. Once received, the request and financial details will be thoroughly assessed by Executive Management and if needed, discussed with the applicant. The Ratepayer will be advised of the outcome in writing. If the Ratepayer/Debtor is not satisfied with the outcome, they can request Council reconsider its decision. The application passes to the General Manager who can abide by or overturn the original decision. Following this decision the Ratepayer/Debtor has no further right to appeal.

## **5. RESPONSIBILITY/ACCOUNTABILITY**

- 5.1 Applications for hardship relief should be referred to the Finance Officer or Revenue Team Leader in the first instance. All applications will be assessed by Executive Management and referred to the General Manager for reconsideration if needed.

## **6. RELATED POLICIES**

- 6.1 Debt Recovery Policy (GOV0025)

## **7. RELATED PROCEDURES**

- 7.1 Nil

## **8. RELATED LEGISLATION**

- 8.1 Local Government (General) Regulation 2005 – Part 5
- 8.2 The following Sections of the Local Government Act 1993
- Section 56
  - Section 567
  - Section 577
  - Section 582
  - Section 583
  - Section 601

## **9. ATTACHMENTS**

- 9.1 Nil

## **10. RESOURCES**

- 10.1 Division of Local Government
- 10.2 Consultation with other Councils Revenue departments
- 10.3 Local Government Act 1993

## **11. IMPLEMENTATION STATEMENT**

- 11.1 To ensure this policy is implemented effectively, Council will employ a variety of strategies involving awareness, education and training. These strategies will be aimed at Councillors, staff and council representatives and will involve:
  - 11.1.1 The draft policy has been discussed with Council's Executive Committee.
  - 11.1.2 Information sessions will be conducted with relevant staff regarding the requirements of the draft policy.

## **12. POLICY HISTORY**

12.1	Date First Adopted	18 October 2010
12.2	Most Recent Adoption	18 October 2010
12.3	Next Review Date	October 2011
12.4	Responsible Officer	Manager Financial Services

### Comparison of average rates to surrounding Councils

It is important to note that Wollondilly Shire rate payers currently are not paying significantly more for rates than ratepayers in neighbouring Councils such as Camden and Wingecarribee. These comparisons can be made at a high level using the average rate information collated by the Office of Local Government for the 2012/13 financial year. These comparisons will not take into account Special Rate Variations which were approved for the current year 2014/15 for 32 Council's across the state including Campbelltown who have received approval to increase rates by 11%.

Average Rates comparative data:

2012/13	Wollondilly	Camden	Campbelltown	Hawkesbury	Penrith	Wingecarribee	Blue Mountains	Liverpool	Goulburn Mulwaree	Oberon
Average Ordinary Residential Rate (\$)	1,130.98	1,191.22	845.14	984.86	969.42	1,062.69	1,163.62	959.58	830.68	451.94
Total Number Residential Assessments	15,613.00	21,284.00	51,297.00	22,723.00	63,633.00	19,706.00	34,220.00	57,443.00	12,119.00	2,164.00
Average Ordinary Farmland Rate (\$)	2,332.41	2,414.23	6,153.85	2,227.34	2,956.07	2,575.86	2,000.00	2,764.71	1,516.20	1,284.49
Total Number Farmland Assessments	361.00	239.00	65.00	629.00	387.00	1,372.00	136.00	153.00	1,420.00	1,167.00
Average Ordinary Business Assessment (\$)	1,621.24	4,490.30	5,418.61	1,698.22	5,992.59	3,017.74	2,615.44	5,739.97	4,284.14	715.56
Total Number Business Assessments	565.00	1,546.00	2,783.00	1,521.00	3,239.00	1,386.00	1,308.00	3,142.00	908.00	225.00
Average Ordinary Mining Rates (\$)	19,808.51	n/a	4,333.33	n/a	n/a	3,797.46	n/a	n/a	n/a	n/a
Total Number Mining Assessments	47.00	n/a	3.00	n/a	n/a	15.00	n/a	n/a	n/a	n/a
Total Land Value / Total Rate Income (\$)	263.00	222.23	162.16	310.92	219.06	248.82	178.91	221.59	147.00	251.80

Source: Circular to Councils 14/17 - Comparison Information on NSW Local Government 2012-13

% total assessments	Wollondilly	Camden	Campbelltown	Hawkesbury	Penrith	Wingecarribee	Blue Mountains	Liverpool	Goulburn Mulwaree	Oberon
Residential	94.13%	92.26%	94.73%	91.36%	94.61%	87.66%	95.95%	94.58%	83.89%	60.85%
Farmland	2.18%	1.04%	0.12%	2.53%	0.58%	6.10%	0.38%	0.25%	9.83%	32.82%
Business	3.41%	6.70%	5.14%	6.12%	4.82%	6.17%	3.67%	5.17%	6.29%	6.33%
Mining	0.28%		0.01%			0.07%				
	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Source: Circular to Councils 14/17 - Comparison Information on NSW Local Government 2012-13

In order to fully consider the impact on ratepayers, however, it is necessary to look at each of the major rating categories and the socio economic status of the households likely to be impacted.

#### Capacity to Pay - Residential Rating Category

The majority (94.13%) of ratepayers in the Shire fall into three Residential categories for rating purposes. The impact of the proposed SRV on each of these categories is considered below.

##### Option 1: Deteriorate

Under option 1 only the a rate peg increase of 3% (in line with anticipated CPI) would occur resulting in an increase to the average Residential Town Centre rates of \$32 in year one and a total increase across the 4 year period of \$132. This represents a cumulative increase of 12.6% over the four year period of the SRV term.

##### Option 2: Stabilise

The proposed SRV increase of 8.5% for 4 years (5.5% above the assumed rate peg increase) would have the following impact on the average rate in each of the residential categories

<b>Average Annual Rates (by Category)</b>	<b>Current (2014/15)</b>	<b>2015/16</b>	<b>2016/17</b>	<b>2017/18</b>	<b>2018/19</b>
Residential Town Centre Rates under the rate peg	\$1,053	\$1,085	\$1,117	\$1,151	\$1,185
Residential Town Centre Rates with 8.5%pa SRV for 4 years		\$1,143	\$1,240	\$1,345	\$1,459
Annual increase above the rate peg		\$58	\$122	\$194	\$274
Impact of the Special Rate Variation above the 2014/15 Rates amount		\$90	\$187	\$292	\$406
Rural Residential Rates under the rate peg	\$1,770	\$1,823	\$1,878	\$1,934	\$1,992
Rural Residential Rates with 8.5%pa SRV for 4 years		\$1,920	\$2,084	\$2,261	\$2,453
Annual increase above the rate peg		\$97	\$206	\$327	\$461
Impact of the Special Rate Variation above the 2014/15 Rates amount		\$150	\$314	\$491	\$683
Other Residential Rates under the rate peg	\$1,355	\$1,396	\$1,438	\$1,481	\$1,525
Other Residential Rates with 8.5%pa SRV for 4 years		\$1,470	\$1,595	\$1,731	\$1,878
Annual increase above the rate peg		\$75	\$158	\$250	\$353
Impact of the Special Rate Variation above the 2014/15 Rates amount		\$115	\$240	\$376	\$523

Option 2 would result in an increase to the average Residential Town Centre rates of \$90 in year one in year 4 \$406 - \$274 more than under option 1. This represents a cumulative increase of 38.6% over the four year period of the SRV term.

### Option 3: Improve

The proposed SRV increase of 10.8% for 4 years (7.8% above the assumed rate peg increase) would have the following impact on the average rate in each of the residential categories

<b>Average Annual Rates (by Category)</b>	<b>Current (2014/15)</b>	<b>2015/16</b>	<b>2016/17</b>	<b>2017/18</b>	<b>2018/19</b>
Residential Town Centre Rates under the rate peg	\$1,053	\$1,085	\$1,117	\$1,151	\$1,185
Residential Town Centre Rates with 10.8%pa SRV for 4 years		\$1,167	\$1,293	\$1,432	\$1,587
Annual increase above the rate peg		\$82	\$176	\$282	\$402
Impact of the Special Rate Variation above the 2014/15 Rates amount		\$114	\$240	\$379	\$534
Rural Residential Rates under the rate peg	\$1,770	\$1,823	\$1,878	\$1,934	\$1,992
Rural Residential Rates with 10.8%pa SRV for 4 years		\$1,961	\$2,173	\$2,408	\$2,668
Annual increase above the rate peg		\$138	\$295	\$474	\$676
Impact of the Special Rate Variation above the 2014/15 Rates amount		\$191	\$403	\$638	\$898
Other Residential Rates under the rate peg	\$1,355	\$1,396	\$1,438	\$1,481	\$1,525
Other Residential Rates with 10.8%pa SRV for 4 years		\$1,501	\$1,663	\$1,843	\$2,042
Annual increase above the rate peg		\$106	\$226	\$362	\$517
Impact of the Special Rate Variation above the 2014/15 Rates amount		\$146	\$308	\$488	\$687

Option 3 would result in an increase to the average Residential Town Centre rates of \$114 in year one and a total increase across the 4 year period of \$534 - \$402 more than under option 1. This represents a cumulative increase of 50.7% over the four year period of the SRV term.

### Impact on Minimum Rate:

As at 1 July 2014, in Wollondilly 4,966 residential rate payers (29.6% of all ratepayers) are levied at the minimum rate of \$892. In the 2013/14 financial year this rate was \$922 – a decrease of \$30.

The minimum rate under Option 2: Stabilise will increase to \$967.82 in 2015/16 and \$344.19 by year 4 to \$1,236.19 (2018/19). Under option 3: Improve the minimum rate will increase to \$988.34 in 2015/16 (or \$99.58) and \$452.39 by year 4 to \$1,344.39 (2018/19).

## Social and Economic Profile

### Overview

Comparison of Social and Economic Profile with surrounding areas

	Wollondilly	Camden	Campbelltown	Wingecarribee	Penrith	Hawkesbury	Liverpool	Greater Sydney	New South Wales
Population comparatives (2011)									
Median Age	36	34	33	45	34	36	33	36	38
Median weekly household income	\$ 1,478.00	\$ 1,727.00	\$ 1,251.00	\$ 1,094.00	\$ 1,398.00	\$ 1,385.00	\$ 1,299.00	\$ 1,447.00	\$ 1,237.00
Couples with children	43%	46%	38%	27%	39%	37%	46%	35%	32%
Older couples without children	9%	7%	6%	16%	6%	8%	6%	8%	9%
Medium and high density housing	5%	8%	20%	9%	19%	13%	26%	40%	31%
Households with a mortgage	48%	51%	41%	33%	42%	41%	40%	33%	32%
Households renting	16%	18%	29%	21%	26%	24%	29%	30%	29%
Median weekly Rental	\$ 270.00	\$ 360.00	\$ 260.00	\$ 260.00	\$ 300.00	\$ 280.00	\$ 295.00	\$ 351.00	\$ 300.00
Non-english speaking background	5%	9%	20%	5%	13%	6%	36%	26%	19%
University attendance	3%	3%	3%	2%	3%	3%	4%	5%	4%
Bachelor Degree or Higher	11%	13%	12%	18%	11%	11%	13%	24%	20%
Vocational	26%	24%	20%	21%	22%	25%	17%	15%	18%
Public transport (to work)	4%	7%	17%	2%	11%	5%	12%	20%	14%
Unemployment	4%	4%	8%	4%	6%	5%	7%	6%	6%
SEIFA index of disadvantage 2011	1034	1047	945	1024	996	1020	951	1011	996

Source: Australian Bureau of Statistics as compiled and presented by id.Profile, the population experts

### SEIFA

The Australian Bureau of Statistics Socio-economic Indexes for Areas (SEIFA) are used to rank geographic areas across Australia according to their socio-economic characteristics. The Index of Relative Socio-Economic Disadvantage measures the relevant level of socio-economic disadvantage based on a combination of Census characteristics including income, employment, occupation, housing and education. The average across Australia is set at approximately 1,000 so a score below 1,000 indicates relatively lower socioeconomic status and relatively greater social disadvantage.

Overall, Wollondilly has a SEIFA index of 1,034 and is ranked 28<sup>th</sup> highest in NSW. This compares favourably with other Council's in the region, with the exception of Camden Council which has a higher ranking.

	Wollondilly	Camden	Campbelltown	Hawkesbury	Penrith	Wingecarribee	Blue Mountains	Liverpool	Goulburn Mulwaree	Oberon
SEIFA Index	1,033.58	1,047.13	944.75	1,020.34	996.27	1,023.77	1,038.65	950.97	951.42	975.94

Source: Australian Bureau of Statistics, Census of Population and Housing 2011. Compiled and presented in profile.id by .id, the population experts.

Breaking the shire down into the separate locations (refer Appendix A), indicates that all townships within the Shire are similarly ranked above our neighbouring councils, with the exception of the following areas which are also ranked below the NSW average of 995.8:

AREA	SEIFA Index
Warragamba	941
Tahmoor	960
Yanderra	969
Oakdale	990
Couridjah	991

Source : ABS Census of Population and housing 2011, as interpreted by Elton Consulting

It is important to note that the SEIFA index is only an indication that the collective socio-economic characteristics of an area are better or worse than another area. It is not an indicator that an individual living within the measured area is more or less disadvantaged.



## Employment Status

Wollondilly Shire has a relatively high proportion of residents in employment relative to Greater Sydney and the total number of employed persons has grown by 1,876 in the period between 2006 and 2011. 62.5% of the population are employed full-time.

Wollondilly Shire - Total persons (Usual residence)	2011			2006			Change 2006 to 2011
	Number	%	Greater Sydney %	Number	%	Greater Sydney %	
<b>Employment status</b>							
Employed	21,292	95.8	94.3	19,416	95.7	94.7	+1,876
Employed full-time	13,886	62.5	62.0	12,656	62.4	63.0	+1,230
Employed part-time	6,876	30.9	30.1	6,171	30.4	28.9	+705
Hours worked not stated	530	2.4	2.1	589	2.9	2.8	-59
Unemployed (Unemployment rate)	938	4.2	5.7	879	4.3	5.3	+59
Looking for full-time work	561	2.5	3.3	561	2.8	3.3	0
Looking for part-time work	377	1.7	2.4	318	1.6	2.1	+59
<b>Total Labour Force</b>	<b>22,230</b>	<b>100.0</b>	<b>100.0</b>	<b>20,295</b>	<b>100.0</b>	<b>100.0</b>	<b>+1,935</b>

Source: Australian Bureau of Statistics, Census of Population and Housing 2006 and 2011. Compiled and presented in profile.id by .id, the population experts.

The Shire has a slightly higher proportion of residents employed in managerial or professional roles than across the combined MACROC councils.

Occupation of employment				
Wollondilly Shire - Total persons (Usual residence)	Wollondilly	MACROC	Greater Sydney	NSW
Occupation	%	%	%	%
Managers	12.3	10.4	12.3	12.3
Professionals	15.2	15.3	15.2	15.2
Technicians and Trades Workers	18.3	15.6	18.3	18.3
Community and Personal Service Workers	9.3	9.9	9.3	9.3
Clerical and Administrative Workers	15.4	17.4	15.4	15.4
Sales Workers	8.3	9.6	8.3	8.3
Machinery Operators And Drivers	9.8	10.3	9.8	9.8
Labourers	9.6	9.8	9.6	9.6
Inadequately described	1.8	1.8	1.8	1.8
<b>Total employed persons aged 15+</b>	<b>100.0</b>	<b>100.0</b>	<b>100</b>	<b>100</b>

Source: Australian Bureau of Statistics, Census of Population and Housing 2006 and 2011. Compiled and presented in profile.id by .id, the population experts.

## Household Income

Just over 50% (50.9%) of Wollondilly households have a weekly income of more than \$1,250 per week (\$65,000 p.a.) with 22.9% earning between \$1,500 per week (\$78,000 p.a.) and \$2,500 per week (\$130,000 p.a.). 29% are earning between \$400 and \$1,250 per week.

	Number households Wollondilly	Wollondilly %	Greater Sydney %	MACROC %	Wingecarribee Shire %	Camden %	Campbelltown %	New South Wales %
Weekly income								
Negative Income/Nil Income	138	1	1.6	1.0	1.2	0.9	1.0	1.4
\$1-\$199	160	1.1	1.5	1.3	1.5	1	1.4	1.6
\$200-\$299	276	2	2.5	2.3	2.6	1.4	2.7	2.9
\$300-\$399	594	4.2	5.1	5.1	6.7	3.8	5.9	6.4
\$400-\$599	1,033	7.4	7.6	7.8	10.5	6	8.6	9.4
\$600-\$799	989	7.1	7.1	7.7	9.4	6	8.5	8.3
\$800-\$999	1,012	7.2	6.8	7.2	9.3	6	7.6	7.6
\$1000-\$1249	1,027	7.3	7.3	8.2	8.5	6.8	9.0	7.5
\$1250-\$1499	1,045	7.5	6.8	7.6	7.6	6.9	7.9	6.8
\$1500-\$1999	1,800	12.8	11.3	13.0	11.0	14.3	12.6	10.8
\$2000-\$2499	1,414	10.1	8.4	10.6	7.0	13	9.9	7.7
\$2500-\$2999	1,154	8.2	9.5	7.5	6.5	10.1	6.3	7.9
\$3000-\$3499	816	5.8	5.7	4.7	3.4	6.8	3.6	4.7
\$3500-\$3999	372	2.7	2.9	2.3	1.5	3.1	1.9	2.3
\$4000-\$4999	321	2.3	2.8	2.0	1.1	2.8	1.6	2.1
\$5000 or more	207	1.5	2.7	1.1	1.1	1.5	0.8	1.9
Not stated	1,663	11.9	10.5	10.7	11.0	9.7	10.7	10.6
<b>Total households</b>	<b>14,021</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

Source: Australian Bureau of Statistics, Census of Population and Housing 2011. Compiled and presented in profile.id by .id, the population experts.

Household incomes vary considerably within the Shire. Tahmoor has a total of 800 households (49%) with incomes under \$1,250. Of these 208 households indicated a household income of less than \$400 per week (\$20,800 annually). In the Bargo –Yanderra – Pheasants Nest area has 43% (792 homes) with an income below \$1,250 and 169 reported an income of less than \$400 per week. This is consistent with the SEIFA index for these areas.

Under option 3 the \$99.58 increase in year 2015/16 would represent an additional 0.15% of household income (based on a figure of \$1,250) expended towards rate payments and 0.48% for those earning \$400 a week. Ignoring increases in household income over the period, the increase of \$452.39 (compared to current rates) would represent an additional 2.18% of household income (households earning \$400 per week) being attributed to rates.

## Housing

Housing tenure data provides insight into the socio-economic status of an area and is useful for analysis of housing affordability. In the period between 2006 and 2011 the total number of households in Wollondilly Shire increased by 991. The number of households living in fully owned properties increased by 205 and mortgaged properties by 494 on a base of 13,382 households.

Wollondilly has a higher proportion of residents living in properties they own or are making mortgage repayments on - 78.3% compared with 62.3% in Greater Sydney and 63.8% across NSW. This proportion is also notably higher than that of neighbouring councils such as Camden (76.7%), Campbelltown (64.2%) and Wingecarribee (73.3%).

	Wollondilly	MACROC	Wingecarribee	Camden	Campbelltown	Greater Sydney	NSW
<b>Tenure type</b>							
Fully owned	30.1	25.0	40.5	25.5	23.4	29.1	31.9
Mortgage	48.3	44.5	32.8	51.2	40.8	33.2	31.9
Renting	16.0	24.6	20.9	18.4	29.5	30.4	29.1
Renting - Social housing	1.5	7.6	3.1	2.1	11.4	5.0	4.9
Renting - Private	13.8	16.6	17.0	15.9	17.8	25.0	23.6
Renting - Not stated	0.7	0.4	0.8	0.3	0.3	0.5	0.6
Other tenure type	0.8	0.8	1.0	0.9	0.7	0.8	0.8
Not stated	4.9	5.2	4.8	4.1	5.6	6.5	6.3
<b>Total households</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

Source: Australian Bureau of Statistics, Census of Population and Housing 2006 and 2011. Compiled and presented in profile.id by .id, the population experts.

The proportion of owned/ mortgaged versus rented accommodation varies across the Shire with those areas with typically lower incomes tending to have a higher proportion of rented accommodation. In the Tahmoor area (identified as having a higher proportion of lower income households earlier) 27.9% of households are living in rented accommodation. This is significantly higher than the Shire average but remains below the average for Greater Sydney and NSW overall.

Further detail of housing tenure variations within the Shire are shown at Appendix A.

## Rental Payments

Whilst renting households will not be directly affected by Council's proposed Special Rate Variation, it is probable that landlords will pass on all or some of any increase in rate charges on their rental property. As such, it is necessary to give consideration to the impact that this may have on these households. This is of particular concern in locations where there may already exist an element of rental stress and is not limited to those households with low income.

The majority of renting households within the shire are making weekly payments of less than \$400. There are a slightly higher percentage (15.90%) of renting households paying in excess of \$400 per week relative to neighbouring councils, Camden (12.94%) and Campbelltown (12.94%). However this is well below the 39.30% of all households in Greater Sydney.

Weekly rental amount	Wollondilly	Camden	Campbelltown	MACROC	Greater Sydney	NSW
	%	%	%	%	%	%
<250	37.40	37.97	37.97	37.97	23.70	35.18
>250 <400	42.00	45.00	45.00	45.00	33.50	33.06
>400	15.90	12.94	12.94	12.94	39.30	28.08

Rental payments exceeding \$400 per week are considered to be in the top 25% of rentals paid within Australia so considered to be a relatively high rental charge but may not be an indicator of affordability. The five areas within the Shire with the highest percentages of renting households incurring rental payments of greater than \$400 per week in 2011 were:

- Camden Park - Mount Hunter - Cawdor (45.9%)
- Menangle - Razorback (31.9%)
- Orangeville - Werombi and District (24.3%)
- Wallacia - Warragamba - Silverdale (23.9%)
- Douglas Park - Wilton (22.9%)

Census of Housing and Population data 2011 indicated that very few household in these areas reported that they were suffering from rental stress suggesting that the higher rental payment remain affordable. However, as shown below the Census of Housing and Population data 2011 indicated 663 renting households within Wollondilly Shire were experiencing rental stress. This equates to 28.9% of renting households compared with 25.1% across Greater Sydney and 27.7% in the MACROC region.

Comparing this to the below table indicating rental stress, it can be seen that the number of households reporting rental stress within these areas remained low in 2011.

Rental stress, 2011			
Wollondilly Shire - Enumerated			
Area	Number	Total renting households	Percent %
Appin - Cataract - Darkes Forest	21	93	22.6
Bargo - Yanderra - Pheasants Nest	70	239	29.3
Buxton - Couridjah	20	84	23.8
Camden Park - Mount Hunter - Cawdor	23	68	34.1
Douglas Park - Wilton	15	149	10.0
Menangle - Razorback	15	77	19.5
Oakdale - Nattai - National Park	43	90	47.8
Orangeville - Werombi and District	22	111	19.8
Picton - Mowbray Park - Maldon	115	325	35.4
Tahmoor	157	472	33.3
The Oaks - Belimbla Park - Glenmore	39	124	31.5
Thirlmere - Lakesland	64	244	26.3
Wallacia - Warragamba - Silverdale	61	180	33.9
Wollondilly Shire	663	2,298	28.9
Greater Sydney	122,165	487,404	25.1
MACROC	5,574	20,133	27.7
Wingecarribee Shire	1,176	3,625	32.4
New South Wales	201,792	756,821	26.7
Australia	590,163	2,348,901	25.1

Source: Australian Bureau of Statistics, Census of Population and Housing 2011. Compiled and presented in atlas.id by .id, the population experts.

In order to estimate the possible impact of the three options on rental payments, Council has used the median weekly rent which idProfile have identified as \$270 per week for Wollondilly Shire in the below table.

Impact on Median Weekly rental payments if rate increased passed on in full by landlords:

	2014/15	2015/16	2016/17	2017/18	2018/2019
Option 1 - Deteriorate	\$ 270.00	\$ 270.61	\$ 271.23	\$ 271.88	\$ 272.54
		0.61	0.63	0.64	0.66
		100%	100%	101%	101%
Option 2 - Stabilise	\$ 270.00	\$ 271.72	\$ 273.59	\$ 275.62	\$ 277.81
		1.72	1.87	2.03	2.20
		101%	101%	102%	103%
Option 3 - Improve	\$ 270.00	\$ 272.19	\$ 274.61	\$ 277.30	\$ 280.27
		2.19	2.42	2.68	2.97
		101%	102%	103%	104%
<i>CPI impact on \$270 rental</i>	<i>\$ 270.00</i>	<i>\$ 278.10</i>	<i>\$ 286.44</i>	<i>\$ 295.04</i>	<i>\$ 303.89</i>

\*Based on the annual increase to residential town centre rates

The Australian Bureau of Statistics Household Expenditure Survey 2009-10 found that households with incomes in the medium high and high quartiles (Wollondilly has over 30% of its households falling within these income quartiles), average weekly expenditure exceeded \$1,500 and private rentals could account for up to 27.3% of total weekly expenditure. At the current median rate of \$270, rental payments would equate to 18% of total weekly expenditure and increase to 18.7% under Option 3: Improve assuming no other increases. It is generally accepted that rental may increase by CPI each year suggesting that any flow on increase from rate rises would be well within normal expectations for households. Comparison of the results of the ABS household Expenditure Survey 2009-10 to that undertaken in 2003-2004 indicated that average weekly rental payments increased by 68% over a similar period to the proposed SRV term.

## Loan Repayments

Given the proportion of households within the Shire identified as making mortgage payments, it is important to consider the level of these payments relative to household income in order to identify possible areas of stress.

2011 Census data shows that overall, 31.7% of Wollondilly households were paying high mortgage repayments (greater than \$2,600 per month). This is lower than the proportion of households across Greater Sydney and neighbouring Council, Camden. However, the proportion is considerably higher than Campbelltown and Wingecarribee councils but is not inconsistent with comparisons of household incomes in these Council areas.

	Wollondilly	Greater Sydney	MACROC	Wingecarribee Shire	Camden	Campbelltown
<\$1000	11.90	11.80	12.36	16.81	8.79	14.22
>\$1000 and <\$ 2600	50.50	46.90	58.32	54.10	52.13	63.96
>\$2,600	31.70	36.10	24.09	23.42	34.16	16.73

Monthly housing loan repayments							
Wollondilly Shire	2011						
Monthly repayment amount	Number	%	Greater Sydney %	MACROC %	Wingecarribee Shire %	Camden	Campbelltown
Nil repayments	116	1.7	2.2	1.5	3.1	1.3	1.6
\$1-\$149	33	0.5	0.7	0.5	0.6	0.4	0.5
\$150-\$299	51	0.7	0.7	0.8	1.2	0.6	0.9
\$300-\$449	104	1.5	1.4	1.5	1.8	1.2	1.6
\$450-\$599	89	1.3	1.3	1.4	1.8	0.9	1.6
\$600-\$799	180	2.6	2.3	2.8	3.4	1.9	3.3
\$800-\$999	248	3.6	3.2	3.9	5.0	2.6	4.7
\$1000-\$1199	345	5	4.4	5.3	5.9	3.7	6.1
\$1200-\$1399	368	5.3	5.2	6.5	7.6	4.7	7.7
\$1400-\$1599	379	5.5	5.2	6.7	6.4	5.0	7.9
\$1600-\$1799	515	7.4	6.6	8.8	8.4	6.6	10.4
\$1800-\$1999	426	6.1	5.5	8.1	6.5	6.8	9.4
\$2000-\$2199	788	11.4	10.4	12.3	10.7	12.2	12.6
\$2200-\$2399	376	5.4	5.1	6.3	5.2	7.2	6.2
\$2400-\$2599	302	4.4	4.5	4.3	3.3	5.9	3.6
\$2600-\$2999	692	10	9.3	9.6	7.3	13.5	7.6
\$3000-\$3999	939	13.5	14.7	9.9	9.0	15.1	6.1
\$4000-\$4999	373	5.4	6.2	2.9	3.7	3.6	1.7
\$5000 and over	193	2.8	5.9	1.7	3.4	1.9	1.3
Not stated	420	6.1	5.2	5.2	5.7	4.9	5.1
<b>Total households with a mortgage</b>	<b>6,937</b>	<b>100</b>	<b>100</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

Source: Australian Bureau of Statistics, Census of Population and Housing 2011. Compiled and presented in profile.id by .id, the population experts.

As with weekly rental payments, average loan repayments vary considerably within the Shire, with the majority of townships identified as making monthly loan repayments within \$1,000 to \$2,600. However Shire wide average is impacted by significant numbers in the following areas:

- Camden Park - Mount Hunter - Cawdor (53.7%)
- Menangle - Razorback (46.6%)
- Orangeville - Werombi and District (50.9%)

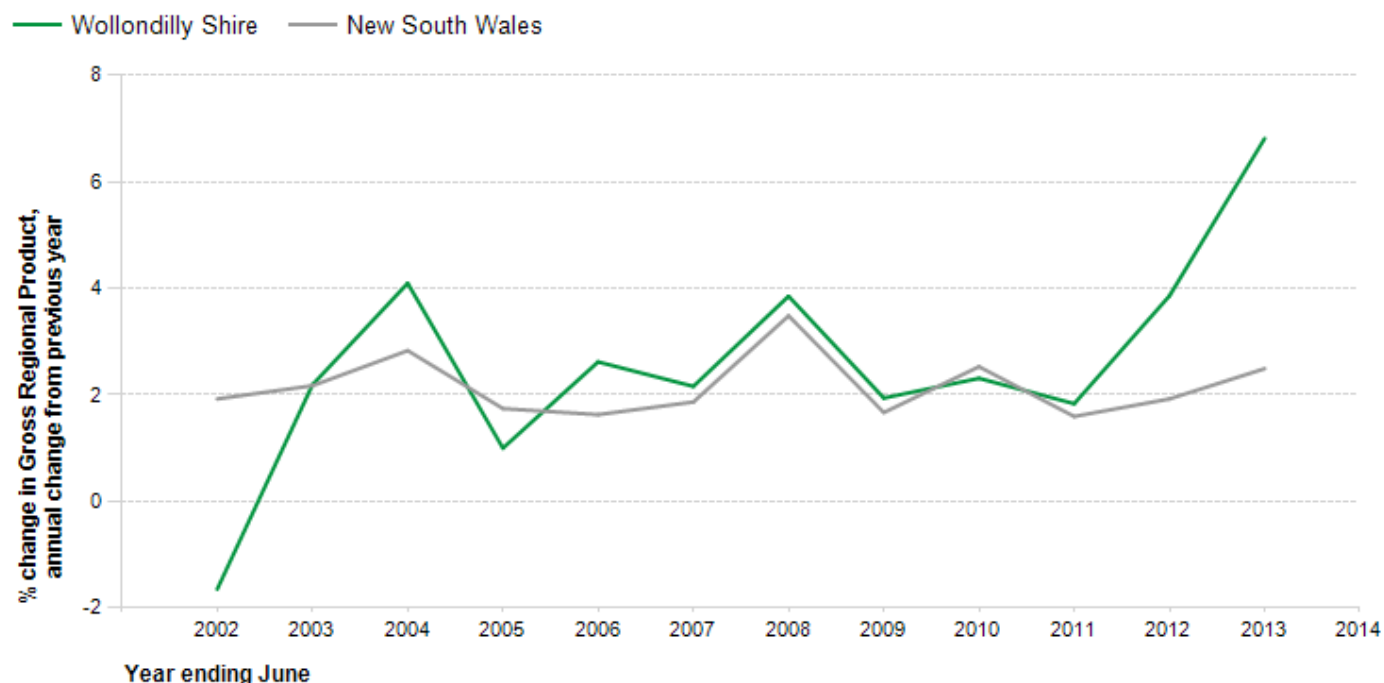
Tahmoor households, identified earlier as typically having lower household incomes, is reported as having 19.7%, of the reported 614 households with a mortgage, paying \$2,600 or more per week.

For full detail of monthly loan repayments by locality refer Appendix C.

## Capacity to Pay – Business Rating Category

Wollondilly Shire Council has experienced steady growth in Gross Regional Product (GRP) since 2011 resulting in GRP of \$1.58 billion (0.3% of total state GRP) at end 2013. The LGA is ranked 65<sup>th</sup> out of 152 Councils in New South Wales. Neighbouring councils Camden (GRP: \$2.4b), Campbelltown (GRP \$5.2b) and Wingecarribee (GRP \$1.9b) are ranked 51<sup>st</sup>, 24<sup>th</sup> and 56<sup>th</sup> respectively.

## Gross Regional Product



Source: National Institute of Economic and Industry Research (NIEIR) ©2014  
Compiled and presented in economy.id by .id the population experts

**.id** the population experts

The largest industry contributing to our GRP is construction, followed by mining and manufacturing and the total number of jobs within the Shire as at 2013 is reported as 13,372, up 460 since 2011. Whilst of smaller size than neighbouring council's, positive growth in GRP and employment suggests a positive outlook.

The total number of rateable Business Category assessments as at 1 July 2014 is 560 split between Business (General) and Business Light Industrial. The impact of each of the proposed SRV scenarios on the category average rate is calculated in the tables following. However, it should be noted that existing rate charges for business categories are considerably lower than those of Camden, Campbelltown and Wingecarribee councils:

### Option 1: Deteriorate

Under option 1 only the a rate peg increase of 3% (in line with anticipated CPI) would occur resulting in an increase to the average Residential Town Centre rates of \$32 in year one and a total increase across the 4 year period of \$132. This represents a cumulative increase of 12.6% over the four year period of the SRV term.

### Option 2: Stabilise

The proposed SRV increase of 8.5% for 4 years (5.5% above the assumed rate peg increase) would have the following impact on the average rate in each of the residential categories

Average Annual Rates (by Category)	Current (2014/15)	2015/16	2016/17	2017/18	2018/19
Business (General) Rates under the rate peg	\$2,105	\$2,168	\$2,233	\$2,300	\$2,369
Business (General) Rates with 8.5%pa SRV for 4 years		\$2,284	\$2,478	\$2,689	\$2,917
Annual increase above the rate peg		\$116	\$245	\$389	\$548
Impact of the Special Rate Variation above the 2014/15 Rates amount		\$179	\$373	\$584	\$812
Business Light Industrial Rates under the rate peg	\$1,490	\$1,535	\$1,581	\$1,628	\$1,677
Business Light Industrial Rates with 8.5%pa SRV for 4 years		\$1,617	\$1,754	\$1,903	\$2,065
Annual increase above the rate peg		\$82	\$173	\$275	\$388
Impact of the Special Rate Variation above the 2014/15 Rates amount		\$127	\$264	\$413	\$575

### Option 3: Improve

The proposed SRV increase of 10.8% for 4 years (7.8% above the assumed rate peg increase) would have the following impact on the average rate in each of the residential categories

Average Annual Rates (by Category)	Current (2014/15)	2015/16	2016/17	2017/18	2018/19
Business (General) Rates under the rate peg	\$2,105	\$2,168	\$2,233	\$2,300	\$2,369
Business (General) Rates with 10.8%pa SRV for 4 years		\$2,332	\$2,584	\$2,863	\$3,173
Annual increase above the rate peg		\$164	\$351	\$563	\$803
Impact of the Special Rate Variation above the 2014/15 Rates amount		\$227	\$479	\$758	\$1,068
Business Light Industrial Rates under the rate peg	\$1,490	\$1,535	\$1,581	\$1,628	\$1,677
Business Light Industrial Rates with 10.8%pa SRV for 4 years		\$1,651	\$1,829	\$2,027	\$2,246
Annual increase above the rate peg		\$116	\$248	\$399	\$569
Impact of the Special Rate Variation above the 2014/15 Rates amount		\$161	\$339	\$537	\$756

Even under Scenario 3: Improve with an increase of \$756 over current rates in the year 2018/19 the average annual rates for businesses in the Shire would remain well below those paid in neighbouring councils. As such it is not anticipated that the proposed increase would have an impact on business decision making.

Notwithstanding this, businesses with the Shire are expected to see offsetting benefits from increasing trade as a flow on effect of Council's initiatives in the areas of economic development following a recent restructure intended to increase focus on this aspect.

### Capacity to Pay – Farmland Rating Category

As at 1 July 2014, there are 369 assessments in the Shire categorised as Farmland for rating purposes. The average annual rate for farmland assessments in neighbouring Councils Camden, Penrith and Wingecarribee were higher than Wollondilly Shire in the 2012/13 financial year. An analysis of the impact of the proposed SRV scenarios on the 2014/15 average rate shows that in all the scenarios the average rate would remain below that of Penrith (after allowing for rate peg increases to the Penrith rate).

### Option 1: Deteriorate

Under option 1 only the a rate peg increase of 3% (in line with anticipated CPI) would occur resulting in an increase to the average Residential Town Centre rates of \$32 in year one and a total increase across the 4 year period of \$132. This represents a cumulative increase of 12.6% over the four year period of the SRV term.

### Option 2: Stabilise

The proposed SRV increase of 8.5% for 4 years (5.5% above the assumed rate peg increase) would have the following impact on the average rate in each of the residential categories

Average Annual Rates (by Category)	Current (2014/15)	2015/16	2016/17	2017/18	2018/19
Farmland Rates under the rate peg	\$2,493	\$2,568	\$2,645	\$2,724	\$2,806
Farmland Rates with 8.5%pa SRV for 4 years		\$2,705	\$2,935	\$3,184	\$3,455
Annual increase above the rate peg		\$137	\$290	\$460	\$649
Impact of the Special Rate Variation above the 2014/15 Rates amount		\$212	\$442	\$691	\$962

### Option 3: Improve

The proposed SRV increase of 10.8% for 4 years (7.8% above the assumed rate peg increase) would have the following impact on the average rate in each of the residential categories

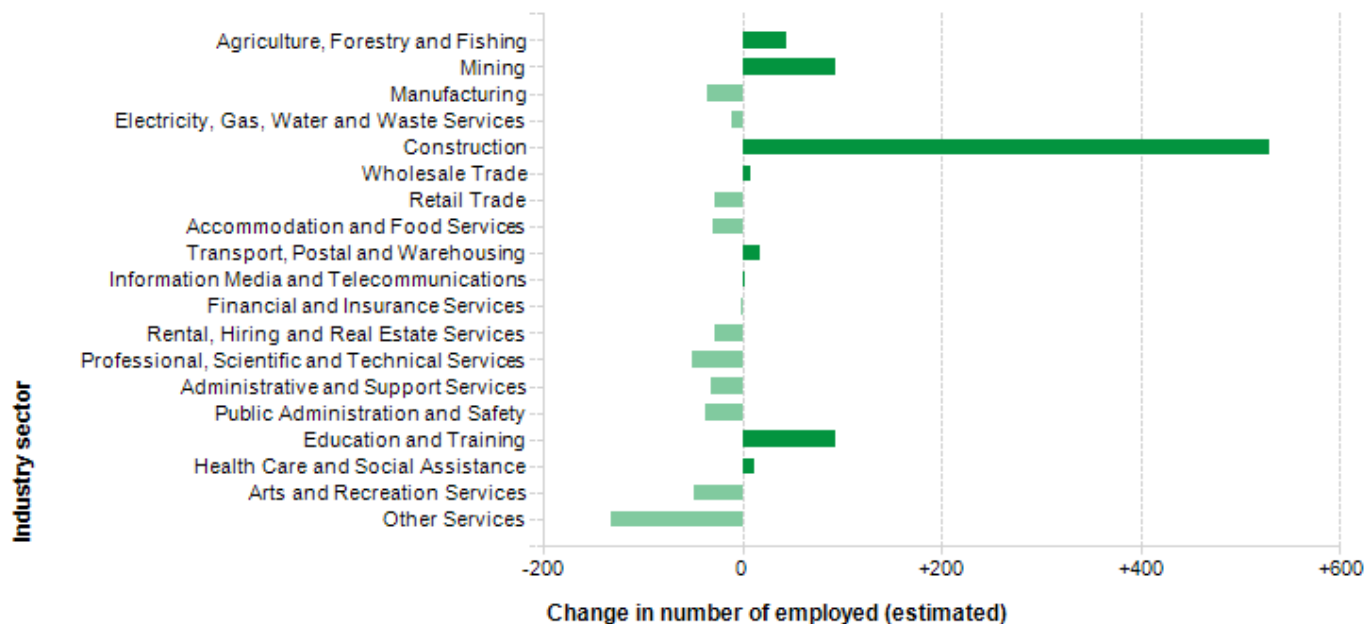
Average Annual Rates (by Category)	Current (2014/15)	2015/16	2016/17	2017/18	2018/19
Farmland Rates under the rate peg	\$2,493	\$2,568	\$2,645	\$2,724	\$2,806
Farmland Rates with 10.8%pa SRV for 4 years		\$2,762	\$3,061	\$3,391	\$3,757
Annual increase above the rate peg		\$194	\$416	\$667	\$951
Impact of the Special Rate Variation above the 2014/15 Rates amount		\$269	\$568	\$898	\$1,264

## Capacity to Pay – Mining Rating Category

A total of 47 Mining rates assessments exist within the Shire. Whilst employment growth in the sector has slowed, the sector continued to show employment in growth in the 2013 financial year and generated \$671.9 million in sales in the 2013 financial year.

### Change in employment (total) by industry, 2011/12 to 2012/13

Wollondilly Shire



Source: National Institute of Economic and Industry Research (NIEIR) ©2014  
Compiled and presented in economy.id by .id the population experts



Given the small number of assessments and the substantial variation in land values, there is significant variation in the rates paid within this category. However, the below tables provide an indication of the impact on the average annual rate value.

#### Option 1: Deteriorate

Under option 1 only the a rate peg increase of 3% (in line with anticipated CPI) would occur resulting in an increase to the average Residential Town Centre rates of \$32 in year one and a total increase across the 4 year period of \$132. This represents a cumulative increase of 12.6% over the four year period of the SRV term.

#### Option 2: Stabilise

The proposed SRV increase of 8.5% for 4 years (5.5% above the assumed rate peg increase) would have the following impact on the average rate in each of the residential categories

Average Annual Rates (by Category)	Current (2014/15)	2015/16	2016/17	2017/18	2018/19
Mining Rates under the rate peg	\$153,000	\$157,590	\$162,318	\$167,187	\$172,203
Mining Rates with 8.5%pa SRV for 4 years		\$166,005	\$180,115	\$195,425	\$212,036
Annual increase above the rate peg		\$8,415	\$17,798	\$28,238	\$39,834
Impact of the Special Rate Variation above the 2014/15 Rates amount		\$13,005	\$27,115	\$42,425	\$59,036

#### Option 3: Improve

The proposed SRV increase of 10.8% for 4 years (7.8% above the assumed rate peg increase) would have the following impact on the average rate in each of the residential categories



Average Annual Rates (by Category)	Current (2014/15)	2015/16	2016/17	2017/18	2018/19
Mining Rates under the rate peg	\$153,000	\$157,590	\$162,318	\$167,187	\$172,203
Mining Rates with 10.8%pa SRV for 4 years		\$169,524	\$187,833	\$208,119	\$230,595
Annual increase above the rate peg		\$11,934	\$25,515	\$40,931	\$58,392
Impact of the Special Rate Variation above the 2014/15 Rates amount		\$16,524	\$34,833	\$55,119	\$77,595

Whilst an increase of \$77,595 by the fourth year is a substantial dollar amount this is still an insignificant amount in comparison to total revenue being generated within the sector.

## Outstanding Rates Ratio

Another indicator of the community's capacity to pay is the number of ratepayers with accounts in arrears. This is measured by the Outstanding Rates Ratio. The Office of Local Government guidelines consider an outstanding rates ratio between 5 and 10% to be reasonable. Outstanding rates within the Shire have been reducing over the past 5 years despite those rates despite increase by an SRV of 6% over 3 years for the period 2011 – 2013 inclusive.

Year	Wollondilly	Camden	Campbelltown	LGA Group Average
2010	8.06		5.39	Not reported
2011	9.35	6.79	5.66	Not reported
2012	9.11	6.31	5.36	Not reported
2013	7.64	6.10	4.82	6.7
2014	7.14	Not available	Not available	Not available

## Comparison of Pensioner Concessions to other Councils

Wollondilly Shire has a debt recovery policy and a hardship policy which set out the process for recovering overdue rates, as well as recognising that some rate payers may experience financial difficulties in meeting rate commitments. In such situations, Council will make arrangements with ratepayers to pay off their outstanding rates and charges through regular payments over the course of a year.

In addition to this, Council offers generous concessions for pensioners which compare favourably with nearby Councils

Council	Voluntary Rebate (in addition to \$250 mandatory rebate)	Conditions
Wollondilly	302	Maximum rebate - \$45 for rates, and up to 50% off waste charges
Blue Mountains	Nil	
Wingecarribee	Nil	
Campbelltown	\$50	
Liverpool	\$100	Only to ratepayers that were receiving a rebate prior to 1.7.2005
Ashfield	\$25	
Auburn	Nil	
Leichhardt	varied	100% of waste & 100% of Stormwater Charges for pensioners that have been ratepayers longer than 10 years
Parramatta	\$100	Only to pensioners who have been ratepayers in LGA longer than 5 years
Camden	\$20	For properties charged Stormwater only
Holroyd	\$15	
Hills	\$125	To war widows who are not entitled to a Centrelink PCC only
Bankstown	\$40	
Burwood	Nil	
Fairfield	\$10	For properties charged Stormwater only
Blacktown	\$105	Plus a small bin service (only offered to pensioners) for \$210 reduced from \$410 for ordinary service & half SWMC (\$12.50)
Sydney City	Full years rates	

Appendix A – SEIFA index of relative disadvantage by area

<b>Index of relative socio-economic disadvantage</b>	
<b>Wollondilly Shire's small areas and benchmark areas</b>	
	<b>2011 index</b>
	<b>Area</b>
Camden Park - Mount Hunter - Cawdor	1101.8
Orangeville - Werombi and District	1087.0
Menangle - Razorback	1079.7
Douglas Park - Wilton	1061.4
Picton - Mowbray Park - Maldon	1042.6
The Oaks - Belimbla Park - Glenmore	1042.3
Wallacia - Warragamba - Silverdale	1039.5
Appin - Cataract - Darkes Forest	1037.6
Wollondilly Shire	1033.6
Wingecarribee Shire	1023.8
Thirlmere - Lakesland	1021.5
Bargo - Yanderra - Pheasants Nest	1014.4
Greater Sydney	1011.3
Buxton - Couridjah	1010.8
Australia	1002.0
New South Wales	995.8
Oakdale - Nattai - National Park	990.0
MACROC	984.0
Tahmoor	960.0
Source: Australian Bureau of Statistics, Census of Population and Housing 2011. Compiled and presented in profile.id by .id, the population experts.	
<a href="http://www.id.com.au">http://www.id.com.au</a>	

## Appendix B – Housing Tenure

### Households

	Appin - Cataract - Darkes Forest	Bargo - Yanderra - Pheasants Nest	Buxton - Couridjah	Camden Park - Mount Hunter - Cawdor	Douglas Park - Wilton	Menangle - Razorback	Oakdale - Nattai National Park	Orangeville - Werombi and District	Picton - Mowbray Park - Maldon	Tahmoor	The Oaks - Belimbla Park - Glenmore	Thirlmere - Lakesland	Wallacia - Warragamba - Silverdale
Tenure type	No.	No.	No.	No.	No.	No.	No.	No.	No.	No.	No.	No.	No.
Fully owned	160	607	174	205	294	215	197	314	444	498	333	409	492
Mortgage	285	884	414	549	503	285	318	377	743	614	479	608	877
Renting	93	239	84	68	149	77	90	111	325	472	124	0	180
Renting - Social housing	13	7	0	0	3	3	0	3	66	81	0	31	0
Renting - Private	75	219	83	62	134	69	87	96	256	388	116	208	177
Renting - Not stated	5	13	2	6	12	6	3	12	3	3	8	5	3
Other tenure type	8	21	0	6	1	23	3	10	9	6	6	15	3
Not stated	28	101	32	27	26	26	46	49	68	101	54	92	74
<b>Total households</b>	<b>574</b>	<b>1,852</b>	<b>704</b>	<b>855</b>	<b>974</b>	<b>625</b>	<b>654</b>	<b>861</b>	<b>1,589</b>	<b>1,691</b>	<b>996</b>	<b>1,368</b>	<b>1,626</b>

### % of Households

	Appin - Cataract - Darkes Forest	Bargo - Yanderra - Pheasants Nest	Buxton - Couridjah	Camden Park - Mount Hunter - Cawdor	Douglas Park - Wilton	Menangle - Razorback	Oakdale - Nattai National Park	Orangeville - Werombi and District	Picton - Mowbray Park - Maldon	Tahmoor	The Oaks - Belimbla Park - Glenmore	Thirlmere - Lakesland	Wallacia - Warragamba - Silverdale
Tenure type	%	%	%	%	%	%	%	%	%	%	%	%	%
Fully owned	27.9	32.8	24.7	24.0	30.2	34.3	30.1	36.5	27.9	29.5	33.5	29.9	30.3
Mortgage	49.7	47.7	58.8	64.3	51.7	45.6	48.6	43.8	46.8	36.3	48.1	44.4	53.9
Renting	16.2	12.9	12.0	7.9	15.3	12.3	13.8	12.9	20.4	27.9	12.4	0.0	11.1
Renting - Social housing	2.3	0.4	0.0	0.0	0.3	0.5	0.0	0.3	4.2	4.8	0.0	2.3	0.0
Renting - Private	13.1	11.8	11.7	7.2	13.8	11.0	13.3	11.1	16.1	22.9	11.6	15.2	10.9
Renting - Not stated	0.9	0.7	0.2	0.7	1.3	0.9	0.5	1.4	0.2	0.2	0.8	0.3	0.2
Other tenure type	1.4	1.1	0.0	0.7	0.1	3.6	0.5	1.2	0.6	0.4	0.6	1.1	0.2
Not stated	4.9	5.5	4.5	3.1	2.7	4.1	7.0	5.7	4.3	6.0	5.4	6.7	4.6
<b>Total households</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

Source: Australian Bureau of Statistics, Census of Population and Housing 2006 and 2011. Compiled and presented in profile.id by .id, the population experts.

Appendix C – Rental Payments

Table 1 – Comparison to Neighbouring Councils

Rental Payments						
Weekly rental amount	Wollondilly	Camden	Campbelltown	MACROC	Greater Sydney	NSW
	%	%	%	%	%	%
Nil	8.1	2.36	2.36	2.36	2.40	3.38
\$1 - \$74	2.6	2.91	2.91	2.91	2.00	2.43
\$75 - \$99	1.1	6.10	6.10	6.10	4.50	4.81
\$100 - \$124	2.5	3.86	3.86	3.86	1.90	3.15
\$125 - \$149	2.6	4.25	4.25	4.25	2.50	3.82
\$150 - \$174	4.1	4.47	4.47	4.47	2.50	4.71
\$175 - \$199	3.7	3.75	3.75	3.75	2.00	3.73
\$200 - \$224	7.5	5.85	5.85	5.85	3.50	5.56
\$225 - \$249	5.2	4.42	4.42	4.42	2.40	3.59
\$250 - \$274	10.9	8.83	8.83	8.83	4.80	6.27
\$275 - \$299	6.7	6.63	6.63	6.63	4.00	4.62
\$300 - \$324	11	12.17	12.17	12.17	7.80	7.71
\$325 - \$349	3.9	5.40	5.40	5.40	4.50	4.07
\$350 - \$374	7.1	8.51	8.51	8.51	7.80	6.62
\$375 - \$399	2.4	3.47	3.47	3.47	4.60	3.77
\$400 - \$424	4.6	4.31	4.31	4.31	6.90	5.33
\$425 - \$449	1.1	1.42	1.42	1.42	3.00	2.22
\$450 - \$549	5.6	5.25	5.25	5.25	13.20	9.43
\$550 - \$649	2.2	1.12	1.12	1.12	7.10	4.85
\$650 - \$749	0.8	0.26	0.26	0.26	3.70	2.50
\$750 - \$849	1	0.20	0.20	0.20	2.10	1.40
\$850 - \$949	0	0.05	0.05	0.05	1.10	0.76
\$950+	0.6	0.33	0.33	0.33	2.20	1.59
Rent not stated	4.8	4.09	4.09	4.09	3.60	3.68
Total households renting	100	100.00	100.00	100.00	100.00	100.00
Total no. households renting	2,294	3,372	14,463			

Source: Australian Bureau of Statistics, Census of Population and Housing 2006 and 2011. Compiled and presented in profile.id by .id, the population experts.

Table 2 – Weekly Rental Payments by locality within Wollondilly Shire

Area	Appin - Cataract - Darkes Forest	Bargo - Yanderra - Pheasants Nest	Buxton - Couridjah	Camden Park - Mount Hunter - Cawdor	Douglas Park - Wilton	Menangle - Razorback	Oakdale - Nattai - National Park	Orangeville - Werombi and District	Picton - Mowbray Park - Maldon	Tahmoor	The Oaks - Belimbla Park - Glenmore	Thirlmere - Lakesland	Wallacia - Warragamba - Silverdale
Weekly rental amount (2011 Census)	%	%	%	%	%	%	%	%	%	%	%	%	%
Nil	3.1	3.6	6.8	11.2	10.2	12.6	15.5	23.7	3.7	2.9	12.3	1.3	9.8
\$1 - \$74	0	2.8	3.4	0	4.3	0	0	3.5	1.2	2.5	0	8.8	1.6
\$75 - \$99	0	0	0	0.2	0.8	2	0	0	0	2.7	0	0	0
\$100 - \$124	3.1	3.6	3.4	5.4	2.5	4.9	0	2.6	2.1	0	2.7	5.9	1.6
\$125 - \$149	7.1	5.2	0	0	1.9	0	3.1	2.6	7.7	3.1	0	1.3	0
\$150 - \$174	0	4	0	9	8.2	2	7.2	2.6	7.4	3.3	0.3	3.4	1.6
\$175 - \$199	16.3	2.4	5.9	0	2.5	3.7	0	2.6	7.7	2.9	0	4.3	4.1
\$200 - \$224	10.2	5.2	6.8	5.7	8.4	6.4	5.2	0	8.3	7.9	6.5	2.9	9.8
\$225 - \$249	3.1	6.4	14.8	4.7	1.9	8.6	9.3	0	8.9	7.7	7.6	5.1	2.1
\$250 - \$274	8.2	9.6	14.8	5	10.1	5.7	10.3	11.4	6.8	16.8	6.8	7.6	7.8
\$275 - \$299	0	5.6	9.1	4.7	3.7	3.7	6.2	10.5	7.1	8.9	7.6	7.6	10.4
\$300 - \$324	12.2	10	9.1	5	9.4	5.7	9.3	0	10.4	13.7	17.4	11.7	10.4
\$325 - \$349	3.1	5.6	0	0	1.9	3.7	0	6.1	4	6.7	3	5	6.2
\$350 - \$374	7.1	8.4	8	0	1.9	0	6.2	2.6	9.8	4.4	11.4	12.6	10.9
\$375 - \$399	0	2.8	0	0	0	0	7.2	2.6	4.3	4	12.1	4.2	0
\$400 - \$424	11.2	5.2	0	0	5.6	0	9.3	2.6	2.1	2.1	4.5	5.9	6.2
\$425 - \$449	0	0	0	0	2.5	0	0	0	0.9	1.7	0	0	3.1
\$450 - \$549	4.1	5.6	8.7	22.9	8.7	9.9	11.3	6.1	3.7	2.5	4.9	4.1	6.7
\$550 - \$649	0	2.8	3.4	26.1	4.5	9.4	0	2.6	0	0.8	2.7	0.8	6.2
\$650 - \$749	0	1.2	0	0	0	0	0	2.6	0	0.6	0	1.3	0
\$750 - \$849	0	0	0	0	0	4.9	0	9.6	0	0	0	0	0
\$850 - \$949	0	0	0	0	0	0	0	0	0	0	0	0	0
\$950+	0	1.6	0	0	0	6.2	0	0	0.9	0	0	0	0
Rent not stated	11.2	8.4	5.7	0.2	11.3	10.6	0	5.3	3.1	4.8	0	6.4	1.6
Total households renting	100	100	100	100	100	100	100	100	100	100	100	100	100

Source: Australian Bureau of Statistics, Census of Population and Housing 2006 and 2011. Compiled and presented in profile.id by .id, the population experts.

## Appendix D – Monthly housing loan repayments

Area	Appin - Cataract - Darkes Forest	Bargo - Yanderra - Pheasants Nest	Buxton - Courtdjah Camden	Camden Park - Mount Hunter - Cawdor	Douglas Park - Wilton	Menangle - Razorback	Oakdale - Nattai - National Park	Orangevill e - Werombi and District	Picton - Mowbray Park - Maldon	Tahmoor	The Oaks - Belimba Park - Glenmore	Thirimere - Lakesland	Wallacia - Warragam ba - Silverdale
Monthly repayment amount	%	%	%	%	%	%	%	%	%	%	%	%	%
Nil repayments	0	2.4	1.5	1.7	1.2	6.1	2.2	0.8	3.4	2	1.4	2	1.1
\$1-\$149	0	0.7	0	0	0.6	0	0	0	0.8	1.6	0	0.5	0
\$150-\$299	1.4	0.7	0	0.5	0.6	0	0	2.6	0.8	1	2.1	0.7	1.4
\$300-\$449	1.1	1	1.5	0.7	1.2	0	0.9	0	0.4	2.1	0.6	1.5	1.4
\$450-\$599	1.4	0.8	0.7	1.1	2	0	1.3	1	0.4	2.6	2.3	1	1.6
\$600-\$799	3.9	1.2	0.4	1.4	2.8	2.1	1.9	2.6	2.8	2.6	4.7	4.4	3.7
\$800-\$999	1.1	3.4	5.3	3	3.4	2.7	1.9	5.8	3.2	2.9	2.8	3.1	4.2
\$1000-\$1199	4.3	7.6	6.2	4.2	4.3	2.5	0.9	3.1	5.1	6.8	6.1	4.1	5.4
\$1200-\$1399	6	7.8	6.2	1.3	4.3	5.7	5.7	2.6	4.8	4.4	5.7	6.2	5.7
\$1400-\$1599	8.2	5.7	8.5	3.2	5.1	2.1	7.9	3.9	4.8	4.9	7.3	6.6	6.5
\$1600-\$1799	7.8	8.3	7.6	4.8	6.4	5.8	11.9	3.9	6.8	12.5	8.8	5.2	8.8
\$1800-\$1999	7.5	6	13	3.9	6.9	4.6	6	1.6	5	8.9	3.5	7.2	5.8
\$2000-\$2199	15.3	9.6	15.7	8.3	8.3	13.8	15.1	9.2	13.4	12.4	11.8	11.8	9.1
\$2200-\$2399	5	6.6	5.1	3.7	7.3	2.1	5.3	5.2	4.4	8.5	4.5	6.8	4.7
\$2400-\$2599	5	7.4	1.3	5.2	3.1	1.1	3.8	1.6	3.4	4.7	5.4	5.5	3
\$2600-\$2999	9.3	8.8	8.6	11.7	9.6	9.3	6.9	8.7	12.6	9.4	9.9	10.8	10.4
\$3000-\$3999	16	11	9.4	26.2	18	22.4	11.9	20.7	13.7	6.6	8.3	11.8	11.8
\$4000-\$4999	4.3	3.1	0.3	11.6	6.7	5.6	5.7	15.5	6.3	3.1	2.8	3.5	4.1
\$5000 and over	1.4	2.5	1.5	4.2	1.4	9.3	3.5	6	3.2	0.6	4.2	3.3	3
Not stated	1.1	5.5	7.2	3.3	6.8	4.7	7.2	5	4.6	2.3	7.6	3.9	8.1
Total households with a mortgage	100	100	100	100	100	100	100	100	100	100	100	100	100

Source: Australian Bureau of Statistics, Census of Population and Housing 2006 and 2011. Compiled and presented in profile.id by .id, the population experts.

## Appendix E – Household Incomes by Locality

Weekly household Income within Wollondilly Shire(2011)																										
Weekly income	Appin - Cataract Darkes Forest		Bargo - Yanderra Pheasants Nest		Buxton - Couridjah		Camden Park - Mount Hunter - Cawdor		Douglas Park - Wilton		Menangle - Razorback		Oakdale - Nattai National Park		Orangeville - Werombi and District		Picton - Mowbray Park - Maldon		Tahmoor		The Oaks - Belimbla Park - Glenmore		Thirlmere - Lakesland		Wallacia - Warragamba - Silverdale	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Negative Income/Nil Income	8	1.4	13	0.7	3	0.4	6	0.7	21	2.2	5	0.8	6	0.9	8	1.0	22	1.4	12	0.7	9	0.9	19	1.4	13	0.8
\$1-\$199	9	1.6	28	1.5	4	0.6	9	1.0	10	1.0	11	1.8	3	0.5	6	0.7	24	1.5	33	2.0	13	1.4	6	0.5	7	0.4
\$200-\$299	12	2.1	40	2.2	7	1.1	8	1.0	7	0.7	16	2.6	17	2.7	3	0.4	34	2.2	52	3.2	13	1.3	21	1.6	19	1.2
\$300-\$399	18	3.2	88	4.8	24	3.5	15	1.8	28	2.9	12	2.0	25	3.9	27	3.3	72	4.6	111	6.8	33	3.4	72	5.4	72	4.6
\$400-\$599	27	4.7	181	9.9	51	7.6	24	2.9	49	5.1	31	5.1	56	8.8	42	5.1	114	7.4	172	10.5	60	6.2	105	7.9	119	7.5
\$600-\$799	32	5.6	152	8.3	48	7.2	34	4.1	60	6.3	38	6.2	38	6.0	44	5.3	122	7.9	139	8.5	73	7.5	117	8.8	87	5.5
\$800-\$999	39	6.9	154	8.4	53	7.9	50	5.9	54	5.7	58	9.5	55	8.7	60	7.2	104	6.7	133	8.1	58	6.0	88	6.7	120	7.6
\$1000-\$1249	34	6.0	136	7.5	64	9.5	51	6.1	78	8.1	56	9.2	51	8.1	53	6.4	97	6.3	148	9.0	73	7.5	99	7.5	122	7.7
\$1250-\$1499	55	9.7	132	7.2	70	10.3	62	7.4	57	5.9	50	8.1	52	8.2	45	5.4	119	7.7	118	7.2	68	7.0	96	7.2	132	8.4
\$1500-\$1999	69	12.1	202	11.1	103	15.3	100	11.9	135	14.0	63	10.2	64	10.1	111	13.4	190	12.2	206	12.6	149	15.3	192	14.5	221	14.0
\$2000-\$2499	78	13.7	205	11.2	57	8.4	91	10.8	116	12.1	56	9.1	49	7.7	82	9.9	145	9.3	155	9.4	78	8.0	132	10.0	173	11.0
\$2500-\$2999	52	9.1	136	7.5	29	4.3	100	11.8	84	8.7	55	9.0	42	6.6	84	10.1	147	9.5	105	6.4	89	9.2	110	8.3	116	7.4
\$3000-\$3499	35	6.2	63	3.5	33	5.0	97	11.6	64	6.6	38	6.2	29	4.6	67	8.1	99	6.4	43	2.6	47	4.8	63	4.7	76	4.8
\$3500-\$3999	14	2.5	32	1.8	15	2.3	47	5.6	38	3.9	25	4.1	4	0.6	33	4.0	39	2.5	27	1.6	22	2.2	22	1.7	46	2.9
\$4000-\$4999	10	1.8	19	1.0	17	2.6	49	5.8	30	3.1	22	3.5	9	1.4	41	4.9	34	2.2	12	0.7	32	3.3	20	1.5	33	2.1
\$5000 or more	11	1.9	13	0.7	3	0.4	19	2.3	19	2.0	17	2.8	13	2.1	22	2.7	33	2.1	6	0.4	19	1.9	3	0.2	26	1.6
Not stated	66	11.6	229	12.6	92	13.7	79	9.4	111	11.6	59	9.7	120	19.0	102	12.3	157	10.1	165	10.1	137	14.1	160	12.1	196	12.4
Total households	569	100.0	1,823	100.0	674	100.0	841	100.0	961	100.0	613	100.0	633	100.0	830	100.0	1,551	100.0	1,638	100.0	975	100.0	1,326	100.0	1,578	100.0
>1 <1250	179	31	792	43	254	38	197	23	307	32	227	37	251	40	243	29	589	38	800	49	332	34	527	40	559	35
>1250 < 2500	202	36	539	30	230	34	253	30	308	32	169	28	165	26	238	29	454	29	479	29	295	30	420	32	526	33
>2499	122	21	263	14	97	15	312	37	235	24	157	26	97	15	247	30	352	23	193	12	209	21	218	16	297	19

Source: Australian Bureau of Statistics, Census of Population and Housing 2011. Compiled and presented in profile.id by .id, the population experts







Frank McKay Building  
62-64 Menangle Street  
P O Box 21  
PICTON NSW 2571

**Telephone:** 02 4677 1100

**Fax:** 02 4677 2339

**Email:** [council@wollondilly.nsw.gov.au](mailto:council@wollondilly.nsw.gov.au)

**Web:** [www.wollondilly.nsw.gov.au](http://www.wollondilly.nsw.gov.au)

**Customer Requests:** 02 4677 1143

(Customer Requests includes maintenance, road works, filming applications, etc.)

**Office Hours:**

Monday - Friday 8.00am to 4.00pm

**Phone Enquiries:**

Monday - Friday 8.00am to 4.30pm

**Emergency enquiries:**

Please call 02 4677 1100 - 24 hours