

## EXAMPLES OF WORKS TO BE UNDERTAKEN WITH A SUCCESSFUL APPLICATION

The following tables provide descriptions of renewal projects that have been identified in Asset Management Plans (AMP'S) that either could not be carried out or would be carried out later than is ideal, without a special rate variation. The AMP's provide a vast amount of information for each asset class and the following provides a sample of the types of works that could be undertaken with the additional funding for Buildings, Sporting Fields, Playgrounds and Parks.

For Asset categories such as Footpaths, Kerb & Gutter and Stormwater, as data extracts from Council's Asset System are segment based and quite voluminous, only approximate quantum of works to be funded with the increased funding are detailed here. Further information is available on request.

### BUILDINGS:

Description of Project	Estimated Value of Works
Chatswood Oval Precinct	\$600,000
Beauchamp Park Pavilion	\$100,000
Chatswood Croquet Club	\$15,000
Northbridge Baths	\$70,000
Rotary Athletic Field Building	\$90,000
Naremburn SES HQ	\$50,000
Bales Park Pavilion	\$50,000
Dougherty Community Centre	\$500,000
Naremburn Park	\$60,000
Warners Park Centre	\$300,000
Castlecrag Community Centre	\$150,000
Willoughby Park Centre	\$100,000
Zenith Theatre	\$400,000
Various Tennis Clubhouses	\$800,000
Chatswood Long Day Care Centre	\$500,000
Artarmon's Kids Cottage	\$400,000
West Chatswood Kindergarten	\$200,000
Willoughby Leisure Centre	\$1,100,000

### SPORTING FIELDS:

Description of Project	Estimated Value of Works
Gore Hill Park Netball/Basketball Court Surface	\$45,000
Bales Park Oval Cricket Wickets	\$76,000
Beauchamp Park Netball/Basketball Court Surface	\$51,000
Mowbray Public School Oval Cricket Wicket (community use out of school hours including Saturday competition)	\$36,000
Mowbray Public School Cricket Nets (community use out of school hours)	\$57,000
Naremburn Park Netball/Basketball Court surfaces	\$123,000
Ensure existing lighting complies with Australian Standards at both ovals at Naremburn Park	\$510,000
Irrigation Pipes & Sprinkler Heads at 7 ovals	\$680,000

Water Tanks at 11 Ovals	\$520,000
Drainage Systems at 7 Ovals	\$985,000
Basketball/Netball Court Surfaces at 5 sites	\$370,000
Irrigation and lighting control units at 8 sites	\$86,000

## PLAYGROUNDS

Description of Project	Estimated Value of Works
Renew Equipment and softfall at 17 playgrounds	\$1,000,000

## PARKS:

Description of Project	Estimated Value of Works
Spectator seating and associated pathway at Beauchamp Park	\$400,000
Wisteria Walk at Muston Park including improvements to enclosed grassed area	\$475,000
Perimeter path to southern end of Willoughby Park	\$480,000
Adjustment to lighting at entrances and along Wilksch Walk at Naremburn Park	\$85,000
Paths at Beauchamp Park linking the playground with Rose St	\$85,000
Shade Structure for Chatswood Oval spectator seating	\$125,000
Picnic area and bubbler at Thomson Park	\$80,000
Spectator seating in oval bank at Willoughby Park	\$65,000
Renew main diagonal pathway through Beauchamp Park	\$100,000
Renew existing fencing to Naremburn Park and add new section to playground extension	\$75,000
Lowanna Park Works	\$100,000
Beauchamp Park lighting along main pathway and other areas as shown in Masterplan	\$130,000
Muston Park works including new lighting, signage, furniture, plants and pathways	\$235,000
Upgrade Wilksch Walk bush corridor link in Naremburn Park	\$25,000

## FOOTPATHS:

Engineering staff estimate that the additional \$700K will enable repair and renewal of approximately 6,000 square metres of footpath.

## KERB & GUTTER:

Engineering staff estimate that the additional \$205K will enable repair and renewal of approximately 800 linear metres of kerb & gutter.

**BRIDGES:**

There are numerous bridges requiring renewal within the City and the funding allocated by Ward would approximate:

WEST WARD	\$400K
SAILORS BAY	\$300K
MIDDLE HARBOUR	\$250K
NAREMBURN	\$320K

**STORMWATER:**

Engineering staff estimate that the additional funding of \$8M will enable repair and renewal of approximately 5,000 linear metres of stormwater conduits.

## INTEGRATED PLANNING AND REPORTING FRAMEWORK

Under the Integrated Planning & Reporting framework Council is required to adopt a suite of strategic plans. Council's long term community strategic plan, the Willoughby City Strategy is in its third iteration and outlines the City's six key strategic directions and sets goals and a vision for our community.

This document, the Delivery Program, is the document which describes how the strategic goals outlined in the Willoughby City Strategy are to be translated into actions through specific activities and programs.

The Delivery Program aims to provide the community with a commitment from the Council which outlines what will be delivered during its term of office. The Delivery Program aligns directly to the Willoughby City Strategy and has been developed in order to deliver the priorities as identified by the Councillors who have been elected to represent the people of Willoughby.

The Delivery Program also draws heavily upon Council's Resourcing Strategy, that is, the Long Term Financial Plan, Workforce Plan and Asset Management Plans. These long term plans make it possible for Council to see what can be delivered to the community given the resources available to Council.

Council will review the Delivery Program and report on it every six months. A final summary of the goals and objectives achieved from the Delivery Program in the Council term will be reported in the End of Term Report.



## COUNCIL'S FINANCIAL MODELLING

In our Long Term Financial Plan, Council has developed a number of financial scenarios to fund the activities in this Delivery Program. This is a requirement of good financial planning, and one of the many considerations by the Independent Pricing and Regulatory Tribunal (IPART) when considering applications from councils to increase rate income through a special rate variation.

The aim is to demonstrate the financial impacts of providing different levels of service as well as providing, maintaining and renewing our assets. Council's Long Term Financial Plan also considers alternate funding sources such as user fees and charges, grants and rates. These scenarios are outlined in detail in the Long Term Financial Plan, which is available on Council's website along with the other plans which comprise Council's Resourcing Strategy.

Council will seek alternative funding opportunities where community consultation indicates that the community desires improved levels of service other than that articulated in the Resourcing Strategy. These alternative funding opportunities may include reviewing of fees and charges, developing improved income streams and business efficiencies and possible special rate variation applications.



# Community Assets

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## At the Core of Your Neighbourhood



**IMPORTANT INFORMATION ABOUT  
A PROPOSED INFRASTRUCTURE LEVY**

## COMMUNITY INFRASTRUCTURE

Infrastructure is all of the assets across Willoughby such as parks, buildings, footpaths, roads, stormwater infrastructure, bushland, sportsgrounds and playgrounds. In Willoughby these assets have a combined replacement value of more than \$760M. Many of these assets are due for renewal, and the maintenance costs are increasing. Council's Asset Management Plans contain data suggesting that there is currently an average annual renewal backlog of \$5.4M.

## FUNDING CHALLENGE

Council's Long Term Financial Plan has identified a gap between current projected funding for asset maintenance and renewal and what is required to maintain the facilities to a level determined acceptable by the community. Council is proposing to apply for an Infrastructure Levy to address this funding shortfall. This is a process by which we apply to the Independent Pricing and Regulatory Tribunal (IPART) for a seven year levy on rates.

The Infrastructure Levy is being considered only after sources of income and cost-saving measures have been examined. This has included undertaking a service review across Council operations to identify improved business operations. Willoughby Council has also developed new business models for some operations to generate income to cover more of the annual costs. Savings and additional income of \$1.8M - \$2.7M has been identified as described in Table 2.

## OPTIONS FOR CONSIDERATION

To address the funding challenge for asset maintenance and renewal Council developed four rating scenarios which are outlined in the table on the right hand side of this page. For the purpose of this exercise it is assumed that the normal rate increase (Rate Peg) is the annual rate increase set by the Independent Pricing and Regulatory Tribunal (IPART).

Following community consultation on the four scenarios Council resolved to apply to IPART for an Infrastructure Levy (Special Rate Variation) based on Scenario 3.

Scenario 3 meets the renewal gap for the seven year period.

### Scenario 1

Normal rate peg for 7 years. Does not provide additional funding to reduce renewal gap.

### Scenario 2

One off 5% plus normal rate peg in 2015/2016 followed by normal rate peg for 6 years. Leaves a shortfall of more than 20% of required funding.

### Scenario 3

4.5% plus normal rate peg in 2015/2016 followed by 2% plus normal rate peg in 2016/2017 followed by normal rate peg for 5 years. This scenario meets the renewal gap over the seven year period.

### Scenario 4

5% plus normal rate peg in 2015/2016 followed by 1% plus normal rate peg in 2016/2017 followed by normal rate peg for 5 years. Leaves a shortfall in funding of 5%.

Table 1: Projects Requiring Funding

	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23
<b>Footpath</b>	\$365,153	\$277,207	\$57,708	Nil	Nil	Nil	Nil	Nil
<b>Kerb &amp; Gutter</b>	Nil	Nil	\$77,819	\$15,810	\$81,170	Nil	\$30,196	Nil
<b>Bridges</b>	\$181,868	\$211,695	\$290,760	\$235,436	\$165,362	\$188,806	Nil	\$142,610
<b>Stormwater</b>	\$464,667	\$1,141,331	\$1,303,276	\$1,115,777	\$1,155,369	\$1,162,942	\$1,737,094	\$1,739,643
<b>Parks</b>	\$967,920	\$939,400	\$359,151	\$1,093,773	\$802,323	\$997,806	\$486,601	\$1,404,748
<b>Playgrounds</b>	\$202,104	\$49,814	\$81,122	\$130,108	\$141,052	\$328,219	\$78,954	\$346,527
<b>Sporting Fields</b>	\$1,116,780	\$1,227,294	\$1,253,876	\$1,431,432	\$1,621,104	\$1,868,533	\$1,945,039	\$1,499,092
<b>Buildings</b>	\$1,278,626	\$1,199,511	\$1,059,129	\$2,352,432	\$2,303,464	\$2,356,043	\$2,338,158	\$5,140,798
<b>Total</b>	<b>\$4,577,118</b>	<b>\$5,046,252</b>	<b>\$4,482,841</b>	<b>\$6,374,768</b>	<b>\$6,269,844</b>	<b>\$6,902,349</b>	<b>\$6,616,042</b>	<b>\$10,273,418</b>

Table 2: Increased Efficiencies and Other Income Sources

	2015/16	2016/17	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023
<b>COST SAVINGS</b>								
<b>Service Review Savings</b>	500,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
<b>ADDITIONAL INCOME</b>								
<b>Car Parks</b>	30,000	45,000	80,000	120,000	160,000	200,000	230,000	270,000
<b>Advertising Bollards</b>	360,000	369,000	378,225	387,681	397,373	407,307	417,490	427,927
<b>Bus Shelters</b>	747,400	762,055	776,486	793,616	810,566	828,261	845,722	862,975
<b>Parking in CBD*</b>	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
<b>Total</b>	<b>1,837,400</b>	<b>2,376,055</b>	<b>2,434,711</b>	<b>2,501,297</b>	<b>2,567,939</b>	<b>2,635,568</b>	<b>2,693,212</b>	<b>2,760,902</b>

\* Currently being reviewed as part of the draft Street and Parking Strategy



Table 3: Infrastructure Levy (IL) 2015/2016

		Residential		Pensioner		Business	
		Minimum	Average	Minimum	Average	Minimum	Average
<b>2014/2015</b>	Rates	\$718.35	\$887.50	\$718.35	\$887.50	\$1,025.85	\$6,193.00
	Domestic Waste Management (DWM)	\$505.00	\$505.00	\$405.00	\$405.00	\$0.00	\$0.00
	Stormwater	\$12.50	\$25.00	\$12.50	\$25.00	\$5.00	\$75.00
	Pensioner Rebate			-\$250.00	-\$250.00		
	<b>Total</b>	<b>\$1,235.85</b>	<b>\$1,417.50</b>	<b>\$885.85</b>	<b>\$1,067.50</b>	<b>\$1,030.85</b>	<b>\$6,268.00</b>
<b>2015/2016</b>	In addition to 2014/15 rates						
Scenario 1	2.4% Rate Peg Only	\$1,253.09	\$1,438.80	\$903.09	\$1,088.80	\$1,055.47	\$6,416.63
Scenario 2*	5% IL plus 2.4% Rate Peg	\$1,289.01	\$1,483.18	\$914.01	\$1,108.18	\$1,106.76	\$6,726.28
Scenario 3*	4.5% IL plus 2.4% Rate Peg	\$1,285.42	\$1,478.74	\$910.42	\$1,103.74	\$1,101.63	\$6,695.32
Scenario 4*	5% IL plus 2.4% Rate Peg	\$1,289.01	\$1,483.18	\$914.01	\$1,108.18	\$1,106.76	\$6,726.28
<b>2016/2017</b>	In addition to 2015/16 rates						
Scenario 1	2.6% Rate Peg Only	\$1,272.22	\$1,462.43	\$922.22	\$1,112.43	\$1,082.78	\$6,581.51
Scenario 2*	2.6% Rate Peg Only	\$1,309.07	\$1,507.96	\$934.07	\$1,132.96	\$1,135.41	\$6,899.22
Scenario 3*	2% IL plus 2.6% Rate Peg	\$1,320.74	\$1,522.38	\$945.74	\$1,147.38	\$1,152.08	\$6,999.85
Scenario 4*	1% IL plus 2.6% Rate Peg	\$1,316.78	\$1,517.49	\$941.78	\$1,142.49	\$1,146.43	\$6,965.73
Additional DWM subsidy Pensioner and Self-Funded Retirees				-\$25.00	-\$25.00		
*Options 2, 3 & 4 include proposed additional DWM subsidy of \$25.00							
2015/16 & 2016/17 amounts include rates increased by IL and Rate Peg and 2014/15 DWM & Stormwater charges – Business Stormwater varies.							

## COMMUNITY CONSULTATION

Over the past 24 months Willoughby Council has undertaken community consultation on our assets and infrastructure. We began by seeking feedback on the community's expectations on the standard of this infrastructure – do our footpaths and roads need more maintenance, do we have enough parks and playgrounds and are they in the right location? Council staff combined this research with detailed information on all of the assets across Willoughby, and their condition and maintenance requirements to develop an accurate picture of our asset renewal requirements over the next 15 years.

We then looked at a rate increase to provide an income source to maintain and improve our infrastructure to the community recommended level. Council undertook extensive community consultation on this option, with the results used to develop the four alternatives presented in this brochure.

Methods of consultation which have been used throughout this process include online surveys, discussion forums and Q & A sessions, a citizens' panel, information stalls, social media activities as well as traditional forms of engagement. All feedback received from the community has been used to assist with the decision making process which has led to Council resolving to apply for an Infrastructure Levy (Special Rate Variation).



### Consultation process

#### ITEMS COMPLETED

**November 2012:**  
Community feedback on condition and provision of all assets commenced

**October 2013 - February 2014:**  
Initial consultation

**March - July 2014:**  
Council officers refined financial data

#### IN PROGRESS

**August 2014 - January 2015:**  
Further Community consultation

## FUNDING THE CONCOURSE

A common theme raised during community consultation on a Special Rate Variation relates to The Concourse and the impact it has on rates. The model used to fund The Concourse was designed to not impact on residential rate payers. In 2004, Council received approval for a 10 per cent special rate variation on the CBD business rates. This was justified given the increase in commercial activity in the Chatswood CBD generated by the construction and opening of The Concourse.

The construction of The Concourse was funded from existing Council reserves, property and carpark sales/long term leases, Section 94 contributions, grants and loans. The loans are serviced by a \$1 million debt servicing provision and \$505,000 from parking control Council set aside as part of The Concourse funding plan, the \$613,000 CBD rates, Section 94 contributions and operating surplus.

All ongoing costs including maintenance are paid for with income generated by retail and commercial rent for premises on site on The Concourse. The proposed SRV application for 2015/16 will not be used to pay for costs associated with The Concourse.

## HARDSHIP POLICY

Willoughby City Council adopted an updated Hardship Policy in November 2013. The purpose of the policy is for Willoughby City Council to provide a statement on its commitment in preventing financial hardship to ratepayers in the payment of annual rates and charges.

The objective of the policy is to:

- Be sympathetic and provide financial assistance to ratepayers who are experiencing genuine financial hardship with the payment of their annual rates and charges.
- Provide a decision making framework for the appropriate assessment of financial hardship applications.

- Fulfil the statutory requirements of the Local Government Act with respect to the recovery of rates debts.

This policy recognises that ratepayers may at times encounter difficulty in the payment of rates and charges. The Local Government Act, 1993, allows Council to provide assistance to those ratepayers under Act.

Application for hardship must be made on the appropriate form which is available from Council's website [www.willoughby.nsw.gov.au](http://www.willoughby.nsw.gov.au). Hardship applications under this section are generally only for exceptional circumstances and are limited to residential properties.

### ELIGIBLE PENSIONERS:

Council has the ability to extend the pensioner concession, to an individual eligible pensioner, in order to avoid hardship, where it is satisfied that the person has paid or is likely to pay the whole of a rate or charge. Council may approve a full or partial extension of the rebate. Application for hardship under this section must be made on the appropriate form which is available from Council's website [www.willoughby.nsw.gov.au](http://www.willoughby.nsw.gov.au)

Full details of the Hardship Policy are available from Council's website [www.willoughby.nsw.gov.au](http://www.willoughby.nsw.gov.au)

## **Special Rate Variation - Frequently Asked Questions**

### **Q. What are community assets?**

A. The City of Willoughby boasts a large range services that rely on a pool of assets with a combined replacement value of more than \$760M. Assets include buildings, footpaths, roads, stormwater infrastructure, parks, bushland, sportsgrounds and playgrounds.

### **Q. Why does Council need more funding to pay for its assets?**

A. Over time, the range of services Council provides, and the connected assets, has changed and expanded dramatically. It's no longer just roads and rubbish, but childcare services, stormwater management and more. The income stream to fund these assets and services hasn't changed.

Much of the City's infrastructure was built in the first half of the 20<sup>th</sup> century and an intense period of construction of community buildings took place in the 1970s and again in the 1990s.

Many assets are already due for renewal, and Council has been undertaking a continual replacement and upgrade program to meet the needs of our growing city - but there is a \$28M renewal backlog that will only continue to grow if not addressed.

### **Q. Why is a Special Rate Variation being proposed?**

A. Council's Long Term Financial Plan has identified a gap between current projected funding for asset renewal and what is needed to ensure assets are maintained to an acceptable level into the future in line with the expectations of our community.

That is why Council is proposing to apply for a Special Rate Variation (SRV), as a way of securing these funds. This is a process by which we apply to the Independent Pricing and Regulatory Tribunal (IPART) to increase rates beyond the rate peg.

The SRV is being proposed only after all other sources of income and cost saving measures have been examined. Willoughby Council has also developed new sustainable business models for some sections of its operations such as The Concourse, which generates income to cover its annual costs and provide for its long term asset maintenance.

### **Q. How much will my rates increase by?**

A. There are two options being put forward for community comment.

#### Option 1 - No rate increase above rate peg

This scenario is a 'business as usual' model, where there would be no rate increase other than the rate peg.

Rates will increase by 2.3 per cent in the 2014/2015 year, with rises of 3 per cent per year estimated (IPART) in the following four years.

In 2014/2015 the average residential rate will increase by \$20.08.

#### Option 2 - Rate increase with Special Rate Variation

This scenario includes an aggregated SRV of 28.8 per cent (32.27 per cent cumulative) over five years to address the gap in funding to ensure assets are maintained to an acceptable level into the future in line with the expectations of our community.

Rates will increase by 8.3 per cent in the 2014/2015 year, with a rise of 5.5 per cent in 2015/2016 and 5 per cent in the following three years. This is inclusive of the rate peg.

In 2014/2015 the average residential rate will increase by \$72.46, inclusive of the rate peg.

The difference between the increase in rates for 2014/2015 under the SRV proposal (\$72.46) and rate pegging (\$20.08) is \$52.38.

Please refer to our brochure for further detailed information on the rate increase.

#### **Q. What will happen if the SRV doesn't go ahead in 2014/15?**

A.

- Asset conditions will decline over time, meaning increased renewal backlogs and increased costs
- Does not allow for new assets
- Council would look to make further business efficiency improvements
- Current services remain in the short term, but resources may need to be reallocated in the long term. For example:
  - Reduction in opening hours of some services such as libraries, leisure and community centres
  - Reduced quality of roads, footpaths and stormwater
  - Some buildings may need to be closed
  - The long-term functionality of some sportsgrounds

#### **Q. Is the funding gap due to the construction of The Concourse?**

A. No, funding for The Concourse was designed to have no impact on residential rates.

In 2004, Council received approval for a 10 per cent special rate variation for CBD business rates - given the increase in commercial activity in the Chatswood CBD generated by the construction and opening of The Concourse.

The construction of The Concourse was funded from existing Council reserves, property and car park sales, long term leases, Section 94 contributions, grants and loans.

The loans are serviced by a \$1 million debt servicing provision and \$505,000 from parking control Council set aside as part of The Concourse funding plan, \$613,000 in CBD rates as well as Section 94 contributions and operating surplus.

All ongoing costs including maintenance are paid for with income generated by retail and commercial rent for premises on site at The Concourse.

The proposed SRV application for 2014/15 will not be used to pay for costs associated with The Concourse.

#### **Q. Who is IPART?**

A. The Independent Pricing and Regulatory Tribunal (IPART) is the State's main independent pricing regulator. They set prices for water, electricity, gas and transport businesses; they administer the Energy Savings Schemes; and also set the rate peg for local councils.

**Q. What is a Special Rate Variation and 'rate peg'?**

A. A Special Rate Variation (SRV) allows councils to increase general income above the rate peg, under the provisions of the Local Government Act 1993 (NSW). Since 1977, council rate revenue has been regulated in NSW under an arrangement known as 'rate pegging'.

Rate pegging allows all councils to increase their total rate revenue in line with the annual change in the rate peg. The rate peg is a percentage that is set each year. Previously, the Minister for Local Government set the rate peg. Since 2011/12, it has been set by IPART, mainly based on an index of typical council costs.

The rate pegging system also provides flexibility for individual council circumstances by allowing councils to apply to IPART for a special variation. Special variations allow councils to seek to increase their rates by more than the rate peg, after engaging with their communities as part of their Integrated Planning and Reporting.

**Q. Why is the consultation period taking place now?**

A. Council has been consulting with the community over the past 12 months on levels of service associated with community assets. We have used this information to prepare some options for a possible SRV application.

We are now working within the timeframe set by IPART for applying for an SRV, with applications due on 24 February 2014.

Community consultation relating to a possible SRV and rate increase is taking place over a three month period from November 2013 until February 2014. Because this falls over the Christmas and New Year break, we will be extending the exhibition period of our Delivery Program and Long Term Financial Plan.

All ratepayers will be informed of the possible SRV by letter and we will be providing a variety of ways for the community to have their say on the proposal.

**Q. What happens next in the process for applying for a Special Rate Variation?**

- A.
- Monday 10 February 2014 - Community consultation and feedback ends
  - Monday 17 February 2014 - Council will vote and decide if to apply to IPART for a SRV
  - Monday 24 February 2014 - SRV application due to IPART

**Q. Is the SRV the only way Council can fund asset maintenance?**

A. Willoughby Council has already developed new sustainable business models for some sections of its operations such as The Concourse, which generates income to cover its annual costs and provide for its long term asset maintenance.

In addition, new revenue sources and business efficiencies have been identified that generate funds which can be applied to other activities including asset renewal.

**Q. How can I provide feedback?**

A. Willoughby Council is seeking feedback from our community on the proposed SRV. Community feedback can be provided until 5pm, Monday 10 February 2014.

You can make a submission or ask a question online at [www.haveyoursaywilloughby.com.au](http://www.haveyoursaywilloughby.com.au)

You can also make a submission in writing, and address it to

The General Manager  
Willoughby City Council  
PO Box 57  
Chatswood NSW 2057

### **Information Displays**

Chatswood Library  
Lower ground, 409 Victoria Avenue, Chatswood

### **Information Stalls**

10am - 12pm and 5pm - 7pm, Monday 16 December  
10am - 12pm and 5pm - 7pm, Tuesday 21 January  
Chatswood Library on The Concourse  
Lower ground, 409 Victoria Avenue, Chatswood

### **Public Meeting**

7pm, Tuesday 4 February  
Dougherty Community Centre  
7 Victor St, Chatswood

**20.4 DRAFT REVISED WILLOUGHBY CITY STRATEGY 2013**

**ATTACHMENTS:**

- 1. PREVIOUS COUNCIL REPORT DATED 25 MARCH 2013**
- 2. TWO SUBMISSIONS RECEIVED FROM PUBLIC EXHIBITION**
- 3. REVISED WILLOUGHBY CITY STRATEGY 2013 (AMENDMENTS HIGHLIGHTED IN BOLD ITALICS)**

**RESPONSIBLE OFFICER:** GREG WOODHAMS - ENVIRONMENTAL SERVICES DIRECTOR

**AUTHOR:** JANE GIBSON - STRATEGIC PLANNER  
LARA NGUYEN - STRATEGIC PLANNER

**MEETING DATE:** 27 MAY 2013

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**Purpose of Report**

This report is to advise Councillors of the public exhibition of the Draft revised Willoughby City Strategy 2013 and to present the final Strategy. It is recommended that Council adopt the final Strategy.

**RESOLUTION**

**That the revised Willoughby City Strategy be adopted.**

**MOVED COUNCILLOR MUSTACA**

**SECONDED COUNCILLOR SAVILLE**

**CARRIED**

**Voting**

**For the Resolution:** Councillors Reilly, Eriksson, Giles-Gidney, Mustaca, Norton, Rozos, Rutherford, Saville, Sloane and Wright.

**Against the Resolution:** Nil.



## 9.8 ASSET MANAGEMENT POLICY, IMPROVEMENT STRATEGY AND PLANS - FOR ADOPTION

<b>ATTACHMENTS:</b>	<ol style="list-style-type: none"><li>1. ASSET MANAGEMENT POLICY &amp; IMPROVEMENT STRATEGY</li><li>2. ROAD PAVEMENTS ASSET MANAGEMENT PLAN</li><li>3. FOOTPATHS ASSET MANAGEMENT PLAN</li><li>4. KERB &amp; GUTTER ASSET MANAGEMENT PLAN</li><li>5. STORMWATER ASSET MANAGEMENT PLAN</li><li>6. BRIDGES ASSET MANAGEMENT PLAN</li><li>7. BUILDINGS ASSET MANAGEMENT PLAN</li><li>8. PARKS ASSET MANAGEMENT PLAN</li><li>9. SPORTSGROUNDS ASSET MANAGEMENT PLAN</li><li>10. PLAYGROUNDS ASSET MANAGEMENT PLAN</li></ol> <p><i>NOTE: ATTACHMENTS NO. 2-10 PREVIOUSLY DISTRIBUTED UNDER SEPARATE COVER</i></p>
<b>RESPONSIBLE OFFICER:</b>	TRACEY CROUCH - CORPORATE SUPPORT AND PERFORMANCE DIRECTOR TONY PIZZUTO - FINANCIAL SERVICES DIRECTOR PAUL COLLINGS – ACTING INFRASTRUCTURE SERVICES DIRECTOR
<b>AUTHOR:</b>	KELLIE ADLAM
<b>CITY STRATEGY LINK:</b>	4.1.1 PLANNING, MAINTENANCE AND OPERATION OF INFRASTRUCTURE
<b>MEETING DATE:</b>	21 JULY 2014

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### Purpose of Report

To present the 2013/14 Asset Management Policy, Improvement Strategy and Plans to Council for adoption, as discussed at the Asset Management Planning workshop held on Wednesday, June 18.

### OFFICER'S RECOMMENDATION

That Council adopt the Asset Management Policy, Improvement Strategy and Plans and support their implementation as stipulated in the Policy.

### COMMITTEE RECOMMENDATION

That:

1. Council adopt the Asset Management Policy, Improvement Strategy and Plans to allow staff to continue to work on the Asset Management Strategy.
2. Council noted the adoption does not include approval of a special rate variation or levy and a further report is to come to Council considering funding options as decided at the Councillor workshop 19 July 2014.
3. Any reference to Council deciding to pursue a "special rate variation" be excluded from page 45 of the Willoughby City Council Asset Management Policy, Improvement Strategy and Plans 2013-2025.

**MOVED COUNCILLOR WRIGHT**

**SECONDED COUNCILLOR MUSTACA**

**CARRIED**

**Voting**

**For the Recommendation:** Councillors Giles-Gidney, Eriksson, Hill, Hooper, Mustaca, Rozos, Rutherford, Saville, Sloane, Stevens and Wright.

**Against:** Cllrs Coppock and Norton.