

**PLANNING FOR OUR FUTURE**  
Have your say

# Changes to your rates

## RESIDENTIAL AND BUSINESS



**IMPORTANT – Seeking your views on changes to your rates which on average will increase rates by \$1 to \$3 per week**

### Why does Council need to introduce new rate structures?

Since the amalgamation of Kogarah and Hurstville Councils in 2016, Council has been required to maintain two rating systems for the Georges River area. As a result, there is inconsistency in the amount of rates paid across the former Kogarah and Hurstville Council areas.

We must create one consistent rating system to ensure a fairer approach for all ratepayers.

We are facing a number of cost pressures with providing services to our growing community. Over \$150 million of additional community assets in three years has contributed to a 33% increase in the forecasted costs of operating and

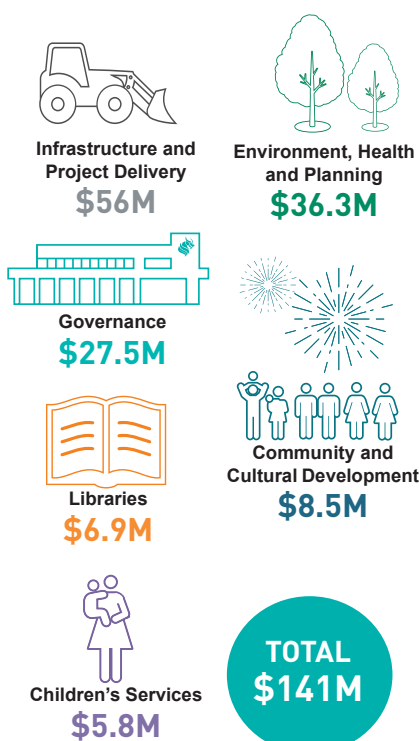
maintaining assets. Our roads will require an additional \$10 million over the next five years to maintain their current standard.

In addition, our income to support the provision of community services and new facilities reduces by \$2.2 million in 2021 when the Hurstville Special Rate Variation (SRV) that is currently in effect ceases. Over the 10 year period of the Community Strategic Plan total income will reduce by \$19.5 million if we do not retain or replace the SRV.

**If we do nothing, we will face increasing challenges as a community, particularly with a widening gap between Council's income and expenditure.**

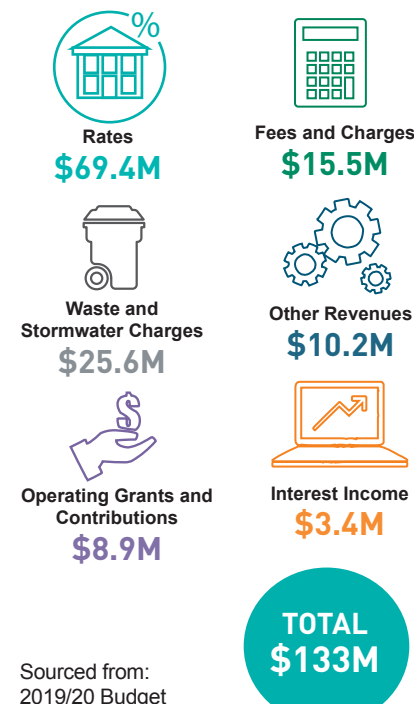
### Money we spend

Council's funds are allocated to delivering services to the community.



### Money we receive

Rates are our only stable source of operating income and therefore we must increase them to ensure long-term financial sustainability.



Sourced from: 2019/20 Budget

### Delivering a liveable City

Following extensive consultation with our community in 2018, Council adopted its first ever Community Strategic Plan which details the community's aspirations for the Georges River area over the next 10 years.

This plan highlights many community projects, programs, initiatives and events that require substantial funding to become a reality.

**We need to increase our revenue to continue to provide services into the future and meet the demands of our growing population.**

For more information and to have your say, use the camera on your smart phone to scan the QR code to go to the Georges River Council Your Say page.



# How will the future be funded?



## COUNCIL'S RECOMMENDED OPTION

### Proposal for Special Rate Variation (SRV) in addition to the annual rate peg\*

Council is proposing to increase rates by a rate peg amount of 2.5% plus an extra 8.1% Special Rate Variation (SRV) to increase the total rate income by 10.6%. If approved by IPART, these changes will come into effect from 1 July 2020.

Council did consider two other options for the SRV and these are discussed in the tables on page 3 for your consideration.

### Proposal to set a consistent minimum rate for all ratepayers

Currently ratepayers in the former Hurstville Council area pay a minimum rate of \$570.88. In the former Kogarah Council area the minimum rate is \$942.24. To provide greater fairness and consistency, Council proposes that the minimum rate should be \$965.80 (includes 2.5% rate peg) across the local government area which would come into effect from 1 July 2020.

### Proposal to set a consistent minimum rate for Major Commercial Centres – business ratepayers

Council has also identified the need to set a new minimum rate for the Major Commercial Centres of Hurstville and Kogarah of \$1,100 to come into effect from 1 July 2020. This recognises the additional works and services, such as parking management, improved public domain, street cleaning and festivals and events that Council provides to these commercial centres.

**As these proposals directly affect you, we want your feedback on the proposal and consideration of which option for a SRV you prefer.**

## Option 1 FINANCIALLY SUSTAINABLE

Council will apply for a Special Rate Variation (SRV) of 8.1% plus a 2.5% rate peg (total of 10.6%) as well as identifying savings in operating expenditure, and options to increase other income to ensure we become financially sustainable in the long term.

This option is **recommended** by Council as there will be minimal change to the services Council provides.

Total rate income increase  
**\$7.5M - 10.6%**  
Continue to deliver new projects

Current average annual rate **\$1,119**

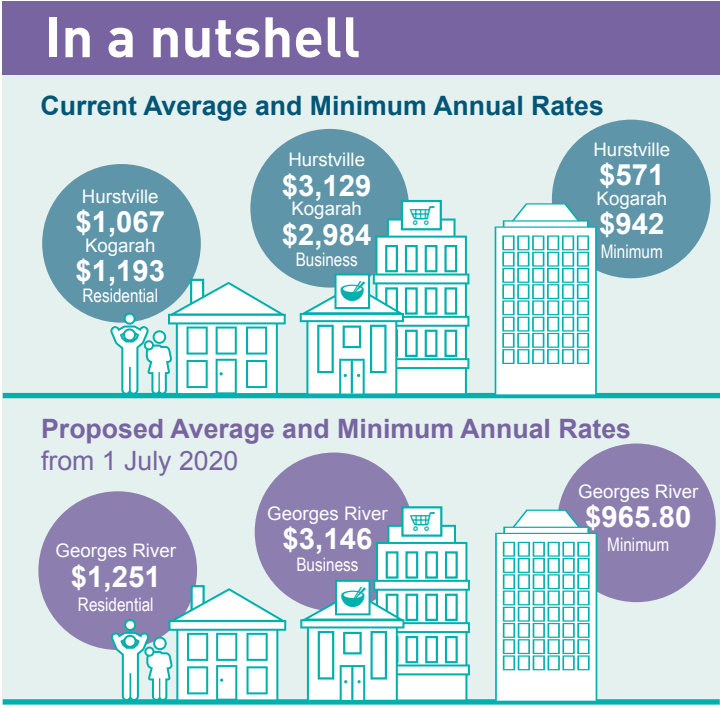
### Residential ratepayers

2020/2021	Weekly average increase	\$3
	Annual average increase	\$132
	Annual average Rate	\$1,251
	Former Hurstville weekly average increase	\$2
	Former Kogarah weekly average increase	\$3
	Former Hurstville annual average increase	\$116
	Former Kogarah annual average increase	\$153

Current average annual rate **\$3,079**

### Business ratepayers

2020/2021	Weekly average increase	\$1
	Annual average increase	\$67
	Annual average Rate	\$3,146
	Former Hurstville weekly average increase	\$1
	Former Kogarah weekly average increase	\$2
	Former Hurstville annual average increase	\$56
	Former Kogarah annual average increase	\$90



\*RATE PEG - (estimated at 2.5%) is the allowable percentage by which councils can increase rate revenue from one year to the next (as set by IPART). Councils can apply to set rates higher than the rate peg to meet community needs and keep pace with rising costs. This is known as a Special Rate Variation.

## Option 2 SHORT TERM

Council will apply for a Special Rate Variation (SRV) of 0.8% plus a rate peg of 2.5% (total increase of 3.3%) which is sufficient to cover the loss of the current SRV which is due to stop in 2021. Council will also identify savings in operating expenditure, and options to increase other income.

This option is **not recommended** by Council and requires Council to significantly review the services it can deliver. This option does not address the issues of increasing costs and the additional costs of meeting the needs of our growing population.

Total rate income increase  
**\$2.3M - 3.3 %**

No new projects delivered and service levels reduced

### Residential ratepayers

Current average annual rate  
**\$1,119**

2020/2021	Weekly average increase	<b>\$1</b>
	Annual average increase	<b>\$49</b>
	Annual average Rate	<b>\$1,168</b>
	Former Hurstville weekly average increase	\$1
	Former Kogarah weekly average increase	\$1
	Former Hurstville annual average increase	\$43
	Former Kogarah annual average increase	\$58

### Business ratepayers

Current average annual rate  
**\$3,079**

2020/2021	Weekly average <i>decrease</i>	<b>-\$3</b>
	Annual average <i>decrease</i>	<b>-\$140</b>
	Annual average Rate	<b>\$2,939</b>
	Former Hurstville weekly average <i>decrease</i>	-\$3
	Former Kogarah weekly average <i>decrease</i>	-\$2
	Former Hurstville annual average <i>decrease</i>	-\$154
Former Kogarah annual average <i>decrease</i>	-\$112	

## Option 3 SUBSTANTIAL RATE INCREASE

Council will apply for a Special Rate Variation (SRV) of 19.8% plus a rate peg of 2.5% (total increase of 22.3%) as well as generating savings in operating expenditure, to ensure we become financially sustainable and to provide enhanced services.

This option will see significant rate increases for all ratepayers and is **not recommended** by Council as it places a greater financial burden on ratepayers.

Total rate income increase  
**\$15.8M - 22.3 %**

Increase in new projects delivered and enhanced services

### Residential ratepayers

Current average annual rate  
**\$1,119**

2020/2021	Weekly average increase	<b>\$5</b>
	Annual average increase	<b>\$264</b>
	Annual average Rate	<b>\$1,383</b>
	Former Hurstville weekly average increase	\$5
	Former Kogarah weekly average increase	\$6
	Former Hurstville annual average increase	\$238
	Former Kogarah annual average increase	\$301

### Business ratepayers

Current average annual rate  
**\$3,079**

2020/2021	Weekly average increase	<b>\$8</b>
	Annual average increase	<b>\$400</b>
	Annual average Rate	<b>\$3,479</b>
	Former Hurstville weekly average increase	\$8
	Former Kogarah weekly average increase	\$8
	Former Hurstville annual average increase	\$395
Former Kogarah annual average increase	\$411	

DISCLAIMER - The figures quoted in tables within this document have been developed from financial modelling based on current property data and land values as of 1 July 2019 (note: land values are based on the Valuer General's last release from 1 July 2016). Final 2020/21 figures may vary due to changes as a result of new land values, processing supplementary properties and sub-categories. Rounding has been applied throughout the document.



## New Major Projects 2019/2020

Since amalgamation of former Hurstville City and Kogarah City Councils, many projects have been delivered, resulting in improved community infrastructure and services for our diverse and growing community.

- New Oatley West Early Learning Centre
- Oatley Park Inclusive Adventure Playground
- Carss Park Foreshore Naturalisation Project
- Charles Pirie Reserve All Abilities Sports Amenities Building
- Peakhurst Park Sports Amenities Building
- Harold Fraser Oval Club House
- Poulton Park Synthetic Sports Fields
- Gannons Park Environmental Water Quality Improvement and Stormwater Harvesting Scheme (Stage 2)
- Kempt Field Inclusive Adventure Playground
- Norm O'Neill Cricket Training Facility
- Cromdale Street Stormwater Project
- Hurstville Plaza
- Bush regeneration programs
- Myles Dunphy Boardwalk
- Hurstville Oval Community Pavilion
- Beverly Hills Park Oval Resurfacing, Irrigation and Drainage and cycleway
- Town Centre Upgrades at Kogarah, Mortdale Shopping Centre and Ormond Parade Hurstville

**Future projects such as these cannot be delivered if we do not increase our income.**



**GEORGES RIVER COUNCIL**

**Georges River Civic Centre** Corner MacMahon and Dora Streets, Hurstville  
**Kogarah Library and Service Centre** Kogarah Town Square, Belgrave Street, Kogarah  
9330 6400 | mail@georgesriver.nsw.gov.au | PO Box 205, Hurstville NSW 1481

www.georgesriver.nsw.gov.au



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Language Assistance

语言援助

مساعدة لغوية

Помощ со јазикот

**131 450**

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### Community Information Sessions

**Wednesday 23 October, 7.00pm-8.00pm**

Mortdale Community Centre  
2b Boundary Road, Mortdale

**Tuesday 29 October, 7.00pm-8.00pm**

Club Rivers, 32 Littleton Street, Riverwood

**Thursday 31 October, 7.00pm-8.30pm**

Hurstville Library and Service Centre  
12-22 Dora Street, Hurstville  
Chinese interpreter available at this session

**Monday 4 November, 7.00pm-8.00pm**

Georges River Civic Centre  
Corner MacMahon and Dora Streets, Hurstville

**Thursday 7 November, 7.00pm-8.00pm**

Kogarah School of Arts  
Corner of Queens Avenue and Bowns Road, Kogarah

**Saturday 9 November, 11.00am-12noon**

Oatley RSL, 23 Letitia Street, Oatley

### Drop-in event dates

**Friday 25 October, 4.00pm-8.30pm**

Peakhurst Foodies and Farmers Market  
Corner Forest Road and Isaac Street, Peakhurst

**Saturday 2 November, 10.00am-12.00noon**

The Green Playground, Kyle Bay  
Corner Merriman Street and Kyle Parade

### Business Information and Feedback Session

**Wednesday 30 October, 7.00pm-8.00pm**

Dragon Room, Georges River Council Civic Centre  
Corner MacMahon and Dora Streets, Hurstville  
Register on Your Say Georges River via Council's website

### Get in touch

If you want to speak to a Council Officer about this document please contact Council on 9330 6400 or email yourrates@georgesriver.nsw.gov.au or visit [yoursay.georgesriver.nsw.gov.au/SRV](http://yoursay.georgesriver.nsw.gov.au/SRV)