



## Documents Requiring General Manager's Signature Execution Checklist

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The following checklist is to be completed and attached to the referred documents to ensure that the General Manager can be satisfied that the appropriate process has been followed and the documents are authorised and correct.

Type of Document: (Circle)

Report

Contract

Tender

Legal

Other

Date of Council Resolution & Copy of Report with Minute attached –  
(if submitted to Council) :

C10/20-582 21 October 2020 \_\_\_\_\_

Supporting Documents: \_\_\_\_\_

Comments (if required):

Attached letter notifying IPART of intention to increase the minimum rates from \$650 to \$715 in 2022/23, in accordance with Council resolution C10/20-582 on 21 October 2020

Authorising Officer: (signature):

Date:

25/11/21

Director: (signature)

Tony Chahine

Date:



CUMBERLAND  
CITY COUNCIL

25 November 2021

Contact  
Telephone

Tony Chahine

IPART  
Local Government Division  
Level 16, 2-24 Rawson Place  
SYDNEY NSW 2000

Dear Sir/Madam

### **CUMBERLAND CITY COUNCIL NOTIFICATION OF ITS INTENTION TO INCREASE RESIDENTIAL MINIMUM RATES BY 10%**

Reference is made to the recently released criteria and timeline advising councils to request to the Minister for Local Government an increase to Minimum rates for the 2022/23 financial year.

Accordingly, Cumberland City Council is requesting your consideration to increase the Minimum rate for Residential properties from \$650, by 10%, to \$715. The amount of rates income for 2022/23 will be in line with the rate peg, so there will be no additional general income raised above the rate peg as a result of the increase in minimums.

Cumberland City Council was required to harmonise its rates as an amalgamated council, moving from three different rates structures (Holroyd, Auburn and part Parramatta Councils) to one from 1 July 2021.

Through the harmonisation process, we identified that the Minimum rates charged for unit type dwellings were not equitably shared for costs of providing services and infrastructure with the average household ratepayer. By increasing the minimum, it will allow for a more realistic harmonisation of rates across the LGA and a more equitable rates structure for properties who, while typically have lower land values, have equal access to Council's infrastructure and services.

Council conducted community consultation between 20 March 2020 and 30 September 2020, and asked ratepayers about their preferred option whether to harmonise over one year or transition of four years and the impacts associated with each option. Also, increasing the minimum rate for unit dwellings to increase from average of \$679 to \$900 over the four-year period.

We received 550 written submissions of which 65% supported Option 1, being no Special Rate Variation increase and a transition over four years to a single rates structure across the Local Government Area. Also, that Minimum amounts to increase over the four-year period commencing from 1 July 2021. We also carried out a community survey, which revealed 63% of residents and businesses also supported Option 1.

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*Welcome Belong Succeed*

Council had the option through the harmonisation of rates process to set the minimum rates if the minimum rate had previously been approved by IPART of one of the former council areas. The Parramatta Residential minimum was \$708.08 and Holroyd Business minimum was \$1,238.05. To ensure that there was a fair harmonised transition approach with the 2021/2022 rates structure, the Minimums adopted by Council were Residential \$650 and Business \$1,200. Consequently, a lesser Minimum amount for the current year has been charged.

It would be appreciated if you would consider the request to increase residential minimums to \$715 in which the community has already been consulted.

For further information, please contact Council's CEO, Tony Chahine, on [REDACTED] or [REDACTED]

We thank you for your consideration.

Yours faithfully

  
[REDACTED]  
Peter J. Fitzgerald  
GENERAL MANAGER

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**Min.884      C10/20-580 Proposed Christmas / New Year Operations 2020 - 2021**

**Resolved (Sarkis/Zaiter)**

That Council:

1. Endorse the implementation of the operational arrangements outlined in this report with the amendment of the pool closures being 7pm for the 2020/21 Christmas/New Year period and that these details be published to the community; and
2. In accordance with Section 377 of the *Local Government Act 1993*, delegate authority to the Mayor and General Manager or in their absence, to the persons acting in these roles, during the period of Council recess to jointly exercise the powers, authorities, duties and functions of Council which cannot reasonably be deferred to the first Ordinary Council meeting following the Council recess. This period:
  - a) Commencing at midnight on the day of the Council meeting held immediately before the recess period as approved by Council (16 December 2020); and
  - b) Concluding at the time of commencement of the first Council meeting held immediately after the end of the recess period (3 February 2021); and noting that any such decisions are to be unanimous and circulated to Councillors for their information, and will be reported to the first Ordinary Council meeting following the recess period.

**Carried Unanimously**

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**C10/20-581 Review of Compliments and Complaints Management Policy and Guidelines**

This item was dealt with earlier in the meeting.

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**Min.885      C10/20-582 Rates Harmonisation**

**Resolved (Lake/Sarkis)**

That Council:

1. Note the outcome of the community engagement undertaken on the options for rates harmonisation.
2. Adopt option 1 no SRV increase as per community consultation feedback.
3. Register with IPART for a single minimum rate for Cumberland. The residential minimum will commence at \$650, increase by 10% for four years; the business rates minimum will be \$1,200 and increase by CPI.
4. Approve the rates structure for consultation with ratepayers:
  - i) Single minimum rates residential ratepayers
  - ii) Ordinary residential rates
  - iii) Business – Commercial Rate

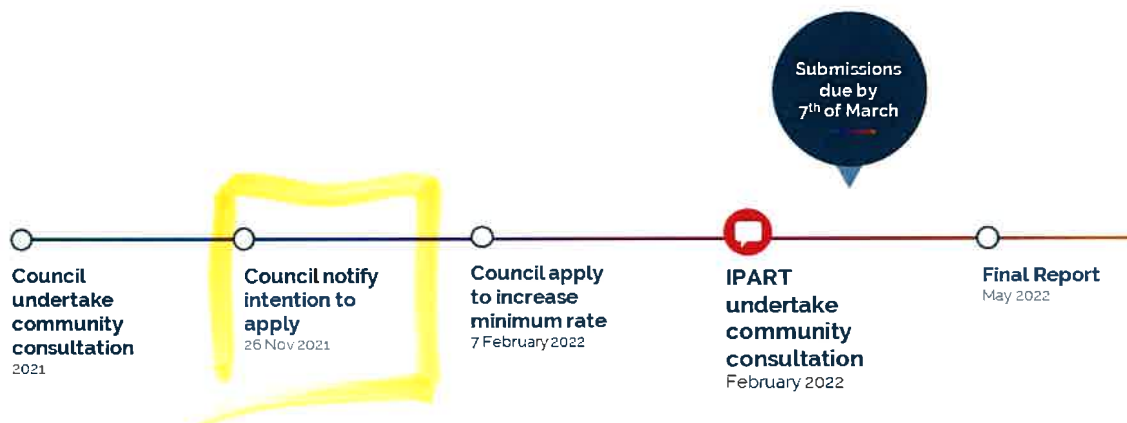


## Minimum Rates in 2022-23

15 November 2021

This Fact Sheet provides information for councils and ratepayers about the minimum rate (MR) application process for 2022-23.

The Office of Local Government (OLG) issues guidelines for councils applying for an MR increase, which set out the criteria IPART uses to assess applications.



Ratepayers of councils proposing an MR increase for 2022-23 should:

- expect their councils to be consulting with them and seeking their feedback on proposed rate increases
- [sign-up to be notified](#) when IPART is undertaking community consultation after Council has submitted their MR application in February 2022
- see IPART's [Information Paper, Minimum Rates in 2022-23](#) for further details on the application process.

Councils intending to apply for an MR increase for 2022-23 should:

- review [IPART's Information Paper, Minimum Rates in 2022-23](#)
- refer to the MR Application Form and Application Guide and Information Paper Community engagement and awareness for SVs, which are available on [IPART's website](#)
- contact IPART as soon as possible to discuss their MR proposal
- notify IPART that they intend to apply for an MR increase by 26 November 2021 and [submit an application](#) by 7 February 2022.