



**MINUTES OF THE PUBLIC FORUM  
HELD ON 25 OCTOBER 2023**

**1. Opening**

The Public Forum commenced at 5.32pm.

**2. Presentations relating to listed Items on the Council Agenda**

The following presenters were heard:

	<b>Name</b>	<b>Item no</b>	<b>Item description</b>	<b>For/Against</b>
1	Malcolm Leslie – via Zoom	9.4  and  11.2	Googong Urban Development Voluntary Planning Agreement - Proposed Amendment to Indoor Sport and Aquatic Centre Scope  Local Traffic Committee Meeting - 3 October 2023	For   Against
2	Joanne Campbell	9.2	Jerrabomberra Pump Track Project	Against
3	Margot Sachse	9.2	Jerrabomberra Pump Track Project	For
4	Aiden Davie	9.2	Jerrabomberra Pump Track Project	For
5	David Hope	9.2	Jerrabomberra Pump Track Project	For
6	Danny Parker – Kano Jujitsu	9.3	Annual Rates Donation	For

The following written presentations were received:

	<b>Name</b>	<b>Item no</b>	<b>Item description</b>	<b>For/Against</b>
1	Alan Gagiero	9.2	Jerrabomberra Pump Track Project	Against
2	Antoni (Billie) Woods	9.2	Jerrabomberra Pump Track Project	Against
3	Yolandi Vermaak (Wombat Rescue)	9.2	Jerrabomberra Pump Track Project	Against

**3. Petitions**

There were no petitions submitted.

#### 4. 'Questions on Notice' from the Public

Responses to the following 'Questions on Notice' received up to 18 October 2023 were provided and tabled at the meeting (see attached for responses):

	Received from	In relation to:
1-2	Queanbeyan Ratepayers and Residents Association	The application of the Special Rates Variation to various categories of rateable properties

#### 5. Presentations by Invitation from the General Manager

There were no presentations.

#### 6. Closure

As there were no further matters, the Public Forum closed at 5.54pm.



## ATTACHMENT TO MINUTES OF THE PUBLIC FORUM HELD ON 25 October 2023

### **‘Questions on Notice’ from the Public**

Responses to the following ‘Questions on Notice’ received up to Wednesday 18 October 2023 were provided and tabled at the meeting.

### **Questions submitted by: Queanbeyan Ratepayers and Residents Association**

The recently approved SRV allows the QPRC to increase its income generated from rates by 18%. We are aware that this doesn’t necessarily mean that the rates charged to every ratepayer will be increased by 18%, but we expected there would be some consistency in the application of the increases.

The QRRA has undertaken a limited survey of the increases charged to a range of ratepayers and the results reveal some inconsistency. e.g. industrial ratepayers received an average increase of 19.4%; residential ratepayers 16.4% and strata unit ratepayers 17.8%. It would appear that the increases for industrial ratepayers are about 3% greater than for residential ratepayers.

#### **1. Can you explain the justification for this inconsistent application of the increases?**

The Special Rate Variation (SRV) increase of 18% per annum was applied equally to all rates categories, but there are three main reasons that the percentage rate increase does not affect rates on individual properties consistently:

- The increase is only applied to the General Rate – and ratepayers have different combinations of Annual Charges on their rate notice depending upon their locality and services.
- The NSW Valuer General applies new land valuations to all property in NSW for rating purposes every three years. This affects the ad valorem part of the general rate and it means that if some land increases more than other land across the local government area, rates may increase or decrease. This is a separate movement from the SRV but happened at the same time.
- NSW councils have four rates categories (business, residential, farmland and mining). In addition, QPRC has a number of rates sub-categories which are applied.

This rate structure approach is designed so that the different types of communities across QPRC pay a different proportion of rates to reflect the different levels of service across the local government area – ie from regional centre to rural.

Council has committed to a review of the rating structure this financial year, which will commence soon. This will involve community consultation and engagement with the QRRA.

More information on QPRC rate categories is available from page 12 in Council’s Revenue Policy. Whilst the SRV was applied to all categories and subcategories equally, the proportionate land valuation changes separately affects properties within each category and

subcategory. There was a larger range of land value movements (where some properties increased in value significantly more than others) within different subcategories.

We did some analysis of this and produced some information for ratepayers throughout the SRV process, on our website. See Special Rate Variation and Long Term Financial Plan at <https://yourvoice.qprc.nsw.gov.au/srv>

Some of these questions are answered more fully in the Rates Myths fact sheet on the above web page.

We have also published information about the QPRC rates structure and our analysis of the impact on rates in our Revenue Policy from page 12, about land valuations, and page 12 about the general rates structure, and on the last page, Appendix 1- that shows the high level analysis for the average changes cross different rates categories. See Budgets and Planning at: <https://www.qprc.nsw.gov.au/Council/Council-Business/Budgets-and-Planning>

We published our complete analysis with the IPART community consultation about the SRV in a document called *QPRC Capacity to Pay*, available here at: <https://www.ipart.nsw.gov.au/documents/document/queanbeyan-palerang-regional-council-attachment-other-attachment-10-capacity-pay-report-v1>

**2. Can industrial ratepayers expect the same 19.4% increases compared to residential and strata unit ratepayers over the next 2 years of this rate increase cycle?**

General rates will increase by 18% again for each of the next two years for all categories. However, there will not be another land valuation in that period, meaning that for the next two years the results will be much more consistent across all ratepayers.