



FAQs Wyee West landowner information session 8 April 2021

Rates

Why do we pay them?

Rates are collected in accordance with the *Local Government Act 1993*, and applied to residential properties across the City. The Act identifies the land that must be charged rates. Council is required to levy rates for properties identified in the Act, regardless of their development potential. About half of Council's yearly income comes from rates.

The amount of rates charged for each property is linked to the unimproved value of the land as determined by the NSW Valuer General.

Rates help us provide the Lake Macquarie community with services including:

- road maintenance, footpaths and cycleways across Lake Macquarie
- upkeep of parks and reserves
- planning and development services
- libraries and swim centres
- lifeguards on our beaches, and
- dedicated services for young people, families, people with disability and the over 55s.

Where do they go?

Rates are the way our community contributes to funding services across the City. Services funded by rates are provided across the local government area and are not linked to the suburbs the rates were drawn from.

Why can't rates pay for the construction of roads and infrastructure?

Rates do not pay for the formation of new roads or laying new services. Infrastructure, such as roads, sewer, water and drainage, is usually provided by the developer at the point of subdivision – except in the instance of paper subdivisions such as Wyee West.

Paper subdivisions

A paper subdivision is the term used to describe land parcels that are recognised on paper only. Most have no formed roads, drainage, reticulated water, sewer or electricity. Many originated in the late 1800s or early 1900s. Paper subdivisions exist in various parts of NSW.

Since the *Local Government Act* came into force in 1919, developers have been required to provide essential services to land before the individual blocks are sold. Developers are responsible for the cost of installing those services, and typically pass that cost on in the price of the lots sold. In paper subdivisions, landowners are responsible for the cost of installing services. This is difficult to coordinate when there are lots of landowners.

The NSW State Government introduced laws to assist landowners in paper subdivisions in 2013. You can find those at legislation.nsw.gov.au in Schedule 7 of the *Environmental Planning and Assessment Act 1979*, and Part 16C of the *Environmental Planning and Assessment Regulation 2000*. The laws provide a process for landowners to fund the provision of services for lots within a paper subdivision.

Council is working with landowners in Wyee West to use the paper subdivisions legislation to coordinate service delivery to the whole subdivision at Wyee West.



Development Plan

A Development Plan is a legal document that outlines what services will be provided, how much these will cost, who will pay for them, and how payment will be made.

A Development Plan must contain the following information:

- a proposed plan of subdivision
- what subdivision works will be undertaken for the land
- the costs of the subdivision works and the proposed means of funding those works
- the costs of the Development Plan
- the proportion of costs to be borne by the owners of the land and the manner in which the owners may meet those costs
- rules as to the form of compensation for land that is compulsorily acquired and how entitlement to compensation is to be calculated
- rules as to the distribution of any surplus funds after the completion of subdivision works for the land
- a description of the proposed stages of development (if the development is to be staged), and
- a proposed timetable for the subdivision of the land and the carrying out of subdivision works.

Council staff are working to prepare a Development Plan that covers all these details in the next six months. Once we have a draft, we will bring it to the landowners so that you can tell us what you think.

Ballot

A ballot must be held before development can go ahead. At least 60 per cent of landowners, and the owners of at least 60 per cent of the land area of the paper subdivision, must vote in support of a Development Plan for it to proceed.

When we are confident we have a Development Plan that can be supported, we will put that to a ballot.

We will provide more information about how votes are counted closer to the time of the ballot.

What's next?

We're inviting all landowners to help us prepare a Development Plan. We will hold more open landowner meetings to provide you with a chance to view and comment on the Development Plan, once we have a draft.

Still have questions?

Drop in and see us at the Wyee Seventh Day Adventist Church (20 Gorokan Road, Wyee). We'll be there every Thursday between 10am-2pm.

Alternatively, contact Project Lead Kirsty Hammer directly on 0436 912 229 or by email at khammer.lakemac.nsw.gov.au.