



# Draft Delivery Program, Operational Plan and Budget 2023/2024 - Recap



# Draft 2023/24 Budget - Summary

- Total Council Operating Expenditure of \$141M to fund ongoing services
  - General Fund Operating Expenditure of \$101M
  - Water Fund Operating Expenditure of \$19M
  - Sewer Fund Operating Expenditure of \$21M
- Forecast Total Council Operating Profit and Loss **deficit \$5.65M**, comprised of (excl capital revenue):
  - General Fund **deficit of \$3.29M**
  - Water Fund **deficit of \$3.88M**
  - Sewer Fund **surplus \$1.46M**
- Draft Capital Budget of \$83.89M, comprised of:
  - Infrastructure **\$81.86M**
  - Information & Communications Technologies **\$2.03M**



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# Draft 2023/24 Budget - Parameters

- Service Levels are Business as Usual
- Rates Peg 4.1% based on IPART (3.7% rate peg and 0.4% growth component)
- Note inflation of 7.3% (All Sydney CPI – March 2023)
- Fees & Charges generally increased by 7.0% and DWM generally indexed by 7.0%.
- Water & Sewer charges generally increased by 7.0%
- Fees & Charges have been reviewed to align with market expectation & neighbouring councils
- Salaries and Wages increase of 5.5% (Award & performance forecast)
- Operating Expenditure CPI 3.0% unless justified for operational need by a contract or prescribed expenses
- Forecast Working Capital greater than \$5M as at 30 June 2024.



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# Draft 2023/24 Budget – Improvements

- Re-designed Service based reporting aligned to Organisational Structure rather than functional outputs.
- Budgets have been aligned to Services for transparent costing and clearly defined accountabilities.
- Revised Overheads modelling to accurately allocate costs to restricted funds.
- Changes to methodology in allocations of Full Time Equivalents (FTEs) which may see some changes in how staff numbers are allocated between Services.
- Cost Centralisation will have impact of budget movements between Services where costs have been centralised to provide greater oversight of specific budgets.



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# Draft 2023/24 Budget - Risks

- Uncertainty in Council's single largest expense category – Salaries and Wages:
  - Salary Structure Review underway and the impact to be confirmed – a provisional amount has been included in the draft budget
  - The award negotiations still in progress
- No contingency in operational budget (e.g. any COVID-19 impacts/ natural disasters)
- Interest rate uncertainty – Higher than anticipated interest rate for loans once they have been drawn down (potential timing issue of when we draw the loan down ).
- Workers Compensation insurance premium based on current projection of \$2.6m monitored.
- Potential cost increases and timeline changes of significant capital projects, e.g. Sewer Treatment Plant upgrades, Welby Tip Rehabilitation etc.



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# Draft Fees & Charges 2023/2024 - Recap



# 2023/24 Fees & Charges – Recap and Summary

- Fees and Charges increased generally by 7.0%, including DWM and Water Charges.
- 36 fees\*\* introduced for the first time in 2023/24 financial year.
- 43 fees\*\* and charges have been discontinued.
- 97 fees\*\* have been increased by more than 10.0% from their 2022/23 rate.
- 63 fees\*\* have been increased by less than 4.0% from their 2022/23 rate.

*\*\* these statistics exclude changes in Fees & Charges relating to Venues, Halls and Sportingfields \*\**



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# 2023/24 Fees & Charges – New Fees Summary

- 3 Strategic Outcomes related Fees and Charges relating to subdivision and pre-lodgement meetings.
- 10 Business and Property related Fees and Charges relating to lease preparation, animal shelter and events (including Tulip Time for non-residents).
- 15 Development Assessment and Regulation – Rangers fees relating to Impounding, Inspections and notifications.
- 4 Environmental and Sustainability fees relating to inspections and biosecurity plans and permits.
- 2 Resource and Waste Management fees relating to the Resource Recovery Centre.
- 2 fees relating to the Cemeteries.



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# Top 5 Increased Fees for 2023/24 - Summary

Fee Description	22/23 Fee	23/24 Fee	% Increase	Officers Comments
Storage of removed Vehicles/Articles / Trolleys, per day	\$4.20	\$26.00	519%	Increase proposed to reflect true partial cost recovery on storage costs. Benchmarked against other councils.
Service of Notice – Notifying of impounded item, per notification	\$12.60	\$65.00	416%	Increase proposed to reflect true partial cost recovery on owner and police notification. Benchmarked against other councils.
Notification – Any other development over \$500,000	\$138.90	\$695.00	400%	Proposed fee increased to bring fee to market rate. Fee amendment to cover costs incurred, in line with pricing category nominated.
Additional design review modification fee – for modification application referred to design review panel for advice (EPA Reg, Schedule 4 - Part 4 [4.8])	\$889.00	\$3,753.00	322%	Prescribed fee. Proposed increase to bring into line with EP&A Regulations, and in line with cost recovery.
Additional Building Inspection Fee (where necessary before issuing a building certificate)	\$240.00	\$330.00	267%	Proposed to achieve consistency across Council inspection fees. Will bring fees to full cost recovery of staff time, including administration and travel.



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# Fee - Storage of removed Vehicles/Articles / Trolleys, per day

Fee Description	22/23 Fee	23/24 Fee	% Increase	Officers Comments
Storage of removed Vehicles/Articles / Trolleys, per day	\$4.20	\$26.00	519%	Increase proposed to reflect true partial cost recovery on storage costs. Benchmarked against other councils.

Council	Fee
Wingecarribee	\$26.00
Waverley Council	\$24.00
Wollondilly Council	\$15.20 (+ \$31.00 release fee)
Goulburn - Mulwaree Council	\$21.00 (+ \$91.00 release fee)



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# Fee - Service of notice of impounded item

Fee Description	22/23 Fee	23/24 Fee	% Increase	Officers Comments
Service of Notice – Notifying of impounded item, per notification	\$12.60	\$65.00	416%	Increase proposed to reflect true partial cost recovery on owner and police notification. Benchmarked against other councils.

Council	Fee
Wingecarribee	\$65.00
Waverley Council	\$53 - \$83 depending on weight
Mulwarree Council	\$100 - \$300 depending on the item
Hornsby Council	\$27.00



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# Fee - Notification – Any other development over \$500,000

Fee Description	22/23 Fee	23/24 Fee	% Increase	Officers Comments
Notification – Any other development over \$500,000	\$138.90	\$695.00	400%	Proposed fee increased to bring fee to market rate. Fee amendment to cover costs incurred, in line with pricing category nominated.

Council	Fee
Wingecarribee	\$695.00
Waverley Council	\$830.00 - \$1,182 depending on building costs
Wollondilly Council	\$266.50 - \$718.00 depending on building costs
Canada Bay Council	\$388 - \$795 depending on building costs

Note: A lower notification fee of \$250 is proposed for houses, granny flats & development under \$500k



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# Fee - Additional design review modification fee

Fee Description	22/23 Fee	23/24 Fee	% Increase	Officers Comments
Additional design review modification fee – for modification application referred to design review panel for advice (EPA Reg, Schedule 4 - Part 4 [4.8])	\$889.00	\$3,753.00	322%	Prescribed fee. Proposed increase to bring into line with EP&A Regulations, and in line with cost recovery.

Council	Fee
Wingecarribee	\$3,753.00 (equivalent to the fees below plus 7%)
Waverley Council	\$3,508
Wollondilly Council	\$3,508
Hornsby Council	\$3,508



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# Fee - Additional Building Inspection Fee

Fee Description	22/23 Fee	23/24 Fee	% Increase	Officers Comments
Additional Building Inspection Fee (prior to issuing a building certificate)	\$240.00	\$330.00	267%	Proposed to achieve consistency across Council inspection fees. Will bring fees to full cost recovery of staff time, including administration and travel.

Council	Fee
Wingecarribee	\$330.00
Waverley Council	\$90.00 (+ \$250 base fee)
Goulburn-Mulwaree Council	\$90.00 (+ \$250 base fee)
Hornsby Council	\$90.00 (+\$250 for each dwelling on the site)



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# Rates and Charges (including Rates Revaluation)





# 2023/24 Rates - Summary

- Rates Peg 4.1% based on IPART (3.7% rate peg and 0.4% growth component)
- Note inflation of 7.3% (All Sydney CPI – March 2023)
- The Rates Peg does not apply to Water and Sewer and Domestic Waste Charges (increased by 7% generally).
- The Valuer General conducts land revaluations every three years for various purposes including the calculation of rates.
- Council has been provided with the updated land values that will be applied to the calculation of rates for the 2023/24 year.
- This is known as base date valuations at of 1 July 2022.



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# Rate Valuation Summary

		Total Land Value			Average Land Value		
Ordinary	Sub-category	2022/2023 (\$)	2023/2024 (\$)	% change	2022/2023 (\$)	2023/2024 (\$)	% change
Residential		10,610,207,520	18,505,278,484	74.41	479,970	837,116	74.41%
Residential	Renwick	\$256,702,000	406,876,000	58.50	398,606	631,795	58.50%
Business		\$858,949,781	1,265,091,580	47.28	613,536	903,637	47.28%
Farmland		\$2,038,484,000	3,883,279,500	90.50	1,642,614	3,129,154	90.50%
Mining		28,621,000	25,051,050	-12.47	5,724,200	5,010,210	-12.47%



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# 2023/24 – Rates Valuation Summary

- All Valuations are conducted by the Valuer General and Council must use these values in calculating rates. Council has no discretion in applying the valuations.
- Where a valuation for a property changes by the average increase in valuations for that category, the rates for that property will **increase by the rate pegging limit**;
- Where a valuation for a property changes by more than the average increase in valuations, then the rates for that property will **increase by a proportion more than the rate pegging limit**;
- Where a valuation for a property changes by less than the average increase in valuations, then the rates for that property **will either stay at the same level as the current year, or even decrease**.
- Rates payers have the opportunity to appeal their valuation by writing the Valuer General directly.



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