

Frequently Asked Questions from Landowner's Meetings – August 2014

Council's first step is to talk to landowners to understand their circumstance and hear their opinions on how development of the Wyee Paper Subdivision could occur. Council also needs to gauge the level of support from landowners for Council to proceed with its investigations to provide utility services and infrastructure to the Wyee Paper Subdivision.

Please note that because Council is in the very early stages of the project, many of the details in regards to costs and funding options have not been fully investigated yet. Council will endeavour to keep landowners informed of any updates and will continue to consult with landowners.

1. How much is the infrastructure going to cost?

Council, in consultation with utility providers, will prepare a preliminary cost estimate for essential infrastructure. The cost estimate will be sent to all landowners when available.

2. Will payment be required as a lump sum payment or will there be an instalment option? Will there be interest payable on the instalments?

Methods of payment and interest payable details have not yet been investigated. Council will investigate a range of payment options including an instalment option and present the options to landowners.

3. How long will it take for infrastructure to be installed?

At this stage, it is very difficult to estimate a timeframe for the installation of infrastructure as there are many variable factors involved such as agreement amongst landowners, financing, approvals and construction.

4. Can landowners choose to have solar panels and water tanks and only pay for the construction of roads and sewer?

The provision of infrastructure needs to be consistent amongst all lots. Landowners will need to agree on a plan to service all residential zoned lots within the Wyee Paper Subdivision with electricity, reticulated water and sewer, telecommunications, roads and drainage.

5. What if not all landowners agree on the cost of infrastructure?

The NSW Paper Subdivision legislation may be utilised which requires 60% of the total number of landowners and owners of at least 60% of the total area of the land area to agree on a Development Plan. A Development Plan includes details of infrastructure works and means of payment.

Further information about the NSW Paper Subdivision legislation may be found on the NSW Department of Planning and Environment's website:

<http://www.planning.nsw.gov.au/en-au/deliveringhomes/planningforpapersubdivisions.aspx>

5. Why do I have to pay rates?

Part 6 of the *Local Government Act 1993* (LG Act) identifies what land is rateable. Council is required by the LG Act to levy rates for properties identified under the LG Act. The amount of rates payable is linked to the value of the land. The Valuer General (VG) of NSW determines the value of land. The land value is based on the unimproved value of the land and the VG has its own method for determining the land value. For further information on the methodology used, visit

http://www.valuergeneral.nsw.gov.au/your_land_value/valuation_methodologies.

The LG Act also outlines what land may be exempt from rates. This primarily includes land owned by the public land authorities under the relevant legislative acts such as: crown land, national parks, schools, water authorities, fisheries.

Your Council rates go towards a range of services provided across the whole local government area such as; maintenance of roads, parks and reserves, libraries, community services for senior citizens and youth, waste collection, ranger services and swimming pools.

6. Why doesn't Council grade/maintain all roads within the paper subdivision?

As a result of investigations, it has become apparent that Waropara, Pirama, Tulkaba and Karakunba Roads are privately owned. Council does not maintain roads that are not Council owned.