

Attachment 5 - Council Officer Responses to Public Submissions - 2023 Integrated Planning & Reporting

**COUNCIL OFFICER RESPONSES TO PUBLIC SUBMISSIONS
2023 INTEGRATED PLANNING & REPORTING**

Sub#	Date Submission Received	Location	IP&R Document	Submission Summary	Summarised Council Officer Response
1	25/05/2023	Tumut	Fees & Changes	<p>Asked how 'Exclusive Use' is defined for the hire of Parks & Ovals?</p> <p>Suggested to Introduce a small, medium, and large event scale that would make it more accessible for people wishing to hold events with 100-200 people</p>	<p>Exclusive is defined when booking is made. 'Exclusive Use' is when the hirer is the only one with usage rights on the day such as personal trainers, Gym Training sessions.</p> <p>Suggestion to introduce a small, medium, and large event scale has been considered in the past, though works best on an honesty system.</p> <p>No recommended changes to 2023-24 Fees & Charges</p>
				<p>Suggests that council absorb additional fees for usage such as kiosk and toilet into the overall hire of Parks and Sporting Ground.</p>	<p>New proposed fees for hire of additional use of facilities such as kiosks and toilets have now been included and updated to reflect an overall fee to facilities.</p>
				<p>Suggests that council absorb additional fees for usage such as kitchen hire, deposit, chair, and table hire into the overall hire of Hall booking</p>	<p>New proposed fees for hire of additional use of facilities such as kitchen, table and chairs have now been included and updated to reflect an overall fee to facilities.</p> <p>A deposit is still required to secure your booking and is fully refundable subject to any damages, cleaning, overstay of hire period, theft, misuse, or vandalism of the property/facility.</p>
				<p>Line Marking of fields should be set at a flat fee and not per hour.</p> <p>The fee for the 'first line marking for the season' seems unfair for users who are the first to need line marking (e.g., the first marked athletics track of the season will take longer than all other subsequent markings as other can be remarked using existing lines</p>	<p>New proposed fee of flat rate of \$200.00 fees per club, organisation or department for first line marking has been purposed.</p> <p>First line marking does not last long on fields and is required to be marked again at each booking.</p>

Sub#	Date Submission Received	Location	IP&R Document	Submission Summary	Summarised Council Officer Response
				Cost for Sporting Grounds/Parks in Tumbarumba has a different fee in contrast to other facilities in Tumut, Adelong and Batlow	Tumbarumba All Facilities (Excludes Swimming Pools) fees & charges has been removed. The decision was made that it is OneSVC and all facilities will be charged at the same rate.
2	5/06/2023	Tumut	Fees & Charges	Hire of Council Equipment -Hire of Round Tables (per day) – Asked where are the round tables located as Tumut only has square trestle tables for hire?	Round tables are available at the RSL Hall, Tumbarumba. Fee has been suspended with fee 'Tables' and 'Chairs' hire. Fee has been updated from the 2023-24 fees & charges to reflect this.
				Additional fees for the use of materials inside the hall is confusing for the customer/community. There is nothing stopping the hirer from using the kitchen, chairs, tables etc. as they are all located in the facility. How do you justify charging these additional fees?	Response as per submission 1.
				Questioned why there is a large increase for the erection of Street Decoration / Banner Erections and how does Council justify the increase.	The cost of erecting street decorations/Banners includes: traffic control, erection, and removal of street banners as one charge. Calculation is based around cost recovery and trying to be efficient but safe. No recommended changes to 2023-24 Fees & Charges
				Questioned why exclusive use is being offered in the fees & Charges when a park, sporting field or garden does not have exclusive use? Do Council fence off or supply a worker to tell public they cannot use the park due to a wedding/football game?	Response as per submission 1.
				Per hour line marking fee is unfair for users who are the first to 'line mark'	Response as per submission 1.
				Clarification on how the payments of \$547 with seasonal use of a facility and Schools must pay \$5 per student but sporting groups will pay nearly 1/4 of their price.	The fee for sporting groups to book an oval/sporting ground includes the utilisation of oval/sporting ground for training and games.

Sub#	Date Submission Received	Location	IP&R Document	Submission Summary	Summarised Council Officer Response
				This is not fair sporting groups should have to pay somewhat the same amount as schools.	Schools charged at the beginning of the school calendar year (per student) to have access to a broad range of SVC facilities to utilise throughout the year. No recommended changes to 2023-24 Fees & Charges
				Asked why all grounds in Tumbarumba have a different fee to the rest of the SVC LGA?	Response as per submission 1.
				The time should be taken to speak to SVC Front Counter Staff who are on the front end to answer community or hirer concerns regarding the fees and charges.	Noted and will take into consideration for future planning of council documents.
3	15/06/2023	Tumut	Fees & Charges	Why was Tumbarumba Airstrip not included in the draft 2023-24 Fees & Charges.	There is no current Licence Agreement for the Tumbarumba Airstrip. After an Internal review was conducted, it is proposed that Tumbarumba airstrip will be added to the 2023-24 Fees & Charges at a cost: 'Price on Application'.
				Asked the large increase for the erection of Street Decoration / Banner Erections	Response as per submission 1
				Waste Access Charge - what is this charge for? If Brindabella residents are to be excluded from this charge, they should not have the benefit of the waste vouchers each year. Research has shown some residents of this area obtain the vouchers.	Brindabella residents who have no current Waste Access Charge applied to their property are not entitled to waste vouchers. Some residents may have multiple properties within the LGA and may utilise vouchers for other properties. Council will review the vouchers to ensure this is applied correctly. No recommended changes to 2023-24 Fees & Charges

Sub#	Date Submission Received	Location	IP&R Document	Submission Summary	Summarised Council Officer Response
				<p>Onsite Sewer Management – What is this charge for?</p> <p>All ongoing costs are met by the property owner. If this charge is to cover ongoing inspections, a one size fits all approach is not acceptable. Each system should be charged relevant to the risk, i.e., higher risk, higher charge, as higher risk systems require more regular inspections.</p> <p>Councils’ principle of ‘user pays’ should be applied to this so as the low-risk systems are not subsidizing the cost of a high-risk system</p>	<p>It is not known as to which fee the submission relates to as there is a number of onsite sewer management charges. A fee is applicable to an application for the installation of an onsite sewer management system under section 68 of the Local Government Act 1993, and a fee for the inspection relating to certification of the system installed and an approval to operate.</p> <p>A separate fee is charged for the maintenance of Council’s onsite sewer management register which is applied annually. This application of this fee is applicable to previous years fees and charges.</p> <p>A separate fee is levied for Council to undertake period inspections of sewer management systems to ensure environmental compliance on a ‘fee for service’ basis. High risk systems are inspected more regularly than lower risk systems and therefore landowners with high-risk systems pay a higher amount due to the frequency of inspection as opposed to those that have a lower risk system.</p> <p>No recommended changes to 2023-24 Fees & Charges</p>
				<p>Developer Contributions open space: are all areas included in this contribution plan? Only larger towns listed, what about villages?</p>	<p>The Development Contributions Plan as adopted only applies to the former Tumut Shire Council area. The fees adopted only relate to the areas adopted in the plan.</p> <p>The revenue policy does not propose to amend the Development Contributions Plan but vary the rates in the plan in accordance with CP.</p> <p>No recommended changes to 2023-24 Fees & Charges</p>

Sub#	Date Submission Received	Location	IP&R Document	Submission Summary	Summarised Council Officer Response
				<p>Town Planning, Development Applications, neighbour notification: Reference made to Council's CPP, what is this?</p> <p>If this is in reference to the DCP, I understand reference to neighbour notification is to be removed from this document.</p>	<p>Notification processes were removed from the Development Control Plan in accordance with the provisions of the Environmental Planning and Assessment Act 1979.</p> <p>A CPP is a Community Participation Plan that is mandated in legislation.</p> <p>No recommended changes to 2023-24 Fees & Charges</p>
				<p>Standard Development Application Fees (cl246B(1) EPA Reg); this clause was quoted incorrectly, it refers to 'Notice of consent authority's review', correct reference is 'Schedule 4 Fees, Part 2, 2.1, EPA Reg'.</p>	<p>Amendments to the headings made to reflect changes to the legislation</p>
				<p>Building Control; subdivision development fees should not be in building control.</p>	<p>The headings have not altered from the previous financial year.</p> <p>For clarity reasons the heading Building Control can be removed.</p>
				<p>Civil works inspections associated with subdivision works certificate or additional inspections with subdivision certificate; questionable as to whether Council can charge this new fee as per clause 259 EPA Regulation</p>	<p>Section 608 of the Local Government Act 1993 enables Council to charge a fee for civil works inspections to ascertain compliance in relation to hold points and to determine whether works completed are in accordance with approved plans.</p> <p>These fees are not related to a 'compliance or enforcement' function of Council and are not prevented by any other legislation.</p> <p>No recommended changes to 2023-24 Fees & Charges</p>

Sub#	Date Submission Received	Location	IP&R Document	Submission Summary	Summarised Council Officer Response
				<p>Subdivision certificates: it is noted this fee has been reduced from \$485 plus \$235 per additional lot. created to \$350 plus \$70 per lot created but this is till much higher than other regional Councils</p>	<p>Section 6.5(3) of EPA Act 1979 permits Registered Certifiers to issue Subdivision Certificates (there are restrictions for Certifiers in some instances).</p> <p>The fee is reflective of the work required to be undertaken by Council and is a fee for service on a cost recovery basis.</p> <p>The reduction in the fee for 23/24 is as a result of Council charging separately for inspections.</p> <p>The fee is competitive and is within the benchmark of other regional Councils.</p> <p>No recommended changes to 2023-24 Fees & Charges</p>
				<p>Advertising Signs (per application); incorrect clause and legislation year quoted.</p>	<p>Carried over from the previous fees and charges and is not identified under the new Regulation.</p> <p>Suggested that this should be deleted.</p>
				<p>Modification of development consent. Item 4.4 should be \$222 not \$778, item 4.6 should be \$778 not \$889, item 4.7 should be \$889 not \$3508, submitting additional documents to portal is usually undertaken by the developer and NSW Department of Planning charges the developer a \$40 fee. Is Council's fee a duplication of this?</p>	<p>Transcription error to the table identified – Item 4.4, 2.2 fee units being \$235.99, item 4.6 being 7.78 fee units or \$834.56 and item 4.7 being 8.89 fee units or \$953.63.</p> <p>\$40 fee is a fee payable to the State on lodgement however it is highlighted in the revenue policy to alert applicants that there is an additional fee payable at time of lodgement.</p> <p>Fees has been updated to the 2023-24 fees & charges to reflect this.</p>

Sub#	Date Submission Received	Location	IP&R Document	Submission Summary	Summarised Council Officer Response
				Section 7.11 roads; why is the Boundary Road and East St./Tumut Plains contribution increase so large in comparison to all other roads? Greater than 7%	<p>The contributions established in the Development Contributions Plans are not proposed to be amended beyond CPI for the rates that have been adopted in accordance with those plans in 1997 under the former Tumut Shire Council.</p> <p>No recommended changes to 2023-24 Fees & Charges</p>
				Annual Water Access Charge. charging unconnected vacant land that is located within 225 metres of a Council water line the same fee as if the land were connected is greedy. 50% of the charge would be appropriate.	<p>Charges are applied to all properties within 225m of water reticulation and 75m of Wastewater reticulation.</p> <p>All properties connected or not have these charges applied to cover various costs associated with the service, including costs of the assets in the ground such as renewal.</p> <p>These charges are applied within the services benefit area. If deemed unserviceable or outside of the benefit area, these charges can be sensibly reviewed on request. All water usage is charged under the user pays principle.</p>
				Water development contributions; why are large lot developer contributions \$1370 greater than other lots? The lines still only go to the property boundary. Water usage may be greater, but this is a separate charge	All contributions are applied in line with industry recognised Water Directorate section 64 guidelines