

From: [Kim Riley](#)
To: [Committee, RDIT \(REPS\)](#)
Subject: Inquiry into local government Sustainability
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Committee Secretary

Thank you for this opportunity to submit to this inquiry

I live in suburban Western Sydney, Westmead South within Cumberland City council adjoins Parramatta City Council areas

The local council's viability is an outstanding issue that in many ways it's never been addressed so thank you for this platform.

I live on the border of 2 Council areas. I am closer to the facilities that the PCC LGA that I'm not ratepayer in than the facilities that My LGA CCC provides other than Roads, Garbage and parklands. Living in this area means what the adjoining PCC LGA does affects my life more than the one I am a ratepayer to.

History lesson;

The boundaries of these two LGAs in lots of ways reveal the problem facing Local Government.

Under the previous NSW Government's drive to remove smaller LGAs. and reducing the funding impact to NSWG

The adoption of additional areas within boundaries was all about getting areas that would produce Higher rateable areas. and areas where development would link to potential greater financial gain for the LGA long term.

So the winner gets the Good lands where VPAs would net greater income per development.

Yes the carve up was all about \$ along with which political party was in majority in the LGA and its standing State member a factor.

Sadly even with this being the driver the outstanding unserviced assets in both the LGA.is substantial. This amalgamation pathway means both LGAs are still not Adequately funded their infrastructure and services debt.

Both LGA's rely on schemes like black spot funding have meant that some of the backlog of road works have been accelerated. but with no consistent funding stream, local roads and main connectors languish.

Bad outcomes of the lack of sustainable of Funding.

The current reliance on VPA's is lamentable. ***This just means that Developers get planning bonuses as Council can't afford to do basic things like new parklands or other local services.***

This reliance on VPA's leads to poor planning outcomes A new form of state sanctioned bribery / corruption.

The LGA's trade increased Density, Affordable housing bonuses, increased Floor ratios and HOB with developers, and new tax free form of currency.

At the community level we see DCP and LEP's for our Suburbs are planned. So, it's High Density vs Heritage, Higher Density vs local communities services.

All of which just take us to the slums of yesteryear when the local council had effectively no planning powers, responsibilities. Thus no funds. residents effectively have no voice. unless you're in an affluent suburb.

Outcome: The social fabric of many suburbs are destroyed by Developer funded planning. based on what LGA can attract by VPA's and Influence of no other sources of reliable Local funding for local areas being available.

A recent council document to increase density in Westmead South, The Planning documents opens : states that there are no costs incurred by council in this change to the LEP DCP for this proposed change. What's not funded is A massive shift to a High rise suburb by Local government but VPA's and developers influencing Planning schemes

How can the Australian Government help?

Mainly adequate long term Funding streams

Currently its only Rate payer contributions, State grants and Federal grants under the current process fail to create the situation where sustainable communities are planned

The distance from even the GST means no taxation is funding that directly impacts at local area level how we do life.

Even a national levey would go towards some stability

Land use levy, transportation Levy and redevelopment levy all are possible.

Perhaps a 2.5 cent levy on ALL transactions above \$50.00 by ALL companies, who transact in Australia both Foreign and local with no exemptions would create a stream . Like a bank transaction fee, but more realistic.

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How would that be administered? is tricky given this would include All LGAs across Australia and its territories.

It should not be by population or directly by land area.

But that's a executive decision