

Good evening Madam Mayor, Councillors, staff and fellow ratepayers. Thank you for the opportunity to speak on items PLAN 02 and STRA01.

Firstly, may I speak on Joint Regional Planning Panels? PLAN 02

I feel it is essential that the council refuses to accept the return of some of the services being passed back to council on two grounds. Noting that other Councils have properly considered that it was wrong in principle to refer planning powers from **one unelected and unaccountable body, (the JRPP) to another unelected and unaccountable person**, a council's general manager. By referring some of these development applications to general managers still side-lines the community and the transparency that should be required.

- 1) Initially the idea behind the JRPP was to shorten delivery time taken on evaluating DA's of a certain value. It is clear that they have not been able to do this and are now looking to pass the buck. Simply absorbing the shortfall of the JRPP will bring additional work without additional compensation back to council with little to no benefit to anyone but the State Governments JRPP. Many council's across the state have voted against this for good reason when the aim of councils accessing DA's has been to publically involve the community in developments that affect them and the community at large. The JRPP by nature merely stifles community involvement.
- 2) Point 2... it is imperative that should this council decide to accept this agenda that the decision making is done by Councillors not delegated to the GM or staff members. We are fortunate are LCC to be backed by some very experienced and credible staff, however, for this process to be as transparent as is possible this process should be made in open council where debate and discussion is not only made but visible to the community who put councillors in place for this very reason.

However, Should councillors elect to follow this directive and no councillor fulfils the stringent requirements and appropriate qualifications, I suggest the inclusion of an additional participant to represent Liverpool on the Panel, would be the Director of Planning or similar role be appointed in place of the Previous General Manager as I believe he/she would bring expertise and advice to the councillors on the panel that will assist their decision making. As would be the case if debated in council by councillors.

STRA01.The decision by the NSW Government to cut developer levies will transfer costs for community infrastructure from developers to ratepayers and local councils.

This matter is of enormous concern in that the cost shifting should it proceed could in effect increase local rates by up to 300% across the LGA. The capping of development contributions

to \$20,000 will mean essential infrastructure will either be downgraded or not provided at all until funds (generated by resident's rates) have been gathered to continue development.

The State Government has effectively transferred to ratepayers of Liverpool the costs of providing new footpaths, local roads, pre-schools, parks, playing fields and libraries. This will mean that householders in release areas such as ours will be severely discriminated against as new release areas require intensive infrastructure where similar development in inner city areas merely "taps into" the infrastructure available.

Of considerable concern is that with the potential rate increases not only will the residents of western and south western Sydney be discriminated in that they will wear the brunt of the cost shifting, that it will also **hamper Business Growth** in our existing and expanding areas as Businesses too will wear the costs in the form of rates increases and this in turn will have them look at already developed areas to begin their business instead of bringing industry and business to the workers who live in the growth centres.

The NSW Government has further walked away from its responsibilities by seeking to transfer the determination of rate rises to the Independent Pricing and Regulatory Tribunal (IPART).

"The Government's argument -- that transferring decision-making powers to a body whose members are appointed by the Premier will somehow 'depoliticise' the process -- just doesn't stand up.

"Former Premier Rees was at least honest enough to admit that the Government-imposed cap on rates was causing local government serious problems and preventing it from providing basic community infrastructure. Clearly, with this decision, the government is seeking to distance itself from its responsibilities and to blame any future rates rises on IPART, saying, 'it wasn't us'. This sounds particularly familiar to those residents who have been battling with ARTC, another 'arms distant' Government body.

We in Liverpool have a proud reputation for green field areas, parks, community facilities and support programs all of which will be stopped, delayed, stifled or downgraded. Might I say that if I believed for one minute that all these services could be provided to the new residents for the \$20,000 cap I would support it, however the only people likely to benefit from the cap are the developers and this I cannot support?

I commend the council on seeking remuneration for funds already committed and suggest that they do whatever necessary to prevent this unjust addition to cost shifting. At no time do I believe council was asked, invited or encouraged to comment on what is of enormous impact to our city, and those who like us have access to new release areas.

Address to Liverpool City Council meeting 21.6.10

As a growth area working in concert with other western Sydney councils is a way forward and should be supported. As I mentioned earlier we will be severely disadvantaged and the increase in our infrastructure backlog would blow out of all proportion, should this proceed.

In closing it is clear that we Liverpool City council residents cannot afford to carry this financial burden and it isn't right that we provide unsuitable development purely to make Government bodies look better. Unless the NSW State government is prepared to install all necessary infrastructures to release areas prior to their development I believe we need to do all possible to protect our city and our residents from unjust and unreasonable rates increases.