

Graffiti Removal Day



'Graffiti Removal Day was held on 23 September 2012'



Significant acquisitions to Liverpool Heritage Library



'Currency used in the Holsworthy Internment Camp during World War 1'



'Donations from Brad Fittler's personal collection'



Local Government Week 2012



'A marquee was setup in Macquarie Street Mall with Council Staff answering enquiries from residents'

Liverpool City Council
Working our future together

Development Applications

- 322 Development Applications lodged with a estimated value of \$104.7m
- 348 Development Applications determined with an estimated value at \$128.7m
- 184 new dwellings approved.
- 267 new residential lots approved.

Liverpool City Council
Working our future together

Construction and Complying Development Certificates

Construction Certificates

- 138 applications were received by Council
- 175 certificates were determined worth \$27.7m

Complying Development Certificates

- 6 applications were received by Council
- 9 certificates were determined worth \$1.9m



Sustainable Events Management



Customer Services

- 39,200 - Calls
- 13,578 - Customers served
- 15,187 - Customer requests
- 2,592 - After hours calls
- 47,535 – Letters sent



CORPORATE SERVICES REPORTS

CORS 01

ITEM NO: CORS 01
FILE NO: 2007/0300
SUBJECT: SEPTEMBER 2012 QUARTER BUDGET REVIEW

RECOMMENDATION

That Council:

1. Receives and notes the report.
2. Transfers the surplus of \$153k working funds to the capital works reserve.
3. Votes the identified budget variations in accordance with this report.

COUNCIL DECISION

Motion: **Moved: Cllr Mamone** **Seconded: Cllr Hadid**

That Council:

1. Receives and notes the report.
2. Allocates \$153k from Working Funds to finance additional resources to process the current backlog of Development Applications.
 - b) The use of the funds be effective immediately.
 - c) That City Planning reports back to Council in March 2013 with the results on the number of development applications processed and the amount of funds used.
3. Votes the identified budget variations in accordance with this report.

On being put to the meeting the motion was declared CARRIED.

COMMITTEE REPORTS

COMM 01

ITEM NO: COMM 01
FILE NO: 2006/0660
SUBJECT: LIVERPOOL YOUTH COUNCIL ANNUAL REPORT 2011-2012

RECOMMENDATION

That Council:

1. Allows representatives from the 2010-2012 Youth Council to present the Liverpool Youth Council Annual Report 2011-2012 in open session of Council.
2. Receives and notes the Liverpool Youth Council Annual Report 2011-2012 and thanks its members for their contributions, including those of Mayor Ned Mannoun and Councillor Wendy Waller.
3. Endorses Marcelo Lacardi-Rauth as a member of the Liverpool Youth Council for the 2012-2014 term.

COUNCIL DECISION

Motion: **Moved: Cllr Hadchiti** **Seconded: Cllr Shelton**

That the recommendation be adopted.

On being put to the meeting the motion was declared CARRIED.

CITY PLANNING REPORTS**PLAN 01**

ITEM NO: PLAN 01
FILE NO: 2011/5401
SUBJECT: LIVERPOOL RETAIL CENTRES HIERARCHY REVIEW

RECOMMENDATION

That Council:

1. Moves into closed session prior to the conclusion of the meeting with the press and public excluded for the purpose of considering legal advice, and keeps confidential the attachment supplied under separate cover pursuant to the provisions of Section 10A(2)(g) of the Local Government Act 1993, being advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege.
2. Adopts the Liverpool Retail Hierarchy Review (October 2012).
3. Updates the Liverpool Business Centres and Corridors Strategy in line with the findings of the Liverpool Retail Hierarchy Review (October 2012) and make the Strategy available through Councils website.
4. Notes the submissions to the Draft Liverpool Retail Hierarchy Review 2012.

COUNCIL DECISION

Motion: **Moved: Cllr Hadchiti** **Seconded: Cllr Harle**

That Council:

1. Adopts the Liverpool Retail Hierarchy Review (July 2012) and classifies the Orange Grove Centre as a Stand Alone Centre (in line with the standard definitions provided in Table 1 of the NSW Government Draft Centres Policy 2009) and correct spelling and grammatical errors in the study.
2. Updates the Liverpool Business Centres and Corridors Strategy in line with the findings of the Liverpool Retail Hierarchy Review (July 2012), with the exception of the findings for the Orange Grove Centre and 1975-1985 Camden Valley Way, Prestons and make the strategy available through Council's website.
3. Agrees to consider a Planning Proposal for a rezoning of the Mega Centre site in the Orange Grove Centre (Lot 101 DP 104316) to accommodate a broader range of retail uses.

4. Considers a planning proposal for the rezoning of the site 1975-1985 Camden Valley Way, Prestons to B2 'Local Centre'.
5. Acknowledges that Council can consider future planning proposals for retail and commercial opportunities which are supported by a recognised Economic Impact Study.
6. Notes the submissions to the Draft Liverpool Retail Centres Hierarchy Review (July 2012).

Amendment:

Moved: Cllr Stanley

Seconded: Cllr Karnib

That Council:

1. Adopt the Liverpool Retail Hierarchy Review (July 2012)
2. Updates the Liverpool Business Centres and Corridors Strategy in line with the findings of the Liverpool Retail Hierarchy Review (July 2012), with the exception of the findings for the Orange Grove Centre and 1975-1985 Camden Valley Way Prestons make the strategy available through Council's website.
3. Acknowledges that Council can consider future planning proposals for retail and commercial opportunities which are supported by a recognised Economic Impact Study.
4. Notes the submissions to the Draft Liverpool Retail Centres Hierarchy Review (July 2012).

On being put to the meeting the amendment was declared LOST, the motion moved by Cllr Hadchiti was declared CARRIED.

PLAN 02

ITEM NO: PLAN 02
FILE NO: RZ-7/2011
SUBJECT: DRAFT AMENDMENT NO. 22 TO LIVERPOOL LOCAL ENVIRONMENTAL PLAN 2008 - BRAND OUTLET PREMISES AT 5 VISCOUNT PLACE, WARWICK FARM

RECOMMENDATION

That Council:

1. Moves into closed session prior to the conclusion of the meeting with the press and public excluded for the purpose of considering legal advice, and keeps confidential the attachment supplied under separate cover pursuant to the provisions of Section 10A(2)(g) of the Local Government Act 1993, being advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege.
2. Supports the use of the site as a 'brand outlet premises' and proceeds with the making of Liverpool Local Environmental Plan 2008 (draft Amendment No.22).
3. Forwards the Planning Proposal to the regional branch of the Department of Planning and Infrastructure for Parliamentary Counsel consideration and requests that the wording of the amendments be confirmed with Council prior to being made.
4. Writes to the Department of Planning and Infrastructure requesting clearer policy direction in relation to outlet centre retailing in NSW.

COUNCIL DECISION

Motion: **Moved: Cllr Hadchiti** **Seconded: Cllr Hadid**

That Council:

1. Proceeds with the making of draft amendment 22 to Liverpool Local Environmental Plan 2008 (as per Table 1 in the publicly exhibited planning proposal of July 2012), being:
 - a. Maintain the current 'B5 Business Development Zone' and provide an additional use on the site for 'retail premises';
 - b. Limit the gross floor area of 'retail premises' on the subject site to 19,000sqm and;
 - c. Limit the gross floor area of any single tenancy to 1,200sqm.
2. Forward the Planning Proposal to the Department of Planning and Infrastructure for finalisation.

For: Mayor Mannoun, Clr Shelton, Clr Mamone, Clr Hadchiti, Clr Balloot,
Clr Waller, Clr Karnib, Clr Harle, Clr Hadid, Clr Ristevski.

Against: Clr Stanley

On being put to the meeting the motion was declared CARRIED.

Clr Hadchiti and Clr Hadid left the Chambers at 8.39pm

NOMR 02

ITEM NO: NOMR 02
FILE NO: 2012/0307
SUBJECT: PLAN 05 - 607-611 (LOTS 5-7 DP 15667) HUME HIGHWAY CASULA PROPOSED REZONING TO PERMIT THE DEVELOPMENT OF A 4300SQM SUPERMARKET, WITH CONSENT

RECOMMENDATION

That Council rescinds the resolution relating to item PLAN 05 from the 5 November 2012 Council meeting regarding the proposed rezoning of 607-611 (Lots 5-7 DP 15667) Hume Highway, Casula.

Signed by Mayor Mannoun, Clr Hadid and Clr Ristevski.

COUNCIL DECISION

Rescission Motion: Moved Clr Ristevski Seconded: Clr Balloot

That the rescission motion be adopted.

On being put to the meeting the rescission motion was declared CARRIED

For: Clr Balloot, Clr Mamone, Clr Harle, Clr Ristevski, Mayor Mannoun

Against: Clr Stanley, Clr Shelton, Clr Karnib, Clr Waller.

Consequential Motion:

Motion: Moved: Clr Ristevski Seconded: Clr Balloot

That Council:

1. Approves the application to amend the LLEP 2008 to add a clause to schedule 1 to allow an additional permitted use for 607-611 (Lots 5-7 DP 15667) Hume Highway, Casula being that "development for the purpose for commercial premises is permitted with consent up to a maximum 4300sqm".
2. Prepares and forwards a planning proposal to the Minister for Planning & Infrastructure seeking gateway approval in accordance with Sect 56 of the Environmental Planning Act 1979.

For: Mayor Mannoun, Clr Balloot, Clr Mamone, Clr Harle, Clr Ristevski,

Against: Clr Stanley, Clr Shelton, Clr Karnib, Clr Waller.

That the consequential motion be adopted.

On being put to the meeting the consequential motion was declared CARRIED.

Note: Clr Hadchiti and Clr Hadid were not in the chambers when this item was voted on.

Adjournment of the meeting was called by the Chair for 10 minutes at 8.59pm.

Council resumed at 9:14pm.

Clr Hadid and Clr Hadchiti returned to the Chambers at 9:14 pm.

PLAN 03

ITEM NO: PLAN 03
FILE NO: RZ-1/2012
SUBJECT: DRAFT AMENDMENT NO. 26 TO LIVERPOOL LOCAL ENVIRONMENTAL PLAN 2008 - PUBLIC EXHIBITION OUTCOMES

RECOMMENDATION

That Council proceed with the making of draft amendment 26 to Liverpool Local Environmental Plan 2008 and forward the Planning Proposal to the Department of Planning and Infrastructure for finalisation.

COUNCIL DECISION

Motion: **Moved: Clr Hadchiti** **Seconded: Clr Stanley**

That Council:

1. Proceeds with the making of draft amendment 26 to Liverpool Local Environmental Plan 2008 and forward the Planning Proposal to the Department of Planning and Infrastructure for finalisation.
2. Supports to increase the gross floor area cap from 13500sqm to 14000sqm.

On being put to the meeting the motion was declared CARRIED.

Councillors voted unanimously for this motion.

CITY PLANNING REPORTS

PLAN 08

ITEM NO: PLAN 08
FILE NO: 2011/5948
SUBJECT: ADOPTION OF LIVERPOOL DEVELOPMENT CONTROL PLAN 2008
AMENDMENT NO 8 - WARWICK FARM EAST

RECOMMENDATION

That Council:

1. Adopts the amendments to the Liverpool Development Control Plan 2008.
2. Places a notice in the local paper in accordance with Clause 21 of the Environmental Planning and Assessment Regulation 2000 to enact the amendment.

COUNCIL DECISION

Motion: **Moved: Cllr Harle** **Seconded: Cllr Hadchiti**

That Council:

1. Receives and notes the report.
2. Forms the Warwick Farm Racing Precinct Steering Committee with its members made up from all effected stakeholders within the area including Council. Its purpose is to:
 - a) Look at all aspects of the impact trading hour restriction on the racing community and industrial area.
 - b) Determine appropriate economical means of minimising that impact on the majority of its stakeholders.
 - c) Formulate a means of achieving that outcome in particular achievable timeframe including the possible construction of suitable access road to the industrial area.

Amendment: **Moved: Cllr Waller** **Seconded: Cllr Stanley**

That Council:

1. Adopts the amendments to the Liverpool Development Control Plan 2008.
2. Forms the Warwick Farm Racing precinct steering committee with its members made up from all effected stakeholders within the area including Council. Its purpose is to:
 - a) Look at all aspects of the impact trading hour restriction on the racing community and industrial area.
 - b) Determine appropriate economical means of minimising that impact on the majority of its stakeholders.
 - c) Formulate a means of achieving that outcome in particular achievable timeframe including the possible construction of suitable access road to the industrial area.
3. Places a notice in the local paper in accordance with Clause 21 of the Environmental Planning and Assessment Regulation 2000 to enact the amendment.

On being put to the meeting the amendment was declared LOST.

On being put to the meeting the motion was declared CARRIED.

Vote for Amendment:

For: Cllr Waller, Cllr Shelton, Cllr Waller, Cllr Karnib

Against: Mayor Mannoun, Cllr Mamone, Cllr Ristevski, Cllr Balloot, Cllr Harle, Cllr Hadid, Cllr Hadchiti

Vote for Motion:

For: Mayor Mannoun, Cllr Mamone, Cllr Ristevski, Cllr Balloot, Cllr Harle, Cllr Hadid, Cllr Hadchiti

Against: Cllr Stanley, Cllr Shelton, Cllr Waller, Cllr Karnib

QUESTIONS WITH NOTICE**QWNO 01**

ITEM NO: QWNO 01
FILE NO: 2012/0284
SUBJECT: QUESTION WITH NOTICE - CLR HADCHITI

RECOMMENDATION

1. Council officers have previously present options for a possible road from Governor Macquarie Drive to Scrivener Street in Warwick. Have any of the options been formally costed?
2. In relation to the above, has Council commissioned any reports ie. Geotech etc?
3. Can an update be given on the progress of the L&E Court proceedings between Council and Bencluth (Direct Freight) relating to the DA refusal for opening hours?

COUNCIL DECISION

Motion moved from Questions 1 and 2:

Moved: Clr Hadchiti

Seconded: Clr Hadid

That Council:

1. Prepares a cost estimate to undertake the detailed design investigations and State Government approvals to construct a new Warwick Farm Horse Trainer Precinct bypass road between Scrivener Street and Governor Macquarie Drive via the southern and eastern boundaries of Rosedale Oval.
2. Seeks in-principle approval from the relevant State Government agencies to allow the construction of the new link road as identified in 1 above.

On being put to the meeting the motion was declared CARRIED.

Motion moved from Questions 3:

Moved: Cllr Hadchiti

Seconded: Cllr Waller

That Council:

1. Acknowledges that the Court has granted approval for extended hours of operations for Direct Freight.
2. Instructs Council's solicitor to negotiate conditions of consent in lieu of the 12 month trial that ensures:
 - a. A maximum acoustic wall height of 3.8 metres.
 - b. The installation and monitoring of a GPS device into all trucks that relate to the extended hours to demonstrate compliance with the extended hours of operation.
 - c. Council is provided with a Validation Report to demonstrate compliance with the number and time of all truck movements. Relating to extended hours of operation.
 - d. Council be provided with written request, a report on all truck movements relating to the extended hours to demonstrate compliance with the conditions of consent.

On being put to the meeting the motion was declared CARRIED.

Councillors voted unanimously for this motion.

QWNO 02

ITEM NO: QWNO 02
FILE NO: 2012/0284
SUBJECT: QUESTION WITH NOTICE - CLR STANLEY

RECOMMENDATION

1. What criteria are normally considered before infrastructure such as footpath are added to the list of planned works?

Council has established a priority selection system for ranking and programming the provision of new footpaths within the LGA. The need for new footpaths is established using many factors including safety, public transport nodes, links between schools and residential catchments, public reserves, shopping centres and other community facilities. The aim is to provide linkages between existing pedestrian generating facilities and existing footpath network.

However, over the immediate future and due to budgetary constraints, priority for Council footpath funding is being given to providing new footpaths on arterial roads and built up urban areas that have significant pedestrian and traffic volumes and hence rank highly compared to most other locations within the LGA.

2. When or has a cost estimate been done for the provision of a footpath at Tooma Place Heckenberg.

In response to a request from Clr Tony Hadchiti dated 9 October 2012, Council investigated and provided a cost estimate to construct a paved footpath in Tooma Place in Heckenberg. This advice was provided on 19 October 2012.

3. How much was that estimate?

The cost to provide a paved concrete footpath on one side of Tooma Place is estimated to be \$16,000.

4. If such an estimate was requested at whose request was it made?

As in 2 above.

5. If there has been no such estimate will the allocation made at the Council meeting of 5/11/2012 be sufficient to complete works?

As in 3 above.

6. What is the planned location of the footpath?

The footpath will be located along the eastern side of Tooma Place to provide a fully accessible link between Snowy Park and Heckenberg Avenue.

7. What is its length?

156 metres.

8. If applicable can I be provided with the assessment that was completed.

Please find below advice provided to Councillor Hadchiti on 19 October 2012.

Tooma Place is a cul-de-sac servicing 19 residential properties. The cost to provide a paved concrete footpath on one side of this road is estimated to be \$16,000. However, it is to be noted that priority for Council footpath funding is currently being given to providing new footpaths on main and secondary roads that have significant pedestrian and traffic volumes and hence rank highly compared to cul-de-sacs that normally carry very low volumes of pedestrian and vehicular traffic.

With regards to its condition, Council's assessment has found Tooma Place to be in a poor condition with substantial reconstruction and resurfacing required to bring this road to a satisfactory standard. The necessary reconstruction works are estimated to cost over \$200,000. While Tooma Place has already been identified in Council's ten year capital works program for full reconstruction, due to other competing priorities, these works are currently planned during the latter part of the ten year program.

Council's maintenance strategy for Tooma Place involves continuing recurrent maintenance works to ensure Tooma Place remains in a serviceable condition until such time as full reconstruction can be undertaken.

9. Was a footpath on Tooma Place currently planned for in our Strategic Plan; if so when was it planned to be delivered?

While the need for a paved footpath in Tooma Place as well as adjoining streets has been identified in Council's long term footpath program, due to other competing priorities, the footpath is currently not planned for construction in the short to medium term.

QWNO 03

ITEM NO: QWNO 03
FILE NO: 2012/0282
SUBJECT: QUESTION WITH NOTICE – MAYOR MANNOUN

RECOMMENDATION

- 1. Can you please provide council with a breakdown of how many applications were made for the facade upgrade program and how many we're successful? Can the results please be broken down per year.**

Address	Description of work	Total Cost to owner	FUS Subsidy	Date
192 Macquarie Street	Painting of two walls above and below the awning + awning	\$4800	\$2400	Dec. 2003
85 - 87 Moore Street	Painting above and below awning + awning	\$9460	\$4750	Feb 2004
13 -15 Memorial Avenue	Upgrade of façade above and below awning + awning	\$3300	\$1650	May 2004
21 – 27 Memorial Avenue Cnr Northumberland Street.	Painting above and below the awning on two sides + awning on two sides	\$35,902	\$9500	Aug 2004
3/32 Memorial Avenue	Replacement of shopfront below awning	\$4712	\$2000	May 2005
240 George Street	Facade above awning	\$4200	\$2000	June 2006
242 - 250 George Street	Façade above awning	\$3520	\$1760	August 2006
242 -250 George Street	Façade below awning + awning	\$4801	\$2000	June 2007
185 Northumberland Avenue	Façade below awning + awning Façade above awning	\$8325 \$20,378	\$2000 \$2000	February 2009
97 Moore Street	Facade below awning + awning Façade above awning	\$8175 \$18,000	\$2000 \$2000	February 2009

99 Moore Street	Façade below awning + awning Facade above awning	\$8175.20 \$19,798	\$2000 \$2000	February 2009
14 -20 Railway Street	Redesign of façade including aluminium panels, tiling and painting + tiling below awning and repair to awning – Agreement signed work still to be undertaken	\$35,000	\$16,000	June 2010
Totals		\$188,546	\$54,060	

QWNO 04

ITEM NO: QWNO 04
FILE NO: 2012/0282
SUBJECT: QUESTIONS WITH NOTICE - CLR HARLE

RECOMMENDATION

- 1. Does Council incorporate, as part of its planning policies for DA applications, the positioning of shrubs and trees in relation to street lighting? It is evident that there are many instances where trees have been planted without taking into consideration their long term effect on street lighting as they mature.**

Street tree planting is often required with the creation of a new street or the extension of an existing street. While the relevant provisions of Liverpool Development Control Plan 2008 (LDCP 2008) currently nominates the types of species to be planted within certain areas across the local government area, LDCP 2008 is silent on the distances that street trees would be located from street lights.

Given that street lighting and street trees are often provided at subdivision stage, rather than amending the LDCP 2008 to detail certain spatial requirements, a standard condition could be imposed for any future subdivision development application requiring that the preparation of the street tree plan be reflective of and take into consideration the road lighting plan.

- 2. As part of its planning policies, does Council ensure that high efficiency street lighting such as LEDs are incorporated into DA's in preference to less economical lighting that will have a significant impact on Councils' future energy and maintenance costs?**

Council's current policy is for street lighting to be designed and installed subject to Endeavour Energy's approval. The current approval process does not specify the installation of LED lights. However, Council has discussed with Endeavour Energy options for including LED lighting in new developments. The company has advised that LED lights are currently not cost effective but Endeavour Energy is trialling the use of LED lights in an existing residential street in the Blacktown Local Government Area.

Subject to the outcome of this trial Endeavour Energy would be advising its Council customers including Liverpool Council on the appropriate use and requirements of such lighting. A further advice would be provided to Council after this trial.

- 3. Many residents of Luddenham have been subjected to major increases in their sewerage pump out charges due to a lack of available competitive contractors. Penrith Council has been subsidising their residents on the bordering Luddenham area. If Liverpool Council were to do the same, what would be the annual costs to Council for those affected residents?**

Liverpool City Council (LCC) does not provide a pump out service. Sewerage pump outs are carried out by private providers and Council has no control of the costs they charge. Penrith City Council (PCC) provides the service and the annual charge is included on the rate notice of the affected properties, they do not use contractors. All charges are included in PCC Schedule of Fees and Charges and are adopted by Council on an annual basis.

LCC has approximately 3,074 residential properties with an on-site sewerage management system and 76 business properties. The cost for LCC to introduce a similar service to PCC was not available at the time of printing this report, however, costings are being sort with regard to capital equipment requirements, staffing, disposal costs etc., and will be reported to Council as soon as practicable.

QWNO 05

ITEM NO: QWNO 05
FILE NO: 2012/0283
SUBJECT: QUESTIONS WITH NOTICE - CLR SHELTON

RECOMMENDATION

1. On page twenty-seven of the Council's publication **Resourcing Strategy, 1 July 2011** the following is stated:

The two Long Term Financial Plan models, Scenario 1 and Scenario 2 have been prepared from forecast information in the Asset Management Plan, the Workforce Management Plan, various Council strategies and from general and industry specific economic assumptions to project revenue and expenses for the next ten years.

Please further particularise:

1. **the 'various council strategies',**

As part of the development of the Long Term Financial Plan Council staff reviewed all strategies and plans to assess any impact they may have on Council and to assist in capturing all known financial implications. In particular, the following key Council strategies were utilised to inform the Long Term Financial Plan:

Debt Management – Loans

Maturing debt savings transferred to an Infrastructure Sinking Fund to provide funds for future infrastructure needs, including potential to service any new debt required to fund capital works.

Parking Strategy

Council adopted a parking strategy in February 2010 with any additional revenue being quarantined in the Parking Strategy reserve for the first five years to be utilised to improve car parking and transport in the city centre. Revenue from subsequent years will form part of Council's general revenue used in the provision of ongoing services and facilities to the Liverpool community.

Property Strategy

Assesses property holdings and investigates potential strategic property disposals and acquisitions to improve Council's portfolio of income generating assets and reduce reliance on rate revenue and the burden on the rate payer.

Section 94 Contribution Plans

Identify the types of works needed in new land release areas and funding that will need to be collected to provide these works.

2. the 'general economic assumptions' and

The key economic assumptions are outlined on pages 25 and 26 of Council's Resourcing Strategy and include the following:

- Fees & Charges – 3 per cent increase per annum
- Other Operating Revenues – 3 per cent increase per annum
- Materials and Contracts Other – 5 per cent increase per annum
- Electricity – 15.8 per cent increase in year 1, 23 per cent increase in year 2 and 3 per cent increase per annum for remaining years
- Insurances Motor Vehicles – 5 per cent increase per annum
- Insurances: Industrial Special Risk – 10 per cent increase per annum for 3 years and then 5 per cent increase per annum
- Insurance: Public Liability – 10 per cent increase per annum
- Other Expenses – 3 per cent increase per annum
- Superannuation Costs – provision of 9 per cent for first 2 years then rising incrementally to new cap of 12 per cent in 2019

3. the 'industry specific economic assumptions'

The following assumptions could be classified as industry specific:

- Rates Revenue – 3 per cent annually plus expected 14,800 lots to be released over the period of the long term financial plan
- Domestic Waste Charge – 3 per cent annually
- Investment Revenue – 6 per cent annually
- Financial Assistance Grant – 2.14 per cent annually
- Employee Costs – 3.25 per cent annually
- Materials and Contracts Roads – 4.33 per cent annually

Underpinning this statement, given the expectation of a balanced budget contained in this document for the 2011/2012 financial year and escalating deficits under either 'Scenario 1' or 'Scenario 2' thereafter please provide or confirm the latest projections as to deficits for the next three years on present assumptions under these Scenarios.

General Comment

The deficits highlighted in the Long Term Financial Plan (LTFP) scenarios reflect the funding shortfall to deliver the services and works programs as included in the model. The funding strategies for these deficits are outlined in the LTFP and include potential future loan borrowings, the need to maintain the current special rate variation and potentially seeking future rate variations.