

ATTACHMENT 5.1: COMMUNITY COMMUNICATION AND ENGAGEMENT PLAN

As reported to Council on 10 July 2018, pp 24 - 28.

MINUTES ORDINARY COUNCIL - 10 JULY 2018

ITEM 3 - ATTACHMENT 1 PROPOSED SPECIAL RATE VARIATION COMMUNICATIONS AND ENGAGEMENT PLAN.

Proposed Special Rate Variation – Communications and Engagement Plan

This communications and engagement plan (CEP) is for the proposed Special Rate Variation (SRV) project - *Investing in our community*.

Communications and engagement activities for the proposed SRV are based on social justice principles - ensuring equity and fairness and to provide opportunities for individuals, regardless of background or socio economic status, to participate in decisions that can affect their quality of life. The activities outlined are open to all stakeholders with some targeted activities for specific groups of ratepayers.

What level of engagement will occur?

Council plans community engagement across the Local Government Area (LGA) during a five week period exhibition period.

Council's approach to stakeholder engagement is encapsulated in Council's Engagement Framework, available on Council's website. The Framework is based on the International Association for Public Participation (IAP2) Spectrum for Public Participation. Engagement for the Special Rate Variation is assessed as a *Level 3: Participate*.

The aim is to consult with the community to ensure the proposed SRV reflects the vision and aspirations of the community, and that the community's priorities and feedback on the proposed SRV are broadly captured.

The CEP will provide a range of opportunities to:

- 1) Inform the community on the proposal and associated processes, and
- 2) Provide a range of opportunities for the community to provide feedback.

It is planned to consult the community on the SRV proposal in July/August 2018, note the community's feedback and then modify and exhibit elements of the Integrated Planning and Reporting (IP&R) Framework as legislatively required. This is a separate consultation process.

If the SRV application is successful, the Operational Plan for 2019-2020 may be revised and exhibited in May 2019. This is also a separate exhibition process.

Community Engagement Activities

One of the five criteria against which Council's SRV application may be assessed is the level of community consultation. Council is required to demonstrate an appropriate variety of engagement methods to ensure community awareness and input.

To achieve this, a range of events are planned to inform and engage a diverse range of Port Stephens residents and ratepayers.

Community stakeholders

- Port Stephens residents and ratepayers – residential, farmland and businesses
- Community organisations and relevant special interest groups
- Real estate and property management agents (representing non-resident ratepayers)
- Significant ratepayers, eg Department of Housing, Defence Housing, Tomago Aluminium, Worimi and Karuah Local Aboriginal Land Councils
- Council committees and advisory groups

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The proposed SRV project is the community's opportunity to confirm to Council of its aspirations and priorities for the future (already articulated as part of the IP&R consultation process) and provide feedback on identified major infrastructure projects and proposed increased services.

Public exhibition period

The proposed public exhibition and consultation period is Monday 23 July 2018 to Friday 24 August 2018, subject to Council endorsement.

Council in the community**Face to face sessions**

These sessions will be conducted over five weeks. The earlier sessions will promote information about the proposed SRV and explain the process. The face to face sessions are divided into four types:

1) Road Shows

Three Road Shows about the proposed SRV, one to be held in each Ward with Councillors and Council officers in attendance to outline proposed projects (PowerPoint presentation), answer questions and assist with explaining the proposed SRV. Special interest groups to be invited to these sessions.

Location	Venue
Salamander Bay	Tomaree Community Centre
Raymond Terrace	Council Administration Building
Medowie	Medowie Community Hall

2) Information Sessions

Held at various locations around Port Stephens as required. They will include a short presentation (using PowerPoint where possible) to explain the SRV process, its implications and the need for community consultation.

For example:

	Location	Venue
1	Anna Bay	Birubi Surf Life Saving Club
2	Fern Bay	Community Hall
3	Karuah	Karuah Working Together Centre
4	Lemon Tree Passage	Club Lemon Tree
5	Nelson Bay	Community Hall
6	Raymond Terrace	Council Committee Rooms
7	Seaham	Seaham Hall

3) Listening Posts

Information booths at a range of community events at which residents attend to distribute information about the proposed SRV.

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Examples include:

Location	Venue
Anna Bay	Anna Bay markets
Raymond Terrace	Raymond Terrace Library
Raymond Terrace	Rectory Markets
Salamander Bay	Tomaree Library
Lemon Tree Passage	Chemical Waste Drop day
Nelson Bay	Love Seafood Festival
Medowie	Medowie Markets
General	PSC Business Lunch
Karuah	Monthly car boot sale

4) Round tables

Round tables offered to community groups, real estate agents and community generally. One per Ward and as required.

Location	Venue
Raymond Terrace	Council Administration Building
Salamander Bay	Tomaree library
Anna Bay	Birubi Surf Life Saving Club

The schedule for these activities will be promoted on Council's website, by email, advertisement, flyer, poster and social media.

Phone Survey

Council will commission an external research company to undertake a phone survey to achieve at least 400 responses.

This survey will provide a representative sample of ratepayers, measuring community awareness and affordability of the intended SRV and provide a clear measure of what would constitute an acceptable rate variation.

Other**Community/special interest/industry groups**

- Key community groups will be contacted with information about the information sessions and other engagement activities.
- Council's 355C committees will be contacted with information about the project.
- Key community groups will be contacted with information about the project with information – offer to present at scheduled meetings.
- Offer a dedicated meeting for real estate and property management agents.

Communications**Direct promotion to residents****August rates notice: letter to all residents**

- Introduce SRV proposal to the community and seek their input
- Outline key dates for community input
- Confirm feedback mechanisms for residents

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Week One of public exhibition period: DL card mail out

- Includes magnet card for residents to place on their fridge
- Confirm funding package proposals and associated projects
- Outline key dates for community input
- Contact details for more information

January 2019 (via planned waste mailer): letter to all residents (TBC)

- Provide an update on project and the next steps
- Contact details for more information

Throughout project, other channels will be used such as InforMe, BusLink, and contact with targeted groups via email/letter and material emailed to community newsletters.

Advertising

Paid advertising campaign to drive traffic to EHQ utilising established print media outlets and PSC owned social media channels, including Port Stephens Examiner, News of the Bay, Facebook and Instagram.

Media

Proactive media releases distributed as external communications, interviews and *op ed* opportunities also offered to editorial staff at print, radio and broadcast media outlets to outline the proposed SRV and encourage community input via the consultation activities.

Digital Presence

Council's website

Council's website will be the main platform for up to date information on the SRV proposal for the term of the project. It will include a timeline, copies of all factsheets, FAQs, a link to a video etc.

Engagement HQ – Council's online community engagement software

Using Engagement HQ (EHQ), Council will offer a moderated online forum to host a community conversation/FAQ site for the proposed SRV and a short submission facility.

With the site open 24/7, residents can have their say on the proposed SRV and associated documents at a time that suits them, engage in two-way discussion with other stakeholders, learn more about the plan or just observe the community conversations.

Internal media channels

The SRV project will also activate established internal media channels to disseminate information to residents via staff.

Communication materials

A package of materials will be produced to increase awareness and understanding amongst ratepayers, promote the project events and drive engagement to community feedback initiatives.

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All events will be advertised in print and online.

Proposed documents and advertisements		
	TYPE	CONTENT
1	DL trifold	General information on the proposed SRV
2	DL card	Time line for the SRV project and general information
3	Fact sheet – proposed SRV	General outline what will be funded Detail on each item or group items
4	FAQ sheet	General questions that the community may ask about the project
5	Factsheet - SRV – Residential rating category	A4 flyer – information showing the impact on residential rates for the various options
6	Factsheet - SRV – Farmland rating category	A4 flyer – information showing the impact on farmland rates for the various options
7	Factsheet - SRV – Business rating category	A4 flyer – information showing the impact on business rates for the various options
8	Factsheet – impact on resident non ratepayers	TBC - Outlines potential impact on resident non ratepayers
9	Advertisements	Paid ads in local newspapers. Cinema, billboard and bus stop advertising TBC
10	Poster	A4 size – for local businesses
11	Video	Promotional video highlighting initiative, also short versions for social media
12	Social media boosts	Social media boosts during PE

Other

A dedicated email address srv@portstephens.nsw.gov.au will be utilised for the project. Others as identified during the project.

Submission formats

Community members will be able to provide feedback in the following ways:

- 1) A short submission via the EHQ platform on Council's website.
- 2) An email to srv@portstephens.nsw.gov.au (receipt will be acknowledged).
- 3) In writing to Port Stephens Council.

A random sample will be selected to participate in a phone survey.

A5.2: INFORMATION MATERIAL AND CONSULTATION ACTIVITIES

STAGE ONE

As outlined in the Community Engagement Plan, Council prepared and distributed a broad range of information material throughout the process.

Advertising

Advertisements were placed weekly in the main local newspaper.

Other media and promotion throughout the public consultation periods included:

- Paid advertisements
 - ¼ page advertisement – general
 - ½ page advertisement – meeting dates
 - Insert in Council's weekly inforMe full page advertisement
- Facebook:
 - numerous paid (sponsored) posts on Facebook targeted to the local area;
 - shared posts to community organisation Facebook sites where known
 - numerous organic (non-paid) posts;
- Electronic distribution of a factsheet to Council's 355c committees, community groups and community associations by email (where known);
- Distribution of media releases, leading to some radio station interest;
- Updates in Council's online newsletter InforMe;
- Hard copies of the documents were made available at Council's administration building and libraries with hard copy sets provided to key community groups;
- Electronic copies of the documents were made available on Council's website;
- A dedicated SRV page on Council's website;
- A dedicated page and forum on Council's engagement portal, Engagement HQ – have your say. EHQ platform.

Youtube video - <https://youtu.be/cg1gwsHVV1w>

Information material

- Letter to all ratepayers – July 2018
- SRV community projects booklet –brief overview of four rating options and proposed projects to be funded by each SRV option
- Frequently Asked Question sheet - information on the general process of an SRV
- Factsheets to assist ratepayers estimate the potential on rates for the three categories over seven years of each option:
 - residential,
 - business and
 - farmland
- SRV Information sessions flyer (and advertisement)

- SRV projects – 2019-2021 A3 handout and online
- SRV projects – 2022-2025 A3 handout and online
- SRV projects – 2026 onwards A3 handout
- Myth busters A4 flyer
- SRV projects – Central Ward A3 doubled side handout
- SRV projects – East Ward & Anna Bay A3 doubled side handout
- SRV projects – West Ward A3 doubled side handout
- SRV Information sessions flyer

These materials were available on Council's website and in hard copy at Council's libraries, administration centre and at community meetings.

Copies are included at the end of this attachment.

PowerPoint Presentations

East Ward and Anna Bay
West Ward
Central Ward
General meetings

Meetings and other consultation activities

Community activities – Stage One

Council held or participated in 28 community events across the Port Stephens LGA, attended by approximately 540 people. Locations included Karuah, Medowie, Nelson Bay, Raymond Terrace, Tilligerry Peninsula, Seaham and Shoal Bay. A detailed list of these activities is in ATTACHMENT 5: A5.2.

Port Stephens key community groups were contacted to be made aware of the process and encouraged to attend one of 28 community events.

Date	Activity	Attendance Numbers (est.)
July		
Tue 24	Information Booth Tomaree Library 11am-1pm	4
Tue 24	Halls Forum	30
Wed 25	Round Table Discussion Raymond Terrace 11am -1pm	Nil
Wed 25	Parks Forum	50
Wed 25	Community Meeting Raymond Terrace 4-6pm	5
Thu 26	Community Meeting Medowie Community Hall 4-6pm	15
Sat 28	Information Booth Marketplace Raymond Terrace 10am -1pm	30
Mon 30	Information Booth Raymond Terrace Library 10am-Noon	2
August		

Wed 1	Round Table Discussion Tomaree Library 11.30am-1.30pm	4
Wed 1	Community Meeting Karuah RSL Club 3-5pm	18
Thu 2	Community Meeting Lemon Tree Passage 4-6pm	48
Sat 4	Information Booth Anna Bay Markets 8.30am-2pm	20
Sat 4	Community Meeting Meadowie Community Hall 10am-1pm	18
Mon 6	TRRA General Meeting Nelson Bay	80
Mon 6	Medowie Sports Council	
Wed 8	Round Table Discussion Anna Bay 11am-1pm	7
Wed 8	Community Meeting Anna Bay 4-6pm	18
Sat 11	Information Booth Meadowie Markets 8am-12.30pm	15
Sat 11	Information Booth Chemical Waste Drop Day Lemon Tree Passage	40
Mon 13	Community Meeting Raymond Terrace 4-6pm	17
Wed 15	Tomaree Business Chamber Nelson Bay	25
	Community Meeting Seaham Community Hall 4-6pm	25
Sat 18	Community Meeting Tomaree Community Centre 10am-1pm	15
Sat 18	Information Booth Love Seafood Festival 11am – 3pm	10
Mon 20	Information Booth Shoal Bay Shopping Centre 8 -11am	5
Mon 27	Aboriginal Strategic Committee	5
Mon 27	Tomaree Sports Council	10
Wed 29	Shoal Bay Community Association	35

Print media, media releases and advertising

Details of media pieces, media releases, advertising, social media and radio. Most print media pieces were also placed on media's websites.

Date	Publication	Details	Content
Wed 11 July	<i>Media release</i>	Introduction of proposed SRV application Distributed to media outlets	"Council resolves to invest in Port Stephens community"
	<i>Informe</i>	Council's eNewsletter distributed to 1,600 people	Introduction of proposed SRV application Why a SRV
Thur 12 July	<i>Port Stephens Examiner</i>	Free weekly local newspaper distributed throughout the LGA Circulation approx. 12,000 weekly	News article "Council considers rate rise for Port" p 9
Tues 17 July	<i>In person briefing sessions (internal)</i>	Councillor briefing General Manager's address to staff	Introduction of proposed SRV application Why a SRV Upcoming community consultation events
Thur 19 July	<i>Port Stephens Examiner</i>	News article	"Push to raise rates" Front page
	<i>Port Stephens Examiner</i>	Opinion piece (Mayor)	"The future Looks bright, but there's a cost" Page 18
	<i>Port Stephens Examiner</i>	Public Notice	Content in Council's regular full page Informe
	<i>Port Stephens Examiner</i>	1/2 page advertisement	Upcoming community consultation events dates Have your say
	<i>News of the Area</i>	1/4 page advertisement	Upcoming community consultation events Have your say
Monday 23 July: Community consultation period opens			
Mon 23 July	Council website	SRV information page with information booklet, fact sheets and frequently asked questions	Introduction of potential SRV application Why a SRV

			Options being proposed Projects being proposed for each funding option Projected financial impacts (rates tables) Community consultation activities
	Engagement HQ	Online feedback tool	Submissions opens Online survey opens Short submission opens
Wed 25 July	Informe	Council's eNewsletter	Why a SRV Options being proposed Projects being proposed Community consultation activities
	<i>Port Stephens Examiner</i>	Online article	"Council to hold community meetings on proposed rate rise"
Thur 26 July	<i>Port Stephens Examiner</i>	News article	"Council: how rate rise would be spent" Page 8
	<i>Port Stephens Examiner</i>	1/2 page advertisement	Upcoming community consultation events dates Have your say
	<i>Port Stephens Examiner</i>	Public Notice	Content in Council's regular full page Informe
	<i>Port Stephens Examiner</i>	Letters to the Editor	"No Desire for Rate Rise" p 19
	<i>Port Stephens Examiner</i>	Photo p 9	"Cr Arnott voted against raising rates in Port Stephens"
Late July	Letter sent to all ratepayers	Letter sent with annual rate notice to 34,160 ratepayers – 32,117 by post, 2,043 by email	See A5.2.1.1 Brief overview of proposal and links to online material.

Mon 30 July		Video Message from the Mayor Video views 4,500 Video engagement <ul style="list-style-type: none"> • Post reactions 48 • Post comments 35 • Post shares 11 • Link clicks 207 	Why a SRV Options being proposed Projects being proposed Community consultation activities
Mon 30 July		Message from the General Manager Audience: staff	Why a SRV Options being proposed Community consultation activities
	<i>The Port Report from Kate Washington</i>	Community newsletter for K. Washington MP July/August 2018 Every letterbox in the LGA	Article "Council Rate Rise on the agenda" Page 2
Thur 2 Aug	<i>Port Stephens Examiner</i>	Letters to the Editor	"Rate rise needed" p 21
	<i>Port Stephens Examiner</i>	Photo p 21	"Residents unsure about the proposed rate rise by PSC (councillors pictured) are urged to attend planned community meetings"
	<i>Port Stephens Examiner</i>	Backchat p 21	Community comment from Facebook
	<i>Port Stephens Examiner</i>	Public notice	Content in Council's regular full page Informe
	<i>Port Stephens Examiner</i>	1/2 page advertisement	Upcoming community consultation events dates Have your say
Mon 6 Aug	<i>Port Stephens Examiner</i>	Online article	"More than 80 attend TRRA meeting on rate proposal at Nelson Bay Bowling Club"
Mon 6 Aug	<i>News of the Area</i>	Online article	Port Stephens Council puts rate rise options to the community"

Thur 9 Aug	<i>Port Stephens Examiner</i>	News article p 8	"Public turn out for the great rate debate"
	<i>Port Stephens Examiner</i>	Letters to the Editor p 18	"An issue of governance"
	<i>Port Stephens Examiner</i>	Public notice	Content in Council's regular full page Informe
	<i>Port Stephens Examiner</i>	1/2 page advertisement	Upcoming community consultation events dates Have your say
	<i>Port Stephens Examiner</i>	Online article	"Port Stephens Council extends consultation period for Special Rate Variation proposal"
Thurs 16 Aug	<i>Port Stephens Examiner</i>	Public notice	Content in Council's regular full page Informe
	<i>Port Stephens Examiner</i>	1/2 page advertisement	Upcoming community consultation events dates Have your say
	<i>Newcastle Herald</i>	Online article	"Cash splash needed to match rate of growth"
	<i>Newcastle Herald</i>	Opinion piece (Mayor) p 14	"Cash splash needed to match rate of growth"
	Informe	Council's eNewsletter	<ul style="list-style-type: none"> • Extension of consultation period to 31 August • Why a SRV • Options and projects being proposed Community consultation activities
	Media release	"Investing in the future of Port Stephens" Distributed to media outlets	<ul style="list-style-type: none"> • Why a SRV • Options being proposed • Projects being proposed • Community consultation activities



Thurs 23 Aug	<i>Port Stephens Examiner</i>	Article p 2	"Extra time for residents to have say on rates"
	<i>Port Stephens Examiner</i>	Public notice	Content in Council's regular full page Informe
	<i>Port Stephens Examiner</i>	1/2 page advertisement	<ul style="list-style-type: none"> Extension on consultation period Possible contact from Micromex
	<i>Port Stephens Examiner</i>	Online article	"Port Stephens residents have their say on council's Special Rate Variation proposal"
	Media release	"Last week to have a say on proposed Special Rate Variation" Distributed to media outlets	<ul style="list-style-type: none"> Last week to provide submissions Why a SRV Options being proposed Projects being proposed
Thurs 30 Aug	<i>Port Stephens Examiner</i>	News Article p 12	"The argument for a proposed rate rise"
	<i>Port Stephens Examiner</i>	News article p 12	"Resident' argument against a rate rise"
	<i>Port Stephens Examiner</i>	Public notice	Content in Council's regular full page Informe
	<i>Port Stephens Examiner</i>	1/2 page advertisement	Extension on consultation period Possible contact from Micromex
Thurs 6 Sept	<i>Port Stephens Examiner</i>	1/2 page advertisement Paid for by former mayor	"to the rate payers of Port Stephens watch out..."
	<i>Port Stephens Examiner</i>	"Rate rise a burden"	Letters to the Editor
Friday 7 September 2018: Consultation period closed			
Thurs 13 Sept	<i>Port Stephens Examiner</i>	Letters to the Editor	"Foes find agreement" "Forgotten Fern Bay"
Thurs 27 Sept	<i>Port Stephens Examiner</i>	Letter to the Editor	"SRV: Get what you pay for"
Tues 2 Oct	<i>News Of The Area</i>	Online article	Council meet to vote on decision for Special Rate Variation debate

Thurs 4 Oct	<i>News Of The Area</i>	Front page news article	"Rate Rise"
Thurs 4 Oct	<i>Port Stephens Examiner</i>	Front page news article	"Special rate debate"
Thurs 4 Oct	<i>Port Stephens Examiner</i>	Front page news article	"Special rate debate"
9 October: Council meeting			
Tues 9 Oct	Media Release	Our future. Our Port Stephens.	
Thurs 11 Oct	<i>Port Stephens Examiner</i>	Front page news article – contained numerous inaccuracies	"The Rate of progress"
Thurs 18 Oct	<i>Port Stephens Examiner</i>	Letter to the Editor	"Dismay at decision"
Thurs 18 Oct	<i>News Of The Area</i>	Front page news article	"Six for Hike"
22 Oct	Letter to all residents	Letter sent to all residents	Brief progress report of proposal and links to online material
Thurs 8 Nov	<i>Port Stephens Examiner</i>	Backchat	Ask your questions on the SRV
Thurs 8 Nov	<i>News Of The Area</i>	Front page news article	\$25.2m in projects
Nov 2018	<i>The Port Report from Kate Washington</i>	Community newsletter for K. Washington MP Article Every letterbox in the LGA	"Community ignored as 66% rate rise moves forward"
13 November: Council meeting			










Copies of all media is on file.

Social media

Council's Facebook site was used extensively to promote information about the proposals, the meetings and answer questions about the proposal. It was also used to promote the online engagement tool, Have Your Say

Special Rate Variation - social media paid campaign				
Channel	Clicks	Engagement	Content	Date
Facebook	738	896		25/7/18
Facebook	831	942		26/7/18

Facebook	241	337	<div><div>Port Stephens Council</div><div>Port Stephens' residents want more facilities, better roads and new playgrounds - and we want to deliver. Make your submission on the SRV proposal.</div><div></div><div>portstephens.nsw.gov.au/srv Have Your Say on the SRV Together we are investing in our...</div><div>LEARN MORE</div></div>	26/07/18
Facebook	236	312	<div><div>Port Stephens Council</div><div>We want more for Port Stephens, just like you do. Better roads, paths, and enhanced services are some of the projects we're proposing under a SRV. Let us know what you think.</div><div></div><div>portstephens.nsw.gov.au/srv Have Your Say on the SRV Together we are investing in our...</div><div>LEARN MORE</div></div>	1/8/18
Facebook	44	63	<div><div>Port Stephens Council</div><div>The proposed SRV will give us additional funds to fast-track major projects like road rehabilitation, parking and public facilities. Share your thoughts today.</div><div></div><div>portstephens.nsw.gov.au/srv Have Your Say on the SRV Together we are investing in our...</div><div>LEARN MORE</div></div>	17/8/18
Facebook Video	4,490 views	13,123	<div><div>Port Stephens Council</div><div>The proposed SRV will give us additional funds to fast-track major projects like road rehabilitation, parking and public facilities. Tell us what you think.</div><div></div><div>portstephens.nsw.gov.au/srv Have Your Say on the SRV Together we are investing in our...</div><div>LEARN MORE</div></div>	23/8/18
Facebook Events (Anna Bay, LTP & RT)	61	164	<div><div>Port Stephens Council shared an event</div><div>Want to know what the Special Rate Variation is all about? Come along to one of our meetings and have the opportunity to chat with Councillors and Council staff.</div><div></div><div>WED, 6 AUG Special Rate Variation Meeting - Anna Bay 77 people interested · 7 going</div><div>INTERESTED</div></div>	25/7/18
Twitter	24	24	<div><div>PortStephensCouncil</div><div>Want to know what the Special Rate Variation is all about? Come along to one of our meetings and have the opportunity to chat with the Councillors and Council staff. #PSHaveYourSay Follow the link to find out more about the meetings happening near you: bit.ly/2NrgLRK</div><div></div></div>	20/7/18
Twitter	242	242	<div><div>PortStephensCouncil</div><div>Do you want new roads, more cycleways, better drainage, revitalised town centres and more? Then have a look at our proposed Special Rate Variation and have your say. bit.ly/2LM0XJ7</div><div></div></div>	25/7/18
Twitter	126	134	<div><div>PortStephensCouncil</div><div>We want more for Port Stephens, just like you do. Better roads, paths, and enhanced services are some of the projects we're proposing under a SRV. Share your thoughts on bit.ly/2LM0XJ7</div><div></div></div>	1/8/18
Channel	Views	Content		Date
YouTube	4,097	SRV video		23/8/18
Special Rate Variation – Facebook organic campaign				

Engagement		Content	Date
208		<p>Port Stephens Council Published by Social Media - 11 August at 16:00</p> <p>Port Stephens' residents expect better roads, more facilities and enhanced services – and we want to deliver. Public exhibition ends on Friday 3rd August. Make a submission on the SRV proposal today. www.portstephens.nsw.gov.au/civ</p> 	21/8/18
991		<p>Port Stephens Council Published by Social Media - 11 August at 16:00</p> <p>SRV Myth #4 - All the money is going to Nelson Bay and Raymond Terrace. Busted! Yes, some significant funds are being allocated to major regional projects in our target towns, such as Terraces Sports Complex or an Art Centre in Raymond Terrace. However, the spread of funds is very even across the broad government area. Funding is dispersed across the three wards and each town and village will receive significant benefits. Learn more: www.portstephens.nsw.gov.au/civ</p> 	14/8/18
235		<p>Port Stephens Council Published by Social Media - 11 August at 16:00</p> <p>SRV Myth #3 - Council tells us they will deliver all these projects, but once they get the money, they will spend it on other things. Busted! Council needs to apply for its SRV to an independent state government body (SRVT). This application will include a detailed plan of the work we propose to undertake. If approved, Council will need to report to SRVT annually and provide updates against the specific grants it has committed to ensure monies are spent as proposed. Learn more: www.portstephens.nsw.gov.au/civ</p> 	13/8/18
435		<p>Port Stephens Council Published by Social Media - 11 August at 16:00</p> <p>SRV Myth #2 - The SRV will increase my rates by 1% per annum. Busted! Rates will not increase the SRV proposal goes into effect. The money under the SRV agreement will go towards a number of projects and infrastructure improvements in Port Stephens. In year one, you can see a big difference in the way we manage our roads, water supply, waste management, and more. Learn more: www.portstephens.nsw.gov.au/civ</p> 	10/8/18
1,150		<p>Port Stephens Council Published by Social Media - 11 August at 16:00</p> <p>SRV Myth #1 - If the SRV is approved, my rates will be increasing by 1% per annum. Busted! Rates will not increase the SRV proposal goes into effect. The money under the SRV agreement will go towards a number of projects and infrastructure improvements in Port Stephens. In year one, you can see a big difference in the way we manage our roads, water supply, waste management, and more. Learn more: www.portstephens.nsw.gov.au/civ</p> 	9/8/18
83		<p>Port Stephens Council Published by Social Media - 11 August at 16:00</p> <p>The SRV will give us additional funds to fund much needed projects, like road upgrades, parks and recreation facilities. These are things we have been working on for years. Learn more: www.portstephens.nsw.gov.au/civ</p> 	7/8/18
92		<p>Port Stephens Council Published by Social Media - 11 August at 16:00</p> <p>Port Stephens' residents expect better roads, more facilities and enhanced services – and we want to deliver. Public exhibition ends on Friday 3rd August. Make a submission on the SRV proposal today. www.portstephens.nsw.gov.au/civ</p> 	31/7/18
805		<p>Port Stephens Council Published by Social Media - 11 August at 16:00</p> <p>Port Stephens' residents expect better roads, more facilities and enhanced services – and we want to deliver. Public exhibition ends on Friday 3rd August. Make a submission on the SRV proposal today. www.portstephens.nsw.gov.au/civ</p> 	26/7/18
302		<p>Port Stephens Council Published by Social Media - 11 August at 16:00</p> <p>What's in it for me? The SRV will give us additional funds to fund much needed projects, like road upgrades, parks and recreation facilities. These are things we have been working on for years. Learn more: www.portstephens.nsw.gov.au/civ</p> 	20/7/18

Broadcast mentions

NBN Newcastle at July 26th 2018 6:05PM

***Port Stephens** residents are in for a rate hike with the **council** presenting four different funding models.*

1233 ABC Newcastle at July 26th 2018 7:30AM

*.5% a year that's one option being offered to rate paid by **Port Stephens Council** which see total cumulative increase of 19% over 7 years the....*

ABC Upper Hunter AM at July 26th 2018 7:05AM

Council** plans to increase rates with one resident telling her to get real and leave us alone Annabelle Regan reports **Port Stephens Council

1233 ABC Newcastle at July 26th 2018 6:47AM

***Port Stephens Council** has offered 4 rate variation options for the community ...*

1233 ABC Newcastle at July 23rd 2018 7:30AM

*over 3 years **Port Stephens Council** says it's considering a **rate rise** to make the area a better and safer place to live **councils** considering.....*

ABC Upper Hunter AM at July 23rd 2018 7:30AM

*Over 3 years **Port Stephens Council** says it's considering a rate rise to make the area a better and safer place lived councils considering an.....*

Council website

A dedicated page with copies of all materials and list of meetings in the events calendar.

STAGE ONE INFORMATION MATERIAL



Dear Ratepayer,

Investing in our community: Proposed Special Rate Variation application

Port Stephens Council is facing increased pressure to provide additional services and facilities while maintaining the high standards that our community expects.

In recent years, Council has implemented a range of productivity savings, reduced costs across our operations and been assessed as financially sustainable by the NSW Government. However, Council is constantly asked to undertake more as our region grows and community expectations increase.

To help meet this demand, Council is considering an application to the Independent Pricing and Regulatory Tribunal (IPART) for a Special Rate Variation (SRV) in 2019.

If successful, this proposed rate increase would provide additional funds to deliver major projects requested by the community, which Council is unable to fund within its existing revenue. To build and maintain significant new infrastructure, Council requires a higher, consistent source of income. Increasing available funds by lifting rates would achieve this as well as improve Council's capacity to successfully source other complementary funding such as loans and grants.

Council will be seeking the views of the community on a number of proposed rate options. To achieve this, over the next few months, Council will be holding a series of community activities with Councillors and senior staff to seek your views on these options. Council welcomes your feedback on the proposed SRV and invites you to attend the community engagement activities being held across Port Stephens during July and August.

These activities will be extensively advertised and promoted throughout July and August. You will also be sent more information about Council's proposed application for a SRV in the mail over the next few months, and may also be contacted to take part in a telephone survey to provide your feedback.

A proposed application to increase rates is not a decision Council takes lightly and feedback from the community is imperative to this decision-making process.

For more information and an up-to-date schedule of activities, please visit Council's website at portstephens.nsw.gov.au or call Council's Customer Relations on (02) 4988 0255.

Together we are investing in our community.

Yours faithfully,

Ryan Palmer
MAYOR

Wayne Wallis
GENERAL MANAGER



Special Rate Variation

FAQ

? What is a Special Rate Variation (SRV)?

The NSW Government sets a limit on the total amount councils can collect from rates and sets the maximum percentage that rate income can rise each year called the 'rate peg'. The Independent Pricing and Regulatory Tribunal (IPART) sets the rate peg and considers council requests for a rate rise more than the rate peg which is called a special variation.

Councils seeking a SRV need to apply to IPART. An approved SRV allows councils to increase rate income under the Local Government Act 1993 in one of three ways:

1. A single increase permanently retained in the rate base; or
2. A multi-year increase (up to 7 years) permanently retained in the rate base; or
3. A temporary increase for a special project (up to 7 years) with rate income returning to previous levels, plus rate peg, at the end of the approval period.

? When is this happening?

Council will seek community feedback on the proposed SRV application from July 2018.

? Why is Council proposing to apply for a SRV?

To fund and maintain new infrastructure that the community has told us is important, Council requires a larger, consistent source of income. This income stream through increased rates would optimise Council's capacity to successfully source other complementary funding such as loans and grants.

? What is the SRV application process?

Applications are assessed against criteria set by the NSW Office of Local Government. These include undertaking long term financial planning, ensuring community awareness of the need for, and extent of the proposed increase in rates; and consideration of the impact on ratepayers and the community's capacity and willingness to pay. Councils must also meet criteria related to productivity improvements.

? How do I access more information?

- Online at portstephens.nsw.gov.au
- Ask a question in the online forum at haveyoursay.portstephens.nsw.gov.au/srv
- Visit Council's libraries or Administration Building
- Attend community information activities being held in July and August

? How can I provide feedback?

- Submit your feedback online at haveyoursay.portstephens.nsw.gov.au/srv
- Email your feedback to srv@portstephens.nsw.gov.au quoting PSC2018-02118
- You may be contacted to take part in a telephone survey on the SRV proposal
- Write to Council: PSC2018-02118, General Manager, Port Stephens Council, PO Box 42, RAYMOND TERRACE NSW 2324



Investing in our community

Special Rate Variation Proposal

COMMUNITY PROJECTS





OPTION ONE - MAINTAIN

No SRV, rate peg only

Under this option, Council will not apply for a rate increase. Rates will only rise by the annual rate peg set by the NSW government.

This would equate to a 19% increase in 7 years time (based on 2.5% per annum rate peg increase for 7 years).

In dollar terms this means \$30.9 million in total revenue across 7 years.

Under this option, rates will remain the lowest in the Lower Hunter and Council will maintain existing service levels



OPTION TWO - ENHANCE

6.5% SRV per annum for 7 years

Under this option, Council will apply for a rate increase of 6.5% for 7 years.

This would equate to a 56% increase in 7 years time (including an annual rate peg of 2.5%).

In dollar terms this means \$87.2 million in total revenue across 7 years.

Under this option, rates will be the second lowest in the Lower Hunter and Council will significantly enhance existing service levels, including:

- ✓ Town Centre and neighbourhood revitalisation
Anna Bay • Fern Bay • Fingal Bay • Karuah • Lemon Tree Passage
Medowie • Nelson Bay • Raymond Terrace • Seaham
- ✓ Some road resealing and rehabilitation
- ✓ Some new paths and cycleways
- ✓ Sporting facilities upgrade
- ✓ More funding for libraries and community services
- ✓ Community amenities – including new BBQ and public facilities across LGA
- ✓ More events in Port Stephens
- ✓ Drainage improvements for Shoal Bay





OPTION THREE - EXTEND

7.5% SRV per annum for 7 years

Under this option, Council will apply for a rate increase of 7.5% for 7 years. This would equate to a 66% increase in 7 years time (including an annual rate peg of 2.5%).

In dollar terms this means \$102.7 million in total revenue across 7 years.

Under this option, rates will be lower than Maitland and Newcastle, and on par with Lake Macquarie. Council will significantly extend existing service levels, including:

✓ **Town Centre and neighbourhood revitalisation**

Anna Bay • Fern Bay • Fingal Bay • Karuah • Lemon Tree Passage
Medowie • Nelson Bay • Raymond Terrace • Seaham

✓ **Sporting facilities upgrade**

✓ **More funding** for libraries and community services

✓ **Community amenities** – including new BBQ and public facilities across LGA

✓ **More events** in Port Stephens

✓ **Drainage improvements** for Shoal Bay



✓ **Many roads sealed** in Port Stephens

✓ **More new paths and cycleways**

✓ **Art and Cultural Centre**

✓ **Vital carpark infrastructure**





OPTION FOUR - TRANSFORM

8.5% SRV per annum for 7 years

Under this option, Council will apply for a rate increase of 8.5% for 7 years. This would equate to a 77% increase in 7 years time (including an annual rate peg of 2.5%).

In dollar terms this means \$118.9 million in total revenue across 7 years.

Under this option, rates will be lower than Maitland, and on par with Newcastle. Council will significantly transform existing service levels, including:

✓ **Town Centre and neighbourhood revitalisation**

Anna Bay • Fern Bay • Fingal Bay • Karuah • Lemon Tree Passage
Medowie • Nelson Bay • Raymond Terrace • Seaham

✓ **Sporting facilities upgrade**

✓ **More funding** for libraries and community services

✓ **Community amenities** – including new BBQ and public facilities across LGA

✓ **More events** in Port Stephens

✓ **Drainage improvements** for Shoal Bay



✓ **Most roads sealed** in Port Stephens

✓ **Extensive new paths and cycleways**

✓ **Better drainage** across LGA

✓ **Art and Cultural Centre**

✓ **Vital carpark infrastructure**

Identified priority projects may change over time dependent on community preferences and other funding sources. Projects will be completed over a 10+ year period.





\$36 MILLION
ON TOWN CENTRES



\$56 MILLION
ON ROADS



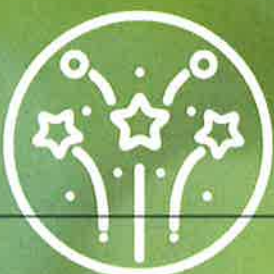
\$9.7 MILLION
ON PATHS AND
CYCLEWAYS



\$16 MILLION
ON DRAINAGE



\$9.5 MILLION
ON SPORT AND
RECREATION
FACILITIES



\$3.5 MILLION
ON REGIONAL
EVENTS



Amounts are based on Option 4 (8.5% SRV) capital works one-off costs and recurring costs over 7 years. Projects will be delivered over 10+ years.

MESSAGE FROM THE MAYOR

When I stood for election last year, I made it clear I wanted to make a real difference to Port Stephens - the place I've loved since childhood, grown up in and raised my family in. A year in, it's clear to me that to make significant and positive change, in a way that our community is asking for, we need to make some big decisions.

Some of our biggest challenges require significant resources, so we won't be able to meet them without an increase in income. The projects we're talking about will stimulate the local economy, drive business growth, attract visitors, fill empty streets and enhance our region for the benefit of all.

I encourage all within the Port Stephens community to read through what we're proposing, and to have your say by visiting our website, or attending one of the many community consultation sessions being run throughout July and August.

Ryan

Ryan Palmer
Mayor of Port Stephens



Port Stephens Council has been running lean and mean for a long time. But mean is no way to treat our community in the long term.

HAVE YOUR SAY

 haveyoursay.portstephens.nsw.gov.au/srv

 srv@portstephens.nsw.gov.au quoting PSC 2018-02118

 PSC 2018-02118
General Manager, Port Stephens Council
PO Box 42, RAYMOND TERRACE, NSW 2324

You may be contacted to take part in a telephone survey, conducted by Micromex Research and Consulting.



PORT STEPHENS
COUNCIL

For more information call (02) 4988 0255 or visit our website

PORTSTEPHENS.NSW.GOV.AU    



Investing in our community


Special Rate Variation Proposal

FREQUENTLY ASKED QUESTIONS

HOW CAN I HAVE MY SAY?

 haveyoursay.portstephens.nsw.gov.au/srv


 srv@portstephens.nsw.gov.au quoting PSC 2018-02118

 PSC 2018-02118
General Manager, Port Stephens Council
PO Box 42, RAYMOND TERRACE, NSW 2324

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conducted by Micromex Research and Consulting.



PORT STEPHENS
COUNCIL

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WHAT IS A SPECIAL RATE VARIATION?

The NSW Government sets a limit on the total amount councils can collect from rates and sets the maximum percentage rate income can rise each year called the 'rate peg'. The Independent Pricing and Regulatory Tribunal (IPART) sets the rate peg and considers council requests for a rate rise more than the rate peg which is called a special variation.

Council is seeking a special rate variation (SRV) and needs to apply to IPART.

The SRV rate includes the annual rate peg, which changes each year, as set by the NSW government.

WHAT IS A RATE PEG?

Each year, the NSW Government sets the percentage councils can raise rate income for the following year.

The rate peg is based on the Local Government Cost Index and sometimes includes a reduction for productivity gains. The rate peg rise does not meet all increasing costs and is not enough to meet new infrastructure and additional service needs.

IPART have advised Council to assume a rate peg increase for 2019-2020 of 2.5%.

HOW ARE MY RATES CALCULATED?

Rates are calculated according to the property land value, determined by the Valuer General of NSW. Rates are levied on property owners and vary according to:

- Your land category or sub-category (eg residential, farmland, business)
- Your land value (not including the value of your home or other structures)
- Council's rating policy (eg business rates are higher than residential rates)

In addition to rates, other charges may appear on your rate notice that are not subject to rate pegging such as waste management charge, waste service charge, on-site sewage management fee or Hunter Local Land Services catchment contribution.

WHY IS COUNCIL CONSIDERING APPLYING FOR A SRV?

To fund and maintain new infrastructure, Council requires a larger, consistent source of income. This income stream through increased rates will optimise Council's capacity to successfully source other complementary funding such as loans and grants. A rate increase using a SRV will fund much needed infrastructure, increase services and deliver new projects for Port Stephens. The projects Council is proposing will deliver local jobs, stimulate our local economy, encourage business growth and enhance our town centres which benefit all within our community.

WHY CAN'T WE RELY ON OTHER FORMS OF INCOME?

The more funds Council commits to repaying loans, the less it has available for asset maintenance, replacement and providing services, and there are financial benchmarks that Council should not exceed when borrowing to be fiscally responsible. Council regularly applies for and receives government grants and will continue to do this in the future, but there are not enough grants available to fund all of Council's infrastructure needs.

WHAT ARE THE OPTIONS BEING CONSIDERED BY COUNCIL?

Council is considering four rate options:

1 Option one - maintain

Council rates rise in line with the NSW Government's annual rate peg, seeing an estimated 2.5% rise over seven years, and a cumulative rise of approximately 19%.

This will raise \$30.9m to maintain existing service levels, as outlined in Council's strategic documents, which continue to rise due to inflation factors. Council will continue to implement efficiency savings and apply for government grants, however, no additional improvements can be guaranteed.

2 Option two - enhance

A multi-year SRV of 6.5% per annum (including estimated 2.5% rate peg) over seven years, representing a cumulative rise of approximately 55%.

This will raise an estimated \$56m above the rate peg over seven years.

3 Option three - expand

A multi-year SRV of 7.5% per annum (including estimated 2.5% rate peg) over seven years, representing a cumulative rise of approximately 66%.

This will raise an estimated \$72m above the rate peg over seven years.

4 Option four - transform

A multi-year SRV of 8.5% per annum (including estimated 2.5% rate peg) over seven years, representing a cumulative rise of 77%.

This will raise an estimated \$88m above the rate peg over seven years.

WHAT ELSE IS COUNCIL DOING TO IMPROVE ITS FINANCIAL MANAGEMENT AND EFFICIENCY?

Rates contribute approximately 40% of Council's income; with 29% coming from user fees and charges, 23% from grants and 8% from interest and other revenue sources.

Council continually investigates new opportunities to diversify its income sources, reducing dependency on any one stream and minimising financial risk.

WHAT WILL THE INCREASED RATE FUNDS BE USED FOR?

Council proposes to use additional income from special variation rate rises to deliver better infrastructure and services through an extensive program of works, which will provide local jobs, stimulate our local economy, encourage business growth and enhance our town centres for the benefit of our community.

Please see other SRV factsheets for more information.

I DO NOT PAY RATES BUT I LIVE IN PORT STEPHENS. HOW WILL THE PROPOSED SRV AFFECT ME?

Council rates are levied on property owners; however, higher rates form part of costs which non-ratepayers may bear, including tenants currently paying rent in Port Stephens, and the cost of goods and services. Infrastructure, facilities and services are provided by Council for all residents of, and visitors to, the Port Stephens local government area. Building better infrastructure, facilities and improving services benefits everyone.

I OWN PROPERTY AND PAY RATES IN PORT STEPHENS BUT LIVE ELSEWHERE. HOW WILL THE PROPOSED SRV AFFECT ME?

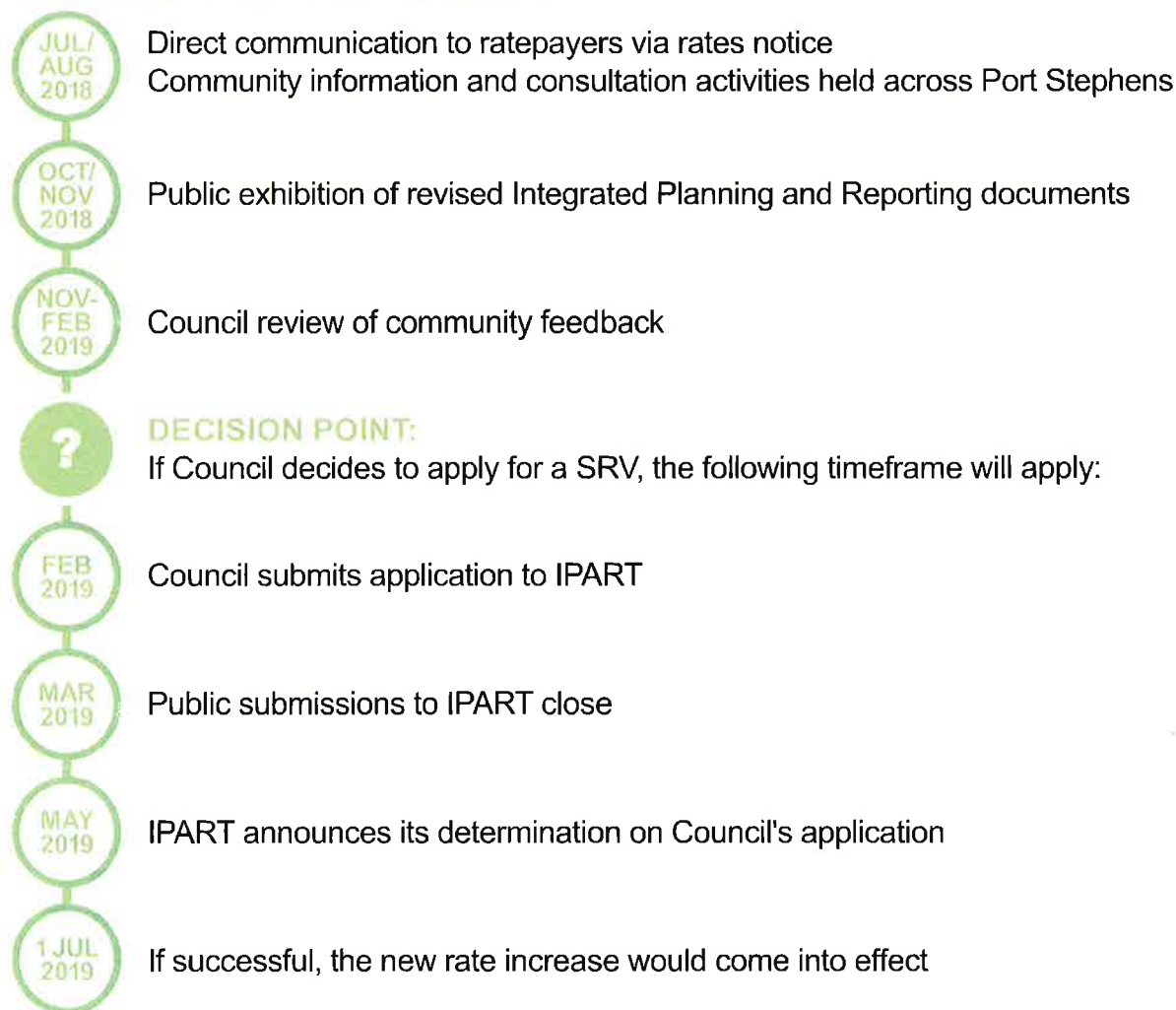
Improved infrastructure, facilities and services benefits both tenants and non residents as well as those living in Port Stephens. Ratepayers of Port Stephens will receive information with their rate notice in July 2018 about the process and the opportunities to find out more and provide feedback. Council will also communicate with local real estate agents so landlord ratepayers are also provided with this information. If Council's SRV application is successful, the rate increase would apply to all ratepayers, including residents and non-residents.

WHAT IS THE SRV APPLICATION PROCESS?

Applications for a SRV are assessed against criteria set by the NSW Office of Local Government. These criteria state that Council must:

- undertake long term financial planning
- ensure community awareness of the need and extent of the proposed increase in rates
- give thorough consideration to the potential financial impact on ratepayers and the community's capacity and willingness to pay
- meet additional criteria related to productivity improvements.

WHEN IS THIS HAPPENING?



PLEASE REFER TO OTHER SRV FACTSHEETS FOR MORE DETAILS

These are available on Council's website or at Council's libraries and administration building.

Special Rate Variation



RESIDENTIAL RATING CATEGORY

Comparison of annual rate increases for the four proposed options

These tables provide estimates of the impact on residential rates for the Special Rate Variation options being considered by Council.



OPTION ONE – MAINTAIN

Rate peg increase only at 2.5% per annum for 7 years (19% total cumulative increase)

With this option, Council will not apply for any special rate variation and rates will only rise by the annual rate peg set by the NSW government.

Land value	2018-2019 Current rates	Annual increase							Totals 18.87% \$	2025-2026 Future rates
		Year 1 2.5%	Year 2 2.5%	Year 3 2.5%	Year 4 2.5%	Year 5 2.5%	Year 6 2.5%	Year 7 2.5%		
50,000	521	13	13	14	14	14	15	15	98	619
100,000	672	17	17	18	18	19	19	19	127	799
150,000	824	21	21	22	22	23	23	24	155	979
200,000	976	24	25	26	26	27	28	28	184	1,160
224,000*	1,048	26	27	28	28	29	30	30	198	1,246
300,000	1,279	32	33	34	34	35	36	37	241	1,520
400,000	1,582	40	41	42	43	44	45	46	299	1,881
500,000	1,886	47	48	50	51	52	53	55	356	2,241
600,000	2,189	55	56	57	59	60	62	63	413	2,602
800,000	2,795	70	72	73	75	77	79	81	527	3,323
1,000,000	3,402	85	87	89	92	94	96	99	642	4,044

*\$224,000 is the category average land value, amounts are subject to rounding.

OPTION TWO – ENHANCE

SRV of 6.5% per annum for 7 years (55% total cumulative increase)

Land value	2018-2019 Current rates	Annual increase							Totals 55.40% \$	2025-2026 Future rates
		Year 1 6.5%	Year 2 6.5%	Year 3 6.5%	Year 4 6.5%	Year 5 6.5%	Year 6 6.5%	Year 7 6.5%		
50,000	521	34	36	38	41	44	46	49	288	809
100,000	672	44	47	50	53	56	60	64	372	1,045
150,000	824	54	57	61	65	69	73	78	456	1,280
200,000	976	63	68	72	77	82	87	93	540	1,516
224,000*	1,048	68	73	77	82	88	93	99	581	1,629
300,000	1,279	83	89	94	100	107	114	121	709	1,987
400,000	1,582	103	110	117	124	132	141	150	877	2,459
500,000	1,886	123	131	139	148	158	168	179	1,045	2,930
600,000	2,189	142	152	161	172	183	195	208	1,213	3,401
800,000	2,795	182	194	206	219	234	249	265	1,549	4,344
1,000,000	3,402	221	236	251	267	284	303	323	1,885	5,287

*\$224,000 is the category average land value, amounts are subject to rounding.

OPTION THREE - EXPAND

SRV of 7.5% per annum for 7 years (66% total cumulative increase)

Land value	2018-2019 Current rates	Annual increase							Totals 65.90% \$	2025-2026 Future rates
		Year 1 7.5%	Year 2 7.5%	Year 3 7.5%	Year 4 7.5%	Year 5 7.5%	Year 6 7.5%	Year 7 7.5%		
50,000	521	39	42	45	49	52	56	60	343	864
100,000	672	50	54	58	63	67	72	78	443	1,115
150,000	824	62	66	71	77	83	89	95	543	1,367
200,000	976	73	79	85	91	98	105	113	643	1,619
224,000*	1,048	79	85	91	98	105	113	121	691	1,739
300,000	1,279	96	103	111	119	128	138	148	843	2,122
400,000	1,582	119	128	137	147	158	170	183	1,043	2,625
500,000	1,886	141	152	163	176	189	203	218	1,243	3,128
600,000	2,189	164	176	190	204	219	236	253	1,443	3,631
800,000	2,795	210	225	242	260	280	301	324	1,842	4,638
1,000,000	3,402	255	274	295	317	341	366	394	2,242	5,644

*\$224,000 is the category average land value, amounts are subject to rounding.

OPTION FOUR - TRANSFORM

SRV of 8.5% per annum for 7 years (77% total cumulative increase)

Land value	2018-2019 Current rates	Annual increase							Totals 77.01% \$	2025-2026 Future rates
		Year 1 8.5%	Year 2 8.5%	Year 3 8.5%	Year 4 8.5%	Year 5 8.5%	Year 6 8.5%	Year 7 8.5%		
50,000	521	44	48	52	57	61	67	72	401	922
100,000	672	57	62	67	73	79	86	93	518	1,190
150,000	824	70	76	82	89	97	105	114	635	1,459
200,000	976	83	90	98	106	115	125	135	751	1,727
224,000*	1,048	89	97	105	114	124	134	145	807	1,856
300,000	1,279	109	118	128	139	151	163	177	985	2,264
400,000	1,582	134	146	158	172	186	202	219	1,219	2,801
500,000	1,886	160	174	189	205	222	241	261	1,452	3,338
600,000	2,189	186	202	219	238	258	280	304	1,686	3,874
800,000	2,795	238	258	280	304	329	357	388	2,153	4,948
1,000,000	3,402	289	314	340	369	401	435	472	2,620	6,022

*\$224,000 is the category average land value, amounts are subject to rounding.

COMMUNITY FEEDBACK



haveyoursay.portstephens.nsw.gov.au/srv



srv@portstephens.nsw.gov.au quoting PSC 2018-02118



PSC 2018-02118, General Manager, Port Stephens Council,
PO Box 42, RAYMOND TERRACE, NSW 2324

You may be contacted to take part in a telephone survey, conducted by Micromex Research and Consulting.

Note: Each SRV includes an annual rate peg estimate of 2.5%. This rate is determined by IPART each year. These rates exclude waste management and service charges, onsite sewerage management fees, catchment contributions and water and sewer charges.



PORT STEPHENS
COUNCIL

For more information call (02) 4988 0255 or visit our website
PORTSTEPHENS.NSW.GOV.AU



Special Rate Variation



BUSINESS RATING CATEGORY



Comparison of annual rate increases for the four proposed options

These tables provide estimates of the impact on business rates for the Special Rate Variation options being considered by Council.

OPTION ONE – MAINTAIN

Rate peg increase only at 2.5% per annum for 7 years (19% total cumulative increase)

With this option, Council will not apply for any special rate variation and rates will only rise by the annual rate peg set by the NSW government.

Land value	2018-2019 Current rates	Annual increase							Totals 18.87% \$	2025-2026 Future rates
		Year 1 2.5%	Year 2 2.5%	Year 3 2.5%	Year 4 2.5%	Year 5 2.5%	Year 6 2.5%	Year 7 2.5%		
50,000	1,983	50	51	52	53	55	56	57	374	2,357
100,000	2,408	60	62	63	65	66	68	70	454	2,863
150,000	2,834	71	73	74	76	78	80	82	535	3,369
200,000	3,260	81	84	86	88	90	92	95	615	3,875
300,000	4,111	103	105	108	111	113	116	119	776	4,887
340,000*	4,451	111	114	117	120	123	126	129	840	5,291
400,000	4,962	124	127	130	134	137	140	144	936	5,899
600,000	6,665	167	171	175	179	184	189	193	1,258	7,922
800,000	8,367	209	214	220	225	231	237	243	1,579	9,946
1,000,000	10,070	252	258	264	271	278	285	292	1,900	11,970
1,200,000	11,773	294	302	309	317	325	333	341	2,221	13,994

*\$340,000 is the category average land value, amounts are subject to rounding.

OPTION TWO – ENHANCE

SRV of 6.5% per annum for 7 years (55% total cumulative increase)

Land value	2018-2019 Current rates	Annual increase							Totals 55.40% \$	2025-2026 Future rates
		Year 1 6.5%	Year 2 6.5%	Year 3 6.5%	Year 4 6.5%	Year 5 6.5%	Year 6 6.5%	Year 7 6.5%		
50,000	1,983	129	137	146	156	166	177	188	1,098	3,081
100,000	2,408	157	167	178	189	201	214	228	1,334	3,742
150,000	2,834	184	196	209	223	237	252	269	1,570	4,404
200,000	3,260	212	226	240	256	273	290	309	1,806	5,065
300,000	4,111	267	285	303	323	344	366	390	2,277	6,388
340,000*	4,451	289	308	328	350	372	396	422	2,466	6,917
400,000	4,962	323	344	366	390	415	442	471	2,749	7,711
600,000	6,665	433	461	491	523	557	594	632	3,692	10,357
800,000	8,367	544	579	617	657	700	745	794	4,635	13,003
1,000,000	10,070	655	697	742	791	842	897	955	5,579	15,649
1,200,000	11,773	765	815	868	924	984	1,048	1,117	6,522	18,294

*\$340,000 is the category average land value, amounts are subject to rounding.

OPTION THREE - EXPAND

SRV of 7.5% per annum for 7 years (66% total cumulative increase)

Land value	2018-2019 Current rates	Annual increase							Totals 65.90% \$	2025-2026 Future rates
		Year 1 7.5%	Year 2 7.5%	Year 3 7.5%	Year 4 7.5%	Year 5 7.5%	Year 6 7.5%	Year 7 7.5%		
50,000	1,983	149	160	172	185	199	213	229	1,307	3,289
100,000	2,408	181	194	209	224	241	259	279	1,587	3,996
150,000	2,834	213	228	246	264	284	305	328	1,868	4,702
200,000	3,260	244	263	283	304	326	351	377	2,148	5,408
300,000	4,111	308	331	356	383	412	443	476	2,709	6,820
340,000*	4,451	334	359	386	415	446	479	515	2,934	7,385
400,000	4,962	372	400	430	462	497	534	574	3,270	8,233
600,000	6,665	500	537	578	621	668	718	771	4,392	11,057
800,000	8,367	628	675	725	780	838	901	969	5,515	13,882
1,000,000	10,070	755	812	873	938	1,009	1,084	1,166	6,637	16,707
1,200,000	11,773	883	949	1,020	1,097	1,179	1,268	1,363	7,759	19,531

*\$340,000 is the category average land value, amounts are subject to rounding.

OPTION FOUR - TRANSFORM

SRV of 8.5% per annum for 7 years (77% total cumulative increase)

Land value	2018-2019 Current rates	Annual increase							Totals 77.01% \$	2025-2026 Future rates
		Year 1 8.5%	Year 2 8.5%	Year 3 8.5%	Year 4 8.5%	Year 5 8.5%	Year 6 8.5%	Year 7 8.5%		
50,000	1,983	169	183	198	215	234	253	275	1,527	3,510
100,000	2,408	205	222	241	261	284	308	334	1,855	4,263
150,000	2,834	241	261	284	308	334	362	393	2,183	5,017
200,000	3,260	277	301	326	354	384	417	452	2,510	5,770
300,000	4,111	349	379	411	446	484	525	570	3,166	7,277
340,000*	4,451	378	411	445	483	524	569	617	3,428	7,880
400,000	4,962	422	458	497	539	585	634	688	3,822	8,784
600,000	6,665	567	615	667	724	785	852	924	5,133	11,798
800,000	8,367	711	772	837	908	986	1,069	1,160	6,444	14,811
1,000,000	10,070	856	929	1,008	1,093	1,186	1,287	1,396	7,755	17,825
1,200,000	11,773	1,001	1,086	1,178	1,278	1,387	1,505	1,633	9,067	20,839

*\$340,000 is the category average land value, amounts are subject to rounding.

COMMUNITY FEEDBACK



haveyoursay.portstephens.nsw.gov.au/srv



srv@portstephens.nsw.gov.au quoting PSC 2018-02118



PSC 2018-02118, General Manager, Port Stephens Council,
PO Box 42, RAYMOND TERRACE, NSW 2324

You may be contacted to take part in a telephone survey,
conducted by Micromex Research and Consulting.

Note: Each SRV includes an annual rate peg estimate of 2.5%. This rate is determined by IPART each year. These rates exclude waste management and service charges, onsite sewerage management fees, catchment contributions and water and sewer charges.



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Special Rate Variation



FARMLAND RATING CATEGORY



Comparison of annual rate increases for the four proposed options

These tables provide estimates of the impact on farmland rates for the Special Rate Variation options being considered by Council.

OPTION ONE – MAINTAIN

Rate peg increase only at 2.5% per annum for 7 years (19% total cumulative increase)

With this option, Council will not apply for any special rate variation and rates will only rise by the annual rate peg set by the NSW government.

Land value	2018-2019 Current rates	Annual increase							Totals 18.87% \$	2025-2026 Future rates
		Year 1 2.5%	Year 2 2.5%	Year 3 2.5%	Year 4 2.5%	Year 5 2.5%	Year 6 2.5%	Year 7 2.5%		
100,000	672	17	17	18	18	19	19	19	127	799
200,000	976	24	25	26	26	27	28	28	184	1,160
300,000	1,279	32	33	34	34	35	36	37	241	1,520
400,000	1,582	40	41	42	43	44	45	46	299	1,881
422,000*	1,649	41	42	43	44	46	47	48	311	1,960
500,000	1,886	47	48	50	51	52	53	55	356	2,241
600,000	2,189	55	56	57	59	60	62	63	413	2,602
700,000	2,492	62	64	65	67	69	70	72	470	2,962
800,000	2,795	70	72	73	75	77	79	81	527	3,323
900,000	3,099	77	79	81	83	86	88	90	585	3,683
1,000,000	3,402	85	87	89	92	94	96	99	642	4,044

*\$422,000 is the category average land value, amounts are subject to rounding.

OPTION TWO – ENHANCE

SRV of 6.5% per annum for 7 years (55% total cumulative increase)

Land value	2018-2019 Current rates	Annual increase							Totals 55.40% \$	2025-2026 Future rates
		Year 1 6.5%	Year 2 6.5%	Year 3 6.5%	Year 4 6.5%	Year 5 6.5%	Year 6 6.5%	Year 7 6.5%		
100,000	672	44	47	50	53	56	60	64	372	1,045
200,000	976	63	68	72	77	82	87	93	540	1,516
300,000	1,279	83	89	94	100	107	114	121	709	1,987
400,000	1,582	103	110	117	124	132	141	150	877	2,459
422,000*	1,649	107	114	122	129	138	147	156	913	2,562
500,000	1,886	123	131	139	148	158	168	179	1,045	2,930
600,000	2,189	142	152	161	172	183	195	208	1,213	3,401
700,000	2,492	162	173	184	196	208	222	236	1,381	3,873
800,000	2,795	182	194	206	219	234	249	265	1,549	4,344
900,000	3,099	201	215	228	243	259	276	294	1,717	4,815
1,000,000	3,402	221	236	251	267	284	303	323	1,885	5,287

*\$422,000 is the category average land value, amounts are subject to rounding.

OPTION THREE - EXPAND

SRV of 7.5% per annum for 7 years (66% total cumulative increase)

Land value	2018-2019 Current rates	Annual Increase							Totals 65.90% \$	2025-2026 Future rates
		Year 1 7.5%	Year 2 7.5%	Year 3 7.5%	Year 4 7.5%	Year 5 7.5%	Year 6 7.5%	Year 7 7.5%		
100,000	672	50	54	58	63	67	72	78	443	1,115
200,000	976	73	79	85	91	98	105	113	643	1,619
300,000	1,279	96	103	111	119	128	138	148	843	2,122
400,000	1,582	119	128	137	147	158	170	183	1,043	2,625
422,000*	1,649	124	133	143	154	165	178	191	1,087	2,736
500,000	1,886	141	152	163	176	189	203	218	1,243	3,128
600,000	2,189	164	176	190	204	219	236	253	1,443	3,631
700,000	2,492	187	201	216	232	250	268	288	1,642	4,135
800,000	2,795	210	225	242	260	280	301	324	1,842	4,638
900,000	3,099	232	250	269	289	310	334	359	2,042	5,141
1,000,000	3,402	255	274	295	317	341	366	394	2,242	5,644

*\$422,000 is the category average land value, amounts are subject to rounding.

OPTION FOUR - TRANSFORM

SRV of 8.5% per annum for 7 years (77% total cumulative increase)

Land value	2018-2019 Current rates	Annual increase							Totals 77.01% \$	2025-2026 Future rates
		Year 1 8.5%	Year 2 8.5%	Year 3 8.5%	Year 4 8.5%	Year 5 8.5%	Year 6 8.5%	Year 7 8.5%		
100,000	672	57	62	67	73	79	86	93	518	1,190
200,000	976	83	90	98	106	115	125	135	751	1,727
300,000	1,279	109	118	128	139	151	163	177	985	2,264
400,000	1,582	134	146	158	172	186	202	219	1,219	2,801
422,000*	1,649	140	152	165	179	194	211	229	1,270	2,919
500,000	1,886	160	174	189	205	222	241	261	1,452	3,338
600,000	2,189	186	202	219	238	258	280	304	1,686	3,874
700,000	2,492	212	230	249	271	294	319	346	1,919	4,411
800,000	2,795	238	258	280	304	329	357	388	2,153	4,948
900,000	3,099	263	286	310	336	365	396	430	2,386	5,485
1,000,000	3,402	289	314	340	369	401	435	472	2,620	6,022

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COMMUNITY FEEDBACK



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srv@portstephens.nsw.gov.au quoting PSC 2018-02118



PSC 2018-02118, General Manager, Port Stephens Council,
PO Box 42, RAYMOND TERRACE, NSW 2324

You may be contacted to take part in a telephone survey, conducted by Micromex Research and Consulting.

Note: Each SRV includes an annual rate peg estimate of 2.5%. This rate is determined by IPART each year. These rates exclude waste management and service charges, onsite sewerage management fees, catchment contributions and water and sewer charges.



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Special Rate Variation Proposal



Council is considering an application to the Independent Pricing and Regulatory Tribunal (IPART) for a Special Rate Variation (SRV) in 2019 and is seeking community views on the proposed rate options. Find out more, ask questions of Councillors and Council officers and have your say at the community engagement activities being held throughout July and August.

Please note that not all Councillors will be at every session.

COMMUNITY MEETINGS

Location	Venue	Date	Time
Raymond Terrace	Karuah Room, Council Administration Building	Wed 25 July	4-6pm
Medowie	Medowie Community Hall	Thu 26 July	4-6pm
Karuah	Karuah Working Together Centre	Wed 1 Aug	Noon-2pm
Lemon Tree Passage	Club Lemon Tree	Thu 2 Aug	4-6pm
Medowie	Medowie Community Hall	Sat 4 Aug	10am-1pm
Anna Bay	Birubi Surf Life Saving Club	Wed 8 Aug	4-6pm
Raymond Terrace	Committee Rooms, Council Administration Building	Mon 13 Aug	4-6pm
Seaham	Seaham Community Hall	Thurs 16 Aug	4-6pm
Salamander Bay	Waratah Room Tomaree Community Centre	Sat 18 Aug	10am-1pm

COMMUNITY FEEDBACK

haveyoursay.portstephens.nsw.gov.au/srv

[024988 0255](tel:0249880255) quoting PSC 2018-02118

PSC 2018-02118, General Manager Port Stephens Council,
PO Box 42, RAYMOND TERRACE, NSW 2324

You may be contacted to take part in a telephone survey.

INFORMATION BOOTHS

Location	Venue	Date	Time
Salamander Bay	Tomaree Library	Tue 24 July	11am-1pm
Raymond Terrace	Raymond Terrace Library	Mon 30 July	10am-noon
Anna Bay	Anna Bay markets, Bay Life Church	Sat 4 Aug	8.30-2pm
Medowie	Medowie Markets, Ferodale Road	Sat 11 Aug	8am-12.30pm
Lemon Tree Passage	Chemical Waste Drop Day	Sat 11 Aug	8am-noon
Nelson Bay	Love Seafood Festival	Sat 18 Aug	TBC
Shoal Bay	Shoal Bay Shopping Centre	Mon 20 Aug	8-11am

ROUND TABLE DISCUSSIONS

Location	Venue	Date	Time
Raymond Terrace	Council Karuah Room	Wed 25 July	11am-1pm
Salamander Bay	Tomaree Library	Wed 1 Aug	11.30am-1.30pm
Anna Bay	Birubi Surf Life Saving Club	Wed 8 Aug	11am-1pm



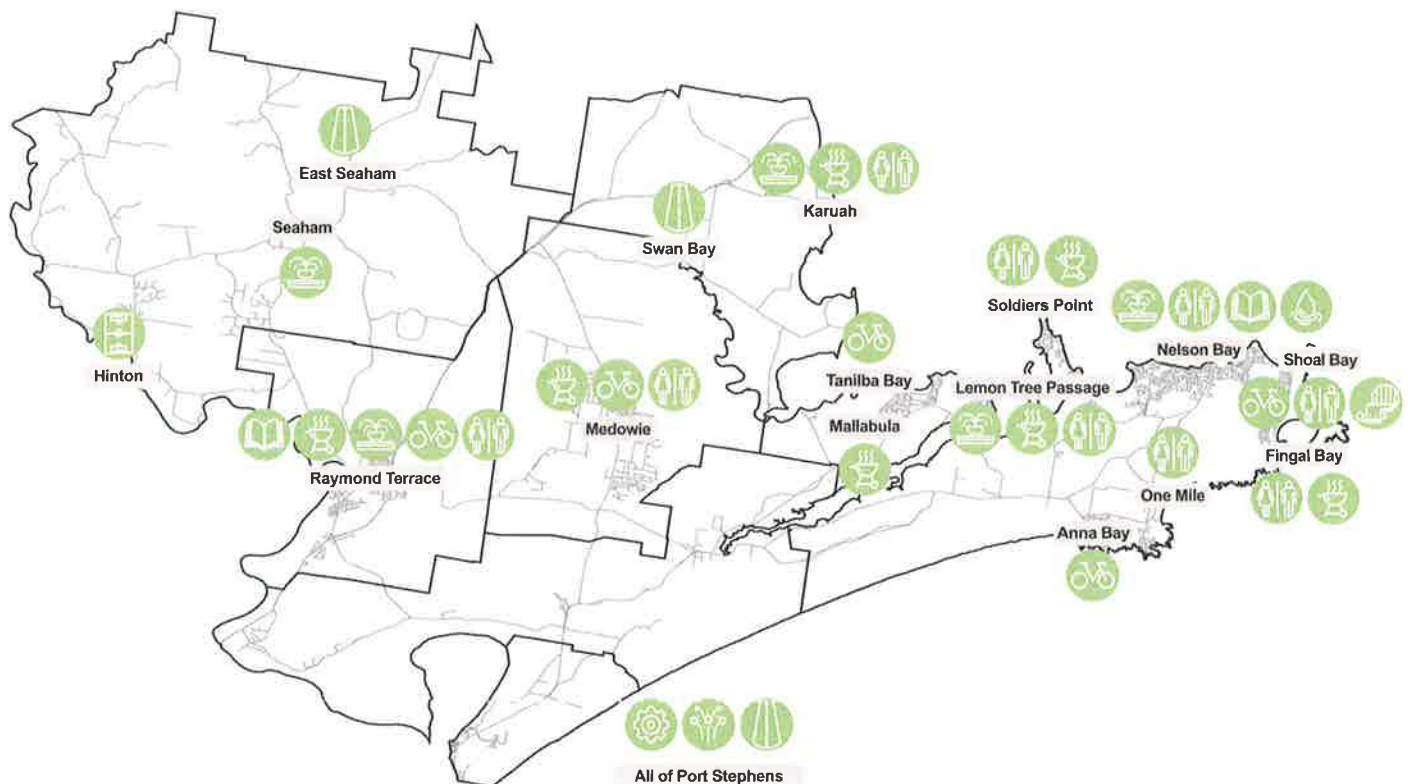
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Special Rate Variation Projects 2019 – 2021

Council is proposing to invest over \$100m into Port Stephens over the next 10+ years. If approved, the projects below are planned to commence within the current Council's term. For more information on additional projects planned for future terms, visit portstephens.nsw.gov.au



Town centre and neighbourhood revitalisation

Nelson Bay: Design connections from the town centre and foreshore, upgrade signage and finalise construction details to update Stockton and Magnus Streets.

Raymond Terrace: Design town centre upgrades, finalise construction details to improve pedestrian access in William Street, plus create new parking spaces and opportunities for outdoor dining.

Karuah: Design and install town signage, gardens, new footpaths and better parking, begin works to widen Mustons Road, improving pedestrian access.

Lemon Tree Passage: Design and start McCann Park upgrades, plus design new signage, gardens and pavement upgrades.

Seaham: Upgrade roads and footpaths to improve safety plus design new gardens and signage.

Medowie/Fern Bay: Revitalisation is planned to commence from 2022.



Asset maintenance

Tree maintenance: Remove and replace hazardous trees in parks, reserves and street reserves plus develop a proactive tree inspection program to improve safety.

Open drain maintenance: Undertake additional drainage maintenance – including excavation, mowing and spraying – to improve the quality of our drains.

Sports facilities maintenance: Large-scale maintenance including carpentry, painting, electrical and plumbing across our facilities to ensure sporting organisations can continue to provide services to the community.



Events

Establish an expanded event management team to develop, manage and attract events to drive cultural and economic benefits for Port Stephens.



Foreshore improvements

Works to preserve our coastline at Conroy Park and Sandy Point, by replenishing sand to reduce erosion. Improve access to the Little Beach boat ramp.



Roads

Address road maintenance backlog to improve overall safety of the road network throughout Port Stephens, including sealing roads in Swan Bay and East Seaham.



Library services

Expand homebound delivery, children's literacy and senior's technology programs and extend weekend opening hours at Raymond Terrace and Tomaree libraries.



Sports facilities upgrades

Improve facilities by providing a multipurpose sports amenities building to cater for all.



Paths and cycleways

Complete path and cycleway missing links across Port Stephens, including Anna Bay, Raymond Terrace, Tanilba Bay, Medowie and Shoal Bay.



Drainage

Undertake the next stage of the Shoal Bay drainage network to reduce the flooding issues by constructing a new basin to hold water between Horace Street and Government Road as well as new inlets along Rigney Street to help water flow away from resident's homes.



Public amenities

Upgrade and install toilets, bike racks, drinking fountains and beach showers.



BBQ facilities

Replace or install BBQ shelters and seating.



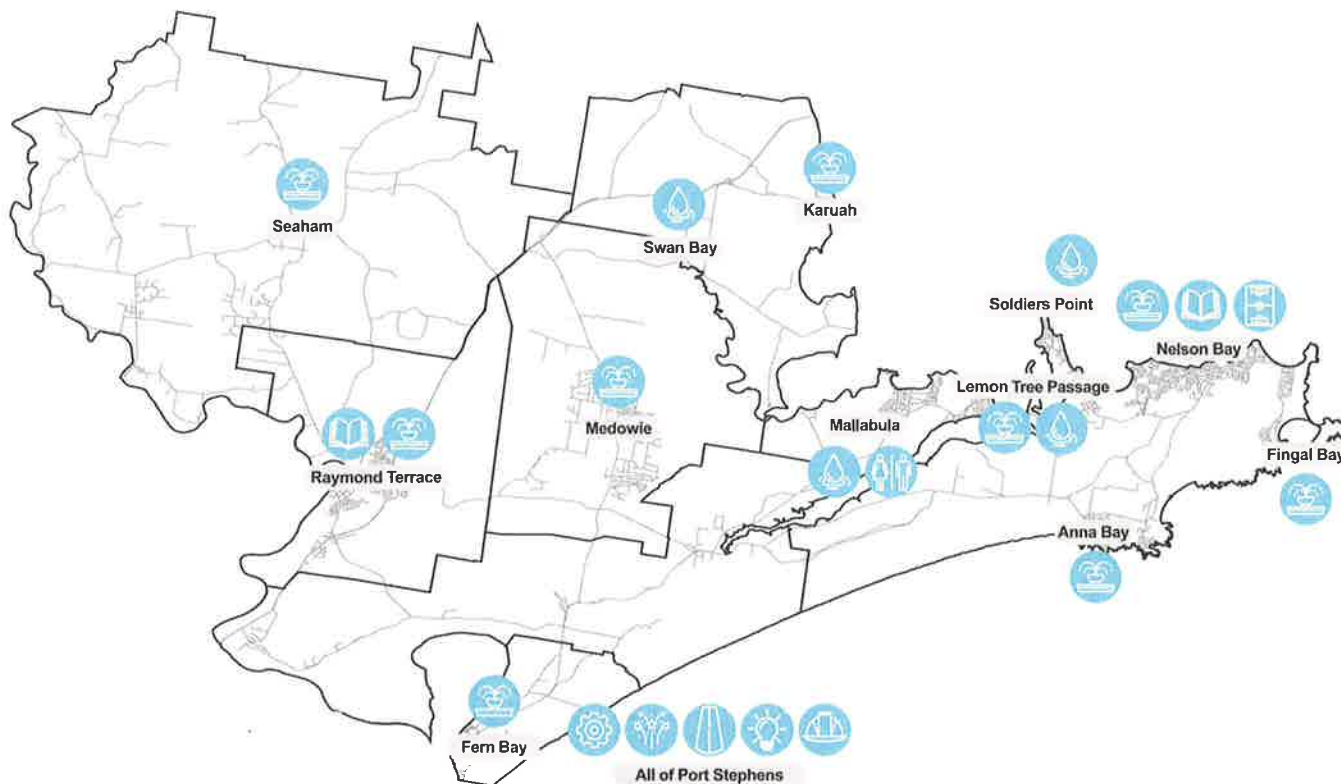
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Special Rate Variation Projects 2022-2025

We are proposing to invest over \$100m into Port Stephens over the next 10+ years. If approved, the projects below are planned to commence in the next Council's term. For more information on additional projects planned for future terms, visit portstephens.nsw.gov.au



Town centre and neighbourhood revitalisation

Medowie: Enhance town centre by reviewing option to purchase land to create more open space, improve drainage, reduce flooding and release new land for development.

Anna Bay: Review and finalise town strategy and start planning for new footpaths, signage, parking and new gardens.

Fern Bay: Build a new bus shelter and pathways along Nelson Bay Road.

Fingal Bay: Design new footpaths for Market Street, install new town signage, better parking and new gardens.

Nelson Bay: Design connections from the town centre to the foreshore, upgrade signage and finalise construction details for Stockton and Magnus Streets.

Raymond Terrace: Design town centre upgrades, finalise construction details to improve pedestrian access in William Street, plus create new parking spaces and opportunities for outdoor dining.

Karuah: Design and install town signage, gardens, new footpaths and better parking, begin works to widen Mustons Road improving pedestrian access.

Lemon Tree Passage: Design and start McCann Park upgrades, plus design new signage, gardens and pavement upgrades.

Seaham: Upgrade roads and footpaths to improve safety plus design new gardens and signage.



Asset maintenance

Tree maintenance: Remove and replace hazardous trees in parks, reserves and street reserves plus develop a proactive tree safety inspection program.

Open drain maintenance: Undertake additional drainage maintenance – including excavation, mowing and spraying to improve the quality of our drains.

Sports facilities maintenance: Large-scale maintenance including carpentry, painting, electrical and plumbing across our facilities to ensure sporting organisations can continue to provide services to the community.



Events

Establish an expanded event management team to develop, manage and attract events to drive cultural and economic benefits for Port Stephens.



Roads

Address road maintenance backlog to improve overall safety of the road network throughout Port Stephens.



Library services

Expand homebound delivery, children's literacy and senior's technology programs and extend weekend opening hours at Raymond Terrace and Tomaree libraries.



Sports facilities upgrades

Improve facilities at Tomaree Sports Complex by providing a multipurpose sports amenities building to cater for all.



Foreshore improvements

Works to reduce the impact of erosion and preserve our coastline at Soldier's Point (west of Thou Walla Retreat), Lemon Tree Passage (Gibber Point Reserve), Mallabula (Tilligerry Habitat and Caswell Reserve) and Swan Bay (Waterfront Road).



Public amenities

Upgrade Mallabula Community Hall to improve safety, convenience and reliability.



Street lighting upgrade

Replace over 2500 street lights with LED lights to improve energy efficiency and deliver cost savings.



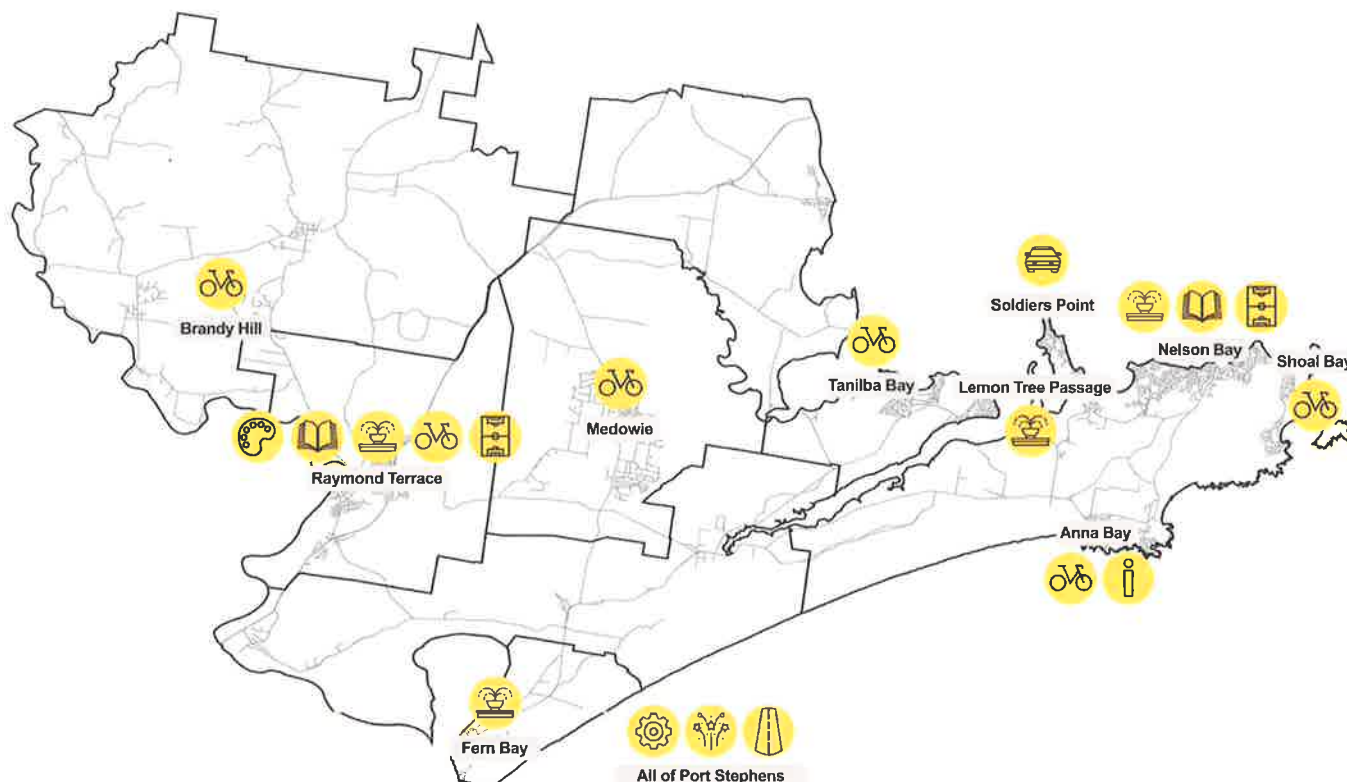
Depot upgrades

Relocate Raymond Terrace and Nelson Bay depots to new sites to improve function while rehabilitating existing sites.



Special Rate Variation Projects 2026 onwards

We are proposing to invest over \$100m into Port Stephens over the next 10+ years. If approved, the projects below are planned to commence from 2026 onwards. For more information on additional projects visit portstephens.nsw.gov.au



Town centre and neighbourhood revitalisation

Nelson Bay: Progress construction of Stockton and Magnus Streets to connect town centre to foreshore.

Raymond Terrace: Progress construction of town centre upgrades to improve pedestrian access in William Street, plus create new parking spaces and opportunities for outdoor dining.



Asset maintenance

Tree maintenance: Remove and replace hazardous trees in parks, reserves and street reserves plus develop a proactive tree inspection program.

Open drain maintenance: Undertake additional drainage maintenance – including excavation, mowing and spraying to improve the quality of our drains.

Sports facilities maintenance: Large-scale maintenance including carpentry, painting, electrical and plumbing across our facilities to ensure sporting organisations can continue to provide services to the community.



Sports facilities upgrades

Improve facilities at Tomaree Sports Complex. Upgrade King Park Sports Complex in accordance with the Master Plan to improve car parking and traffic flow, provide better field lighting and updated playing surfaces.



Roads

Address road maintenance backlog to improve overall safety of the road network throughout Port Stephens.



Library services

Continue homebound delivery, children's literacy and senior's technology programs and extend weekend opening hours at Raymond Terrace and Tomaree libraries.



Events

Continue to develop, manage and attract events to drive cultural and economic benefits for Port Stephens.



Soldiers Point car park

Implement formal car parking adjacent to Spencer Park to ease traffic congestion, and improve traffic flow on the peninsula.



Birubi Information Centre

Implement future stages of the Birubi Point Tourism information centre.



Art Centre

Provide a multi-functional cultural space in Raymond Terrace to better meet the community's needs.



Paths and cycleways

Design and construct better pedestrian and cycle access at Brandy Hill to improve safety for our residents. Complete path and cycleway missing links across Port Stephens, including Anna Bay, Raymond Terrace, Tanilba Bay, Medowie and Shoal Bay.



Briefing note – SRV myths

Myth 1.

If this SRV is approved, my rates will be increasing by up 77% next year.

Myth Buster

Any rate increase will be drawn out over a 7 year period. This means no rates will increase the full proposed amount in one year.

For example, under the most expensive option being considered (option 4), the average rate payer in Port Stephens, would **in year one, pay about \$1.70 a week extra in their rates** – less than the cost of the Sunday paper.

In year two, this household would **pay another extra \$1.86 per week and so on.**

The biggest annual increase under option 4 would be in the 7th year when rates would go up by \$2.78 per week.

After seven years, in 2025/26, (under the most expensive option) the household would be paying an extra \$15 per week on their rates compared to 2018. Of this amount, almost \$4 extra would have been payable anyway, by virtue of the normal annual rate peg increases.

Myth 2.

Port Stephens Council must be broke if they need to raise rates to build the things we need.

Myth Buster

Port Stephens Council currently runs its operations at a surplus. This makes us a rarity amongst regional councils and is something we are justifiably proud of. By running efficiently we have also managed to keep our residential rates some of the lowest in the Hunter. However our community is telling us they want more than we can afford with our current income. We've been running lean and mean for a long time now, but 'mean' is no way to treat our community for the long term.

Myth 3.

Council tells us they'll deliver all these projects, but once they get the money, they'll spend it wherever they like

Myth Buster;

Council needs to apply for its special rate variation to an independent state government body (IPART.) This application will include a detailed plan of the work we propose to undertake. If approved, Council will need to report to IPART annually and will need to provide updates against the specific projects it has nominated to ensure monies are spent as proposed.

Briefing note – SRV myths

Myth 4.

All the money is going to Nelson Bay and Raymond Terrace

Myth buster

Yes some significant funds are being allocated to major regional projects in our larger towns, such as Tomaree Sports Complex or an Art Centre in Raymond Terrace.

However, the spread of funds is very even across the local government area. Funding is dispersed across the three wards and each town and village will receive significant benefits. From sealing dirt roads, to building more effective drains and rejuvenating town centres, the projects we're advocating will stimulate the local economy, drive business growth, attract visitors, fill empty streets and enhance our region for the benefit of all.

Special Rate Variation projects



We are proposing to invest over \$100m into Port Stephens over the next 10+ years. If approved, the projects below are planned to commence during the dates indicated. For more information on additional projects visit portstephens.nsw.gov.au

ALL OF PORT STEPHENS PROJECTS

Project	Estimate
Library, community and event services Establish an expanded event management team to develop, manage and attract events. Expand homebound library delivery, children's literacy and senior's technology programs plus extend weekend opening hours at Raymond Terrace and Tomaree libraries.	\$7.6m over 10 years
Open drain maintenance Additional drainage maintenance to improve the quality of our drains.	\$3.55m over 10 years
Sports facilities maintenance Large-scale maintenance to ensure sporting organisations can continue to provide services to the community.	\$3.65m over 10 years
Tree maintenance Remove and replace hazardous trees plus develop a proactive inspection program to improve safety.	\$4.6m over 10 years
Infrastructure maintenance Maintain and enhance new and existing infrastructure to be used for years to come.	\$11.2m over 10 years
Street lighting upgrade Replace over 2500 street lights with LED lights to improve energy efficiency and deliver cost savings.	\$2m one off cost

EAST WARD AND ANNA BAY PROJECTS

Project	Estimate	Year
Improve drainage at Shoal Bay	\$2m	2019 to 2020
Replace BBQs, shelters and seating at: Fingal Bay foreshore	\$71,000	2019 to 2020
George Reserve, Soldiers Point	\$71,000	2019 to 2020
Preserve coastline at Conroy Park, Corlette	\$250,000	2019 to 2022
Little Beach boat ramp upgrade	\$1.4m	2020 to 2021
Nelson Bay depot relocation	\$2.5m	2020 to 2023
Soldier's Point foreshore works	\$200,000	2021 to 2022
Birubi Tourist Information Centre, Anna Bay	\$3m	2026 to 2027
Implement the Tomaree Sports Complex master plan, Salamander Bay	\$3m	2023 to 2024
Revitalise Fingal Bay town centre	\$500,000	2021 to 2022
Implement the Nelson Bay town centre and foreshore strategy	\$15m	2021 to 2027
Revitalise Anna Bay town centre	\$2m	2022 to 2025
New path and cycleways at: Anna bay – missing links on Gan Gan Road	\$700,000	2019 to 2020
Shoal Bay foreshore	\$2.5m	2020 to 2026

Project	Estimate	Year
Road rehabilitations at:		
Tomaree Road	\$200,000	2022 to 2023
Ocean Ave reserve carpark, Anna Bay	\$42,000	2022 to 2023
Campbell Ave, Anna Bay	\$250,000	2023 to 2024
Tuna Cr and Market St, Fingal Bay	\$800,000	2024 to 2025
Bagnalls Beach reserve carpark, Corlette	\$106,000	2025 to 2026
Hanna Pde, One Mile	\$100,000	2025 to 2026
Gan Gan Rd, One Mile	\$600,000	2026 to 2027
Little Beach reserve carpark, Nelson Bay	\$800,000	2027 to 2028
Gloucester St, Corlette	\$200,000	2027 to 2028
Tomaree Sports Complex carpark, Nelson Bay	\$1.8m	2027 to 2029
Reconstruct roads at:		
Nelson Bay Pony Club carpark, Anna Bay	\$73,000	2026 to 2027
Robinson Reserve carpark, Anna Bay	\$232,000	2027 to 2028
Seal roads at:		
Pacific Ave, Anna Bay	\$11,000	2023 to 2024
Korora Oval carpark, Salamander Bay	\$56,000	2024 to 2025
Bob Cairns reserve carpark, Salamander Bay	\$14,000	2024 to 2025
Anna Bay Oval carpark	\$148,000	2024 to 2025
Nelson Bay Pony Club carpark, Anna Bay	\$31,000	2024 to 2025
Bagnalls Beach reserve carpark, Corlette	\$220,000	2026 to 2028
Laidler Walk reserve carpark, Corlette	\$11,000	2027 to 2028
Little Beach carpark, Nelson Bay	\$63,000	2027 to 2028
Soldiers Point carpark	\$500,000	2027 to 2028
Donald St carpark, Nelson Bay	\$55,000	2027 to 2028
One Mile Beach reserve carpark	\$112,000	2027 to 2028
Anzac Park, Shoal Bay	\$227,000	2028 to 2029
Replace amenities at:		
Shoal Bay West Foreshore	\$180,000	2019 to 2020
Neil Carroll Park, Nelson Bay	\$120,000	2019 to 2020
Fingal Bay North Foreshore	\$180,000	2019 to 2020
George Reserve, Soldiers Point	\$130,000	2020 to 2021
Spencer Park, Soldiers Point	\$140,000	2020 to 2021
Little Beach, Nelson Bay	\$200,000	2020 to 2021
One Mile Beach	\$200,000	2020 to 2021
Shoal Bay East Foreshore	\$140,000	2020 to 2021



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Special Rate Variation projects



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ALL OF PORT STEPHENS PROJECTS

Project	Estimate
Library, community and event services Establish an expanded event management team to develop, manage and attract events. Expand homebound library delivery, children's literacy and senior's technology programs plus extend weekend opening hours at Raymond Terrace and Tomaree libraries.	\$7.6m over 10 years
Open drain maintenance Additional drainage maintenance to improve the quality of our drains.	\$3.55m over 10 years
Sports facilities maintenance Large-scale maintenance to ensure sporting organisations can continue to provide services to the community.	\$3.65m over 10 years
Tree maintenance Remove and replace hazardous trees plus develop a proactive inspection program to improve safety.	\$4.6m over 10 years
Infrastructure maintenance Maintain and enhance new and existing infrastructure to be used for years to come.	\$11.2m over 10 years
Street lighting upgrade Replace over 2500 street lights with LED lights to improve energy efficiency and deliver cost savings.	\$2m one off cost

WEST WARD

Project	Estimate	Year
Revitalise Raymond Terrace town centre	\$15m	2019 to 2027
Multipurpose sports amenities building at Stuart Park, Hinton	\$800,000	2019/2020
Revitalise Seaham town centre – bus stop interchange	\$500,000	2019/2020
Revitalise Karuah town centre plus Mustons Road Culvert widening and pedestrian walkway	\$2m	2019 to 2021
Revitalise Fern Bay town centre – Build a new bus shelter and pathways along Nelson Bay Road.	\$1m	2021/2022
Replace BBQs, shelters and seating at: Boomerang Park, Raymond Terrace	\$71,000	2019/2020
Memorial Park, Karuah	\$71,000	2019/2020
Foreshore improvements at Waterfront Road, Shoal Bay	\$500,000	2022/2023
King Park Sports Complex, Raymond Terrace masterplan projects	\$3m	2024 to 2026
Raymond Terrace depot relocation	\$2.5m	2020 to 2023
Community Art Centre, Raymond Terrace	\$2m	2027 to 2029
New path and cycleways at: Raymond Terrace missing links	\$1m	2019-2021
Brandy Hill	\$2m	2027/2028
Replace amenities at: Bettles Park, Raymond Terrace	\$100,000	2019/2020
Longworth Park, Karuah	\$120,000	2019/2020
Memorial Park, Karuah – relocate to Aliceton Reserve	\$180,000	2019/2020

Project	Estimate	Year
Road rehabilitations at:		
Hinton Road, Hinton – guardrail construction, driveway widening, drain reconstruction	\$390,000	2022 to 2024
Italia Road, Balickera	\$400,000	2023/2024
Phillip Street, Raymond Terrace	\$300,000	2024/2025
Clarencetown Road, Woodville	\$250,000	2026/2027
Paterson Road, Woodville	\$600,000	2026/2027
Hunter Street, Hinton	\$80,000	2026/2027
Watt Street, Raymond Terrace	\$250,000	2027/2028
Nobles Road, Nelsons Plains	\$350,000	2027/2028
Clarencetown Road, Glen Oak	\$800,000	2027/2028
Mount Hall Road, Raymond Terrace	\$230,000	2028/2029
Reconstruct roads at:		
School Drive, Tomago	\$300,000	2023/2024
Longworth Park carpark, Karuah	\$180,000	2025/2026
Stuart Park carpark, Hinton	\$100,000	2025/2026
Karuah RFS carpark, Karuah	\$15,000	2025/2026
Boomerang Park 2 carpark	\$270,000	2026/2027
King Park Sports Complex 2 carpark, Raymond Terrace	\$275,000	2026/2027
Seal roads at:		
Swan Bay Road, Swan Bay	\$1.3m	2019 to 2023
East Seaham Road, East Seaham	\$2.6m	2020 to 2022
Duns Creek Road, Duns Creek	\$1.3m	2022 to 2025
Brandon Park carpark, Seaham	\$65,000	2022/2023
Bowthorne Park carpark, Seaham	\$15,000	2022/2023
Lionel Morten Oval carpark, Karuah	\$90,000	2022/2023
Elizabeth Street, Hinton	\$16,000	2023/2024
Old Punt Road, Hinton	\$235,000	2023/2024
Boronia Road, Karuah	\$105,000	2023/2024
Carlisle Crescent, Karuah	\$45,000	2023/2024
Franklin Street, Karuah	\$115,000	2023/2024
Malcolm Road, Karuah	\$18,000	2023/2024
Riverside Drive, Karuah	\$160,000	2023/2024
Round Hill Crescent, Karuah	\$105,000	2023/2024
Ann Street, Hinton	\$12,000	2023/2024
Middle Crescent, Seaham	\$80,000	2023/2024
Scott Street, Seaham	\$44,000	2023/2024
Torrence Street, Seaham	\$140,000	2023/2024
Boomerang Park 1 carpark, Raymond Terrace	\$113,000	2023/2024
Tomago Boat Ramp carpark, Tomago	\$125,000	2023/2024
Bettles Park 2 carpark, Raymond Terrace	\$32,000	2023/2024
Bettles Park 1 carpark, Raymond Terrace	\$5,000	2023/2024
Wighton Street, Seaham	\$550,000	2024/2025
Holdom Road, Karuah	\$30,000	2024/2025
Old Swan Bay Road, Swan Bay	\$2m	2025/2026
Davis Road, Swan Bay	\$370,000	2026/2027
Sir Keith Place, Karuah	\$50,000	2026/2027
Ringwood Road, Ferodale	\$1m	2026/2027
Killaloe Lane, Eagleton	\$380,000	2026/2027
Ralstons Road, Nelsons Plains	\$790,000	2027/2028
Lillies Road, Swan Bay	\$935,000	2028/2029
Forest Road, Duns Creek	\$300,000	2028/2029



Photo by Pav KR | Lance Montana



PORT STEPHENS
COUNCIL

For more information call (02) 4988 0255 or visit our website
PORTSTEPHENS.NSW.GOV.AU



Special Rate Variation projects



We are proposing to invest over \$100m into Port Stephens over the next 10+ years. If approved, the projects below are planned to commence during the dates indicated. For more information on additional projects visit portstephens.nsw.gov.au

ALL OF PORT STEPHENS PROJECTS

Project	Estimate
Library, community and event services Establish an expanded event management team to develop, manage and attract events. Expand homebound library delivery, children's literacy and senior's technology programs plus extend weekend opening hours at Raymond Terrace and Tomaree libraries.	\$7.6m over 10 years
Open drain maintenance Additional drainage maintenance to improve the quality of our drains.	\$3.55m over 10 years
Sports facilities maintenance Large-scale maintenance to ensure sporting organisations can continue to provide services to the community.	\$3.65m over 10 years
Tree maintenance Remove and replace hazardous trees plus develop a proactive inspection program to improve safety.	\$4.6m over 10 years
Infrastructure maintenance Maintain and enhance new and existing infrastructure to be used for years to come.	\$11.2m over 10 years
Street lighting upgrade Replace over 2500 street lights with LED lights to improve energy efficiency and deliver cost savings.	\$2m one off cost

CENTRAL WARD

Project	Estimate	Year
Replace BBQs, shelters and seating at:		
Henderson Park, Lemon Tree Passage	\$71,000	2019/2020
Caswell Reserve, Mallabula	\$71,000	2019/2020
Medowie town centre	\$71,000	2019/2020
Replace amenities at:		
Henderson Park, Lemon Tree Passage	\$120,000	2019/2020
Medowie town centre	\$190,000	2020/2021
Revitalise Lemon Tree Passage town centre	\$2m	2019 to 2021
Upgrade Mallabula Hall	\$500,000	2020/2021
Bank stabilisation, vegetation and repair works at:	\$200,000	2021/2022
Gibber Point Reserve, Lemon Tree Passage		
Tilligerry Habitat and		
Caswell Reserve		
Revitalise Medowie town centre	\$5m	2022 to 2025
Revitalise Anna Bay town centre	\$2m	2022 to 2025
Birubi Tourist Information Centre, Anna Bay	\$3m	2026/27
New path and cycleways at:		
Anna Bay – missing links on Gan Gan Road	\$700,000	2019/2020
Tilligerry – missing link from Mallabula to LTP,	\$1m	2019/2020
LTP Boat Ramp to Rudd Reserve, and		
Swan Street Tanilba Bay to Tanilba Bay Sailing Club		
Medowie – Medowie Road	\$2.5m	2019 to 2028

Project	Estimate	Year
Road rehabilitations at:		
Campbell Ave, Anna Bay	\$250,000	2023/2024
John Parade, LTP	\$240,000	2025/2026
Marsh Road, Bobs Farm	\$395,000	2025/2026
Old Farm Road, Medowie	\$100,000	2025/2026
Yangoora Close, Medowie	\$140,000	2025/2026
Grey Gum Street, Medowie	\$160,000	2025/2026
Reconstruct roads at:		
Ocean Ave Reserve carpark, Anna Bay	\$42,000	2022/2023
Foster Park carpark, Tanilba Bay	\$75,000	2024/2025
Boyd Oval carpark, Medowie	\$57,000	2025/2026
Morna Point Road, Anna Bay	\$563,000	2025/2026
Nelson Bay Pony Club carpark, Anna Bay	\$73,000	2026/2027
Robinson Reserve carpark, Anna Bay	\$232,000	2027/2028
King Albert Avenue, Tanilba Bay	\$653,000	2028/2029
Seal roads at:		
Old Wharf carpark, Salt Ash	\$4,000	2022/2023
Williamtown Park carpark, Williamtown	\$25,000	2022/2023
Foster Park carpark, Tanilba Bay	\$33,000	2022/2023
Peace Park carpark, Tanilba Bay	\$43,000	2022/2023
Caswell Reserve carpark, Mallabula	\$73,000	2022/2023
Rookes Point Reserve carpark, Mallabula	\$50,000	2022/2023
Tilligerry Tennis Club carpark, Mallabula	\$113,000	2022/2023
Rudd Reserve carpark, Lemon Tree Passage	\$29,000	2022/2023
Nyrang Reserve carpark, Lemon Tree Passage	\$33,000	2022/2023
Lilli Pilli Park carpark, Lemon Tree Passage	\$21,000	2022/2023
Old School Centre carpark, Lemon Tree Passage	\$16,000	2022/2023
Ferodale Road, Medowie	\$65,000	2023/2024
Loma Street, Fishermans Bay	\$17,000	2023/2024
The Parkway, Mallabula	\$36,000	2023/2024
Blanch Street, Lemon Tree Passage	\$5,000	2023/2024
Pacific Ave, Anna Bay	\$11,000	2023/2024
Bay Street Mall, Mallabula	\$19,000	2023/2024
Watersleigh Avenue, Mallabula	\$26,000	2023/2024
Ferodale Sports Complex carpark, Medowie	\$273,000	2023/2024
Boyd Oval carpark, Medowie	\$38,000	2023/2024
Elaine Hurst Oval carpark, Medowie	\$148,000	2023/2024
Medowie Community Preschool carpark	\$7,000	2023/2024
Medowie Rural Fire Service 2 carpark	\$21,000	2023/2024
President Poincare Parade, Tanilba Bay	\$59,000	2024/2025
Trotters Road, Bobs Farm	\$45,000	2024/2025
Cromarty Lane, Bobs Farm	\$100,000	2024/2025
Salt Ash Sportsground carpark	\$109,000	2024/2025
Anna Bay Oval carpark	\$148,000	2024/2025
Nelson Bay Pony Club carpark, Anna Bay	\$31,000	2024/2025
Daniel Crescent, Lemon Tree Passage	\$29,000	2026/2027
Gibber Point Reserve carpark, Lemon Tree Passage	\$78,000	2026/2027
Birubi Beach Reserve carpark, Anna Bay	\$229,000	2027/2028
Noamunga Reserve carpark, Boat Harbour	\$84,000	2027/2028
Ibis Lane, Mallabula	\$27,000	2028/2029





Investing in our community

Special Rate Variation Proposal

Council is considering an application to the Independent Pricing and Regulatory Tribunal (IPART) for a Special Rate Variation (SRV) in 2019 and is seeking community views on the proposed rate options.

Find out more, ask questions of Councillors and Council officers and have your say at the community engagement activities being held throughout July and August.

Please note that not all Councillors will be at every session.

COMMUNITY FEEDBACK



haveyoursay.portstephens.nsw.gov.au/srv



srv@portstephens.nsw.gov.au quoting PSC 2018-02118



PSC 2018-02118, General Manager Port Stephens Council,
PO Box 42, RAYMOND TERRACE, NSW 2324

You may be contacted to take part in a telephone survey.



PORT STEPHENS
COUNCIL

For more information call (02) 4988 0255 or visit our website

PORTSTEPHENS.NSW.GOV.AU



A5.3: INFORMATION MATERIAL AND CONSULTATION ACTIVITIES

STAGE TWO

Advertising

Regular notice in Council's Informe page in the *Port Stephens Examiner*

Youtube video

Information material

Integrated Planning and Reporting Documents

- Community Strategic Plan 2018-2028 –remained unchanged

The following were revised to include a chapter on the proposed SRV and in the case of the DPOP, more specific information linked to Focus Areas.

- Delivery Program 2019- 2021 and Operational Plan 2019-2020
- Long Term Financial Plan 2019-2029
- Strategic Asset Management Plan 2019-2029
- Workforce Plan 2018-2021

SRV information material

- Letter to all residents – October 2018 (see attached)
- Proposed SRV booklet – more detailed information about the projects and programs to be funded by the 7.5% option.
Circulated in Stage Two, updated with corrected data at Council meeting on 29 January 2019 –see ATTACHMENT 10.
- Ready reckoners for:
 - Residential rates and charges estimates
 - Residential pensioner rates and charges estimates
 - Business rates and charges estimates
 - Farmland rates and charges estimates
 - Farmland pensioner rates and charges estimates
 - Williamtown rates and charges estimates
 - Williamtown pensioner rates and charges estimates(scans attached).
- Key Projects brochure to all residents (in draft) – circulated February 2019

PowerPoint Presentations

East Ward and Anna Bay
West Ward
Central Ward
General meetings

Meetings and other consultation activities

The Mayor, Councillors and staff presented at eight meetings, including three Ward based community meetings and the community services interagency meetings organised by Council. It is estimated that a total of 260 people attended these meetings.

Date	Activity	Attendance Numbers (est.)
Thurs 29 Nov 5.30 - 7.30pm	East Ward Birubi Surf Club	38
Wed 5 Dec 5.30 - 7.30pm	West Ward Raymond Terrace Senior Citizens Hall	10
Thurs 6 Dec 5.30 - 7.30pm	Central Ward Medowie Community Hall	25
Tues 11 Dec	Community services interagency meeting	15
<i>Council also offered to present information at community meetings and were invited to attend two meetings:</i>		
Mon 26 Nov	Medowie Progress Association	25
Mon 10 Dec	Tilligerry Community Association	60
<i>The Mayor also spoke at the following:</i>		
Thurs 13 Dec	Tomaree Business Chamber breakfast	85
Thurs 13 Dec	Nelson Bay Now meeting	12

Print media, media releases and advertising


Details of media pieces, media releases, advertising, social media and radio. Most print media pieces were also placed on media's websites.





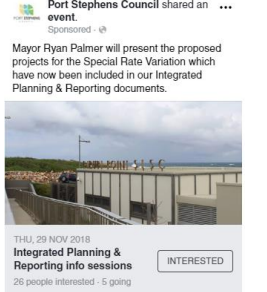

13 November: Council meeting			
Wednesday 14 November: IP&R documents public exhibition opens			
Wed 14 Nov	<i>Port Stephens Examiner</i>	Facebook interview with Mayor Palmer	Special Rate Variation Q&A
Thurs 15 Nov	<i>Port Stephens Examiner</i>	Full page advertisement	Special Rate Variation 2019-2021
	<i>Port Stephens Examiner</i>	Informe	Integrated Planning and Reporting documents - including Special rate Variation Public Exhibition and meeting dates
	<i>Port Stephens Examiner</i>	Back Chat	More questions for SRV
Thurs 15 Nov	<i>News of the Area</i>	Opinion Cartoon p 6	\$25.2m instigates community opinion
Thurs 22 Nov	<i>Port Stephens Examiner</i>	Front page article	Shoal Bay flood fix

	<i>Port Stephens Examiner</i>	News article p 3	SRV concessions on notice
	<i>Port Stephens Examiner</i>	Informe P 14	Integrated Planning and Reporting documents - including Special rate Variation Public Exhibition and meeting dates
	<i>Port Stephens Examiner</i>	Back Chat p 16	Ask me anything with the Mayor
Thurs 6 Dec	<i>News of the Area</i>	Front page headline, article p 2	More on rates
	<i>News of the Area</i>	Article Cr Arnott	Port Stephens is getting closer to IPART and the SRV – Make your voice known
Thurs 6 Dec	<i>Port Stephens Examiner</i>	News article p 2	Port council takes SRV step forward
		Informe p 19	Integrated Planning and Reporting documents - including Special rate Variation Public Exhibition and meeting dates
Thurs 13 Dec	<i>Port Stephens Examiner</i>	News article p 2	Investment equals economic benefits
		News article p 12	Tightening of belts for Port's pensioners
		¼ page advertisement p 14	Have you say closes 21 December
		Informe page p 15	Integrated Planning and Reporting documents - including Special rate Variation Public Exhibition dates
	Media Release	Town centre revitalisation to provide over \$100m in economic benefit for Port Stephens	
Thurs 13 Dec	Informe	Council's eNewsletter	Town revitalisation to boost economy by \$100m It's Our Future – SRV invests in the future
Thurs 13 Dec	<i>Newcastle Herald</i>	Opinion Mayor Palmer	Revitalisation working for Port Stephens
Fri 14 Dec	<i>Newcastle Herald</i>	Online	Port Stephens town centre works to pay off in extra millions: report

Thurs 20 Dec	<i>Port Stephens Examiner</i>	Informe p 17	Integrated Planning and Reporting documents - including Special rate Variation Public Exhibition dates
Friday 21 December: IP&R documents public exhibition closes			
Fri 28 Dec	<i>Newcastle Herald</i>	Opinion Cr Arnott p 26	Huge social cost of raising Port rates ignored
Thurs 3 Jan 2019	<i>News of the Area</i>	Article p 3	Rotary to improve George Reserve
Thurs 3 Jan	<i>Port Stephens Examiner</i>	Letters to the Editor p 18	What qualifications Rebate not as robust
Thurs 17 Jan	<i>Port Stephens Examiner</i>	Letters to the Editor p 17	Ideas being recycled
Thurs 24 Jan	<i>Port Stephens Examiner</i>	Article p 2	SRV dates Feb- Mar
29 January 2019: Council meeting			
Tues 29 Jan	Media Release	Our future. Our Port Stephens.	
Tues 29 Jan	Facebook post		
Wed 6 Feb	<i>Port Stephens Examiner</i>	Article p 7 Letters to the Editor p 19	The different sides to SRV Time to have your say
Thurs 7 Feb	<i>News of the Area</i>	Front page and p2 Opinion	IPART now has say Unhappy about rate rise
	<i>Key project flyer</i>	Draft being prepared	To inform community of key projects and timelines.
7 February 2019: SRV application lodged			

Social media – Stage Two

Special Rate Variation – Facebook organic campaign				
Channel	Clicks	Engagement	Content	Date
Facebook	612	678		13/12/2018

Facebook	841	1022		11/12/2018
Facebook	217	255		16/11/2018
Special Rate Variation – Facebook paid campaign				
Channel	Event responses	Engagement	Content	Date
Facebook Event in Medowie	30	112		26-11-2018 until 6/12/2018
Facebook Event in Raymond Terrace	32	172		26/11/2018 – 5/12/2018
Facebook Event in Birubi Beach	24	113		26/11/2018 – 29/11/2018
Facebook Council meeting 29 January 2019	19	57		29/1/2019

Broadcast mentions

1233 ABC Newcastle at December 14th 2018 9:03AM

*Mayor **Ryan Palmer** says the projects can't go ahead without a proposed **rate** hike and plans are on public.*

ABC Upper Hunter AM at December 14th 2018 9:01AM

*Mayor **Ryan Palmer** says the projects can't go ahead without a proposed **rate** hike and plans are on public*

Southern Cross Newcastle at December 13th 2018 10:45PM

*An independent report has revealed the economic benefits of **Port Stephens Council**'s proposed 43-million dollar town centre upgrade.*

NBN Newcastle at December 13th 2018 6:10PM

***Port Stephens Council** is promising residents vastly grooved town centres if its SRV application...*

NBN Gosford at December 13th 2018 6:10PM

***Port Stephens Council** is promising to raise rates by around 50 per town*

hit106.9 at December 13th 2018 6:00PM

***Council** has begun talking up exactly how the additional funds from **Port Stephens** the rate rise will end*

KOFM at December 13th 2018 6:00PM

***Council** has begun talking up exactly how the additional funds from **Port Stephens** rate rise will end...*

hit106.9 at December 13th 2018 3:05PM

***Port Stephens Council** is talking up the economic benefits of a proposed **rate** rise the hike would help....*

KOFM at December 13th 2018 3:00PM

***Port Stephens Council** is talking up the economic benefits of its proposed **rate** rise the hike would...*

Council website

A dedicated page with copies of all materials and list of meetings in the events calendar.

STAGE TWO INFORMATION MATERIAL

Monday 22 October 2018

Dear resident,

Recently we wrote to all ratepayers in Port Stephens to communicate our plans to consider an application to the Independent Pricing and Regulatory Tribunal (IPART) for a Special Rate Variation (SRV) in 2019. A special rate variation means an increase in rates to deliver specific projects and infrastructure to the Port Stephens community.

We conducted extensive community consultation in July and August this year. This included over 20 community meetings, information booths and round table discussions across Port Stephens to seek views on a proposed rate increase. We received feedback in a variety of ways. We acknowledge that, whilst some in our community do not support increasing rates, there is strong support for improving infrastructure in Port Stephens, including better drainage, safer roads, revitalised town centres, more paths, cycleways and improved public amenities.

After reviewing what our community have told us they want, we have modified our proposal to better reflect desired priorities and concerns around affordability. This proposal was presented to Councillors at the Council meeting on 9 October.

At this meeting, Councillors decided to proceed with an application to IPART for a rate increase of 7.5% per annum, to be implemented over seven years and to remain permanently in the rate base. If approved, Council will be required to report to IPART each year to demonstrate how funds raised through the rate increase have been spent in line with the original application.

What happens next?

We will prepare integrated plans to demonstrate how projects identified under this rate increase may be delivered over the coming years, and seek our community's feedback. From mid-November, we will be holding more community meetings to provide additional information on proposed projects and the benefits they can offer our community.

For more information, including a full report on consultation already carried out and a schedule of upcoming community consultation events, please visit our website at portstephens.nsw.gov.au or call us on (02) 4988 0255.

Yours sincerely,



Ryan Palmer
MAYOR



Wayne Wallis
GENERAL MANAGER

PORT STEPHENS COUNCIL

116 Adelaide Street
Raymond Terrace NSW 2324

PO Box 42
Raymond Terrace NSW 2324

p (02) 4988 0255
e council@portstephens.nsw.gov.au

www.portstephens.nsw.gov.au
ABN 16 744 377 876



You can find your land value on your rate notice

RESIDENTIAL CATEGORY - RATES & CHARGES ESTIMATES

You can find your land value on your rate notice		Current	Year 1 - 7.5%	Year 2 - 7.5%	Year 3 - 7.5%	Year 4 - 7.5%	Year 5 - 7.5%	Year 6 - 7.5%	Year 7 - 7.5%	Cumulative Increase
			2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	
Land Value: \$50,000										
Residential Rates	\$521	\$560	\$602	\$647	\$696	\$748	\$804	\$864	65.90%	
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%	
Waste Service Charge	\$418	\$436	\$453	\$471	\$490	\$508	\$527	\$546	30.62%	
Total rates & charges bill	\$997	\$1,058	\$1,118	\$1,183	\$1,252	\$1,324	\$1,401	\$1,482	48.71%	
Cumulative SRV rate increase		\$39	\$81	\$126	\$175	\$227	\$283	\$344		

Land Value: \$100,000									
Residential Rates	\$672	\$723	\$777	\$835	\$898	\$965	\$1,038	\$1,116	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$436	\$453	\$471	\$490	\$508	\$527	\$546	30.62%
Total rates & charges bill	\$1,148	\$1,221	\$1,294	\$1,372	\$1,455	\$1,542	\$1,635	\$1,734	50.97%
Cumulative SRV rate increase		\$51	\$105	\$163	\$226	\$293	\$366	\$443	

Land Value: \$150,000									
Residential Rates	\$824	\$886	\$952	\$1,024	\$1,100	\$1,183	\$1,272	\$1,367	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$436	\$453	\$471	\$490	\$508	\$527	\$546	30.62%
Total rates & charges bill	\$1,300	\$1,384	\$1,469	\$1,560	\$1,657	\$1,759	\$1,869	\$1,985	52.70%
Cumulative SRV rate increase		\$62	\$128	\$200	\$277	\$359	\$448	\$543	

Land Value: \$200,000									
Residential Rates	\$976	\$1,049	\$1,127	\$1,212	\$1,303	\$1,401	\$1,506	\$1,619	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$436	\$453	\$471	\$490	\$508	\$527	\$546	30.62%
Total rates & charges bill	\$1,452	\$1,547	\$1,644	\$1,748	\$1,860	\$1,977	\$2,103	\$2,237	54.07%
Cumulative SRV rate increase		\$73	\$152	\$236	\$327	\$425	\$530	\$643	

Land Value: \$224,000									
Residential Rates	\$1,048	\$1,127	\$1,212	\$1,302	\$1,400	\$1,505	\$1,618	\$1,739	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$436	\$453	\$471	\$490	\$508	\$527	\$546	30.62%
Total rates & charges bill	\$1,524	\$1,625	\$1,728	\$1,839	\$1,957	\$2,082	\$2,215	\$2,357	54.63%
Cumulative SRV rate increase		\$79	\$163	\$254	\$352	\$457	\$570	\$691	

Land Value: \$300,000									
Residential Rates	\$1,279	\$1,375	\$1,478	\$1,589	\$1,708	\$1,836	\$1,974	\$2,122	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$436	\$453	\$471	\$490	\$508	\$527	\$546	30.62%
Total rates & charges bill	\$1,755	\$1,873	\$1,994	\$2,125	\$2,265	\$2,412	\$2,571	\$2,739	56.10%
Cumulative SRV rate increase		\$96	\$199	\$310	\$429	\$557	\$695	\$843	

Land Value: \$400,000									
Residential Rates	\$1,582	\$1,701	\$1,828	\$1,965	\$2,113	\$2,271	\$2,441	\$2,625	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$436	\$453	\$471	\$490	\$508	\$527	\$546	30.62%
Total rates & charges bill	\$2,058	\$2,199	\$2,345	\$2,501	\$2,669	\$2,848	\$3,039	\$3,242	57.54%
Cumulative SRV rate increase		\$118	\$246	\$383	\$530	\$689	\$859	\$1,042	

Land Value: \$500,000									
Residential Rates	\$1,886	\$2,027	\$2,178	\$2,342	\$2,518	\$2,706	\$2,909	\$3,128	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$436	\$453	\$471	\$490	\$508	\$527	\$546	30.62%
Total rates & charges bill	\$2,362	\$2,525	\$2,695	\$2,878	\$3,074	\$3,283	\$3,506	\$3,745	58.60%
Cumulative SRV rate increase		\$141	\$293	\$456	\$632	\$821	\$1,024	\$1,242	

Land Value: \$600,000									
Residential Rates	\$2,189	\$2,352	\$2,529	\$2,718	\$2,922	\$3,142	\$3,377	\$3,630	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$436	\$453	\$471	\$490	\$508	\$527	\$546	30.62%
Total rates & charges bill	\$2,665	\$2,850	\$3,045	\$3,255	\$3,479	\$3,718	\$3,974	\$4,248	59.43%
Cumulative SRV rate increase		\$164	\$340	\$530	\$734	\$953	\$1,188	\$1,442	

Land Value: \$800,000									
Residential Rates	\$2,795	\$3,004	\$3,230	\$3,472	\$3,732	\$4,012	\$4,313	\$4,636	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$436	\$453	\$471	\$490	\$508	\$527	\$546	30.62%
Total rates & charges bill	\$3,271	\$3,502	\$3,746	\$4,008	\$4,289	\$4,588	\$4,910	\$5,254	60.61%
Cumulative SRV rate increase		\$209	\$434	\$676	\$937	\$1,217	\$1,518	\$1,841	

Land Value: \$1,000,000									
Residential Rates	\$3,402	\$3,656	\$3,930	\$4,225	\$4,542	\$4,882	\$5,249	\$5,642	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$436	\$453	\$471	\$490	\$508	\$527	\$546	30.62%
Total rates & charges bill	\$3,878	\$4,154	\$4,447	\$4,761	\$5,099	\$5,459	\$5,846	\$6,260	61.43%
Cumulative SRV rate increase		\$254	\$528	\$823	\$1,140	\$1,480	\$1,847	\$2,240	

Note: Total rates & charges bill estimates exclude Hunter Catchment Contribution (for applicable properties) levied on behalf of Hunter Local Land Services, and any On-Site Sewage Management Fee (if applicable). Rounded amounts may vary by \$1 or \$2. Rates and SRV rate increase includes rate pegging. Estimates based on 1 July 2016 base date land values. Individual rate levy relativities in future years will be affected by general revaluations expected each three years.



You can find your land value on your rate notice

Rates and Charges Estimates

RESIDENTIAL CATEGORY - RATES & CHARGES ESTIMATES

	Current	Year 1 - 2.7%	Year 2 - 2.5%	Year 3 - 2.5%	Year 4 - 2.5%	Year 5 - 2.5%	Year 6 - 2.5%	Year 7 - 2.5%	Cumulative Increase
	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26		
Land Value: \$50,000									
Residential Rates	\$521	\$535	\$548	\$562	\$576	\$590	\$605	\$620	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
Total rates & charges bill	\$997	\$1,025	\$1,051	\$1,077	\$1,104	\$1,132	\$1,160	\$1,189	19.30%
Cumulative rate peg increase		\$14	\$27	\$41	\$55	\$70	\$84	\$99	

Land Value: \$100,000									
Residential Rates	\$672	\$690	\$708	\$725	\$744	\$762	\$781	\$801	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
Total rates & charges bill	\$1,148	\$1,180	\$1,210	\$1,241	\$1,271	\$1,304	\$1,336	\$1,370	19.27%
Cumulative rate peg increase		\$18	\$35	\$53	\$71	\$90	\$109	\$128	

Land Value: \$150,000									
Residential Rates	\$824	\$846	\$867	\$889	\$911	\$934	\$957	\$981	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
Total rates & charges bill	\$1,300	\$1,336	\$1,370	\$1,404	\$1,439	\$1,475	\$1,513	\$1,550	19.25%
Cumulative rate peg increase		\$22	\$43	\$65	\$87	\$110	\$133	\$157	

Land Value: \$200,000									
Residential Rates	\$976	\$1,002	\$1,027	\$1,053	\$1,079	\$1,106	\$1,134	\$1,162	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
Total rates & charges bill	\$1,452	\$1,492	\$1,530	\$1,568	\$1,607	\$1,647	\$1,689	\$1,731	19.24%
Cumulative rate peg increase		\$26	\$51	\$77	\$103	\$130	\$158	\$186	

Land Value: \$224,000									
Residential Rates	\$1,048	\$1,077	\$1,104	\$1,131	\$1,159	\$1,188	\$1,218	\$1,249	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
Total rates & charges bill	\$1,524	\$1,567	\$1,606	\$1,646	\$1,687	\$1,730	\$1,773	\$1,818	19.23%
Cumulative rate peg increase		\$28	\$55	\$83	\$111	\$140	\$170	\$200	

Land Value: \$300,000									
Residential Rates	\$1,279	\$1,313	\$1,346	\$1,380	\$1,414	\$1,450	\$1,486	\$1,523	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
Total rates & charges bill	\$1,755	\$1,803	\$1,849	\$1,895	\$1,942	\$1,991	\$2,041	\$2,092	19.21%
Cumulative rate peg increase		\$34	\$67	\$101	\$135	\$171	\$207	\$244	

Land Value: \$400,000									
Residential Rates	\$1,582	\$1,625	\$1,665	\$1,707	\$1,750	\$1,794	\$1,838	\$1,884	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
Total rates & charges bill	\$2,058	\$2,115	\$2,168	\$2,222	\$2,278	\$2,335	\$2,394	\$2,453	19.19%
Cumulative rate peg increase		\$43	\$83	\$125	\$168	\$211	\$256	\$302	

Land Value: \$500,000									
Residential Rates	\$1,886	\$1,936	\$1,985	\$2,034	\$2,085	\$2,137	\$2,191	\$2,246	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
Total rates & charges bill	\$2,362	\$2,426	\$2,487	\$2,549	\$2,613	\$2,679	\$2,746	\$2,814	19.18%
Cumulative rate peg increase		\$51	\$99	\$149	\$200	\$252	\$305	\$360	

Land Value: \$600,000									
Residential Rates	\$2,189	\$2,248	\$2,304	\$2,362	\$2,421	\$2,481	\$2,543	\$2,607	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
Total rates & charges bill	\$2,665	\$2,738	\$2,807	\$2,877	\$2,948	\$3,023	\$3,098	\$3,176	19.17%
Cumulative rate peg increase		\$59	\$115	\$173	\$232	\$292	\$354	\$418	

Land Value: \$800,000									
Residential Rates	\$2,795	\$2,871	\$2,942	\$3,016	\$3,091	\$3,169	\$3,248	\$3,329	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
Total rates & charges bill	\$3,271	\$3,361	\$3,445	\$3,531	\$3,619	\$3,710	\$3,803	\$3,898	19.15%
Cumulative rate peg increase		\$75	\$147	\$221	\$296	\$373	\$453	\$534	

Land Value: \$1,000,000									
Residential Rates	\$3,402	\$3,494	\$3,581	\$3,670	\$3,762	\$3,856	\$3,953	\$4,052	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
Total rates & charges bill	\$3,878	\$3,984	\$4,083	\$4,186	\$4,290	\$4,398	\$4,508	\$4,620	19.14%
Cumulative rate peg increase		\$92	\$179	\$268	\$360	\$454	\$551	\$650	

Note: Total rates & charges bill estimates exclude Hunter Catchment Contribution (for applicable properties) levied on behalf of Hunter Local Land Services, and any On-Site Sewage Management Fee (if applicable). Rounded amounts may vary by \$1 or \$2. Estimates based on 1 July 2016 base date land values. Individual rate levy relativities in future years will be affected by general revaluations expected each three years.



You can find your land value on your rate notice

RESIDENTIAL CATEGORY - RATES & CHARGES ESTIMATE - PENSIONERS

You can find your land value on your rate notice		Current	Year 1 - 7.5%	Year 2 - 7.5%	Year 3 - 7.5%	Year 4 - 7.5%	Year 5 - 7.5%	Year 6 - 7.5%	Year 7 - 7.5%	Cumulative Increase
Land Value: \$50,000										
Residential Rates	\$521	\$560	\$602	\$647	\$696	\$748	\$804	\$864	65.90%	
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%	
Waste Service Charge	\$418	\$398	\$379	\$360	\$341	\$323	\$305	\$287	-31.34%	
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250		
Total rates & charges Bill	\$747	\$770	\$794	\$822	\$853	\$889	\$929	\$973	30.33%	
Cumulative SRV rate increase		\$39	\$81	\$126	\$175	\$227	\$283	\$344		
Land Value: \$100,000										
Residential Rates	\$672	\$723	\$777	\$835	\$898	\$965	\$1,038	\$1,116	65.90%	
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%	
Waste Service Charge	\$418	\$398	\$379	\$360	\$341	\$323	\$305	\$287	-31.34%	
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250		
Total rates & charges bill	\$898	\$933	\$970	\$1,011	\$1,056	\$1,107	\$1,163	\$1,225	36.32%	
Cumulative SRV rate increase		\$51	\$105	\$163	\$226	\$293	\$366	\$443		
Land Value: \$150,000										
Residential Rates	\$824	\$886	\$952	\$1,024	\$1,100	\$1,183	\$1,272	\$1,367	65.90%	
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%	
Waste Service Charge	\$418	\$398	\$379	\$360	\$341	\$323	\$305	\$287	-31.34%	
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250		
Total rates & charges Bill	\$1,050	\$1,096	\$1,145	\$1,199	\$1,258	\$1,324	\$1,397	\$1,476	40.58%	
Cumulative SRV rate increase		\$62	\$128	\$200	\$277	\$359	\$448	\$543		
Land Value: \$200,000										
Residential Rates	\$976	\$1,049	\$1,127	\$1,212	\$1,303	\$1,401	\$1,506	\$1,619	65.90%	
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%	
Waste Service Charge	\$418	\$398	\$379	\$360	\$341	\$323	\$305	\$287	-31.34%	
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250		
Total rates & charges bill	\$1,202	\$1,259	\$1,320	\$1,387	\$1,461	\$1,542	\$1,631	\$1,728	43.77%	
Cumulative SRV rate increase		\$73	\$152	\$236	\$327	\$425	\$530	\$643		
Land Value: \$224,000										
Residential Rates	\$1,048	\$1,127	\$1,212	\$1,302	\$1,400	\$1,505	\$1,618	\$1,739	65.90%	
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%	
Waste Service Charge	\$418	\$398	\$379	\$360	\$341	\$323	\$305	\$287	-31.34%	
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250		
Total rates & charges Bill	\$1,274	\$1,337	\$1,404	\$1,478	\$1,558	\$1,647	\$1,743	\$1,848	45.03%	
Cumulative SRV rate increase		\$79	\$163	\$254	\$352	\$457	\$570	\$691		
Land Value: \$300,000										
Residential Rates	\$1,279	\$1,375	\$1,478	\$1,589	\$1,708	\$1,836	\$1,974	\$2,122	65.90%	
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%	
Waste Service Charge	\$418	\$398	\$379	\$360	\$341	\$323	\$305	\$287	-31.34%	
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250		
Total rates & charges bill	\$1,505	\$1,585	\$1,670	\$1,764	\$1,866	\$1,977	\$2,099	\$2,230	48.21%	
Cumulative SRV rate increase		\$96	\$199	\$310	\$429	\$557	\$695	\$843		
Land Value: \$400,000										
Residential Rates	\$1,582	\$1,701	\$1,828	\$1,965	\$2,113	\$2,271	\$2,441	\$2,625	65.90%	
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%	
Waste Service Charge	\$418	\$398	\$379	\$360	\$341	\$323	\$305	\$287	-31.34%	
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250		
Total rates & charges Bill	\$1,808	\$1,911	\$2,021	\$2,140	\$2,270	\$2,413	\$2,567	\$2,733	51.17%	
Cumulative SRV rate increase		\$118	\$246	\$383	\$530	\$689	\$859	\$1,042		
Land Value: \$500,000										
Residential Rates	\$1,886	\$2,027	\$2,178	\$2,342	\$2,518	\$2,706	\$2,909	\$3,128	65.90%	
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%	
Waste Service Charge	\$418	\$398	\$379	\$360	\$341	\$323	\$305	\$287	-31.34%	
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250		
Total rates & charges bill	\$2,112	\$2,237	\$2,371	\$2,517	\$2,675	\$2,848	\$3,034	\$3,236	53.27%	
Cumulative SRV rate increase		\$141	\$293	\$456	\$632	\$821	\$1,024	\$1,242		
Land Value: \$600,000										
Residential Rates	\$2,189	\$2,352	\$2,529	\$2,718	\$2,922	\$3,142	\$3,377	\$3,630	65.90%	
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%	
Waste Service Charge	\$418	\$398	\$379	\$360	\$341	\$323	\$305	\$287	-31.34%	
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250		
Total rates & charges Bill	\$2,415	\$2,562	\$2,721	\$2,894	\$3,080	\$3,283	\$3,502	\$3,739	54.85%	
Cumulative SRV rate increase		\$164	\$340	\$530	\$734	\$953	\$1,188	\$1,442		
Land Value: \$800,000										
Residential Rates	\$2,795	\$3,004	\$3,230	\$3,472	\$3,732	\$4,012	\$4,313	\$4,636	65.90%	
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%	
Waste Service Charge	\$418	\$398	\$379	\$360	\$341	\$323	\$305	\$287	-31.34%	
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250		
Total rates & charges bill	\$3,021	\$3,214	\$3,422	\$3,647	\$3,890	\$4,153	\$4,438	\$4,745	57.06%	
Cumulative SRV rate increase		\$209	\$434	\$676	\$937	\$1,217	\$1,518	\$1,841		
Land Value: \$1,000,000										
Residential Rates	\$3,402	\$3,656	\$3,930	\$4,225	\$4,542	\$4,882	\$5,249	\$5,642	65.90%	
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%	
Waste Service Charge	\$418	\$398	\$379	\$360	\$341	\$323	\$305	\$287	-31.34%	
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250		
Total rates & charges Bill	\$3,628	\$3,866	\$4,123	\$4,400	\$4,700	\$5,024	\$5,374	\$5,751	58.52%	
Cumulative SRV rate increase		\$254	\$528	\$823	\$1,140	\$1,480	\$1,847	\$2,240		

Note: Total rates & charges bill estimates exclude Hunter Catchment Contribution (for applicable properties) levied on behalf of Hunter Local Land Services, and any On-Site Sewage Management Fee (if applicable). Rounded amounts may vary by \$1 or \$2. Rates and SRV rate increase includes rate pegging. Estimates based on 1 July 2016 base date land values. Individual rate levy relativities in future years will be affected by general revaluations expected each three years.



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Rates and Charges Estimate

RESIDENTIAL CATEGORY - RATES & CHARGES ESTIMATE - PENSIONERS

	Current	Year 1 - 2.7%	Year 2 - 2.5%	Year 3 - 2.5%	Year 4 - 2.5%	Year 5 - 2.5%	Year 6 - 2.5%	Year 7 - 2.5%	Cumulative Increase
Land Value: \$50,000									
Residential Rates	\$521	\$535	\$548	\$562	\$576	\$590	\$605	\$620	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges bill	\$747	\$775	\$801	\$827	\$854	\$882	\$910	\$939	25.76%
Cumulative rate peg increase		\$14	\$27	\$41	\$55	\$70	\$84	\$99	
Land Value: \$100,000									
Residential Rates	\$672	\$690	\$708	\$725	\$744	\$762	\$781	\$801	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges bill	\$898	\$930	\$960	\$991	\$1,021	\$1,054	\$1,086	\$1,120	24.64%
Cumulative rate peg increase		\$18	\$35	\$53	\$71	\$90	\$109	\$128	
Land Value: \$150,000									
Residential Rates	\$824	\$846	\$867	\$889	\$911	\$934	\$957	\$981	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges bill	\$1,050	\$1,086	\$1,120	\$1,154	\$1,189	\$1,225	\$1,263	\$1,300	23.84%
Cumulative rate peg increase		\$22	\$43	\$65	\$87	\$110	\$133	\$157	
Land Value: \$200,000									
Residential Rates	\$976	\$1,002	\$1,027	\$1,053	\$1,079	\$1,106	\$1,134	\$1,162	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges bill	\$1,202	\$1,242	\$1,280	\$1,318	\$1,357	\$1,397	\$1,439	\$1,481	23.24%
Cumulative rate peg increase		\$26	\$51	\$77	\$103	\$130	\$158	\$186	
Land Value: \$224,000									
Residential Rates	\$1,048	\$1,077	\$1,104	\$1,131	\$1,159	\$1,188	\$1,218	\$1,249	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges bill	\$1,274	\$1,317	\$1,356	\$1,396	\$1,437	\$1,480	\$1,523	\$1,568	23.00%
Cumulative rate peg increase		\$28	\$55	\$83	\$111	\$140	\$170	\$200	
Land Value: \$300,000									
Residential Rates	\$1,279	\$1,313	\$1,346	\$1,380	\$1,414	\$1,450	\$1,486	\$1,523	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges bill	\$1,505	\$1,553	\$1,599	\$1,645	\$1,692	\$1,741	\$1,791	\$1,842	22.40%
Cumulative rate peg increase		\$34	\$67	\$101	\$135	\$171	\$207	\$244	
Land Value: \$400,000									
Residential Rates	\$1,582	\$1,625	\$1,665	\$1,707	\$1,750	\$1,794	\$1,838	\$1,884	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges bill	\$1,808	\$1,865	\$1,918	\$1,972	\$2,028	\$2,085	\$2,144	\$2,203	21.85%
Cumulative rate peg increase		\$43	\$83	\$125	\$168	\$211	\$256	\$302	
Land Value: \$500,000									
Residential Rates	\$1,886	\$1,936	\$1,985	\$2,034	\$2,085	\$2,137	\$2,191	\$2,246	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges bill	\$2,112	\$2,176	\$2,237	\$2,299	\$2,363	\$2,429	\$2,496	\$2,564	21.45%
Cumulative rate peg increase		\$51	\$99	\$149	\$200	\$252	\$305	\$360	
Land Value: \$600,000									
Residential Rates	\$2,189	\$2,248	\$2,304	\$2,362	\$2,421	\$2,481	\$2,543	\$2,607	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges bill	\$2,415	\$2,488	\$2,557	\$2,627	\$2,698	\$2,773	\$2,848	\$2,926	21.15%
Cumulative rate peg increase		\$59	\$115	\$173	\$232	\$292	\$354	\$418	
Land Value: \$800,000									
Residential Rates	\$2,795	\$2,871	\$2,942	\$3,016	\$3,091	\$3,169	\$3,248	\$3,329	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges bill	\$3,021	\$3,111	\$3,195	\$3,281	\$3,369	\$3,460	\$3,553	\$3,648	20.74%
Cumulative rate peg increase		\$75	\$147	\$221	\$296	\$373	\$453	\$534	
Land Value: \$1,000,000									
Residential Rates	\$3,402	\$3,494	\$3,581	\$3,670	\$3,762	\$3,856	\$3,953	\$4,052	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges bill	\$3,628	\$3,734	\$3,833	\$3,936	\$4,040	\$4,148	\$4,258	\$4,370	20.46%
Cumulative rate peg increase		\$92	\$179	\$268	\$360	\$454	\$551	\$650	

Note: Total rates & charges bill estimates exclude Hunter Catchment Contribution (for applicable properties) levied on behalf of Hunter Local Land Services, and any On-Site Sewage Management Fee (if applicable). Rounded amounts may vary by \$1 or \$2. Estimates based on 1 July 2016 base date land values. Individual rate levy relativities in future years will be affected by general revaluations expected each three years.



You can find your land value on your rate notice

FARMLAND CATEGORY - RATES & CHARGES ESTIMATES

	Current	Year 1 - 7.5% 2019-20	Year 2 - 7.5% 2020-21	Year 3 - 7.5% 2021-22	Year 4 - 7.5% 2022-23	Year 5 - 7.5% 2023-24	Year 6 - 7.5% 2024-25	Year 7 - 7.5% 2025-26	Cumulative Increase
Land Value: \$100,000									
Farmland Rates	\$672	\$723	\$777	\$835	\$898	\$965	\$1,038	\$1,116	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$436	\$453	\$471	\$490	\$508	\$527	\$546	30.62%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Total rates & charges bill	\$1,265	\$1,340	\$1,416	\$1,497	\$1,583	\$1,673	\$1,770	\$1,872	47.91%
Cumulative SRV rate increase		\$51	\$105	\$163	\$226	\$293	\$366	\$443	
Land Value: \$200,000									
Farmland Rates	\$976	\$1,049	\$1,127	\$1,212	\$1,303	\$1,401	\$1,506	\$1,619	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$436	\$453	\$471	\$490	\$508	\$527	\$546	30.62%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Total rates & charges bill	\$1,569	\$1,666	\$1,766	\$1,873	\$1,988	\$2,108	\$2,237	\$2,375	51.38%
Cumulative SRV rate increase		\$73	\$152	\$236	\$327	\$425	\$530	\$643	
Land Value: \$300,000									
Farmland Rates	\$1,279	\$1,375	\$1,478	\$1,589	\$1,708	\$1,836	\$1,974	\$2,122	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$436	\$453	\$471	\$490	\$508	\$527	\$546	30.62%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Total rates & charges bill	\$1,872	\$1,992	\$2,116	\$2,250	\$2,393	\$2,544	\$2,705	\$2,877	53.72%
Cumulative SRV rate increase		\$96	\$199	\$310	\$429	\$557	\$695	\$843	
Land Value: \$400,000									
Farmland Rates	\$1,582	\$1,701	\$1,828	\$1,965	\$2,113	\$2,271	\$2,441	\$2,625	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$436	\$453	\$471	\$490	\$508	\$527	\$546	30.62%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Total rates & charges bill	\$2,175	\$2,318	\$2,467	\$2,626	\$2,798	\$2,979	\$3,173	\$3,380	55.41%
Cumulative SRV rate increase		\$118	\$246	\$383	\$530	\$689	\$859	\$1,042	
Land Value: \$422,000									
Farmland Rates	\$1,649	\$1,772	\$1,905	\$2,048	\$2,202	\$2,367	\$2,544	\$2,735	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$436	\$453	\$471	\$490	\$508	\$527	\$546	30.62%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Total rates & charges bill	\$2,242	\$2,389	\$2,544	\$2,709	\$2,887	\$3,075	\$3,276	\$3,491	55.72%
Cumulative SRV rate increase		\$123	\$256	\$399	\$553	\$718	\$895	\$1,086	
Land Value: \$500,000									
Farmland Rates	\$1,886	\$2,027	\$2,178	\$2,342	\$2,518	\$2,706	\$2,909	\$3,128	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$436	\$453	\$471	\$490	\$508	\$527	\$546	30.62%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Total rates & charges bill	\$2,479	\$2,644	\$2,817	\$3,003	\$3,202	\$3,414	\$3,641	\$3,883	56.68%
Cumulative SRV rate increase		\$141	\$293	\$456	\$632	\$821	\$1,024	\$1,242	
Land Value: \$600,000									
Farmland Rates	\$2,189	\$2,352	\$2,529	\$2,718	\$2,922	\$3,142	\$3,377	\$3,630	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$436	\$453	\$471	\$490	\$508	\$527	\$546	30.62%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Total rates & charges bill	\$2,782	\$2,969	\$3,167	\$3,380	\$3,607	\$3,849	\$4,109	\$4,386	57.68%
Cumulative SRV rate increase		\$164	\$340	\$530	\$734	\$953	\$1,188	\$1,442	
Land Value: \$700,000									
Farmland Rates	\$2,492	\$2,678	\$2,879	\$3,095	\$3,327	\$3,577	\$3,845	\$4,133	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$436	\$453	\$471	\$490	\$508	\$527	\$546	30.62%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Total rates & charges bill	\$3,085	\$3,295	\$3,518	\$3,756	\$4,012	\$4,285	\$4,577	\$4,889	58.48%
Cumulative SRV rate increase		\$186	\$387	\$603	\$835	\$1,085	\$1,353	\$1,641	
Land Value: \$800,000									
Farmland Rates	\$2,795	\$3,004	\$3,230	\$3,472	\$3,732	\$4,012	\$4,313	\$4,636	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$436	\$453	\$471	\$490	\$508	\$527	\$546	30.62%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Total rates & charges bill	\$3,388	\$3,621	\$3,868	\$4,133	\$4,417	\$4,720	\$5,045	\$5,392	59.14%
Cumulative SRV rate increase		\$209	\$434	\$676	\$937	\$1,217	\$1,518	\$1,841	
Land Value: \$900,000									
Farmland Rates	\$3,099	\$3,330	\$3,580	\$3,848	\$4,137	\$4,447	\$4,781	\$5,139	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$436	\$453	\$471	\$490	\$508	\$527	\$546	30.62%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Total rates & charges bill	\$3,692	\$3,947	\$4,218	\$4,510	\$4,822	\$5,155	\$5,513	\$5,895	59.69%
Cumulative SRV rate increase		\$231	\$481	\$750	\$1,038	\$1,349	\$1,682	\$2,041	
Land Value: \$1,000,000									
Farmland Rates	\$3,402	\$3,656	\$3,930	\$4,225	\$4,542	\$4,882	\$5,249	\$5,642	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$436	\$453	\$471	\$490	\$508	\$527	\$546	30.62%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Total rates & charges bill	\$3,995	\$4,273	\$4,569	\$4,886	\$5,227	\$5,590	\$5,980	\$6,398	60.16%
Cumulative SRV rate increase		\$254	\$528	\$823	\$1,140	\$1,480	\$1,847	\$2,240	

Note: Total rates & charges bill estimates exclude Hunter Catchment Contribution (for applicable properties) levied on behalf of Hunter Local Land Services. Includes one On-Site Sewage Management fee (disregard if not applicable). Rounded amounts may vary by \$1 or \$2. Rates and SRV rate increase includes rate pegging. Estimates based on 1 July 2016 base date land values. Individual rate levy relativities in future years will be affected by general revaluations expected each three years.



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Rates and Charges Estimates

FARMLAND CATEGORY - RATES & CHARGES ESTIMATES

	Current	Year 1 - 2.7% 2019-20	Year 2 - 2.5% 2020-21	Year 3 - 2.5% 2021-22	Year 4 - 2.5% 2022-23	Year 5 - 2.5% 2023-24	Year 6 - 2.5% 2024-25	Year 7 - 2.5% 2025-26	Cumulative Increase
Land Value: \$100,000									
Farmland Rates	\$672	\$690	\$708	\$725	\$744	\$762	\$781	\$801	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Total rates & charges bill	\$1,265	\$1,299	\$1,332	\$1,366	\$1,399	\$1,435	\$1,471	\$1,508	19.15%
Cumulative rate peg increase		\$18	\$35	\$53	\$71	\$90	\$109	\$128	
Land Value: \$200,000									
Farmland Rates	\$976	\$1,002	\$1,027	\$1,053	\$1,079	\$1,106	\$1,134	\$1,162	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Total rates & charges bill	\$1,569	\$1,611	\$1,651	\$1,693	\$1,735	\$1,779	\$1,823	\$1,869	19.14%
Cumulative rate peg increase		\$26	\$51	\$77	\$103	\$130	\$158	\$186	
Land Value: \$300,000									
Farmland Rates	\$1,279	\$1,313	\$1,346	\$1,380	\$1,414	\$1,450	\$1,486	\$1,523	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Total rates & charges bill	\$1,872	\$1,922	\$1,971	\$2,020	\$2,070	\$2,123	\$2,176	\$2,230	19.13%
Cumulative rate peg increase		\$34	\$67	\$101	\$135	\$171	\$207	\$244	
Land Value: \$400,000									
Farmland Rates	\$1,582	\$1,625	\$1,665	\$1,707	\$1,750	\$1,794	\$1,838	\$1,884	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Total rates & charges bill	\$2,175	\$2,234	\$2,290	\$2,347	\$2,406	\$2,466	\$2,528	\$2,591	19.13%
Cumulative rate peg increase		\$43	\$83	\$125	\$168	\$211	\$256	\$302	
Land Value: \$422,000									
Farmland Rates	\$1,649	\$1,693	\$1,736	\$1,779	\$1,824	\$1,869	\$1,916	\$1,964	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Total rates & charges bill	\$2,242	\$2,302	\$2,360	\$2,419	\$2,479	\$2,542	\$2,606	\$2,671	19.12%
Cumulative rate peg increase		\$44	\$87	\$130	\$175	\$220	\$267	\$315	
Land Value: \$500,000									
Farmland Rates	\$1,886	\$1,936	\$1,985	\$2,034	\$2,085	\$2,137	\$2,191	\$2,246	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Total rates & charges bill	\$2,479	\$2,545	\$2,609	\$2,674	\$2,741	\$2,810	\$2,881	\$2,952	19.12%
Cumulative rate peg increase		\$51	\$99	\$149	\$200	\$252	\$305	\$360	
Land Value: \$600,000									
Farmland Rates	\$2,189	\$2,248	\$2,304	\$2,362	\$2,421	\$2,481	\$2,543	\$2,607	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Total rates & charges bill	\$2,782	\$2,857	\$2,928	\$3,002	\$3,077	\$3,154	\$3,233	\$3,314	19.12%
Cumulative rate peg increase		\$59	\$115	\$173	\$232	\$292	\$354	\$418	
Land Value: \$700,000									
Farmland Rates	\$2,492	\$2,559	\$2,623	\$2,689	\$2,756	\$2,825	\$2,896	\$2,968	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Total rates & charges bill	\$3,085	\$3,168	\$3,248	\$3,329	\$3,412	\$3,498	\$3,585	\$3,675	19.11%
Cumulative rate peg increase		\$67	\$131	\$197	\$264	\$333	\$403	\$476	
Land Value: \$800,000									
Farmland Rates	\$2,795	\$2,871	\$2,942	\$3,016	\$3,091	\$3,169	\$3,248	\$3,329	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Total rates & charges bill	\$3,388	\$3,480	\$3,567	\$3,656	\$3,747	\$3,841	\$3,938	\$4,036	19.11%
Cumulative rate peg increase		\$75	\$147	\$221	\$296	\$373	\$453	\$534	
Land Value: \$900,000									
Farmland Rates	\$3,099	\$3,182	\$3,262	\$3,343	\$3,427	\$3,512	\$3,600	\$3,690	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Total rates & charges bill	\$3,692	\$3,791	\$3,886	\$3,983	\$4,083	\$4,185	\$4,290	\$4,397	19.11%
Cumulative rate peg increase		\$83	\$163	\$245	\$328	\$414	\$502	\$592	
Land Value: \$1,000,000									
Farmland Rates	\$3,402	\$3,494	\$3,581	\$3,670	\$3,762	\$3,856	\$3,953	\$4,052	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Total rates & charges bill	\$3,995	\$4,103	\$4,205	\$4,311	\$4,418	\$4,529	\$4,642	\$4,758	19.11%
Cumulative rate peg increase		\$92	\$179	\$268	\$360	\$454	\$551	\$650	

Note: Total rates & charges bill estimates exclude Hunter Catchment Contribution (for applicable properties) levied on behalf of Hunter Local Land Services. Includes one On-Site Sewage Management Fee (disregard if not applicable). Rounded amounts may vary by \$1 or \$2. Estimates based on 1 July 2016 base date land values. Individual rate levy relativities in future years will be affected by general revaluations expected each three years.



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Rates and Charges

FARMLAND CATEGORY - RATES & CHARGES ESTIMATE - PENSIONERS

	Current	Year 1 - 2.7%	Year 2 - 2.5%	Year 3 - 2.5%	Year 4 - 2.5%	Year 5 - 2.5%	Year 6 - 2.5%	Year 7 - 2.5%	Cumulative Increase
Land Value: \$100,000									
Farmland Rates	\$672	\$690	\$708	\$725	\$744	\$762	\$781	\$801	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges bill	\$1,015	\$1,049	\$1,082	\$1,116	\$1,149	\$1,185	\$1,221	\$1,258	23.87%
Cumulative rate peg increase		\$18	\$35	\$53	\$71	\$90	\$109	\$128	
Land Value: \$200,000									
Farmland Rates	\$976	\$1,002	\$1,027	\$1,053	\$1,079	\$1,106	\$1,134	\$1,162	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges bill	\$1,319	\$1,361	\$1,401	\$1,443	\$1,485	\$1,529	\$1,573	\$1,619	22.77%
Cumulative rate peg increase		\$26	\$51	\$77	\$103	\$130	\$158	\$186	
Land Value: \$300,000									
Farmland Rates	\$1,279	\$1,313	\$1,346	\$1,380	\$1,414	\$1,450	\$1,486	\$1,523	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges bill	\$1,622	\$1,672	\$1,721	\$1,770	\$1,820	\$1,873	\$1,926	\$1,980	22.08%
Cumulative rate peg increase		\$34	\$67	\$101	\$135	\$171	\$207	\$244	
Land Value: \$400,000									
Farmland Rates	\$1,582	\$1,625	\$1,665	\$1,707	\$1,750	\$1,794	\$1,838	\$1,884	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges bill	\$1,925	\$1,984	\$2,040	\$2,097	\$2,156	\$2,216	\$2,278	\$2,341	21.61%
Cumulative rate peg increase		\$43	\$83	\$125	\$168	\$211	\$256	\$302	
Land Value: \$422,000									
Farmland Rates	\$1,649	\$1,693	\$1,736	\$1,779	\$1,824	\$1,869	\$1,916	\$1,964	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges bill	\$1,992	\$2,052	\$2,110	\$2,169	\$2,229	\$2,292	\$2,356	\$2,421	21.52%
Cumulative rate peg increase		\$44	\$87	\$130	\$175	\$220	\$267	\$315	
Land Value: \$500,000									
Farmland Rates	\$1,886	\$1,936	\$1,985	\$2,034	\$2,085	\$2,137	\$2,191	\$2,246	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges bill	\$2,229	\$2,295	\$2,359	\$2,424	\$2,491	\$2,560	\$2,631	\$2,702	21.27%
Cumulative rate peg increase		\$51	\$99	\$149	\$200	\$252	\$305	\$360	
Land Value: \$600,000									
Farmland Rates	\$2,189	\$2,248	\$2,304	\$2,362	\$2,421	\$2,481	\$2,543	\$2,607	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges bill	\$2,532	\$2,607	\$2,678	\$2,752	\$2,827	\$2,904	\$2,983	\$3,064	21.01%
Cumulative rate peg increase		\$59	\$115	\$173	\$232	\$292	\$354	\$418	
Land Value: \$700,000									
Farmland Rates	\$2,492	\$2,559	\$2,623	\$2,689	\$2,756	\$2,825	\$2,896	\$2,968	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges bill	\$2,835	\$2,918	\$2,998	\$3,079	\$3,162	\$3,248	\$3,335	\$3,425	20.80%
Cumulative rate peg increase		\$67	\$131	\$197	\$264	\$333	\$403	\$476	
Land Value: \$800,000									
Farmland Rates	\$2,795	\$2,871	\$2,942	\$3,016	\$3,091	\$3,169	\$3,248	\$3,329	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges bill	\$3,138	\$3,230	\$3,317	\$3,406	\$3,497	\$3,591	\$3,688	\$3,786	20.64%
Cumulative rate peg increase		\$75	\$147	\$221	\$296	\$373	\$453	\$534	
Land Value: \$900,000									
Farmland Rates	\$3,099	\$3,182	\$3,262	\$3,343	\$3,427	\$3,512	\$3,600	\$3,690	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges bill	\$3,442	\$3,541	\$3,636	\$3,733	\$3,833	\$3,935	\$4,040	\$4,147	20.50%
Cumulative rate peg increase		\$83	\$163	\$245	\$328	\$414	\$502	\$592	
Land Value: \$1,000,000									
Farmland Rates	\$3,402	\$3,494	\$3,581	\$3,670	\$3,762	\$3,856	\$3,953	\$4,052	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges bill	\$3,745	\$3,853	\$3,955	\$4,061	\$4,168	\$4,279	\$4,392	\$4,508	20.38%
Cumulative rate peg increase		\$92	\$179	\$268	\$360	\$454	\$551	\$650	

Note: Total rates & charges bill estimates exclude Hunter Catchment Contribution (for applicable properties) levied on behalf of Hunter Local Land Services. Includes one On-Site Sewage Management Fee (disregard if not applicable). Rounded amounts may vary by \$1 or \$2. Estimates based on 1 July 2016 base date land values. Individual rate levy relativities in future years will be affected by general revaluations expected each three years.



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FARMLAND CATEGORY - RATES & CHARGES ESTIMATE - PENSIONERS

	Current	Year 1 - 7.5% 2019-20	Year 2 - 7.5% 2020-21	Year 3 - 7.5% 2021-22	Year 4 - 7.5% 2022-23	Year 5 - 7.5% 2023-24	Year 6 - 7.5% 2024-25	Year 7 - 7.5% 2025-26	Cumulative Increase
Land Value: \$100,000									
Farmland Rates	\$672	\$723	\$777	\$835	\$898	\$965	\$1,038	\$1,116	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$398	\$379	\$360	\$341	\$323	\$305	\$287	-31.34%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges Bill	\$1,015	\$1,052	\$1,092	\$1,136	\$1,184	\$1,238	\$1,298	\$1,363	34.20%
Cumulative SRV rate increase		\$51	\$105	\$163	\$226	\$293	\$366	\$443	
Land Value: \$200,000									
Farmland Rates	\$976	\$1,049	\$1,127	\$1,212	\$1,303	\$1,401	\$1,506	\$1,619	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$398	\$379	\$360	\$341	\$323	\$305	\$287	-31.34%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges Bill	\$1,319	\$1,378	\$1,442	\$1,512	\$1,589	\$1,673	\$1,765	\$1,866	41.48%
Cumulative SRV rate increase		\$73	\$152	\$236	\$327	\$425	\$530	\$643	
Land Value: \$300,000									
Farmland Rates	\$1,279	\$1,375	\$1,478	\$1,589	\$1,708	\$1,836	\$1,974	\$2,122	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$398	\$379	\$360	\$341	\$323	\$305	\$287	-31.34%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges Bill	\$1,622	\$1,704	\$1,792	\$1,889	\$1,994	\$2,109	\$2,233	\$2,368	46.03%
Cumulative SRV rate increase		\$96	\$199	\$310	\$429	\$557	\$695	\$843	
Land Value: \$400,000									
Farmland Rates	\$1,582	\$1,701	\$1,828	\$1,965	\$2,113	\$2,271	\$2,441	\$2,625	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$398	\$379	\$360	\$341	\$323	\$305	\$287	-31.34%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges Bill	\$1,925	\$2,030	\$2,143	\$2,265	\$2,399	\$2,544	\$2,701	\$2,871	49.15%
Cumulative SRV rate increase		\$118	\$246	\$383	\$530	\$689	\$859	\$1,042	
Land Value: \$422,000									
Farmland Rates	\$1,649	\$1,772	\$1,905	\$2,048	\$2,202	\$2,367	\$2,544	\$2,735	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$398	\$379	\$360	\$341	\$323	\$305	\$287	-31.34%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges Bill	\$1,992	\$2,101	\$2,220	\$2,348	\$2,488	\$2,640	\$2,804	\$2,982	49.71%
Cumulative SRV rate increase		\$123	\$256	\$399	\$553	\$718	\$895	\$1,086	
Land Value: \$500,000									
Farmland Rates	\$1,886	\$2,027	\$2,178	\$2,342	\$2,518	\$2,706	\$2,909	\$3,128	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$398	\$379	\$360	\$341	\$323	\$305	\$287	-31.34%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges Bill	\$2,229	\$2,356	\$2,493	\$2,642	\$2,803	\$2,979	\$3,169	\$3,374	51.42%
Cumulative SRV rate increase		\$141	\$293	\$456	\$632	\$821	\$1,024	\$1,242	
Land Value: \$600,000									
Farmland Rates	\$2,189	\$2,352	\$2,529	\$2,718	\$2,922	\$3,142	\$3,377	\$3,630	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$398	\$379	\$360	\$341	\$323	\$305	\$287	-31.34%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges Bill	\$2,532	\$2,681	\$2,843	\$3,019	\$3,208	\$3,414	\$3,637	\$3,877	53.15%
Cumulative SRV rate increase		\$164	\$340	\$530	\$734	\$953	\$1,188	\$1,442	
Land Value: \$700,000									
Farmland Rates	\$2,492	\$2,678	\$2,879	\$3,095	\$3,327	\$3,577	\$3,845	\$4,133	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$398	\$379	\$360	\$341	\$323	\$305	\$287	-31.34%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges Bill	\$2,835	\$3,007	\$3,194	\$3,395	\$3,613	\$3,850	\$4,105	\$4,380	54.50%
Cumulative SRV rate increase		\$186	\$387	\$603	\$835	\$1,085	\$1,353	\$1,641	
Land Value: \$800,000									
Farmland Rates	\$2,795	\$3,004	\$3,230	\$3,472	\$3,732	\$4,012	\$4,313	\$4,636	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$398	\$379	\$360	\$341	\$323	\$305	\$287	-31.34%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges Bill	\$3,138	\$3,333	\$3,544	\$3,772	\$4,018	\$4,285	\$4,573	\$4,883	55.60%
Cumulative SRV rate increase		\$209	\$434	\$676	\$937	\$1,217	\$1,518	\$1,841	
Land Value: \$900,000									
Farmland Rates	\$3,099	\$3,330	\$3,580	\$3,848	\$4,137	\$4,447	\$4,781	\$5,139	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$398	\$379	\$360	\$341	\$323	\$305	\$287	-31.34%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges Bill	\$3,442	\$3,659	\$3,894	\$4,149	\$4,423	\$4,720	\$5,041	\$5,386	56.50%
Cumulative SRV rate increase		\$231	\$481	\$750	\$1,038	\$1,349	\$1,682	\$2,041	
Land Value: \$1,000,000									
Farmland Rates	\$3,402	\$3,656	\$3,930	\$4,225	\$4,542	\$4,882	\$5,249	\$5,642	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$398	\$379	\$360	\$341	\$323	\$305	\$287	-31.34%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges Bill	\$3,745	\$3,985	\$4,245	\$4,525	\$4,828	\$5,155	\$5,508	\$5,889	57.26%
Cumulative SRV rate increase		\$254	\$528	\$823	\$1,140	\$1,480	\$1,847	\$2,240	

Note: Total rates & charges bill estimates exclude Hunter Catchment Contribution (for applicable properties) levied on behalf of Hunter Local Land Services. Includes one On-Site Sewage Management fee (disregard if not applicable). Rounded amounts may vary by \$1 or \$2. Rates and SRV rate increase includes rate pegging. Estimates based on 1 July 2016 base date land values. Individual rate levy relativities in future years will be affected by general revaluations expected each three years.



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BUSINESS CATEGORY - RATES & CHARGES ESTIMATES

	Current	Year 1 - 7.5% 2019-20	Year 2 - 7.5% 2020-21	Year 3 - 7.5% 2021-22	Year 4 - 7.5% 2022-23	Year 5 - 7.5% 2023-24	Year 6 - 7.5% 2024-25	Year 7 - 7.5% 2025-26	Cumulative Increase
Land Value: \$50,000									
Business Rates	\$1,983	\$2,131	\$2,290	\$2,462	\$2,647	\$2,845	\$3,059	\$3,288	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$436	\$453	\$471	\$490	\$508	\$527	\$546	30.62%
Total rates & charges bill	\$2,459	\$2,629	\$2,807	\$2,998	\$3,204	\$3,422	\$3,656	\$3,906	58.87%
Cumulative SRV rate increase		\$148	\$308	\$479	\$664	\$863	\$1,076	\$1,305	

Land Value: \$100,000									
Business Rates	\$2,408	\$2,588	\$2,782	\$2,991	\$3,215	\$3,456	\$3,716	\$3,994	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$436	\$453	\$471	\$490	\$508	\$527	\$546	30.62%
Total rates & charges bill	\$2,884	\$3,086	\$3,299	\$3,527	\$3,772	\$4,033	\$4,313	\$4,612	59.90%
Cumulative SRV rate increase		\$180	\$374	\$583	\$807	\$1,048	\$1,307	\$1,586	

Land Value: \$150,000									
Business Rates	\$2,834	\$3,046	\$3,274	\$3,520	\$3,784	\$4,067	\$4,372	\$4,700	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$436	\$453	\$471	\$490	\$508	\$527	\$546	30.62%
Total rates & charges bill	\$3,310	\$3,544	\$3,791	\$4,056	\$4,340	\$4,644	\$4,970	\$5,318	60.67%
Cumulative SRV rate increase		\$212	\$440	\$686	\$950	\$1,233	\$1,538	\$1,866	

Land Value: \$200,000									
Business Rates	\$3,260	\$3,503	\$3,766	\$4,048	\$4,352	\$4,678	\$5,029	\$5,406	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$436	\$453	\$471	\$490	\$508	\$527	\$546	30.62%
Total rates & charges bill	\$3,736	\$4,001	\$4,282	\$4,585	\$4,909	\$5,255	\$5,626	\$6,024	61.27%
Cumulative SRV rate increase		\$244	\$506	\$789	\$1,092	\$1,419	\$1,770	\$2,147	

Land Value: \$300,000									
Business Rates	\$4,111	\$4,418	\$4,750	\$5,106	\$5,489	\$5,901	\$6,343	\$6,819	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$436	\$453	\$471	\$490	\$508	\$527	\$546	30.62%
Total rates & charges bill	\$4,587	\$4,916	\$5,266	\$5,642	\$6,046	\$6,477	\$6,940	\$7,437	62.13%
Cumulative SRV rate increase		\$307	\$639	\$995	\$1,378	\$1,790	\$2,232	\$2,708	

Land Value: \$340,000									
Business Rates	\$4,451	\$4,784	\$5,143	\$5,529	\$5,944	\$6,389	\$6,869	\$7,384	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$436	\$453	\$471	\$490	\$508	\$527	\$546	30.62%
Total rates & charges bill	\$4,927	\$5,282	\$5,660	\$6,065	\$6,500	\$6,966	\$7,466	\$8,002	62.39%
Cumulative SRV rate increase		\$333	\$692	\$1,077	\$1,492	\$1,938	\$2,417	\$2,932	

Land Value: \$400,000									
Business Rates	\$4,962	\$5,333	\$5,733	\$6,163	\$6,626	\$7,123	\$7,657	\$8,231	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$436	\$453	\$471	\$490	\$508	\$527	\$546	30.62%
Total rates & charges bill	\$5,438	\$5,831	\$6,250	\$6,700	\$7,182	\$7,699	\$8,254	\$8,849	62.72%
Cumulative SRV rate increase		\$371	\$771	\$1,201	\$1,663	\$2,160	\$2,695	\$3,269	

Land Value: \$600,000									
Business Rates	\$6,665	\$7,164	\$7,701	\$8,278	\$8,899	\$9,567	\$10,284	\$11,056	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$436	\$453	\$471	\$490	\$508	\$527	\$546	30.62%
Total rates & charges bill	\$7,141	\$7,662	\$8,217	\$8,815	\$9,456	\$10,143	\$10,881	\$11,673	63.48%
Cumulative SRV rate increase		\$499	\$1,036	\$1,614	\$2,235	\$2,902	\$3,619	\$4,391	

Land Value: \$800,000									
Business Rates	\$8,367	\$8,994	\$9,668	\$10,393	\$11,173	\$12,011	\$12,912	\$13,880	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$436	\$453	\$471	\$490	\$508	\$527	\$546	30.62%
Total rates & charges bill	\$8,843	\$9,492	\$10,185	\$10,930	\$11,730	\$12,587	\$13,509	\$14,498	63.94%
Cumulative SRV rate increase		\$626	\$1,301	\$2,026	\$2,806	\$3,644	\$4,544	\$5,513	

Land Value: \$1,000,000									
Business Rates	\$10,070	\$10,824	\$11,636	\$12,508	\$13,447	\$14,455	\$15,539	\$16,705	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$436	\$453	\$471	\$490	\$508	\$527	\$546	30.62%
Total rates & charges bill	\$10,546	\$11,322	\$12,152	\$13,045	\$14,003	\$15,032	\$16,136	\$17,323	64.26%
Cumulative SRV rate increase		\$754	\$1,566	\$2,438	\$3,377	\$4,385	\$5,469	\$6,635	

Land Value: \$1,200,000									
Business Rates	\$11,773	\$12,654	\$13,603	\$14,624	\$15,720	\$16,899	\$18,167	\$19,529	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$436	\$453	\$471	\$490	\$508	\$527	\$546	30.62%
Total rates & charges bill	\$12,249	\$13,152	\$14,120	\$15,160	\$16,277	\$17,476	\$18,764	\$20,147	64.49%
Cumulative SRV rate increase		\$882	\$1,831	\$2,851	\$3,948	\$5,127	\$6,394	\$7,757	

Note: Total rates & charges bill estimates exclude Hunter Catchment Contribution (for applicable properties) levied on behalf of Hunter Local Land Services, and any On-Site Sewage Management Fee (if applicable). Rounded amounts may vary by \$1 or \$2. Rates and SRV rate increase includes rate pegging. Estimates based on 1 July 2016 base date land values. Individual rate levy relativities in future years will be affected by general revaluations expected each three years.



You can find your land value on your rate notice

Rates and Charges Summary

	Current	Year 1 - 2.7%	Year 2 - 2.5%	Year 3 - 2.5%	Year 4 - 2.5%	Year 5 - 2.5%	Year 6 - 2.5%	Year 7 - 2.5%	Cumulative Increase
Land Value: \$50,000									
Business Rates	\$1,983	\$2,036	\$2,087	\$2,139	\$2,193	\$2,247	\$2,304	\$2,361	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
Total rates & charges bill	\$2,459	\$2,526	\$2,590	\$2,654	\$2,720	\$2,789	\$2,859	\$2,930	19.18%
Cumulative rate peg increase		\$53	\$104	\$157	\$210	\$265	\$321	\$379	

Land Value: \$100,000									
Business Rates	\$2,408	\$2,473	\$2,535	\$2,598	\$2,663	\$2,730	\$2,798	\$2,868	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
Total rates & charges bill	\$2,884	\$2,963	\$3,038	\$3,114	\$3,191	\$3,271	\$3,353	\$3,437	19.16%
Cumulative rate peg increase		\$65	\$127	\$190	\$255	\$322	\$390	\$460	

Land Value: \$150,000									
Business Rates	\$2,834	\$2,910	\$2,983	\$3,058	\$3,134	\$3,212	\$3,293	\$3,375	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
Total rates & charges bill	\$3,310	\$3,400	\$3,486	\$3,573	\$3,662	\$3,754	\$3,848	\$3,944	19.15%
Cumulative rate peg increase		\$76	\$149	\$224	\$300	\$378	\$459	\$541	

Land Value: \$200,000									
Business Rates	\$3,260	\$3,347	\$3,431	\$3,517	\$3,605	\$3,695	\$3,787	\$3,882	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
Total rates & charges bill	\$3,736	\$3,837	\$3,934	\$4,032	\$4,133	\$4,236	\$4,342	\$4,451	19.15%
Cumulative rate peg increase		\$88	\$171	\$257	\$345	\$435	\$528	\$622	

Land Value: \$300,000									
Business Rates	\$4,111	\$4,222	\$4,327	\$4,435	\$4,546	\$4,660	\$4,776	\$4,896	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
Total rates & charges bill	\$4,587	\$4,712	\$4,830	\$4,950	\$5,074	\$5,201	\$5,332	\$5,465	19.14%
Cumulative rate peg increase		\$111	\$216	\$324	\$435	\$549	\$665	\$785	

Land Value: \$340,000									
Business Rates	\$4,451	\$4,571	\$4,686	\$4,803	\$4,923	\$5,046	\$5,172	\$5,301	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
Total rates & charges bill	\$4,927	\$5,061	\$5,188	\$5,318	\$5,451	\$5,587	\$5,727	\$5,870	19.13%
Cumulative rate peg increase		\$120	\$234	\$351	\$471	\$594	\$721	\$850	

Land Value: \$400,000									
Business Rates	\$4,962	\$5,096	\$5,223	\$5,354	\$5,488	\$5,625	\$5,765	\$5,910	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
Total rates & charges bill	\$5,438	\$5,586	\$5,726	\$5,869	\$6,015	\$6,166	\$6,321	\$6,478	19.13%
Cumulative rate peg increase		\$134	\$261	\$392	\$525	\$663	\$803	\$947	

Land Value: \$600,000									
Business Rates	\$6,665	\$6,844	\$7,015	\$7,191	\$7,370	\$7,555	\$7,744	\$7,937	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
Total rates & charges bill	\$7,141	\$7,334	\$7,518	\$7,706	\$7,898	\$8,096	\$8,299	\$8,506	19.12%
Cumulative rate peg increase		\$179	\$351	\$526	\$706	\$890	\$1,079	\$1,272	

Land Value: \$800,000									
Business Rates	\$8,367	\$8,593	\$8,807	\$9,028	\$9,253	\$9,485	\$9,722	\$9,965	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
Total rates & charges bill	\$8,843	\$9,083	\$9,310	\$9,543	\$9,781	\$10,026	\$10,277	\$10,534	19.11%
Cumulative rate peg increase		\$225	\$440	\$660	\$886	\$1,117	\$1,354	\$1,597	

Land Value: \$1,000,000									
Business Rates	\$10,070	\$10,341	\$10,600	\$10,865	\$11,136	\$11,415	\$11,700	\$11,992	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
Total rates & charges bill	\$10,546	\$10,831	\$11,102	\$11,380	\$11,664	\$11,956	\$12,255	\$12,561	19.11%
Cumulative rate peg increase		\$271	\$530	\$795	\$1,066	\$1,345	\$1,630	\$1,922	

Land Value: \$1,200,000									
Business Rates	\$11,773	\$12,089	\$12,392	\$12,701	\$13,019	\$13,344	\$13,678	\$14,020	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
Total rates & charges bill	\$12,249	\$12,579	\$12,894	\$13,217	\$13,547	\$13,886	\$14,233	\$14,589	19.11%
Cumulative rate peg increase		\$317	\$619	\$929	\$1,246	\$1,572	\$1,905	\$2,247	

Note: Total rates & charges bill estimates exclude Hunter Catchment Contribution (for applicable properties) levied on behalf of Hunter Local Land Services, and any On-Site Sewage Management Fee (if applicable). Rounded amounts may vary by \$1 or \$2. Estimates based on 1 July 2016 base date land values. Individual rate levy relativities in future years will be affected by general revaluations expected each three years.



You can find your land value on your rate notice

Current	Year 1 - 7.5% 2019-20	Year 2 - 7.5% 2020-21	Year 3 - 7.5% 2021-22	Year 4 - 7.5% 2022-23	Year 5 - 7.5% 2023-24	Year 6 - 7.5% 2024-25	Year 7 - 7.5% 2025-26	Cumulative Increase
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WILLIAMTOWN MANAGEMENT AREA - RATES & CHARGES ESTIMATES

Land Value: \$125,000

Residential/Farmland Rates	\$373	\$401	\$431	\$464	\$499	\$536	\$576	\$619	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$436	\$453	\$471	\$490	\$508	\$527	\$546	30.62%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Total rates & charges bill	\$966	\$1,018	\$1,070	\$1,125	\$1,184	\$1,244	\$1,308	\$1,375	42.35%
Cumulative SRV rate increase		\$28	\$58	\$91	\$125	\$163	\$203	\$246	

Land Value: \$250,000

Residential/Farmland Rates	\$562	\$605	\$650	\$699	\$751	\$808	\$868	\$933	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$436	\$453	\$471	\$490	\$508	\$527	\$546	30.62%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Total rates & charges bill	\$1,155	\$1,222	\$1,289	\$1,360	\$1,436	\$1,515	\$1,600	\$1,689	46.21%
Cumulative SRV rate increase		\$42	\$88	\$136	\$189	\$245	\$306	\$371	

Land Value: \$350,000

Residential/Farmland Rates	\$714	\$767	\$825	\$887	\$953	\$1,025	\$1,102	\$1,184	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$436	\$453	\$471	\$490	\$508	\$527	\$546	30.62%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Total rates & charges bill	\$1,307	\$1,384	\$1,464	\$1,548	\$1,638	\$1,733	\$1,834	\$1,940	48.49%
Cumulative SRV rate increase		\$54	\$111	\$173	\$240	\$311	\$388	\$471	

Land Value: \$125,000

Residential/Farmland Rates	\$560	\$602	\$647	\$696	\$748	\$804	\$864	\$929	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$436	\$453	\$471	\$490	\$508	\$527	\$546	30.62%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Total rates & charges bill	\$1,153	\$1,219	\$1,286	\$1,357	\$1,433	\$1,512	\$1,596	\$1,685	46.17%
Cumulative SRV rate increase		\$42	\$87	\$136	\$188	\$244	\$304	\$369	

Land Value: \$250,000

Residential/Farmland Rates	\$844	\$907	\$975	\$1,048	\$1,127	\$1,211	\$1,302	\$1,400	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$436	\$453	\$471	\$490	\$508	\$527	\$546	30.62%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Total rates & charges bill	\$1,437	\$1,524	\$1,614	\$1,709	\$1,812	\$1,919	\$2,034	\$2,156	50.06%
Cumulative SRV rate increase		\$63	\$131	\$205	\$283	\$368	\$459	\$556	

Land Value: \$350,000

Residential/Farmland Rates	\$1,071	\$1,151	\$1,237	\$1,330	\$1,430	\$1,537	\$1,652	\$1,776	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$436	\$453	\$471	\$490	\$508	\$527	\$546	30.62%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Total rates & charges bill	\$1,664	\$1,768	\$1,876	\$1,991	\$2,115	\$2,245	\$2,384	\$2,532	52.21%
Cumulative SRV rate increase		\$80	\$167	\$260	\$359	\$467	\$582	\$706	

Land Value: \$125,000

Residential/Farmland Rates	\$672	\$722	\$777	\$835	\$897	\$965	\$1,037	\$1,115	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$436	\$453	\$471	\$490	\$508	\$527	\$546	30.62%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Total rates & charges bill	\$1,265	\$1,339	\$1,415	\$1,496	\$1,582	\$1,673	\$1,769	\$1,871	47.92%
Cumulative SRV rate increase		\$51	\$105	\$163	\$226	\$293	\$365	\$443	

Land Value: \$250,000

Residential/Farmland Rates	\$1,012	\$1,088	\$1,170	\$1,258	\$1,352	\$1,454	\$1,563	\$1,680	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$436	\$453	\$471	\$490	\$508	\$527	\$546	30.62%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Total rates & charges bill	\$1,605	\$1,705	\$1,809	\$1,919	\$2,037	\$2,161	\$2,294	\$2,436	51.73%
Cumulative SRV rate increase		\$76	\$158	\$246	\$340	\$441	\$550	\$667	

Land Value: \$350,000

Residential/Farmland Rates	\$1,285	\$1,381	\$1,485	\$1,596	\$1,716	\$1,845	\$1,983	\$2,132	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$436	\$453	\$471	\$490	\$508	\$527	\$546	30.62%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Total rates & charges bill	\$1,878	\$1,998	\$2,123	\$2,257	\$2,401	\$2,552	\$2,715	\$2,888	53.78%
Cumulative SRV rate increase		\$96	\$200	\$311	\$431	\$560	\$698	\$847	

Note: Total rates & charges bill estimates exclude Hunter Catchment Contribution (for applicable properties) levied on behalf of Hunter Local Land Services. Includes one On-Site Sewage Management fee (disregard if not applicable). Rounded amounts may vary by \$1 or \$2. Rates and SRV rate increase includes rate pegging. Estimates based on 1 July 2016 base date land values. Individual rate levy relativities in future years will be affected by general revaluations expected each three years. The above are sample land values only. There are a small number of Williamstown properties with much larger land values, contact Council for an estimate if this applies to you.

Rates and Charges Summary

Current	Year 1 - 2.7%	Year 2 - 2.5%	Year 3 - 2.5%	Year 4 - 2.5%	Year 5 - 2.5%	Year 6 - 2.5%	Year 7 - 2.5%	Cumulative Increase
	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	

Land Value: \$125,000

Residential/Farmland Rates	\$373	\$383	\$393	\$403	\$413	\$423	\$434	\$444	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Total rates & charges bill	\$966	\$992	\$1,017	\$1,043	\$1,069	\$1,096	\$1,123	\$1,151	19.16%
Cumulative rate peg increase		\$10	\$20	\$29	\$40	\$50	\$60	\$71	

Land Value: \$250,000

Residential/Farmland Rates	\$562	\$578	\$592	\$607	\$622	\$637	\$653	\$670	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Total rates & charges bill	\$1,155	\$1,187	\$1,216	\$1,247	\$1,278	\$1,310	\$1,343	\$1,377	19.15%
Cumulative rate peg increase		\$15	\$30	\$44	\$60	\$75	\$91	\$107	

Land Value: \$350,000

Residential/Farmland Rates	\$714	\$733	\$751	\$770	\$789	\$809	\$829	\$850	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Total rates & charges bill	\$1,307	\$1,342	\$1,376	\$1,410	\$1,445	\$1,482	\$1,519	\$1,557	19.14%
Cumulative rate peg increase		\$19	\$37	\$56	\$76	\$95	\$115	\$136	

Land Value: \$125,000

Residential/Farmland Rates	\$560	\$575	\$589	\$604	\$619	\$635	\$650	\$667	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Total rates & charges bill	\$1,153	\$1,184	\$1,214	\$1,244	\$1,275	\$1,307	\$1,340	\$1,374	19.15%
Cumulative rate peg increase		\$15	\$29	\$44	\$59	\$75	\$91	\$107	

Land Value: \$250,000

Residential/Farmland Rates	\$844	\$866	\$888	\$910	\$933	\$956	\$980	\$1,005	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Total rates & charges bill	\$1,437	\$1,475	\$1,512	\$1,550	\$1,589	\$1,629	\$1,670	\$1,711	19.14%
Cumulative rate peg increase		\$23	\$44	\$67	\$89	\$113	\$137	\$161	

Land Value: \$350,000

Residential/Farmland Rates	\$1,071	\$1,099	\$1,127	\$1,155	\$1,184	\$1,213	\$1,244	\$1,275	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Total rates & charges bill	\$1,664	\$1,708	\$1,751	\$1,795	\$1,840	\$1,886	\$1,934	\$1,982	19.13%
Cumulative rate peg increase		\$29	\$56	\$84	\$113	\$143	\$173	\$204	

Land Value: \$125,000

Residential/Farmland Rates	\$672	\$690	\$707	\$725	\$743	\$761	\$781	\$800	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Total rates & charges bill	\$1,265	\$1,299	\$1,332	\$1,365	\$1,399	\$1,434	\$1,470	\$1,507	19.15%
Cumulative rate peg increase		\$18	\$35	\$53	\$71	\$90	\$109	\$128	

Land Value: \$250,000

Residential/Farmland Rates	\$1,012	\$1,040	\$1,065	\$1,092	\$1,119	\$1,147	\$1,176	\$1,206	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Total rates & charges bill	\$1,605	\$1,649	\$1,690	\$1,732	\$1,775	\$1,820	\$1,866	\$1,912	19.13%
Cumulative rate peg increase		\$27	\$53	\$80	\$107	\$135	\$164	\$193	

Land Value: \$350,000

Residential/Farmland Rates	\$1,285	\$1,319	\$1,352	\$1,386	\$1,421	\$1,456	\$1,493	\$1,530	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Total rates & charges bill	\$1,878	\$1,928	\$1,977	\$2,026	\$2,077	\$2,129	\$2,182	\$2,237	19.12%
Cumulative rate peg increase		\$35	\$67	\$101	\$136	\$171	\$208	\$245	

Note: Total rates & charges bill estimates exclude Hunter Catchment Contribution (for applicable properties) levied on behalf of Hunter Local Land Services. Includes one On-Site Sewage Management fee (disregard if not applicable). Rounded amounts may vary by \$1 or \$2. Rates and SRV rate increase includes rate pegging. Estimates based on 1 July 2016 base date land values. Individual rate levy relativities in future years will be affected by general revaluations expected each three years. The above are sample land values only. There are a small number of Williamstown properties with much larger land values, contact Council for an estimate if this applies to you.



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Current	Year 1 - 7.5% 2019-20	Year 2 - 7.5% 2020-21	Year 3 - 7.5% 2021-22	Year 4 - 7.5% 2022-23	Year 5 - 7.5% 2023-24	Year 6 - 7.5% 2024-25	Year 7 - 7.5% 2025-26	Cumulative Increase
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WILLIAMTOWN MANAGEMENT AREA - RATES & CHARGES ESTIMATES - PENSIONERS

Land Value: \$125,000

Residential/Farmland Rates	\$373	\$401	\$431	\$464	\$499	\$536	\$576	\$619	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$398	\$379	\$360	\$341	\$323	\$305	\$287	-31.34%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges bill	\$716	\$730	\$746	\$764	\$785	\$809	\$836	\$866	20.97%
Cumulative SRV rate increase		\$28	\$58	\$91	\$125	\$163	\$203	\$246	

Land Value: \$250,000

Residential/Farmland Rates	\$562	\$605	\$650	\$699	\$751	\$808	\$868	\$933	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$398	\$379	\$360	\$341	\$323	\$305	\$287	-31.34%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges bill	\$905	\$934	\$965	\$999	\$1,037	\$1,080	\$1,128	\$1,180	30.36%
Cumulative SRV rate increase		\$42	\$88	\$136	\$189	\$245	\$306	\$371	

Land Value: \$350,000

Residential/Farmland Rates	\$714	\$767	\$825	\$887	\$953	\$1,025	\$1,102	\$1,184	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$398	\$379	\$360	\$341	\$323	\$305	\$287	-31.34%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges bill	\$1,057	\$1,096	\$1,140	\$1,187	\$1,239	\$1,298	\$1,362	\$1,431	35.45%
Cumulative SRV rate increase		\$54	\$111	\$173	\$240	\$311	\$388	\$471	

Land Value: \$125,000

Residential/Farmland Rates	\$560	\$602	\$647	\$696	\$748	\$804	\$864	\$929	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$398	\$379	\$360	\$341	\$323	\$305	\$287	-31.34%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges bill	\$903	\$931	\$962	\$996	\$1,034	\$1,077	\$1,124	\$1,176	30.26%
Cumulative SRV rate increase		\$42	\$87	\$136	\$188	\$244	\$304	\$369	

Land Value: \$250,000

Residential/Farmland Rates	\$844	\$907	\$975	\$1,048	\$1,127	\$1,211	\$1,302	\$1,400	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$398	\$379	\$360	\$341	\$323	\$305	\$287	-31.34%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges bill	\$1,187	\$1,236	\$1,290	\$1,348	\$1,413	\$1,484	\$1,562	\$1,647	38.78%
Cumulative SRV rate increase		\$63	\$131	\$205	\$283	\$368	\$459	\$556	

Land Value: \$350,000

Residential/Farmland Rates	\$1,071	\$1,151	\$1,237	\$1,330	\$1,430	\$1,537	\$1,652	\$1,776	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$398	\$379	\$360	\$341	\$323	\$305	\$287	-31.34%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges bill	\$1,414	\$1,480	\$1,552	\$1,630	\$1,716	\$1,810	\$1,912	\$2,023	43.13%
Cumulative SRV rate increase		\$80	\$167	\$260	\$359	\$467	\$582	\$706	

Land Value: \$125,000

Residential/Farmland Rates	\$672	\$722	\$777	\$835	\$897	\$965	\$1,037	\$1,115	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$398	\$379	\$360	\$341	\$323	\$305	\$287	-31.34%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges bill	\$1,015	\$1,051	\$1,091	\$1,135	\$1,183	\$1,238	\$1,297	\$1,362	34.20%
Cumulative SRV rate increase		\$51	\$105	\$163	\$226	\$293	\$365	\$443	

Land Value: \$250,000

Residential/Farmland Rates	\$1,012	\$1,088	\$1,170	\$1,258	\$1,352	\$1,454	\$1,563	\$1,680	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$398	\$379	\$360	\$341	\$323	\$305	\$287	-31.34%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges bill	\$1,355	\$1,417	\$1,485	\$1,558	\$1,638	\$1,726	\$1,822	\$1,927	42.16%
Cumulative SRV rate increase		\$76	\$158	\$246	\$340	\$441	\$550	\$667	

Land Value: \$350,000

Residential/Farmland Rates	\$1,285	\$1,381	\$1,485	\$1,596	\$1,716	\$1,845	\$1,983	\$2,132	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$398	\$379	\$360	\$341	\$323	\$305	\$287	-31.34%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges bill	\$1,628	\$1,710	\$1,799	\$1,896	\$2,002	\$2,117	\$2,243	\$2,379	46.13%
Cumulative SRV rate increase		\$96	\$200	\$311	\$431	\$560	\$698	\$847	

Note: Total rates & charges bill estimates exclude Hunter Catchment Contribution (for applicable properties) levied on behalf of Hunter Local Land Services. Includes one On-Site Sewage Management fee (disregard if not applicable). Rounded amounts may vary by \$1 or \$2. Rates and SRV rate increase includes rate pegging. Estimates based on 1 July 2016 base date land values. Individual rate levy relativities in future years will be affected by general revaluations expected each three years. The above are sample land values only. There are a small number of Williamstown properties with much larger land values, contact Council for an estimate if this applies to you.



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Rates and Charges Estimates

Current	Year 1 - 2.7%	Year 2 - 2.5%	Year 3 - 2.5%	Year 4 - 2.5%	Year 5 - 2.5%	Year 6 - 2.5%	Year 7 - 2.5%	Cumulative Increase
	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	

Land Value: \$125,000

Residential/Farmland Rates	\$373	\$383	\$393	\$403	\$413	\$423	\$434	\$444	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges bill	\$716	\$742	\$767	\$793	\$819	\$846	\$873	\$901	25.85%
Cumulative rate peg increase		\$10	\$20	\$29	\$40	\$50	\$60	\$71	

Land Value: \$250,000

Residential/Farmland Rates	\$562	\$578	\$592	\$607	\$622	\$637	\$653	\$670	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges bill	\$905	\$937	\$966	\$997	\$1,028	\$1,060	\$1,093	\$1,127	24.44%
Cumulative rate peg increase		\$15	\$30	\$44	\$60	\$75	\$91	\$107	

Land Value: \$350,000

Residential/Farmland Rates	\$714	\$733	\$751	\$770	\$789	\$809	\$829	\$850	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges bill	\$1,057	\$1,092	\$1,126	\$1,160	\$1,195	\$1,232	\$1,269	\$1,307	23.67%
Cumulative rate peg increase		\$19	\$37	\$56	\$76	\$95	\$115	\$136	

Land Value: \$125,000

Residential/Farmland Rates	\$560	\$575	\$589	\$604	\$619	\$635	\$650	\$667	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges bill	\$903	\$934	\$964	\$994	\$1,025	\$1,057	\$1,090	\$1,124	24.46%
Cumulative rate peg increase		\$15	\$29	\$44	\$59	\$75	\$91	\$107	

Land Value: \$250,000

Residential/Farmland Rates	\$844	\$866	\$888	\$910	\$933	\$956	\$980	\$1,005	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges bill	\$1,187	\$1,225	\$1,262	\$1,300	\$1,339	\$1,379	\$1,420	\$1,461	23.17%
Cumulative rate peg increase		\$23	\$44	\$67	\$89	\$113	\$137	\$161	

Land Value: \$350,000

Residential/Farmland Rates	\$1,071	\$1,099	\$1,127	\$1,155	\$1,184	\$1,213	\$1,244	\$1,275	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges bill	\$1,414	\$1,458	\$1,501	\$1,545	\$1,590	\$1,636	\$1,684	\$1,732	22.51%
Cumulative rate peg increase		\$29	\$56	\$84	\$113	\$143	\$173	\$204	

Land Value: \$125,000

Residential/Farmland Rates	\$672	\$690	\$707	\$725	\$743	\$761	\$781	\$800	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges bill	\$1,015	\$1,049	\$1,082	\$1,115	\$1,149	\$1,184	\$1,220	\$1,257	23.87%
Cumulative rate peg increase		\$18	\$35	\$53	\$71	\$90	\$109	\$128	

Land Value: \$250,000

Residential/Farmland Rates	\$1,012	\$1,040	\$1,065	\$1,092	\$1,119	\$1,147	\$1,176	\$1,206	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges bill	\$1,355	\$1,399	\$1,440	\$1,482	\$1,525	\$1,570	\$1,616	\$1,662	22.66%
Cumulative rate peg increase		\$27	\$53	\$80	\$107	\$135	\$164	\$193	

Land Value: \$350,000

Residential/Farmland Rates	\$1,285	\$1,319	\$1,352	\$1,386	\$1,421	\$1,456	\$1,493	\$1,530	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges bill	\$1,628	\$1,678	\$1,727	\$1,776	\$1,827	\$1,879	\$1,932	\$1,987	22.06%
Cumulative rate peg increase		\$35	\$67	\$101	\$136	\$171	\$208	\$245	

Note: Total rates & charges bill estimates exclude Hunter Catchment Contribution (for applicable properties) levied on behalf of Hunter Local Land Services. Includes one On-Site Sewage Management fee (disregard if not applicable). Rounded amounts may vary by \$1 or \$2. Rates and SRV rate increase includes rate pegging. Estimates based on 1 July 2016 base date land values. Individual rate levy liabilities in future years will be affected by general revaluations expected each three years. The above are sample land values only. There are a small number of Williamstown properties with much larger land values, contact Council for an estimate if this applies to you.