

SV Scenario

Year 1	Year 2	Year 3	Cumulative Increase
9.5%	9.5%	9.5%	31.29%

Average Residential Rate	Base Year	Year 1	Year 2	Year 3	Cumulative Increase
Average residential rate under assumed rate peg of 4.4% year 1 and 2.5% onwards	\$1,147	\$1,197	\$1,227	\$1,258	\$111
Annual increase rate peg (%)		4.4%	2.5%	2.5%	9.68%
Average residential rate with an SV of 9.5% p.a. for 3 years	\$1,147	\$1,255	\$1,374	\$1,505	\$358
Annual increase with SV (%)		9.5%	9.5%	9.5%	31.21%
Cumulative impact of SV above base year levels		\$108	\$227	\$358	
Cumulative difference between SV and rate-peg-only scenarios		\$58	\$147	\$247	

Average Farmland Rate	Base Year	Year 1	Year 2	Year 3	Cumulative Increase
Average farmland rate under assumed rate peg of 4.4% year 1 and 2.5% onwards	\$1,933	\$2,206	\$2,261	\$2,318	\$385
Annual increase rate peg (%)		4.4%	2.5%	2.5%	19.92%
Average farmland rate with an SV of 9.5% p.a. for 3 years	\$1,933	\$2,313	\$2,533	\$2,774	\$841
Annual increase with SV (%)		9.5%	9.5%	9.5%	43.51%
Cumulative impact of SV above base year levels		\$380	\$600	\$841	
Cumulative difference between SV and rate-peg-only scenarios		\$107	\$272	\$456	

Average Business Rate	Base Year	Year 1	Year 2	Year 3	Cumulative Increase
Average business rate under assumed rate peg of 4.4% year 1 and 2.5% onwards	\$4,892	\$5,058	\$5,184	\$5,314	\$422
Annual increase rate peg (%)		4.4%	2.5%	2.5%	8.63%
Average business rate with an SV of 9.5% p.a. for 3 years	\$4,892	\$5,308	\$5,812	\$6,364	\$1,472
Annual increase with SV (%)		9.5%	9.5%	9.5%	30.09%
Cumulative impact of SV above base year levels		\$416	\$920	\$1,472	
Cumulative difference between SV and rate-peg-only scenarios		\$250	\$628	\$1,050	

SV Scenario

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Average Residential Williamstown Primary Rate	Base Year	Year 1	Year 2	Year 3	Cumulative Increase
Average residential WP rate under assumed rate peg of 4.4% year 1 and 2.5% onwards	\$690	\$769	\$788	\$808	\$118
Annual increase rate peg (%)		4.4%	2.5%	2.5%	17.10%
Average residential WP rate with an SV of 9.5% p.a. for 3 years	\$690	\$807	\$884	\$968	\$278
Annual increase with SV (%)		9.5%	9.5%	9.5%	40.29%
Cumulative impact of SV above base year levels		\$117	\$194	\$278	
Cumulative difference between SV and rate-peg-only scenarios		\$38	\$96	\$160	

Average Residential Williamstown Secondary Rate	Base Year	Year 1	Year 2	Year 3	Cumulative Increase
Average residential WS rate under assumed rate peg of 4.4% year 1 and 2.5% onwards	\$741	\$810	\$830	\$851	\$110
Annual increase rate peg (%)		4.4%	2.5%	2.5%	14.84%
Average residential WS rate with an SV of 9.5% p.a. for 3 years	\$741	\$849	\$930	\$1,018	\$277
Annual increase with SV (%)		9.5%	9.5%	9.5%	37.38%
Cumulative impact of SV above base year levels		\$108	\$189	\$277	
Cumulative difference between SV and rate-peg-only scenarios		\$39	\$100	\$167	

Average Residential Williamstown Broader Rate	Base Year	Year 1	Year 2	Year 3	Cumulative Increase
Average residential WB rate under assumed rate peg of 4.4% year 1 and 2.5% onwards	\$906	\$988	\$1,013	\$1,038	\$132
Annual increase rate peg (%)		4.4%	2.5%	2.5%	14.57%
Average residential WB rate with an SV of 9.5% p.a. for 3 years	\$906	\$1,036	\$1,134	\$1,242	\$336
Annual increase with SV (%)		9.5%	9.5%	9.5%	37.09%
Cumulative impact of SV above base year levels		\$130	\$228	\$336	
Cumulative difference between SV and rate-peg-only scenarios		\$48	\$121	\$204	

SV Scenario

Year 1	Year 2	Year 3	Cumulative Increase
9.5%	9.5%	9.5%	31.29%

Average Farmland Williamstown Primary Rate	Base Year	Year 1	Year 2	Year 3	Cumulative Increase
Average farmland WP rate under assumed rate peg of 4.4% year 1 and 2.5% onwards	\$897	\$1,046	\$1,072	\$1,099	\$202
Annual increase rate peg (%)		4.4%	2.5%	2.5%	22.52%
Average farmland WP rate with an SV of 9.5% p.a. for 3 years	\$897	\$1,097	\$1,201	\$1,315	\$418
Annual increase with SV (%)		9.5%	9.5%	9.5%	46.60%
Cumulative impact of SV above base year levels		\$200	\$304	\$418	
Cumulative difference between SV and rate-peg-only scenarios		\$51	\$129	\$216	

Average Farmland Williamstown Secondary Rate	Base Year	Year 1	Year 2	Year 3	Cumulative Increase
Average farmland WS rate under assumed rate peg of 4.4% year 1 and 2.5% onwards	\$1,109	\$1,223	\$1,254	\$1,285	\$176
Annual increase rate peg (%)		4.4%	2.5%	2.5%	15.87%
Average farmland WS rate with an SV of 9.5% p.a. for 3 years	\$1,109	\$1,282	\$1,404	\$1,537	\$428
Annual increase with SV (%)		9.5%	9.5%	9.5%	38.59%
Cumulative impact of SV above base year levels		\$173	\$295	\$428	
Cumulative difference between SV and rate-peg-only scenarios		\$59	\$150	\$252	

Average Farmland Williamstown Broader Rate	Base Year	Year 1	Year 2	Year 3	Cumulative Increase
Average farmland WB rate under assumed rate peg of 4.4% year 1 and 2.5% onwards	\$1,375	\$1,463	\$1,500	\$1,538	\$163
Annual increase rate peg (%)		4.4%	2.5%	2.5%	11.85%
Average farmland WB rate with an SV of 9.5% p.a. for 3 years	\$1,375	\$1,535	\$1,681	\$1,841	\$466
Annual increase with SV (%)		9.5%	9.5%	9.5%	33.89%
Cumulative impact of SV above base year levels		\$160	\$306	\$466	
Cumulative difference between SV and rate-peg-only scenarios		\$72	\$181	\$303	

Base Scenario

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4.4%	2.5%	2.5%	9.68%

Council assumes and applies the rate cap of 4.4% in the 2023-2024 year and then 2.5% increase onwards to rates under the current rate capping regime.

The below figures are based on the 2022 Base Date Valuations

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OLG5 - Average Rates Projections

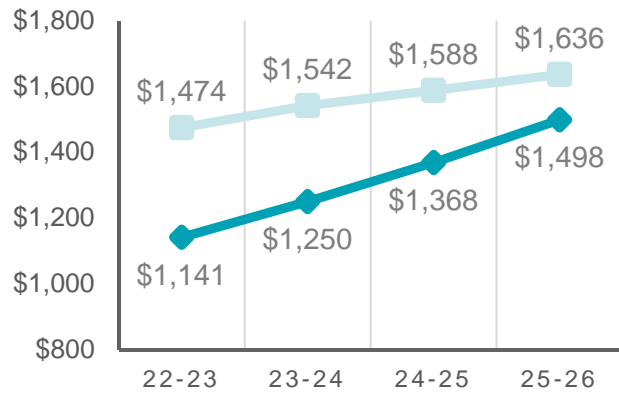
	Residential				Farmland				Business			
	22-23	23-24	24-25	25-26	22-23	23-24	24-25	25-26	22-23	23-24	24-25	25-26
Port Stephens	\$1,141	\$1,250	\$1,368	\$1,498	\$1,859	\$2,036	\$2,229	\$2,441	\$4,743	\$5,194	\$5,687	\$6,227
Port Macquarie-Hastings	\$1,284	\$1,344	\$1,378	\$1,412	\$2,117	\$2,217	\$2,272	\$2,329	\$3,957	\$4,143	\$4,246	\$4,353
Coffs Harbour	\$1,334	\$1,385	\$1,419	\$1,455	\$2,201	\$2,285	\$2,342	\$2,400	\$4,288	\$4,451	\$4,562	\$4,676
Shoalhaven	\$1,338	\$1,400	\$1,435	\$1,471	\$2,715	\$2,840	\$2,911	\$2,984	\$2,215	\$2,317	\$2,375	\$2,434
Mid-Coast	\$1,426	\$1,482	\$1,519	\$1,557	\$1,550	\$1,610	\$1,651	\$1,692	\$4,088	\$4,247	\$4,354	\$4,462
Tweed	\$1,531	\$1,592	\$1,632	\$1,673	\$2,305	\$2,397	\$2,457	\$2,519	\$2,990	\$3,110	\$3,188	\$3,267
Lake Macquarie	\$1,551	\$1,609	\$1,649	\$1,690	\$2,317	\$2,403	\$2,463	\$2,524	\$5,084	\$5,272	\$5,404	\$5,539
Wollongong	\$1,587	\$1,646	\$1,687	\$1,729	\$2,827	\$2,932	\$3,005	\$3,080	\$12,357	\$12,815	\$13,135	\$13,463
Shellharbour	\$1,631	\$1,691	\$1,733	\$1,777	\$3,941	\$4,087	\$4,189	\$4,294	\$5,182	\$5,374	\$5,509	\$5,646
Newcastle	\$1,670	\$1,732	\$1,775	\$1,819	\$2,556	\$2,650	\$2,716	\$2,784	\$12,534	\$12,998	\$13,322	\$13,656
Maitland	\$1,726	\$1,827	\$1,873	\$1,920	\$3,454	\$3,657	\$3,749	\$3,843	\$8,232	\$8,718	\$8,936	\$9,159
OLG5 Average	\$1,474	\$1,542	\$1,588	\$1,636	\$2,531	\$2,647	\$2,726	\$2,808	\$5,970	\$6,240	\$6,429	\$6,626

PSC lower than category average

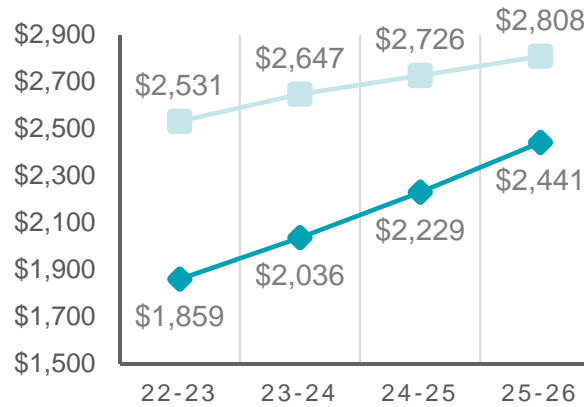


◆ Port Stephens ■ OLG5 Average

Residential



Farmland



Business

