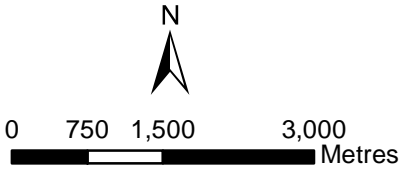


Blacktown City Proposed Business Rates Sub-Categories



Legend

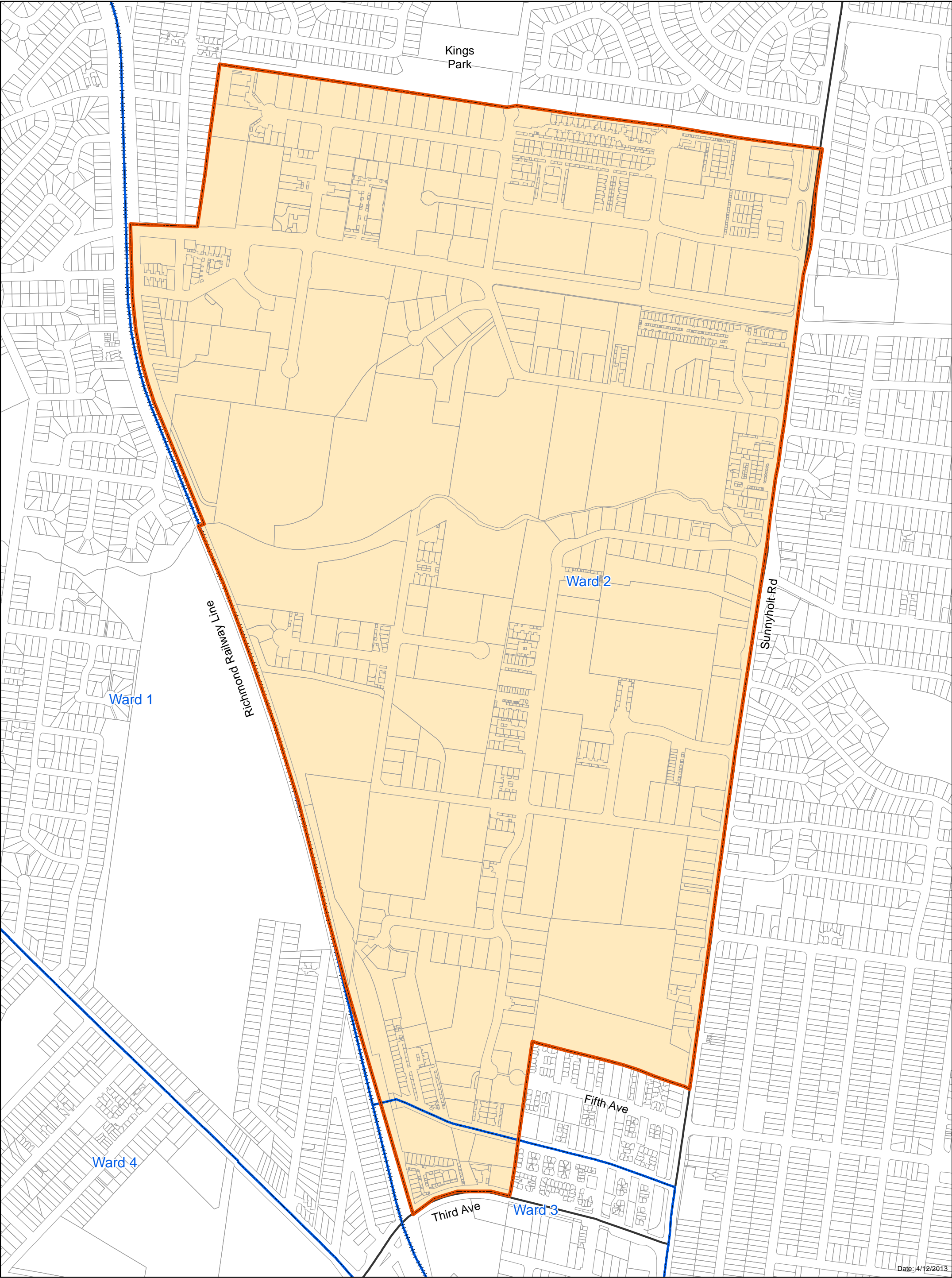
- Rate\_Areas
- Blacktown LGA
- Motorways and Major Roads
- Railways



Map Prepared by Land Information Unit



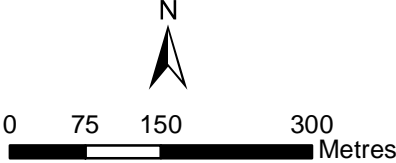




Date: 4/12/2013

Blacktown North

- Rate Areas
- Motorways and Major Roads
- Ward Boundary
- Railways



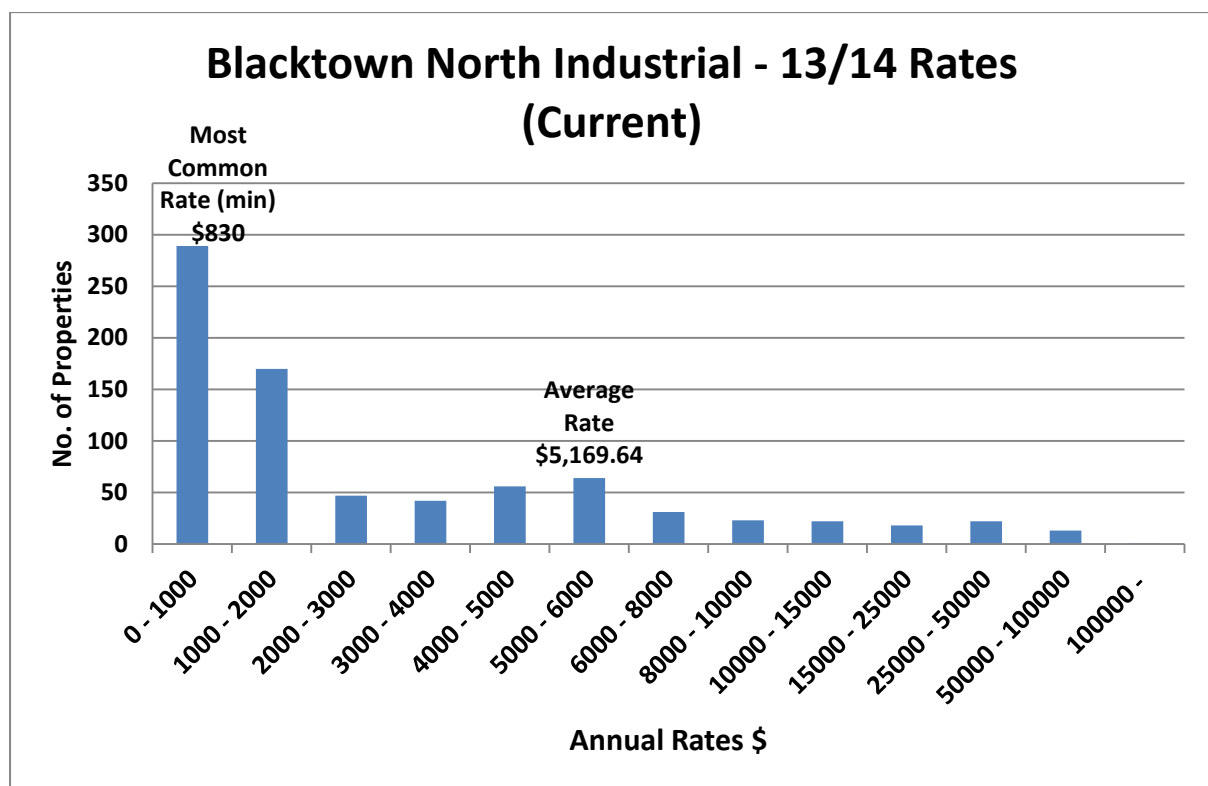
Map Prepared by Land Information Unit



## Business Sub-Category - Blacktown North Industrial

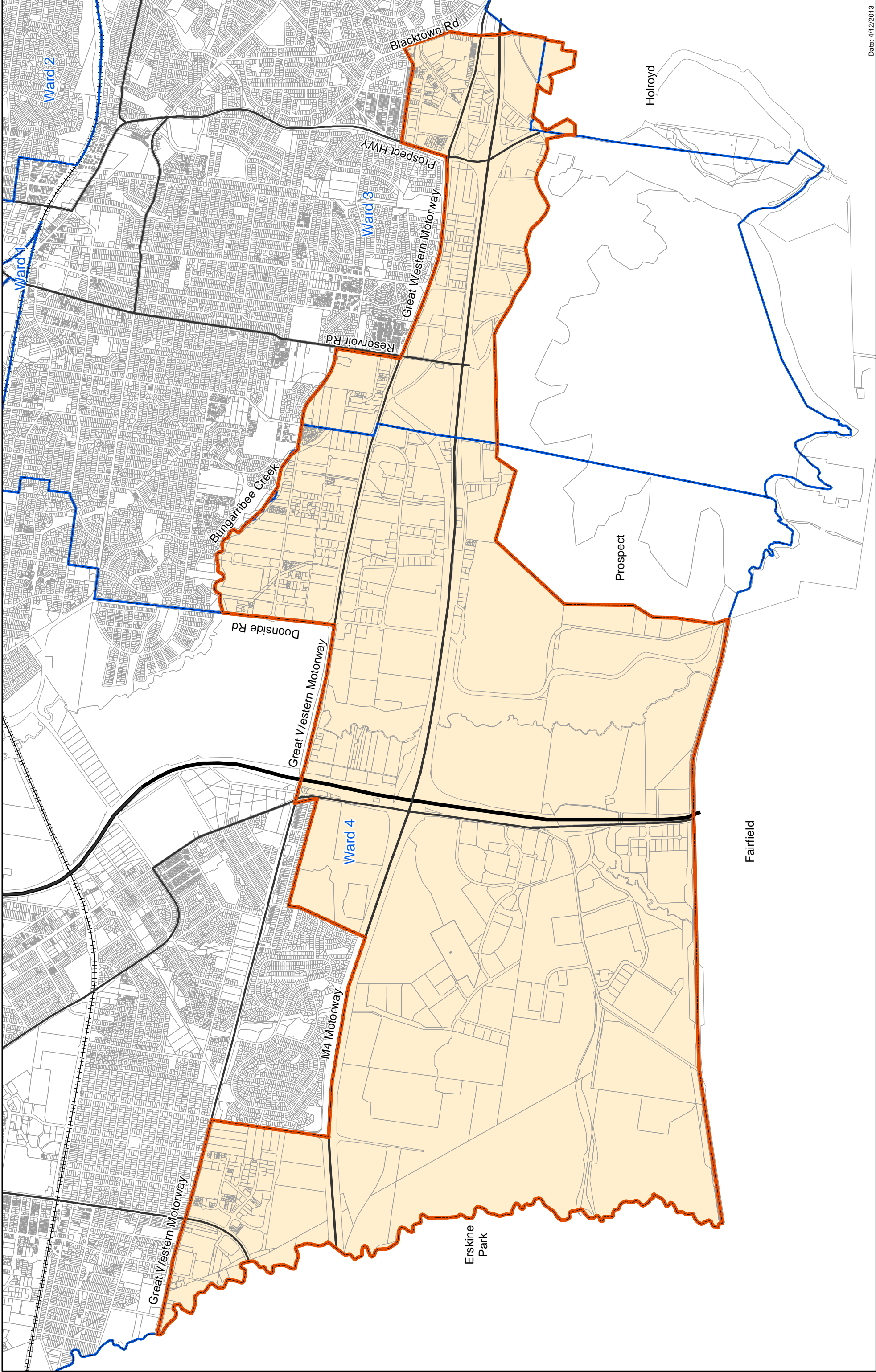
This sub-category is bounded by the Kings Park residential subdivision to the North, Sunnyholt Road to the East, Blacktown Boys and Blacktown Girls High Schools and Third Avenue to the South, with the Richmond Railway Line located on the west. There are currently 798 business properties in this sub-category.

The following graph and table provides a summary of the current distribution of business rates paid in 2013/2014 for the proposed business sub-category called "Blacktown North Industrial". As shown in the graph and table below, the current average rate for this business sub-category is \$5,169.64. Should the proposed SRV application be submitted by Council and approved by IPART, the average rate for this sub-category is estimated to increase to \$6,560.22 in 2015/2016, with the Most Common rate increasing from \$830 in 2013/2014 to \$1,053 in 2015/2016.



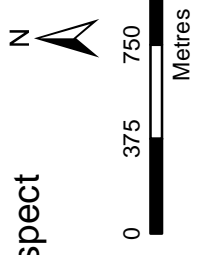
Proposed Impact on	Rates Current 2013/14	12.3% Increase 2014/15	13% Increase 2015/16
Average	5,169.64	5,805.51	6,560.22
Most Common	830.00	932.09	1,053.26





M4 Corridor - Eastern Creek, Minchinbury, Huntingwood, Arndell Park and Prospect

- Rate Areas
- Motorways and Major Roads
- Ward Boundary
- Railways

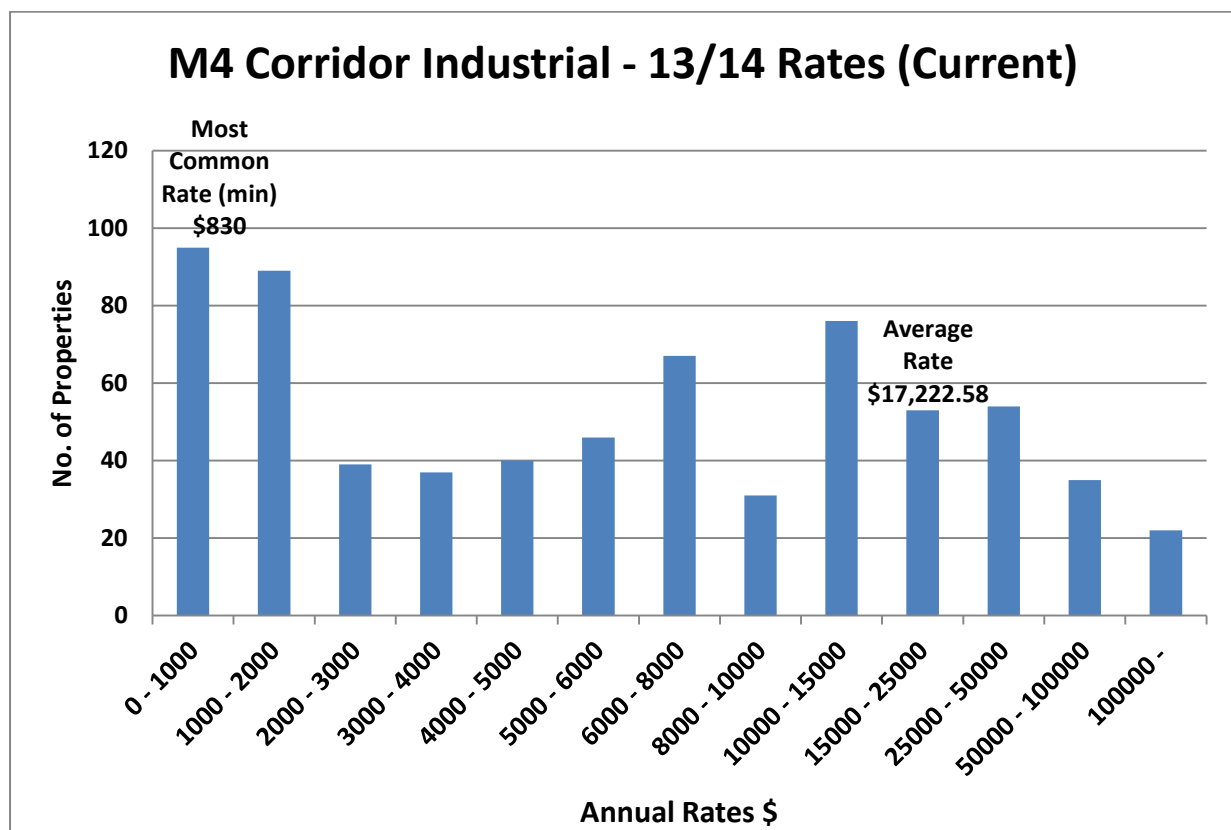




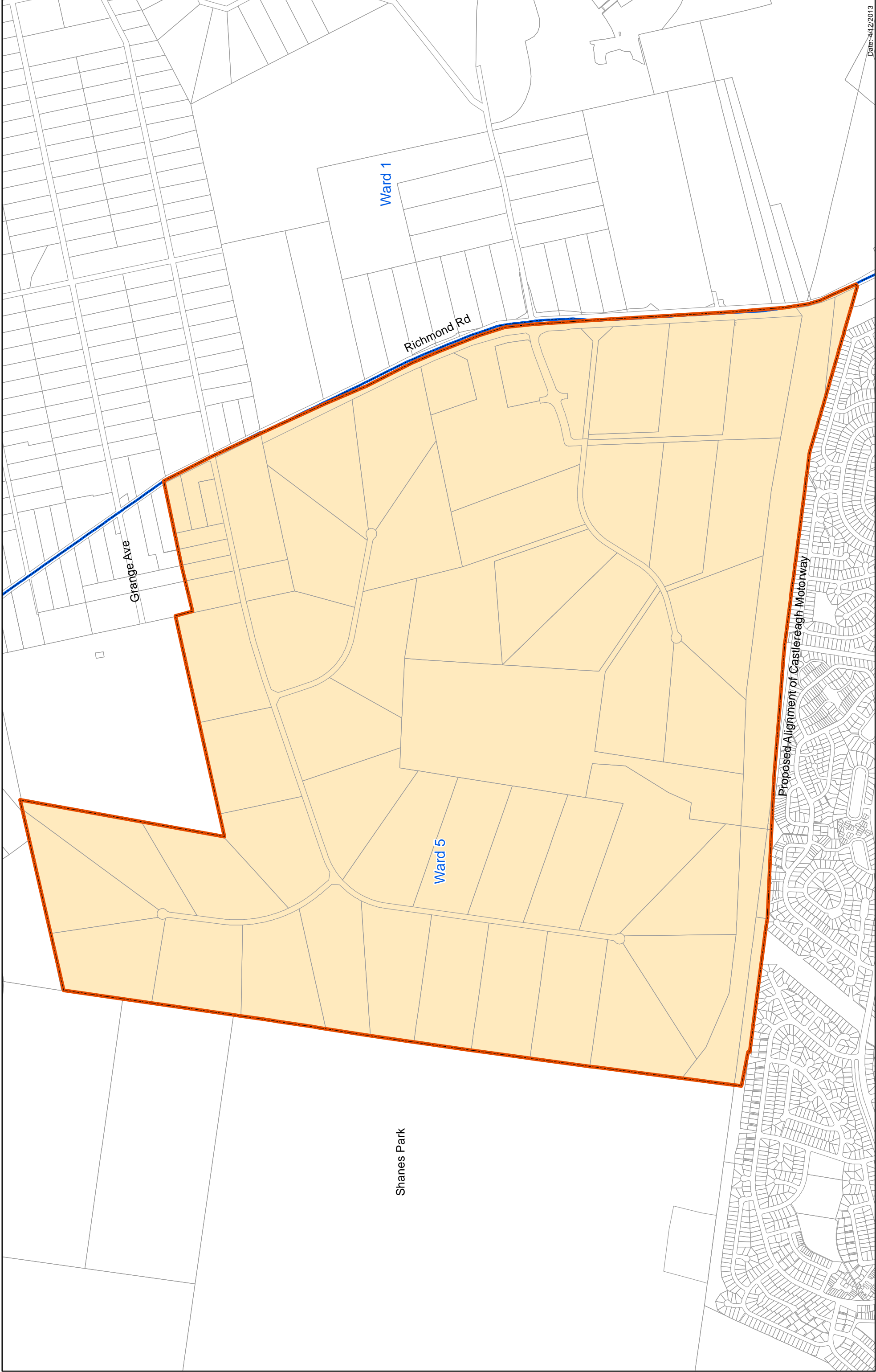
## Business Sub-Category – M4 Corridor Industrial

This sub-category is bounded by the division between the residential and industrial properties along the Great Western Highway to the North, Council's boundary with Holroyd to the East, Council's LGA boundary with Fairfield and Holroyd to the South and the Roper Creek to the west. This sub-category is the largest by area of all the sub-categories proposed. There are currently 684 business properties in this sub-category.

The following graph and table provides a summary of the current distribution of business rates paid in 2013/2014 for the proposed business sub-category called "M4 Corridor Industrial". As shown in the graph and table below, the current average rate for this business sub-category is \$17,222.58. Should the proposed SRV application be submitted by Council and approved by IPART, the average rate for this sub-category is estimated to increase to \$21,855.28 in 2015/2016, with the Most Common rate increasing from \$830 in 2013/2014 to \$1,053 in 2015/2016.



Proposed Impact on	Rates Current 2013/14	12.3% Increase 2014/15	13% Increase 2015/16
Average	17,222.58	19,340.96	21,855.28
Most Common	830.00	932.09	1,053.26



Date: 4/12/2013

## Marsden Park

- Rate Areas
- Motorways and Major Roads
- Ward Boundary
- Railways

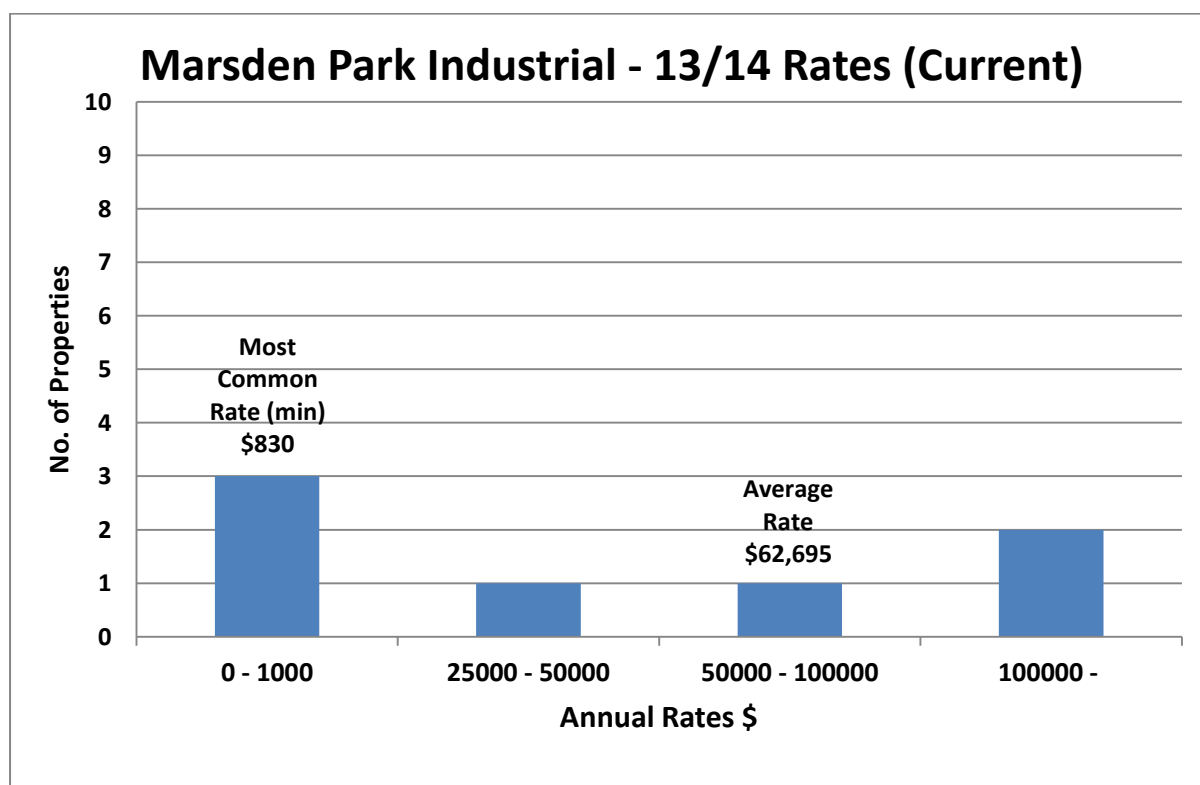
Map Prepared by Land Information Unit



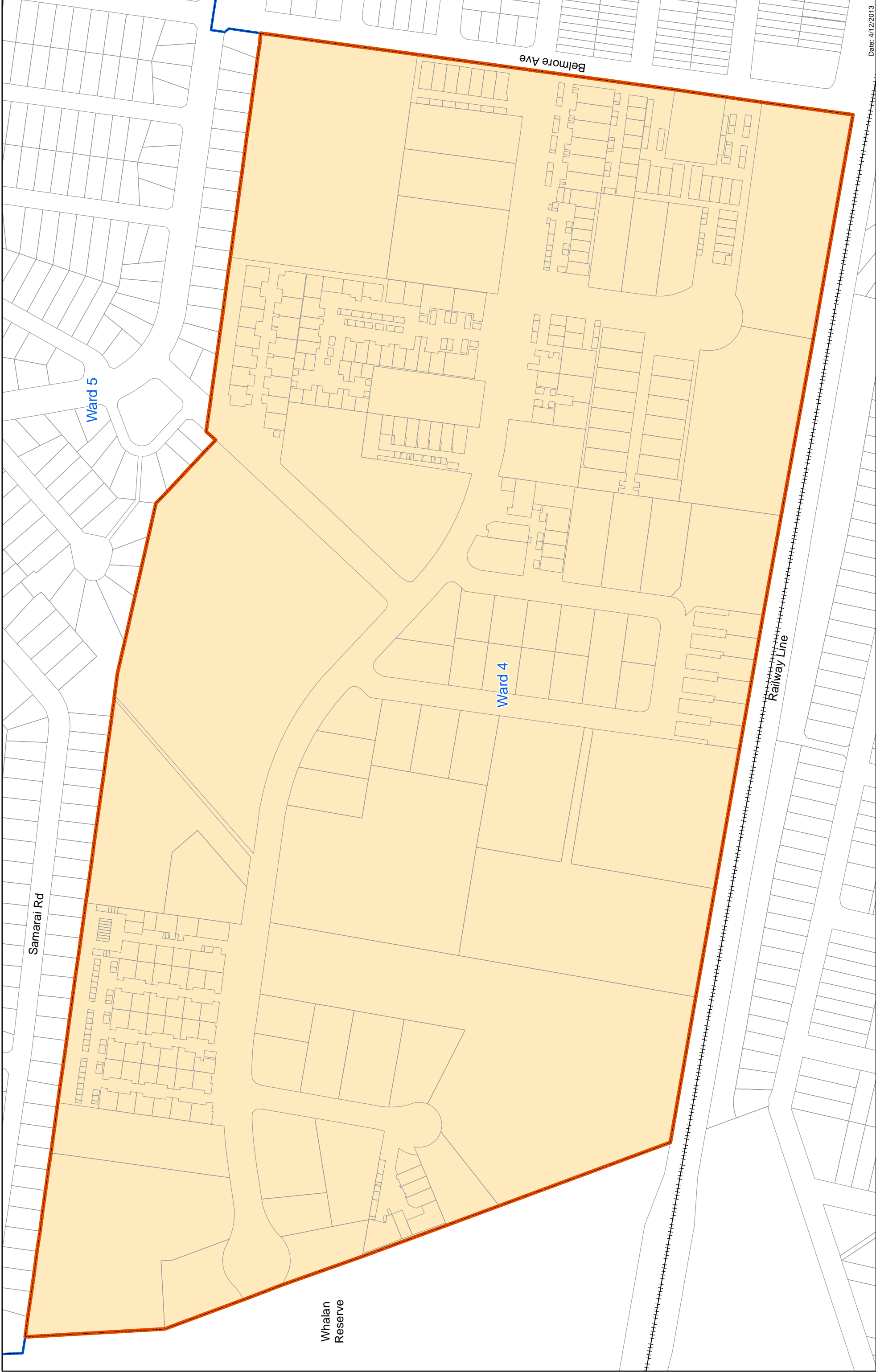
### Business Sub-Category – Marsden Park Industrial

This sub-category is bounded by the industrial properties on South Street and Glengarrie Road to the North, Richmond Road to the East, the suburbs of Hassall Grove, Bidwill and Shalvey to the South and the suburb of Shanes Park to the west. While yet to be fully developed, the Marsden Park sub-category will include numerous new large industrial development in this newly established industrial area. There are currently 7 business properties in this sub-category.

The following graph and table provides a summary of the current distribution of business rates paid in 2013/2014 for the proposed business sub-category called "Marsden Park Industrial". As shown in the graph and table below, the current average rate for this business sub-category is \$62,695. Should the proposed SRV application be submitted by Council and approved by IPART, the average rate for this sub-category is estimated to increase to \$79,559.33 in 2015/2016, with the Most Common rate increasing from \$830 in 2013/2014 to \$1,053 in 2015/2016.



Proposed Impact on	Rates Current 2013/14	12.3% Increase 2014/15	13% Increase 2015/16
Average	62,695.00	70,406.49	79,559.33
Most Common	830.00	932.09	1,053.26



Mount Druitt

-  Rate Areas
-  Ward Boundary
-  Motorways and Major Roads
-  Railways

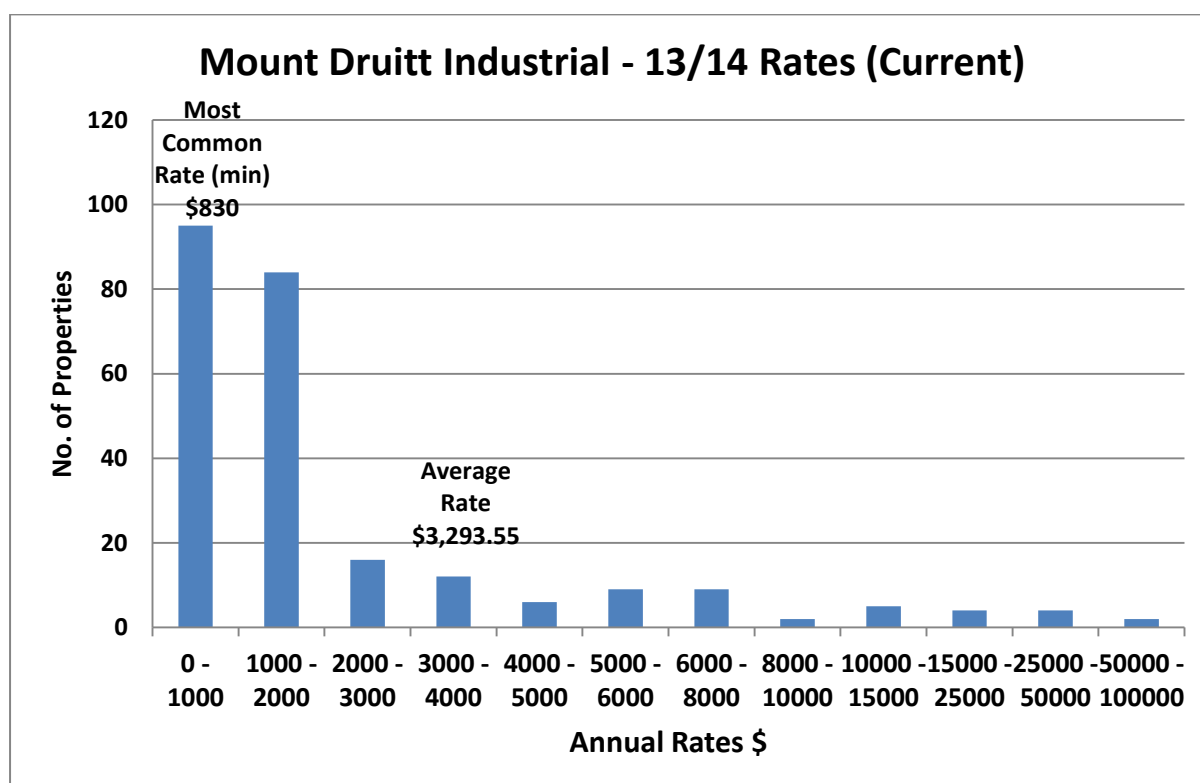




## Business Sub-Category – Mount Druitt Industrial

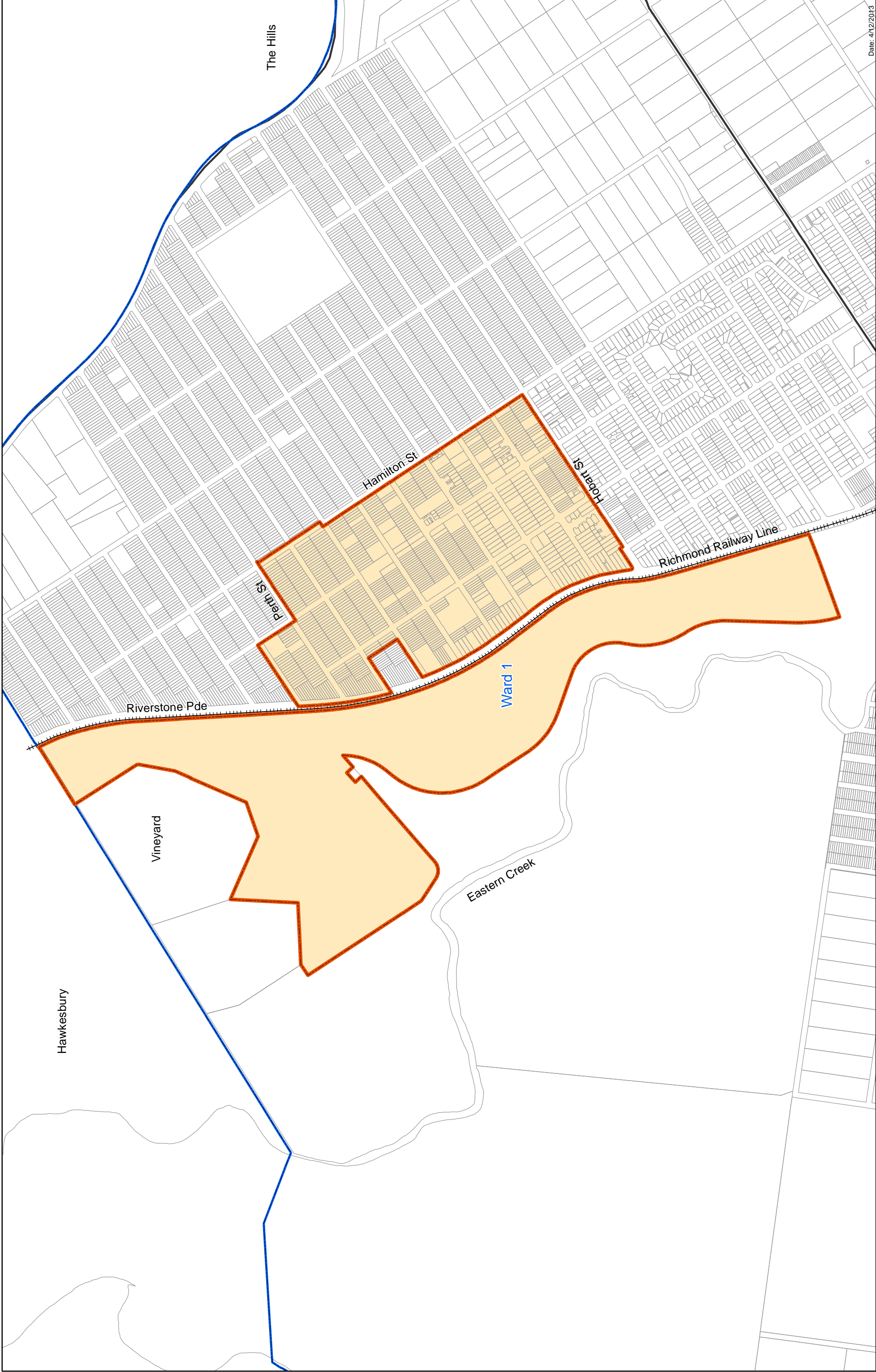
This sub-category is bounded by the suburb boundary of Whalan to the North, Belmore Avenue to the East, the Western Railway Line to the South and Ropes Creek to the west. There are currently 248 business properties in this sub-category.

The following graph and table provides a summary of the current distribution of business rates paid in 2013/2014 for the proposed business sub-category called "Mount Druitt Industrial". As shown in the graph and table below, the current average rate for this business sub-category is \$3,293.55. Should the proposed SRV application be submitted by Council and approved by IPART, the average rate for this sub-category is estimated to increase to \$4,179.48 in 2015/2016, with the Most Common rate increasing from \$830 in 2013/2014 to \$1,053 in 2015/2016.



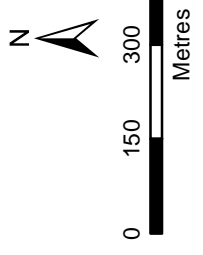
Proposed Impact on	Rates Current 2013/14	12.3% Increase 2014/15	13% Increase 2015/16
Average	3,293.55	3,698.66	4,179.48
Most Common	830.00	932.09	1,053.26





Riverstone

- Rate Areas
- Ward Boundary
- Motorways and Major Roads
- Railways

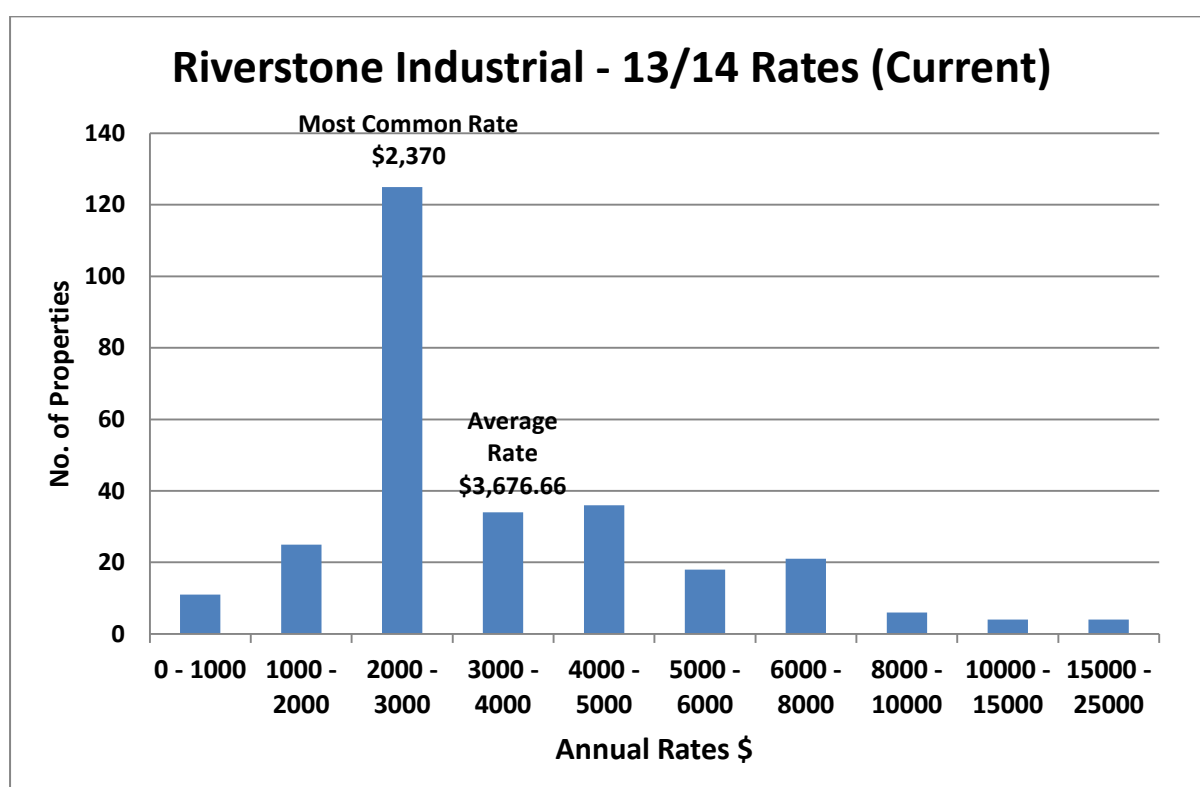




## Business Sub-Category – Riverstone Industrial

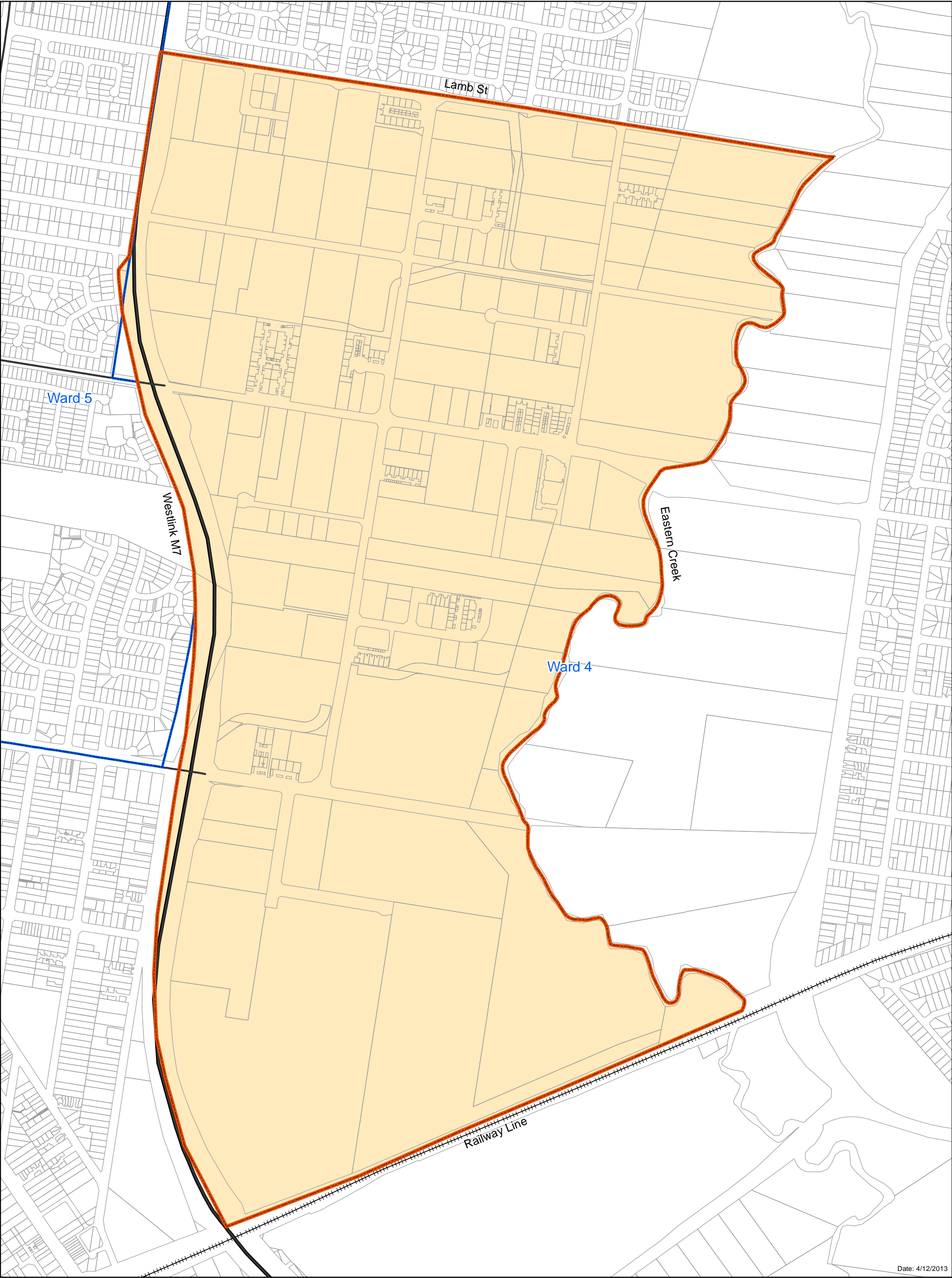
This sub-category contains two areas either side of the Richmond Railway Line. The area on the eastern side is bounded by Perth and Otago Streets to the North, Hamilton Street to the East, Hobart Street to the South and the Richmond Railway Line to the west. The area on the western side is bounded by the suburb boundary of Vineyard to the North, the Richmond Railway Line to the East, the boundary of the old Riverstone meat works to the South and Eastern Creek to the west. There are currently 284 business properties in this sub-category.

The following graph and table provides a summary of the current distribution of business rates paid in 2013/2014 for the proposed business sub-category called "Riverstone Industrial". As shown in the graph and table below, the current average rate for this business sub-category is \$3,676.66. Should the proposed SRV application be submitted by Council and approved by IPART, the average rate for this sub-category is estimated to increase to \$4,665.65 in 2015/2016, with the Most Common rate increasing from \$2,370 in 2013/2014 to \$3,007.51 in 2015/2016.



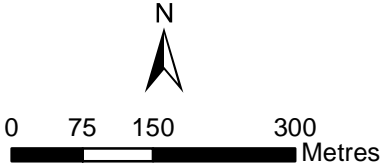
Proposed Impact on	Rates Current 2013/14	12.3% Increase 2014/15	13% Increase 2015/16
Average	3,676.66	4,128.89	4,665.65
Most Common	2,370.00	2,661.51	3,007.51





Rooty Hill & Glendenning

- Rate Areas
- Motorways and Major Roads
- Ward Boundary
- Railways



Map Prepared by Land Information Unit

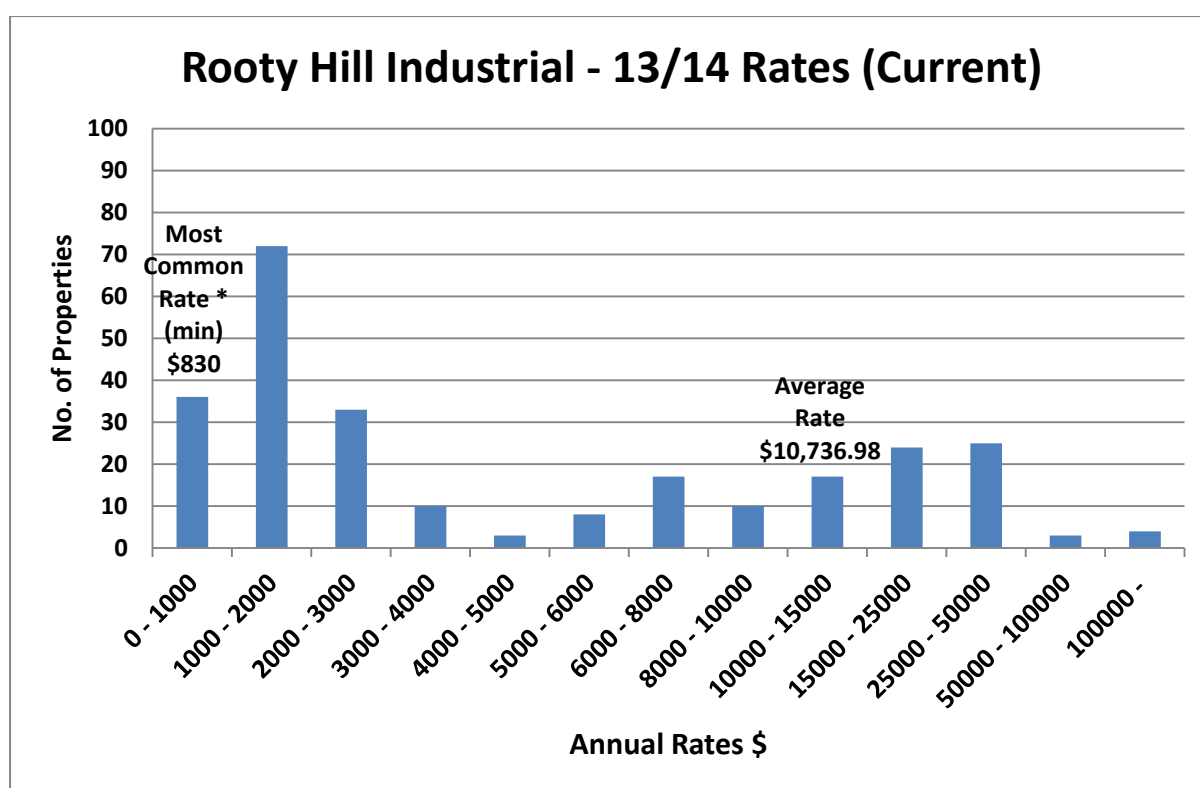




## Business Sub-Category – Rooty Hill & Glendenning Industrial

This sub-category is the area bounded by Lamb Street to the North, Eastern Creek to the East, the Western Railway Line to the South and the M7 Motorway to the west. There are currently 262 business properties in this sub-category.

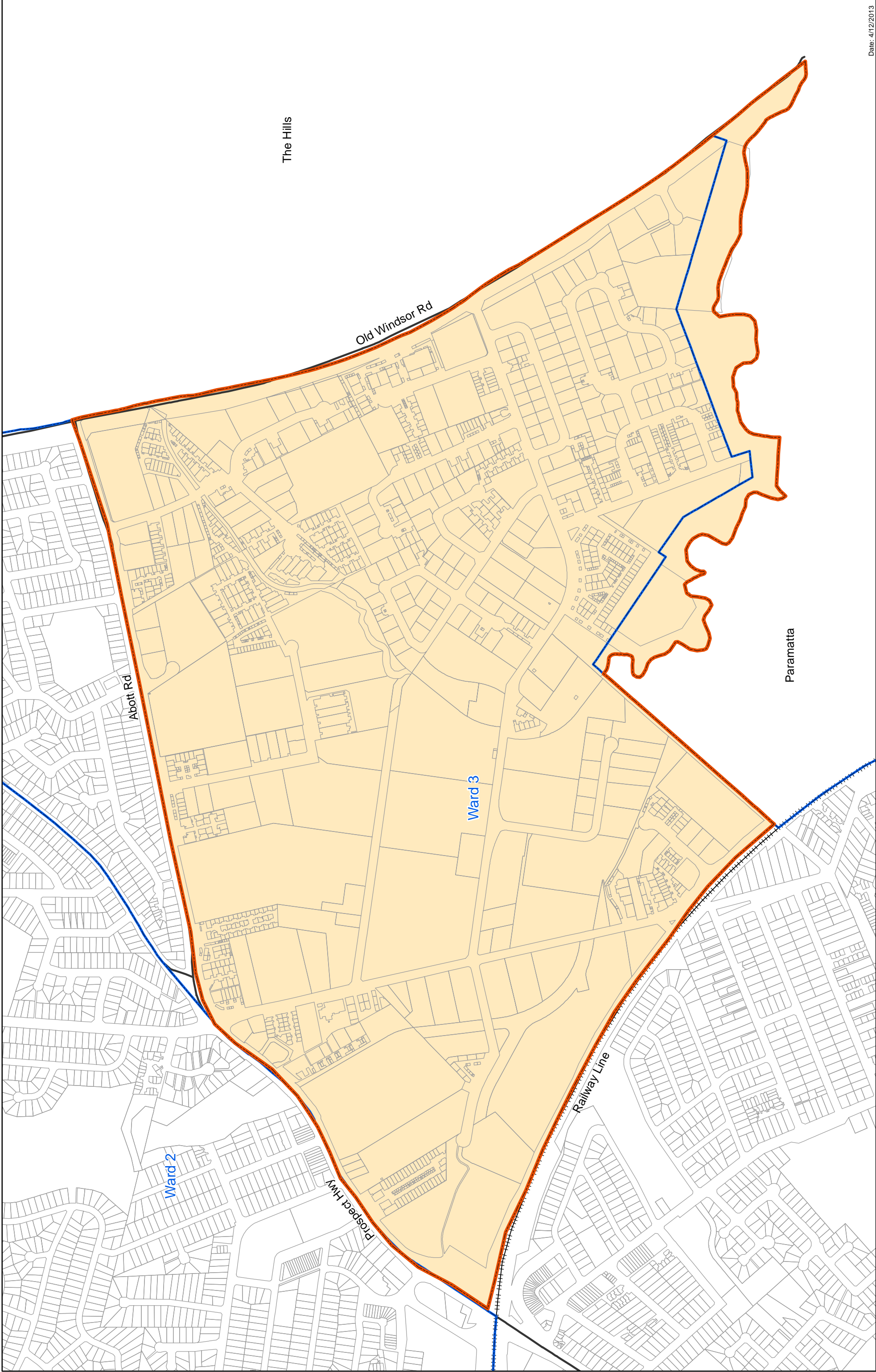
The following graph and table provides a summary of the current distribution of business rates paid in 2013/2014 for the proposed business sub-category called "Rooty Hill & Glendenning Industrial". As shown in the graph and table below, the current average rate for this business sub-category is \$10,736.98. Should the proposed SRV application be submitted by Council and approved by IPART, the average rate for this sub-category is estimated to increase to \$13,625.12 in 2015/2016, with the Most Common rate increasing from \$830 in 2013/2014 to \$1,053 in 2015/2016.



\*It is noted that while there are more properties in the range \$1000 - \$2000, the most common rate is the minimum rate of \$830. Within the range \$1000 - \$2000, there are many different rate amounts levied.

Proposed Impact on	Rates Current 2013/14	12.3% Increase 2014/15	13% Increase 2015/16
Average	10,736.98	12,057.63	13,625.12
Most Common	830.00	932.09	1,053.26

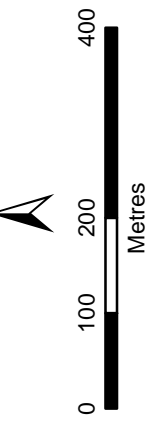




Seven Hills

- Rate Areas
- Motorways and Major Roads
- Ward Boundary
- Railways

N

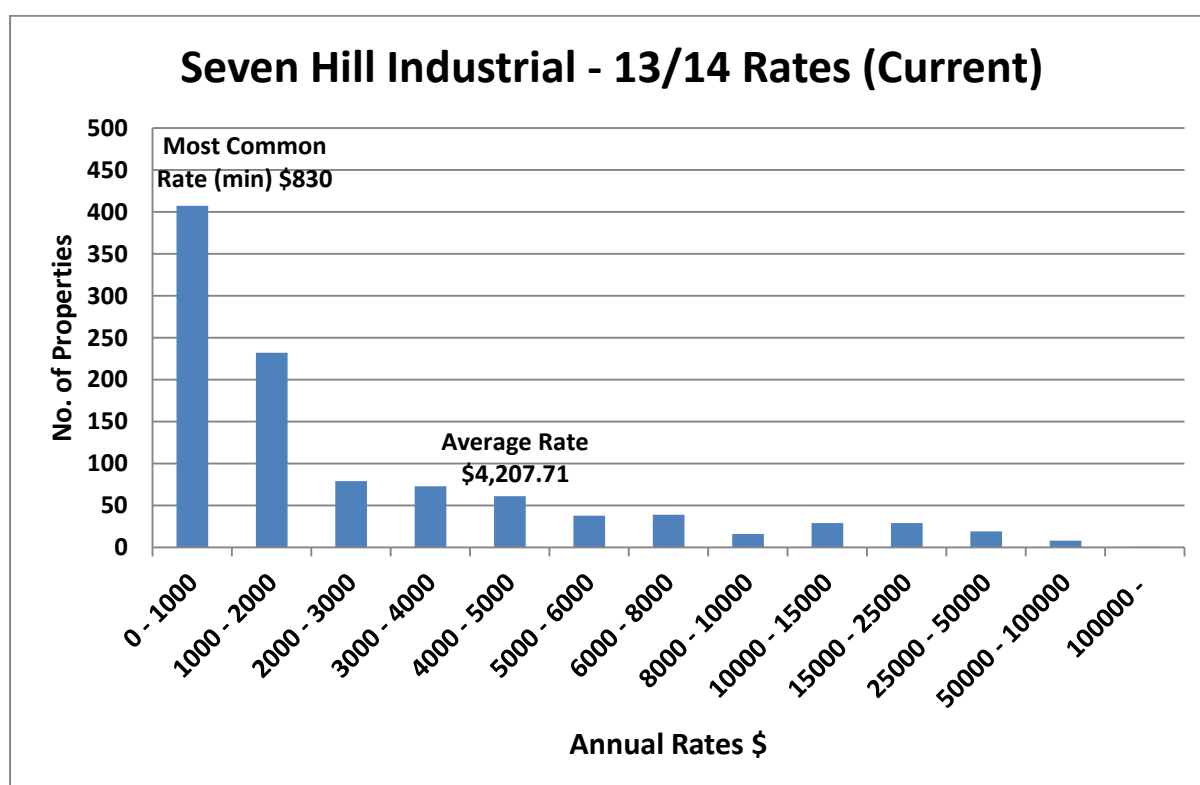




## Business Sub-Category – Seven Hills Industrial

This sub-category is the area bounded by Abbott Road and Prospect Highway to the North, Old Windsor Road to the East, the LGA boundary with Parramatta to the South and the Western Railway Line to the west. There are currently 1,031 business properties in this subcategory.

The following graph and table provides a summary of the current distribution of business rates paid in 2013/2014 for the proposed business sub-category called "Seven Hills Industrial". As shown in the graph and table below, the current average rate for this business sub-category is \$4,207.71. Should the proposed SRV application be submitted by Council and approved by IPART, the average rate for this sub-category is estimated to increase to \$5,339.54 in 2015/2016, with the Most Common rate increasing from \$830 in 2013/2014 to \$1,053 in 2015/2016.



Proposed Impact on	Rates Current 2013/14	12.3% Increase 2014/15	13% Increase 2015/16
Average	4,207.71	4,725.26	5,339.54
Most Common	830.00	932.09	1,053.26