



# Special Rate Variation Proposal 7.5% per annum (incl rate peg) for 7 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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**FARMLAND CATEGORY - RATES & CHARGES ESTIMATES**

**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.



# Rate Peg Only

Rates and Charges estimates if SRV does not proceed

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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
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## FARMLAND CATEGORY - RATES & CHARGES ESTIMATES

### 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.