

APPLICATION FOR SPECIAL VARIATION TO GENERAL INCOME COMMENCING IN

Select the date for the first year of this application

Section 508A

Council Name:	Penrith City Council
Contact Details:	
Name:	Andrew Moore
Position:	Financial Services Manager
Telephone:	4732-7802
e-mail:	amoore@penrithcity.nsw.gov.au

Annual percentage increase

- Including Rate Peg

		Annual	Cumulative
		%	% increase
Y 1	Date	6.30%	6.30%
Y 2	Date	6.00%	12.68%
Y 3	Date	5.50%	18.88%
Y 4	Date	5.00%	24.82%
Y 5	Date		
Y 6	Date		
Y 7	Date		

Annual	Cumulative
\$ increase	\$ increase
4,815,742	4,815,742
4,692,433	9,508,175
4,559,481	14,067,656
4,372,957	18,440,613

Permissible	Decrease from expiry of a
Income	prior special variation
81,200,811	
82,899,658	-2993587
87,459,139	
91,832,096	

Minimum Amounts

If Council proposes to set minimum amounts above the statutory limit for any category or sub-category, they should be detailed below. *Note the percentage increase must be the same as the special variation increase in each year (see the Guidelines for details).*

Category/	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Sub-category	Date	Date	Date	Date	Date	Date	Date
Residential	759.15	773.70	816.25	857.05			
Farmland	759.15	773.70	816.25	857.05			
Business	971.35	989.95	1,044.35	1,096.55			
Penrith CBD	971.35	989.95	1,044.35	1,096.55			
St Marys Town Centre	971.35	989.95	1,044.35	1,096.55			

WORKSHEET 2

Calculation of Notional General Income

Applicable to the first year of the application

This worksheet must reflect the rating structure levied in the previous year

(NOTE: Valuations used here are to be taken from Council's valuation list on 1 July of the above year and are to include supplementaries having the same base date and furnished to Council during that year and estimates of increases in valuations provided to the Council under section 513)

Farmland 410 0.18866 714.20 8.00 602,629,000 2.317,000 1,140,06 Business 2,567 0.65738 913.80 913.80 2,140,185,216 71,376,698 14,404,07 Business Penrith CBD Rate 415 0.7523 913.80 140.00 321,147,704 8,650,713 2,478,84 Business St Marys T/C Rate 235 1.01458 913.80 61.00 64,051,089 2,343,859 681,81	Rating Category (s514- 518)	Name of sub-category	Number of Assessments	Ad Valorem Rate	Base Amount \$	Base Amount %	Minimum Amount \$	Number on Minimum	Land Value (see note above)	Land Value of Land on Minimum	Notional Income Yield
Business Penrith CBD Rate 415 0.7523 913.80 880.00 2,140,185,216 71,376,698 14,404,07 Business St Marys T/C Rate 235 1.01458 913.80 61.00 64,051,089 2,343,859 681,81	Residentia		61,426	0.37792			714.20	15,890.00	14,111,525,523	1,837,258,977	57,735,546
Business Penrith CBD Rate 415 0.7523 913.80 140.00 321,147,704 8,650,713 2,478,84 Business St Marys T/C Rate 235 1.01458 913.80 61.00 64,051,089 2,343,859 681,81	Farmland		410	0.18896			714.20	8.00	602,629,000	2,317,000	1,140,063
Business St Marys T/C Rate 235 1.01458 913.80 61.00 64,051,089 2,343,859 681,81	Business		2,587	0.65738			913.80	880.00	2,140,185,216	71,376,698	14,404,077
Business St Marys T/C Rate 235 1.01458 913.80 61.00 64,051,089 2,343,859 681,81	Business	Penrith CBD Rate	415	0.7523			913.80	140.00	321,147,704	8,650,713	2,478,847
	Business	St Marys T/C Rate	235	1.01458			913.80	61.00	64,051,089	2,343,859	681,811
Tatal Assessments											
Total Assessments: 1 65 U/31 Total Rateable Land Value: 1 1/39 538 537 Sub-Total: 1 /6 440 34	Total Asse	Total Assessments: 65,073 Total Rateable Land Value: 17,239,538,532 Sub-Total:								76,440,345	

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Calculation of Notional General Income - Special Rates

Special Rates (Name)	Number of Assessments	Ad Valorem Rate	Base Amount \$	Base Amount %	Minimum Amount \$	Number on Minimum	Land Value (see note above)	Land Value of Land on Minimum	Notional Income Yield
	1							Sub-Total:	0

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Calculation of Notional General Income - Annual Charges

Annual Charges (excluding water supply, sewerage and domestic and non-domestic waste management services)	No. of Assessments	Amount of Charge	Notional Income Yield
		Sub-Total:	0

Total Notional General Income:

76,440,345

Note: Section 505(a) of the Act provides for those rates and charges that are to be included in general income, including certain section 501 annual charges

WORKSHEET 3

Calculation of Notional General Income YIELD

This worksheet must contain the rating structure proposed for the first year of the special variation application.

Note: A rating structure that does not comply with the legislation may not be approved.

Rating Category (s514- 518)	Name of sub-category	Number of Assess-ments	Ad Valorem Rate	Base Amount \$	Base Amount %	Minimum Amount \$	Number on Minimum	Land Value as at start of year	Land Value of Land on Minimum	Notional Income Yield
Residential		61,420	0.40213			759.15	15,894.00	14,098,806,533	1,838,392,207	61,368,734
Farmland		407	0.201065			759.15	8.00	598,109,000	2,317,000	1,204,002
Business		2,588				971.35	882.00	2,149,932,986	71,474,618	15,395,339
	Penrith CBD Rate	413	0.80049			971.35	140.00	321,147,704	8,650,713	2,637,496
Business	St Marys T/C Rate	236	1.07957			971.35	60.00	64,726,089	2,253,859	732,712
Total Asse	essments:	65,064			Total Ratea	ble Land Va	lue:	17,232,722,312	Sub-Total:	81,338,284

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Calculation of Notional General Income YIELD - Special Rates

Special Rates (Name)	Number of Assess-ments	Ad Valorem Rate	Base Amount \$	Base Amount %	Minimum Amount \$	Number on Minimum	Land Value as at start of year	Land Value of Land on Minimum	Notional Income Yield
								Sub-Total:	0

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Calculation of Notional General Income YIELD - Annual Charges

Annual Charges (excluding water supply, sewerage and domestic and non-domestic waste management services)	No. of Assessments	Amount of Charge \$	Notional Income Yield
		Sub-Total:	0

Total Notional General Income Yield 81,338,284

LESS: Valuation Objection Income - Proposed to be recouped in this year

(138,532)

NET Notional General Income Yield

81,199,752

Note: Section 505(a) of the Act provides for those rates and charges that are to be included in general income, including certain section 501 annual charges.

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WORKSHEET 4

PERM	IISSIBLE GENERAL IN	COME CAL	CULATION
•	Notional General Income		76,440,345
Less:	Decrease from expiry of a prior special variation.		
Adjusted f	irst year Notional General Income		\$ 76,440,345
Plus:	First year % increase.	6.30%	4,815,742
	r Adjustments: Refer to advice from the Division)		
Plus/Minu	s Prior year Catchup/Excess.		185
Minus:	Valuation Objections claimed in pri	or year.	(55,460)
Plus:	Income Adjustment.		
		Total Adjustment	s (55,275)
	First year Permissible General Ir	come	\$ 81,200,812
Total Not	ional General Income Yield (WK3)	81,338,284	
LESS: Va	luation Objection Income - Proposed to be recouped in this year (WK3)	-138,532	
NET Fir	st year Notional General Income Y	ield	\$ 81,199,752
	Anticipated Catchup/(Excess) in th	e first year	\$ 1,059
Comment	s·		
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Penrith City Council

WORKSHEET 5

IMPACT ON RATEPAYERS

The aim of this sheet is to show the average rate increase per sub-category and the proposed annual charges resulting from each year of the proposed special variation.

Ordinary and Special Rates

					Ordinary	and Spec	ial Rates		
Category	Sub-category	Average for Current Year	Average Rates Year 1	Average Rates Year 2	Average Rates Year 3	Average Rates Year 4	Average Rates Year 5	Average Rates Year 6	Average Rates Year 7
			Date						
Residential		939.92	999.17	1,018.34	1,074.35	1,128.06			
Farmland		2,780.64	2,958.24	3,015.03	3,180.86	3,339.90			
Business	D. with ODD	5,567.87	5,948.74	6,062.94	6,396.38	6,716.22			
Business	Penrith CBD	5,973.13		6,508.79	6,866.74	7,210.10			
Business	St Marys T/C	2,901.32	3,104.71	3,164.32	3,338.35	3,505.26			

Domestic Waste Management Services - Annual Charge

(Enter the current annual charge and the proposed annual charge for each year of the application

			Dome	estic Wast	e Manage	ment Ser	vices	
Description	Annual Charge Current Year	Annual Charge Year 1 Date	Annual Charge Year 2 Date	Annual Charge Year 3 Date	Annual Charge Year 4 Date	Annual Charge Year 5 Date	Annual Charge Year 6 Date	Annual Charge Year 7 Date
Vacant	27.20	30.00	33.00	36.00	40.00	Date	Date	Date
Dom Waste- Sustainable Service	249.00	279.00	315.00	332.00	350.00			
DomWaste-Reduced Organics	225.00	255.00	288.00	304.00	320.00			
Dom Waste- Large Service	299.00	329.00	371.00	392.00	413.00			
Dom Waste-Weekly	320.00	364.00	411.00	434.00	457.00			
Dom Waste-Weekly Reduced Organics	292.00	340.00	384.00	405.00	426.00			
Dom Waste-Weekly Large	417.32	475.00	536.00	566.00	596.00			
Dom Waste-2 Bin Service	253.00	279.00	315.00	332.00	350.00			

Water Supply Services - Annual Charge

			Wate	r Supply S	Services -	Annual C	harge	
Description	Annual Charge Current	Annual Charge Year 1	Annual Charge Year 2	Annual Charge Year 3	Annual Charge Year 4	Annual Charge Year 5	Annual Charge Year 6	Annual Charge Year 7
Description	Year	Date						
		Date	Date	Date	Date	Date	Date	Duto

Sewerage Services - Annual Charges

_			Sev	verage Se	rvices - A	nnual Cha	ırge	
Description	Annual Charge Current	Annual Charge Year 1	Annual Charge Year 2	Annual Charge Year 3	Annual Charge Year 4	Annual Charge Year 5	Annual Charge Year 6	Annual Charge Year 7
	Year	Date						
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Other Annual Charges

				Other	Annual C	harge		
Description	Annual Charge Current	Annual Charge Year 1	Annual Charge Year 2	Annual Charge Year 3	Annual Charge Year 4	Annual Charge Year 5	Annual Charge Year 6	Annual Charge Year 7
	Year	Date						
Fortnightly Effluent Service	\$ 587.60	605.20	623.35	642.05	661.30			
Weekly Effluent Service	1,175.20	1,210.45	1,246.75	1,284.15	1,322.65			
Weekly Effluent Sewered Area	3,270.80	3,368.90	3,469.95	3,574.05	3,681.25			
Weekly Effluent Sewered Area (subsidis	1,175.20	1,210.45	1,246.75	1,284.15	1,322.65			
Fortnightly Effluent Sewered Area (subs	587.60	605.20	623.35	642.05	661.30			

											Cur	nulative l	ncrease	s											
Average In Year			Average I Yea					Increases ar 3				ncreases ar 4				Increases ar 5				Increases ar 6			Average I Yea		
Annual	%	Annual		Cumulative	%	Annual	%	Cumulative		Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
59.25	6.30%	19.17	1.92%	78.42	8.34%	56.01	5.50%			53.71	5.00%	188.14	20.02%												
177.60	6.39%	56.79	1.92%	234.39	8.43%	165.83	5.50%		14.39%	159.04	5.00%	559.26	20.11%												
380.87	6.84%	114.20	1.92%	495.07	8.89%	333.44	5.50%		14.88%	319.84	5.00%	1,148.35	20.62%												
413.06	6.92%	122.60	1.92%	535.66	8.97%	357.95	5.50%		14.96%	343.36	5.00%	1,236.97	20.71%												
203.39	7.01%	59.61	1.92%	263.00	9.06%	174.03	5.50%	437.03	15.06%	166.91	5.00%	603.94	20.82%												\vdash
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											Cur	nulative l	ncrease	s											
Annual li Yea			Annual li Yea				Annual Ir Yea				Annual I Yea					Increases ar 5				ncreases ar 6			Annual li Yea		
Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
2.80	10.29%	3.00	10.00%	5.80	21.32%	3.00	9.09%	8.80	32.35%	4.00	11.11%	12.80	47.06%												
30.00	12.05%	36.00	12.90%	66.00	26.51%	17.00	5.40%	83.00	33.33%	18.00	5.42%	101.00	40.56%												
30.00	13.33%	33.00	12.94%	63.00	28.00%	16.00	5.56%	79.00	35.11%	16.00	5.26%	95.00	42.22%												
30.00	10.03%	42.00	12.77%	72.00	24.08%	21.00	5.66%	93.00	31.10%	21.00	5.36%	114.00	38.13%												
44.00	13.75%	47.00	12.91%	91.00	28.44%	23.00	5.60%	114.00	35.63%	23.00	5.30%	137.00	42.81%												
48.00	16.44%	44.00	12.94%	92.00	31.51%	21.00	5.47%	113.00	38.70%	21.00	5.19%	134.00	45.89%												
57.68	13.82%	61.00	12.84%	118.68	28.44%	30.00	5.60%	148.68	35.63%	30.00 18.00	5.30% 5.42%	178.68	42.82%												
26.00	10.28%	36.00	12.90%	62.00	24.51%	17.00	17.00 5.40% 79.00 31.23%					97.00	38.34%												

												Cur	nulative l	ncrease	s											
	l Increas 'ear 1	es	Anı	nual In Yea	r 2				ncreases ar 3				ncreases ar 4				ncreases ar 5				ncreases ar 6			Annual Ir Yea		
Annua	l %	Ann	ual 9	% (Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
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Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
17.60	3.00%	18.15	3.00%	35.75	6.08%	18.70	3.00%	54.45	9.27%	19.25	3.00%	73.70	12.54%												
35.25	3.00%	36.30	3.00%	71.55	6.09%	37.40	3.00%	108.95	9.27%	38.50	3.00%	147.45	12.55%												
98.10	3.00%	101.05	3.00%	199.15	6.09%	104.10	3.00%	303.25	9.27%	107.20	3.00%	410.45	12.55%												
35.25	3.00%	36.30	3.00%	71.55	6.09%	37.40	3.00%	108.95	9.27%	38.50	3.00%	147.45	12.55%												
17.60	3.00%	18.15	3.00%	35.75	6.08%	18.70	3.00%	54.45	9.27%	19.25	3.00%	73.70	12.54%												
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