

10.5.3. FIN - 26/06/2023 - Making of Rates & Annual Charges for 2023/24

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Department Revenue

Authorised by Chief Financial & Information Officer

Reference

Min No 23-74 Ordinary Meeting of Council 24 April 2023

Summary

The purpose of this report is to make the rates and annual charges for the 2023/24 financial year in accordance with Section 535 of the Local Government Act 1993. The report encompasses the rates and annual charges, as well as the fees and charges that are included in the 2023/24 Revenue Policy, that require formal adoption by Council.

The full listing of rates, fees and charges, relevant statutory regulations and the proposed income generated is contained in the Revenue Policy and the Fees and Charges documents included as an attachment to this report.

Commentary

Public Exhibition

At its 24 April 2023 meeting, Council endorsed the Draft 2023/24 Revenue Policy to be placed on public exhibition as part of the Draft Operational Plan. This is an integral part of the Integrated Planning and Reporting (IPR) document suite. The documents outline Council's rating structure and the fees and charges to apply for the 2023/24 financial year.

The period of public exhibition was 24 April 2023 to 24 May 2023. No submissions were received on the Draft Revenue Policy.

Council received advice from the NSW Independent Pricing and Regulatory Tribunal's (IPART) on 15 June 2023 that Council's application for an overall 45.7% Special Rate Variation (SRV) had been approved. The Draft 2023/24 Revenue Policy has been updated on the basis of Council's endorsement of the approved SRV.

Fees and Charges

For 2023/24 Council has applied a **7.3%** minimum CPI related increase to all non-regulatory / non-legislated fees and charges.

The following changes were made to fees and charges during the public exhibition period:

- Addition of fees for Cullen Bullen Hall hire. The hall was transferred to Council's ownership in April 2023.
- \$10 increase in the Domestic Waste Charge for the new FOGO service.

There have been other minor changes to fees and charges, including an update of regulatory fees.

Rates & Annual Charges

The Ordinary Rates structure incorporates the increase in Council's General Rating Income of 45.7% for 2023/24 rating year as approved by IPART. Council has limited the increase in the residential, farming and business (general) rating categories to 27.7% (including the 3.7% rate

peg) with the balance of the increase to be levied against the business power generation sub-category, mining category and a new quarrying business sub-category or sub-categories.

The pensioner concession has been increased from \$250 to \$300 upon approval of the SRV.

The rates and annual charges structure in the Draft Revenue Policy that was placed on exhibition has some minor changes made following the announcement of the SRV approval.

Councils can choose how they calculate and distribute rates among categories of rateable properties in the Council area. For each category and/or subcategory, rates can be calculated in one of three ways. They are as follows:

- Option 1 – entirely on the land value of the property (known as an ad valorem rate);
- Option 2 – on a combination of the land value of the property and a fixed amount per property (known as a base amount plus ad valorem rate); or
- Option 3 – entirely on the land value, but subject to a minimum amount for land values under a certain threshold (known as ad valorem with minimum rate).

Each year, Council evaluates the impact of rates and seeks to ensure that the system we use to calculate rates is the most equitable for the whole LGA. The total amount of rates collected by Council remains the same regardless of changes to land values; it's the rating structure chosen that determines how rates are shared across all property owners.

Council uses **Option 2** as this is a fair and equitable method of rating. Under this option property owners are asked to pay their share of rates based on their individual property value. This is added to a base amount irrespective of where they are located within the LGA.

In accordance with Section 497 of the Local Government Act 1993, the structure of the Ordinary Rate consists of a base amount and an ad valorem amount:

- The ad valorem amount is set to recover the cost of infrastructure; and
- The base amount is set to recover the cost of services and operations.

It is a recommendation, at the conclusion of this report, that in accordance with the Local Government Act 1993 and using land values with a base date of 1 July 2022 that the Ordinary Rates in the table below be made for the 2023/24 rating year and that these charges commence on 1 July 2023.

The table below shows the rating categories and sub-categories that are proposed to be used from 1 July 2023 for rating purposes. Maps of each category and sub-category are included as an attachment to this report. The Mining Category map may differ slightly as the assessment boundaries provided to Council by the Office of the Valuer General do not precisely match the assessment boundaries made by it. It is intended that the land categorised for mining has an identical area to the actual assessment made by the Valuer General for each mine.

Rate Categorisation Table

Type	Category	Sub-Category	Basis
Ordinary	Residential	Lithgow Portland Wallerawang	Each parcel of rateable land valued as one assessment which can be categorised as Residential in accordance with the <i>Local Government Act, 1993</i> within the Lithgow, Portland & Wallerawang urban areas as set out

			in the Lithgow Rate Categorisation Map.
Ordinary	Residential	Other	Each parcel of rateable land valued as one assessment which can be categorised as Residential in accordance with the <i>Local Government Act, 1993</i> but cannot be categorised as 'Residential - Lithgow, Portland & Wallerawang'.
Ordinary	Farmland		Each parcel of rateable land valued as one assessment which can be categorised as Farmland in accordance with the <i>Local Government Act, 1993</i> .
Ordinary	Mining		Each parcel of rateable land valued as one assessment which can be categorised as Mining in accordance with the <i>Local Government Act, 1993</i> .
Ordinary	Business	Lithgow, Portland, Wallerawang	Each parcel of rateable land valued as one assessment which can be categorised as Business in accordance with the <i>Local Government Act, 1993</i> within the Lithgow, Portland & Wallerawang urban areas as set out in the Lithgow Rate Categorisation Map.
Ordinary	Business	Other	Each parcel of rateable land valued as one assessment which can be categorised as Business in accordance with the <i>Local Government Act, 1993</i> but cannot be categorised as either 'Business - Lithgow, Portland Wallerawang' or 'Business - Power Generation and Storage'.
Ordinary	Business	Power Generation and Storage	Each parcel of rateable land valued as one assessment which cannot be categorised as farmland, residential or mining and if its dominant use is as a centre for any of the following activities: a) the generation of, or capacity to generate, more than 15 megawatts of electricity; b) the storage of, or capacity to store, more than 50 megawatts of electricity.
Ordinary	Quarries	Quarries	Each parcel of rateable land valued as one assessment which cannot be categorised as farmland, residential or mining and if its dominant use is as a centre for quarrying or works ancillary or properly incidental to quarrying.

Estimated Yield

Residential				
Category/Sub-Category	Estimated Number of properties	Base Amount (\$)	Ad Valorem Amount (c in the \$)	Estimated Yield
Residential/Lithgow	5562.26	300.00	0.48340	6,831,319.80
Residential/Portland	929.91	300.00	0.31541	708,342.12
Residential/Wallerawang	832.69	300.00	0.27042	743,620.06
Residential/Other	2445.87	300.00	0.23487	2,957,097.73
Farmland				
Farmland	1268.00	567.45	0.17269	2,860,023.73
Business				
Business/Lithgow	293.74	600.00	2.14426	2,422,964.72
Business/Portland	40.09	600.00	0.92872	87,237.89
Business/Wallerawang	41.31	600.00	1.40545	169,057.45
Business/Other	118.13	380.00	0.24565	167,425.99
Business/Power Generation and Storage - Portland	1.00	13,034.55	12.85676	337,024.90
Quarry - Clarence	1.00	15,000.00	2.08614	91,769.95
Quarry - Newnes Junction	1.00	15,000.00	2.08614	36,487.24
Quarry - Wallerawang	1.00	15,000.00	2.08614	64,650.13
Quarry - Marrangaroo	1.00	15,000.00	2.08614	56,117.82
Quarry - Hartley	1.00	15,000.00	2.08614	181,265.36
Quarry - Round Swamp	1.00	15,000.00	2.08614	24,596.24
Quarry - Clarence - Lithgow	1.00	15,000.00	2.08614	19,693.82
Mining				
Mining	13.00	15,002.60	2.20536	4,303,919.41
Total Estimated Yield	11,553.00			22,062,614.35

Parking Special Rate

The special rate for parking for 151 CBD properties will continue within the designated area of Lithgow. At the Council meeting held on 26 November 2018 it was resolved:

THAT Council take the following action from the 2019/20 financial year:

1. Utilise the parking special rate for Lithgow CBD capital works and maintenance.
2. Determine a specific program of works and activities which will be funded from the parking special rate for inclusion in each year's Operational Plan.
3. Any parking special rate funds not utilised in a financial year be placed in an internally restricted reserve for future Lithgow CBD capital works and maintenance.
4. That the outcome of the program is reported to Council annually and that the program is reviewed in 5 years.

The 2023/24 Parking Special Rate program of works includes recurrent funding for CBD street sweeping, the Main Street Banner Program and maintenance of the "Made in Lithgow" Cook Street Plaza lighting installation. The remaining Parking Special Rate income will be allocated to the Main Street Footpaths project as a co-contribution for grant funded works.

The ad valorem rate and estimated yield is provided below.

Parking Special Rate Income		
	Ad Valorem Amount (\$)	Estimated Yield (\$ GST Exclusive)
Designated area of Lithgow	0.65782	277,673

Parking Special Rate – Program of Works	
Project	Budget (\$)
CBD Street Sweeping	95,737
Made in Lithgow Lighting Installation Maintenance	10,000
Main Street Banner Program	22,900

Interest on Overdue Accounts

In accordance with section 566(3) of the Local Government Act 1993, the Minister for Local Government determines the maximum rate of interest payable on overdue rates and charges. The maximum rate of interest payable on overdue rates and charges for the period 1 July 2023 to 30 June 2024 (inclusive) will be 9.0% per annum. It is recommended that Council adopt the maximum rate of interest payable of 9% as has been standard practice.

Domestic Waste Management Service Charges

The Domestic Waste Management Charges are determined in accordance with the Reasonable Cost guidelines issued by the Office of Local Government.

It is a recommendation, at the conclusion of this report, that in accordance with the provisions set out in Section 501 of the Local Government Act 1993 and as identified as part of Council's proposed Revenue Policy, that the following Annual Waste Management charges be made and that such charges be in respect to the 2023/24 rating year commencing on 1 July 2023.

The 2023/24 Domestic Waste Charges includes the introduction of a new FOGO service.

Waste Charges		
Type of Service	Charge (\$) (GST ex)	Estimated Yield (\$) (GST ex)
Residential	519	4,548,516
Business	519	323,337
Non-Rateable	519	66,432
Waste Disposal Urban (GST applies)	243.57	114,721.47
Waste Disposal Rural (GST applies)	198	467,874
Additional Waste and Recycling	519	4,671
Additional Waste	260	3,120
Additional Recycling	88.50	14,425.50
Additional Green Waste	130	-
Additional Business Waste	260	-
Total Estimated Yield		5,542,796.97

Water Charges

The residential or business water availability charge will be levied on all rateable and non-rateable properties which are connected to the Council's reticulated water supply system. Water usage charges will be levied to all properties using Council's reticulated water supply system.

The maximum annual concession rebate for eligible pensioner customers will remain at \$222.50 (additional \$135.00 rebate) for the 2023/24 year.

It is a recommendation, at the conclusion of this report, that in accordance with Sections 501 and 502, of the Local Government Act 1993 and as identified as part of Council's proposed Revenue Policy the following charges be made in respect to the 2023/24 rating year commencing 1 July 2023.

Water Charges - Rateable		
Annual Access Charge		
Type	Charge (\$)	Estimated Yield (\$)
20mm Connection	408	3,333,768
25mm Connection	458	47,174
32mm Connection	687	9,618
40mm Connection	1,155	34,650
50mm Connection	1,550	91,450
80mm Connection	2,970	2,970
100mm Connection	4,250	51,000
Unpotable Water	220	4,400
Vacant Land Water Access	408	9,792
Total Estimated Yield		3,548,918

Water Charges Non-Rateable		
Annual Access Charge		
Type	Charge (\$)	Estimated Yield (\$)
20mm Connection	408	23,664
25mm Connection	458	5,038
32mm Connection	687	-
40mm Connection	1,155	10,395
50mm Connection	1,550	41,850
80mm Connection	2,970	2,970
100mm Connection	4,250	42,500
Total Estimated Yield		126,417

Water Usage Charges - Residential	
Kilolitres Used	Charge (\$)
0 – 250 Residential	3.06 / kl
250+ Residential	5.40 / kl
Water Usage Charges – Business	
Kilolitres Used	Charge (\$)
0 – 500 Business	3.06 / kl
500+ Business	5.40 / kl

Sewerage/Wastewater Charges

Council levies sewerage charges to cover the cost of supplying sewerage services on all properties where there is a sewerage service either connected or available. There will be a minor increase in annual sewerage access charges and the discharge usage fee for businesses will increase from \$2.28 per KL to \$2.45 per KL.

It is a recommendation, at the conclusion of this report, that the following charges for be made in accordance with Sections 501, 502, 551, 552, 553 of the Local Government Act 1993 and as identified as part of Council's proposed Revenue Policy and that such charges be in respect to the 2023/24 rating year commencing on 1 July 2023.

Sewerage Charges Rateable Properties		
Annual Sewerage Access Charge		
Type	Charge (\$)	Estimated Yield (\$)
Residential	1,005	7,408,860
Non-Residential 20mm	558	156,798
Non-Residential 25mm	558	18,414
Non-Residential 32mm	613	6,130
Non-Residential 40mm	667	10,672
Non-Residential 50mm	745	35,760
Non-Residential 80mm	882	0
Non-Residential 100mm	876	6,132
Total Estimated Yield		7,642,766
Sewerage Usage Charges		
Type	Charge (\$)	
Business (most commonly 95% of water usage)	2.45	

Sewerage Charges Non-Rateable Properties		
Annual Sewerage Access Charge		
Type	Charge (\$)	Estimated Yield (\$)
Non-Rateable 20mm	520	27,560
Non-Rateable 25mm	520	2,600
Non-Rateable 32mm	571	0
Non-Rateable 40mm	622	6,220
Non-Rateable 50mm	745	16,390
Non-Rateable 80mm	822	822
Non-Rateable 100mm	876	7,008
Total Estimated Yield		60,600
Sewerage Usage Charges		
Type	Charge (\$)	
Non-Residential (most commonly 95% of water usage)	2.45	

Sewerage Trade Waste Charges

The annual trade waste charges for commercial premises have increased to reflect the actual cost of treating the liquid trade waste. The annual trade waste charge appears on the annual Rates Notice, while the usage charge is issued with the quarterly water accounts

It is a recommendation, at the conclusion of this report, and as detailed in Council's proposed Revenue Policy that the following Trade Waste Charges be made and that such charges be in respect to the 2023/34 rating year commencing on 1 July 2023.

Sewerage Trade Waste Charges		
Trade Waste Charge		
Fee description	Charge (\$)	Category
Application Fee – category A / A2	49.48	Low risk - Includes commercial premises not preparing hot food
Application Fee – category B	74.50	Medium risk - Includes commercial premises preparing hot food
Application Fee – category C	152.33	High risk – less complex pre-treatment
Annual Charge – category A / A2	169.50	Low risk - Includes commercial premises not preparing hot food
Annual Charge – category B	251.85	Medium risk - Includes commercial premises preparing hot food
Annual Charge – category C	462.58	High risk – less complex pre-treatment
Discharge Fee – category A	2.10	Discharger with approved pre-treatment
Discharge Fee – category A	10.00	Discharger without approved pre-treatment
Discharge Fee – category B	2.10	Discharger with approved pre-treatment
Discharge Fee – category B	22.00	Discharger without approved pre-treatment
Discharge Fee – category C	2.10	Discharger with approved pre-treatment
Discharge Fee – category C	22.00	Discharger without approved pre-treatment
Total Estimated Yield		\$80,000

On-Site Sewerage Management

Properties with an on-site sewerage management system will receive an annual charge based on the risk of the system. All on-site sewage management systems will be allocated a risk rating according to their type, location and proximity to waterways and property boundaries. Specific criteria are detailed in Council's Revenue Policy.

It is a recommendation, at the conclusion of this report, in accordance with the provisions of Section 608 of the Local Government Act 1993 and as identified as part of Council's proposed Revenue Policy, the following on-site sewage management charges be made and that such charges be in respect to the 2023-2024 rating year commencing on 1 July 2023.

Septic Tank Charges		
Type	Charge (\$)	Estimated Yield (\$)
High Risk Systems	114.50	39,388.00
Medium Risk Systems	76.50	55,615.50
Low Risk Systems	51.50	63,293.50
Initial AWTS Administration Fee (1 st two years)	114.50	801.50
AWTS Annual Administration Fee	51.50	27,913.00
Commercial AWTS Administration Fee	346.00	11,764.00
Total Estimated Yield		198,775.50

Stormwater

The stormwater levy will remain at \$25 per residential assessment, \$12.50 per strata unit and \$25 per 350 square metres or part thereof for businesses with a cap on business properties of \$1,500 for 2023/2024 (no increase on the current year charges).

It is a recommendation, at the conclusion of this report, that all urban properties except vacant land that are in the residential and business categories for rating purposes, for which Council provides a stormwater management service will be charged an annual stormwater levy under Local Government Amendment (Stormwater) Act 2005 and the Local Government (General) Amendment (Stormwater) Regulation 2006, these charges will be in respect to the 2023/24 rating year commencing on 1 July 2023.

Stormwater Charges		
Type	Charge (\$)	Estimated Yield (\$)
Residential	25.00	158,000
Strata Unit (Residential)	12.50	2,137.50
Business	25.00 per 350sq metres (\$1,500 Cap)	87,125
Total Estimated Yield		247,262.50

Policy Implications

This report meets Council's legislative obligations and the requirements of the NSW Integrated Planning and Reporting Framework.

Financial Implications

The making of the rate and adoption of the fees and charges will allow Council to raise the income that is required to undertake the works included in the 2023/2024 Operational Plan.

Legal and Risk Management Implications

It is a statutory requirement that Council adopt its Integrated Planning and Reporting suite of documents by 30 June 2023.

Council is required to pass a resolution to make the rates before it can levy rates and charges on properties each year. The resolution must be passed by 31 July each year which is the last date that a Council can 'make' a rate or charge for the 2023/24 financial year.

The recommendations follow the statutory requirements as set out in the Local Government Act 1993. In conjunction with this report another item in this Council Agenda recommends the adoption of the Operational Plan, Revenue Policy and the Fees and Charges for 2023/24.

Attachments

1. Bus Lithgow [10.5.3.1 - 1 page]
2. Bus Other [10.5.3.2 - 1 page]
3. Bus Portland [10.5.3.3 - 1 page]
4. Bus Powerstation [10.5.3.4 - 1 page]
5. Bus Wallerawang [10.5.3.5 - 1 page]
6. Res Lithgow [10.5.3.6 - 1 page]
7. Res Other [10.5.3.7 - 1 page]
8. Res Portland [10.5.3.8 - 1 page]
9. Res Wallerawang [10.5.3.9 - 1 page]
10. Special Parking [10.5.3.10 - 1 page]
11. Mining [10.5.3.11 - 1 page]
12. 2023/24 Fees and Charges - Final [10.5.3.12 - 99 pages]
13. Revenue Policy 2023-24 [10.5.3.13 - 25 pages]

Recommendation

THAT Council:

1. Adopt the maximum rate of interest payable on overdue rates and charges for the period 1 July 2023 to 30 June 2024 (inclusive) as 9.0% per annum.
2. Adopt the following Integrated Planning and Reporting (IPR) documents:
 - a) Fees & Charges 2023/24,
 - b) Revenue Policy 2023/24, and
 - c) Rating Maps 2023/24
3. Declares a category and sub-category of ordinary rate for each proposed category and sub-category set out in columns 2 and 3 of the Rates Categorisation Table in this Report on the corresponding basis set out in column 4 of the Table.
4. Make the following Rates and Annual charges for the 2023/24 rating year as detailed in the 2023/24 Revenue Policy and as listed in the tables below:

Rates & Charges

Residential				
Category/Sub-Category	Estimated Number of properties	Base Amount (\$)	Ad Valorem Amount (c in the \$)	Estimated Yield
Residential/Lithgow	5562.26	300.00	0.48340	6,831,319.80
Residential/Portland	929.91	300.00	0.31541	708,342.12
Residential/Wallerawang	832.69	300.00	0.27042	743,620.06
Residential/Other	2445.87	300.00	0.23487	2,957,097.73
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Farmland	1268.00	567.45	0.17269	2,860,023.73
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Quarry - Newnes Junction	1.00	15,000.00	2.08614	36,487.24
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Quarry - Marrangaroo	1.00	15,000.00	2.08614	56,117.82
Quarry - Hartley	1.00	15,000.00	2.08614	181,265.36
Quarry - Round Swamp	1.00	15,000.00	2.08614	24,596.24
Quarry - Clarence - Lithgow	1.00	15,000.00	2.08614	19,693.82
Mining				
Mining	13.00	15,002.60	2.20536	4,303,919.41
Total Estimated Yield	11,553.00			22,062,614.35

Parking Special Rate Income		
	Ad Valorem Amount (\$)	Estimated Yield (\$ GST Exclusive)
Designated area of Lithgow	0.63434	267,763.79

Waste Charges

Waste Charges		
Type of Service	Charge (\$ (GST ex))	Estimated Yield (\$) (GST ex)
Residential	519	4,548,516
Business	519	323,337
Non-Rateable	519	66,432
Waste Disposal Urban (GST applies)	243.57	114,721.47
Waste Disposal Rural (GST applies)	198	467,874
Additional Waste and Recycling	519	4,671
Additional Waste	260	3,120
Additional Recycling	88.50	14,425.50
Additional Green Waste	130	-
Additional Business Waste	260	-
Total Estimated Yield		5,542,796.97

Water Charges

Water Charges - Rateable		
Annual Access Charge		
Type	Charge (\$)	Estimated Yield (\$)
20mm Connection	408	3,333,768
25mm Connection	458	47,174
32mm Connection	687	9,618
40mm Connection	1,155	34,650
50mm Connection	1,550	91,450
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50mm Connection	1,550	41,850
80mm Connection	2,970	2,970
100mm Connection	4,250	42,500
Total Estimated Yield		126,417

Water Usage Charges - Residential	
Kilolitres Used	Charge (\$)
0 – 250 Residential	3.06 / kl
250+ Residential	5.40 / kl
Water Usage Charges – Business	
Kilolitres Used	Charge (\$)
0 – 500 Business	3.06 / kl
500+ Business	5.40 / kl

Sewerage/Wastewater Charges

Sewerage Charges Rateable Properties		
Annual Sewerage Access Charge		
Type	Charge (\$)	Estimated Yield (\$)
Residential	1,005	7,408,860
Non-Residential 20mm	558	156,798
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Non-Residential 50mm	745	35,760
Non-Residential 80mm	882	0
Non-Residential 100mm	876	6,132
Total Estimated Yield		7,642,766
Sewerage Usage Charges		
Type	Charge (\$)	
Business (most commonly 95% of water usage)	2.45	

Sewerage Charges Non-Rateable Properties		
Annual Sewerage Access Charge		
Type	Charge (\$)	Estimated Yield (\$)
Non-Rateable 20mm	520	27,560
Non-Rateable 25mm	520	2,600
Non-Rateable 32mm	571	0
Non-Rateable 40mm	622	6,220
Non-Rateable 50mm	745	16,390
Non-Rateable 80mm	822	822
Non-Rateable 100mm	876	7,008
Total Estimated Yield		60,600
Sewerage Usage Charges		
Type	Charge (\$)	
Non-Residential (most commonly 95% of water usage)	2.45	

Trade Waste Charges

Sewerage Trade Waste Charges		
Trade Waste Charge		
Fee description	Charge (\$)	Category
Application Fee – category A / A2	49.48	Low risk - Includes commercial premises not preparing hot food
Application Fee – category B	74.50	Medium risk - Includes commercial premises preparing hot food
Application Fee – category C	152.33	High risk – less complex pre-treatment
Annual Charge – category A / A2	169.50	Low risk - Includes commercial premises not preparing hot food
Annual Charge – category B	251.85	Medium risk - Includes commercial premises preparing hot food
Annual Charge – category C	462.58	High risk – less complex pre-treatment
Discharge Fee – category A	2.10	Discharger with approved pre-treatment
Discharge Fee – category A	10.00	Discharger without approved pre-treatment
Discharge Fee – category B	2.10	Discharger with approved pre-treatment
Discharge Fee – category B	22.00	Discharger without approved pre-treatment
Discharge Fee – category C	2.10	Discharger with approved pre-treatment
Discharge Fee – category C	22.00	Discharger without approved pre-treatment
Total Estimated Yield		\$80,000

Septic Tank/AWTS Charges

Septic Tank Charges		
Type	Charge (\$)	Estimated Yield (\$)
High Risk Systems	114.50	39,388.00
Medium Risk Systems	76.50	55,615.50
Low Risk Systems	51.50	63,293.50
Initial AWTS Administration Fee (1 st two years)	114.50	801.50
AWTS Annual Administration Fee	51.50	27,913.00
Commercial AWTS Administration Fee	346.00	11,764.00
Total Estimated Yield		198,775.50

Stormwater Charges

Stormwater Charges		
Type	Charge (\$)	Estimated Yield (\$)
Residential	25.00	158,000
Strata Unit (Residential)	12.50	2,137.50
Business	25.00 per 350sq metres (\$1,500 Cap)	87,125.00
Total Estimated Yield		247,262.50