

Statement of Ordinary and Special Rates

Strategy – ordinary rates

Council will continue to levy ordinary rates using a structure comprising a base amount to which an ad valorem (rate in the dollar) component is added. The Base Amount will vary, depending on rating category/sub-category combination.

All rateable properties within each category / sub-category, regardless of their land value, are levied the base amount. The balance of income for ordinary rates is derived by multiplying the land value of a property by a rate in the dollar for the relevant category / sub- category, which is determined by Council dependent on the property’s dominant use. The amount payable by ratepayers under this component is dependent on the land value of the property. In addition, the total amount collected for ordinary rates each year will take account of any approved increase advised by the Minister.

Council has four categories of ordinary rate, being residential, farmland, business, mining. These categories are further divided into subcategories for residential and business. An ordinary rate will be applied to each parcel of rateable land within the Local Government Area in 2025/26.

Council determines the categories and subcategories applied to each property based on the table below.

Table of Category and Sub-Categories

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 Local Government Act, 1993 within the Lithgow, Portland & Wallerawang urban areas as set out in the individual Residential Rate Categorisation Maps.
Ordinary	Residential	Other	Each parcel of rateable land valued as one assessment which can be categorised as Residential in accordance with the Local Government Act, 1993 but cannot be categorised as 'Residential – Lithgow, Portland & Wallerawang' as set out in the individual Residential Rate Categorisation Maps.
Ordinary	Farmland		Each parcel of rateable land valued as one assessment which can be categorised as Farmland in accordance with the Local Government Act, 1993.
Ordinary	Mining		Each parcel of rateable land valued as one assessment which can be categorised as Mining in accordance with the Local Government Act, 1993.
Ordinary	Business	Lithgow Portland Wallerawang	Each parcel of rateable land valued as one assessment which can be categorised as Business in accordance with the Local Government Act, 1993 within the Lithgow, Portland & Wallerawang urban areas as set out in the individual Business 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 Local Government Act, 1993 but cannot be categorised as either 'Business – Lithgow, Portland Wallerawang' or 'Business – Large Scale Power Generation or Storage', Business – Wind Power Generation, Business – Rail Related Manufacture, Maintenance or Storage, or any of the business sub-categories related to quarrying.
Ordinary	Business	Large Scale Power Generation or 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 electricity provided that the generator (or a combination of generators) has a rated power capacity of more than 25 megawatts; b) the storage of, or capacity to store, more than 100 megawatts of electricity at any time.
Ordinary	Business	Wind Power Generation	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 electricity generation from wind turbines provided that the turbine or turbines have a combined rated power capacity of more than 1 megawatt.
Ordinary	Business	Rail Related Manufacture, Maintenance or 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 rail related manufacture maintenance or storage and more particularly set out in the Lithgow Rail Manufacturing, Maintenance and Storage Area as part of the Rate Categorisation Map.
Ordinary	Business	Quarrying – Clarence Newnes Junction Wallerawang Marangaroo Hartley Round Swamp Clarence Colliery	Each parcel of rateable land valued as one assessment which cannot be categorized as farmland, residential or mining and if its dominant use is as a centre for quarrying or works ancillary or properly incidental to quarrying and more particularly set out in the Lithgow Clarence, Newnes Junction, Wallerawang, Marrangaroo, Hartley, Round Swamp, Clarence/Lithgow Quarry Areas as part of the Quarry Rate Categorisation Maps.