

# LITHGOW CITY COUNCIL

ABN 59 986 092 492

## CITY ADMINISTRATION BUILDING

PO Box 19, LITHGOW 2790

### ADMINISTRATION:

180 Mort Street, Lithgow

Tel: (02) 6354 9999

Cashier: Mon to Fri 8.30am to 4:00pm

Fax: (02) 6351 4259



# RATE NOTICE

1 July 2020 to 30 June 2021

## TAX INVOICE



Tamba Investments Pty Ltd &  
Hardware & Homewares Pty Ltd  
16/3 Alexander Street  
COOGEE NSW 2034

010

R0\_10870

PROPERTY NUMBER
19050
DATE OF POSTING
28/07/2020
DATE PAYMENT DUE
30/09/2020
PAYMENT REFERENCE No.
09218397

If postal address shown on notice is incorrect please complete change of address form on back of notice and forward to Council.  
**PLEASE READ IMPORTANT INFORMATION ON REVERSE SIDE**

PROPERTY DETAILS	FINANCIAL DETAILS																																
<b>Location Description:</b> 107 Hassans Walls Road	<table border="1"><thead><tr><th>CHARGE TYPE</th><th>VAL/QTY</th><th>RATE IN \$</th><th>AMOUNT</th></tr></thead><tbody><tr><td>Residential Base Lithgow</td><td></td><td></td><td>\$326.00</td></tr><tr><td>Residential Lithgow</td><td>118000</td><td>0.508599</td><td>\$600.15</td></tr><tr><td>Sewerage Residential</td><td>1</td><td></td><td>\$936.00</td></tr><tr><td>Stormwater Residential Dw</td><td>1</td><td></td><td>\$25.00</td></tr><tr><td>Water Access 20mm Connect</td><td>1</td><td></td><td>\$195.00</td></tr><tr><td>Garbage Residential</td><td>1</td><td></td><td>\$459.81</td></tr><tr><td>GST Included in * charge</td><td></td><td></td><td>\$0.00</td></tr></tbody></table>	CHARGE TYPE	VAL/QTY	RATE IN \$	AMOUNT	Residential Base Lithgow			\$326.00	Residential Lithgow	118000	0.508599	\$600.15	Sewerage Residential	1		\$936.00	Stormwater Residential Dw	1		\$25.00	Water Access 20mm Connect	1		\$195.00	Garbage Residential	1		\$459.81	GST Included in * charge			\$0.00
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<b>Locality:</b> LITHGOW NSW 2790																																	
<b>Legal Description:</b> Lot 11 DP 580331 Vol 12925 Fol 00034																																	
<b>Valuation Base Date:</b> 01/07/2019																																	
<b>The first instalment due date of 31 August 2020 has been extended to 30 September 2020 due to COVID-19.</b>																																	

1ST INSTALMENT	2ND INSTALMENT	3RD INSTALMENT	4TH INSTALMENT
\$636.96	\$635.00	\$635.00	\$635.00
DUE DATE	DUE DATE	DUE DATE	DUE DATE
30/09/2020	30/11/2020	28/02/2021	31/05/2021

TOTAL AMOUNT DUE
<b>\$2,541.96</b>
PLEASE DEDUCT ANY PAYMENTS MADE SINCE
16/07/2020

**PAYMENT OPTIONS**  
See reverse for more details

In person

PLEASE SEE THE REVERSE OF THIS NOTICE FOR IMPORTANT INFORMATION INCLUDING PAYMENT METHODS.

**MAKE ALL REMITTANCES PAYABLE TO LITHGOW CITY COUNCIL - DETACH AND RETURN REMITTANCE WITH PAYMENT**

For emailed notices:  
[lithgow.enotices.com.au](http://lithgow.enotices.com.au)  
Reference No: 4691E3221S

## LITHGOW CITY COUNCIL

ABN 59 986 092 492



**Bill Code: 2121**  
Ref: 09218397

BPAY this payment via Internet or phone banking.  
BPAY View<sup>®</sup> View and pay this bill using internet banking.  
BPAY View Registration No.: 09218397

PROPERTY No. 19050  
PLEASE PAY BY 30/09/2020

**Billpay Code: 0584**  
Ref: 9218 397

**Bill Code: 2121**  
Ref: 9218 397

REFERENCE NUMBER 09218397

Phone 13 18 16 or go to [auspost.com.au/postbillpay](http://auspost.com.au/postbillpay)

Phone 1300 323 266

INSTALMENT AMOUNT	TOTAL AMOUNT DUE
\$636.96	<b>\$2,541.96</b>



\*584 9218397

PLEASE TICK IF RECEIPT IS REQUIRED

## PAYMENT OPTIONS



### Direct Debit Payments

For information about direct debit please go to <http://council.lithgow.com/direct-debit/> and select Direct Debit.



### Mail / Personal Payment

Make cheque payable to 'Lithgow City Council' or complete credit card details on reverse and mail to:

Lithgow City Council  
PO Box 19/180 Mort Street  
Lithgow NSW 2790



### Online

To pay your Lithgow City Council rates online, visit [www.council.lithgow.com](http://www.council.lithgow.com) and follow the links. Payments can be made with MasterCard or Visa.



### Telephone and Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, debit, credit card or transaction account.  
More info: [www.bpay.com.au](http://www.bpay.com.au)

©Registered to BPAY Pty Ltd  
ABN 69 079 137 518



### CREDIT CARD

BPOINT Visa, MasterCard

To make payment via one of the 2 methods below use your BPOINT Biller ID and Reference Number located on the front of the notice.

Telephone Payments – 1300 323 266

Internet Payments – [www.council.lithgow.com](http://www.council.lithgow.com)



Post  
Billpay

In-store at any Australia Post Phone 13 18 16

or go to [auspost.com.au/postbillpay](http://auspost.com.au/postbillpay)

\* \$10 minimum payment limit applies

## IMPORTANT RATING INFORMATION

### GENERAL INFORMATION

This notice is taken to have effect on the issue date printed on the front of the notice.

### PAYMENT IN FULL

If you intend to pay the rates and charges in full (one single instalment payment), the instalment must be received by 31 August as shown on the front of the notice.

### INSTALMENTS

Rates and charges can be paid by instalments in accordance with the instalments shown overleaf. Instalment notices are sent one month before each instalment is due. Sufficient time should be allowed to ensure payment is received on or before the due date.

### LATE PAYMENTS AND INTEREST CHARGES

Amounts not received by the due date are subject to daily interest charges. Any arrears of rates or charges shown overleaf are accruing interest and should be paid immediately.

**NOTE: The due date for payment refers to the current instalment only and NOT to rates and charges in arrears.**

### ARRANGEMENTS TO PAY RATES AND CHARGES

In certain circumstances, alternative arrangements for payment of rates and charges may be made. Interest will continue to accrue on all rates and charges that are in arrears regardless of whether a payment arrangement is entered into with Council. Please ensure you contact Council if you are unable to pay the amount due by the dates shown on this notice.

Failure to reach an acceptable written arrangement with Council may result in the commencement or continuation of legal action by Council for the recovery of overdue rates. Legal costs awarded to the Council by the court in recovery proceedings are a charge on the land.

### PENSIONERS

Holders of a Centrelink Pensioner or Department of Veteran Affairs Concession Card may be eligible for a rates concession. In order to take advantage of this concession, please contact the Council for an application form. If you become a Pensioner after the date of this notice, a rebate may apply proportionate to the number of full quarters remaining in the financial year.

### APPEALS AGAINST RATES OR CHARGES

(Section 574, Local Government Act, 1993) Appeal on question of whether land is rateable or subject to a charge must be made within 30 days after service of the rates and charges notice.

### CATEGORISATION

Council must declare every parcel of rateable land in the area to be in one of four categories (Residential, Business, Farmland or Mining). A rateable person may apply in writing on the approved form at any time for a review of their rating category, and may appeal against Council's determination of the category to the Land and Environment Court within 30 days of the declaration by Council. If usage of the property changes (e.g. Residential to Business) you must notify Council within 30 days of any such change.

### NON-RATEABLE CLAIMS

A property may be non-rateable if it belongs to, and is used in relation to the activities carried out by churches, schools, public hospitals, charities or public institutions, as per Sections 555 and 556 of the Local Government Act 1993.

### CHANGE OF ADDRESS

It is the ratepayer's responsibility to inform Council of any changes to their mailing address. All such changes must be made in writing. Email advice will be accepted at [council@lithgow.nsw.gov.au](mailto:council@lithgow.nsw.gov.au).

### IF YOU NEED FURTHER INFORMATION

Do not hesitate to contact Council's Customer Service staff by telephone on 02 6354 9999 or call at the Civic Centre, 180 Mort Street, Lithgow should you wish to make enquiries about the notice, or would like general information about rates and charges.

## CHANGE OF MAILING ADDRESS FOR ALL COUNCIL CORRESPONDENCE

Property Number: ..... Phone: .....

Email: .....

Given names ..... Surname(s): .....  
first middle

New mailing address .....

Owner's signature(s): ..... Date .....



## New Valuer General for NSW

Dr David Parker has been appointed as Valuer General by the Governor of NSW and will now lead the NSW valuation system.

Dr Parker has extensive experience in land valuation systems and compulsory acquisition, having been an Acting Commissioner of the Land and Environment Court and Professor of Property at the University of South Australia.

The Valuer General's primary responsibilities are set out in the *Valuation of Land Act 1916* and *Land Acquisition (Just Terms Compensation) Act 1991*.

Dr Parker will have a strong focus on the implementation of the Acts, transparency, NSW Government Customer Service Commitments and maintaining the independence of the role of Valuer General.

### Independence of the Valuer General

The Valuer General is independent of the NSW Government, which sets land tax, and councils, which set rates.

This independence is important as it clearly separates the determination of land values from their use by the NSW Government and councils for taxing and rating.

The Valuer General ensures land values are determined impartially and are evidence based, using property sales information. Impacts on rating and taxing are not considered during the determination of land values.

## Land values for NSW

The Valuer General has issued 1 July 2019 land values for over 2.6 million properties across NSW. Councils will be using these new values to set rates from 1 July 2020.

The 2019 land values reflect the property market as at 1 July 2019. These values are therefore not affected by the late 2019 and early 2020 bushfires or the COVID-19 pandemic.

Property sales from around 1 July 2019 were the most important factor considered to determine land values. Over 57,000 sales were analysed to determine the 1 July 2019 land values.

You can find more information on 2019 land values for residential, commercial, industrial and rural properties in our land value summaries, available at [valuergeneral.nsw.gov.au](http://valuergeneral.nsw.gov.au).

## Land values and rates

The Valuer General determines land values which councils use to distribute rates across their local government areas. The Valuer General does not set rates for councils.

A change in land value does not necessarily lead to a change in rates.

The *Local Government Act 1993* provides flexibility for a council to provide a rating structure that distributes rates between its ratepayers. A council can choose the combination of rates, charges and fees and pricing policies that are appropriate for its area and community.

To learn more about how your rates are calculated, please contact your council.

## Improving transparency

### Component reports

The standard method for determining land values in NSW is the component system of mass valuation, where properties are grouped together for valuing purposes.

You can access component reports and more information at [valuergeneral.nsw.gov.au](http://valuergeneral.nsw.gov.au).

Component reports include:

- commentary on how the component was valued

- property sales considered to value the component
- valuations for representative properties in the component.

### Valuing rural land

Valuers prepare worksheets for most rural properties to show how the land value was calculated.

Worksheets, where available, are now included as part of our information kit for rural properties. You can get information kits at [valuergeneral.nsw.gov.au](http://valuergeneral.nsw.gov.au) or by calling 1800 110 038.

## Bushfire study

In late 2019 and early 2020, bushfires burned over 5.4 million hectares of land across NSW. Following this crisis, the Valuer General completed a study of how bushfires have affected land values in the past.

The study found the impact of these fires on land values depends on a range of factors including the:

- location of properties in bushfire affected areas
- proportion of properties damaged
- level of demand for land in that area.

The impact on land values varied from little or no change to a 30% decrease in land value.

The study will be considered when determining land values for bushfire affected areas.

The study is available at [valuergeneral.nsw.gov.au](http://valuergeneral.nsw.gov.au).

## Valuation contractors

The Valuer General outsources valuation services to contract valuers. NSW is divided into 18 contract regions that include one or more local government areas.

Contractors are selected by an open-market tender process that follows strict procurement guidelines for NSW public-sector agencies. You can see a list of the contractors providing land values at [valuergeneral.nsw.gov.au](http://valuergeneral.nsw.gov.au).

## Service NSW

You can now access land valuation information and online services from the Valuer General's website via Service NSW. You can also use the digital self-service kiosks at Service NSW centres. Service NSW customer service officers can help you complete Valuer General online services at the service centres or over the phone.

You can also register to receive your Notice of Valuation electronically through your [MyService](#) account or at a Service NSW centre.

## Infrastructure and land values

The influence of new or upgraded Government infrastructure has seen positive impacts on the 1 July 2019 land values.

Increases in commercial and industrial land values in Western Sydney were apparent, with higher demand for land influenced by accessibility to major road and rail infrastructure projects and the proposed Western Sydney Airport at Badgerys Creek.

The value of commercial and industrial land in the Central Coast and Hunter areas also increased influenced by improved access to Sydney and Newcastle due to the North-Connex tunnel.

## Data quality

The Register of Land Values is the official record of land values in NSW. It contains property information and land values for all land in NSW.

Information in the register undergoes regular quality assurance reviews to ensure its accuracy.

During 2019, land data specialists reviewed 70,000 ownership records in the register to ensure the information matched the registered title for the property.

## Need more information?

Visit [valuergeneral.nsw.gov.au](http://valuergeneral.nsw.gov.au) to find:

- land values
- land value summaries for trends and value movements
- fact sheets
- policies explaining how valuations are made
- property sales
- announcements.

## Contact us

☎ 1800 110 038  
Mon - Fri 8:30am - 5:00pm

✉ Valuer General NSW  
PO Box 745  
Bathurst NSW 2795

@ [valuationenquiry@property.nsw.gov.au](mailto:valuationenquiry@property.nsw.gov.au)

## Do you need an interpreter?

Please call TIS National on 131 450 and ask them to call us on 1800 110 038.  
Translated newsletters are available at [valuergeneral.nsw.gov.au](http://valuergeneral.nsw.gov.au)

## Update your information

Visit [valuergeneral.nsw.gov.au](http://valuergeneral.nsw.gov.au):

- for information on how to receive your Notice of Valuation by email
- to update your postal address to receive your Notice of Valuation.

## We value your feedback

Your feedback helps us improve the valuation system.

@ [valuergeneral@ovg.nsw.gov.au](mailto:valuergeneral@ovg.nsw.gov.au)



131 450





# SMART WATER METERS

With the majority of water meters in the Lithgow LGA being over 10 years of age and some in excess of 20 years of age, Lithgow City Council is currently undertaking a project to upgrade all water meters to automatic meter reading devices. Works are being funded through Council's Water Fund and will not result in any increase in water rates for residents.

## What are the benefits to the community?

The new system provides information for consumers with the transmitted data able to be accessed by the property owner.

This can assist in the management of water consumption, or, importantly promote the early detection of a water leak or unusual consumption. This improved water metering technology will go a long way to saving water as it identifies individual property leakage through hourly meter reads. Early detection can save money and possibly prevent property damage.

Another benefit to water consumers is that the information collected by the devices will be available in a secure format to consumers from a web-based water management tool - MiWater. Information will include daily usage, target usage, cost per day, alerts and reports. The system is designed to be available year-round, not just when the bill arrives.

Through the MiWater Portal, Council will also be able to receive alerts when there are water breakages or we are working on the system. Simply sign up to MiWater to monitor your water usage. <https://lithgow.miwater.co/>

## What are the benefits to Council?

The new system will increase productivity, efficiencies and savings for Council. Utilities who have implemented this system have, on average, demonstrated savings of more than 10% in property leakage and 10% in system losses.

System losses include water for flushing, leakage, un-metered services and water theft. These savings are very much achievable for Council with this new system implemented.

The implementation of this system will see the manual checking of water meters by staff 4 times per year unnecessary as meters can be read remotely. Staff can then spend more time proactively improving the system to reduce mechanical breakdowns and improve response times to reactive maintenance.

## Where do I go to find out more information?

Council has developed a set of resources to answer your questions and assist you to navigate the MiWater Portal.

- Information about the Smart Water Meter Program [www.council.lithgow.com/smart-water-meters](http://www.council.lithgow.com/smart-water-meters)
- If your new Smart Water Meter has been installed don't forget to sign-up to the MiWater Portal so you can monitor your water usage <https://lithgow.miwater.co>
- MiWater Instruction Guides [www.council.lithgow.com/miwater](http://www.council.lithgow.com/miwater)
- For information about water in the Lithgow LGA including conservation and rainwater tanks [www.council.lithgow.com/water](http://www.council.lithgow.com/water)

# CULLEN BULLEN SEWERAGE SCHEME

The concept design for the Cullen Bullen Sewerage Scheme is nearing completion. The design includes a low-pressure sewerage scheme and an Intermittent Decanted Extended Aeration (IDEA) Sewerage Treatment Plant (STP) to service the village of Cullen Bullen. The system is being installed to replace failing septic tanks in the village which are an environmental health risk.

Council is currently working with its consultant GHD, Department of Planning, Industry and Environment, Infrastructure New South Wales and the Environmental Protection Agency to complete the designs and move into the tender and construction process for both the Low-Pressure Sewerage Supply and Sewerage Treatment Plant. Tenders will be called during this 2020/21 year. As more information is available discussions will take place with the Cullen Bullen community and property owners. Council would like to thank the members of the community for their understanding and patience throughout this process.

## How will the Scheme work?

The STP design is based on a design similar to that of the Lithgow, Wallerawang & Portland STP's. The STP will be considerably smaller than the other plants due to the number of properties connected but there will be adequate capacity to allow for future connections in the Cullen Bullen area within the village footprint.

The low-pressure sewerage collection system will replace earlier designs for gravity reticulation which will allow for properties to be connected via a small pump-out system. Information on low pressure sewerage systems is available in Policy 3.7 Pressure Sewer on Council's website <http://council.lithgow.com/policies/>.

Each Pressure Sewer System will be installed as a small sewerage pumping station which is connected to the properties switchboard via a control panel supplied with the tank and pumps. This pump will be connected to a small property line with a boundary box which will not allow flow of sewerage back into the property. The property lines are connected to a main and transfer all flows to the Sewerage Treatment Plant.

## Keep up to date with what's happening

Subscribe to our weekly Council Connections eNews and receive the latest

information about Council activities, projects and how you can have your say.

Subscribe now at [www.council.lithgow.com/council-publications/](http://www.council.lithgow.com/council-publications/)



Lithgow  
CITY COUNCIL

# Council Connections

Winter 2020

*This past year has seen many major catastrophes, our community has withstood drought, bushfire, and COVID - 19. I am extremely proud of the Council and the Council staff who have worked tirelessly during this period of unrest to ensure that our community is safe.*

*I thank you, the community, for your perseverance and strength during these times of adversity, for coming together and supporting one another in times of hardship.*

*We still have a long road of uncertainty ahead, but I am sure that together we will come through the other side stronger and more resilient.*

*Council continues to work closely with the State and Federal Governments and welcomes the recent funding announcements which enable us to undertake projects and programs that make a difference to our community.*

*As we move forward we recognise that the Lithgow LGA is made up of multi-faceted communities and we will continue to consult with you to ensure we are helping each community grow in a way that reflects the diversity of our region.*

C<sup>o</sup> Ray Thompson  
Mayor



Lithgow  
CITY COUNCIL



## Council welcomes new General Manager

Mr Craig Butler has commenced as General Manager of Lithgow City Council following a unanimous decision to appoint him to the role at the Extra Ordinary Meeting of Council held on 27 April 2020.

Mr Butler has come to Lithgow Council with an extensive background in local government and has held senior management positions for a considerable portion of his career in local government.

His commencement at Lithgow Council has coincided with trying and unusual times for the community and the Lithgow City Council workforce. He started with a workforce that was and still is, in part, working from home, and trying to navigate a new way of working and serving the community. 2020/21 is looking to be a busy year. Since he commenced Council has put the following plans in motion which will see long-term growth and development for the Lithgow LGA:

- Adoption of the long term plan for land-uses in the LGA in June 2020.
- Progressed plans to develop the Resource Recovery Centre and move towards full operation of the Lithgow Solid Waste Facility by Council (see page 3).
- Adopted the 2020/21 Operational Plan and the budgets.
- Progressed the development of concept plans for the Cullen Bullen Sewerage Scheme (see page 4).

Council has also been successful with a number of grant applications which will collectively contribute millions of dollars of investment in the LGA. including:

- \$522,353 from Round 3 of the NSW Government's Stronger Country Communities Fund for a Pump Track at Endeavour Park suitable to all ages and abilities.
- \$2,034,494 from NSW Governments Resources for Regions funding to go towards community projects, programs and local infrastructure.
- \$1,363,500 from the Federal and NSW Government, under the Fixing Local Roads Program for the upgrade of Hartley Vale and Dark Corner Roads (see page 2).



