

# *Schedule of 2010-2011 Differential Rates*



## **RESIDENTIAL IMPROVED AND UNIMPROVED LAND**

### **Objective:**

To ensure that equitable contribution is obtained from general rates in respect of rateable land, as appropriate having regard to land characteristics, to the cost of carrying out the functions of Council, including the cost of:

1. Construction and maintenance of public infrastructure
2. Development and provision of health and community services
3. Provision of general support services

### **Types and Classes:**

Rateable land having the relevant characteristics described below:

Any land which does not have the characteristics of:

- i) Farm Land; or
- ii) Commercial Improved 1, 2, and 3 Land; or
- iii) Commercial Unimproved Land; or
- iv) Industrial Improved 1, 2, and 3 Land; or
- v) Industrial Unimproved Land

and is:

- i) used primarily for residential purposes; or
- ii) unimproved land but which, by reason of its locality and zoning under the relevant Planning Scheme, would – if developed – be or be likely to be used primarily for residential purposes.

### **Use and Level of Differential Rate:**

The differential rate will be used to fund some of those items of expenditure described in the Budget adopted by Council.

The level of the differential rate is the level which the Council considers is necessary to achieve the objectives specified above.

### **Geographic Location:**

Wherever located within the municipal district.

### **Use of Land:**

Any use permitted under the relevant Planning Scheme.

### **Planning Scheme Zoning:**

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant Planning Scheme.

### **Types of Buildings:**

All buildings which are now constructed on the land or which are constructed prior to the expiry of the 2010-2011 rating year.

# Schedule of 2010-2011 Differential Rates



## FARM LAND

### Objective:

To ensure that equitable contribution is obtained from general rates in respect of rateable land, as appropriate having regard to land characteristics, to the cost of carrying out the functions of Council, including the cost of:

1. Construction and maintenance of public infrastructure
2. Development and provision of health and community services
3. Provision of general support services

### Types and Classes:

Rateable land having the relevant characteristics described below:

Any land which is "farm land" within the meaning of Section 2(1) of the *Valuation of Land Act 1960*.

**Farm land** means any rateable land-

- (a) that is not less than 2 hectares in area; and
- (b) that is used primarily for grazing (including agistment), dairying, pig-farming, poultry-farming, fish-farming, tree-farming, bee-keeping, viticulture, fruit-growing or the growing of crops of any kind or for any combination of those activities; and
- (c) that is used by a business-
  - (i) that has significant and substantial commercial purpose or character; and
  - (ii) that seeks to make a profit on a continuous basis from its activities on the land; and
  - (iii) that is making a profit from its activities on the land, or has a reasonable prospect of making a profit from its activities on the land if it continues to operate in the way it is operating.

### Use and Level of Differential Rate:

The differential rate will be used to fund some of those items of expenditure described in the Budget adopted by Council.

The level of the differential rate is the level which the Council considers is necessary to achieve the objectives specified above.

### Geographic Location:

Wherever located within the municipal district.

### Use of Land:

Any use permitted under the relevant Planning Scheme.

### Planning Scheme Zoning:

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant Planning Scheme.

### Types of Buildings:

All buildings which are now constructed on the land or which are constructed prior to the expiry of the 2010-2011 rating year.

# *Schedule of 2010-2011 Differential Rates*



## **COMMERCIAL IMPROVED 1 LAND**

### **Objective:**

To ensure that equitable contribution is obtained from general rates in respect of rateable land, as appropriate having regard to land characteristics, to the cost of carrying out the functions of Council, including the cost of:

1. Construction and maintenance of public infrastructure
2. Development and provision of health and community services
3. Provision of general support services
4. The promotion of business in urban Shepparton

### **Types and Classes:**

Rateable land having the relevant characteristics described below:

Any land which does not have the characteristics of:

- i) Residential Improved or Unimproved Land; or
- ii) Farm Land; or
- iii) Commercial Improved 2 and 3 Land; or
- iv) Commercial Unimproved Land; or
- v) Industrial Improved 1, 2, and 3 Land; or
- vi) Industrial Unimproved Land

and is used primarily for, or is capable of use primarily for commercial purposes.

### **Use and Level of Differential Rate:**

The differential rate will be used to fund some of those items of expenditure described in the Budget adopted by Council.

The level of the differential rate is the level which the Council considers is necessary to achieve the objectives specified above.

### **Geographic Location:**

Located within the urban Shepparton location bounded by –

- The Goulburn River to the west
- Wanganui Road and Ford Road to the north, but including the Goulburn Valley Highway to the Barmah-Shepparton Road
- The Shepparton Heavy Vehicle By-Pass to the east, but including Benalla Road to Davies Drive
- River Road to the south

### **Use of Land:**

Any use permitted under the relevant Planning Scheme.

### **Planning Scheme Zoning:**

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant Planning Scheme.

### **Types of Buildings:**

All buildings which are now constructed on the land or which are constructed prior to the expiry of the 2010-2011 rating year.

# *Schedule of 2010-2011 Differential Rates*



## **COMMERCIAL IMPROVED 2 LAND**

### **Objective:**

To ensure that equitable contribution is obtained from general rates in respect of rateable land, as appropriate having regard to land characteristics, to the cost of carrying out the functions of Council, including the cost of:

1. Construction and maintenance of public infrastructure
2. Development and provision of health and community services
3. Provision of general support services

### **Types and Classes:**

Rateable land with a Capital Improved Value of \$500,000 or more and having the relevant characteristics described below:

Any land which does not have the characteristics of:

- i) Residential Improved or Unimproved Land; or
- ii) Farm Land; or
- iii) Commercial Improved 1 and 3 Land; or
- iv) Commercial Unimproved Land; or
- v) Industrial Improved 1, 2, and 3 Land; or
- vi) Industrial Unimproved Land

and is used primarily for, or is capable of use primarily for commercial purposes.

### **Use and Level of Differential Rate:**

The differential rate will be used to fund some of those items of expenditure described in the Budget adopted by Council.

The level of the differential rate is the level which the Council considers is necessary to achieve the objectives specified above.

### **Geographic Location:**

Located outside the urban Shepparton location bounded by –

- The Goulburn River to the west
- Wanganui Road and Ford Road to the north, but including the Goulburn Valley Highway to the Barmah-Shepparton Road
- The Shepparton Heavy Vehicle By-Pass to the east, but including Benalla Road to Davies Drive
- River Road to the south

### **Use of Land:**

Any use permitted under the relevant Planning Scheme.

### **Planning Scheme Zoning:**

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant Planning Scheme.

### **Types of Buildings:**

All buildings which are now constructed on the land or which are constructed prior to the expiry of the 2010-2011 rating year.

# *Schedule of 2010-2011 Differential Rates*



## **COMMERCIAL IMPROVED 3 LAND**

### **Objective:**

To ensure that equitable contribution is obtained from general rates in respect of rateable land, as appropriate having regard to land characteristics, to the cost of carrying out the functions of Council, including the cost of:

1. Construction and maintenance of public infrastructure
2. Development and provision of health and community services
3. Provision of general support services

### **Types and Classes:**

Rateable land with a Capital Improved Value of less than \$500,000 and having the relevant characteristics described below:

Any land which does not have the characteristics of:

- i) Residential Improved or Unimproved Land; or
- ii) Farm Land; or
- iii) Commercial Improved 1 and 2 Land; or
- iv) Commercial Unimproved Land; or
- v) Industrial Improved 1, 2, and 3 Land; or
- vi) Industrial Unimproved Land

and is used primarily for, or is capable of use primarily for commercial purposes.

### **Use and Level of Differential Rate:**

The differential rate will be used to fund some of those items of expenditure described in the Budget adopted by Council.

The level of the differential rate is the level which the Council considers is necessary to achieve the objectives specified above.

### **Geographic Location:**

Located outside the urban Shepparton location bounded by –

- The Goulburn River to the west
- Wanganui Road and Ford Road to the north, but including the Goulburn Valley Highway to the Barmah-Shepparton Road
- The Shepparton Heavy Vehicle By-Pass to the east, but including Benalla Road to Davies Drive
- River Road to the south

### **Use of Land:**

Any use permitted under the relevant Planning Scheme.

### **Planning Scheme Zoning:**

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant Planning Scheme.

### **Types of Buildings:**

All buildings which are now constructed on the land or which are constructed prior to the expiry of the 2010-2011 rating year.

## *Schedule of 2010-2011 Differential Rates*

### **COMMERCIAL UNIMPROVED LAND**

#### **Objective:**

To ensure that equitable contribution is obtained from general rates in respect of rateable land, as appropriate having regard to land characteristics, to the cost of carrying out the functions of Council, including the cost of:

1. Construction and maintenance of public infrastructure
2. Development and provision of health and community services
3. Provision of general support services

#### **Types and Classes:**

Rateable land having the relevant characteristics described below:

Any land which does not have the characteristics of:

- i) Residential Improved or Unimproved Land; or
- ii) Farm Land; or
- iii) Commercial Improved 1, 2 and 3 Land; or
- iv) Industrial Improved 1, 2, and 3 Land; or
- v) Industrial Unimproved Land

and is unimproved land but which, by reason of its locality and zoning under the relevant Planning Scheme, would – if developed – be or be likely to be used primarily for the sale of goods or services or other commercial purposes.

#### **Use and Level of Differential Rate:**

The differential rate will be used to fund some of those items of expenditure described in the Budget adopted by Council.

The level of the differential rate is the level which the Council considers is necessary to achieve the objectives specified above.

#### **Geographic Location:**

Wherever located within the municipal district.

#### **Use of Land:**

Any use permitted under the relevant Planning Scheme.

#### **Planning Scheme Zoning:**

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant Planning Scheme.

#### **Types of Buildings:**

This category applies to an unimproved class of land only.

# *Schedule of 2010-2011 Differential Rates*



## **INDUSTRIAL IMPROVED 1 LAND**

### **Objective:**

To ensure that equitable contribution is obtained from general rates in respect of rateable land, as appropriate having regard to land characteristics, to the cost of carrying out the functions of Council, including the cost of:

1. Construction and maintenance of public infrastructure
2. Development and provision of health and community services
3. Provision of general support services
4. The promotion of business in urban Shepparton

### **Types and Classes:**

Rateable land having the relevant characteristics described below:

Any land which does not have the characteristics of:

- i) Residential Improved or Unimproved Land; or
- ii) Farm Land; or
- iii) Commercial Improved 1, 2 and 3 Land; or
- iv) Commercial Unimproved Land; or
- v) Industrial Improved 2 and 3 Land; or
- vi) Industrial Unimproved Land

and is used primarily for, or is capable of use primarily for industrial purposes.

### **Use and Level of Differential Rate:**

The differential rate will be used to fund some of those items of expenditure described in the Budget adopted by Council.

The level of the differential rate is the level which the Council considers is necessary to achieve the objectives specified above.

### **Geographic Location:**

Located within the urban Shepparton location bounded by –

- The Goulburn River to the west
- Wanganui Road and Ford Road to the north, but including the Goulburn Valley Highway to the Barmah-Shepparton Road
- The Shepparton Heavy Vehicle By-Pass to the east, but including Benalla Road to Davies Drive
- River Road to the south

### **Use of Land:**

Any use permitted under the relevant Planning Scheme.

### **Planning Scheme Zoning:**

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant Planning Scheme.

### **Types of Buildings:**

All buildings which are now constructed on the land or which are constructed prior to the expiry of the 2010-2011 rating year.

## *Schedule of 2010-2011 Differential Rates*

### **INDUSTRIAL IMPROVED 2 LAND**

#### **Objective:**

To ensure that equitable contribution is obtained from general rates in respect of rateable land, as appropriate having regard to land characteristics, to the cost of carrying out the functions of Council, including the cost of:

1. Construction and maintenance of public infrastructure
2. Development and provision of health and community services
3. Provision of general support services

#### **Types and Classes:**

Rateable land with a Capital Improved Value of \$500,000 or more and having the relevant characteristics described below:

Any land which does not have the characteristics of:

- i) Residential Improved or Unimproved Land; or
- ii) Farm Land; or
- iii) Commercial Improved 1, 2 and 3 Land; or
- iv) Commercial Unimproved Land; or
- v) Industrial Improved 1 and 3 Land; or
- vi) Industrial Unimproved Land

and is used primarily for, or is capable of use primarily for industrial purposes.

#### **Use and Level of Differential Rate:**

The differential rate will be used to fund some of those items of expenditure described in the Budget adopted by Council.

The level of the differential rate is the level which the Council considers is necessary to achieve the objectives specified above.

#### **Geographic Location:**

Located outside the urban Shepparton location bounded by –

- The Goulburn River to the west
- Wanganui Road and Ford Road to the north, but including the Goulburn Valley Highway to the Barmah-Shepparton Road
- The Shepparton Heavy Vehicle By-Pass to the east, but including Benalla Road to Davies Drive
- River Road to the south

#### **Use of Land:**

Any use permitted under the relevant Planning Scheme.

#### **Planning Scheme Zoning:**

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant Planning Scheme.

#### **Types of Buildings:**

All buildings which are now constructed on the land or which are constructed prior to the expiry of the 2010-2011 rating year.

## *Schedule of 2010-2011 Differential Rates*

### **INDUSTRIAL IMPROVED 3 LAND**

#### **Objective:**

To ensure that equitable contribution is obtained from general rates in respect of rateable land, as appropriate having regard to land characteristics, to the cost of carrying out the functions of Council, including the cost of:

1. Construction and maintenance of public infrastructure
2. Development and provision of health and community services
3. Provision of general support services

#### **Types and Classes:**

Rateable land with a Capital Improved Value of less than \$500,000 and having the relevant characteristics described below:

Any land which does not have the characteristics of:

- i) Residential Improved or Unimproved Land; or
- ii) Farm Land; or
- iii) Commercial Improved 1, 2 and 3 Land; or
- iv) Commercial Unimproved Land; or
- v) Industrial Improved 1 and 2 Land; or
- vi) Industrial Unimproved Land

and is used primarily for, or is capable of use primarily for industrial purposes.

#### **Use and Level of Differential Rate:**

The differential rate will be used to fund some of those items of expenditure described in the Budget adopted by Council.

The level of the differential rate is the level which the Council considers is necessary to achieve the objectives specified above.

#### **Geographic Location:**

Located outside the urban Shepparton location bounded by –

- The Goulburn River to the west
- Wanganui Road and Ford Road to the north, but including the Goulburn Valley Highway to the Barmah-Shepparton Road
- The Shepparton Heavy Vehicle By-Pass to the east, but including Benalla Road to Davies Drive
- River Road to the south

#### **Use of Land:**

Any use permitted under the relevant Planning Scheme.

#### **Planning Scheme Zoning:**

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant Planning Scheme.

#### **Types of Buildings:**

All buildings which are now constructed on the land or which are constructed prior to the expiry of the 2010-2011 rating year.

## **INDUSTRIAL UNIMPROVED LAND**

### **Objective:**

To ensure that equitable contribution is obtained from general rates in respect of rateable land, as appropriate having regard to land characteristics, to the cost of carrying out the functions of Council, including the cost of:

1. Construction and maintenance of public infrastructure
2. Development and provision of health and community services
3. Provision of general support services

### **Types and Classes:**

Rateable land having the relevant characteristics described below:

Any land which does not have the characteristics of:

- i) Residential Improved or Unimproved Land; or
- ii) Farm Land; or
- iii) Commercial Improved 1, 2 and 3 Land; or
- iv) Commercial Unimproved Land; or
- v) Industrial Improved 1, 2, and 3 Land

and is unimproved land but which, by reason of its locality and zoning under the relevant Planning Scheme, would – if developed – be or be likely to be used primarily for industrial purposes.

### **Use and Level of Differential Rate:**

The differential rate will be used to fund some of those items of expenditure described in the Budget adopted by Council.

The level of the differential rate is the level which the Council considers is necessary to achieve the objectives specified above.

### **Geographic Location:**

Wherever located within the municipal district.

### **Use of Land:**

Any use permitted under the relevant Planning Scheme.

### **Planning Scheme Zoning:**

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant Planning Scheme.

### **Types of Buildings:**

This category applies to an unimproved class of land only.