



RATING DIFFERENTIALS

Propositions Paper

April 2025

Contents

Introduction.....	3
About Golden Plains Shire.....	3
Revenue and Rating Plan Review	3
Victoria’s Council Rating System	3
Fair Go Rates System – Rates Cap	3
Differential Rates	4
Municipal Charges	4
Differential Rating Categories	6
Benchmarking	8
Property Valuation Research.....	11
Comparison of Options	14
The Status Quo Option.....	15
Using a Uniform Rate	16
Combined farm differentials of 75% and Reduced Municipal Charge of \$200	16
Combined farm differentials of 80% and Reduced Municipal Charge of \$200	18
Applying differential rates only to farms and vacant land	18
Not applying a municipal charge	19
Increase municipal charge to \$300.....	19
Reduce municipal charge to \$200	20
Apply a differential of 87.5% to all farm properties	20
Apply a differential of 85% to all farm properties	21
Apply a differential of 80% to all farm properties	21
Apply a differential of 75% to all farm properties	22
Create New Bannockburn Residential Differential of 130%	22
Appendix 1 – Details of Proposed Option.....	23
Appendix 2 – Updated Definitions for Current Rating Categories	24
Appendix 3 – Prospective Rating Category Definitions.....	36

Introduction

About Golden Plains Shire



Golden Plains Shire is situated between two of Victoria's largest regional cities, Geelong and Ballarat covering an area of 2,702km² with a population of over 26,520 (2025 Estimate id.com.au), people across 56 vibrant rural Communities. Renowned for its award-winning food and wine, iconic music festivals, goldfield heritage and friendly communities, Golden Plains Shire is an attractive destination both to visit and call home.

Golden Plains Shire Council is recognised for engaging with its communities to build community spirit, plan for growth and future facilities and services. Looking to the future, Golden Plains Shire residents have shared their vision and priorities for the next 10-20 years. They identified the need to plan and manage the competing interests of a growing population whilst maintaining the Shire's highly valued rural character, meet community service and infrastructure needs and maintain and improve the Shire's extensive road network.

Revenue and Rating Plan Review

The Local Government Act 2020 requires Councils to update their Revenue and Rating Plans by 30 June 2025 following the Council election held in October 2024. As part of this process, Golden Plains Shire Council's existing Revenue and Rating Plan is being reviewed to ensure it:

- Complies with statutory requirements (any changes from Local Government Act 2020),
- Reflects best practice,
- Meets the needs of Council, and
- Meets the needs of ratepayers – equity, capacity to pay and diversity

As part of this review, the Council has identified potential changes to the differential rates and municipal charges. This document explores these potential changes, inviting the community to provide feedback.

Victoria's Council Rating System

Fair Go Rates System – Rates Cap

The Fair Go Rates System sets out the maximum amount Victorian councils may increase rates in a year. For the 2025-26 year it has been set at 3% by the Minister for Local Government independently of Victorian councils. The cap applies to both general rates and municipal charges and is calculated based on a council's average rates and charges. This is the amount (or the 'pie') that the Golden Plains Shire Council determines what proportion each different category of ratepayer should pay each year.

None of the options proposed in this paper have any impact on the total rates and charges raised by Council as this amount is set by the rate cap.

From the 2019 year, the State Government requires general revaluations of all properties to be undertaken on an annual basis. As a result, the actual rate increase for an individual rateable property may differ from the rate cap percentage due to changes in its valuation. Where the change in an individual property valuation is higher than the average for all rateable properties, the rate increase for that property may be greater than the cap. Where the change in the property valuation is lower than the average for all properties, the rate increase may be lower than the cap. The general revaluation of properties is undertaken by the Valuer-General of Victoria independently of the Council.

Differential Rates

Differential rates allow councils to charge different rates for different categories of land use (such as Residential, Commercial, Industrial, Farm, etc.). Councils may set a different rate-in-the-dollar for each of these categories, however:

- Councils cannot collect more rates in total than if they were using a Uniform Rate; and
- The highest differential rate must be no more than four times higher than the lowest differential rate.

For example, if Council lowers the rate-in-the-dollar for a specific category then other differential rates will rise to collect the same total amount of rates. Where one group of properties will pay less in rates, other properties will pay more to compensate.

An owner or occupier of land who is affected by the classification of their land for differential rating purposes may apply to VCAT for a review of that decision. An application for review must be made within 60 days of receiving written notice of the decision.

Golden Plains Shire has 8 differential rate property classes for 2024/25:

Rating Differential	Rating Principle (% differential rate)
Residential	100%
Business, Industrial & Commercial	100%
Business, Industrial & Commercial - Bannockburn	130%
Farm Land Broadacre	87.5%
Farm Land Intensive	95%
Farm Land < 40 Hectares	100%
Non Farm Vacant Land	205%
Vacant Land Non-Developable	100%

Golden Plains Shire, like most Victorian councils, uses the capital improved value (CIV) of rateable land for the purposes of levying general rates. CIV includes the value of the land and all improvements on that land.

Municipal Charges

Councils may choose to declare a municipal charge on rateable land to cover “...some of the administrative costs of the council.” While legislation does not specify what administrative

costs may be covered, councils should make it clear in their Revenue and Rating Plan what costs their municipal charge are paying for.

Councils can opt to use a municipal charge which applies equally to all properties regardless of their value. Because a municipal charge is a fixed dollar amount, the value of the property has no relationship to the amount charged.

The total amount raised through general rates and a municipal charge is determined by the rates cap. Implementing or increasing a municipal charge results in a decrease in general rates, whereas eliminating or reducing a municipal charge leads to an increase in general rates.

The greater the municipal charge, the less the property’s value determines the total amount levied in general rates and charges. As a result, municipal charges increase total rates and charges for properties with lower valuations, while reducing the total amount paid by properties with higher valuations.

As an example to illustrate the impact of a municipal charge, we can consider a council with 50,000 rateable properties, total valuation of \$20 billion and total revenue from general rates / municipal charges of \$50 million. If this example council wanted to raise \$10 million in municipal charges then:

- Each property would be levied a fixed amount of \$200 in municipal charges; and
- The uniform rate in the dollar would be reduced by 0.0005 cents in the dollar as the amount to be raised by general rates is reduced by \$10 million

Comparing this to raising a uniform rate without a municipal charge, ratepayers would pay the following total:

Uniform Rate with no Municipal Charge

Property Valuation	Rate in the Dollar	Uniform Rate	Municipal Charge	Total Due
\$350,000	0.0025	\$875.00	\$0.00	\$875.00
\$500,000	0.0025	\$1,250.00	\$0.00	\$1,250.00
\$750,000	0.0025	\$1,875.00	\$0.00	\$1,875.00
\$1,000,000	0.0025	\$2,500.00	\$0.00	\$2,500.00

Uniform Rate with a Municipal Charge

Property Valuation	Rate in the Dollar	Uniform Rate	Municipal Charge	Total Due
\$350,000	0.0020	\$700.00	\$200.00	\$900.00
\$500,000	0.0020	\$1,000.00	\$200.00	\$1,200.00
\$750,000	0.0020	\$1,500.00	\$200.00	\$1,700.00
\$1,000,000	0.0020	\$2,000.00	\$200.00	\$2,200.00

Golden Plains Shire has a municipal charge of \$250 for 2024/25.

Costs recovered from the municipal charge for Golden Plains Shire include:

- Administrative costs of the organisation,
- Costs incurred in the issuance of rates (including supplementary rates), animal registration renewals, infringement notices, fine notices etc., and
- Costs borne by the organisation to meet statutory reporting and other reporting obligations.

Applying the same contribution amount per assessment to cover a portion of Golden Plain Shire's administrative costs can be seen as an equitable method of recovering these costs.

Differential Rating Categories

It is proposed to update the existing differential rate categories as summarised below:

- **Residential:** Residential land is any land, which is used for private residential purposes, including but not limited to houses, dwellings, flats and units.
- **Business, Industrial and Commercial – Bannockburn:** Land in the Bannockburn locality which is used primarily for commercial and industrial (including extractive industry) purposes, including but not limited to properties used for:
 - The sale or hire of goods by retail or trade sales, e.g. shops, auction rooms, hardware stores
 - The manufacture of goods where the goods are sold on the property
 - The provision of entertainment, e.g. theatres, cinemas, amusement parlours
 - Media/broadcasting/communication establishments, e.g. newspaper offices, radio stations, telecommunication towers and associated facilities
 - The provision of accommodation other than private residential, e.g. motels, caravan parks, camping grounds, camps, supported accommodation, accommodation houses, hostels, boarding houses
 - Short term tourist accommodation specifically identified and coded with an Australian Valuation Property Classification Code (AVPCC) of 232 (serviced apartments/holiday units) or 233 (bed and breakfast)
 - The provision of hospitality, e.g. hotels, bottle shops, restaurants, cafes, takeaway food establishments, tearooms
 - Tourist and leisure industry, e.g. flora & fauna parks, indoor sports stadiums
 - Art galleries, museums, showrooms, e.g. display of goods
 - Commercial storage (mini storage units, wholesale distributors)
 - Halls for commercial hire
 - Mixed business (those operating in residential type zones under the relevant Planning Scheme, with attached residences occupied as the principal place of residence of the person(s) operating the mixed business component of the rateable property, will have the residential portion rated as Residential)
 - The manufacture of goods, equipment, plant, machinery, food or beverage which are generally not sold or consumed on site
 - Warehouse/bulk storage of goods
 - The storage of plant and machinery
 - The production of raw materials in the extractive and timber industries
 - The treatment and storage of industrial waste materials

- Vacant unoccupied land zoned or intended to be used for industrial or commercial purposes
- **Business (Other):** Land not in the Bannockburn locality which is used primarily for commercial and industrial (including extractive industry) purposes, including but not limited to properties used for:
 - The sale or hire of goods by retail or trade sales, e.g. shops, auction rooms, hardware stores
 - The manufacture of goods where the goods are sold on the property
 - The provision of entertainment, e.g. theatres, cinemas, amusement parlours
 - Media/broadcasting/communication establishments, e.g. newspaper offices, radio stations, telecommunication towers and associated facilities
 - The provision of accommodation other than private residential, e.g. motels, caravan parks, camping grounds, camps, supported accommodation, accommodation houses, hostels, boarding houses
 - Short term tourist accommodation specifically identified and coded with an Australian Valuation Property Classification Code (AVPCC) of 232 (serviced apartments/holiday units) or 233 (bed and breakfast)
 - The provision of hospitality, e.g. hotels, bottle shops, restaurants, cafes, takeaway food establishments, tearooms
 - Tourist and leisure industry, e.g. flora & fauna parks, indoor sports stadiums
 - Art galleries, museums, showrooms, e.g. display of goods
 - Commercial storage (mini storage units, wholesale distributors)
 - Halls for commercial hire
 - Mixed business (those operating in residential type zones under the relevant Planning Scheme, with attached residences occupied as the principal place of residence of the person(s) operating the mixed business component of the rateable property, will have the residential portion rated as Residential)
 - The manufacture of goods, equipment, plant, machinery, food or beverage which are generally not sold or consumed on site
 - Warehouse/bulk storage of goods
 - The storage of plant and machinery
 - The production of raw materials in the extractive and timber industries
 - The treatment and storage of industrial waste materials
 - Vacant unoccupied land zoned or intended to be used for industrial or commercial purposes
- **Farm over 40 Hectare (Broadacre):** land which:
 - Is over 40 hectares in area; and
 - Is used primarily for grazing, dairying, pig-farming, poultry-farming, fish-farming, tree-farming, bee-keeping, viticulture, horticulture, fruit-growing or the growing of crops of any kind or for any combination of those activities; and;
 - Is used by a business that;
 - Has a significant and substantial commercial purpose or character; and
 - Seeks to make a profit on a continuous or repetitive basis from its activities on the land.

This differential is to be applied to any property that has an approved Farm Rate Application or Single Farm Enterprise Application.

- **Farm (Intensive):** land, which:
 - Is intensively farmed; and
 - Is used by a business that:
 - Has a significant and substantial commercial purpose or character; and
 - Seeks to make a profit on a continuous or repetitive basis from its activities on the land.

This differential is also applied to land classified as intense agriculture as per the Golden Plains Food Production Precinct Concept Plan, which include:

- Broiler farming
 - Egg farming
 - Pig farming
 - Goat dairy farming
- **Farm <40 hectare:** land which is over 2 hectares and less than 40 hectares in area and is used primarily for grazing, dairying, pig-farming, poultry-farming, fish-farming, tree-farming, bee-keeping, viticulture, horticulture, fruit-growing or the growing of crops of any kind or for any combination of those activities.
 - **Non-Farm Vacant land:** Land which is not used primarily for residential, commercial or industrial (including extractive industry) purposes and does not have a dwelling erected and occupied for the principal purposes of accommodating persons on the property
 - **Vacant land (non-developable):** land which:
 - Is in the Farming Zone (as zoned within the Golden Plains Planning Scheme); and
 - Cannot be used for residential, commercial or industrial (including extractive industry) purpose due to the constraints of the Golden Plains Planning Scheme; and
 - Includes properties that are classified PRCZ or PCZ indicating planning restrictions apply to the property

Some of the options modelled involve combining the three farm categories into a single category covering all farm properties.

One option modelled is to split the Residential category into two categories for Bannockburn and 'Other'.

Full definitions for all rating categories are provided in Appendix 2 and Appendix 3.

Benchmarking

Nine other Victorian councils were selected for benchmarking based on population and land area. A further 6 councils were added after the initial benchmarking, as they are neighbouring councils to GPS. The similarity groups were:

- Group A – Shire councils with a similar population
- Group B – City councils with a similar population
- Group C – Shires and rural cities with more variation in population, but similar land areas and relatively close populations
- Group D – Neighbouring councils added after initial benchmarking

The location, area and population of the 15 councils benchmarked along with Golden Plains Shire are shown in the table below.

Council	Council seat	Land area km²	Population 2013	Population 2021	Map	Similarity Group
Golden Plains Shire	Bannockburn	2,703	20,362	24,985		-
Shire of Glenelg	Portland	6,219	19,797	20,152		A
Colac Otway Shire	Colac	3,438	21,035	22,423		A
Shire of Mount Alexander	Castlemaine	1,530	18,247	20,253		A
Rural City of Horsham	Horsham	4,267	19,694	20,429		B
Rural City of Wangaratta	Wangaratta	3,645	27,650	29,808		B
Rural City of Swan Hill	Swan Hill	6,115	21,003	21,403		B
South Gippsland Shire	Leongatha	3,435	28,273	30,577		C
Rural City of Benalla	Benalla	2,353	13,878	14,528		C
Shire of Indigo	Beechworth	2,040	15,605	17,368		C
Corangamite Shire	Camperdown	4,408	16,410	16,115		D

Surf Coast Shire	Torquay	1,553	28,228	37,694		D
City of Greater Geelong	Geelong	1,248	223,357	271,057		D
Shire of Hepburn	Daylesford	1,473	15,022	16,604		D
Shire of Moorabool	Ballan	2,111	30,410	37,632		D
City of Ballarat	Ballarat	739	98,344	113,763		D

Data was obtained from each council's 2024/25 budget as published on their website.

The following table summarises the data on rates and municipal charges for Golden Plains compared to the 15 other Victorian Councils researched:

Differential Rates across 16 Victorian Councils – All Property Classes

LGA	Similarity Group	Number of Assessments	Differential Property Classes	Unique Differentials	Minimum Differential	Maximum Differential	Municipal Charge Per Property
Golden Plains	-	12,219	8	5	88%	205%	250.00
Colac Otway	A	16,058	6	5	75%	165%	210.00
Glenelg	A	14,002	4	3	50%	100%	-
Mount Alexander	A	12,511	4	4	80%	200%	-
Horsham	B	12,806	5	2	50%	100%	200.00
Swan Hill	B	12,258	12	5	77%	308%	-
Wangaratta	B	16,504	11	7	65%	260%	-
Benalla	C	8,495	7	7	57%	163%	277.50
Indigo	C	9,280	5	5	75%	200%	348.40
South Gippsland	C	20,417	7	5	50%	200%	-
Ballarat	D	61,916	7	4	0%	250%	-
Corangamite	D	9,734	6	4	50%	150%	222.35
Geelong	D	142,730	6	6	51%	195%	-
Hepburn	D	11,885	9	5	50%	125%	-
Moorabool	D	19,118	9	6	78%	312%	-
Surf Coast	D	24,091	3	3	75%	190%	231.00

This data shows that all the municipalities researched used differential rates for 2024/25 and 6 of the 15 municipalities had a municipal charge (4 lower than Golden Plains and 2 higher).

A similar table considering only residential property classes follows.

Differential Rates across 16 Victorian Councils – Residential Property Classes

LGA	Similarity Group	Number of Residential Assessments	Residential Differential Property Classes	Unique Resi. Differentials	Minimum Residential Differential	Maximum Residential Differential
Golden Plains	-	8,898	1	1	100%	100%
Colac Otway	A	11,547	2	2	85%	100%
Glenelg	A	10,204	1	1	100%	100%
Mount Alexander	A	9,621	1	1	100%	100%
Horsham	B	9,624	1	1	100%	100%
Swan Hill	B	8,064	3	2	96%	100%
Wangaratta	B	12,030	2	1	100%	100%
Benalla	C	5,220	2	2	78%	100%
Indigo	C	6,264	1	1	100%	100%
South Gippsland	C	14,894	1	1	100%	100%
Ballarat	D	56,657	2	1	100%	100%
Corangamite	D	6,342	1	1	100%	100%
Geelong	D	126,139	1	1	100%	100%
Hepburn	D	8,002	1	1	100%	100%
Moorabool	D	15,113	2	2	90%	100%
Surf Coast	D	21,926	1	1	100%	100%

This table shows that only 4 of the 15 municipalities selected for benchmarking have more than one residential differential rate. The modelled scenario of imposing a 130% rating differential for Bannockburn residential properties would be a larger differential than any of the councils selected for benchmarking research.

Property Valuation Research

Research has been undertaken into the valuations of groups of properties and trends in valuation changes. The effect of valuation shifts on farms over the last few years was a particular focus.

Broadacre farm property valuations have increased on average by 111% during this time while the shire average is 60%. (The increase in the average residential property valuation over this time period was 45%.)

Based on historical budget documents, the 'rates burden' for broadacre farmland properties in 2020/21 and 2021/22 was 16.9% and 16.8% respectively (considering general rates and the

municipal charge). If the council continues with the rating differentials used for the 2024/25 rates it is estimated that broadacre farmland properties will contribute 21.9% of the total general rates and municipal charge paid in 2025/26.

However, we can't assume that the average valuation change of 111% for farmland properties applies across the whole category. There are many farmland properties where the valuation change has been significantly above or below the average. In fact only around 10% of farmland properties had a valuation increase 'around average' of between 100% and 120% of their 2021/22 valuation. This is explored further in the table below.

Number of Broadacre Farmland Properties by Change in Value 2021/22 to 2025/26

Change in value	Number of Properties
Decrease in value	27
Much lower than average increase (0% to <50%)	230
Lower than average increase (50% to <100%)	453
Around average increase (100% to <120%)	134
Above average increase (120% to < 200%)	256
Much higher than average increase (200% to < 400%)	102
Extreme increase (400%+)	25
Comparison not available	71
Grand Total	1,298

This table shows 710 properties increased by less than 100% including 27 properties that decreased in value. We also see that 127 properties increased by 200% or more. The two biggest increases across this time were between 1,000% and 2,000%!

Reducing the farm differential from 87.5% to 62% would restore the 'rates burden' for the average farm property to a similar percentage of total rates that applied in 2021/22. However, the wide spread of valuation changes in the category means that such a rate differential would leave many farm properties 'better off' and many others would remain somewhat 'worse off'.

Furthermore, reducing the farm differential to 62% would increase the general rates paid by all other property owners including residential property owners by approximately 6%.

The following table shows the spread in the 2025/26 valuations of broadacre farms:

Valuation range	Number of assessments	% Rateable CIV
Under \$1,000,000	375	2%
\$1,000,000-\$1,999,999	417	5%
\$2,000,000-\$2,999,999	199	4%
\$3,000,000-\$3,999,999	146	4%
\$4,000,000-\$4,999,999	53	2%
\$5,000,000-\$5,999,999	35	2%
\$6,000,000-\$6,999,999	24	1%
\$7,000,000-\$7,999,999	10	1%
\$8,000,000+	39	6%
Total	1,298	27%

The following table shows the valuation spread within different classes of properties and the change in average/median valuation from 2024/25 to the tentative valuations for the 2025/26 rates.

Property Type	2025 Median CIV	2024 Median CIV	2025 Average CIV	2024 Average CIV	CIV Percentiles (2025)				
					5%	15%	50% (Median)	85%	95%
Residential (Bannockburn)	760,000	785,000	848,518	848,619	486,000	580,000	760,000	1,150,000	1,360,000
Residential (Other Localities)	760,000	785,000	813,823	832,168	390,000	505,000	760,000	1,100,000	1,460,000
Residential (All)	760,000	785,000	822,761	836,408	406,000	525,000	760,000	1,120,000	1,430,000
Farmland (all classes)	1,550,000	1,580,000	2,350,687	2,405,663	280,000	560,000	1,550,000	3,680,000	6,088,500
Vacant Land	315,000	355,000	400,733	429,063	110,000	165,000	315,000	545,000	879,250
Other	300,000	295,000	529,351	519,698	35,000	47,100	300,000	749,500	1,371,500

Comparison of Options

To compare the impact of each option on different types of properties, we modelled the impact against 5 representative properties.

Property Type	Value Band	Profiled Property Value
Residential	Low value: 15 th percentile	\$525,000
Residential	Median value	\$760,000
Residential	High value: 85 th percentile	\$1,120,000
Farmland	Median value	\$1,550,000
Vacant land	Median value	\$315,000

Where an option has a different impact on a smaller group of properties, we have included these smaller groups in our analysis. For example, where we are considering the impact of combining the 3 farmland categories into a single category, we show the impact on each of the three categories.

One option being considered is to continue with the rating differentials and municipal charge unchanged – the “status quo”. The modelling forecasts the total of the 2025/26 municipal charge and general rates for each of the profiled property types under the status quo option. The municipal charge and general rates total for each property profile is used as the baseline for evaluating the change in the amount paid under the other options.

The alternative option being proposed by Council is to combine 3 farm differentials to a differential of 75% and reduce the municipal charge to \$200.

Additional options were modelled to analyse their impact, but are not being considered by council:

- Using a uniform rate
- Combined farm differentials of 80% and Reduced Municipal Charge of \$200
- Applying differential rates only to farms and vacant land
- Not applying a municipal charge
- Changing only the municipal charge
 - Increase municipal charge to \$300
 - Reduce municipal charge to \$200
- Combine the 3 farm differentials
 - Apply the broadacre farm differential of 87.5% to all farm properties
 - Apply a differential of 85% to all farm properties
 - Apply a differential of 80% to all farm properties
 - Apply a differential of 75% to all farm properties
- Create new differential for Bannockburn residential at a differential of 130%

The Status Quo Option

The baseline option being considered is to continue with the rating differentials and municipal charge unchanged:

Rating Differential	Rating Principle (% differential rate)
Residential	100%
Business, Industrial & Commercial	100%
Business, Industrial & Commercial - Bannockburn	130%
Farm Land Broadacre	87.5%
Farm Land Intensive	95%
Farm Land < 40 Hectares	100%
Non Farm Vacant Land	205%
Vacant Land Non-Developable	100%

Municipal charge: \$250

Without changing the rating settings, the total of the 2025/26 municipal charge and general rates for each of the profiled property types is forecast as follows:

Property Type	Number of Properties	Forecast Municipal Charge (MC) + General Rates (GR) Status Quo
Low Value Residential	2,256	\$1,266
Median Value Residential	4,513	\$1,721
High Value Residential	2,256	\$2,418
Median value vacant land	1,384	\$1,500
Median value farmland	1,298	\$2,875

These amounts are used as the baseline for evaluating the change in the amount paid under the other options. For example, if the amount paid by the median value vacant land property was \$1,650 under another option, this would be an increase of \$1,650 minus \$1,500, being \$150. \$150 is 10% of the original \$1,500, so the change percentage would be 10% in this example.

Using a Uniform Rate

This option is not being considered but is shown to illustrate the effect of using differential rates.

Forecast Impact

Note: MC + GR represents the municipal charge plus the general rates amount.

Property Type	Number of Properties	MC + GR Status Quo	MC + GR With Change	Change \$	Change %
Low Value Residential	2,256	\$1,266	\$1,286	+\$20	+2%
Median Value Residential	4,513	\$1,721	\$1,749	+\$28	+2%
High Value Residential	2,256	\$2,418	\$2,460	+\$42	+2%
Median value vacant land	1,384	\$1,500	\$871	-\$629	-42%
Median value farmland	1,298	\$2,875	\$3,308	+\$433	+15%

These results indicate that using a uniform rate would slightly increase residential property rates (2%), significantly reduce vacant land rates (-42%) and significantly increase broadacre farmland rates (+15%).

Combined farm differentials of 75% and Reduced Municipal Charge of \$200

This is the alternative to the status quo being proposed by Council. Under this proposal, three modifications would be implemented:

- The three farm differentials will be consolidated into a single farm differential.
- The differential for farm properties will be reduced to 75%, resulting in a lower rate in the dollar for farm properties and an increased rate in the dollar for other properties to ensure the total revenue for the council remains unchanged.
- The municipal charge will be decreased from \$250 to \$200 for all properties, with corresponding increases to general rates to maintain the same total revenue.

Objective

1. Simplify Golden Plains Shire's rating differentials so they are easier to understand and more efficient to implement
2. Reduce the rate burden on farm properties
3. Minimise the impact of any change on low valued properties
4. Continue to provide a reduced differential to farm properties to reflect the economic conditions in which farm properties are operated including:
 - a. Due to the land area required to operate, these properties have higher valuations (and therefore higher rates) than residential properties; and
 - b. Farm properties tend to operate in an environment that is subject to the vagaries of weather and external factors beyond the farmer's control.

Rationale

1. The broadacre farm represents the majority of Golden Plains Shire's farm properties and has a differential of 87.5%. Increasing this differential adds unnecessary economic burden to these properties. Decreasing this differential redistributes additional costs to other rate payers, predominately residential property owners.
2. Reducing the municipal charge increases the general rates paid by all property owners however reduces the overall rates bill for low value properties for all rating differentials, removing some of the rate burden from low value properties.
3. This option is expected to have little impact on low-value residential properties while leading to a slight increase for median and high-value residential properties and vacant land properties.

Forecast Impact

There are 92 properties in the classes removed under this scenario. These 92 properties will receive a reduction in the amount charged and there is a negligible increase for other properties.

The following table shows the modelled impact of this change, with values included for two property classes that would be reclassified.

Property Type	Number of Properties	MC + GR Status Quo	MC + GR With Change	Change \$	Change %
Low Value Residential	2,256	\$1,266	\$1,282	+\$16	+1%
Median Value Residential	4,513	\$1,721	\$1,767	+\$46	+3%
High Value Residential	2,256	\$2,418	\$2,509	+\$91	+4%
Median value vacant land	1,384	\$1,500	\$1,531	+\$31	+2%
Median value farmland	1,298	\$2,875	\$2,597	-\$278	-10%
Median value farm intensive	21	\$3,266	\$2,736	-\$530	-16%
Median value farm under 40ha	71	\$1,528	\$1,221	-\$307	-20%

This option is expected to lead to a minor increase in the amount paid by residential properties, with low value residential properties having a smaller increase (1%) compared to high value residential properties (4%). Vacant land will have similar minor increases (2% for median value vacant land). Broadacre farmland properties will pay approximately 10% less under this option, while other farm properties will experience larger reductions.

Combined farm differentials of 80% and Reduced Municipal Charge of \$200

This option is like the previous option, except the differential for farm properties has a smaller reduction and is set at 80%.

Forecast Impact

Property Type	Number of Properties	MC + GR Status Quo	MC + GR With Change	Change \$	Change %
Low Value Residential	2,256	\$1,266	\$1,267	+\$1	--
Median Value Residential	4,513	\$1,721	\$1,745	+\$24	+1%
High Value Residential	2,256	\$2,418	\$2,476	+\$58	+2%
Median value vacant land	1,384	\$1,500	\$1,513	+\$13	+1%
Median value farmland	1,298	\$2,875	\$2,720	-\$155	-5%
Median value farm intensive	21	\$3,266	\$2,867	-\$399	-12%
Median value farm under 40ha	71	\$1,528	\$1,273	-\$255	-17%

The modelling shows this option would have little impact on low-value residential properties while leading to a slight increase for median and high-value residential properties and vacant land properties. Broadacre farmland properties will pay approximately 5% less under this option, while other farm properties will experience larger reductions.

Applying differential rates only to farms and vacant land

This option increases the vacant land differential and has only 3 property types: Farm, Vacant Land and General (including residential, commercial and industrial). With only three differentials, this is a much simpler set of rating differentials than other scenarios analysed.

Forecast Impact

Property Type	Number of Properties	MC + GR Status Quo	MC + GR With Change	Change \$	Change %
Low Value Residential	2,256	\$1,266	\$1,205	-\$61	-5%
Median Value Residential	4,513	\$1,721	\$1,632	-\$89	-5%
High Value Residential	2,256	\$2,418	\$2,287	-\$131	-5%
Median value vacant land	1,384	\$1,500	\$2,255	+\$755	+50%
Median value farmland	1,298	\$2,875	\$2,717	-\$158	-6%
Median value farm intensive	21	\$3,266	\$2,860	-\$406	-12%
Median value farm under 40ha	71	\$1,528	\$1,300	-\$228	-15%
Median Value Business, Industrial & Commercial - Bannockburn	148	\$1,389	\$1,073	-\$316	-23%
Median Value Business, Industrial & Commercial - Other	195	\$869	\$832	-\$37	-4%

The modelling indicates that 88% of properties would have the cost of their general rates and municipal charge reduced by 5% or more. This includes residential properties of all values and all farm properties. Vacant land ratepayers are the only ratepayers that would have an increase under this change, with their bills increasing by approximately 50% (\$755 per year on the median priced vacant land property).

Not applying a municipal charge

Public consultation should clearly demonstrate the impact of levying a municipal charge. While the option of not applying a municipal charge is not being considered, it is modelled to illustrate the effect of applying a municipal charge.

Forecast Impact

Property Type	Number of Properties	MC + GR Status Quo	MC + GR With Change	Change \$	Change %
Low Value Residential	2,256	\$1,266	\$1,154	-\$112	-9%
Median Value Residential	4,513	\$1,721	\$1,671	-\$50	-3%
High Value Residential	2,256	\$2,418	\$2,462	+\$44	+2%
Median value vacant land	1,384	\$1,500	\$1,420	-\$80	-5%
Median value farmland	1,298	\$2,875	\$2,981	+\$106	+4%

This modelling shows that this change would reduce charges to low value properties (e.g. low value residential \$112 or 9% reduction) and increase charges to high value properties (e.g. high value residential \$44 or 2% increase).

Increase municipal charge to \$300

Under this scenario we modelled the impact of increasing the municipal charge from \$250 per property to \$300.

Forecast Impact

Property Type	Number of Properties	MC + GR Status Quo	MC + GR With Change	Change \$	Change %
Low Value Residential	2,256	\$1,266	\$1,289	+\$23	+2%
Median Value Residential	4,513	\$1,721	\$1,731	+\$10	+1%
High Value Residential	2,256	\$2,418	\$2,409	-\$9	--
Median value vacant land	1,384	\$1,500	\$1,516	+\$16	+1%
Median value farmland	1,298	\$2,875	\$2,854	-\$21	-1%

The impact of this change would be to increase the total charged to low value properties (low value residential increased by \$23) and decrease the total charged to high value properties (median value farmland decreased by \$21).

Reduce municipal charge to \$200

Under this scenario we modelled the impact of decreasing the municipal charge from \$250 per property to \$200.

Forecast Impact

Property Type	Number of Properties	MC + GR Status Quo	MC + GR With Change	Change \$	Change %
Low Value Residential	2,256	\$1,266	\$1,244	-\$22	-2%
Median Value Residential	4,513	\$1,721	\$1,711	-\$10	-1%
High Value Residential	2,256	\$2,418	\$2,427	+\$9	--
Median value vacant land	1,384	\$1,500	\$1,484	-\$16	-1%
Median value farmland	1,298	\$2,875	\$2,897	+\$22	+1%

The impact of this change would be the opposite of the impact of the previous scenario – low value residential decreases by \$22 and median value farmland increases by \$22.

Apply a differential of 87.5% to all farm properties

Under this scenario the differential rates for intensive farmland and farms under 40ha are changed to have the same differential as the broadacre farm class.

Forecast Impact

Property Type	Number of Properties	MC + GR Status Quo	MC + GR With Change	Change \$	Change %
Low Value Residential	2,256	\$1,266	\$1,267	+\$1	--
Median Value Residential	4,513	\$1,721	\$1,723	+\$2	--
High Value Residential	2,256	\$2,418	\$2,420	+\$2	--
Median value vacant land	1,384	\$1,500	\$1,501	+\$1	--
Median value farmland	1,298	\$2,875	\$2,878	+\$3	--
Median value farm intensive	21	\$3,266	\$3,030	-\$236	-7%
Median value farm under 40ha	71	\$1,528	\$1,369	-\$159	-10%

Apply a differential of 85% to all farm properties

This scenario is like the previous scenario, except all farm properties have a differential of 85% instead of 87.5%.

Forecast Impact

This change reduces broadacre farm rates by approximately 2% and increases the rates for all residential properties by approximately 1%.

The table below shows the modelled impact of this change, again including values for the two property classes that would be reclassified.

Property Type	Number of Properties	MC + GR Status Quo	MC + GR With Change	Change \$	Change %
Low Value Residential	2,256	\$1,266	\$1,274	+\$8	+1%
Median Value Residential	4,513	\$1,721	\$1,733	+\$12	+1%
High Value Residential	2,256	\$2,418	\$2,435	+\$17	+1%
Median value vacant land	1,384	\$1,500	\$1,510	+\$10	+1%
Median value farmland	1,298	\$2,875	\$2,821	-\$54	-2%
Median value farm intensive	21	\$3,266	\$2,970	-\$296	-9%
Median value farm under 40ha	71	\$1,528	\$1,345	-\$183	-12%

Apply a differential of 80% to all farm properties

Forecast Impact

Property Type	Number of Properties	MC + GR Status Quo	MC + GR With Change	Change \$	Change %
Low Value Residential	2,256	\$1,266	\$1,289	+\$23	+2%
Median Value Residential	4,513	\$1,721	\$1,754	+\$33	+2%
High Value Residential	2,256	\$2,418	\$2,466	+\$48	+2%
Median value vacant land	1,384	\$1,500	\$1,528	+\$28	+2%
Median value farmland	1,298	\$2,875	\$2,704	-\$171	-6%
Median value farm intensive	21	\$3,266	\$2,846	-\$420	-13%
Median value farm under 40ha	71	\$1,528	\$1,295	-\$233	-15%

Apply a differential of 75% to all farm properties

Forecast Impact

Property Type	Number of Properties	MC + GR Status Quo	MC + GR With Change	Change \$	Change %
Low Value Residential	2,256	\$1,266	\$1,304	+\$38	+3%
Median Value Residential	4,513	\$1,721	\$1,776	+\$55	+3%
High Value Residential	2,256	\$2,418	\$2,498	+\$80	+3%
Median value vacant land	1,384	\$1,500	\$1,546	+\$46	+3%
Median value farmland	1,298	\$2,875	\$2,584	-\$291	-10%
Median value farm intensive	21	\$3,266	\$2,719	-\$547	-17%
Median value farm under 40ha	71	\$1,528	\$1,244	-\$284	-19%

Create New Bannockburn Residential Differential of 130%

Under this scenario a new differential property class would be created for residential properties in Bannockburn with a differential of 130%.

Forecast Impact

This change increases the amount charged to Bannockburn residential properties by approximately 20% and decreases the amount charged to all other properties by approximately 4%.

This change has a more significant impact on all ratepayers than the other scenarios being considered.

The following table shows the modelled impact of this change.

Property Type	Number of Properties	MC + GR Status Quo	MC + GR With Change	Change \$	Change %
Low Value Residential - Bannockburn	581	\$1,266	\$1,508	+\$242	+19%
Median Value Residential - Bannockburn	1,163	\$1,721	\$2,071	+\$350	+20%
High Value Residential - Bannockburn	581	\$2,418	\$2,933	+\$515	+21%
Low Value Residential - Other	1,675	\$1,266	\$1,218	-\$48	-4%
Median Value Residential - Other	3,350	\$1,721	\$1,651	-\$70	-4%
High Value Residential - Other	1,675	\$2,418	\$2,314	-\$104	-4%
Median value vacant land	1,384	\$1,500	\$1,440	-\$60	-4%
Median value farmland	1,298	\$2,875	\$2,750	-\$125	-4%

Appendix 1 – Details of Proposed Option

While many options have been modelled and analysed in this document, the proposed option is to:

- Combine the 3 farm differentials
- Reduce the farm differential to 75%
- Reduce the municipal charge to \$200

The details of this option are provided again in this appendix for quick reference.

The table below shows the modelled impact of implementing this option compared to maintaining the status quo. The table compares forecast municipal charge plus general rates without any changes ('the status quo') to the forecast municipal charge plus general rates under the proposed option.

Property Type	Number of Properties	MC + GR Status Quo	MC + GR With Change	Change \$	Change %
Low Value Residential	2,256	\$1,266	\$1,282	+\$16	+1%
Median Value Residential	4,513	\$1,721	\$1,767	+\$46	+3%
High Value Residential	2,256	\$2,418	\$2,509	+\$91	+4%
Median value vacant land	1,384	\$1,500	\$1,531	+\$31	+2%
Median value farmland	1,298	\$2,875	\$2,597	-\$278	-10%
Median value farm intensive	21	\$3,266	\$2,736	-\$530	-16%
Median value farm under 40ha	71	\$1,528	\$1,221	-\$307	-20%

This option is expected to lead to a minor increase in the amount paid by residential properties, with low value residential properties having a smaller increase (1%) compared to high value residential properties (4%). Vacant land will have similar minor increases (2% for median value vacant land). Broadacre farmland properties will pay approximately 10% less under this option, while other farm properties will experience larger reductions.

Appendix 2 – Updated Definitions for Current Rating Categories

Rating Differential	Residential
Definition	Residential land is any land, which is used for private residential purposes, including but not limited to houses, dwellings, flats and units.
Objective	To ensure that all rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council, including the: <ul style="list-style-type: none"> • Construction and maintenance of public infrastructure • Development and provision of health and community services and • Provision of general support services
Types and Classes	Rateable land having the relevant characteristics described in the above definition.
Use of Differential Rate	The money raised by this rate will be applied to the items of expenditure described in the Budget adopted by Council. The level of the differential rate is considered to provide for an appropriate contribution to Council’s budgeted expenditure, having regard to the characteristics of the land.
Level of Differential Rate	This rating category is deemed to be the “base rate” (i.e. 100%) due to it containing the majority of assessments.
Geographic Location	Applicable to land 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 applicable reporting period.

Rating Differential	Business, Industrial and Commercial
Definition	<p>Business, Industrial and Commercial land is any land not in the Bannockburn locality, which is used primarily for commercial and industrial (including extractive industry) purposes, including but not limited to properties used for:</p> <ul style="list-style-type: none"> • The sale or hire of goods by retail or trade sales, e.g. shops, auction rooms, hardware stores • The manufacture of goods where the goods are sold on the property • The provision of entertainment, e.g. theatres, cinemas, amusement parlours • Media/broadcasting/communication establishments, e.g. newspaper offices, radio stations, telecommunication towers and associated facilities • The provision of accommodation other than private residential, e.g. motels, caravan parks, camping grounds, camps, supported accommodation, accommodation houses, hostels, boarding houses • Short term tourist accommodation specifically identified and coded with an Australian Valuation Property Classification Code (AVPCC) of 232 (serviced apartments/holiday units) or 233 (bed and breakfast) • The provision of hospitality, e.g. hotels, bottle shops, restaurants, cafes, takeaway food establishments, tearooms • Tourist and leisure industry, e.g. flora & fauna parks, indoor sports stadiums • Art galleries, museums, showrooms, e.g. display of goods • Commercial storage (mini storage units, wholesale distributors) • Halls for commercial hire • Mixed business (those operating in residential type zones under the relevant Planning Scheme, with attached residences occupied as the principal place of residence of the person(s) operating the mixed business component of the rateable property, will have the residential portion rated as Residential) • The manufacture of goods, equipment, plant, machinery, food or beverage which are generally not sold or consumed on site

	<ul style="list-style-type: none"> • Warehouse/bulk storage of goods • The storage of plant and machinery • The production of raw materials in the extractive and timber industries • The treatment and storage of industrial waste materials • Vacant unoccupied land zoned or intended to be used for industrial or commercial purposes
Objective	<p>To encourage commerce and industry, and to ensure that all rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council, including the:</p> <ul style="list-style-type: none"> • Construction and maintenance of public infrastructure • Development and provision of health and community services and • Provision of general support services
Types and Classes	Rateable land having the relevant characteristics described in the above definition.
Use of Differential Rate	<p>The money raised by this rate will be applied to the items of expenditure described in the Budget adopted by Council.</p> <p>The level of the differential rate is considered to provide for an appropriate contribution to Council's budgeted expenditure, having regard to the characteristics of the land.</p>
Level of Differential Rate	Currently rated at 100% of the base rate.
Geographic Location	Applicable to land located within the municipal district, and not in the Bannockburn locality.
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 applicable reporting period.

Rating Differential	Business, Industrial and Commercial - Bannockburn
Definition	<p>Business, Industrial and Commercial – Bannockburn land is any land in the Bannockburn locality, which is used primarily for commercial and industrial (including extractive industry) purposes, including but not limited to properties used for:</p> <ul style="list-style-type: none"> • The sale or hire of goods by retail or trade sales, e.g. shops, auction rooms, hardware stores • The manufacture of goods where the goods are sold on the property • The provision of entertainment, e.g. theatres, cinemas, amusement parlours • Media/broadcasting/communication establishments, e.g. newspaper offices, radio stations, telecommunication towers and associated facilities • The provision of accommodation other than private residential, e.g. motels, caravan parks, camping grounds, camps, supported accommodation, accommodation houses, hostels, boarding houses • Short term tourist accommodation specifically identified and coded with an Australian Valuation Property Classification Code (AVPCC) of 232 (serviced apartments/holiday units) or 233 (bed and breakfast) • The provision of hospitality, e.g. hotels, bottle shops, restaurants, cafes, takeaway food establishments, tearooms • Tourist and leisure industry, e.g. flora & fauna parks, indoor sports stadiums • Art galleries, museums, showrooms, e.g. display of goods • Commercial storage (mini storage units, wholesale distributors) • Halls for commercial hire • Mixed business (those operating in residential type zones under the relevant Planning Scheme, with attached residences occupied as the principal place of residence of the person(s) operating the mixed business component of the rateable property, will have the residential portion rated as Residential) • The manufacture of goods, equipment, plant, machinery, food or beverage which are generally not sold or consumed on site

	<ul style="list-style-type: none"> • Warehouse/bulk storage of goods • The storage of plant and machinery • The production of raw materials in the extractive and timber industries • The treatment and storage of industrial waste materials • Vacant unoccupied land zoned or intended to be used for industrial or commercial purposes
Objective	<p>To encourage commerce and industry, and to ensure that all rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council, including the:</p> <ul style="list-style-type: none"> • Construction and maintenance of public infrastructure • Development and provision of health and community services and • Provision of general support services
Types and Classes	Rateable land having the relevant characteristics described in the above definition.
Use of Differential Rate	The money raised by this rate will be applied to the items of expenditure described in the Budget adopted by Council. The level of the differential rate is considered to provide for an appropriate contribution to Council's budgeted expenditure, having regard to the characteristics of the land.
Level of Differential Rate	Currently 130% of base rate. This category is rated higher as properties in this category are located in the town with the highest population with access to the full suite of services and amenities provided by Council creating the highest profit potential, deemed fair & equitable properties in this category pay higher rates.
Geographic Location	Applicable to land in the locality of Bannockburn 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 applicable reporting period.

Rating Differential	Farm over 40 Hectare (Broadacre)
Definition	<p>Farm over 40 hectare (Broadacre) land is any land, which:</p> <ul style="list-style-type: none"> • Is over 40 hectares in area; and • Is used primarily for grazing, dairying, pig-farming, poultry-farming, fish-farming, tree-farming, bee-keeping, viticulture, horticulture, fruit-growing or the growing of crops of any kind or for any combination of those activities; and; • Is used by a business that; <ul style="list-style-type: none"> ○ Has a significant and substantial commercial purpose or character; and ○ Seeks to make a profit on a continuous or repetitive basis from its activities on the land. <p>This differential is to be applied to any property that has an approved Farm Rate Application or Single Farm Enterprise Application.</p>
Objective	<p>To enable more resources to be devoted to strategic planning of farm land (including planning for the infrastructure and community needs of those operating farms or residing on farm land), to encourage farming activity and to ensure that all rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council, including the:</p> <ul style="list-style-type: none"> • Construction and maintenance of public infrastructure • Development and provision of health and community services and • Provision of general support services
Types and Classes	<p>Rateable land having the relevant characteristics described in the above definition.</p>
Use of Differential Rate	<p>The money raised by this rate will be applied to the items of expenditure described in the Budget adopted by Council.</p> <p>The level of the differential rate is considered to provide for an appropriate contribution to Council's budgeted expenditure, having regard to the characteristics of the land.</p>
Level of Differential Rate	<p>Currently rated at 87.5% of the base rate. This differential is rated lower than the base rate as properties in this category are:</p> <ul style="list-style-type: none"> • In rural areas; • Have less access to the full suite of services and amenities provided by Council;

	<ul style="list-style-type: none"> • Are generally less likely to attract expenditure by Council; • Due to the land area required to operate, these properties have higher valuations (and therefore higher rates) than residential properties; and • Tend to operate in an environment that is subject to the vagaries of weather and external factors beyond the farmer's control. <p>It is therefore deemed fair and equitable that properties in this category pay rates at a lesser rate in the dollar than the base rate.</p>
Geographic Location	Applicable to land 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 applicable reporting period.

Rating Differential	Farm Intensive
Definition	<p>Farm Intensive land is any land, which:</p> <ul style="list-style-type: none"> • Is intensively farmed; and • Is used by a business that: <ul style="list-style-type: none"> ○ Has a significant and substantial commercial purpose or character; and ○ Seeks to make a profit on a continuous or repetitive basis from its activities on the land. <p>This differential is also applied to land classified as intense agriculture as per the Golden Plains Food Production Precinct Concept Plan, which include:</p> <ul style="list-style-type: none"> • Broiler farming • Egg farming • Pig farming • Goat dairy farming
Objective	<p>To enable more resources to be devoted to strategic planning of farm land (including planning for the infrastructure and community needs of those operating farms or residing on farm land), to encourage farming activity and to ensure that all rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council, including the:</p> <ul style="list-style-type: none"> • Construction and maintenance of public infrastructure • Development and provision of health and community services and • Provision of general support services
Types and Classes	<p>Rateable land having the relevant characteristics described in the above definition.</p>
Use of Differential Rate	<p>The money raised by this rate will be applied to the items of expenditure described in the Budget adopted by Council.</p> <p>The level of the differential rate is considered to provide for an appropriate contribution to Council's budgeted expenditure, having regard to the characteristics of the land.</p>
Level of Differential Rate	<p>Currently rated at 95% of the base rate. This differential is rated lower than the base rate as properties in this category are:</p> <ul style="list-style-type: none"> • In rural areas;

	<ul style="list-style-type: none"> • Have less access to the full suite of services and amenities provided by Council; • Are generally less likely to attract expenditure by Council; and • Tend to operate in an environment that is subject to the vagaries of weather and external factors beyond the farmer's control. <p>It is therefore deemed fair and equitable that properties in this category pay rates at a lesser rate in the dollar than the base rate.</p>
Geographic Location	Applicable to land 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 applicable reporting period.

Rating Differential	Farm < 40 Hectare
Definition	<p>Farm < 40 Hectare land is any land, which:</p> <ul style="list-style-type: none"> • Is over 2 hectares and less than 40 hectares in area; and • Is used primarily for grazing, dairying, pig-farming, poultry-farming, fish-farming, tree-farming, bee-keeping, viticulture, horticulture, fruit-growing or the growing of crops of any kind or for any combination of those activities.
Objective	<p>To enable more resources to be devoted to strategic planning of farm land (including planning for the infrastructure and community needs of those operating farms or residing on farm land), to encourage farming activity and to ensure that all rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council, including the:</p> <ul style="list-style-type: none"> • Construction and maintenance of public infrastructure • Development and provision of health and community services and • Provision of general support services
Types and Classes	Rateable land having the relevant characteristics described in the above definition.
Use of Differential Rate	<p>The money raised by this rate will be applied to the items of expenditure described in the Budget adopted by Council.</p> <p>The level of the differential rate is considered to provide for an appropriate contribution to Council's budgeted expenditure, having regard to the characteristics of the land.</p>
Level of Differential Rate	Currently rated at 100% of the base rate.
Geographic Location	Applicable to land 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 applicable reporting period.

Rating Differential	Non-Farm Vacant Land
Definition	Non-Farm Vacant land is any land, which is not used primarily for residential, commercial or industrial (including extractive industry) purposes and does not have a dwelling erected and occupied for the principal purposes of accommodating persons on the property.
Objective	To enable more resources to be devoted to strategic planning of Non-Farm Vacant land (including planning for the infrastructure and community needs for those who may come to occupy Non-Farm Vacant land), to encourage development of that land and to ensure that all rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council, including the: <ul style="list-style-type: none"> • Construction and maintenance of public infrastructure • Development and provision of health and community services and • Provision of general support services
Types and Classes	Rateable land having the relevant characteristics described in the above definition.
Use of Differential Rate	The money raised by this rate will be applied to the items of expenditure described in the Budget adopted by Council. The level of the differential rate is considered to provide for an appropriate contribution to Council's budgeted expenditure, having regard to the characteristics of the land.
Level of Differential Rate	Currently rated at 205% of the base rate. This differential is rated higher than the base rate: <ul style="list-style-type: none"> • To encourage the development of land for residential purposes, and • To discourage land banking and ensure an adequate supply of residential zoned land to meet the market demand. <p>It is therefore deemed fair and equitable that properties in this category pay rates at a higher rate in the dollar than the base rate.</p>
Geographic Location	Applicable to land 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 applicable reporting period.

Rating Differential	Non-Developable Vacant Land
Definition	<p>Non-Developable Vacant land is any land, which</p> <ul style="list-style-type: none"> • is located in the Farming Zone (as zoned within the Golden Plains Planning Scheme); and • cannot be used for residential, commercial or industrial (including extractive industry) purpose due to the constraints of the Golden Plains Planning Scheme; and • include properties that are classified PRCZ or PCZ indicating planning restrictions apply to the property.
Objective	<p>To enable more resources to be devoted to strategic planning of Farm land (including planning for the infrastructure and community needs of those operating farms or residing on Farm Land), to encourage farming activity and to ensure that all rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council, including the:</p> <ul style="list-style-type: none"> • Construction and maintenance of public infrastructure • Development and provision of health and community services and • Provision of general support services
Types and Classes	Rateable land having the relevant characteristics described in the above definition.
Use of Differential Rate	<p>The money raised by this rate will be applied to the items of expenditure described in the Budget adopted by Council.</p> <p>The level of the differential rate is considered to provide for an appropriate contribution to Council's budgeted expenditure, having regard to the characteristics of the land.</p>
Level of Differential Rate	Currently rated at 100% of the base rate.
Geographic Location	Applicable to land 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 applicable reporting period.

Appendix 3 – Prospective Rating Category Definitions

Rating Differential	Farm
Definition	<p>Farm land is any land, which:</p> <ul style="list-style-type: none"> • Is over 2 hectares in size; and • Is used primarily for grazing, dairying, pig-farming, poultry-farming, broiler farming, egg farming, pig farming, goat dairy farming, fish-farming, tree-farming, bee-keeping, viticulture, horticulture, fruit-growing or the growing of crops of any kind, is intensively farmed, or for any combination of those activities; and; • Is used by a business that; <ul style="list-style-type: none"> ○ Has a significant and substantial commercial purpose or character; and ○ Seeks to make a profit on a continuous or repetitive basis from its activities on the land. <p>This differential is also to be applied to any property that has an approved Farm Rate Application or Single Farm Enterprise Application.</p>
Objective	<p>To enable more resources to be devoted to strategic planning of farm land (including planning for the infrastructure and community needs of those operating farms or residing on farm land), to encourage farming activity and to ensure that all rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council, including the:</p> <ul style="list-style-type: none"> • Construction and maintenance of public infrastructure • Development and provision of health and community services and • Provision of general support services
Types and Classes	<p>Rateable land having the relevant characteristics described in the above definition.</p>
Use of Differential Rate	<p>The money raised by this rate will be applied to the items of expenditure described in the Budget adopted by Council.</p> <p>The level of the differential rate is considered to provide for an appropriate contribution to Council’s budgeted expenditure, having regard to the characteristics of the land.</p>
Level of Differential Rate	<p>Currently rated at [TBD]% of the base rate. This differential is rated lower than the base rate as properties in this category are:</p>

	<ul style="list-style-type: none"> • In rural areas; • Have less access to the full suite of services and amenities provided by Council; • Are generally less likely to attract expenditure by Council; • Tend to operate in an environment that is subject to the vagaries of weather and external factors beyond the farmer's control. <p>It is therefore deemed fair and equitable that properties in this category pay rates at a lesser rate in the dollar than the base rate.</p>
Geographic Location	Applicable to land 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 applicable reporting period.