

Officer Reports

4.1 Benalla Rural City Council 2024/2025 Budget

SF/2485-09
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PURPOSE OF REPORT

The report presents for adoption the *2024/25 Budget*.

BACKGROUND

The Council at its meeting on Wednesday 1 May 2024 resolved:

1. *That the proposed 2024/25 Budget be endorsed for public exhibition for a period of at least 28 days from 2 May 2024.*
2. *That submissions relating to the proposed 2024/25 Budget be heard at a meeting of the Finance and Planning Committee on 5 June 2024.*
3. *That the Council consider submissions relating to the proposed 2024/25 Budget at a Council meeting on 19 June 2024.*
4. *That the Council consider the adoption of the 2024/25 Budget at a meeting of the Council on Wednesday 26 June 2024.*

Public notice of the proposed *2023/24 Budget* was given on the Council's website on 2 May 2024 and in the *Benalla Ensign* on Wednesday 15 May 2024.

Feedback was also sought via the Council's website and promoted on social media.

A community information session was held on Thursday 23 May 2024 at the Benalla Civic Centre.

The submission period closed 5pm Thursday 30 May 2024.

At the close of the submission period eight submissions had been received.

There have been no material changes proposed to the final *2024/25 Budget* following consideration of submissions.

DISCUSSION

The *2024/25 Budget* has been distributed under separate cover and is available for download from the Council's website.

Key Financial Issues

Operating Result

The 2024/25 Budget includes an operating surplus of \$184,000 based on income of \$38.956 million and expenditure of \$38.772 million.

The adjusted operating result is a deficit of \$3.403 million. The underlying deficit demonstrates the Council's reliance on funding from other levels of government.

Rates and Charges

Rates and Municipal Charges are increased by 2.75 percent in line with the Victorian Government's Fair Go Rate system rate cap.

Rates and Charges are budgeted to raise \$23.041 million a \$813,000 increase from the 2023/24 forecast.

General rates and Municipal charge are budgeted to raise \$18.040 million in 2024/25.

Revenue in lieu of rates is budgeted to be \$416,000 in 2024/25.

Waste charges increase by 5 percent and will raise \$4.534 million.

User Fees

User fees will raise \$3.546 million in 2024/25 a decrease of \$72,000 primarily due to a reduction in budgeted developer contributions.

Operating Grants

Operating grants will contribute \$6.588 million if revenue in 2024/25. Full receipt of the Council's Financial Assistance Grant allocation (\$4.770 million) is budgeted to be received in 2024/25, however, based on previous experience a significant portion of this funding may be pre-paid in the 2023/24 financial year.

Capital Grants

Budgeted capital grants total \$4.356 million. Significant budgeted capital grants comprise \$2.712 million from the Victorian Government for the Benalla Art Gallery Redevelopment project, \$975,000 in Roads to Recovery funding and \$567,000 from the Australian Government's Local Roads and Community Infrastructure Fund.

Employee Costs

Employee costs are budgeted to increase by \$188,000, including a \$55,000 increase in Superannuation Guarantee payments, to \$13.817 million.

To assist in servicing new subdivisions and public open space, the employment of an additional Parks and Garden employee has been included in the *2024/25 Budget* at a total cost of \$80,454.

Materials and Services

Materials and Services expenditure is budgeted to be \$15.564 million, \$2.233 million less than 2023/24.

Consultants General expenditure increases from \$991,000 to \$1.521 million. New expenditure includes:

▪ Churchill Reserve Masterplan	\$100,000
▪ Barkly Street Precinct Plan	\$100,000
▪ Benalla Planning Scheme Review	\$60,000
▪ Council Plan 2025-2029	\$50,000
▪ Open Space Strategy	\$50,000
▪ Domestic Animal Management Plan	\$5,000

Materials and Services budgeted expenditure also includes \$130,000 towards the 2024 Council election.

Other Expenses

Other expenses expenditure of \$589,000 includes a \$36,000 increase in the Council's Community Support and Major Events Funding programs.

Cash

At the end of the financial year, the Council's cash position is budgeted and forecast to be:

2024/25: \$15.883 million

2025/26: \$16.171 million

2026/27: \$15.705 million

2027/28: \$12.539 million.

Borrowings

No new borrowings are budgeted for 2024/25. Borrowings decrease from a forecast \$2.215 million at 30 June 2024 to a projected \$641,000 at 30 June 2028.

Properties

The total number of assessments is budgeted to increase to 8,495 from 8,366 in 2023/24. The Residential (Benalla) rating category increases by 80 and the Vacant Land (Benalla properties) rises by 43 to 246.

Capital Works

Capital works total \$11.016 million in 2024/25. Key areas of expenditure include:

- Buildings \$3.162 million
- Roads \$2.186 million
- Waste management \$1.350 million
- Plant, machinery and equipment \$1.160 million
- Drainage \$972,000.

New asset expenditure is \$2.822 million, asset renewal \$6.567 million and upgrade \$1.627 million.

Capital works are funded by Council cash \$6.659 million and grants \$4.357 million.

New major capital projects budgeted for in 2024/25 include:

- Major plant replacement \$930,000
- Reseal program \$901,000
- Gravel re-sheet program \$852,000
- Drainage strategy \$534,000
- Benalla Indoor Recreation Centre roof renewal \$450,000
- Drainage – The Culdesac \$400,000.

Capital works expenditure of \$3.040 million is budgeted to be carried forward from 2023/24.

Fees and Charges

Several changes (refer below) have been made to the fees and charges set out in the proposed 2024/25 Budget.

Section 1.6 Benalla Cinema

Cinema Fundraisers		Proposed Fee	Amended Fee
Cinema Hire	Per Screening	\$435.00	\$463.00
Cost of Movie Hire (if not currently screening) New	Per Screening	NA	\$300.00

Section 1.9: Other Fees

Property and Valuations		Proposed Fee	Updated Statutory Fee
Land information Certificates	Per cert.	\$28.90	\$29.70
Land information Certificates: - 24 Hour Service	Per cert.	\$87.00	\$90.00
Freedom of Information			
FOI - Access to information	Per request	\$31.80	\$32.70

Section 3 - Waste Management

Other		Proposed Fee	Amended Fee	Details
Special Event Bins Hire	Per Bin	\$21.50	\$39.00	Reflects new kerbside collection contract charge.
Emptying an Event Bin New	Per Bin	NA	\$33.00	Reflects new kerbside collection contract charge.

Section 3 – Waste Management (cont.)

Contaminated Fill	Proposed Fee	EPA Levy	Amended Fee
Contaminated Fill (Residential) m3	\$115.00	\$155.29	\$160.00
Clean Concrete/Bricks			
Clean Concrete/Bricks (Residential) m3	\$71.50	\$175.14	\$180.00
Clean Concrete/Bricks (Industrial/Commercial) Per Tonne	\$122.00	\$116.76	\$130.00
Clean Fill			
Clean Fill (Residential) m3	\$50.00	\$155.29	\$160.00
Clean Fill (Industrial/Commercial) By Application Only Per tonne	\$119.00	\$116.76	\$130.00

Section 5 Environmental Health Service

Caravan Parks/Movable Dwellings	Proposed Fee	Updated Statutory Fee
Total number of sites (other than camp sites) not exceeding 25	Per reg. \$245.65	\$278.00
Total number of sites (other than camp sites) exceeding 25 but not exceeding 50	Per reg. \$491.30	\$555.00
Total number of sites (other than camp sites) exceeding 50 but not exceeding 100	Per reg. \$982.00	\$1,110.00
Total number of sites (other than camp sites) exceeding 100 but not exceeding 150	Per reg. \$1,488.35	\$1,682.00

OTHER ITEMS FOR FUTURE CONSIDERATION

At the time of finalising the *2024/25 Budget*, there are material, but unconfirmed, items that will need to be brought to account early in the 2024/25 financial year.

Operating revenue will be impacted by forecast increased grant income from Financial Assistance Grants program \$680,000, the Road to Recovery Program \$290,000 and a \$40,000 grant from the Victorian Government’s Local Sports Infrastructure Fund to part-fund development of an Open Space strategy. Once confirmed, these increases will be brought to account at the first quarter budget review.

It is also expected that Benalla Rural City Council will receive \$343,000 under the Disaster Recovery Funding Arrangements' Betterment Program.

Significant capital projects to be considered by the Council early in the 2024/25 financial year include:

- The Victoria Government's \$15 million grant to the Benalla Indoor Recreation Centre Redevelopment project. Details of the grant will be presented to the Council.
- A \$375,000 Council contribution to the construction of a pump track in the Fawckner Drive Precinct. This contribution will be considered when the grant funding agreement for the Victorian Government's \$300,000 allocation to the project is presented to the Council.
- A Council contribution of \$550,000, including \$200,000 of interest earned, to the \$6 million Benalla Art Gallery Redevelopment Project. Australian Government grant funding documentation relating to the redevelopment is scheduled to be presented to the Council for consideration in August 2024.
- A \$295,000 allocation to Link Island Bridge repairs funded from the Victorian Government's 2022-23 Council Flood Support Fund. Technical specifications and costings for this project are being finalised and will be presented to the Council in August.

COUNCIL PLAN 2021-2025

Leadership

- *Good governance.*
- *High performance culture.*
- *Engaged and informed community.*

FINANCIAL IMPLICATIONS

Taking into consideration community submissions and information received, no material amendments to the proposed *2024/25 Budget* are recommended.

COMMUNITY ENGAGEMENT

Community engagement has been undertaken at the 'Involve' level on the IAP2 Public Participation Spectrum.

LEGAL OR STATUTORY IMPLICATIONS

The proposed *2024/25 Budget* has been developed to ensure compliance with the *Local Government Act 2020* and *Local Government (Planning and Reporting) Regulations 2020*.

GENDER EQUALITY ACT

Under the *Gender Equality Act 2020* the Council is required to undertake a gender impact assessment when developing or reviewing any policy, program or service that has a direct and significant impact on the public.

A gender equity assessment found the proposed *2024/25 Budget* as having an overall neutral gender impact.

OFFICER DECLARATION OF CONFLICT OF INTEREST

No officers involved in the preparation of this report have any general or material conflicts of interest in this matter.

CONCLUSION

The *2024/25 Budget* is based on sound financial principles, prudent debt management and responsible asset management.

As detailed in the *2024/25 Budget*, the Council continues to face challenges to its long-term financial sustainability. Rate capping, the escalation of costs for materials and services, ageing infrastructure and the changing nature of government funding all put at risk the financial sustainability of small rural councils and their ability to meet community expectations for new and improved infrastructure and services.

To address the Council’s underlying deficit position, service delivery will continue to be examined to identify efficiencies, other levels of government will be advocated to increase funding and other potential revenue sources explored, including ongoing residential development and the attraction of business and industry to expand and vary Benalla Rural City’s rate base.

Recommendation:

1. Adoption of the *2024/25 Budget*

That the Council:

- having considered the results of the community engagement undertaken by Council, the *2024/2025 Budget* presented to this meeting be adopted by Council in accordance with section 94 of the *Local Government Act 2020*.
- note the *2024/25 Budget* also incorporates a Budget for the *2025/2026, 2026/2027 and 2027/2028 Financial Years*.

2. Fees and Charges

- That each of the fees, charges and penalties referred to in the Schedule of Fees of Charges (the Schedule) contained in the Budget be fixed in the respective amounts specified in the Schedule.

3. Declaration of Rates and Charges

Amount Intended to be Raised:

An amount of \$23,041,000 (or such greater amount as is lawfully levied as a consequence of this Recommendation being adopted) be declared as the amount which Council intends to raise by general rates, the municipal charge and the waste management charge (described later in this Recommendation), which amount is calculated as follows:

General Rates	\$15,790,000
Municipal Charge	\$2,250,000
Waste Management Charge	\$4,534,000

4. General Rates

- 4.1 That the Council declare a general rate in respect of the 2024/2025 Financial Year.**
- 4.2 That the Council further declared that the general rate be raised by the application of differential rates.**
- 4.3 That the differential rate be respectively declared for rateable land having the respective characteristics specified below, which characteristics will form the criteria for each differential rate so declared.**
- 4.3.1 Residential Land (Benalla)**
Any land which is:
- a) used or adapted to being used primarily for residential purposes; and
 - b) located within the Benalla urban area.
- 4.3.2 Residential Land (Rural Township)**
Any land which is:
- a) used or adapted to being used primarily for residential purposes; and
 - b) located outside the Benalla urban area in an area zoned TZ (Township Zone) or LDRZ (Low Density Residential Zone) under the Benalla Planning Scheme.
- 4.3.3 Business Land**
Any land which is:
- a) used or adapted to being used primarily for commercial or industrial purposes; and
 - b) not Rural Land – Farmland.
- 4.3.4 Vacant Land (Benalla)**
Any land:
- a) on which no habitable building is erected; and
 - b) which is located within the Benalla urban area.
- 4.3.5 Vacant Land (Rural Township)**
Any land:
- a) on which no habitable building is erected; and
 - b) is located outside the Benalla urban area in an area zoned TZ (Township Zone) or LDRZ (Low Density Residential Zone) under the Benalla Planning Scheme.
- 4.3.6 Rural Land – Non-Farming**
Any land which is:
- a) not Rural Land – Farmland; and
 - b) located in an area zoned RLZ (Rural Living Zone), FZ (Farm Zone), RCZ (Rural Conservation Zone) or UFZ (Urban Floodway Zone) under the Benalla Planning Scheme.
- 4.3.7 Rural Land – Farmland**
Any land which is:
- a) not less than 2 hectares in area; and
 - b) used primarily for the business of grazing (including agistment), dairying, pig-farming, poultry farming, fish farming, tree farming, bee-keeping, viticulture, horticulture, fruit growing, the growing of crops of any kind or combination of any such activities.

4.4 Differential rate will be determined by multiplying the Capital Improved Value of each rateable land (categorised by the characteristics described in paragraph 4.3 of this Resolution) by the relevant percentages indicated in the following table:

Property Category	Cents in the dollar of Capital Improved Value
Residential (Benalla)	0.003314
Residential (Rural Township)	0.002589
Business properties	0.005406
Vacant Land (Benalla)	0.004821
Vacant Land (Rural Township)	0.002405
Rural Land (Non-Farming)	0.002416
Rural Land (Farmland)	0.001893

4.5 considers that each differential rate will contribute to the equitable and efficient carrying out of Council functions, and that:

4.5.1 the respective objectives of each differential rate be those specified in the Schedule to this Resolution; and

4.5.2 the respective types or classes of land which are subject to each differential rate be those defined in the Schedule to this Resolution; and

4.5.3 the respective uses and levels of each differential rate in relation to those respective types or classes of land be those described in the Schedule to this Resolution; and

4.5.4 The relevant:

a) uses of;

b) geographical locations of;

c) planning scheme zoning of; and

d) types of building on

the respective types or classes of land be those identified in the Schedule to this Resolution.

4.6 Confirm that no amount is fixed as the minimum amount payable by way of general rate in respect of each rateable land within the municipal district.

4.7 In accordance with Section 4(1) of the *Cultural and Recreational Lands Act 1963*, the amount of rates payable in respect of each of the rateable lands to which that Act applies be determined by having regard to the services provided by Council in relation to such lands and having regard to the benefit to the community derived from such recreational lands. This amount shall be 0.003853 multiplied the Capital Improved Value of that rateable land.

5. Municipal Charge

5.1 That the Council declare a Municipal Charge in respect of the 2024/2025 Financial Year.

5.2 That the Municipal Charge be declared to cover some of the Council’s administrative costs.

5.3 That the Municipal Charge be in an amount of \$277.50 for each rateable property within the municipal district.

6. Waste Management Charge

6.1 That the Council declare a waste management charge in respect of the 2024/2025 Financial Year.

6.2 That the waste management charge be declared for the collection and disposal of refuse, and be levied in respect of all rateable land within the municipal district.

6.3 That the waste management charge be in the sum of, and be based on the criteria, specified below:

Type of Receptable Made Available for Provision of Service	Per Rateable Property
Urban Areas	
80 It Organic - 80 It Waste with Recycle	\$412.50
120 It Organic - 80 It Waste with Recycle	\$456.00
240 It Organic - 80 It Waste with Recycle	\$549.00
80 It Organic - 120 It Waste with Recycle	\$503.00
120 It Organic - 120 It Waste with Recycle	\$595.00
240 It Organic - 120 It Waste with Recycle	\$685.50
80 It Organic - 240 It Waste with Recycle	\$777.50
120 It Organic - 240 It Waste with Recycle	\$867.50
240 It Organic - 240 It Waste with Recycle	\$959.50
Rural Areas	
80 It Waste with Recycle	\$412.50
120 It Waste with Recycle	\$595.00
240 Waste with Recycle	\$959.50
Additional Collection Options	
Additional Bin - Organic	\$272.00
Additional Bin - Waste	\$217.50
Additional Bin – Recycle	\$232.50
Weekly Collection – Waste	\$239.00
Weekly Collection - Recycle	\$197.00

7. Incentive

That no incentive be declared for the early payment of the general rates, municipal charge or waste management charge previously declared.

8. Extra Instalment Options

That the Council may, in addition to payment quarterly on the dates specified in section 167 of the *Local Government Act 1989*, by further Resolution, specify other options as to the manner in which the general rates, Municipal Charge and waste management charge may be paid.

9. Consequential

9.1 That it be recorded that the Council requires any person to pay interest on any amounts of rates and charges which:

9.1.1 that person is liable to pay; and

9.1.2 have not been paid by the date specified for their payment,

such interest to be calculated in accordance with section 172(2) of the *Local Government Act 1989*.

- 9.2 That the General Manager Corporate be authorised to levy and recover the general rates, municipal charge and waste management charge in accordance with the *Local Government Act 1989* and *Local Government Act 2020*.
10. That all submitters on the proposed *2024/25 Budget* be written to thanking them for their submission and advising of the Council's decision to adopt the *2024/25 Budget*.
11. That the Chief Executive Officer be authorised to effect minor administrative and wording changes to the *2024/25 Budget* if required.

The Schedule

Residential (Benalla)

Objective: The objective of this differential rate is to ensure that all rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council, including (but not limited to) the:

- construction and maintenance of infrastructure assets
- development and provision of health and community services
- provision of general administration and support services.

Types and Classes:

Any land which is:

- used or adapted to being used primarily for residential purposes; and
- located within the Benalla urban area.

Use and Level of Differential Rate:

- The money raised by the differential rate will be applied to the items of expenditure described in the Budget. The level of the differential rate is the rate that Council considers is necessary to achieve the objectives specified above.

Geographic Location:

- Situated in the Benalla urban area.

Use of Land:

- Any residential use permitted under the Benalla Planning Scheme.

Planning Scheme Zoning:

- The characteristics of planning scheme zoning are applicable to the determination of land which will be subject to the rate applicable this category. The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the Benalla Planning Scheme, will be LDRZ – Low Density Residential Zone, GRZ – General Residential Zone, UFZ – Urban Floodway Zone or MUZ – Mixed Use Zone. Residences established in other zones with existing non-conforming rights or planning approval are also eligible for inclusion in this category.

Types of Buildings:

- The types of buildings on the land within this differential rate are all buildings which are now constructed on the land or which are constructed prior to the expiry of the 2024/25 financial year.

Residential (Rural Township)

Objective: The objective of the Residential (Rural Township) differential rate is that the reduced benefits received by the lower density properties.

Types and Classes:**Any land which is:**

- used or adapted to being used primarily for residential purposes; and
- located outside the Benalla urban area in an area zoned TZ (Township Zone) or LDRZ (Low Density Residential Zone) under the Benalla Planning Scheme.

Use and Level of Differential Rate:

- The money raised by the differential rate will be applied to the items of expenditure described in the Budget. The level of the rate for land in this category is considered to provide for an appropriate contribution to Council's budgeted expenditure, having regard to the characteristics of the land.
- The level of the differential rate is the rate that Council considers is necessary to achieve the objectives specified above.

Geographic Location:

- Situated in a Rural Township location.

Use of Land:

- Any residential use permitted under the Benalla Planning Scheme.

Planning Scheme Zoning:

- The characteristics of planning scheme zoning are applicable to the determination of land which will be subject to the rate applicable to this category. The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the Benalla Planning Scheme, will be TZ – Township Zone or LDRZ – Low Density Residential Zone. Residences established in other zones with existing non-conforming rights or planning approval are also eligible for inclusion in this category.

Types of Buildings:

- The types of buildings on the land within this differential rate are all buildings which are now constructed on the land or which are constructed prior to the expiry of the 2024/25 financial year.

Business

Objective: The objective of the Business differential rate is to recognise the benefits derived by this class of property, including higher infrastructure investment and general support services.

Types and Classes:

Any land which is:

- used or adapted to being used primarily for commercial or industrial purposes; and
- not Rural Land – Farmland.

Use and Level of Differential Rate:

- The money raised by the differential rate will be applied to the items of expenditure described in the Budget. The level of the differential rate is the rate that Council considers is necessary to achieve the objectives specified above.

Geographic Location:

- Wherever located in the municipal district.

Use of Land:

- Any business use permitted under the Benalla Planning Scheme.

Planning Scheme Zoning:

- The characteristics of planning scheme zoning are applicable to the determination of land which will be subject to the rate applicable to this category. The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the Benalla Planning Scheme will be, C1Z – Commercial 1 Zone, C2Z – Commercial 2 Zone, IN1Z – Industrial 1 Zone, IN2Z – Industrial 2 Zone, TZ – Township Zone, IN3Z – Industrial 3 Zone or MUZ – Mixed Use Zone. Businesses established in other zones (i.e. GRZ – General Residential Zone) with existing non-conforming rights or planning approval are also eligible for inclusion in this category.

Types of Buildings:

- The types of buildings on the land within this differential rate are all buildings which are now constructed on the land or which are constructed prior to the expiry of the 2024/25 financial year.

Vacant Land (Benalla)

Objective: The objective of the Vacant Land (Benalla) is to encourage development of this class of land.

Types and Classes:

Any land;

- on which no habitable building is erected; and
- which is located within the Benalla urban area.

Use and Level of Differential Rate:

- The money raised by the differential rate will be applied to the items of expenditure described in the Budget. The level of the rate for land in this category is considered to provide for an appropriate contribution to Council's budgeted expenditure, having regard to the characteristics of the land.
- The level of the differential rate is the rate that Council considers is necessary to achieve the objectives specified above.

Geographic Location:

- Situated in the Benalla urban area.

Use of Land:

- Any use permitted under the Benalla Planning Scheme.

Planning Scheme Zoning:

- The characteristics of planning scheme zoning are applicable to the determination of land which will be subject to the rate applicable to this category. The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the Benalla Planning Scheme, will be LDRZ – Low Density Residential Zone (situated adjacent to the Benalla urban area), GRZ – General Residential Zone, UFZ - Urban Flood Zone or MUZ – Mixed Use Zone.

Types of Buildings:

- The types of buildings on the land within this differential rate are all buildings which are constructed on the land or which are constructed prior to the expiry of the 2024/25 financial year.

Vacant Land (Rural Township)

Objective: The objective of the Vacant Land (Rural Township) differential rate is to encourage development of this class of property while taking into account the reduced benefits received by lower density properties.

Types and Classes:

Any land;

- on which no habitable building is erected; and
- is located outside the Benalla urban area in an area zoned TZ (Township Zone) or LDRZ (Low Density Residential Zone) under the Benalla Planning Scheme.

Use and Level of Differential Rate:

- The money raised by the differential rate will be applied to the items of expenditure described in the Budget. The level of the rate for land in this category is considered to provide for an appropriate contribution to Council's budgeted expenditure, having regard to the characteristics of the land.
- The level of the differential rate is the rate that Council considers is necessary to achieve the objectives specified above.

Geographic Location:

- Situated in a Rural Township location.

Use of Land:

- Any use permitted under the Benalla Planning Scheme.

Planning Scheme Zoning:

- The characteristics of planning scheme zoning are applicable to the determination of land which will be subject to the rate applicable to this category. The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the Benalla Planning Scheme, will be TZ – Township Zone or LDRZ – Low Density Residential Zone (situated in a Rural Township.)
- Properties located adjacent to established Township precincts, with a land area of generally less than 5ha and located in the Farm Zone – FZ, will be included in this category.

Types of Buildings:

- The types of buildings on the land within this differential rate are all buildings which are now constructed on the land or which are constructed prior to the expiry of the 2024/25 financial year.

Rural (Non-Farming)

Objective: The objective of the Rural - Non Farming differential rate is to recognise the reduced infrastructure investment and provision of services to this class of property.

Types and Classes:

Any land which is;

- not Rural Land – Farmland; and
- located in an area zoned RLZ (Rural Living Zone), FZ (Farm Zone), RCZ (Rural Conservation Zone) or UFZ (Urban Floodway Zone) under the Benalla Planning Scheme.

Use and Level of Differential Rate:

- The money raised by the differential rate will be applied to the items of expenditure described in the Budget by Council. The level of the rate for land in this category is considered to provide for an appropriate contribution to Council's budgeted expenditure, having regard to the characteristics of the land.
- The level of the differential rate is the rate that Council considers is necessary to achieve the objectives specified above.

Geographic Location:

- Situated in a rural location (excluding areas immediately adjacent to rural township precincts).

Use of Land:

- Any use permitted under the Benalla Planning Scheme.

Planning Scheme Zoning:

- The characteristics of planning scheme zoning are applicable to the determination of land which will be subject to the rate applicable to this category. The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the Benalla Planning Scheme, will be RLZ – Rural Living Zone or FZ – Farming Zone or RCZ – Rural Conservation Zone or UFZ – Urban Floodway Zone.

Types of Buildings:

- The types of buildings on the land within this differential rate are all buildings which are now constructed on the land or which are constructed prior to the expiry of the 2024/25 financial year.

Rural (Farmland)

Objective: The objective of the Rural – Farmland differential rate is to recognise the reduced infrastructure investment and provision of services to this class of property. The differential rate also recognises the land stewardship and amenity that large rural holdings provide to the rural landscape.

Types and Classes:

Any land which is;

- not less than 2 hectares in area; and
- used primarily for the business of grazing (including agistment), dairying, pig-farming, poultry farming, fish farming, tree farming, bee-keeping, viticulture, horticulture, fruit growing, the growing of crops of any kind or combination of any such activities.

Use and Level of Differential Rate:

- The money raised by the differential rate will be applied to the items of expenditure described in the Budget by Council. The level of the rate for land in this category is considered to provide for an appropriate contribution to Council's budgeted expenditure, having regard to the characteristics of the land.
- The level of the differential rate is the rate that Council considers is necessary to achieve the objectives specified above.

Geographic Location:

- Wherever located in the municipal district.

Use of Land:

- Any use permitted under the Benalla Planning Scheme.

Planning Scheme Zoning:

- The characteristics of planning scheme zoning are applicable to the determination of land which will be subject to the rate applicable to this category. The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the Benalla Planning Scheme will be FZ – Farming Zone, RCZ – Rural Conservation Zone or subject to an approved land use activity, RLZ – Rural Living Zone or LDRZ – Low Density Residential Zone or IN1Z – Industrial One Zone.

Types of Buildings:

- The types of buildings on the land within this differential rate are all buildings which are now constructed on the land or which are constructed prior to the expiry of the 2024/25 financial year.