



# **ATTACHMENTS TO AGENDA ITEMS**

**FOR THE**

**SPECIAL MEETING OF COUNCIL**

**16 JUNE, 2015**

**SHIRE OF BROOME**  
**SPECIAL MEETING OF COUNCIL**  
**16 JUNE 2015**  
**ATTACHMENTS TO AGENDA ITEMS**

**6.2.1 FREDERICK ST /DAMPIER TCE CONNECTION AND LOOKOUT**

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FREDERICK / DAMPIER VIEWING PLATFORM  
A SHIRE OF BROOME INITIATIVE



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PROJECT & ADDRESS:  
**LOOKOUT @ CNR DAMPIER TERRACE & FREDERICK STREET**  
Drawing:  
**COVER PAGE**

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Rev	Description	Date
1	CONCEPT DESIGN PHASE	27/01/19
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**KEY DESIGN CONTINGENCY & RISK NOTES:**

1. THE KEY PROJECT CONTINGENCY ITEMS IDENTIFIED WITH THE DESIGN RELATE TO (AND ARE NOT LIMITED TO) THE FOLLOWING ITEMS:

- a. EXTENT OF LANDSCAPING REDUCED
- b. MATERIAL SUBSTITUTION TO DECK AREA
- c. MATERIAL SUBSTITUTION TO 'KIMBERLEY STONE' STATUE MOUNT
- d. REDUCTION OF SHADE STRUCTURE
- e. MATERIAL DELETION OF GLOW STONE AGGREGATE
- f. REDUCTION OR RELOCATION OF SITE SERVICES
- g. REDUCTION IN SIZE OF VIEWING PLATFORM TIMBER DECK FOOTPRINT

2. THE KEY RISKS (ASSUMPTIONS) IDENTIFIED WITH THE DESIGN RELATE TO (AND ARE NOT LIMITED TO) THE FOLLOWING:

- a. SITE LEVELS AND EXTENT OF RETAINING / RAMP & STEPS - THE SITE REQUIRES A FEATURE SURVEY
- b. PROVISION OF SERVICES TO THE SITE - CURRENT SCHEME IS BASED ON SHIRE ADVICE THAT POWER, WATER AND SEWER CAN BE PROVIDED
- c. THE PROJECT REQUIRES THE INPUT OF SECONDARY CONSULTANTS, SUCH AS CIVIL, STRUCTURAL, ELECTRICAL & HYDRAULIC

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Project No. - 17500-00-000-000000  
Scale: 1:100 @ A2

PROJECT & ADDRESS:  
**LOOKOUT @ CNR DAMPIER TERRACE & FREDERICK STREET**  
Drawing:  
**CONCEPT SITE PLAN**

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Rev.	Description	Date
1	FOR DISCUSSION	10/01/21
2	FOR DISCUSSION	10/01/21
3	CLIENT REVIEW	10/01/21
4	CONCEPT DESIGN FINAL	27/01/21

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  - THE PROJECT REQUIRES THE INPUT OF SECONDARY CONSULTANTS, SUCH AS CIVIL, STRUCTURAL, ELECTRICAL & HYDRAULIC

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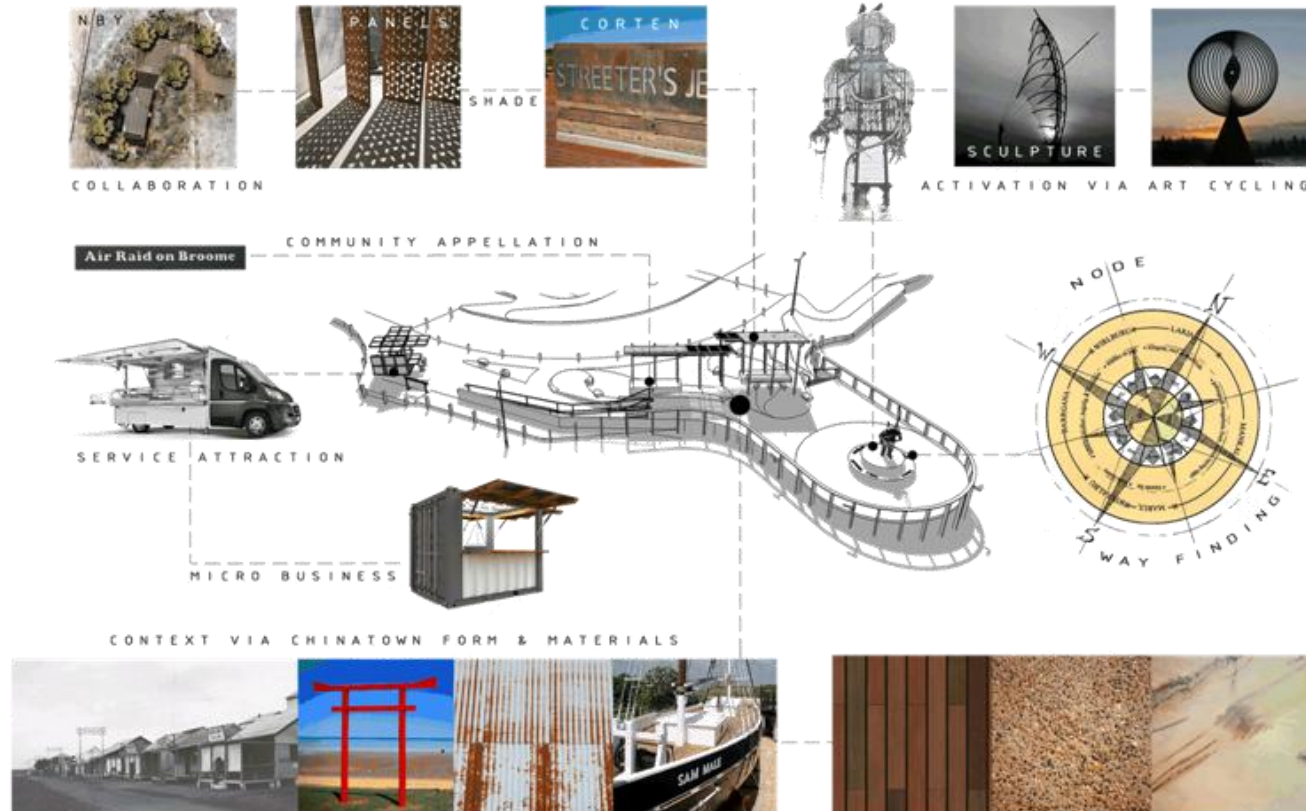
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**LOOKOUT @ CNR DAMPIER TERRACE & FREDERICK STREET**

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**CONCEPT FLOOR PLAN**

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## FREDERICK / DAMPIER VIEWING PLATFORM

### KEY DESIGN ELEMENTS & STRATEGIES

#### PROJECT OBJECTIVES AND RELATED DESIGN STRATEGIES (THAT CAN STILL BE EXPANDED UPON)

- OBJECTIVE 1:** CREATE A VISUAL ORIENTATION AND CONNECTION OF DAMPIER WITH THE ROEBUCK BAY FORESHORE  
**STRATEGY 1a:** DESIGN ORIENTATION AND ELEVATION CREATES CONNECTION WITH THE BAY  
**STRATEGY 1b:** INFORMATION PANELS TO INVOLVE CONSULTATION WITH THE BROOME HISTORICAL SOCIETY & ROEBUCK BAY WORKING GROUP  
**STRATEGY 1c:** WAY-FINDING DESIGN NODE TO REFERENCE GEOGRAPHICAL REFERENCE POINTS
- OBJECTIVE 2:** PROVIDE INCREASED AMENITY AND TOURISM INFRASTRUCTURE  
**STRATEGY 2a:** SITE PARKING PROVIDED  
**STRATEGY 2b:** ACCESS TO SITE PROVIDED THROUGH DISABILITY COMPLIANT PATHWAYS, RAMPS AND STAIRS
- OBJECTIVE 3:** CREATE PASSIVE SURVEILLANCE AND ENACT CPED PRINCIPALS  
**STRATEGY 3a:** ENSURE VISUAL LINES OF SITE FROM HIGHWAY PEDESTRIANS ARE MAINTAINED  
**STRATEGY 3b:** PROVIDE ADJUSTABLE/DIRECTIONAL LIGHTING  
**STRATEGY 3c:** ENSURE MATERIAL SELECTION IS DURABLE AND RESPONDS TO VANDAL RESISTANCE REQUIREMENTS
- OBJECTIVE 4:** ENHANCE VEHICULAR CONNECTION THROUGHOUT CHINATOWN  
**STRATEGY 4a:** CONNECTION OF FREDERICK STREET WITH DAMPIER TERRACE

- OBJECTIVE 5:** INTEGRATE WITH JETTY TO JETTY WALK TRAIL AND YAWURU INTERPRETIVE WALK  
**STRATEGY 5a:** LANDSCAPING DESIGN TO INVOLVE THE COLLABORATION OF WYAMBA BIRU YAWURU & THE SHIRE OF BROOME  
**STRATEGY 5b:** WAY-FINDING DESIGN NODE SCULPTURE PLINTH & PLATFORM PLACED TO INVOLVE CONSULTATION WITH WYAMBA BIRU YAWURU
- OBJECTIVE 6:** ALLOW FOR SEASONAL AND OTHER WORKS OF ACTIVATION AND EVENT PROGRAMMING  
**STRATEGY 6a:** SCULPTURE/ART NODE TO BE CYCLED THROUGH THE SITE ON AN ANNUAL BASIS - LINK IN WITH SHIRAI & PUBLIC ART STRATEGY  
**STRATEGY 6b:** SHIRE CAN CYCLE EVENTS THROUGH THE SITE THAT LINK IN WITH CHINATOWN ACTIVATION - LINK IN WITH STREET MARKETS
- OBJECTIVE 7:** ENCOURAGE INDIGENOUS MICRO-BUSINESS OPPORTUNITIES  
**STRATEGY 7a:** PROVISION OF SET UP AREA & SITE SERVICES TO PROMOTE ESTABLISHMENT OF MICRO-BUSINESS ON SITE
- OBJECTIVE 8:** ENGAGE THE COMMUNITY THROUGH PUBLIC ART  
**STRATEGY 8a:** SCULPTURE/ART NODE TO BE CYCLED THROUGH THE SITE ON AN ANNUAL BASIS - LINK IN WITH SHIRAI & PUBLIC ART STRATEGY  
**STRATEGY 8b:** COMMUNITY COMPETITION TO DESIGN THE PATTERNS TO BE CUT OUT OF THE CORTEN SCREENS ON THE SHADE STRUCTURE  
**STRATEGY 8c:** NAMING OF THE SITE COULD BE UNDERTAKEN VIA COMMUNITY COMPETITION - FONT SIZE AND TYPE TO BE BY SHIRE



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PROJECT  
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 Project Address: ngl  
 Project No.: LT001-00-000-Landout  
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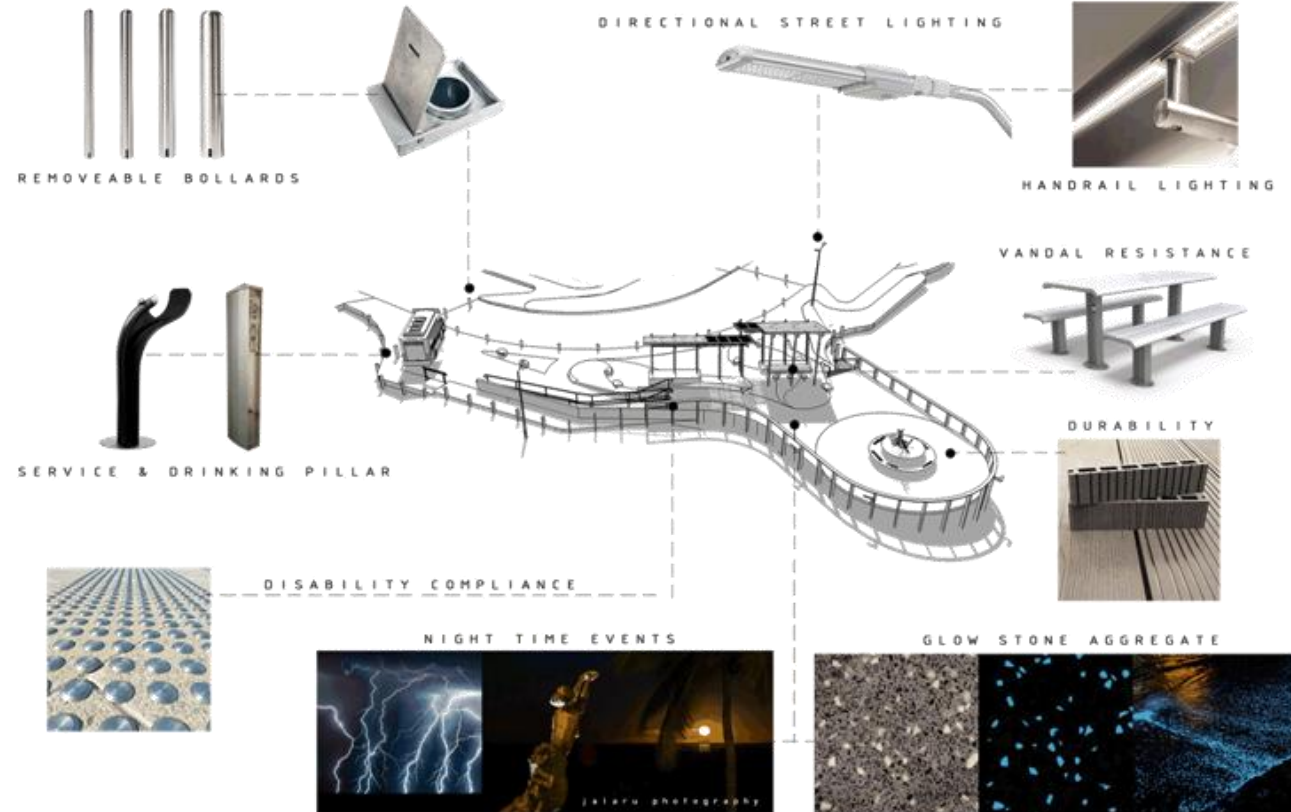
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**DESIGN ELEMENTS**

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## FREDERICK / DAMPIER VIEWING PLATFORM KEY INFRASTRUCTURE ELEMENTS

PROJECT OBJECTIVES AND RELATED DESIGN STRATEGIES (THAT CAN STILL BE EXPANDED UPON)

- OBJECTIVE 1: CREATE A VISUAL ORIENTATION AND CONNECTION OF DAMPIER WITH THE ROEBUCK BAY FORESHORE.  
STRATEGY 1a: DESIGN ORIENTATION AND ELEVATION CREATES CONNECTION WITH THE BAY  
STRATEGY 1b: INFORMATION PANELS TO INVOLVE CONSULTATION WITH THE BROOKE HISTORICAL SOCIETY & ROEBUCK BAY WORKING GROUP  
STRATEGY 1c: WAY-FINDING DESIGN NODE TO REFERENCE GEOGRAPHICAL REFERENCE POINTS
- OBJECTIVE 2: PROVIDE INCREASED AMENITY AND TOURISM INFRASTRUCTURE  
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STRATEGY 4a: CONNECTION OF FREDERICK STREET WITH DAMPIER TERRACE

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STRATEGY 5a: LANDSCAPING DESIGN TO INVOLVE THE COLLABORATION OF NYAMBA BURU YAWURU & THE SHIRE OF BROOKE  
STRATEGY 5b: WAY-FINDING DESIGN NODE (SCULPTURE PLINTH & PLATFORM PLATES) TO INVOLVE CONSULTATION WITH NYAMBA BURU YAWURU
- OBJECTIVE 6: ALLOW FOR SEASONAL AND OTHER FORMS OF ACTIVATION AND EVENT PROGRAMMING  
STRATEGY 6a: SCULPTURE/ART NODE TO BE CYCLED THROUGH THE SITE ON AN ANNUAL BASIS - LINK IN WITH SHIRAZ & PUBLIC ART STRATEGY  
STRATEGY 6b: SHIRE CAN CYCLE EVENTS THROUGH THE SITE THAT LINK IN WITH CHINATOWN ACTIVATION - LINK IN WITH STREET MARKETS
- OBJECTIVE 7: ENCOURAGE INDIGENOUS MICRO BUSINESS OPPORTUNITIES  
STRATEGY 7a: PROVISION OF SET UP AREA & SITE SERVICES TO PROMOTE ESTABLISHMENT OF MICRO-BUSINESS ON SITE
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STRATEGY 8c: NAMING OF THE SITE COULD BE UNDERTAKEN VIA COMMUNITY COMPETITION - FONT SIZE AND TYPE TO BE BY SHIRE



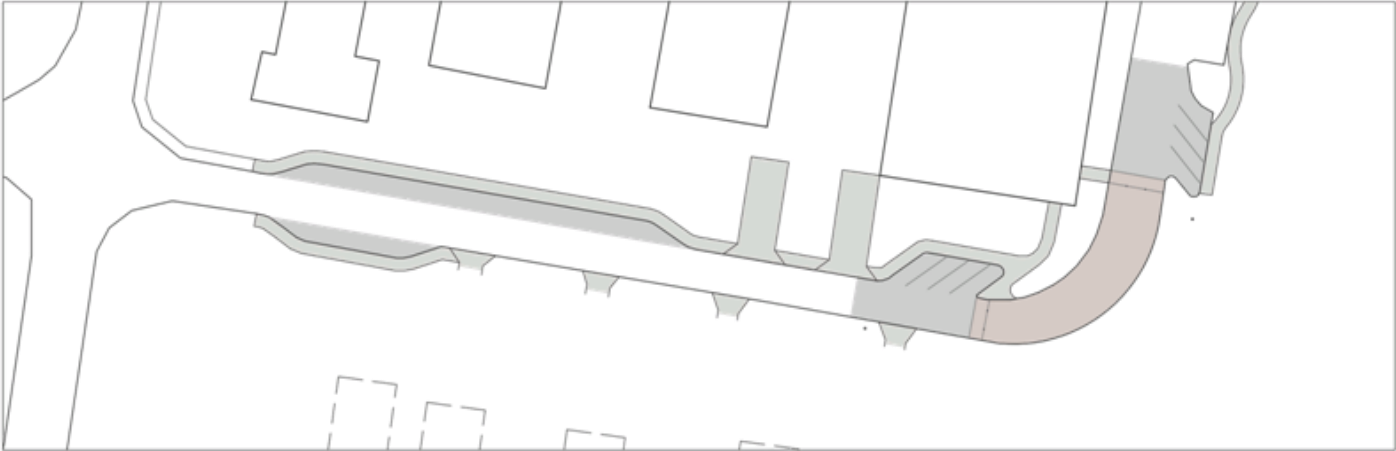
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**1**

LAD File No. -  
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Scale: 1/50 p. 42

PROJECT 8: HEADOFF:  
**LOOKOUT @ CNR DAMPIER TERRACE & FREDERICK STREET**  
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**INFRASTRUCTURE ELEMENTS**

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- STAGE 1. - ROADWORKS
- 1. REMOVAL OF PARTS OF THE EXISTING ROAD SURFACES, SITE CLEARING AND MAKING GOOD TO EXISTING CROSSOVERS & DRIVEWAYS (NOTE NBY HERITAGE MONITORING MAY BE REQUIRED)
  - 2. PROVISION OF ROAD CONNECTION BETWEEN DAMPIER TERRACE & FREDERICK STREET
  - 3. POTENTIAL PROVISION OF ASSOCIATED PEDESTRIAN PATHWAYS
  - 4. POTENTIAL PROVISION OF PARALLEL & ANGLE PARKING
  - 5. POTENTIAL PROVISION OR RELOCATION OF EXISTING LIGHT POLES

- STAGE 2. - VIEWING PLATFORM
- 1. FURTHER SITE CLEARING TO VIEWING PLATFORM FOOTPRINT (NOTE NBY HERITAGE MONITORING MAY BE REQUIRED)
  - 2. CONSTRUCTION OF EARTHWORKS AND SITE SERVICES & RETICULATION
  - 3. CONSTRUCTION OF RETAINING WALLS, CONCRETE PATHWAYS AND DECK STRUCTURES (INCL. SCULPTURE PLATFORM)
  - 4. CONSTRUCTION OF SHADE STRUCTURE
  - 5. INSTALLATION OF KEY DESIGN ELEMENTS AND FINISHES
  - 6. FINISHING OFF WORKS & SITE ACTIVATION STRATEGIES IMPLEMENTED



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drawing:  
**A.005**  
revision:  
**1**

DWG File No.:  
Project location: **ngl**  
Project No.: **L7503-00-002-lookout**  
Scale: **1:500 @ A2**

project & address:  
**LOOKOUT @ CNR DAMPIER TERRACE & FREDERICK STREET**  
drawing:  
**STAGING OF WORKS DIAGRAM**

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**Extract/Summary of Email Advice received from the Department of Local  
Government and Communities (11 April 2013 and 13 March 2013)**

**11 April 2013**

**Subject:** RE: Differential Rating

Thank you for providing the objects and reasons background to the UV based differential general rates imposed in 2012/13. The information provided indicates that the Shire has imposed unlawful UV based rates in 2012/13 and these can be challenged in SAT under s 6.82 of the Act.

As you would be aware, differential general rates can only be imposed on the basis of:

- Land zoning
- Land use
- Whether the land is vacant or not or
- A combination of the 3 criteria above

The Dampier Coconut Wells and Dampier Twelve Mile categories appear to both have a 'rural living' zone. If there is no 'use' distinction between these then they have to be rated on the same general rate and all properties in the Shire with a 'rural living' zone have to be on the same rate.

The Dampier Skulthorpe rates may be OK as it has a 'rural agriculture' zoning. However, if there are other properties in the Shire with a 'rural agriculture' zone, then they all have to be rated on the same general rate unless they can be further distinguished by 'use' or 'vacant land' status. You can't differentiate between 'rural agriculture' in Shulthorpe and 'rural agriculture' in Twelve Mile (for example).

If the Council wishes to make some differentiation among these 3 categories, it should impose the same UV general rate and then use s 6.47 of the Act to grant concessions so that the rates 'objectives' are met through the concessions rather than an 'unlawful' rate differentiation.

Happy to clarify any aspect of this further. However, if the Shire imposes rates on a similar basis in 2013/14 it is likely that these will be referred to SAT under s 6.82 to quash the rates.

Regards

**13 March 2013**

**Subject:** RE: Differential Rating

...As you would be aware, s 6.33(1) of the Act allows differential general rates to be based on:

- The zoning of land
- The purpose for which the land is held or used
- Whether the land is vacant or not
- Any characteristics prescribed [the only characteristics prescribed in r 52A will not apply], or
- A combination of these

Broome has several UV differential rates with descriptions that do not enable us to determine whether they are based on any of the above characteristics, or on some other basis that might not be permitted. These are:

- Dampier Coconut Wells
- Dampier Twelve Mile
- Dampier Commercial Operations & Pearling Leases
- Dampier Horticulture & Wattle Downs
- Dampier Skuthorpe

What is the basis of the differentiation between these?

What is different about Coconut Wells, Twelve Mile and Skuthorpe? Is it their zoning? Do they have a different use and if so what is that different use?

I look forward to your advice regarding these.

### Background Introduction of Formal Concessions

Section 6.33 of the *Local Government Act 1995* prescribes the basis of imposing differential general rates which allows local governments to apply differential general rates based on land use, zoning, vacant land or a combination of all of these characteristics.

In preparation for the adoption of the 2013/2014 annual budget, correspondence from the Department of Local Government and Communities (Department) identified an anomaly in the Shire of Broome's basis to imposing differential general rates for the Unimproved Value Rural rating categories. This anomaly was in regards to the rates in the dollar that had historically been applied to certain properties, dependant on their locality. As a result, officers conducted a review and made amendments to the rating categories to ensure compliance with the Department's advice. To alleviate the financial impact on those persons affected, Council sought in 2013, to introduce a level of concession (under Section 6.47 of the *Local Government Act 1995*) and have since indicated an intention to gradually bring the rate in the dollar back to the base UV-Rural rate.

The following changes occurred as part of the 2013/14 Budget process to Unimproved Value (UV) rating categories from 2012/13, resulting in two new categories being established through the combining of a number of former categories:

13/14 Categories	12/13 Categories	12/13 Rate in the Dollar
<b>UV - Rural</b>	UV-Dampier Coconut Well	0.2523
	UV-Dampier Twelve Mile	0.3547
	UV-Horticulture/Wattle Downs	0.4308
	UV-Skuthorpe	0.4866
<b>UV – Commercial Rural</b>	UV-Dampier Short Stay Accommodation	2.1976
	UV-Dampier Commercial Operations & Pearling	2.2443
	UV-Dampier Pastoral	2.5130

It is noted that UV – Mining was proposed to remain but, without reference to Dampier.

Concessions were established across certain properties within the new UV-Rural Rating Category to ensure minimal changes in the rates in the dollar from the previous year. Concessions included:

- Coconut Well           48%
- 12 Mile                 27%
- Horticultural Land Use   11%

Section 6.47 of the *Local Government Act 1995* enables Council to grant a concession on rates. There is no prescribed limit on the amount of a concession, however based on the rating principles of fairness and equity, there should be sound justification to provide concessions to some ratepayers and not others. Research indicates that there is no substantiated justification to provide ratepayers in 12 Mile,



Coconut Well or properties with a Horticulture land use, a varied rate in the dollar compared to each other or other ratepayers within the UV-Rural Rating Category. The concept of using differential rating to offset valuation impacts does not fulfil the principle of 'consistency' where all properties being used for a similar purpose or within the same zone, must be rated in the same way. If for example, a uniform rating approach was applied, rather than differential rating, the valuation in itself would provide the fundamental differential, which would directly impact the amount of rates to be paid.

As requested through a Council Workshop and to provide some relativity, the following table shows a comparison of rates levied in 2014/2015 across different properties throughout the town site to properties in Coconut Well and 12 Mile:

TOWNSITE PROPERTIES - GRV - SINGLE HOUSES						
Description	Suburb	GRV Valuation	2014/15 rates			Comment
GRV - RESIDENTIAL	BROOME	56,680	\$4,845.57			Double storey dwelling with pool
GRV - RESIDENTIAL	BROOME	49,920	\$4,267.66			Double storey dwelling with pool
GRV - RESIDENTIAL	BROOME	50,440	\$4,312.12			Double storey dwelling with pool with additional alterations
GRV - RESIDENTIAL	CABLE BEACH	45,760	\$3,912.02			Double storey dwelling with pool
GRV - RESIDENTIAL	BROOME	44,720	\$3,823.11			Double storey dwelling with pool
GRV - RESIDENTIAL	BROOME	43,160	\$3,689.75			Double storey dwelling with pool
GRV - RESIDENTIAL	DJUGUN	29,120	\$2,489.47			Average GRV - Roebuck Estate
GRV - RESIDENTIAL	CABLE BEACH	28,600	\$2,445.01			Average GRV - Six Seasons
GRV - RESIDENTIAL	BROOME	21,840	\$1,867.10			Average GRV - Old Broome
GRV - RESIDENTIAL	CABLE BEACH	33,280	\$2,845.11			Average GRV - Sunset Park
GRV - RESIDENTIAL	CABLE BEACH	36,400	\$3,111.84			Average GRV - Lullfitz Dr / Sands St
RURAL LIVING - UV - SINGLE HOUSES						
Description	Suburb	UV Valuation	2014/15 Rates	Concession	Nett Rates	Comment
UV - RURAL-48% CONCESSION	WATERBANK	864,000	\$4,708.80	\$2,260.22	\$2,448.58	Average UV-Rural value with dwelling and pool
UV - RURAL-48% CONCESSION	WATERBANK	1,157,000	\$6,305.65	\$3,026.71	\$3,278.94	Average UV-Rural value with dwelling and pool
UV - RURAL-48% CONCESSION	WATERBANK	1,063,050	\$5,793.62	\$2,780.94	\$3,012.68	Average UV-Rural value with dwelling and pool
UV - RURAL-27% CONCESSION	ROEBUCK	368,000	\$2,005.60	\$541.51	\$1,464.09	Average UV-Rural value with dwelling
UV - RURAL-27% CONCESSION	ROEBUCK	432,000	\$2,354.40	\$635.69	\$1,718.71	Average UV-Rural value with dwelling and pool
UV - RURAL-27%	ROEBUCK	679,000	\$3,700.55	\$999.15	\$2,701.40	Dwelling on larger lot

CONCESSION						
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The table includes sample properties taken from the categories under review, providing the rates before and after the concession, against the rates levied on other similar properties with single residences within the town site. It should be noted that this information is general in nature and that there are fundamental points of difference between properties under UV and GRV valuation methodologies.

Properties located in Coconut Well generally have on average, 'pre-concession' rates 'comparable' to similarly developed residential properties located in the town site. This being said, it must be recognised however, that properties with a higher UV value are properties with larger lot sizes which results in higher rates payable. Properties located in 12 Mile are on average levied 'pre-concession' rates that are 'lower' than those of median properties in town. This information indicates that with the concessions remaining in place as per the 2014/2015 financial year, these properties have historically been paying less rates than similar properties in town.

As stated above, Section 6.33(1) of the *Local Government Act 1995*, a Local Government may impose differential general rates according to the purpose for which the land is zoned under a local planning scheme, a purpose for which the land is being used or a combination of the two. The possibility of rating 12 Mile and Coconut Well properties by zone was explored. As 12 Mile and Coconut Well localities share the same planning zone which is "Rural Residential", this would mean that properties would still be in the same rating group. There are also other additional properties besides Coconut Well and 12 Mile which fall within this zoning that would be impacted by such an option. This included properties on Wattle Drive and Billingurr (Cable Beach North). This was not deemed appropriate as some of these properties within the Zone are GRV rated as opposed to UV.

Note: Information has been sourced from REIWA website which is publically available.

Williams Road, Waterbank (COCONUT WELL) – 8 Bedroom, 5 Bathrooms

UV: \$1,227,000

RATES LEVIED 14/15: \$6,687

NET RATES WITH CONCESSION: \$3477.32

SELLING: OFFERS FROM \$3,600,000

LAND AREA: 4.48ha

CURRENTLY LEASED FOR \$1700 P/week (excluding the caretakers residence)

INDICATIVE RATES WITH GRV ESTIMATE:  $1700 \times 52 = \$88,400 \times 0.08549 = \underline{\underline{\$7557.32}}$



Lawrence Road, Waterbank (COCONUT WELL) – 4 Bedroom, 4 Bathrooms

UV: \$1,097,000

RATES LEVIED 14/15: \$5,978.65

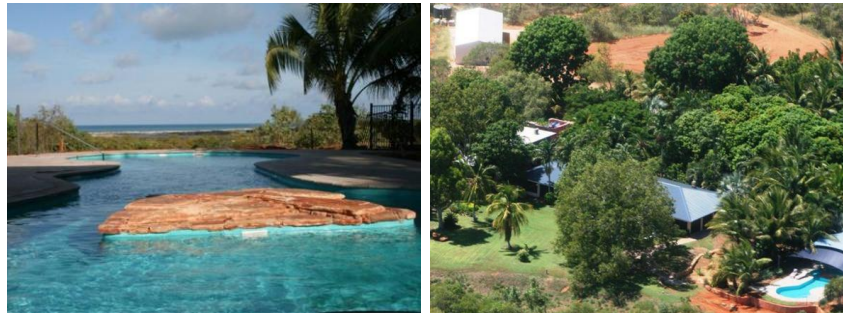
NET RATES WITH CONCESSION: \$3108.90

SELLING: OFFERS FROM \$3,000,000

LAND AREA: 3.3ha

Local Real Estate Agent estimates this property could reach \$1200p/w

INDICATIVE RATES WITH GRV ESTIMATE:  $1200 \times 52 = \$62,400 \times 0.08549 = \underline{\underline{\$5334.57}}$



Fong Street, Roebuck (TWELVE MILE) – 4 Bedroom, 2 Bathrooms

UV: \$363,000

RATES LEVIED 14/15: \$1,978.35

NET RATES WITH CONCESSION: \$1444.20

SELLING: OFFERS FROM \$850,000

LAND AREA: 1.9ha

Local Real Estate Agent estimates rental of \$700 p/week

INDICATIVE RATES WITH GRV ESTIMATE:  $\$700 \times 52 = \$36,400 \times 0.08549 = \underline{\underline{\$3111.85}}$





Yamashita Street, Roebuck (TWELVE MILE) – 3 Bedroom, 1 Bathrooms

UV: \$371,000

RATES LEVIED 14/15: \$2,021.95

NET RATES WITH CONCESSION: \$1476.02

SELLING: \$780,000

LAND AREA: 2.00ha

Local Real Estate Agent estimates rental of \$750 p/week

RATES WITH GRV ESTIMATE:  $\$750 \times 52 = \$39,000 \times 0.08549 = \underline{\underline{\$3334.11}}$



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Demco Drive, Broome – 3 Bedroom, 1 Bathrooms

GRV: \$38,480

RATES LEVIED 14/15: **\$3,289.70**

SELLING: \$950,000

LAND AREA: 700m2



Kapang Drive, Cable Beach – 4 Bedroom, 2 Bathrooms

GRV: \$36,400

RATES LEVIED 14/15: **\$3,111.84**

SELLING: \$1,095,000

LAND AREA: 774m2





## Objectives and Reasons for Proposed Differential Rates and Minimum Payments for the 2015/16 Financial Year

*In accordance with Section 6.36 of the Local Government Act 1995, the Shire of Broome is required to publish its Objects and Reasons for implementing Differential Rates.*

### **Overall Objective**

The purpose of the levying of rates is to meet Council's budget requirements in each financial year in order to deliver services and community infrastructure. Property valuations provided by the Valuer General are used as the basis for the calculation of rates each year. Section 6.33 of the Local Government Act 1995 provides the ability to differentially rate properties based on zoning and/or land use as determined by the Shire of Broome. The application of differential rating maintains equity in the rating of properties across the Shire, enabling the Council to provide facilities, infrastructure and services to the entire community and visitors.

Below is a summary of the proposed minimum payments and rates in the dollar for 2015/16

Differential Rate Category	Minimum Payment Proposed	Rate in the \$ (Cents) Proposed
GRV – Residential	\$1224	9.399
GRV – Residential Vacant	\$1224	15.22
GRV – Commercial	\$1224	10.38
GRV – Tourism	\$1224	14.715
UV – Rural	\$1224	0.5836
UV – Mining	\$1224	12.225
UV – Commercial Rural	\$1224	2.9656

### **Gross Rental Value (GRV)**

The Local Government Act 1995 determines that properties of a Non-Rural purpose be rated using the Gross Rental Valuation (GRV) as the basis for the calculation of annual rates. The Valuer General determines the GRV for all properties within the Shire of Broome every three years and assigns a GRV. The current valuation is effective from 1 July 2015. Interim valuations are provided monthly to Council by the Valuer General for properties where changes have occurred (i.e. subdivisions or strata title of property, amalgamations, building constructions, demolition, additions and/or property rezoning). In such instances Council recalculates the rates for the affected properties and issues interim rates notices.

### **GRV – Residential (The Base Rate for Gross Rental Value)**

This rating category consists of properties located within the townsite boundaries which have a predominantly residential use. The object of the rate for this category is to be the base rate by which all other GRV rated properties are assessed. The reason is that the other GRV rating

categories have a higher demand on Shire resources and vacant land is encouraged to be developed.

## **GRV – Residential Vacant**

This rating category consists of vacant properties located within the townsite boundaries, excepting land zoned as Tourist, Commercial or Industrial. The object of the rate for this category is to encourage land owners to develop residential vacant land and to reflect the different method used for the valuation of vacant residential land as compared to the GRV-Residential rate category. The reason is that excessive vacant land leaves subdivisions appearing barren and unsightly, to the detriment of the aesthetics of the area. The rate in the dollar for this category is 62% higher than the GRV –Residential base rate.

## **GRV – Commercial**

This rating category consists of properties used for Commercial, Town Centre or Industrial purposes and non residential vacant land, excluding properties with a tourism use. The object of the rate for this category is to raise additional revenue to fund the costs associated with the higher level of service provided to properties in this category. The reason is that the Shire incurs higher costs to service these areas including car park infrastructure, landscaping and other amenities. In addition, extra costs are also associated with tourism and economic development activities that have a benefit to these ratepayers. The rate in the dollar for this category is 10% higher than the GRV –Residential base rate.

## **GRV – Tourism**

This rating category consists of properties with a tourism use within the townsite. The object of the rate for this category is to raise additional revenue to fund the costs associated with the higher reliance on Shire resources and the higher level of service provided to properties in this category. The reason this category is rated higher than the base rate for GRV is to fund costs associated with the heavier use of infrastructure and other Council assets and services in addition to contribution toward tourism promotion activities. The rate in the dollar for this category is 56% higher than the GRV –Residential base rate.

## **Unimproved Value (UV)**

Properties that are predominantly of a rural purpose are assigned an Unimproved Value that is supplied and updated by the Valuer General on an annual basis. The rate in the dollar set for the UV-Rural category forms the basis for calculating all other UV differential rates.

## **UV - Rural (The Base Rate for Unimproved Value)**

This rating category consists of properties that are exclusively for rural use. The object of the rate for this category is to be the base rate by which all other UV rated properties are assessed. The reason is that the other UV rating categories have a higher demand on Shire resources.

## **UV - Commercial Rural**

This rating category consists of properties that are outside of the townsite that have a commercial use inclusive of:

- Pearling Leases;



- Pastoral leases or Pastoral use;
- Caravan Parks; and
- Short Stay Accommodation

The object of the rate for this category is to raise additional revenue to fund the additional cost impacts attributed to the servicing of these properties. The reason is that the Shire incurs higher costs in infrastructure maintenance as a result of extra vehicle movements on the shire's road network due to the activities associated with these properties.

## **UV – Mining**

This rating category consists of properties that are used for mining, exploration or prospecting purposes. The object of the rate for this category is to raise additional revenue to fund the additional cost impacts to the Shire. The reason this category is rated higher than UV-Commercial is to reflect the higher road infrastructure maintenance costs to Council as a result of frequent heavy vehicle use over extensive lengths of shire roads throughout the year.

## **Minimum Payments**

The proposed minimum payment of \$1,224 has been applied to all rating categories.

The object and reason for this minimum payment is to ensure that all property owners in the Shire of Broome are levied a unified and equitable minimum amount. It is also recognition that every property receives some minimum level of benefit of the works and services provided by the Shire.

## **Submissions**

Submissions are invited from any Elector or Ratepayer with respect to the proposed differential general rates and minimum payments within 21 days of the date of the notice of intent. All submissions in writing must be clearly marked **Submission regarding Differential Rating** and forwarded to:

Chief Executive Officer  
Shire of Broome  
PO Box 44  
Broome WA 6725

All Submissions must be received by the Shire of Broome no later than close of business on \_\_\_\_\_.

Yours Faithfully,

**K R Donohoe**  
**Chief Executive Officer**

SHIRE OF BROOME  
NOTES TO AND FORMING PART OF THE BUDGET  
FOR THE YEAR ENDED 30TH JUNE 2016

## 8. RATING INFORMATION - 2015/16 FINANCIAL YEAR

Comparative Base Model 15/16 - With 100% of the UV-Rural Concession

RATE TYPE	Rate in \$ as cents	Number of Properties	Rateable Value \$	2015/16 Budgeted Rate Revenue \$	2015/16 Budgeted Interim Rates \$	2015/16 Budgeted Back Rates \$	2015/16 Budgeted Total Revenue \$	2014/15 Rate in \$ as cents	2014/15 Number of Properties	2014/15 Rateable Value \$	2014/15 Budgeted Total Revenue \$	2014/15 Actual \$ to 30/4/2015
<b>Differential General Rate</b>												
<u>Gross Rental Valuations</u>												
GRV - Residential	9.4250	4,520	114,546,662	10,796,023	0	0	10,796,023	8.549	4,316	115,749,664	9,981,357	10,211,687
GRV - Residential - Vacant	15.2620	144	2,507,860	382,750	0	0	382,750	15.635	292	4,183,400	654,075	588,734
GRV - Commercial	10.4093	575	53,079,692	5,525,224	0	0	5,525,224	10.060	571	52,075,935	5,238,839	5,340,538
GRV - Tourism	14.7557	447	16,670,610	2,459,865	0	0	2,459,865	12.500	453	18,365,830	2,295,729	2,213,161
<u>Unimproved Value Valuations</u>												
UV - Rural	0.5852	136	86,504,300	506,223	0	0	506,223	0.545	131	85,821,000	467,916	374,057
UV - Mining	12.2589	46	1,660,509	203,560	0	0	203,560	15.000	36	970,104	145,516	144,132
UV - Commercial Rural	2.9738	31	7,684,346	228,517	0	0	228,517	2.515	29	8,152,808	205,043	207,359
<b>Sub-Total Differential General Rate</b>		<b>5,899</b>	<b>282,653,979</b>	<b>20,102,162</b>	<b>0</b>	<b>0</b>	<b>20,102,162</b>		<b>5,828</b>	<b>285,318,741</b>	<b>18,988,475</b>	<b>19,079,668</b>
RATE TYPE	Minimum Payment \$	Number of Properties	Rateable Value \$	2015/16 Budgeted Rate Revenue \$	2015/16 Budgeted Interim Rates \$	2015/16 Budgeted Back Rates \$	2015/16 Budgeted Total Revenue \$	2014/15 Minimum Payment \$	2014/15 Number of Properties	2014/15 Rateable Value \$	2014/15 Budgeted Total Revenue \$	2014/15 Actual \$ to 30/4/2015
<b>Minimum Payments</b>												
<u>Gross Rental Valuations</u>												
GRV - Residential	1,224	81	903,108	99,144	0	0	99,144	1,200	67	974,674	80,400	124,800
GRV - Residential - Vacant	1,224	247	1,498,475	302,328	0	0	302,328	1,200	133	793,530	159,600	82,800
GRV - Commercial	1,224	15	102,054	18,360	0	0	18,360	1,200	12	122,060	14,400	14,400
GRV - Tourism	1,224	412	1,880,840	504,288	0	0	504,288	1,200	437	2,309,268	524,400	524,400
<u>Unimproved Value Valuations</u>												
UV - Rural	1,224	4	499,000	4,896	0	0	4,896	1,200	4	499,000	4,800	2,400
UV - Mining	1,224	39	130,061	47,736			47,736	1,200	36	102,285	43,200	43,200
UV - Commercial Rural	1,224	13	75,800	15,912			15,912	1,200	5	36,200	6,000	6,000
<b>Sub-Total Minimum Payments</b>		<b>811</b>	<b>5,089,338</b>	<b>992,664</b>	<b>0</b>	<b>0</b>	<b>992,664</b>		<b>694</b>	<b>4,837,017</b>	<b>832,800</b>	<b>798,000</b>
<b>Sub-Total Differential General Rate &amp; Minimum Payments</b>							<b>21,094,826</b>				<b>19,821,275</b>	<b>19,877,668</b>
Ex-Gratia Rates											25,975	0
Specified Area Rates (Note 9)												
Total Rates Before Discount Expenses							<b>21,094,826</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>19,847,250</b>	<b>19,877,668</b>
Discounts											7,451	0
<b>Total</b>		<b>6,710</b>	<b>287,743,317</b>				<b>21,094,826</b>		<b>6,522</b>	<b>290,155,758</b>	<b>19,839,799</b>	<b>19,877,668</b>

Basis Of Rating

All land except exempt land in the Shire of Broome is rated according to its Gross Rental Value (GRV) in townsites or Unimproved Value (UV) in the remainder of the Shire. Additional differential rates, for properties carrying out commercial and tourist related activities, have been established to raise funds for the support of tourism initiatives.

The general rates detailed above for the 2015/16 financial year have been determined by Council on the basis of raising the revenue required to meet the deficiency between the total estimated expenditure proposed in the budget and the estimated revenue to be received from all sources other than rates and also considering the extent of any increase in rating over the level adopted in the previous year.

The minimum rates have been determined by Council on the basis that all ratepayers must make a reasonable contribution to the cost of the Local Government services/facilities.

## 9. RATE PAYMENT DISCOUNTS, WAIVERS &amp; CONCESSIONS - 2015/16 FINANCIAL YEAR

RATE TYPE	Rate in \$ as cents	Number of Properties	Rateable Value \$	2015/16 Budgeted Rate Revenue \$	2015/16 Budgeted Concession \$	2015/16 Budgeted Back Rates \$	2015/16 Budgeted Total Revenue \$	2014/15 Rate in \$ as cents	2014/15 Number of Properties	2014/15 Rateable Value \$	2014/15 Budget \$	2014/15 Actual \$ to 30/4/2015
<b>Concessions</b>												

UV - Coconut Wells	0.5852	35	42,672,000	249,717	-119,866		129,851	0.545	35	45,685,000	129,032	179,771
UV - Twelve Mile	0.5852	84	32,683,000	191,261	-51,639		139,622	0.545	82	33,296,000	132,288	157,617
UV - Horticulture Land Use	0.5852	7	3,466,000	20,283	-2,232		18,051	0.545	7	3,465,000	16,799	17,845
<b>Sub-Totals Concessions</b>		<b>126</b>	<b>78,821,000</b>	<b>461,261</b>	<b>-173,737</b>	<b>0</b>	<b>287,524</b>		<b>124</b>	<b>82,446,000</b>	<b>278,119</b>	<b>355,233</b>
Total Budgeted Rate Revenue before Concessions							21,094,826				19,839,799	19,877,668
Concessions							-173,737				-171,211	
<b>Grand Total Rate Revenue after Concessions</b>		<b>6,836</b>	<b>366,564,317</b>				<b>20,921,089</b>		<b>6,646</b>	<b>372,601,758</b>	<b>19,668,588</b>	<b>19,877,668</b>

Prop Growth

Discounts, Incentives, Concessions and Write-Offs

Council, in accordance with Section 6.47 of the Local Government Act 1995 as amended, has granted the following concessions:

- (1) 32% concession on all properties on unimproved values (UV) in the locality of Coconut Well
- (2) 18% concession on all properties on unimproved values (UV) in the locality of Twelve Mile.
- (3) 7.33% concession on all properties on unimproved values (UV) with Horticulture Land Use.

These concessions do not apply to any property on the minimum payment.





## Objectives and Reasons for Proposed Differential Rates and Minimum Payments for the 2015/16 Financial Year

*In accordance with Section 6.36 of the Local Government Act 1995, the Shire of Broome is required to publish its Objects and Reasons for implementing Differential Rates.*

### **Overall Objective**

The purpose of the levying of rates is to meet Council's budget requirements in each financial year in order to deliver services and community infrastructure. Property valuations provided by the Valuer General are used as the basis for the calculation of rates each year. Section 6.33 of the Local Government Act 1995 provides the ability to differentially rate properties based on zoning and/or land use as determined by the Shire of Broome. The application of differential rating maintains equity in the rating of properties across the Shire, enabling the Council to provide facilities, infrastructure and services to the entire community and visitors.

Below is a summary of the proposed minimum payments and rates in the dollar for 2015/16

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GRV – Residential Vacant	\$1224	15.22
GRV – Commercial	\$1224	10.38
GRV – Tourism	\$1224	14.715
UV – Rural	\$1224	0.5836
UV – Mining	\$1224	12.225
UV – Commercial Rural	\$1224	2.9656

### **Gross Rental Value (GRV)**

The Local Government Act 1995 determines that properties of a Non-Rural purpose be rated using the Gross Rental Valuation (GRV) as the basis for the calculation of annual rates. The Valuer General determines the GRV for all properties within the Shire of Broome every three years and assigns a GRV. The current valuation is effective from 1 July 2015. Interim valuations are provided monthly to Council by the Valuer General for properties where changes have occurred (i.e. subdivisions or strata title of property, amalgamations, building constructions, demolition, additions and/or property rezoning). In such instances Council recalculates the rates for the affected properties and issues interim rates notices.

### **GRV – Residential (The Base Rate for Gross Rental Value)**

This rating category consists of properties located within the townsite boundaries which have a predominantly residential use. The object of the rate for this category is to be the base rate by which all other GRV rated properties are assessed. The reason is that the other GRV rating

categories have a higher demand on Shire resources and vacant land is encouraged to be developed.

## **GRV – Residential Vacant**

This rating category consists of vacant properties located within the townsite boundaries, excepting land zoned as Tourist, Commercial or Industrial. The object of the rate for this category is to encourage land owners to develop residential vacant land and to reflect the different method used for the valuation of vacant residential land as compared to the GRV-Residential rate category. The reason is that excessive vacant land leaves subdivisions appearing barren and unsightly, to the detriment of the aesthetics of the area. The rate in the dollar for this category is 62% higher than the GRV –Residential base rate.

## **GRV – Commercial**

This rating category consists of properties used for Commercial, Town Centre or Industrial purposes and non residential vacant land, excluding properties with a tourism use. The object of the rate for this category is to raise additional revenue to fund the costs associated with the higher level of service provided to properties in this category. The reason is that the Shire incurs higher costs to service these areas including car park infrastructure, landscaping and other amenities. In addition, extra costs are also associated with tourism and economic development activities that have a benefit to these ratepayers. The rate in the dollar for this category is 10% higher than the GRV –Residential base rate.

## **GRV – Tourism**

This rating category consists of properties with a tourism use within the townsite. The object of the rate for this category is to raise additional revenue to fund the costs associated with the higher reliance on Shire resources and the higher level of service provided to properties in this category. The reason this category is rated higher than the base rate for GRV is to fund costs associated with the heavier use of infrastructure and other Council assets and services in addition to contribution toward tourism promotion activities. The rate in the dollar for this category is 56% higher than the GRV –Residential base rate.

## **Unimproved Value (UV)**

Properties that are predominantly of a rural purpose are assigned an Unimproved Value that is supplied and updated by the Valuer General on an annual basis. The rate in the dollar set for the UV-Rural category forms the basis for calculating all other UV differential rates.

## **UV - Rural (The Base Rate for Unimproved Value)**

This rating category consists of properties that are exclusively for rural use. The object of the rate for this category is to be the base rate by which all other UV rated properties are assessed. The reason is that the other UV rating categories have a higher demand on Shire resources.

## **UV - Commercial Rural**

This rating category consists of properties that are outside of the townsite that have a commercial use inclusive of:

- Pearling Leases;

- Pastoral leases or Pastoral use;
- Caravan Parks; and
- Short Stay Accommodation

The object of the rate for this category is to raise additional revenue to fund the additional cost impacts attributed to the servicing of these properties. The reason is that the Shire incurs higher costs in infrastructure maintenance as a result of extra vehicle movements on the shire's road network due to the activities associated with these properties.

## **UV – Mining**

This rating category consists of properties that are used for mining, exploration or prospecting purposes. The object of the rate for this category is to raise additional revenue to fund the additional cost impacts to the Shire. The reason this category is rated higher than UV-Commercial is to reflect the higher road infrastructure maintenance costs to Council as a result of frequent heavy vehicle use over extensive lengths of shire roads throughout the year.

## **Minimum Payments**

The proposed minimum payment of \$1,224 has been applied to all rating categories.

The object and reason for this minimum payment is to ensure that all property owners in the Shire of Broome are levied a unified and equitable minimum amount. It is also recognition that every property receives some minimum level of benefit of the works and services provided by the Shire.

## **Submissions**

Submissions are invited from any Elector or Ratepayer with respect to the proposed differential general rates and minimum payments within 21 days of the date of the notice of intent. All submissions in writing must be clearly marked **Submission regarding Differential Rating** and forwarded to:

Chief Executive Officer  
Shire of Broome  
PO Box 44  
Broome WA 6725

All Submissions must be received by the Shire of Broome no later than close of business on \_\_\_\_\_.

Yours Faithfully,

**K R Donohoe**  
**Chief Executive Officer**



SHIRE OF BROOME  
NOTES TO AND FORMING PART OF THE BUDGET  
FOR THE YEAR ENDED 30TH JUNE 2016

## 8. RATING INFORMATION - 2015/16 FINANCIAL YEAR

Comparative Base Model 15/16 - With 66.66% UV-Rural Concession

RATE TYPE	Rate in \$ as cents	Number of Properties	Rateable Value \$	2015/16 Budgeted Rate Revenue \$	2015/16 Budgeted Interim Rates \$	2015/16 Budgeted Back Rates \$	2015/16 Budgeted Total Revenue \$	2014/15 Rate in \$ as cents	2014/15 Number of Properties	2014/15 Rateable Value \$	2014/15 Budgeted Total Revenue \$	2014/15 Actual \$ to 30/4/2015
<b>Differential General Rate</b>												
<u>Gross Rental Valuations</u>												
GRV - Residential	9.3990	4,511	114,429,662	10,755,244	0	0	10,755,244	8.549	4,316	115,749,664	9,981,357	10,211,687
GRV - Residential - Vacant	15.2200	144	2,507,860	381,696	0	0	381,696	15.635	292	4,183,400	654,075	588,734
GRV - Commercial	10.3800	575	53,079,692	5,509,672	0	0	5,509,672	10.060	571	52,075,935	5,238,839	5,340,538
GRV - Tourism	14.7150	447	16,670,610	2,453,080	0	0	2,453,080	12.500	453	18,365,830	2,295,729	2,213,161
<u>Unimproved Value Valuations</u>												
UV - Rural	0.5836	136	86,504,300	504,839	0	0	504,839	0.545	131	85,821,000	467,916	374,057
UV - Mining	12.2250	46	1,660,509	202,997	0	0	202,997	15.000	36	970,104	145,516	144,132
UV - Commercial Rural	2.9656	31	7,684,346	227,887	0	0	227,887	2.515	29	8,152,808	205,043	207,359
<b>Sub-Total Differential General Rate</b>		5,890	282,536,979	20,035,415	0	0	20,035,415		5,828	285,318,741	18,988,475	19,079,668
RATE TYPE	Minimum Payment \$	Number of Properties	Rateable Value \$	2015/16 Budgeted Rate Revenue \$	2015/16 Budgeted Interim Rates \$	2015/16 Budgeted Back Rates \$	2015/16 Budgeted Total Revenue \$	2014/15 Minimum Payment \$	2014/15 Number of Properties	2014/15 Rateable Value \$	2014/15 Budgeted Total Revenue \$	2014/15 Actual \$ to 30/4/2015
<b>Minimum Payments</b>												
<u>Gross Rental Valuations</u>												
GRV - Residential	1,224	90	1,020,108	110,160	0	0	110,160	1,200	67	974,674	80,400	124,800
GRV - Residential - Vacant	1,224	247	1,498,475	302,328	0	0	302,328	1,200	133	793,530	159,600	82,800
GRV - Commercial	1,224	15	102,054	18,360	0	0	18,360	1,200	12	122,060	14,400	14,400
GRV - Tourism	1,224	412	1,880,840	504,288	0	0	504,288	1,200	437	2,309,268	524,400	524,400
<u>Unimproved Value Valuations</u>												
UV - Rural	1,224	4	499,000	4,896	0	0	4,896	1,200	4	499,000	4,800	2,400
UV - Mining	1,224	39	130,061	47,736			47,736	1,200	36	102,285	43,200	43,200
UV - Commercial Rural	1,224	13	75,800	15,912			15,912	1,200	5	36,200	6,000	6,000
<b>Sub-Total Minimum Payments</b>		820	5,206,338	1,003,680	0	0	1,003,680		694	4,837,017	832,800	798,000
<b>Sub-Total Differential General Rate &amp; Minimum Payments</b>							21,039,095				19,821,275	19,877,668
Ex-Gratia Rates											25,975	0
Specified Area Rates (Note 9)												
Total Rates Before Discount Expenses							21,039,095	0	0	0	19,847,250	19,877,668
Discounts											7,451	0
<b>Total</b>		6,710	287,743,317				21,039,095		6,522	290,155,758	19,839,799	19,877,668

Basis Of Rating

All land except exempt land in the Shire of Broome is rated according to its Gross Rental Value (GRV) in townsites or Unimproved Value (UV) in the remainder of the Shire. Additional differential rates, for properties carrying out commercial and tourist related activities, have been established to raise funds for the support of tourism initiatives.

The general rates detailed above for the 2015/16 financial year have been determined by Council on the basis of raising the revenue required to meet the deficiency between the total estimated expenditure proposed in the budget and the estimated revenue to be received from all sources other than rates and also considering the extent of any increase in rating over the level adopted in the previous year.

The minimum rates have been determined by Council on the basis that all ratepayers must make a reasonable contribution to the cost of the Local Government services/facilities.

## 9. RATE PAYMENT DISCOUNTS, WAIVERS &amp; CONCESSIONS - 2015/16 FINANCIAL YEAR

RATE TYPE	Rate in \$ as cents	Number of Properties	Rateable Value \$	2015/16 Budgeted Rate Revenue \$	2015/16 Budgeted Concession \$	2015/16 Budgeted Back Rates \$	2015/16 Budgeted Total Revenue \$	2014/15 Rate in \$ as cents	2014/15 Number of Properties	2014/15 Rateable Value \$	2014/15 Budget \$	2014/15 Actual \$ to 30/4/2015
<b>Concessions</b>												

UV - Coconut Wells	0.5836	35	42,672,000	249,034	-79,669		169,365	0.545	35	45,685,000	129,032	179,771
UV - Twelve Mile	0.5836	84	32,683,000	190,738	-34,317		156,421	0.545	82	33,296,000	132,288	157,617
UV - Horticulture Land Use	0.5836	7	3,466,000	20,228	-1,483		18,745	0.545	7	3,465,000	16,799	17,845
<b>Sub-Totals Concessions</b>		<b>126</b>	<b>78,821,000</b>	<b>460,000</b>	<b>-115,469</b>	<b>0</b>	<b>344,531</b>		<b>124</b>	<b>82,446,000</b>	<b>278,119</b>	<b>355,233</b>
Total Budgeted Rate Revenue before Concessions							21,039,095				19,839,799	19,877,668
Concessions							-115,469				-171,211	
<b>Grand Total Rate Revenue after Concessions</b>		<b>6,836</b>	<b>366,564,317</b>				<b>20,923,626</b>		<b>6,646</b>	<b>372,601,758</b>	<b>19,668,588</b>	<b>19,877,668</b>

Prop Growth

Discounts, Incentives, Concessions and Write-Offs

Council, in accordance with Section 6.47 of the Local Government Act 1995 as amended, has granted the following concessions:

- (1) 32% concession on all properties on unimproved values (UV) in the locality of Coconut Well
- (2) 18% concession on all properties on unimproved values (UV) in the locality of Twelve Mile.
- (3) 7.33% concession on all properties on unimproved values (UV) with Horticulture Land Use.

These concessions do not apply to any property on the minimum payment.



## Objectives and Reasons for Proposed Differential Rates and Minimum Payments for the 2015/16 Financial Year

*In accordance with Section 6.36 of the Local Government Act 1995, the Shire of Broome is required to publish its Objects and Reasons for implementing Differential Rates.*

### **Overall Objective**

The purpose of the levying of rates is to meet Council's budget requirements in each financial year in order to deliver services and community infrastructure. Property valuations provided by the Valuer General are used as the basis for the calculation of rates each year. Section 6.33 of the Local Government Act 1995 provides the ability to differentially rate properties based on zoning and/or land use as determined by the Shire of Broome. The application of differential rating maintains equity in the rating of properties across the Shire, enabling the Council to provide facilities, infrastructure and services to the entire community and visitors.

Below is a summary of the proposed minimum payments and rates in the dollar for 2015/16

Differential Rate Category	Minimum Payment Proposed	Rate in the \$ (Cents) Proposed
GRV – Residential	\$1224	9.3359
GRV – Residential Vacant	\$1224	15.22
GRV – Commercial	\$1224	10.3103
GRV – Tourism	\$1224	14.715
UV – Rural	\$1224	0.5797
UV – Mining	\$1224	12.1429
UV – Commercial Rural	\$1224	2.9457

### **Gross Rental Value (GRV)**

The Local Government Act 1995 determines that properties of a Non-Rural purpose be rated using the Gross Rental Valuation (GRV) as the basis for the calculation of annual rates. The Valuer General determines the GRV for all properties within the Shire of Broome every three years and assigns a GRV. The current valuation is effective from 1 July 2015. Interim valuations are provided monthly to Council by the Valuer General for properties where changes have occurred (i.e. subdivisions or strata title of property, amalgamations, building constructions, demolition, additions and/or property rezoning). In such instances Council recalculates the rates for the affected properties and issues interim rates notices.

### **GRV – Residential (The Base Rate for Gross Rental Value)**

This rating category consists of properties located within the townsite boundaries which have a predominantly residential use. The object of the rate for this category is to be the base rate by which all other GRV rated properties are assessed. The reason is that the other GRV rating

categories have a higher demand on Shire resources and vacant land is encouraged to be developed.

## **GRV – Residential Vacant**

This rating category consists of vacant properties located within the townsite boundaries, excepting land zoned as Tourist, Commercial or Industrial. The object of the rate for this category is to encourage land owners to develop residential vacant land and to reflect the different method used for the valuation of vacant residential land as compared to the GRV-Residential rate category. The reason is that excessive vacant land leaves subdivisions appearing barren and unsightly, to the detriment of the aesthetics of the area. The rate in the dollar for this category is 63% higher than the GRV –Residential base rate.

## **GRV – Commercial**

This rating category consists of properties used for Commercial, Town Centre or Industrial purposes and non residential vacant land, excluding properties with a tourism use. The object of the rate for this category is to raise additional revenue to fund the costs associated with the higher level of service provided to properties in this category. The reason is that the Shire incurs higher costs to service these areas including car park infrastructure, landscaping and other amenities. In addition, extra costs are also associated with tourism and economic development activities that have a benefit to these ratepayers. The rate in the dollar for this category is 10% higher than the GRV –Residential base rate.

## **GRV – Tourism**

This rating category consists of properties with a tourism use within the townsite. The object of the rate for this category is to raise additional revenue to fund the costs associated with the higher reliance on Shire resources and the higher level of service provided to properties in this category. The reason this category is rated higher than the base rate for GRV is to fund costs associated with the heavier use of infrastructure and other Council assets and services in addition to contribution toward tourism promotion activities. The rate in the dollar for this category is 58% higher than the GRV –Residential base rate.

## **Unimproved Value (UV)**

Properties that are predominantly of a rural purpose are assigned an Unimproved Value that is supplied and updated by the Valuer General on an annual basis. The rate in the dollar set for the UV-Rural category forms the basis for calculating all other UV differential rates.

## **UV - Rural (The Base Rate for Unimproved Value)**

This rating category consists of properties that are exclusively for rural use. The object of the rate for this category is to be the base rate by which all other UV rated properties are assessed. The reason is that the other UV rating categories have a higher demand on Shire resources.

## **UV - Commercial Rural**

This rating category consists of properties that are outside of the townsite that have a commercial use inclusive of:

- Pearling Leases;



- Pastoral leases or Pastoral use;
- Caravan Parks; and
- Short Stay Accommodation

The object of the rate for this category is to raise additional revenue to fund the additional cost impacts attributed to the servicing of these properties. The reason is that the Shire incurs higher costs in infrastructure maintenance as a result of extra vehicle movements on the shire's road network due to the activities associated with these properties.

## **UV – Mining**

This rating category consists of properties that are used for mining, exploration or prospecting purposes. The object of the rate for this category is to raise additional revenue to fund the additional cost impacts to the Shire. The reason this category is rated higher than UV-Commercial is to reflect the higher road infrastructure maintenance costs to Council as a result of frequent heavy vehicle use over extensive lengths of shire roads throughout the year.

## **Minimum Payments**

The proposed minimum payment of \$1,224 has been applied to all rating categories.

The object and reason for this minimum payment is to ensure that all property owners in the Shire of Broome are levied a unified and equitable minimum amount. It is also recognition that every property receives some minimum level of benefit of the works and services provided by the Shire.

## **Submissions**

Submissions are invited from any Elector or Ratepayer with respect to the proposed differential general rates and minimum payments within 21 days of the date of the notice of intent. All submissions in writing must be clearly marked **Submission regarding Differential Rating** and forwarded to:

Chief Executive Officer  
Shire of Broome  
PO Box 44  
Broome WA 6725

All Submissions must be received by the Shire of Broome no later than close of business on \_\_\_\_\_.

Yours Faithfully,

**K R Donohoe**  
**Chief Executive Officer**

SHIRE OF BROOME  
NOTES TO AND FORMING PART OF THE BUDGET  
FOR THE YEAR ENDED 30TH JUNE 2016

## 8. RATING INFORMATION - 2015/16 FINANCIAL YEAR

Comparative Base Model 15/16 - With NO UV-Rural Concession

RATE TYPE	Rate in \$ as cents	Number of Properties	Rateable Value \$	2015/16 Budgeted Rate Revenue \$	2015/16 Budgeted Interim Rates \$	2015/16 Budgeted Back Rates \$	2015/16 Budgeted Total Revenue \$	2014/15 Rate in \$ as cents	2014/15 Number of Properties	2014/15 Rateable Value \$	2014/15 Budgeted Total Revenue \$	2014/15 Actual \$ to 30/4/2015
<b>Differential General Rate</b>												
<u>Gross Rental Valuations</u>												
GRV - Residential	9.3359	4,511	114,429,662	10,683,039	0	0	10,683,039	8.549	4,316	115,749,664	9,981,357	10,211,687
GRV - Residential - Vacant	15.2200	144	2,507,860	381,696	0	0	381,696	15.635	292	4,183,400	654,075	588,734
GRV - Commercial	10.3103	575	53,079,692	5,472,675	0	0	5,472,675	10.060	571	52,075,935	5,238,839	5,340,538
GRV - Tourism	14.7150	447	16,670,610	2,453,080	0	0	2,453,080	12.500	453	18,365,830	2,295,729	2,213,161
<u>Unimproved Value Valuations</u>												
UV - Rural	0.5797	136	86,504,300	501,465	0	0	501,465	0.545	131	85,821,000	467,916	374,057
UV - Mining	12.1429	46	1,660,509	201,634	0	0	201,634	15.000	36	970,104	145,516	144,132
UV - Commercial Rural	2.9457	31	7,684,346	226,358	0	0	226,358	2.515	29	8,152,808	205,043	207,359
<b>Sub-Total Differential General Rate</b>		5,890	282,536,979	19,919,947	0	0	19,919,947		5,828	285,318,741	18,988,475	19,079,668
RATE TYPE	Minimum Payment \$	Number of Properties	Rateable Value \$	2015/16 Budgeted Rate Revenue \$	2015/16 Budgeted Interim Rates \$	2015/16 Budgeted Back Rates \$	2015/16 Budgeted Total Revenue \$	2014/15 Minimum Payment \$	2014/15 Number of Properties	2014/15 Rateable Value \$	2014/15 Budgeted Total Revenue \$	2014/15 Actual \$ to 30/4/2015
<b>Minimum Payments</b>												
<u>Gross Rental Valuations</u>												
GRV - Residential	1,224	90	1,020,108	110,160	0	0	110,160	1,200	67	974,674	80,400	124,800
GRV - Residential - Vacant	1,224	247	1,498,475	302,328	0	0	302,328	1,200	133	793,530	159,600	82,800
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GRV - Tourism	1,224	412	1,880,840	504,288	0	0	504,288	1,200	437	2,309,268	524,400	524,400
<u>Unimproved Value Valuations</u>												
UV - Rural	1,224	4	499,000	4,896	0	0	4,896	1,200	4	499,000	4,800	2,400
UV - Mining	1,224	39	130,061	47,736			47,736	1,200	36	102,285	43,200	43,200
UV - Commercial Rural	1,224	13	75,800	15,912			15,912	1,200	5	36,200	6,000	6,000
<b>Sub-Total Minimum Payments</b>		820	5,206,338	1,003,680	0	0	1,003,680		694	4,837,017	832,800	798,000
<b>Sub-Total Differential General Rate &amp; Minimum Payments</b>							20,923,627				19,821,275	19,877,668
Ex-Gratia Rates											25,975	0
Specified Area Rates (Note 9)												
Total Rates Before Discount Expenses							20,923,627	0	0	0	19,847,250	19,877,668
Discounts											7,451	0
<b>Total</b>		6,710	287,743,317				20,923,627		6,522	290,155,758	19,839,799	19,877,668

Basis Of Rating

All land except exempt land in the Shire of Broome is rated according to its Gross Rental Value (GRV) in townsites or Unimproved Value (UV) in the remainder of the Shire. Additional differential rates, for properties carrying out commercial and tourist related activities, have been established to raise funds for the support of tourism initiatives.

The general rates detailed above for the 2015/16 financial year have been determined by Council on the basis of raising the revenue required to meet the deficiency between the total estimated expenditure proposed in the budget and the estimated revenue to be received from all sources other than rates and also considering the extent of any increase in rating over the level adopted in the previous year.

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## 9. RATE PAYMENT DISCOUNTS, WAIVERS &amp; CONCESSIONS - 2015/16 FINANCIAL YEAR

RATE TYPE	Rate in \$ as cents	Number of Properties	Rateable Value \$	2015/16 Budgeted Rate Revenue \$	2015/16 Budgeted Concession \$	2015/16 Budgeted Back Rates \$	2015/16 Budgeted Total Revenue \$	2014/15 Rate in \$ as cents	2014/15 Number of Properties	2014/15 Rateable Value \$	2014/15 Budget \$	2014/15 Actual \$ to 30/4/2015
<b>Concessions</b>												

UV - Coconut Wells	0.5797	35	42,672,000	247,370	0	247,370	0.545	35	45,685,000	129,032	179,771
UV - Twelve Mile	0.5797	84	32,683,000	189,463	0	189,463	0.545	82	33,296,000	132,288	157,617
UV - Horticulture Land Use	0.5797	7	3,466,000	20,092	0	20,092	0.545	7	3,465,000	16,799	17,845
<b>Sub-Totals Concessions</b>		<b>126</b>	<b>78,821,000</b>	<b>456,925</b>	<b>0</b>	<b>0</b>	<b>456,925</b>	<b>124</b>	<b>82,446,000</b>	<b>278,119</b>	<b>355,233</b>
Total Budgeted Rate Revenue before Concessions						20,923,627				19,839,799	19,877,668
Concessions						0				-171,211	
<b>Grand Total Rate Revenue after Concessions</b>		<b>6,836</b>	<b>366,564,317</b>			<b>20,923,627</b>		<b>6,646</b>	<b>372,601,758</b>	<b>19,668,588</b>	<b>19,877,668</b>

Prop Growth

Discounts, Incentives, Concessions and Write-Offs

Council, in accordance with Section 6.47 of the Local Government Act 1995 as amended, has granted the following concessions:

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