



# THE CITY OF WHYALLA



31 July 2006

**Mr S Sody**  
**Principal Policy Officer Legislation**  
**Office for State-Local Government Relations**  
**PO Box 8021**  
**STATION ARCADE SA 5000**

email: [sody.shane@saugov.sa.gov.au](mailto:sody.shane@saugov.sa.gov.au)

Dear Sir

## Differential Rating Provisions

In response to your recent invitation to provide written submissions in regards to the Office of State-Local Government Relations' recommendations paper on Differential Rates, Council provides the following comments.

### ***Recommendation 4.6***

#### Discussion

Whyalla City Council rates differentially on land use and locality. This gives Council flexibility in regards to the application of Local Government rates in its unique environment. Many localities, especially in rural areas, are unique in their present day environment and in Whyalla's case Council would like to see the use of localities expanded as its community is very diverse in nature. This at least gives Council the capacity and flexibility to manage a specific unique area.

#### Comment

Council does not support the recommendation to remove the option to rate differentially according to Development Plan zones.

### ***Recommendation 5.5***

#### Comment

Council supports the view that where a secondary land use exists, that a tenancy apportionment to the valuation should be sought from the Valuer-General.

**THE CORPORATION OF  
THE CITY OF WHYALLA**

Civic Building  
Darling Terrace,  
Whyalla SA 5600

Telephone  
(08) 8640 3444

Facsimile  
(08) 8645 0155

P.O. Box 126  
Whyalla 5600

E-mail  
[council@whyalla.sa.gov.au](mailto:council@whyalla.sa.gov.au)

Internet  
[www.whyalla.sa.gov.au](http://www.whyalla.sa.gov.au)

ALL CORRESPONDENCE TO  
BE ADDRESSED TO THE  
CITY MANAGER

***Recommendation 6.5***

Discussion

The City of Whyalla is diverse in the nature and make up of properties and land uses within its area. Therefore, Council sees merit in the expansion of land use codes which will allow differential rates to be targeted to more specific land use codes resulting in greater flexibility.

Also providing further definition to the land use codes will provide clarity and simplify the decision-making process by Council staff.

As an example, Council would see the expansion of the available land use codes to include a code applicable say to shacks.

Comment

Council does not support this recommendation and sees the need for a review of the Local Government land use codes with a view to expansion.

***Recommendation 7***

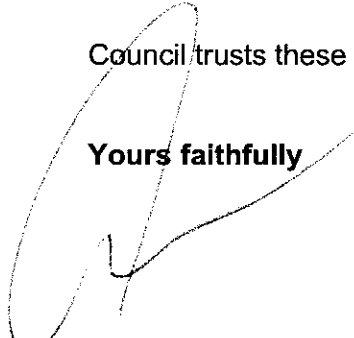
Comment

Council supports this recommendation.

Further clarity in regards to land use codes definitions and the development of guidelines will enable the facilitation of consistent and clear decisions when determining predominate land use.

Council trusts these comments are of assistance to the review.

**Yours faithfully**



**Phil Cameron**  
**CHIEF EXECUTIVE OFFICER**  
phil.cameron@whyalla.sa.gov.au