

# Notice of Meeting



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Dear Elected Member

A Special Council meeting of the Shire of Wandering will be held on Thursday 15 June 2023 in the Council Chambers.

## Schedule

Special Council Meeting

Alan Hart  
Chief Executive Officer  
15 June 2023

## **DISCLAIMER**

No responsibility whatsoever is implied or accepted by the Shire of Wandering for any act, omission or statement or intimation occurring during Council or Committee meetings or during formal/informal conversations with staff. The Shire of Wandering disclaims any liability for any loss whatsoever and howsoever caused arising out of reliance by any person or legal entity on any such act, omission or statement or intimation occurring during Council or Committee meetings or discussions. Any person or legal entity that act or fails to act in reliance upon any statement does so at the person's or legal entity's own risk.

In particular and without derogating in any way from the broad disclaimer above, in any discussion regarding any planning application or application for a licence, any statement or limitation of approval made by a member or officer of the Shire of Wandering during the course of any meeting is not intended to be and is not taken as notice of approval from the Shire of Wandering. The Shire of Wandering warns that anyone who has an application lodged with the Shire of Wandering must obtain and only should rely on WRITTEN CONFIRMATION of the outcome of the application, and any conditions attaching to the decision made by the Shire of Wandering in respect of the application.

## **AGENDA**

Shire of Wandering  
Special Council Meeting  
13 June 2023

## **OUR VISION**

***Wandering is a community of responsible, resilient and adaptable residents thriving in our scenic, economically diverse environment.***

***We wish to acknowledge the traditional custodians of the land we are meeting on today. We acknowledge and respect their continuing culture and the contribution they make to the Shire of Wandering, and convey our respects to Elders past, present and emerging.***

## **DISCLAIMER**

### **INFORMATION FOR THE PUBLIC ATTENDING COUNCIL MEETINGS**

#### **Please Note:**

The recommendations contained in this agenda are officers' recommendations only and should not be acted upon until Council has resolved to adopt those recommendations.

The resolutions of Council should be confirmed by perusing the minutes of the Council meeting at which these recommendations were considered.

Members of the public should also note that they act at their own risk if they enact any resolution prior to receiving official written notification of Council's decision.

#### **Meeting Procedures:**

1. All Council meetings are open to the public, except for matter raised by Council under "confidential items".
2. Members of the public may ask a question at an ordinary Council Meeting under "public question time".
3. Members of the public who are unfamiliar with meeting procedures are invited to seek advice at the meeting. If unsure about proceeding, just raise your hand when the presiding member announces public question time.
4. All other arrangements are in accordance with the Council's standing orders, policies and decision of the Shire of Wandering.

#### **Council Meeting Information:**

Your Council generally handles all business at Ordinary or Special Council Meetings.

From time to time Council may form a Committee to examine subjects and then report back to Council.

Generally all meetings are open to the public; however, from time to time Council will be required to deal with personal, legal and other sensitive matters under "confidential items". On those occasions Council will generally close that part of the meeting to the public. Every endeavour will be made to do this as the last item of business of the meeting.

Public Question Time. It is a requirement of the *Local Government Act 1995* to allow at least fifteen (15) minutes for public question time following the opening and announcements at the beginning of the meeting. Should there be a series of questions the period can be extended at the discretion of the presiding member.

Written notice of each question should be given to the Chief Executive Officer fifteen (15) minutes prior to the commencement of the meeting. A summary of each question and the response is included in the meeting minutes.

When a question is not able to be answered at the Council Meeting a written answer will be provided after the necessary research has been carried out. Council staff will endeavour to provide the answers prior to the next ordinary meeting of Council.

Councillors may from time to time have a financial interest in a matter before Council. Councillors must declare an interest and the extent of the interest in the matter on the Agenda. However, the Councillor can request the meeting to declare the matter trivial, insignificant or in common with a significant number of electors or ratepayers. The Councillor must leave the meeting whilst the matter is discussed and cannot vote unless those present agree as above.

Members of staff, who have delegated authority from Council to act on certain matters, may from time to time have a financial interest in a matter on the Agenda. The member of staff must declare that interest and generally the presiding member of the meeting will advise the Officer if he/she is to leave the meeting.

Agendas, including an Information Bulletin, are delivered to Councillors within the requirements of the *Local Government Act 1995*, i.e. seventy-two (72) hours prior to the advertised commencement of the meeting. Whilst late items are generally not considered there is provision on the Agenda for items of an urgent nature to be considered.

Should an elector wish to have a matter placed on the Agenda the relevant information should be forwarded to the Chief Executive Officer in time to allow the matter to be fully researched by a Shire Officer. An Agenda item, including a recommendation, will then be submitted to Council for consideration. The Agenda closes the Friday week prior to the Council Meeting (i.e. ten (10) days prior to the meeting).

The Information Bulletin produced as part of the Agenda includes items of interest and information, which does not require a decision of Council.

Agendas for Ordinary Meetings are available at the Shire of Wandering Office and on the Shire website seventy-two (72) hours prior to the meeting and the public are invited to view a copy at the Shire Office.

Agenda items submitted to Council will include a recommendation for Council consideration. Electors should not interpret and/or act on the recommendations until after they have been considered by Council. Please note the Disclaimer in the Agenda (page 2).

Public Inspection of Unconfirmed Minutes (Regulation 13).

A copy of the unconfirmed Minutes of Ordinary and Special Meetings will be available for public inspection from the Shire of Wandering Office and the Shire of Wandering website within ten (10) working days after the Meeting.

**Alan Hart**  
**Chief Executive Officer**

## SHIRE OF WANDERING

Agenda for the Special Meeting of Council to be held at/in Council Chambers on Thursday 15 June 2023.

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**1. Declaration of Opening / Announcements of Visitors**

The Presiding Member to declare the meeting open.

**2. Attendance / Apologies / Approved Leave of Absence**

**Councillors**

Cr Ian Turton (Shire President)

Cr Graeme Parsons

Cr Sheryl Little

Cr Gillian Hansen

**Staff**

Alan Hart (Chief Executive Officer)

**Apologies**

Cr Paul Treasure (Deputy Shire President)

Cr Max Watts

At the Ordinary meeting of Council held on 18 May 2023 the following leave was granted

**010523 Moved: Cr I Turton Seconded: Cr S Little  
That Cr Paul Treasure and Cr Max Watts be granted leave for the Ordinary Council  
Meeting to be held on 15 June 2023.**

Carried 6/0

**Members of the Public**

**3. Announcements by the Presiding Member**

**4. Response to Previous Public Questions Taken on Notice**

Nil

**5. Public Question Time**

**6. Petitions / Deputations / Presentations / Submissions**

**7. Applications for Leave of Absence**

**8. Disclosures of Interest**

**9. Confirmation of Minutes of Previous Meetings**

Nil

**10. Chief Executive Officer**

<b>10.1 2023/2024 Differential General Rates and General Minimum Payments</b>	
<b>File Reference:</b>	<b>03.031.03103</b>
<b>Location:</b>	<b>N/A</b>
<b>Applicant:</b>	<b>N/A</b>
<b>Author:</b>	<b>Alan Hart, Chief Executive Officer</b>
<b>Authorising Officer</b>	<b>Alan Hart, Chief Executive Officer</b>
<b>Date:</b>	<b>13 June 2023</b>
<b>Disclosure of Interest:</b>	<b>Nil</b>
<b>Attachments:</b>	<b>Nil</b>
<b>Previous Reference:</b>	<b>N/A</b>

**Summary**

Providing public notice of the proposed differential rates and minimum payments is a requirement of Section 6.36 of the Local Government Act 1995 (LG Act). Council are requested to adopt for local public advertising for a minimum period of 21 days the proposed differential rates and minimum payments for 2023-2024.

**Background**

Rate revenue constitutes the largest funding source for the Shire of Wandering. Rates are levied on all rateable properties within the Shire and the basis of rates is determined using Policy 73.

Landgate provide the Shire with valuations dependent on the properties rating basis of Unimproved Value (UV) or Gross Rental Value (GRV).

In keeping with the requirements of the *Local Government Act 1995* (LG Act), Council is required to give local public notice for a minimum period of 21 days of the proposed 2023-24 rates in the dollar and minimum payments. Any submissions received must be considered by Council before the rates are adopted.

**Statutory / Legal Implications**

In setting the differential rate in the dollar and minimum payment, the Shire must adhere to the requirements of the LG Act and in particular sections 6.33 and 6.35.

Section 6.33 states that the Shire cannot apply a rate in the dollar that is more than twice the lowest rate in the dollar for any differential rating category.

Section 6.35 states that the Shire cannot apply a minimum payment to more than 50% of the total number of properties for an individual differential rating category.

If the proposed model is adopted by Council, the following timeline of events is being proposed;

Advertising Period (21 Days)	19 <sup>th</sup> June to 10 <sup>th</sup> July 2023
Special Council Meeting to Consider Submissions	13 <sup>th</sup> July 2023
2023/24 Annual Budget Adoption	20 <sup>th</sup> July 2023

- Part VI Local Government Act 1995 deals with the levying of differential rates.
- Section 6.33 states that Council may impose differential rates based on differential categories.
- Section 6.35 states that Council may impose a minimum payment for each category.

- Pursuant to Section 6.36 of the *Local Government Act 1995* the Shire is to give appropriate notice of its intention to impose differential rates and minimum payments in respect to each differential rate category.

**Policy Implications**

Policy 73.

**Financial Implications**

There are two rate models included within this report. Council will need to decide on which option is the preferred option. One allows for a 8% increase in total rate revenue and the other is a 9% increase in total rate revenue compared to 2022-23.

The rating strategy in the Long-Term Financial plan estimated that rates increases would need to be at least double the CPI to maintain the same level of service. In Western Australia, CPI is currently 6.30% per annum and double this would result in an increase of rates of 12.6%.

**Rating Models**

With both rate models, they are transitioning towards the elimination of differential rates and this will occur over two years. In the 2024/25 financial year, there will be a uniform rate in the dollar for GRV valued properties and UV valued properties.

In addition, Rural Residential and Industrial GRV valuations have been combined. This removes the requirement for the Council to obtain the Ministers approval under section 6.35 of the act as no rate category has more than 50% of the properties on the minimum rate.

**8% increase Rate model**

Below is the rate model that will achieve an increase in total Rate Revenue of 8%. The minimum rate would increase by \$96 to \$1300.

**Proposed rate details for 2023-2024 – 8% increase**

Rate Type	Rate in \$	Number of Properties	Rateable Value	2023-2024 Budgeted Rate Revenue
<b>Differential General Rate / General Rate</b>				
Residential - GRV	13.9234	51	\$577,616	\$80,423.76
Special Use – GRV	14.9266	3	\$137,893	\$20,582.73
Rural Residential & Industrial – GRV	11.4481	55	\$759,210	\$86,915.08
Rural, Mining Tenement and Rural Residential – UV	0.5325	131	\$202,259,065	\$1,077,029.52
<b>Sub Totals</b>		<b>240</b>	<b>\$203,733,783</b>	<b>\$1,264,951</b>

Minimum Payment	Minimum Rate	Number of Properties	2024-2025 Budgeted Rate Revenue
Residential - GRV	\$1,300	29	\$37,700.00
Special Use – GRV	\$1,300	1	\$1,300.00
Rural Residential & Industrial – GRV	\$1,300	49	\$63,700.00
Rural, Mining Tenement and Rural Residential – UV	\$1,300	94	\$122,200.00
<b>Sub Totals</b>		<b>173</b>	<b>\$224,900</b>

**TOTAL AMOUNT RAISED FROM GENERAL RATES 2023-2024**

**\$1,489,851**

**Proposed rate details for 2023-2024 – 9% increase**

Rate Type	Rate in \$	Number of Properties	Rateable Value	2023-2024 Budgeted Rate Revenue
<b>Differential General Rate / General Rate</b>				
Residential - GRV	14.0620	51	\$577,616	\$81,224.39
Special Use – GRV	15.0750	3	\$137,893	\$20,787.37
Rural Residential & Industrial – GRV	11.5620	55	\$759,210	\$87,779.89
Rural, Mining Tenement and Rural Residential – UV	0.5370	131	\$202,259,000	\$1,086,130.00
<b>Sub Totals</b>		<b>240</b>	<b>\$203,733,783</b>	<b>\$1,275,922.48</b>

Minimum Payment	Minimum Rate	Number of Properties	2024-2025 Budgeted Rate Revenue
Residential - GRV	\$1,312	29	\$38,048.00
Special Use – GRV	\$1,312	1	\$1,312.00
Rural Residential & Industrial – GRV	\$1,312	49	\$64,288
Rural, Mining Tenement and Rural Residential – UV	\$1,312	94	\$123,328
<b>Sub Totals</b>		<b>173</b>	<b>\$226,976</b>

**TOTAL AMOUNT RAISED FROM GENERAL RATES 2023-2024** **\$1,502,898.48**

**Rates Objectives and Reasons**

The Shire of Wandering provides services and facilities to the community and visitors to the Shire. Rate revenue collected enables the Shire to provide facilities, community buildings, recreational areas and the road network, and ensure that efficient administrative services are provided to our entire community and its visitors. The Shire applies differential rating in conjunction with the Shire’s Local Planning Scheme No 3 (LPS3) and includes the differential rating categories of residential, rural residential, special use, industrial, mining and rural.

When determining the annual differential rates in the dollar and minimum payments, the following factors are normally considered:

- Long Term Financial Plan (LTFP) and draft Budget which identify the forecast deficiency between revenue and expenditure to be funded from rates;
- Community perception of affordability and the services provided to the community;
- Growth of rateable properties and increases/decreases in valuations;
- Landgate Unimproved Value (UV) and Gross Rental Value (GRV) revaluations; and compliance with the provisions of the *Local Government Act 1995*.

**Long Term Financial Plan**

The Long-Term Financial Plan assumes the increase to the rate yield for 2023-2024 would be equivalent to a rate of 4% in addition to forecast property growth of 2%. This Plan is a base level plan that provides for continued commitment to sound financial management.

The Plan also projected that to maintain the current level of service rates would need to increase by double the rate of inflation (CPI) the CPI for Western Australia is currently 6.3% per annum.

**Affordability and Services**

Council are very conscious of the impact rate increases have upon the community. In the current economic climate, it is increasingly difficult to maintain the same level of service with significant cost increases from sources such as utility costs, fuel, materials and freight.



## Objects and Reasons

### Objectives and Reasons for Differential Rating

To provide equity in the rating of properties across the Shire the following rate categories have been determined for the implementation of differential rating.

#### Differential general rate

<b>Description</b>	<b>Characteristics</b>	<b>Objects</b>	<b>Reasons</b>
GRV - Residential	Properties valued on a GRV basis with a predominate residential use.	This is considered by Council to be the base rate by which all other GRV land is assessed.	The rate for this category is to reflect the level of rating required to raise the necessary revenue to operate efficiently and provide the diverse range of services and programs and associated infrastructure/facilities required for developed residential areas. These programs include, but not limited to, road maintenance, development of footpath network, and building maintenance.
GRV-Special Use	Properties valued on a GRV basis used for purpose other than residential	The objective is to raise additional revenue to contribute toward higher costs associated with commercial activity.	The rate reflects the additional costs associated with increased maintenance and renewal of assets and infrastructure required to service these properties. The higher rate also reflects the additional cost of environmental
GRV-Rural Residential	Consists of properties outside the town-site with a minimal rural activity taking place and is predominately residential.	This differential rate is to raise additional revenue to fund cost impacts to the Shire from this type of development.	This category is rated lower to reflect the lower infrastructure/facilities maintenance required for rural residential areas. These programs include, but not limited to, road maintenance, drainage networks, road safety, ranger services, bushfire control and waste transfer services. health, building and planning services.
GRV-Industrial	Consists of properties within the town-site undertaking Industrial Activities	The objective is to raise revenue to contribute costs associated with industrial activity	This category is rated lower to reflect the lower infrastructure/facilities maintenance required for industrial areas. These programs include, but not limited to, road maintenance, drainage networks, road safety, ranger services, bushfire control and waste transfer services. health, building and planning services.
UV-Rural/Mining	Consists of properties with a predominant rural land use, and all mining leases, exploration/prospecting licenses and all licences as defined under the Mining Act 1978.	Is the lowest of the Shire's UV differentials which serves as a benchmark differential rate by which all other UV rated properties are assessed.	The rate for this category reflects the level of rating required to raise the necessary revenue to operate efficiently and provide the diverse range of services and programs and associated infrastructure/facilities required for rural areas. These programs include, but not limited to, road maintenance, drainage networks, road safety, tree pruning and replacement of road plant.

## Strategic Implications

### IMPROVE OUR FINANCIAL POSITION

Our Goals	Our Strategies
<b>The Wandering Shire is financially sustainable</b>	Improve accountability and transparency Develop an investment strategy that plans for the future and provides cash backed reserves to meet operational needs Prudently manage our financial resources to ensure value for money

### Consultation / Communication

#### External Consultation

Providing local public notice for 21 days of the proposed differential rates and minimum payments represents the external consultation process that is required.

#### Department of Local Government, Sport and Cultural Industries (DLGSC)

DLGSC Rating Policy for Differential Rates

DLGSC Rating Policy for Minimum Payments

#### Ratepayers and Electors

The proposal will be advertised for a minimum period of 21 days to allow ratepayers and electors to make submissions to Council. Public submissions are to be received by Monday 10<sup>th</sup> July 2023. Local Public Notice will be given by advertising in the Narrogin Observer and the West Australian.

#### Comment

In determining differential rates in the dollar and minimum payments, the Shire is required to take into consideration the following matters:

- Long Term Financial Plan (LTFP) which identifies the forecast deficiency between revenue and expenditure to be funded from rates;
- The draft Budget and the rate yield included to fund the expected deficiency between revenue and expenditure;
- Community perception of affordability and the services provided to the community;
- Growth of rateable properties;
- Landgate UV and GRV property revaluations;
- Policy 73 Shire Rating;
- Relevant rating policies and advices published by the DLGSC; and
- Compliance with the provisions of the LG Act.

If there are further refinements to the minimums and rate in the dollar during the budget process resulting in Council adopting a different minimum or rate in the dollar from what is advertised, the reason for the variation will need to be disclosed in the budget.

#### Voting Requirements

Simple Majority

#### Officers Recommendation:

**That Council having considered the Long-Term Financial Plan 2021-2031 and its expenditure and revenue forecasts for 2023-24, approves for advertising the following rate model, by:**

- **increasing rates in the dollar for all GRV and UV categories, as outlined in the body of this report, to achieve a XX% increase in rates revenue;**
- **Increasing minimum payments for all GRV and UV categories to \$XX; and**
- **Advertises these rates in the dollar and minimum payments and invites written feedback from ratepayers within a period of 21 days from the giving of local public notice**

Moved: \_\_\_\_\_

Seconded: \_\_\_\_\_

**11. New Business or Urgent Business Introduced by Decision of the Meeting**

New business of an urgent nature introduced by decision of the meeting. Best practice provides that Council should only consider items that have been included on the Agenda (to allow ample time for Councillors to research prior to the meeting) and which have an Officer Report (to provide the background to the issue and a recommended decision).

**11.1 Elected Members**

**11.2 Officers**

**12. Matters Behind Closed Doors**

**13. Closure of Meeting**

The Presiding Member to declare the meeting closed.