

# Notice of Meeting



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Dear Elected Member

A Special Council meeting of the Shire of Wandering will be held on Tuesday 12 July 2022 in the Council Chambers commencing at 7.00pm.

## Schedule

7.00pm                      Special Council Meeting

Alan Hart  
Executive Officer

11 July 2022

## **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  
12 July 2022

## **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 Councils 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**



## APPLICATION FOR LEAVE OF ABSENCE

**(Pursuant to Section 2.25 of the *Local Government Act 1995* (as amended))**

- (1) A council may, by resolution, grant leave of absence to a member.
- (2) Leave is not to be granted to a member in respect to more than 6 consecutive ordinary meetings of the Council without the approval of the Minister.
- (3) The granting of the leave is to be recorded in the minutes of the meeting.
- (4) A member who is absent without first obtaining leave of the Council throughout 3 consecutive ordinary meetings of the Council is disqualified from continuing his or her membership of the Council.
- (5) The non-attendance of a member at the time and place appointed for an ordinary meeting of the Council does not constitute absence from an ordinary meeting of Council –
  - (a) if no meeting of the Council at which a quorum is present is actually held on that day;  
or
  - (b) if the non-attendance occurs while –
    - (i) the member has ceased to act as a member after which written notice has been given to the member under Section 2.27 (3) and before written notice has been given to the member under Section 2.27 (5);
    - (ii) while proceedings in connection with the disqualification of the member have been commenced and are pending;  
or
    - (iii) while the election of the member is disputed and proceedings relating to the disputed election have been commenced and are pending.

I, \_\_\_\_\_ hereby apply for Leave of Absence from the Wandering Shire Council from \_\_\_\_\_ to \_\_\_\_\_ for the purpose of \_\_\_\_\_

Signed: \_\_\_\_\_ Date: \_\_\_\_\_



## WRITTEN DECLARATION OF INTEREST IN MATTER BEFORE COUNCIL

**NOTE: USE ONE FORM PER DECLARATION**

(1) I, \_\_\_\_\_ wish to declare an interest in the following item to be considered by council at its meeting to be held on

(2) \_\_\_\_\_

(3) Agenda item \_\_\_\_\_

(4) The type of interest I wish to declare is;

- Financial pursuant to Sections 5.60A of the *Local Government Act 1995*.
- Proximity pursuant to Section 5.60B of the *Local Government Act 1995*.
- Indirect Financial pursuant to Section 5.61 of the *Local Government Act 1995*.
- Impartiality pursuant to Regulation 11 of the Local Government (Rules of Conduct) Regulation 2007.

(5) The nature of my interest is

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(6) The extent of my interest is

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I understand that the above information will be recorded in the Minutes of the meeting and recorded by the Chief Executive Officer in an appropriate Register.

DECLARATION BY:

\_\_\_\_\_

Signature

\_\_\_\_\_

Date

RECEIVED BY:

\_\_\_\_\_

Chief Executive Officer

\_\_\_\_\_

Date

- (1) Insert your name.
- (2) Insert the date of the Council Meeting at which the item is to be considered.
- (3) Insert the Agenda Item Number and Title.
- (4) Tick the box to indicate the type of interest.
- (5) Describe the nature of your interest.
- (6) Describe the extent of your interest (if seeking to participate in the matter under the s.5.68 of the Act).

## **DISCLOSURE OF FINANCIAL INTEREST, PROXIMITY INTEREST AND/OR INTEREST AFFECTING IMPARTIALITY**

### ***Financial pursuant to Sections 5.60A of the Local Government Act 1995***

#### **5.60A – Financial Interest**

For the purpose of this Subdivision, a person has a financial interest in a matter if it is reasonable to expect that the matter will if dealt with by the local government, or an employee or committee of the local government or member of the council of the local government, in a particular way, result in a financial gain, loss, benefit or detriment for the person.

*[Section 5.60A inserted by No. 64 of 1998 s. 30; amended by No. 49 of 2004 s. 50.]*

### ***Proximity pursuant to Section 5.60B of the Local government Act 1995***

#### **5.60B – Proximity Interest**

- (1). For the purposes of this Subdivision, a person has a proximity interest in a matter if the matter concerns –
  - (a). a proposed change to a planning scheme affecting land that adjoins the person’s land;
  - (b). a proposed change to zoning or use of land that adjoins that person’s land; or
  - (c). a proposed development (as defined in section 5.63 (5)) of land that adjoins the person’s land.
  
- (2). In this section, land (“**the proposal land**”) adjoins a person’s land if –
  - (a). the proposal land, not being a thoroughfare, has a common boundary with the person’s land;
  - (b). the proposal land, or any part of it, is directly across a thoroughfare from, the person’s land; or
  - (c). the proposal land is that part of a thoroughfare that has a common boundary with the person’s land.
  
- (3). In this section a reference to a person’s land is a reference to any land owned by the person or in which the person has any estate or interest.

*[Section 5.60B inserted by No 64 of 1998 s. 30.]*

### ***Indirect Financial pursuant to Section 5.61 of the Local Government Act 1995***

#### **5.61 – Indirect financial interest**

A reference in this Subdivision to an indirect financial interest of a person in a matter includes a reference to a financial relationship between that person and another person who requires a local government decision in relation to the matter.

### ***Impartiality pursuant to Regulation 11 of the Local Government (Rules of Conduct) Regulation 2007***

#### **11 – Disclosure of interest**

- (1). In this regulation –  
Interest means an interest that could, or could reasonably be perceived to; adversely affect the impartiality of the person having the interest arising from kinship friendship or membership of an association.
  
- (2). A person who is a council member and who has an interest in any matter to be discussed at a council or committee meeting attended by the member must disclose nature of the interest –
  - (a). in a written notice given to the CEO before the meeting;

or

(b). at the meeting immediately before the matter is discussed.

- (3). Sub-regulation (2) does not apply to an interest referred to in section 5.60 of the Act.
- (4). Sub-regulation (2) does not apply if –
- (a). A person who is a council member fails to disclose an interest because the person did not know he or she has an interest in the matter; or
  - (b). A person who is a council member fails to disclose an interest because the person did not know the matter in which he or she had an interest would be discussed at the meeting and the person disclosed the interest as soon as possible after the discussion began.
- (5). If, under sub-regulation (2)(a), a person who is a council member discloses an interest in a written notice given to the CEO before a meeting then –
- (a). Before the meeting the CEO is to cause the notice to be given to the person who is to preside at the meeting; and
  - (b). At the meeting the person presiding is to bring the notice and its contents to the attention of the persons present immediately before a matter to which the disclosure related is discussed.
- (6). If –
- (a). Under sub-regulation (2)(b) or (4)(b) a person's interest in a matter is disclosed at a meeting; or
  - (b). Under sub-regulation (5) (b) notice of a person's interest in a matter is brought to the attention of the persons present at a meeting.

The nature of the interest is to be recorded in the minutes of the meeting.

***Describe the extent of your interest (If seeking to participate in the matter under the s.5.68 of the act)***

**5.68 – Councils and committees may allow members disclosing interests to participate etc. in meetings**

- (1). If a member has disclosed, under section 5.65, an interest in a matter, the members present at the meeting who are entitled to vote on the matter
- (a). may allow the disclosing member to be present during any discussion or decision making procedure relating to the matter; and
  - (b). may allow , to the extent decided by those members, the disclosing member to preside at the meeting (if otherwise qualified to preside) or to participate in discussions and the decision making procedures relating to the matter if –
    - (i) the disclosing member also discloses the extent of the interest; and
    - (ii) those members decide that the interest –
      - (I) is so trivial or insignificant as to be unlikely to influence the disclosing member's conduct in relation to the matter; or
      - (II) is common to a significant number of electors or ratepayers.
- (2). A decision under this section is to be recorded in the minutes of the meeting relating to the matter together with the extent of any participation allowed by the council or committee.
- (3). This sections does not prevent the disclosing member from discussing, or participating in the decision making process on, the question on whether an application should be made to the Minister under section 5.69.



## Shire of Wandering

### Notice of Ordinary Council Meetings

|                |                                  | <b>COUNCIL MEETING</b> | <b>FORUM</b> |
|----------------|----------------------------------|------------------------|--------------|
| January 2022   | No Meeting                       |                        | 27/01/2022   |
| February 2022  | Third Thursday                   | 17/02/2022             |              |
| March 2022     | Third Thursday                   | 17/03/2022             | 3/03/2022    |
| April 2022     | Third Thursday                   | 21/04/2022             | 7/04/2022    |
| May 2022       | Third Thursday                   | 19/05/2022             | 5/05/2022    |
| June 2022      | Third Thursday                   | 16/06/2022             | 2/06/2022    |
| July 2022      | Third Thursday (Budget Adoption) | 21/07/2022             | 7/07/2022    |
| August 2022    | Third Thursday                   | 18/08/2022             | 4/08/2022    |
| September 2022 | Third Thursday                   | 15/09/2022             | 1/09/2022    |
| October 2022   | Third Thursday                   | 20/10/2022             | 6/10/2022    |
| November 2022  | Third Thursday                   | 17/11/2022             | 3/11/2022    |
| December 2022  | Third Thursday                   | 15/12/2022             | 1/12/2022    |
|                |                                  |                        |              |
|                |                                  |                        |              |

In accordance with the *Local Government Act 1995* and *Local Government (Administration) Regulations 1996 Reg 12 (2)* it, is hereby notified that as from January 2022 to December 2022, Ordinary Council meetings of the Shire of Wandering will be held as follows:



## SHIRE OF WANDERING

Agenda for the Special Meeting of Council to be held at/in Council Chambers on Tuesday 12 July 2022 – commencing at 7.00pm.

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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 Paul Treasure (Deputy Shire President)  
Cr Graeme Parsons  
Cr Max Watts  
Cr Gary Curtis  
Cr Gillian Hansen

**Staff**

Alan Hart (Chief Executive Officer)  
Barry Gibbs (Executive Manager Technical Services)

**Apologies**

Cr Sheryl Little

**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**

### **10.1 2022-2023 DIFFERENTIAL RATES AND MINIMUM PAYMENTS FOR PUBLIC COMMENT**

|                                   |                                    |
|-----------------------------------|------------------------------------|
| <b>Proponent</b>                  | Shire of Wandering                 |
| <b>Owner</b>                      |                                    |
| <b>Location/Address</b>           |                                    |
| <b>Author of Report</b>           | Alan Hart, Chief Executive Officer |
| <b>Date of Meeting</b>            | 11 July 2022                       |
| <b>Previous Reports</b>           | 21 May 2021                        |
| <b>Disclosure of any Interest</b> | Nil                                |
| <b>File Reference</b>             | 03.031.03103                       |
| <b>Attachments</b>                | Nil                                |

#### **BRIEF 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 2022-2023.

#### **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 2022-23 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.

The differential rating category of Mining, Industrial and Rural Residential is non-compliant with section 6.35 of the LG Act as the total number of properties for each of these categories on the minimum payment exceeds 50%. Ministerial approval must be obtained before the 2022/23 Annual Budget can be adopted by Council.

If the proposed model is adopted by Council, the following timeline of events will need to occur;

|   |  |
|---|--|
| Advertising Period (21 Days)                    | 14 <sup>th</sup> July to 4 <sup>th</sup> August 2022   |
| Special Council Meeting to Consider Submissions | 5 <sup>th</sup> August 2022                            |
| Minister's Approval for Differential Rating     | 5 <sup>th</sup> August to 26 <sup>th</sup> August 2022 |
| 2022/23 Annual Budget Adoption                  | Before 31 <sup>st</sup> August 2022                    |

- 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

The rate model included within this report allows for a 9.65% increase in total rate revenue compared to 2021-22. Total rate revenue would be \$1,375,737 and is an increase of \$120,783 compared to last year.

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 7.20% per annum and double this would result in an increase of rates of 14.4%.

## Rating Models

Below is the rate model that will achieve an increase in total Rate Revenue of 9.65%. The minimum rate would increase by \$104 to \$1204.

## Proposed rate details for 2022-2023

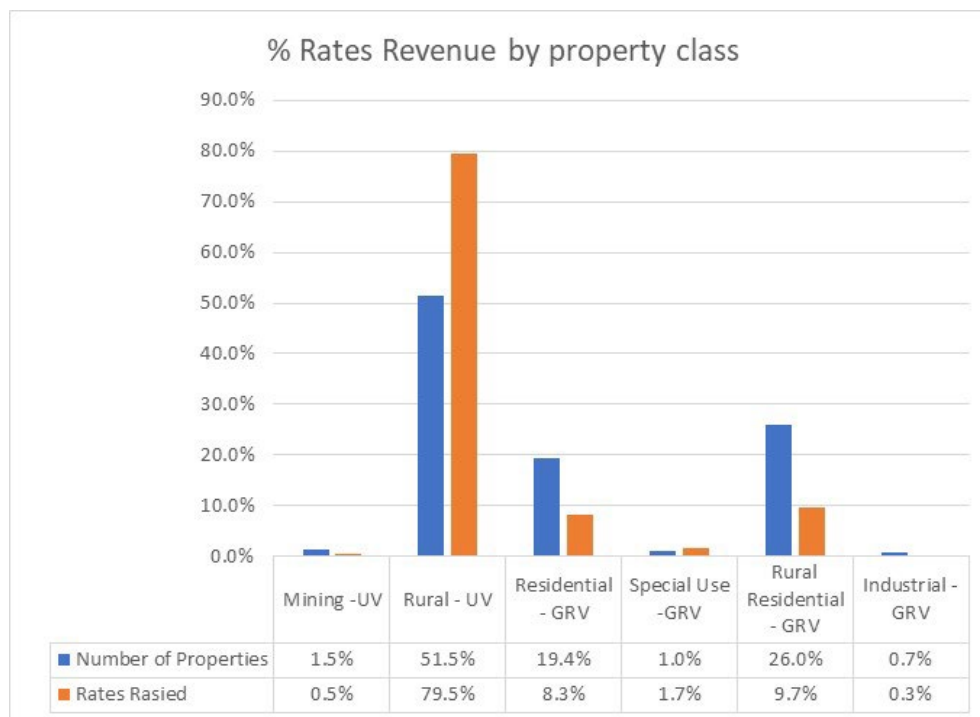
| Rate Type                                       | Rate in \$ | Number of Properties | Rateable Value          | 2022-2023 Budgeted Rate Revenue |
|---|------------|----------------------|-------------------------|---------------------------------|
| <b>Differential General Rate / General Rate</b> |            |                      |                         |                                 |
| Residential - GRV                               | 13.7841    | 54                   | \$603,720.37            | \$83,217.42                     |
| Special Use – GRV                               | 15.6112    | 3                    | \$137,893.05            | \$21,526.76                     |
| Rural Residential – GRV                         | 9.2758     | 39                   | \$550,159.98            | \$51,031.74                     |
| Industrial – GRV                                | 7.82       | 1                    | \$20,800.00             | \$1,626.56                      |
| Rural – UV                                      | 0.6160     | 133                  | \$162,209,000           | \$999,207.44                    |
| Mining Tenement – UV                            | 0.6160     | 0                    | \$0.00                  | \$0.00                          |
| <b>Sub Totals</b>                               |            | <b>230</b>           | <b>\$163,521,573.41</b> | <b>\$1,156,609.92</b>           |

| Minimum Payment         | Minimum Rate | Number of Properties | 2022-2023 Budgeted Rate Revenue |
|-------------------------|--------------|----------------------|---------------------------------|
| Residential - GRV       | \$1,204      | 26                   | \$31304.00                      |
| Special Use – GRV       | \$1,204      | 1                    | \$1,204.00                      |
| Rural Residential – GRV | \$1,204      | 68                   | \$81,872.00                     |
| Industrial – GRV        | \$1,204      | 2                    | \$2,408.00                      |
| Rural – UV              | \$1,204      | 79                   | \$95,116.00                     |
| Mining Tenement – UV    | \$1,204      | 6                    | \$7,224.00                      |
| <b>Sub Totals</b>       |              | <b>182</b>           | <b>\$219,128.00</b>             |

**TOTAL AMOUNT RAISED FROM GENERAL RATES 2022-2023**

**\$1,375,737.92**

**Percentage of Rates Revenue by Property Class**



**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 2022-2023 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 7.2% 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

| Description           | Characteristics  | Objects  | Reasons  |
|-----------------------|--|--|--|
| 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  |
|--|---|
| The Wandering Shire is financially sustainable | Improve accountability and transparency<br>Develop an investment strategy that plans for the future and provides cash backed reserves to meet operational needs<br>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 Thursday 4th August 2022 . 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.

**UV to GRV for Rural Residential and Industrial Properties**

This year has seen a significant structural change to the Shire’s rate book with rural residential and industrial properties changing from unimproved value (UV) to gross rental value (GRV). To ensure that there is minimal impact on those ratepayers, the rate in the dollar for these classes of properties has been adjusted based on the changed valuation. This year an increased number of properties in this class will only be charged the minimum rate (In 2021/22, 53 properties were rated on the minimum rate, in 2022/23, this will increase to 68 properties.) The balance, 39 properties will on average have a rate increase of 15.42% or approximately \$169.00. (note that this will vary depending on their actual valuation).

The 2022 UV property revaluation provided by Landgate increased the valuation of rural land by 18% from last year, accordingly the rate in the dollar has been adjusted down to reflect this change in valuation.



Total valuations are \$173,885,191, an increase of 13% from last year.

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

**OFFICER’S RECOMMENDATION – ITEM 2022-2023 DIFFERENTIAL RATES AND MINIMUM PAYMENTS FOR PUBLIC COMMENT**

That Council having considered the Long-Term Financial Plan 2021-2031 and its expenditure and revenue forecasts for 2022-23, 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 9.6% increase in rates revenue;
- Increasing minimum payments for all GRV and UV categories to \$1,204; 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

**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.