SHIRE OF toodyay
place of plenty

Special Council Meeting

18 June 2026

Commencing at 5:00 PM

Agenda

Notice of Meeting.

To: The President and Councillors.

A Special Council Meeting of the Shire of Toodyay will be held at the Shire of Toodyay Council Chambers, 15 Fiennes Street, Toodyay WA 6566 on the above-mentioned date and time.

The Special Meeting of Council has been called by the Shire President for the purpose of:

1. 2026/27 Differential General Rates and General Minimum Payments; and
2. Appointment of Senior Employee – Executive Manager Economic Development and Community Services

Alan Hart

TEMPORARY CHIEF EXECUTIVE OFFICER

Information

Disclaimer

The business conducted at a Council Meeting may include a range of matters for consideration and decision by Council. Any discussion, statement or comment made by a Councillor or Officer during the course of the meeting is not to be taken as an indication or notice of a decision of Council unless and until a formal resolution is made.

No person should place reliance on any discussion or information contained in this agenda or arising during the meeting unless and until Council has resolved the matter and formal written notification of the decision has been issued.

Personal information contained in this agenda has been included in accordance with the Council's statutory functions and applicable legislation.

Availability of Agendas and Minutes

Information about Council Meetings, Agendas and Minutes is available on the Shire's website under Council Meetings:

http://www.toodyay.wa.gov.au/Council/Council-Meetings

http://www.toodyay.wa.gov.au/Council/Council-Meetings/Agendas-Minutes-and-Notes

Conduct of Members of the Public at Council Meetings

Members of the public attending Council meetings must comply with the Shire's meeting procedures, including the *Shire of Toodyay Standing Orders Local Law 2008*, and follow any directions given by the Presiding Member to ensure the orderly conduct of the meeting.

CONTENTS

ATTACHMENTS can be found in the Attachments Paper on the Council website alongside this agenda.

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1 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

The Presiding Member is to run through the Preliminaries, and to declare the Ordinary Meeting of Council open.

Acknowledgement of Country: "*I acknowledge the Ballardong Noongar people, the traditional custodians of the land where we meet today and the Yued and Whadjuk people, who are traditional custodians of respective lands within the wider Shire of Toodyay. I pay my respect to their Elders, past, present and emerging*."

2 RECORDS OF ATTENDANCE

2.1 APOLOGIES

2.2 APPROVED LEAVE OF ABSENCE

Nil

3 DISCLOSURE OF INTERESTS

4 PUBLIC QUESTIONS

4.1 PUBLIC QUESTION TIME

5 PUBLIC SUBMISSIONS

6 OFFICER REPORTS

6.1 FINANCE AND CORPORATE SERVICES

6.1.1 Advertising of the 2026/27 Differential General Rates

Date of Report:	9 June 2026
Applicant or Proponent:	N/A
File Reference:	FIN36
Author:	A Hart – Temporary Chief Executive Officer
Responsible Officer:	A Hart – Temporary Chief Executive Officer
Previously Before Council:	N/A
Author's Disclosure of Interest:	Nil
Council's Role in the matter:	Legislative
Attachments:	1. 2026/2027 Statement Of Objects and Reasons For Differential Rating

PURPOSE OF THE REPORT

To consider the proposed the Statement of Objects and Reasons and proposed Differential Rate categories, and the rate in the dollar and minimum payments for advertising and seeking public submissions prior to adoption of the 2026/2027 Annual Budget, as required by the *Local Government Act 1995* **(Attachment 1)**.

BACKGROUND

In accordance with section 6.36 of the *Local Government Act 1995,* where a local government intends to impose differential rates, or a minimum payment applying to a differential rate category, it is required to give local public notice of its intention to do so. The public notice is to invite submissions to the proposal for a period of not less than twenty-one days.

The Council is required to consider any submissions received prior to it formally imposing the proposed differential rates in the dollar and associated minimum payments, with or without modification.

As it is intended that differential rates will be imposed as part of the Council's 2026/2027 annual budget, this report seeks Council's endorsement to provide public notice of the proposed differential rates in the dollar and associated minimum payments as recommended in this report.

It is important that Council adopts an adequate rating structure to ensure it continues to maintain and increase its own income sources, so as to finance the services needed by the community.

COMMENTS AND DETAILS

Prior to adopting its annual budget each year, Council considers its Council Plan and the current and future economic environment and, subject to the rating provisions under the Act, may raise rate revenue at the level it determines appropriate. To determine this level, Council assesses the current and future service needs, aspirations of the community and their capacity to pay for those services.

As a result of findings from the budget preparation process, officers are recommending that to achieve an appropriate level of funding for operations and asset renewal whilst taking into consideration the current cost of living pressures, rates would need to be increased by a minimum of 5.5% from the 2026/2027 rate revenue.

This increase has been factored into the development of the draft budget and takes into account, the following key considerations and their associated impacts:

- Annual increases such as the Local Government Cost Index (LGCI), construction costs, and external wage increases have exceeded the rates increase over this time. The LGCI as at 31 March 2026 (Q1 2026), had increased 3.1% in the last 12 months and in 2026/2027, it is expected to be 3%. Please note this was prior to the Iran/America conflict and this figure is expected to increase significantly in Q2 2026;
- Fuel costs are expected to increase by approximately 20% in 2026/27;
- Insurance costs are expected to increase by 10% in 2026/27;
- Employee Costs have increased by 4.75%;
- When considering rate increases and cost increases, the shire is continually looking at how it maintains its current level of service whilst managing these cost increases through innovation and efficiencies in service delivery.

When making decisions about rate increases, the Shire carefully weighs the need for additional revenue against the potential burden it may place on ratepayers and strives to find a balance that ensures the sustainability of essential services while also considering the affordability for the community.

To address this situation, the draft budget prioritises essential services and ensures allocations are adequately supported according to risk. Projects proposed for inclusion in the 2026/2027 draft budget will continue to be reviewed and prioritised according to risk levels to achieve a balanced budget.

This may result in changes to the proposed rates in the dollar than those advertised. Any change will be considered in line with submissions received or valuation changes between now and budget adoption and may be adjusted accordingly.

Although differential rates have been imposed in the Shire of Toodyay for a number of years, it is a requirement that differential rates be advertised.

It is noted that while local governments are required to advertise proposed differential rates, the final rates are determined by Council when adopting the Annual Budget.

Proposed Differential Rates

Differential rates form one part of local government’s approach for setting rates. This means that local governments have the option to set more than one rate in the dollar based on property class, rather than having a uniform rate for all property classes.

Differential rates allow different classes of property to be rated differently, to maintain relativity between general, residential, commercial, industrial, and rural rating classifications.

The proposed 2026/2027 rates model has been based on a 5.5% increase.

The proposed rate model provides a minimum rate of $1,577.00 as it is considered that this is appropriate considering the requirements of the Shire and compares with surrounding and similar local governments.

Updated UV valuations provided by Landgate show an increase in property valuations which are required to be applied to properties for the 2026/2027 Municipal Budget. The proposed rate in the dollar calculated a 5.5% increase in rate revenue, acknowledging some individual properties will be less and some more depending on the proportion of the increase to that of other properties.

It should be noted that valuations may vary between the rate modelling process and the rates strike as new or amended valuations are received from Landgate.

Any changes after the current valuations are expected to be minor and are not expected to affect the foundation of this report.

To achieve a balance between maintaining service levels and keeping the increase to a minimum, it is recommended that Council approves the proposed 2026/2027 rate in the dollar and the minimum rates to be advertised by public notice as per the following:

Basis of Rating	Current Rate in $	Proposed Rate in $
GRV Residential	0.122530	0.129230
GRV Commercial	0.124950	0.167060
GRV Industrial	0.117740	0.131820
GRV Rural	0.126300	0.124210
GRV Rural Residential	0.158350	0.118820
UV General	0.010628	0.010096
UV Rural	0.005380	0.005290

Basis of Rating	Current Minimum $	Proposed Minimum $
MINIMUM RATES		
GRV Residential	1,495.00	1,577.00
GRV Commercial	1,495.00	1,577.00
GRV Industrial	1,495.00	1,577.00
GRV Rural	1,495.00	1,577.00
GRV Rural Residential	1,495.00	1,577.00
UV General	1,495.00	1,577.00
UV Rural	1,495.00	1,577.00

IMPLICATIONS TO CONSIDER

Consultative:

Internal discussions relating to the development of the draft budget, including potential projects and rate increases, have taken place between staff and Councillors in a series of workshops.

The key message for the community is that the Shire is aware of the impact any increase has on the cost-of-living pressures however, income raised from rates is required to sustain the current activities and levels of service.

When making decisions about rate increases, the Shire carefully weighs the need for additional revenue against the potential burden it may place on ratepayers.

The proposed Differential Rates are required to be advertised and public submissions sought in accordance with section 6.36 of the Act. An advertisement will be placed in the Toodyay Herald, on notice boards and the Shire's website for 21 days and any submissions received will be considered by Council. The Statement of Objects and Reasons is provided at **Attachment 1**.

Strategic:

Differential rates represent a strategic approach to rating. Rates are a major revenue source of Council, used to achieve the objectives of the Shire's Council Plan. The purpose of levying rates is to meet the Shire's budget requirements to deliver services and projects each financial year.

Shire of Toodyay Plan for the Future – Council Plan 2023-2033

Outcome 9. Responsible and effective leadership and governance

9.1 Provide strong, clear, and accountable leadership.

9.2 Govern Shire finances, assets, and operations responsibly.

Policy related:

Significant Accounting Policy

Financial:

The financial implications of adopting a 5.5% overall rate increase would see an estimated additional rate yield of approximately $454,323.

Legal and Statutory:

Sections 6.33 and 6.34 of the *Local Government Act 1995* allow local governments to impose differential rates and minimum payments. Section 6.36 requires local governments to give notice of certain rates before imposing them. Council is requested to endorse for advertising, the proposed rates in accordance with Section 6.36 of the Act.

Section 6.35 (6) of the *Local Government Act 1995* states that a differential minimum payment may be imposed.

Risk related:

There are significant financial and operational risks associated with setting rates for the budget adoption process. Setting the rates too high for the purpose of advertising, bears significant reputational risk as setting the rates in the dollar too high can cause stress and anger within the community. Setting them too low for the purpose of advertising may set unrealistic expectations and inhibit Council's ability to respond to cost increases from external factors. Compliance with statutory provisions helps to mitigate these risks.

Workforce related:

There are no workforce related implications in relation to this item.

VOTING REQUIREMENTS

Simple Majority

OFFICER'S RECOMMENDATION

That Council:

1. Approves the proposed 2026/2027 differential rate categories, rate in the dollar and minimum payments for advertising prior to adoption of the 2026/2027 Annual Budget as follows:

Basis of Rating	Current 2025/2026 Rate in $	Proposed 2026/2027 Rate in $
GRV Residential	0.122530	0.129230
GRV Commercial	0.124950	0.167060
GRV Industrial	0.117740	0.131820
GRV Rural	0.126300	0.124210
GRV Rural Residential	0.158350	0.118820
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GRV Rural Residential	1,495.00	1,577.00
UV General	1,495.00	1,577.00
UV Rural	1,495.00	1,577.00

2. Endorses the Objects and Reasons for proposed differential rates for the 2026/2027financial year to be published on the Shire’s website. (**Attachment 1**)
3. Advertise for public comment, the differential rates, and minimum payments, as per the requirements of section 6.36 of the *Local Government Act 1995.*

7 CONFIDENTIAL BUSINESS

RECOMMENDATION

That Council considers the confidential report(s) listed below in a meeting closed to the public in accordance with Section 5.23(2) of the *Local Government Act 1995*:

7.1 Appointment of Senior Employee - Executive Manager Economic Development and Community Services

This matter is considered to be confidential under Section 5.23 - (2) (b)(i) and (3) (b) of the Local Government Act, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with a matter relating to the recruitment or employment of the CEO or senior employee, including the termination of employment and matter that prohibits or restricts the making public of information.

8 CLOSURE OF MEETING