



# Special Council Meeting

24 August 2021

Commencing at 3.00pm

# Agenda

## Notice of Meeting.

To: The President and Councillors

A Special Council Meeting of the Shire of Toodyay will be held in the Council Chambers at the Shire of Toodyay, 15 Fiennes Street, Toodyay on the abovementioned date and time.

The Special Meeting of Council has been called by the Shire President in accordance with section 5.4(a)(i) of the *Local Government Act 1995*.

The purpose of the Special Council Meeting is for Council to consider Differential Rates (2021/2022) and all matters related thereto.

  
Suzie Haslehurst  
CHIEF EXECUTIVE OFFICER

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## **Our Vision, Purpose and Values**

The Shire of Toodyay works together with the community to obtain the best possible social, economic, and environmental outcomes for the people of Toodyay.

**Vision:** We are a vibrant rural community that respects our environment, celebrates our past and embraces a sustainable future.

**Purpose:** Local Government and community working together to obtain the best possible social, economic, and environmental outcomes for the people of Toodyay.

**Community Values:** We value highly:

- Our sense of community support and spirit;
- Our natural environment and healthy ecosystems;
- Our rural lifestyle;
- Our historic town; and
- Our local economy built on agriculture and emerging tourism, arts and cultural opportunities.

**Shire Values:** To progress the community's aspirations, the Shire is guided by:

***Integrity:*** We behave honestly to the highest ethical standard.

***Accountability:*** We are transparent in our actions and accountable to the community.

***Inclusiveness:*** We are responsive to the community and we encourage involvement by all people.

***Commitment:*** We translate our plans into actions and demonstrate the persistence that produces results.

## **Disclaimer**

Members of the public should note that in any discussion regarding any planning or other application that any statement or intimation of approval made by any member or officer of the Shire of Toodyay during the course of any meeting is not intended to be and is not to be taken as notice of approval from Council. No action should be taken on any item discussed at a Council Meeting prior to written advice on the resolution of the Council being received. Any plans or documents contained in this document may be subject to copyright law provisions (*Copyright Act 1998*, as amended) and the express permission of the copyright owner(s) should be sought prior to reproduction.

## **Availability of Meeting Agenda and its Attachments**

Information about Council Meetings is located on the website <http://www.toodyay.wa.gov.au/Council/Council-Meetings>

Agendas & Minutes are located under the heading "Council Meetings" at <http://www.toodyay.wa.gov.au/Council/Council-Meetings/Agendas-Minutes-and-Notes>

Public copies are available by contacting the Shire on (08) 9574 9300.



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**ATTACHMENTS** *are included after the report and before Item 7.*

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<b>Shire President</b>	<b>Councillors</b>	
Cr Rosemary Madacsi	Cr Ben Bell	Cr Therese Chitty
<b>Deputy Shire President</b>	Vacant position	Cr Phil Hart
Cr Beth Ruthven	Cr Mick McKeown	Cr Susan Pearce
	Cr Brian Rayner	

## **PRELIMINARIES**

1. COVID-19 restrictions and safe physical distancing measures.
  2. Mobile phones should be switched off.
  3. Please familiarise yourself with the location of the exit doors in case of an emergency.
  4. The meeting will be livestreamed and the use of recording devices in the Council Chambers is not allowed.
  5. Councillors are requested to activate their microphones when addressing the meeting and deactivate them once finished speaking.
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**1. DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS**

The Presiding Member is to run through the Preliminaries on the previous page of the Agenda, and to declare the Special Council Meeting 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**

**3. DISCLOSURE OF INTERESTS**

**4. PUBLIC QUESTIONS (relating to the purpose of the meeting)**

**5. PUBLIC SUBMISSIONS (relating to the purpose of the meeting)**

**6. PURPOSE OF THE MEETING AND SHIRE OFFICER REPORTS**

<b>6.1 Approval to advertise Differential Rates 2021/22</b>
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Date of Report:	23 August 2021
Applicant or Proponent:	Shire of Toodyay
File Reference:	FIN29
Author:	T Bateman – Manager Corporate and Community Services
Responsible Officer:	S Haslehurst – Chief Executive Officer
Previously Before Council:	N/A
Disclosure of Interest:	Nil
Council's Role in the matter:	Executive
Attachments:	1. Objects and Reasons.

**PURPOSE OF THE REPORT**

To consider the proposed differential rate categories, rate in the dollar and minimum payments for advertising prior to adoption of the 2021/2022 Annual Budget, as detailed in the Objects and Reasons for differential rates (Attachment 1).

## BACKGROUND

The power to raise local government rates is set out under the *Local Government Act 1995* (Act).

Prior to adopting the differential rates, a local government is required to advertise its intention to do so in accordance with the Act. This process usually occurs between May and June in preparation for timely budget adoption. However, it was difficult to produce accurate rates modelling from Datascape until the Landgate valuations were loaded. This project was completed on 19 August 2021.

## COMMENTS AND DETAILS

Prior to adopting its annual budget each year, Council considers its current Strategic Community, Corporate Business and Long-Term Financial Plans 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.

Following a series of budget workshops between Councillors and Shire Officers, it was determined that to achieve an appropriate level of funding for operations and asset renewal, rate revenue would increase by 5.0%. The proposed differential rates are contained in the table below. It is proposed that those properties on the minimum rate will remain at \$1,351.

It is recommended that Council approves the 2021/2022 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	0.129430	0.135733
GRV Commercial	0.140200	0.143042
GRV Industrial	0.123483	0.124842
GRV Rural	0.118690	0.124624
GRV Rural Residential	0.112600	0.118182
UV General	0.011680	0.013823
UV Rural	0.008969	0.008858

Basis of Rating	Current Rate in \$	Proposed Rate in \$
<u>MINIMUM RATES</u>		
GRV Residential	1,351.00	1,351.00
GRV Commercial	1,351.00	1,351.00
GRV Industrial	1,351.00	1,351.00
GRV Rural	1,351.00	1,351.00
GRV Rural Residential	1,351.00	1,351.00
UV General	1,351.00	1,351.00
UV Rural	1,351.00	1,351.00

**IMPLICATIONS TO CONSIDER**

**Consultative:**

This report recommends advertising the proposed differential rates for public comment prior to the adoption of the 2021/2022 Annual Budget. This advertising will occur for a minimum of 21 days and allows ratepayers the opportunity to consider the proposed rate in the dollar and make any submissions prior to Council adopting the proposed rate as part of the budget process.

**Strategic:**

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

**Financial:**

The financial implications of adopting a 5% rate increase would see an estimated additional rate yield of approximately \$328,000 compared to the 2020/2021 financial year. The anticipated rate revenue for 2021/2022 is \$6,648,000.

This represents an increase to the *median* rates notice across the seven rating categories of between \$82 and \$391 for the 2021/22 financial year.

Note: The rate yield estimated above is based on current valuations provided by Landgate and may be subject to change.

**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.

**Risk related:**

There are significant financial and operational risks associated with setting rates for the budget adoption process. Compliance with statutory provisions helps to mitigate these risks.

**Workforce related:**

There are no adverse workforce implications as a result of the officer's recommendation.

**VOTING REQUIREMENTS**

Simple Majority

**OFFICER'S RECOMMENDATION**

That Council:

1. Approves the proposed 2021/2022 differential rate categories, rate in the dollar and minimum payments for advertising prior to adoption of the 2021/2022 Annual Budget as follows;

<b>Basis of Rating</b>	<b>Current Rate in \$</b>	<b>Proposed Rate in \$</b>
GRV Residential	0.129430	0.135733
GRV Commercial	0.140200	0.143042
GRV Industrial	0.123483	0.124842
GRV Rural	0.118690	0.124624
GRV Rural Residential	0.112600	0.118182
UV General	0.011680	0.013823
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<b>Basis of Rating</b>	<b>Current Rate in \$</b>	<b>Proposed Rate in \$</b>
<b><u>MINIMUM RATES</u></b>		
GRV Residential	1,351.00	1,351.00
GRV Commercial	1,351.00	1,351.00
GRV Industrial	1,351.00	1,351.00
GRV Rural	1,351.00	1,351.00
GRV Rural Residential	1,351.00	1,351.00
UV General	1,351.00	1,351.00
UV Rural	1,351.00	1,351.00

2. Endorses the Objects and Reasons for proposed differential rates for the 2021/22 financial year provided as Attachment 1 to this report to be published on the Shire's website.

## **Attachment 1 – Statement of Objects and Reasons for Differential Rating**

In accordance with Sections 6.33 & 6.36 of the *Local Government Act 1995* and the Council's intention to continue levying differential rates for the 2021/2022 Financial Year, the Shire is required to publish its Objects and Reasons for implementing the differential rates categories.

All land except exempt land in the Shire of Toodyay is rated according to its Gross Rental Value (GRV) in townsites or Unimproved Value (UV) in accordance with the requirements of s6.28 of the *Local Government Act 1995*. The rates in the dollar (\$) for the various differential rates are calculated to provide the shortfall in income required to enable the Shire to provide necessary works and services in the 2021-22 financial year after taking into account all non-rate sources of income.

### **GRV - Residential**

The rate in the dollar of 0.135733 has been set to ensure that the proportion of total rate revenue derived from residential property remains consistent with previous years. This is based on the total raised from all properties now rated as Residential.

### **GRV - Commercial**

The rate in the dollar of 0.143042 has been set to ensure that the proportion of total rate revenue derived from commercial property remains consistent with previous years and recognises the higher demand on Shire infrastructure and services from the activity on the commercial property.

### **GRV - Industrial**

The rate in the dollar of 0.124842 has been set to ensure that the proportion of total rate revenue derived from industrial property remains consistent with previous years and recognises the higher demand on Shire infrastructure and services from the activity on the industrial property.

### **GRV - Rural**

The rate in the dollar of 0.124624 has been set to ensure that the proportion of total rate revenue derived from these properties remains consistent with previous years.

### **GRV - Rural Residential**

The rate in the dollar of 0.118182 has been set to ensure that the proportion of total rate revenue derived from these properties remains consistent with previous years, notwithstanding that in previous years these properties had been rated as UV General.

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**Attachment 1 - continued**

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**UV - General**

The rate in the dollar of 0.013823 has been set to ensure that the proportion of total rate revenue derived from rural small holdings remain consistent with previous years.

**UV - Rural**

The rate of 0.008858 has been set to ensure that broadacre farming properties, those over 100 hectares and used for grazing or cropping, are not adversely affected by the valuation changes resulting from the preponderance of rural small holdings.

**Minimum Payment all categories**

A minimum payment of \$1,351 is applied to GRV & UV properties in recognition that every property receives some minimum level of benefit from works and services provided. The minimum payment helps encourage development and discourage speculation. The minimum rate has not increased.

**7. CLOSURE OF MEETING**