

SHIRE OF SHARK BAY MINUTES

23 JULY 2025

SPECIAL COUNCIL MEETING



SHARK BAY DUGONG



23 JULY 2025



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MINUTES SPECIAL COUCNIL MEETING

23 JULY 2025

The minutes of the Special meeting of the Shark Bay Shire Council held in the Council Chamber at the Shark Bay Recreation Centre, Francis Street, Denham, on Wednesday 23 July 2025, commencing at 1.05 pm.

PURPOSE I advise that a special meeting of Council is called in accordance with Section 5.4 (a), (i) of the Local Government Act 1995, to resolve the following item:

1. Proposed Differential Rates 2025/2026

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1.0 DECLARATION OF OPENING

The President declared the Special Council meeting open at 1:05pm.

2.0 ACKNOWLEDGEMENT TO COUNTRY

I would like to acknowledge the Malgana Peoples as the traditional custodians of the land and sea in and around the Shire of Shark Bay.

I pay my respects to their Elders past, present and emerging.

3.0 ATTENDANCES AND APOLOGIES

ATTENDANCES

Cr C Cowell	President
Cr P Stubberfield	Deputy President
Cr L Bellottie	
Cr E Fenny	
Cr G Ridgley	

Mr D Chapman	Chief Executive Officer
Ms M Fanali	Executive Manager Community Development / Minute Keeper

APOLOGIES

Cr M Smith
Cr M Vankova

VISITORS

Nil

4.0 PUBLIC QUESTION TIME

The President opened public question time at 1:05pm and as there were no members of the public in the gallery the President closed public question time at 1:05pm.

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5.0 PROPOSED DIFFERENTIAL RATES FOR 2025/2026

CM00017 / FM52526

Author

Chief Executive Officer

Disclosure of Any Interest

Nil

Moved Cr Stubberfield

Seconded Cr Bellottie

Council Resolution

That Council resolve to:

- 1. Give local public notice of the intention to impose the following 2025/2026 differential general rates and minimum payments:**
 - **GRV Rateable Property \$0.11500 (minimum payment \$1,020)**
 - **GRV Rateable Other \$0.13225 (minimum payment \$1,020)**
 - **UV Rateable Property \$0.20250 (minimum payment \$1,020)**
 - **UV Rateable Property Pastoral \$0.13500 (minimum payment \$1,020)**
 - **UV Rateable Property Mining / Exploration \$0.27000 (minimum payment \$1,020)**
- 2. Publish the prepared 2025/2026 Statement of Objects and Reasons explaining the proposed rates intended to be imposed as attached.**
- 3. Seek submissions in relation to the proposed imposition of 2025/2026 differential rates and minimum payments as required by legislation, noting any submissions received (up to the close of the advertised notice period) will be presented to Council for consideration and inclusion in the budget adoption process.**

5/0 CARRIED BY ABSOLUTE MAJORITY

FOR: Cr's Bellottie, Cowell, Fenny, Ridgely and Stubberfield

AGAINST: Nil

ABSENT: Cr Smith, Cr Vankova

Background

Following a 2025/2026 draft budget workshop with Council members and having regard for the plan for the future of the district and initial estimates of the budgeted deficiency for the 2025/2026 financial year, Council seeks to give local public notice and invite submissions from ratepayers and electors in relation to proposed differential rates for the 2025/2026 financial year, as required by legislation.

Comment

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A workshop was held with Council members 3 July 2025 to examine the Shire's rating structure and to perform rate modelling scenarios in preparation for the 2025/2026 draft budget.

Having regard for the plan for the future of the district and initial estimates of the budgeted deficiency for the 2025/2026 financial year, the workshop considered possible efficiency measures to be factored into the draft budget.

The rating principals were also considered during the Council member workshop to examine the Shire's rating structure and proposed rate levies for 2025/2026, to give consideration to the principals of:

- Objectivity
- Fairness and Equity
- Consistency
- Transparency
- Administrative Efficiency

It is proposed to impose differential rates in 2025/2026 for inclusion in the 2025/2026 draft budget. Proposed rates include:

- GRV Rateable Property \$0.11500 (minimum payment \$1,020)
- GRV Rateable Other \$0.13225 (minimum payment \$1,020)
- UV Rateable Property \$0.20250 (minimum payment \$1,020)
- UV Rateable Property Pastoral \$0.13500 (minimum payment \$1,020)
- UV Rateable Property Mining / Exploration \$0.27000 (minimum payment \$1,020)

The proposed differential rates and minimum payments comply with statutory requirements, in that proposed differential rates are not more than twice the lowest rate, and not more than 50% of properties being imposed with minimum payments in any one category. Therefore, the proposed differential rates and minimum payments will not require Ministerial approval prior to adopting in the 2025/2026 annual budget for imposition in 2025/2026. Local public notice inviting submissions from ratepayers and electors in relation to proposed differential rates for the 2025/2026 financial year is required to be given, along with publication of a statement of objects and reasons for proposed differential rates.

A statement of objects and reasons has been prepared explaining the proposed rates intended to be imposed and is attached as Appendix 1 for information.

An advertisement has been prepared providing information on:

- The time and place where the statement of objects and reasons for proposed 2025/2026 differential general rates can be inspected;
- Availability of the statement of objects and reasons for proposed 2025/2026 differential general rates to be published on the Shire's official website;
- Details of each rate intended to be imposed; and
- Invitation for submissions to be made and the closing time and date where submissions will be accepted for consideration.

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Advertising may only occur from 1 May each year, and advertising must be for a minimum period of 21 days. Intended advertising methods to comply with legislative local public notice requirements are:

- Publishing on the Shire's social media (Facebook) account;
- Published on local government notice boards;
- Advertisement in the West Australian (anticipated this will be effected);
- Publication on the official local government website.

A copy of the proposed advertisement is attached as Appendix 2. To comply with the notice period for advertising, submissions have been invited up to 16 August 2025. Any delays in placement of the advertisement will amend the closing date for submissions to be received.

Following the close of the local public notice advertising period, a report will be prepared for Council to consider any submissions received and any modifications which may be proposed, as required by legislation, before deliberation by council to impose rates during the 2025/2026 draft budget process.

Summary

For Council to consider to give local public notice of its intention to impose the proposed Gross Rental Value (GRV) and Unimproved Value (UV) differential rates and minimum payments for the 2025/2026 financial year, the availability of the statement of objects and reasons relating to intended 2025/2026 differential rates and seeking submissions from ratepayers and electors on the proposed rates.

Legal Implications

Local Government Act 1995

Section 1.7 sets out the requirements for local public notice.

Section 6.33 sets out the characteristics and requirements for a local government to impose differential general rates.

Section 6.35 sets out minimum payments are not to apply to more than 50% of the total number of separately rated properties, or more than 50% of the number of properties for each category.

Section 6.36(1-3) requires a local government to give at least 21 days local public notice of its intention to impose differential general rates. The notice may be published within the two (2) month period preceding the commencement of the financial year to which the proposed rates are to apply. The notice is to contain details of each rate and minimum payment intended to be imposed, invitation for submissions to be made by an elector or ratepayer and refer to the inspection options for the objects and reasons for proposed rates and minimum payments.

Section 6.36(3A) requires the document explaining objects and reasons for proposed rates and minimum payments to be published on the local government's official website.

Section 6.36(4-5) provides for a local government to consider any submissions received before imposing proposed rates and minimum payments.

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Local Government (Administration) Regulations 1996

Regulation 3A(2) includes detail for the purposes of section 1.7 of the Act, outlining the requirements for publication of local public notice. This includes the official local government website plus three other prescribed methods.

Policy Implications

There are no policy implications associated with this item.

Financial Implications

The rates revenue for 2025/2026 will be considered in the draft annual budget 2025/2026.

Strategic Implications

Council Plan 2023 - 2033 (incorporating the Strategic Community Plan and Corporate Business Plan)

- Outcome 7: A transparent, resilient organisation demonstrating leadership and governance.
 - Strategy 7.2 Provide appropriate services to the community in a professional and efficient manner.
 - Action 7.2.2 – Maintain accountability and financial responsibility in accordance with Long Term Financial Plan.

Risk Management

The perceived level of risk is High prior to treatment. The adoption of the officer recommendations as presented will result in a reassessed Low level of risk.

Voting Requirements

Absolute Majority Required

Signature

Author

D Chapman

Date of Report

7 July 2025

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ATTACHMENT # 1



SHIRE OF SHARK BAY 2025/2026 DIFFERENTIAL RATES STATEMENT OF OBJECTS AND REASONS

Objects and Reasons

Council, in adopting the intention to implement differential rates, is required to develop a document describing the objects of, and reasons for, each proposed rate and minimum payment. In the notice of intention to levy differential rates, Council is to advise electors and ratepayers of the time and place where this document can be inspected. Below is the objects and reasons for Council's consideration.

Description	Characteristics	Objects	Reasons
GRV	All properties where the basis of rate is the Gross Rental Value (GRV) and the land use is solely residential as defined by Local Planning Policy No 1.	This rate is to contribute to services desired by the community	This is considered the base rate above which all other GRV rated properties are assessed.
GRV Other	Residential properties where the basis of rate is the Gross Rental Value (GRV) and the land uses is anything other than residential as defined by Local Planning Policy No 1. This includes commercial, industrial, tourism accommodation, holiday houses etc.	Obtain an appropriate contribution from non-residential properties toward the budgeted deficiency	Recognise the impact of non-residential activities within the district.
UV Rural	All properties where the basis of rate is the Unimproved Value (UV) and not within any other rating category.	Obtain an appropriate contribution from rural activities toward the budgeted deficiency	Recognise the impact of non-pastoral activities within the district.
UV Pastoral	All properties where the basis of rate is the Unimproved Value (UV) and the predominant land use is pastoral activities.	Obtain an appropriate contribution from Pastoral activities toward the budgeted deficiency	This is considered the base rate above which all other UV rated properties are assessed.
UV Mining	Properties where the basis of rate is the Unimproved Value (UV) and a land use associated with exploration/prospecting or mining leases/tenements.	Obtain an appropriate contribution from mining and exploration activities toward the budgeted deficiency	Due to the difference in valuation methodology and recognise the impact of mining related activities on the Shire

Submissions are invited from any Elector or Ratepayer with respect to the proposed differential rate within 21 days of the date of the notice of intention.

All submissions in writing should be forwarded to the Shire of Shark Bay no later than 4.00pm on 15 August 2025.

Dale Chapman
Chief Executive Officer

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ATTACHMENT # 2



SHIRE OF SHARK BAY
NOTICE OF INTENTION TO IMPOSE
DIFFERENTIAL RATES

In accordance with section 6.36 of the *Local Government Act 1995*, the Shire of Shark Bay hereby gives notice of its intention to impose differential rates in the 2025/2026 financial year.

Details of the proposed Minimum rates and Rate in the Dollar for each rating category are as follows:

Category	Proposed rate in the Dollar \$	Proposed Minimum Payment \$
GRV Rateable Property	0.11500	1,020.00
GRV Other	0.13225	1,020.00
UV Rateable Property	0.20250	1,020.00
UV Rateable Property Pastoral	0.13500	1,020.00
UV Rateable Property Mining / Exploration	0.27000	1,020.00

A statement of the Objects and Reasons for the proposed rates and minimum payment is available for inspection at the Shire of Shark Bay's administration office 65 Knight Terrace Denham WA 6537 during normal office hours (8.30am to 3.30pm Monday to Friday) or can be found on Council's website at www.sharkbay.wa.gov.au.

Submissions by electors or ratepayers, in respect of the proposed rate or minimum payment are now invited. Submissions should be addressed to the Chief Executive Officer and submitted to:

Shire of Shark Bay
65 Knight Terrace
DENHAM WA 6537

Or may be emailed to: admin@sharkbay.wa.gov.au

Submissions are to be received by 3.30pm on Friday 15 August 2025.

Dale Chapman
Chief Executive Officer

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6.0 CLOSURE OF MEETING

As there was no further business, the President closed the Special Council meeting at 1:06pm.