



# Agenda

Special Council Meeting

Tuesday, 4 June 2024

Commencing 2.00pm



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# NOTICE OF MEETING

Notice is hereby given that the

Shire of Ravensthorpe  
Special Meeting of Council

will be held on  
Tuesday, 4 June 2024  
commencing at 2.00pm

Council Chambers,  
Ravensthorpe Cultural Precinct  
Ravensthorpe

Matthew Bird  
Chief Executive Officer

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## **Disclaimer**

The advice and information contained herein is given by and to the Council without liability or responsibility for its accuracy. Before placing any reliance on this advice or information, a written inquiry should be made to the Council giving entire reasons for seeking the advice or information and how it is proposed to be used.

Please note this agenda contains recommendations which have not yet been adopted by Council.

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In particular and without derogating in any way from the broader 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 Ravensthorpe during the course of any meeting is not intended to be and is not taken as notice of approval from the Shire of Ravensthorpe. The Shire of Ravensthorpe warns that anyone who has an application lodged with the Shire of Ravensthorpe must obtain and should only rely on written confirmation of the outcome of the application, and any conditions attached to the decision made by the Shire of Ravensthorpe in respect of the application.

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## DISCLOSURE OF INTEREST FORM

(Elected Members/Committee Members/Employees/Contractors)

*Local Government Act 1995 (Section 5.65, 5.70, 5.71 & 5.71(B))*

To: Chief Executive Officer

Name \_\_\_\_\_

Elected Member     Committee Member     Employee     Contractor

Ordinary Council Meeting held on \_\_\_\_\_

Special Council Meeting held on \_\_\_\_\_

Committee Meeting held on \_\_\_\_\_

Other \_\_\_\_\_

Report No \_\_\_\_\_

Report Title \_\_\_\_\_

Type of Interest (*\*see overleaf for further information*)

Proximity

Financial

Impartiality

Nature of Interest

\_\_\_\_\_

\_\_\_\_\_

Extent of Interest (if intending to seek Council approval to be involved with debate and/or vote)

\_\_\_\_\_

\_\_\_\_\_

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

- **Note 1** - Elected Members/ Committee Members/Employees refer to the Disclosure of Interest Declaration card when disclosure is being read out at Council or Committee Meeting.
- **Note 2**: For Ordinary meetings of the Council, elected members and employees are requested to submit this completed form to the Chief Executive Officer prior to the meeting. Where this is not practicable, disclosure(s) must be given to the Chief Executive Officer prior to the matter being discussed.
- **Note 3**: Employees or Contractors disclosing an interest in any matter apart from at meetings, where there is a conflict of interest including disclosures required by s5.71 are required to submit this form to the CEO as soon as practicable.

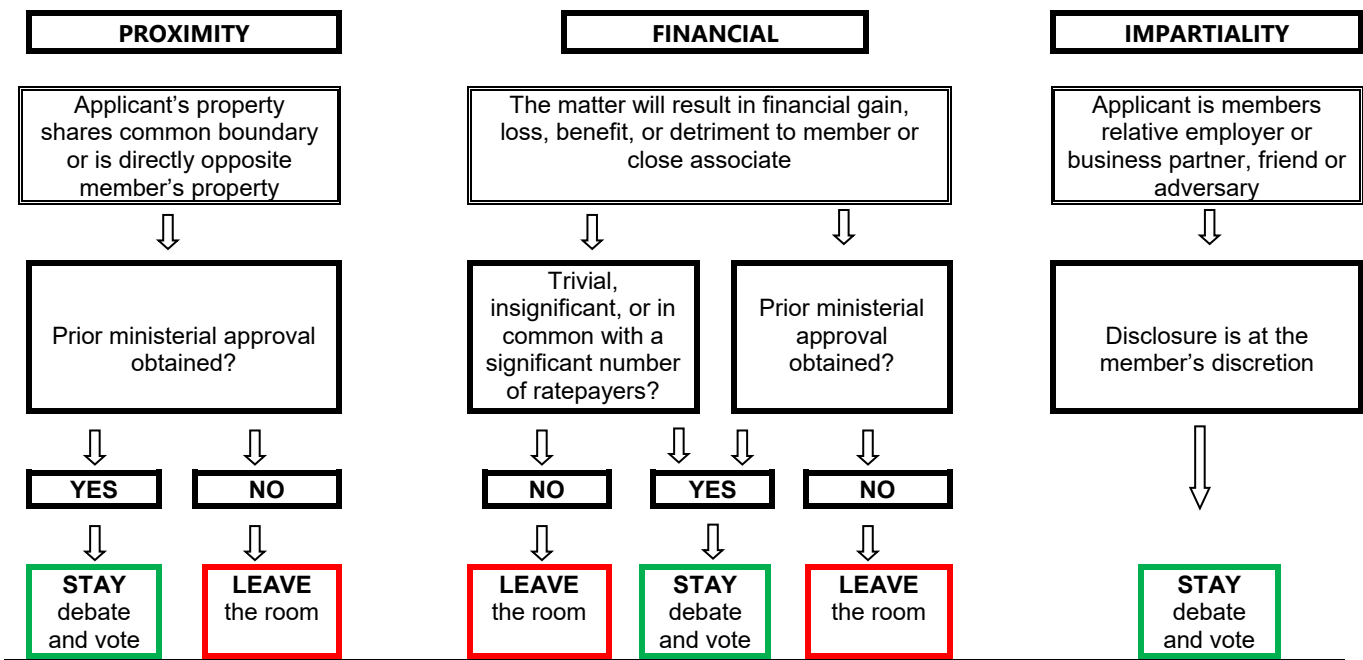
CEO: \_\_\_\_\_ Signed: \_\_\_\_\_ Date: \_\_\_\_\_

**OFFICE USE ONLY**

Particulars recorded in Minutes

Particulars recorded in Register

**\* Declaring an Interest**



**Local Government Act 1995 – Extract**

**s.5.60A - Financial Interest**

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.

**s.5.60B – Proximity Interest**

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; or
- (b) a proposed change to the zoning or use of land that adjoins the person's land; or
- (c) a proposed development (as defined in section 5.63(5)) of land that adjoins the person's land.

**5.65 - Members' interests in matters to be discussed at meetings to be disclosed.**

(1) A member who has an interest in any matter to be discussed at a council or committee meeting that will be attended by the member must disclose the 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. (Penalties apply).
- (2) It is a defence to a prosecution under this section if the member proves that he or she did not know:
  - (a) that he or she had an interest in the matter; or (b) that the matter in which he or she had an interest would be discussed at the meeting.
- (3) This section does not apply to a person who is a member of a committee referred to in section 5.9(2)(f).

**5.70 - Employees to disclose interests relating to advice or reports.**

(1) In this section: 'employee' includes a person who, under a contract for services with the local government, provides advice or a report on a matter.

- (2) An employee who has an interest in any matter in respect of which the employee is providing advice or a report directly to the council or a committee must disclose the nature of the interest when giving the advice or report.
- (3) An employee who discloses an interest under this section must if required to do so by the council or committee, as the case may be, disclose the extent of the interest. (Penalties apply).

**5.71 - Employees to disclose interests relating to delegated functions.**

If, under Division 4, an employee has been delegated a power or duty relating to a matter and the employee has an interest in the matter, the employee must not exercise the power or discharge the duty and:

- (a) in the case of the CEO, must disclose to the mayor or president the nature of the interest as soon as practicable after becoming aware that he or she has the interest in the matter; and (b) in the case of any other employee, must disclose to the CEO the nature of the interest as soon as practicable after becoming aware that he or she has the interest in the matter. (Penalties apply)

**5.71A. - CEOs to disclose interests relating to gifts in connection with advice or reports**

(1) A CEO who has an interest relating to a gift in a matter in respect of which the CEO proposes to provide advice or a report, directly or indirectly, to the council or a committee must disclose the nature of the interest in a written notice given to the council.

(2) A CEO who makes a disclosure under subsection (1) must not provide the advice or report unless the CEO is allowed to do so under section 5.71B(2) or (6).

(3) A CEO who has an interest relating to a gift in a matter in respect of which another employee is providing advice or a report directly to the council or a committee must disclose the nature of the interest when the advice or report is provided.

**Local Government (Administration) Regulations 1996 – Extract** - In this clause and in accordance with Regulation 19AA "Interest" means an interest that could, or could reasonably be perceived to, adversely affect the impartiality of the person having the interest and includes an association.

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# AGENDA

**Mission Statement** *To grow our community through the provision of leadership, services and infrastructure.*

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## 1. DECLARATION OF OPENING AND ANNOUNCEMENT OF VISITORS

### **Welcome & Introduction by the Shire President.**

The Shire President acknowledges the Traditional Owners of the land on which we meet, and pays respect to Elders past, present, and emerging.

## 2. RECORD OF ATTENDANCE, APOLOGIES AND APPROVED LEAVE OF ABSENCE

### **Elected Members:**

Cr Thomas Major (Shire President)  
Cr Mark Mudie (Deputy Shire President)  
Cr Rachel Gibson  
Cr Graham Richardson  
Cr Sue Leighton  
Cr Robert Miloseski

### **Staff:**

Matthew Bird	(Chief Executive Officer)
Paul Spencer	(Executive Manager Infrastructure Services)
Natalie Bell	(Executive Manager Projects & Regulatory Services)
Les Mainwaring	(Manager Corporate Services)

### **MEMBERS OF THE PUBLIC**

Nil.

### **APOLOGIES**

Nil.

### **LEAVE OF ABSENCE**

Nil.

## 3. PUBLIC QUESTIONS TIME

In accordance with section 5.24 of the *Local Government Act 1995*, a 15-minute public question time is made available to allow members of the public the opportunity of questioning Council on matters concerning them.

### Council Consideration Towards Public

When public questions necessitate resolutions of Council, out of courtesy and at the Shire President's discretion, the matter is to be dealt with immediately to allow the public to

observe the determination of the matter (obviates the need for the public to wait an undetermined period of time).

When a matter is listed on the Agenda and member/s of the public are in attendance to observe the determination of the matter, out of courtesy and at the discretion of the Shire President, the matter is to be brought forward on the agenda and dealt with immediately to allow the public to observe the determination of the matter (again this obviates the need for the public to wait an indeterminate period of time).

#### **4. DECLARATIONS OF INTEREST**

Nil.

## **5. REPORTS OF OFFICERS**

### **5.1 EXECUTIVE SERVICES**

#### **5.1.1 RATING STRATEGY AND DIFFERENTIAL RATES 2024-2025**

<b>File Reference:</b>	<b>RV.RC.001</b>
<b>Location:</b>	<b>Not Applicable</b>
<b>Applicant:</b>	<b>Not Applicable</b>
<b>Author:</b>	<b>Executive Manager Corporate Services</b>
<b>Authorising Officer</b>	<b>Chief Executive Officer</b>
<b>Date:</b>	<b>26 May 2024</b>
<b>Disclosure of Interest:</b>	<b>Nil</b>
<b>Attachments:</b>	<b>Objects and Reasons 2024-2025</b>
<b>Previous Reference:</b>	<b>Nil</b>

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#### **PURPOSE**

1. This report recommends that Council adopt the 2024/2025 differential rates for the purpose of advertising.

#### **BACKGROUND**

2. Council adopted a system of differential rating for the first time in the 2015/2016 financial year.
3. As part of the budget setting process for 2024/2025, Council will consider a continuation of differential rating, noting that as part of the differential rating process as it stands, ministerial approval will be required prior to rates being struck for the year.

#### **COMMENT**

4. Section 6.36 of the *Local Government Act (1995)* allows Council to implement a system of differential rating subject to public advertising, adoption by Council, and approval from the Minister for Local Government, Sport and Cultural Industries, before being applied.
5. The Act allows for differential rates to be applied to help overcome issues where the land use within a rating category has a differing contributory cost to Council and therefore rates in the dollar applied are varied. The use of differential rating helps to ensure equity of contribution within the rating system.
6. In recent years the Shire had been experiencing a growing local economy with strong mining activity, however in February 2024 the Shire was advised of a slowing of activity in both nickel and lithium mines, then April 2024 it was announced that the nickel mine would close operations with a loss of almost 500 jobs. This downturn would have an immediate impact on local government services such as airport passenger numbers and childcare places. The preliminary estimates are that this could result in a loss of revenue to the shire

of at least \$1,450,000 representing a drop in total revenues of between 12-14%. All things being equal, whilst this loss of revenue would equate to about a 25% increase in rates, there has been the consideration of retaining the rating strategy from last year where 2024/2025 rates were forecast to rise by 4.5% and projects and spending would be driven down where possible, or there may be a need to set a deficit budget until such time that all of the financial impacts can be measured accurately for their longer term impact on the financial plan.

7. The annual 2024 revaluation of Unimproved Values by the Valuer Generals Office has revealed an increase in land values of 30% in rural and 8% in mining. Whilst a general rating yield increase will be set for rural at 4.5% it is envisaged that some amount of variation will occur across different rural sectors due to non-uniform valuation increases. That is, whilst the aggregate of valuations has risen by 30%, some land areas will rise in value more than others therefore the rural rate burden will follow according to those relativities.
8. The budget process uses a zero-based budget approach where every line item is examined for the content of last years' experience to provide a predictive analysis together with the effect of any changes from the economic downturn or new initiatives proposed for the coming year. It is not a case of simply adding a percentage to last year's budget, however cost pressures in some areas have moved significantly.
9. The objects and reasons for the differential rating model remains consistent from 2023/2024 where Ministerial Approval was last granted. Rural minimums have been aligned with GRV minimums and it is proposed to maintain the minimum rate for Mining UV to 50% of the Minimum UV General rate thus maintaining a concession to exploratory leases.
10. The proposed model attached delivers an overall increase in rate income for 2024/2025 of approximately 4.5% (a decrease of 0.25% from last year's 4.75%). This percentage decrease is in line with that projected in the long-term financial plan (LTFP) rating strategy that was designed to maintain relatively balanced budget positions. With the uncertainty created from the nickel mine closure the LTFP will require a deeper review during 2024/2025.
11. Key elements of the 2024/2025 Rating Strategy are that rate increases have been aligned in consideration of the LTFP adopted in May 2023, together with the adopted Integrated Planning Suite of documents for 2020-2030. The Shire references this suite of documents to deliver on the clear priorities, processes, plans, budget resource priorities, direction on

land use, infrastructure, services, asset management, operations, planning and workforce requirements.

12. The proposed rates in the dollar for 2024/2025 are outlined below and in the attached model:

<b>RATING CATEGORY</b>	<b>2023/24 RATE</b> <b>Cent in \$</b>	<b>2024/25 RATE</b> <b>Cent in \$</b>
<b>GRV Residential</b>	11.7967	12.3276
<b>GRV Commercial</b>	14.4823	15.1340
<b>GRV Industrial</b>	14.4823	15.1340
<b>GRV Transient Workforce / Short Stay</b>	30.2765	31.6389
<b>Unimproved Valuation</b>	0.004800	0.003869
<b>UV Mining Tenements</b>	0.247811	0.240386
<b><u>Minimum Rates</u></b>		
<b>GRV Residential/Commercial/Industrial</b>	\$982	\$1,026
<b>GRV Transient Workforce / Short Stay</b>	\$982	\$1,026
<b>Unimproved Valuation</b>	\$958	\$1,026
<b>UV Mining Tenements</b>	\$479	\$513

**CONSULTATION**

13. Nil.

**STATUTORY ENVIRONMENT**

14. Local Government Act 1995 - Sections 6.33, 6.35 and 6.36.

**POLICY IMPLICATIONS**

15. Nil.

**FINANCIAL IMPLICATIONS**

16. It is estimated the overall rate yield, based on the proposed rates in the dollar, in 2024/2025 will be \$6 million.

## RISK MANAGEMENT

17. The following risks have been identified as part of this report;

Risk	Likelihood	Consequence	Risk Analysis	Mitigation
Financial	Likely	Major	High	Set a sufficient rate to meet budget deficit
Reputational	Possible	Moderate	Medium	Insufficient rate increase will cause future rating shocks

## ALTERNATE OPTIONS

18. 1% of rates is worth about \$60,000 for additional project initiatives.

## STRATEGIC ALIGNMENT

19. This item is relevant to the Councils approved Strategic Community Plan 2020-2030 and Corporate Business Plan 2020-2024.

**Outcome 1: Economy** - The population is growing, in tandem with a thriving, resilient local economy

Item	Objectives and Strategies
1.2	The right resources and infrastructure are in place to support local commerce and industry

**Outcome 2: Community** - This is a safe and family-friendly community where people of all ages have access to services and facilities, and there is plenty to blow your socks off

Item	Objectives and Strategies
2.4	People have access to attractive community facilities, activities and events which support activity and health, community involvement and enjoyment of life

**Outcome 3: Built Environment** - The built environment is accessible, honours history and provides for the economic and social needs of residents, industry and visitors

Item	Objectives and Strategies
3.3	The towns of the Shire have attractive streetscapes in keeping with local character

**Outcome 4: Natural Environment** - Our unique world class biosphere is valued and protected for the enjoyment of current and future generations

Item	Objectives and Strategies
4.4	Energy is used efficiently and there is an increased use of renewable energy in the Shire

**Outcome 5: Governance and Leadership** - The Shire of Ravensthorpe partners the community, and is an effective advocate and responsible steward

Item	Objectives and Strategies
5.2	The Council ensures its decisions are well informed and considered
5.4	The Shire of Ravensthorpe is known as a good employer, and staff have the capacity and skills to deliver identified services and strategies
5.5	The value of community owned assets is maintained
5.6	Financial systems are effectively managed

**VOTING REQUIREMENT**

20. Simple Majority.

**OFFICER RECOMMENDATION**

**That Council**

1. Endorse the following differential rates across all categories to form the basis of the proposed rate setting for the 2024/2025 budget.

	Cost in \$	Minimum
GRV Residential	0.123276	\$1,026.00
GRV Commercial	0.151340	\$1,026.00
GRV Industrial	0.151340	\$1,026.00
GRV – Transient Workforce Camps / Short Stay Accommodation	0.316389	\$1,026.00
UV - Rural	0.003869	\$1,026.00
UV – Mining	0.240386	\$513.00

2. Adopt the Objectives and Reasons for the Proposed Differential rates for 2024/2025,
3. Authorise the Chief Executive Officer to advertise the differential rates and call for public submissions in accordance with Section 6.36 of the Local Government Act 1995 for a minimum of 21 days, and
4. Authorise the Chief Executive Officer to make application to seek Ministerial approval under Section 6.33 of the Local Government Act 1995 to impose differential rates that are more than twice the lowest differential rate being imposed.

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

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

**Carried: \_ / \_**

**7. MATTERS BEHIND CLOSED DOORS**

Nil.

**8. MEETING CLOSURE**

The Presiding Member to declare the meeting closed.