



**MISSION AND VALUES OF COUNCIL**

*"A Sustainable Community that is inclusive, attractive, healthy and pleasant to live in, that uses our land so as to preserve our history and environment, respects the rights and equality of our citizens and manages our future growth wisely."*

**MINUTES**

**FOR A**

**SPECIAL MEETING OF COUNCIL  
HELD IN COUNCIL CHAMBERS AT 4.07PM**

**1 JULY 2008**

**OUR MISSION**

***"To provide a quality range of affordable and sustainable services to our community with a strong commitment to customer focus so that our citizens and visitors enjoy a quality lifestyle."***

**CORE VALUES OF THE SHIRE**

***The core values that underpin the achievement of the mission will be based on a strong customer service focus and a positive attitude:***

**Communication**

**Respect**

**Integrity**

**Transparency**

**Courtesy**

**DISCLAIMER**

The purpose of Council Meetings is to discuss, and where possible, make resolutions about items appearing on the agenda. Whilst Council has the power to resolve such items and may in fact, appear to have done so at the meeting, no person should rely on or act on the basis of such decision or on any advice or information provided by a Member or Officer, or on the content of any discussion occurring, during the course of the meeting.

Persons should be aware that the provisions of the Local Government Act 1995 (Section 5.25 (e)) establish procedures for revocation or rescission of a Council decision. No person should rely on the decisions made by Council until formal advice of the Council decision is received by that person. The Shire of Broome expressly disclaims liability for any loss or damage suffered by any person as a result of relying on or acting on the basis of any resolution of Council, or any advice or information provided by a Member or Officer, or the content of any discussion occurring, during the course of the Council meeting.

These minutes are unconfirmed.

**SHIRE OF BROOME**  
**SPECIAL COUNCIL MEETING**  
**1 JULY 2008**

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## NOTICE OF MEETING

Dear Council Member,

The next Special Meeting of the Shire of Broome will be held on Tuesday 1 July 2008 in the Council Chambers, Corner Weld and Haas Streets, Broome, commencing at 4.00pm, to discuss:

- Calling for public submissions on the setting of differential rates

Regards



K R DONOHOE  
Chief Executive Officer

25 June 2008

**1. OFFICIAL OPENING**

The Shire President welcomed members and declared the meeting open at 4.07pm.

**2. ATTENDANCE AND APOLOGIES**

Attendance	Cr G T Campbell Cr C R Mitchell Cr R J Lander Cr S E Eaton Cr P D Matsumoto Cr E R M Foy	Shire President Deputy Shire President
Leave of Absence	Cr M L B Albert	
Apologies	Cr C M Maher Cr V L Wevers Chris Jackson	Director Community Services
Officers	Kenn Donohoe Darryl Butcher Neville Lavey Ingrid Bishop Les Mainwaring Jo Durbridge Jillian McMahon	Chief Executive Officer Director Development Services Director Engineering Services Director Corporate Services Manager Financial Services Media & Promotions Officer Council Secretary
Pubic Gallery	Matt Higgins Geoff Treloar John Bucknall Glen Chidlow Don Hodgson	Som Thai Kitchen  Australia's North West Coconut Well Ratepayer

**3. DECLARATIONS OF FINANCIAL INTEREST**

Section 5.63(1)(b) of the Local Government Act 1995 states:

- 5.63 *Some interests need not be disclosed*
  - (1) *Sections 5.65, 5.70 and 5.71 do not apply to a relevant person who has any of the following interests in a matter —*
    - (b) *an interest arising from the imposition of any rate, charge or fee by the local government;*

Councillor	Item No	Page No	Item	Nature of Interest

**4. PUBLIC QUESTION TIME**

Question - Matt Higgins: *"I am enquiring about the increase in rating at Coconut Well and why we can't be included within the Town boundary and receive similar benefits and services such as bitumen roads, street lighting etc?"*

President: ..... Date: .....

Mr Higgins tabled a letter with regard to his queries which is included as an attachment to these Minutes.

Answer – Shire President: *“Your query and those noted in your letter will be included in the Rural Rating Policy Review.”*

\* \* \*

Question 1 – Geoff Treloar: *“Why is it that only some land owners pay rates?”*

Answer – Shire President: *“There are some exemptions such as not-for-profit organisations that have property and under State or Federal legislation are not obliged to pay rates. Also certain properties under indigenous legislation are not required to pay rates. A more complete list could be supplied if required.”*

The Chief Executive Officer added that anyone may have access to the Rate record information.

Question 2 – Geoff Treloar: *“Did ratepayers pay for the crossover at Notre Dame or did Notre Dame pay for works?”*

Answer – Director Engineering Services: *“Notre Dame paid for the works.”*

\* \* \*

Question 1 – Don Hodgson: *“Is there anything in the Act making it compulsory for the Shire to change its rating structure?”*

Answer – Chief Executive Officer: *“No. The Act identifies all land in the Shire as rateable with exceptions provided in the legislation, and rates are set on the Shire’s anticipated income and expenditure for the year.”*

The Shire President added that if there are major land usage changes during the year, the Council may adjust its rate accordingly.

Question 2 – Don Hodgson: *“Is it the Shire’s intent to change the revenue within this structure?”*

Answer – Shire President: *“I foresee no change in the short term.”*

Question 3 – Don Hodgson: *“Has any more been done on this?”*

Answer Shire President: *“Unimproved Value (UV) or Gross Rental Value (GRV) rates in the dollar are assessed by Council and the rate determined. Council will look at what is required percentage wise to achieve the resulting revenue.”*

Question 4 - Don Hodgson: *“If ratepayers are severely affected by increases, are there measures in place to address this?”*

Answer – Shire President: *“Consultation for the Rural Rating Review closes 4 July 2008 and comments and consultation will be taken into consideration. Financial modelling has been planned for early 2009 by the Finance Department.”*

President: ..... Date: .....

Question 5 - Don Hodgson: *"Is this fair and reasonable when we have no idea what the rating changes may be?"*

Answer – Shire President: *"The Review is intended to examine the basis of rating so it is determined by development and use of land rather than the lot size. This may cause a redistribution of the proportion of rates paid by ratepayers within the area. The Director Corporate Services advised the Shire President that there will be three opportunities for public comment on this matter. Shire President – "You could outline your concerns and they will be addressed as part of this process."*

**5. CONFIRMATION OF MINUTES**

N/A

**6. ANNOUNCEMENTS BY PRESIDENT WITHOUT DISCUSSION**

Nil

**7. PETITIONS**

Nil

**8. MATTERS FOR WHICH MEETING MAY BE CLOSED**

Nil

**9.**

**REPORTS**

**OF**

**OFFICERS**

# 9.4

## CORPORATE

### SERVICES



### OUTCOME

***To provide a range of customer focused corporate services incorporating financial and human resource management, administrative support and IT solutions, which meets the needs of both internal and external customers and of Council and to ensure statutory compliance within the directorate as part of the Shire's good governance obligation.***

**A letter from Matt Higgins was tabled at the meeting and forms part of these Minutes.**

**9.4.1 CALLING FOR PUBLIC SUBMISSIONS FOR DIFFERENTIAL RATES**

**LOCATION/ADDRESS:** N/A  
**APPLICANT:** N/A  
**FILE:** ARA01  
**AUTHOR:** Manager Financial Services  
**CONTRIBUTOR/S:** Nil  
**RESPONSIBLE OFFICER:** Director Corporate Services  
**DISCLOSURE OF ANY INTEREST:** Nil  
**DATE OF REPORT:** 24 June 2008

**SUMMARY:** This item seeks the endorsement by Council of the differential rates, for which public submissions must be sought prior to Council adopting the differential rates.

Previous Considerations

Nil

**BACKGROUND**

In line with the Shire's annual financial planning cycle, endorsement by Council of the differential rates is now required for the purpose of seeking public submissions.

This year, Councillors have participated in three budget and long term financial planning workshops 22 May 2008, 28 May 2008 and 23 June 2008. During these workshops all new initiatives, major projects, strategic issues and key performance indicators have been considered in terms of budget impact.

The Executive have sought to implement prioritised objectives within the context of a balanced draft budget, using reasonable funding estimations. The draft budget as proposed will be based upon a general increase in rates of 8.75%, which compares to 9.95% from the previous year [a reduction of 1.2%].

The general increase of 8.75% represents a 5.0% increase based upon the WALGA index of 70% Perth CPI and 30% general construction industry index, plus 3.75% for growth in new initiatives.

Differential rates proposed at the general increase of 8.75% and budgeted to be raised for 2008/2009 are shown in the following table:

<b>RATE TYPE</b>	<b>Rate in \$</b>	<b># Of Properties</b>	<b>Rateable Value \$</b>	<b>Rate Revenue \$</b>	<b>Interim Rates \$</b>	<b>Total Revenue \$</b>
			<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>
<b>Differential/General Rates</b>						
<b>Gross Rental Valuations</b>						
GRV - Broome Residential	0.101279	3,654	56,646	5,738	150	5,888
GRV - Broome Commercial Group	0.104317	519	29,280	3,054		3,054

President: ..... Date: .....

<b>RATE TYPE</b>						
	Rate in \$	# Of Properties	Rateable Value \$	Rate Revenue \$	Interim Rates \$	Total Revenue \$
			\$'000	\$'000	\$'000	\$'000
GRV - Broome Tourism Group	0.114445	567	14,416	1649		1,649
<b>Unimproved Value Valuations</b>						
UV - Dampier Pastoral	0.074853	19	1,690	127		127
UV - Dampier Mining	0.099931	30	628	63		63
UV - Dampier Coconut Wells	0.002354	35	37,820	90		90
UV - Dampier Twelve Mile	0.002598	73	33,755	88		88
UV - Dampier Skuthorpe	0.004102	7	3,184	13		13
UV - Dampier Short Stay Accommodation	0.035575	6	660	23		23
UV - Dampier Commercial Operations & Pearling	0.027269	9	1,008	26		26
UV - Dampier Horticultural & Wattle Downs	0.010447	4	800	8		8
<b>Sub-Totals</b>		4,923	179,907	10,879	150	11,029
<b>Minimum Rates</b>						
<b>Gross Rental Valuations</b>	\$					
GRV - Broome Residential	885	384	2,769	340		340
GRV - Broome Commercial Group	885	18	116	15		15
GRV - Broome Tourism Group	885	172	683	152		152
GRV - Exempt		46				
<b>Unimproved Value Valuations</b>						
UV - Dampier Pastoral	885	2	4	2		2
UV - Dampier Mining	885	49	139	43		43
UV - Dampier Coconut Wells	885	2	287	2		2
UV - Dampier Commercial Operations & Pearling	885	1	10	1		1
UV - Dampier Horticultural & Wattle Downs	885	2	65	2		2
UV - Exempt		39				
<b>Sub-Totals</b>		715	4,073	557		557
Concession						
					<b>Rates Raised</b>	11,587

**COMMENT**

Rating objects of each differential rate category are shown in the attachments.

Growth

Growth in the number of rateable properties during 2007/2008 was 386 which contributes 6.5% to Shires rate growth revenue during 2008/2009.

Tourism Differential Factor

As Councillors are aware, the Shire has previously added a loading to the general rate of 3% for commercial land use and 13% for tourism land use, the proceeds of which are available for tourism initiatives and the marketing of tourism in Broome.

Based on the 8.75% increases, the proceeds available from this "factor" amount to \$309,000 up from \$247,000. Tourism marketing initiatives currently include support for Australia's Northwest Association tourism marketing body and the Broome Visitors Centre facility and operations.

President: ..... Date: .....

Concessional Rates

There are no rate concessions applied in 2008/2009.

Rural Rating/GRV Rating Non-Rural land uses

Council resolved at the Ordinary Council Meeting of 8 May 2008 to:

1. .... undertakes a review of the basis of valuation used for rating Dampier Ward rural land use activities.
2. That consultation occurs in the form of general advice to the district (via advertising) of the Council's decision to undertake the review, the rationale for the review and that comment is sought. Specific advice to affected ratepayers of the land use study.
3. That Council will consider review submissions as a basis to prepare a draft policy for advertising, with specific advice of the draft policy sent to affected ratepayers for comment.

The first stages of consultation are in progress with initial submissions due 4 July 2008.

The remainder of the review process will continue during 2008/2009, which includes development of a rural rating policy, changing the method of valuation and seeking Ministerial approval for changes in valuation in readiness for 2009/2010.

Minimum Rate

The minimum rate is consistent for all categories of rates and has been set at \$885, compared to last year's rate of \$814, which is an increase of 8.75%.

**CONSULTATION**

To be undertaken as per the Local Government Act 1995.

**STATUTORY ENVIRONMENT**

Section 6.33 of the Local Government Act provides that a local government may impose differential general rates according to any, or a combination, of the following characteristics:

- (a) the purpose for which the land is zoned under a town planning scheme in force under the Town Planning and Development Act 1928;
- (b) the predominant purpose for which the land is held or used as determined by the local government;
- (c) whether or not the land is vacant land; or
- (d) any other characteristic or combination of characteristics prescribed.

Section 6.36 of the Local Government Act states that:

- (1) Before imposing any differential general rates or a minimum payment applying to a differential rate category under section 6.35(6)(c) a local government is to give local public notice of its intention to do so.

President: ..... Date: .....

- (3) A notice referred to in subsection (1) is to contain —
  - (b)(i) details of each rate or minimum payment the local government intends to impose;
  - (ii) an invitation for submissions to be made by an elector or a ratepayer in respect of the proposed rate or minimum payment and any related matters within 21 days (or such longer period as is specified in the notice) of the notice; and
  
- (4) The local government is required to consider any submissions received before imposing the proposed rate or minimum payment with or without modification.

**POLICY IMPLICATIONS**

Nil

**FINANCIAL IMPLICATIONS**

As outlined, the proposed differential rates increase of 8.75%, plus interim rates \$150,000 will yield an amount of \$11.587 million, which is calculated to meet the requirements of the current draft budget.

**STRATEGIC IMPLICATIONS**

**People**

Effectively engage with our community by encouraging participation and providing information.

**Place**

Ensure the Shire's infrastructure and assets are strategically planned and managed.

**Prosperity**

Build the Shire's organisational capacity to service the needs of a growing community.

Support business and economic development.

Partner with other agencies to ensure affordable and equitable services and infrastructure.

**VOTING REQUIREMENTS**

Simple Majority

**COUNCIL RESOLUTION**  
**(REPORT RECOMMENDATION)**

Moved: Cr C R Mitchell

Seconded: Cr S E Eaton

That Council endorses the following differential rate categories with general increase of 8.75% and calls for public submissions under Section 6.36 of the Local Government Act 1995.

<b>DIFFERENTIAL RATE CATEGORY</b>	<b>CENTS IN THE DOLLAR</b>
<b>Broome Residential (GRV)</b>	<b>10.1279</b>
<b>Broome Commercial (GRV)</b>	<b>10.4317</b>
<b>Broome Tourism (GRV)</b>	<b>11.4445</b>
<b>Dampier Pastoral (UV)</b>	<b>7.4853</b>
<b>Dampier Mining (UV)</b>	<b>9.9931</b>
<b>Dampier Coconut Wells (UV)</b>	<b>0.2354</b>
<b>Dampier Twelve Mile (UV)</b>	<b>0.2598</b>
<b>Dampier Short Stay Accom (UV)</b>	<b>3.5575</b>
<b>Dampier Pearl Leases and Commercial Operations (UV)</b>	<b>2.7269</b>
<b>Dampier Horticulture and Wattle Downs (UV)</b>	<b>1.0447</b>
<b>Dampier Skuthorpe (UV)</b>	<b>0.4102</b>
<b>Minimum Rates (all categories)</b>	<b>\$885</b>

FOR: 5  
 AGAINST: 1

**CARRIED**

[Attachments: 5 pages](#)

**10. MEETING CLOSURE**

There being no further business the Chairperson declared the meeting closed at 4.24pm.

President: ..... Date: .....