

## **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."*

# **AGENDA**

**FOR THE**

**SPECIAL MEETING OF COUNCIL**

**HELD IN THE COUNCIL CHAMBERS AT 4.00PM**

**11 JUNE 2007**

## **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**

**SHIRE OF BROOME**  
**SPECIAL COUNCIL MEETING**  
**11 JUNE 2007**

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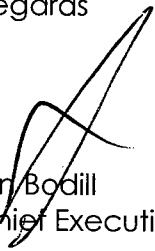
## NOTICE OF MEETING

Dear Council Member,

The next Special Meeting of the Shire of Broome will be held on Monday 11 June 2007 in the Council Chambers, Corner Weld and Haas Streets, Broome, commencing at 4.00pm, to discuss:

- Broome Performing Arts Centre, and
- To call for public submissions on the setting of differential rates

Regards



Ian Bodill  
Chief Executive Officer

8 June 2007

**1. OFFICIAL OPENING**

**2. ATTENDANCE AND APOLOGIES**

Attendance

Leave of Absence

Apologies Cr A C Griffiths

Officers

Pubic Gallery

**3. DECLARATIONS OF FINANCIAL INTEREST**

Councillor	Item No	Page No	Item	Nature of Interest

**4. PUBLIC QUESTION TIME**

**5. CONFIRMATION OF MINUTES**

N/A

**6. ANNOUNCEMENTS BY PRESIDENT WITHOUT DISCUSSION**

**7. PETITIONS**

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

**9.**

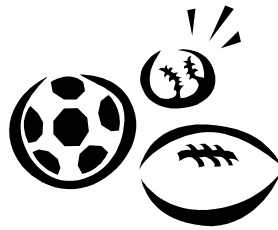
**REPORTS**

**OF**

**OFFICERS**

## 9.2

### COMMUNITY DEVELOPMENT SERVICES



### OUTCOME

*To facilitate the social wellbeing and development  
Of the community.*

**9.2.1 BROOME PERFORMING ARTS CENTRE**

<b>LOCATION/ ADDRESS:</b>	N/A
<b>APPLICANT:</b>	N/A
<b>FILE:</b>	CTE36
<b>AUTHOR:</b>	DIRECTOR COMMUNITY SERVICES
<b>CONTRIBUTOR/S:</b>	NIL
<b>RESPONSIBLE OFFICER:</b>	DIRECTOR COMMUNITY SERVICES
<b>DISCLOSURE OF ANY INTEREST:</b>	NIL
<b>DATE OF REPORT:</b>	8 JUNE 2007

**SUMMARY:** This report provides further information to inform the Council's decisions on the Broome Performing Arts Centre. It also provides options for future progress on the building.

**BACKGROUND**Previous Considerations

OCM 1 December 2005 Item 10.2  
 OCM 13 April 2006 Item 10.2  
 OCM 26 October 2006 Item 12.1  
 OCM 15 February 2007 Item 10.1  
 OCM 10 May 2007 Item 12.1 Deferred

At the Ordinary Council Meeting held on 10 May 2007, the Council received the report, "Tender Criteria Civic, Arts And Library Precinct Master Plan And Broome Performing Arts Centre" The Council resolved:

*"That the item be deferred to a Special Council Meeting to be called following a meeting on Tuesday 15 May 2007 for Budget discussions scheduled for that day."*

Attachment A provides information that was requested at the informal briefing held on 15 May 2007.

Attachment B is a Memo that was table at the informal briefing held on 15 May 2007.

The deferred Agenda Item follows this Agenda Item.

**COMMENT**

At the informal briefing on 15 May, elected Members present were provided with an overview by the Director Community Services of the current status of the Broome Performing Arts Centre and of the decisions that had been made by the Council to date. Additional information requested at the meeting is attached to this report.

A number of options are available to the Council. These are:

Option 1:

That the Council proceeds with the development of the Civic, Arts and Library Precinct Master Plan and the design and documentation phase of the Broome Performing Arts Centre as per Agenda Item 12.1 as tabled at the Ordinary Council Meeting held on 15 May.



Note: This Option will be included as the recommendation of this report as the current resolution (OCM 5 February 2007) of the Council is:

*"Adopts the recommendation of the Committee 'That the Council accepts the strategy as advised by the Minister for Culture and the Arts, The Hon Sheila McHale in the letter dated 12 January 2007 and accepts the immediate release of \$1,043,650 from the existing funding allocation of \$5 million for the design and Documentation Phase for the Broome Performing Arts Centre."*

Should the Council not proceed with this Option, the Council may need to rescind this resolution.

Option 2:

That the Council not proceeds with the development of the Civic, Arts and Library Precinct Master Plan and the design and documentation phase of the Broome Performing Arts Centre as per Agenda Item 12.1 as tabled at the Ordinary Council Meeting held on 15 May and inform the Minister Culture and the Arts and the Department accordingly.

Option 3:

That the Council considers options for upgrading the existing Civic Centre to a lesser level than that planned as part of the proposed Broome Performing Arts Centre Development and/or considers options for an outdoor entertainment area.

Option 4

That the Council not proceed at all with the development of the Broome Performing Arts Centre.

## **CONSULTATION**

Nil

## **STATUTORY ENVIRONMENT**

Local Government Act 1995

## **POLICY IMPLICATIONS**

Nil

## **FINANCIAL IMPLICATIONS**

The Western Australian Government through the Department of Culture and the Arts has released \$1,043,650 from the existing funding allocation of \$5 million for the Design and Documentation Phase.

In addition, some \$21,000 of the original grant allocation remains unspent in the current budget and is being used to engage WALGA as part of the tendering process.

The Shire has committed \$30,000 in the current budget for the appointment of an Arts Centre Project Officer to:

- Pursue funding grant opportunities
- Pursue corporate sponsorship
- Develop a community fund to support the development and operations of the Arts Centre.

**STRATEGIC IMPLICATIONS**

**People**

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

Actively contribute to well-being and safety and support community initiative.

Actively consult and work with the Traditional Owners and Aboriginal people of Broome.

**Place**

Engage with the community and other agencies to provide land use planning that protects and enhances the natural and built environment to support a quality lifestyle and the local economy.

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

**Prosperity**

Support business and economic development

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

**VOTING REQUIREMENTS**

Simple Majority

REPORT RECOMMENDATION

*That Council proceeds with the development of the Civic, Arts and Library Precinct Master Plan and the design and documentation phase of the Broome Performing Arts Centre as per Agenda Item 12.1 (shown here as Item 9.2.2) as tabled at the Ordinary Council Meeting held on 10 May 2007.*

**Moved:**

**Seconded:**

**FOR:  
AGAINST:**

[Attachment: 11 pages](#)

## 9.2.2 TENDER CRITERIA CIVIC, ARTS AND LIBRARY PRECINCT MASTER PLAN AND BROOME PERFORMING ARTS CENTRE

<b>LOCATION/ ADDRESS:</b>	Weld and Hamersley Streets
<b>APPLICANT:</b>	Shire of Broome
<b>FILE:</b>	CTE36
<b>AUTHOR:</b>	Director Community Services
<b>CONTRIBUTOR/S:</b>	N/A
<b>RESPONSIBLE OFFICER:</b>	Director Community Services
<b>DISCLOSURE OF ANY INTEREST:</b>	N/A
<b>DATE OF REPORT:</b>	2 May 2007

**SUMMARY:** This report puts to the Council the Request for Tender for the Civic, Arts and Library Precinct Master Plan and the design and documentation for the Broome Performing Arts Centre. It is a requirement under the Local Government Act, Functions and General Regulations that the Local Government must determine in writing the criteria for accepted tenders.

### BACKGROUND

#### Previous Considerations

OCM 1 December 2005 Item 10.2  
 OCM 13 April 2006 Item 10.2  
 OCM 26 October 2006 Item 12.1  
 OCM 15 February 2007 Item 10.1  
 OCM 10 May 2007 – Item 12.1 Deferred

The attached Request for Tender is for the provision of architectural services to undertake the development of a Master Plan for the Shire of Broome Civic, Arts and Library Precinct, and to provide schematic and detailed design and documentation in preparation for calling for tenders for the building of Broome Performing Arts Centre.

On 15 February 2007 the Council resolved:

*"That the Council adopts the recommendation of the (Arts Centre Advisory) Committee "That the Council accepts the strategy as advised by the Minister for Culture and the Arts, The Hon Sheila McHale in the letter dated 12 January 2007 and accepts the immediate release of \$1,043,650 from the existing funding allocation of \$5 million for the Design and Documentation Phase for the Broome Performing Arts Centre."*

The Council has provided \$15,000 in the 2006/07 Budget for a Civic Precinct (Arts Centre) Site Analysis Consultant who will develop a Master Plan for the site.

As a site analysis for the immediate surrounds of the Broome Performing Arts Centre is required prior to the design and documentation for the building of the Arts Centre, the two components have been included in the one tender document with the Shire contributing to that component that would not be covered under the Broome Performing Arts Centre component.

It is a requirement under the Local Government Act 1995, Functions and General Regulations 14 (2a) that “Where a local government is inviting tenders, the local government must determine in writing the criteria for accepted tenders”.

This report has come to the Council for the purpose of adopting the criteria for this tender and to report the scope of the tender to the Council.

## COMMENT

There are two components of this tender:

1. Civic, Arts and Library Precinct Master Plan
2. Design and documentation for the building of the Broome Performing Arts Centre and its associated infrastructure and services. This component is to form the bulk of the tender.

The Broome Performing Arts Centre has been the subject of a number of reports to the Council with the concept plans being identified in the *Broome Performing Arts Centre Study (2005)*. Comment on this component of the Tender specifications will not be covered in this report.

### **Civic, Arts and Library Master Plan**

Broome is continuing to experience relatively high rates of growth with its population predicted to reach an estimated 30,000 by the year 2021 with a corresponding growth in tourism.

This growth is significantly affecting the Shire, and will continue to do so in terms of infrastructure and service delivery. The Shire needs to plan for the future for its administration, arts, and library infrastructure in line with population growth and increased community demands.

The Civic, Arts, and Library Precinct (Precinct) can be described as that land bordered by Hamersley, Barker, Weld, and Haas Streets. The infrastructure that is currently contained within the precinct is:

- The Shire of Broome Civic Centre
- Shire of Broome Administration Centre and Council Chambers
- Shire of Broome Public Library
- Former Council Administration Building and Chambers
- Wacket Pavilion – now a shade shelter
- Road access, car parking, landscaping and lighting
- Open space
- Commercial freehold – Commonwealth Bank

A Master Plan is required that will:

- Map the footprint of existing and proposed buildings and activities on site.
- Describe future uses of the site.
- Set a vision /concepts for the visual amenity of the site.
- Set a vision /concepts for landscaping and public art on the site.
- Describe pedestrian and traffic management on site.
- Describe the best use for the land which is zoned “Local Reserve for Civic and Cultural Use”.

- Provide a full and detailed digital survey of the site

Major considerations in the Master Plan include:

- Development of the proposed performing arts centre
- Future development of a visual arts centre
- Future development of a restaurant, café and bar area
- Consideration of community arts office spaces on site
- Retention of open space for outdoor activities - entertainment and recreation
- The Shire's future administration needs in terms of office requirements in the event of population growth in Broome, as well as staff and client car parking
- The Shire's future special requirements in terms of provision of library and information services, including staff and client car parking
- Possible demolition and/or redevelopment of the former Council Chamber and Administration offices
- The implications of the future of the Commonwealth Bank remaining on the site
- Potential change of use along Hamersley Street being which was recently zoned mixed use and its potential impact on and synergies with the site
- The implications of closing the current road through the site from Hamersley to Weld Street and solutions for alternative access
- Retention of the Wacket Pavilion.
- Roadwork's, pathways, parking, landscaping, lighting
- Traffic access requirements to the site from Hamersley, Barker, Weld and Haas Streets
- Retention of significant existing trees where possible
- Proposed re-creation of old railway line along eastern side of Hamersley Street
- Pedestrian access to properties on adjacent street frontages
- Some utilities with existing and proposed infrastructure requirements detailed
- Retention of existing drainage flows through the site and all proposed drainage concepts detailed.

The tender specifications make recommendations for minimum floor space requirements to cater for a population of 30,000 in terms of Shire administration, library, visual arts and performing arts requirements.

### **Tender Process**

The Western Australia Local Government Association has been engaged to assist with the development of the tender, to advertise the tender, and assist with the assessment of tenders in terms of criteria; and to provide a written report on those assessments for the consideration of the Council. The Director Community Services is the Shire's Officer who will be part of the assessment team.

The Director Community Services will fly to Perth to provide a mandatory briefing, in collaboration with WALGA, to prospective tenderers.

### **CONSULTATION**

Broome Arts Centre Advisory Committee

Western Australia Local Government Association

There will be consultation with elected members, staff and the community throughout various stages of the development of the Civic, Arts and Library Master Plan and the design and documentation of the Broome Performing Arts Centre.

**STATUTORY ENVIRONMENT**

Local Government Act 1995

Functions and General Regulations 14 (2a) *"Where a local government is inviting tenders, the local government must determine in writing the criteria for accepted tenders"*.

**POLICY IMPLICATIONS**

Nil

**FINANCIAL IMPLICATIONS**

The Western Australian Government through the Department of Culture and the Arts has released \$1,043,650 from the existing funding allocation of \$5 million for the Design and Documentation Phase.

In addition, some \$21,000 of the original grant allocation remains unspent in the current budget and is being used to engage WALGA as part of the tendering process.

The Shire has committed \$30,000 in the current budget for the appointment of an Arts Centre Project Officer to:

- Pursue funding grant opportunities
- Pursue corporate sponsorship
- Develop a community fund to support the development and operations of the Arts Centre.

The position is currently being advertised. Not all of these funds will be used in this financial year and an allocation has been made in the 2007/08 budget.

**STRATEGIC IMPLICATIONS****People**

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

Actively contribute to well-being and safety and support community initiative.  
Actively consult and work with the Traditional Owners and Aboriginal people of Broome.

**Place**

Engage with the community and other agencies to provide land use planning that protects and enhances the natural and built environment to support a quality lifestyle and the local economy.

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

**Prosperity**

Support business and economic development

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

**VOTING REQUIREMENTS**

Simple Majority

REPORT RECOMMENDATION

*That Council adopts the criteria for assessment of tenders as outlined in the Request For Tender for the Provision of Civic, Arts, and Library Precinct Master Plan and Design and Documentation for the Broome Performing Arts Centre.*

**Moved:** **Seconded:**

**FOR:**  
**AGAINST:**

[Attachment: 30 pages](#)

## 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.***



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

<b>LOCATION/ADDRESS:</b>	N/A
<b>APPLICANT:</b>	N/A
<b>FILE:</b>	ARA01
<b>AUTHOR:</b>	Manager Financial Services
<b>CONTRIBUTOR/S:</b>	Director Corporate Services
<b>RESPONSIBLE OFFICER:</b>	Director Corporate Services
<b>DISCLOSURE OF ANY INTEREST:</b>	Nil
<b>DATE OF REPORT:</b>	8 June 2007

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

Previous Considerations

SMC 300507

**BACKGROUND**

In line with the Shire's annual financial planning cycle, endorsement by Council of the differential rates is now required. This year, timing of rate setting coincides with the negotiation and implementation of the new Workplace Agreement (AWA) for both inside and outside staff.

At a Special Meeting of Council held on 30 May 2007, Council gave direction to the CEO to include an indicative rate for draft budgeting purposes that was sufficient to meet the current level of AWA negotiations (refer below). The new three year AWA's begin to address affordability and local economic trends, parity, staff attraction/ retention issues and local labour market constraints.

1. *That Council directs the CEO to include as an indicative rate for draft budgeting purposes, regarding the outside staff Work Place Agreement that:*
  - *An amount of 14.8% be awarded in total for the first year commencing 1 July 2006, and that the back-pay for this amount be paid within the 2006/2007 financial year.*
  - *An increase representing CPI (All Groups Perth, March Quarter) or 6% (whichever the greater) for the years commencing 1 July 2007, 1 July 2008 and 1 July 2009 be awarded representing a total duration of 3 years of the Collective Union Workplace Agreement for the outside staff.*
  - *The remainder of the agreement is left to the CEO to finalise.*
2. *That Council directs the CEO to include as an indicative rate for draft budgeting purposes, regarding the Inside staff Work Place Agreement that:*
  - *An amount of \$50 plus CPI be awarded in total for the first year commencing 1 March 2007.*
  - *An increase representing CPI (All Groups Perth, December Quarter) or 3% for the years commencing 1 March 2008 and 1 March 2009 be awarded*

representing a total duration of 3 years of the Collective Union Workplace Agreement for the Inside staff.

- The remainder of the agreement is left to the CEO to finalise.

It is proposed that throughout 07/08 a full review of the differential rates will occur.

The overall Shire 2007/2008 budget has taken into account the financial impact of the AWA negotiations, the 5 year strategic financial plan and pending rate review.

The following budgeted differential rate scenario's are for consideration.

Differential rates proposed at the general increase of 11.95% and budgeted to be raised for 2007/2008 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	0.094823	3,540	54,614	5,179	154	5,333
GRV - Broome Commercial Group	0.097662	496	27,766	2,711		2,711
GRV - Broome Tourism Group	0.106681	399	12,015	1,281		1,281
<b>Unimproved Value Valuations</b>						
UV - Dampier Pastoral	0.085364	20	1,531	131		131
UV - Dampier Mining	0.093562	23	427	40		40
UV - Dampier Coconut Wells	0.004020	35	20,322	82		82
UV - Dampier Twelve Mile	0.004120	72	19,691	81		81
UV - Dampier Skuthorpe	0.005709	7	2,142	12		12
UV - Dampier Short Stay Accommodation	0.036636	6	600	22		22
Dampier Commercial Operations & Pearling						
UV - Leases	0.035569	9	724	26		26
UV - Dampier Horticultural & Wattle Downs	0.014228	4	550	8		8
<b>Sub-Totals</b>		4,611	140,382	9,574	154	9,728

<b>Minimum Rates</b>						
<b>Gross Rental Valuations</b>						
	\$					
GRV - Broome Residential	828	327	2,381	271		271
GRV - Broome Commercial Group	828	18	117	15		15
GRV - Broome Tourism Group	828	172	683	142		142
GRV - Exempt		71				
<b>Unimproved Value Valuations</b>						
UV - Dampier Pastoral	828	2	4	2		2
UV - Dampier Mining	828	51	139	42		42
UV - Dampier Coconut Wells	828	2	144	2		2
Dampier Commercial Operations & Pearling						
UV - Leases	828	1	10	1		1
UV - Dampier Horticultural & Wattle Downs	828	2	55	2		2
UV - Exempt		60				
<b>Sub-Totals</b>		575	3,533	476		476
Concession						

**Rates Raised**

**10,204**

As an alternative, differential rates proposed at the general increase of 9.95% to be raised for 2007/2008 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	0.093129	3,540	54,614	5,087	154	5,241
GRV - Broome Commercial Group	0.095917	496	27,766	2,663		2,663
GRV - Broome Tourism Group	0.1047751	399	12,015	1,259		1,259
<b>Unimproved Value Valuations</b>						
UV - Dampier Pastoral	0.083839	20	1,531	128		128
UV - Dampier Mining	0.091891	23	427	39		39
UV - Dampier Coconut Wells	0.003948	35	20,322	80		80
UV - Dampier Twelve Mile	0.004046	72	19,691	80		80
UV - Dampier Skuthorpe	0.005608	7	2,142	12		12
UV - Dampier Short Stay Accommodation Dampier Commercial Operations & Pearling	0.035981	6	600	22		22
UV - Leases	0.034933	9	724	25		25
UV - Dampier Horticultural & Wattle Downs	0.013974	4	550	8		8
<b>Sub-Totals</b>		<b>4,611</b>	<b>140,382</b>	<b>9,403</b>	<b>154</b>	<b>9,557</b>

<b>Minimum Rates</b>						
<b>Gross Rental Valuations</b>						
	\$					
GRV - Broome Residential	814	327	2,381	266		266
GRV - Broome Commercial Group	814	18	117	15		15
GRV - Broome Tourism Group	814	172	683	140		140
GRV - Exempt		71				
<b>Unimproved Value Valuations</b>						
UV - Dampier Pastoral	814	2	4	2		2
UV - Dampier Mining	814	51	139	41		41
UV - Dampier Coconut Wells Dampier Commercial Operations & Pearling	814	2	144	2		2
UV - Leases	814	1	10	1		1
UV - Dampier Horticultural & Wattle Downs	814	2	55	2		2
UV - Exempt		60				
<b>Sub-Totals</b>		<b>575</b>	<b>3,533</b>	<b>467</b>		<b>467</b>
Concession						
				<b>Rates Raised</b>		<b>10,024</b>

**COMMENT**

The Strategic Financial Plan workshopped by Council in 2007 planned for rate increases of 3% growth, 4% CPI (set by Council) and an additional amount of 1.5% (also set by Council). This results in a general increase to the ratepayer of 5.5% and increase in rate revenue for the Shire of 8.5%. The recommended differential rates for which public submissions must be called have been prepared in light of current AWA negotiations, with growth determined at 2.9%, CPI at 3.5%, and an additional amount of 8.45% resulting in an 11.95% general increase.

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

### Growth

Growth in the number of rateable properties during 2006/2007 will take the Shires rate revenue from \$8.863 million to \$9.117 million, that's an increase of 2.9%, which is lower than the expected growth of 3%. All things being equal, lower growth outcomes transfer the effect to the general increase in rates.

### Tourism Differential Factor

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

Based on the 11.95% increases, the proceeds available from this "factor" amount to \$251,000 up from \$214,000.

Based on the 9.95% increases, the proceeds available from this "factor" amount to \$247,000 up from \$214,000.

### Concessional Rates

There will be no rate concessions applied in 2007/2008.

### Rural Rating/GRV Rating Non-Rural Land Uses

Whilst Council resolved, "that caravan parks and service stations be spot rated based on their improvements on the site, that is on a Gross Rental Valued basis", this has not progressed during the financial year. The process to change a rates valuation basis is quite lengthy and officers have included this objective in their service plan for 2007/2008. The review may involve a broadening of the scope to review the basis of valuation for all land used for non-rural purposes.

### Minimum Rate

The minimum rate is consistent for all categories of rates, and has been set at \$828. Last years rate was \$740.

This reflects an 11.95% increase consistent with the general increase.

An alternative increase of 9.95% would set a minimum of \$814.

### Final comment

In summary if Council supports the above recommendations then the overall rate yield will be around \$10.054 million plus approximately \$154,000 in interim rates.

The rate increase of 11.95% has been calculated to meet the demands of the AWA negotiations, but has not taken into account the additional \$642,000 impact of the new submissions process undertaken during pre-budget deliberations that were not funded within the current strategic financial plan.

Every 1% change in general rates has an effect of \$90,000. At present the value of the \$642,000 of new submissions has not been funded and represents 7.1% impact in rates.

Once the differential rate has been confirmed, budget amendments will be made to accommodate. An Executive Management Group meeting will be held on Thursday 14<sup>th</sup> June to confirm departmental budgets and services. Outcomes of this planning workshop will be discussed with Councillors at a briefing meeting prior to formally adopting the 2007/2008 budget in July.

## **CONSULTATION**

To be undertaken as per the Local Government Act

## **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.
- (3) A notice referred to in subsection (1) is to contain —
  - (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 11.95% will yield an amount of \$10.204 million, which is calculated to meet the requirements of the current AWA negotiations.

An alternative increase of 9.95% will reduce the yield by \$180,000.

## **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

REPORT RECOMMENDATION

That Council endorses the following differential rate categories with general increase of 11.95% and calls for public submissions under Section 6.36 of the Local Government Act 1995.

DIFFERENTIAL RATE CATEGORY	CENTS IN THE DOLLAR
Broome Residential (GRV)	9.4823
Broome Commercial Group	9.7662
Broome Tourism Group	10.6681
Dampier Pastoral (UV)	8.5364
Dampier Mining (UV)	9.3562
Dampier Coconut Wells (UV)	0.4020
Dampier Twelve Mile (UV)	0.4120
Dampier Short Stay Accom (UV)	3.6636
Dampier Pearl Leases and Commercial Operations (UV)	3.5569
Dampier Horticulture and Wattle Downs (UV)	1.4228
Dampier Skuthorpe (UV)	0.5709
Minimum Rates (all categories)	\$828

**Moved:**

**Seconded:**

**FOR:**

**AGAINST:**

[Attachment: 7 pages](#)

**10. MEETING CLOSURE**