



SHIRE OF CARNARVON  
**AGENDA**  
SPECIAL COUNCIL MEETING  
TUESDAY 4 JUNE 2024

Shire Council Chambers,  
Stuart Street Carnarvon,  
West Australia  
Phone: (08) 9941 000  
Fax: (08) 9941 1099  
Website – [www.carnarvon.wa.gov.au](http://www.carnarvon.wa.gov.au)

*The Shire of Carnarvon acknowledges and respects the Yinggarda (Carnarvon) and Baiyungu (Coral Bay) as the traditional custodians of the lands where we live and work. We pay our respects to Elders, past, present and emerging. The Shire of Carnarvon is committed to honouring the traditional custodians' unique cultural and spiritual relationships to the land, waters and seas and their rich contribution to society.*

## NOTICE OF MEETING

Notice is hereby given

Shire of Carnarvon  
Special Council Meeting  
will be held  
on Tuesday 4 June 2024  
at the Shire Council Chambers, Stuart Street  
Carnarvon,  
commencing at 4.00pm.



Andrea Selvey  
CHIEF EXECUTIVE OFFICER

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### DISCLAIMER

No responsibility whatsoever is implied or accepted by the Shire of Carnarvon for any act, omission or statement or intimation occurring during Council/Committee Meetings or during formal/informal conversations with Staff or Councillors. The Shire of Carnarvon disclaims any liability for any loss whatsoever and howsoever caused arising out of reliance by any person or legal entity on any such act, omission or statement or intimation occurring during Council/Committee Meetings or discussions. Any person or legal entity who acts or fails to act in reliance upon any statement does so at that person's or legal entity's own risk.

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



## INFORMATION ON PUBLIC QUESTION TIME

The following information is provided should you wish to ask a question of Council at the Ordinary Meetings held on a monthly basis.

Please note that questions that have not been filled out on the Submission Form will not be accepted.

- The Local Government Act 1995 allows members of the public to ask questions in regard to any issue relating to the Shire.
- A maximum of 15 minutes will be allowed for public question time and the Presiding Member will allow a maximum of three (3) verbal/written questions per person.
- Prior to asking a question, the speaker must state his/her name and address.
- Members of the public are discouraged from asking questions which contain defamatory remarks, offensive language or questioning the competency of staff or Council members.
- The Presiding Member may nominate a member or officer to answer the question and may also determine that any complex questions requiring research be taken on notice and answered in writing.
- No debate or discussion is allowed to take place on any question or answer.
- A summary of each question asked and the response given will be included in the minutes of the meeting –

*Local Government (Administration) Regulations 1996 – Pt 2, r.11 – (in part reads - )*  
*11. Minutes, content of (Act s.5.25(1)(f))*

*The content of minutes of a meeting of a council or a committee is to include –  
(e) a summary of each question raised by members of the public at the meeting and a summary of the response to the question.*

Responses to questions that are taken on notice will be responded to as soon as possible.

- If you wish to ask a question, please complete the Public Question Time Submission Form at the back of this information sheet. Alternatively, questions can be submitted in writing to the Shire of Carnarvon 3 days prior to the meeting.

### SPECIAL MEETINGS OF COUNCIL

Members of the public are welcome to attend a Special Meeting of Council if open, and ask questions of the Council within the allotted public question time *subject to the questions being asked only relating to the purpose of the Special Meeting (s5.23 of the Act and regulation 12 (4) of the Local Government (Administration) Regulations 1996, the Department of Local Government and Communities Guide to Meetings and Governance Bulletin April 2014 and Guideline No. 3 Managing Public Question Time.)*

# INDEX

<b>1</b>	<b>ATTENDANCE, APOLOGIES &amp; APPROVED LEAVE OF ABSENCE .....</b>	<b>6</b>
<b>2</b>	<b>DECLARATIONS OF INTEREST .....</b>	<b>6</b>
<b>3</b>	<b>PUBLIC QUESTION TIME .....</b>	<b>6</b>
	3.1 PUBLIC QUESTION TIME.....	6
<b>4</b>	<b>DEPARTMENTAL REPORTS.....</b>	<b>7</b>
	4.1 CORPORATE SERVICES.....	7
	4.1.1 Intention to Impose Differential Rates for 2024/2025 .....	7
<b>5</b>	<b>CLOSURE.....</b>	<b>19</b>

## **1 ATTENDANCE, APOLOGIES & APPROVED LEAVE OF ABSENCE**

(The Local Government Act 1995 Section 2.25 provides that a Council may, by resolution, grant leave of absence to a member for Ordinary Council Meetings. The leave cannot be granted retrospectively and an apology for non-attendance at a meeting is not an application for leave of absence.)

## **2 DECLARATIONS OF INTEREST**

(Elected Members and Officers are reminded of the requirements of Section 5.65 of the Local Government Act 1995, to disclose any interest during the meeting or when the matter is to be discussed.)

## **3 PUBLIC QUESTION 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. All questions are to be provided on the Public Question Time Submission Form.)

### **3.1 PUBLIC QUESTION TIME**

## 4 DEPARTMENTAL REPORTS

### 4.1 CORPORATE SERVICES

#### 4.1.1 INTENTION TO IMPOSE DIFFERENTIAL RATES FOR 2024/2025

File No:	ADM0071
Location/Address:	N/A
Name of Applicant:	Shire of Carnarvon
Name of Owner:	Shire of Carnarvon
Author(s):	Dallas Wood-Harris, Rates Officer Sarah Driscoll, Senior Finance - Operations
Authoriser:	Alan Thornton, Deputy Chief Executive Officer
Declaration of Interest:	Nil
Voting Requirement:	Absolute Majority
Previous Report:	Nil
Schedules:	1. Schedule 1 - Differential Rates 2024/2025 Advertisement 2. Schedule 2 - Proposed Rates Model 2024/2025 3. Schedule 3 - Objects & Reasons for Differential Rates 2024-2025

#### Authority/Discretion:

- |                                     |                       |  |
|-------------------------------------|-----------------------|--|
| <input type="checkbox"/>            | <b>Advocacy</b>       | When Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.   |
| <input checked="" type="checkbox"/> | <b>Executive</b>      | The substantial direction setting and oversight role of the Council. E.g., adopting plans and reports, accepting tenders, directing operations, setting and amending budgets   |
| <input type="checkbox"/>            | <b>Legislative</b>    | Includes adopting local laws, town planning schemes and policies.  |
| <input type="checkbox"/>            | <b>Information</b>    | Includes items provided to Council for information purposes only that do not require a decision of Council (i.e. – for noting).  |
| <input type="checkbox"/>            | <b>Quasi-judicial</b> | When Council determines an application / matter that directly affects a person's right and interest. The judicial character arises from the obligations to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licenses, applications for other permits / licenses |

#### Summary of Item

This item presents a recommendation for Council to endorse proposed differential rates for properties valued on Gross Rental Values (GRV) and Unimproved Values (UV) basis for the 2024/2025 budget. The differential rating model shows an overall 5.9% increase in total differential general rate revenue and 6% increase in minimum payment for GRV and UV differential rating categories for the 2024/2025 financial year.

#### Background

The purpose of levying rates is to meet Council's budget requirements in each financial year and enables Council to raise the revenue necessary to provide facilities, infrastructure and services to the entire community and visitors of the Shire of Carnarvon.

The rates levied on properties are determined by applying the rate in the dollar to the applicable valuation amount of the properties within the district, and if applicable, applying a minimum rate. The Shire applies a minimum rate to each rating category in accordance with S6.35 of the Act, to ensure that properties with a low valuation still pay a fair and reasonable amount towards the maintenance and continuity of Shire infrastructure and services.

The method of land valuation (GRV or UV) is determined by the Minister for Local Government, Sports and Cultural Industries (the Minister) with individual valuations being provided to the Shire by the Valuer General's Office (VGO) as part of Landgate. Every six years the VGO conducts a major review of GRV valuations for each local government. The VGO completed a major review of GRV valuations for the Shire of Carnarvon in May 2024, resulting in large changes in valuations. The power to set differential rates is contained in the Local Government Act 1995 section 6.33 (1) which provides the ability to differentially rate properties, based land characteristics. The application of differential rates and minimum payments to properties within the Shire aims to maintain equity in the rating of properties.

The Department of Local Government, Sports and Cultural Industries (the Department) requires that, if differential rates are imposed, they are to be endorsed by Council along with the objects and reasons for the imposition of differential rating.

For the 2024/2025 financial year an overall 5.9% increase in total differential general rates revenue and 6% increase in the minimum payment amount of each differential rating category has been proposed. The 5.9% rate revenue increase is aligned to Council's strategic Revenue Strategy review undertaken in 2022 and was driven by Council's commitment to deliver on services and projects that have been recognised as key community priorities in both the Strategic Community Plan (SCP) and the Corporate Business Plan (CBP).

The proposed differential rates based on an overall 5.9% rate revenue increase are detailed in Table 1 below:

Table 1

Rate Type	Rate Category	Cents in \$	Minimum Payment
UV	Mining	26.9579	492
GRV	Residential	9.9179	1,341
UV	Pastoral	12.9173	1,341
GRV	Comm/Ind	11.3004	1,341
GRV	Special Use/Rural	11.2190	1,341
UV	Intensive Horticulture	2.6871	1,341

Based on current rating information, the proposed differential rates model would raise \$7,030,730.46 million in rates revenue in the 2024/25 financial year, comparative to \$6,638,495.69 million of rates levied in 2023/2024.

This report has been prepared to present:

1. The required public notice for approval which may be advertised for at least 21 days from 6 June 2024 provided in **Schedule (1)**.
2. The proposed overall 5.9% increase in differential general rate revenue in the 2024/2025 Differential Rates Model with the rate in the dollar and minimum rate for each rating category provided in **Schedule (2)**.
3. The Objects and Reasons to support the imposition of the proposed 2024/2025 Differential Rates provided in **Schedule (3)**.

### Stakeholder and Public Consultation

The advertising process allows for stakeholder and public input into this matter.



**Statutory Environment**

*Local Government Act 1995 Section 6.33 Differential general rates and 6.35 Minimum payment*

**Relevant Plans and Policy**

Stabilising Our Financial Position – Shire of Carnarvon Revenue Strategy 2022  
Strategic Community Plan for 2022/2032

**Financial Implications**

Rate Revenue % Increase	2023/2024 Billed	2.9%	4.1%	4.9%	5.9%
Rate Yield	\$6,638,496	\$6,831,421	\$6,909,742	\$6,967,992	\$7,030,730
Difference increase		\$192,925	\$271,246	\$329,496	\$392,234

**Risk Assessment**

Consequence		STEP 3 – Risk Tolerance Chart Used to Determine Risk				
		Insignificant 1	Minor 2	Major 3	Critical 4	Extreme 5
Likelihood						
Almost certain	A	High	High	Extreme	Extreme	Extreme
Likely	B	Moderate	High	High	Extreme	Extreme
Possible	C	Low	Moderate	High	Extreme	Extreme
Unlikely	D	Low	Low	Moderate	High	Extreme
Rare	E	Low	Low	Moderate	High	High

Risk Category	Description	Rating (Consequence x likelihood)	Mitigating Action/s
Financial	The Minister may not approve the proposed differential rates	Low	All compliance requirements have been met to date and advertising the differential rates and reviewing any objections will take place at the end of the advertising period of 21 days after date of newspaper print and before submission to the Minister for approval.
Health & Safety	N/A	N/A	N/A
Reputation	Community sensitivity to Council rate. Rates that are perceived as high have the potential to result in reputational damage.	High	This risk has to be balanced against raising revenue to support Shire operations and service delivery. Increases are also equitably balanced across each rate category.
Service disruption	N/A	N/A	N/A
Compliance	N/A	N/A	N/A
Property	N/A	N/A	N/A

Environment	N/A	N/A	N/A
Fraud	N/A	N/A	N/A

## Community and Strategic Objectives

The proposal aligns with the following desired objectives as expressed in the *Community Strategic Plan 2022-2032*:

### OBJECTIVES

#### **In 2040 Carnarvon is a place where:**

- *Our sustainable livelihoods create a community that can flourish into the future*

## Comments

The objective of imposing differential rates is to ensure equity across different land uses, especially where values can vary greatly from properties close to townsites and those in more remote areas of the Shire. The ability of Council to apply a different rate in the dollar ensures that all properties make a fair contribution to the required revenue of the Shire.

The differential rates are based upon the following:

- 2024/2025 Roll received from Landgate (Futures Valuations)
- Imposing a fair and equitable 5.9% increase in rates revenue required to implement the Corporate Business Plan 2024/2025 actions
- Shire of Carnarvon Revenue Strategy.

In a revaluation year it is difficult to perform a model that has an 'even' spread of rate revenue increase. Especially when you consider that GRVs have not been supplied for 6 years and the current volatility of the market. Another factor that is impacting on our valuations and so rate revenue, is in the UV Mining category; two new assessments exist that almost double our valuations in that category.

If we were just to look at each category and apply a 6% (or whichever percentage) increase on the total revenue for that category, you would not be factoring in the large movements of valuations on an individual assessment basis. I.e. some assessments would increase by well over 15% whilst others would reduce by over 15%. We have looked at impacts on individual assessments within each category before applying a blanket 6% increase. In the mining category for example, a 6% increase on overall revenue or even a 6% increase on the average rate revenue per property (total income divided by total properties), would mean the rate in the dollar would decrease massively and majority of assessments would receive a decreased bill.

To make the rate increase as fair and equitable as possible, the following calculations were completed by Bob Waddell & Associates for 5.9% revenue increase.

- All minimum levies were increase by the 6%.
  - This means that most assessments that were on the minimum levy last year will receive a 6% rate increase this year. The exception is assessments that have had a large valuation increase that now places them into the non-minimum calculations.
- With the UV Mining category, the two new assessments that were not in the main billing run last year were removed from rate in the dollar calculations. The valuations on the remaining assessments were used to calculate the rate in the dollar to achieve a 6% revenue increase.

This rate in the dollar was then applied to all assessments in this category. Including the two new assessments.

The result of this is that the assessments rated last year have an average of 6% revenue increase (fluctuations may occur due to the valuation movements).

The two new assessments will be rated based on the rate in the dollar for this category, meaning that these assessments will also have a 6% revenue increase (plus or minus any valuation movement) However, when these are combined, the overall revenue increase on this category, compared to last year, shows a 95% increase. This is because the large increase in valuations.

- With the other categories the rate in the dollar has been calculated to ensure *most* assessments in that category have a 6% rate levied increase. However, this will fluctuate on an assessment basis because of the valuation movements. The proposed model and adjusted rate in the dollar attempt to flatten this curve as much as possible.

Example: In the GRV Residential Category one assessment had a valuation increase of 34.78%, after adjusting the rate in the dollar for the category, this assessment will receive a 10.10% rate levy increase.

Another assessment had a valuation decrease of 19.51%, after adjusting the rate in the dollar for the category, this assessment will receive a reduction of 10.20% in the rate levy.

With such large fluctuations in valuations, the only other way you can make the rates levy more fare is to have more differential rating categories, e.g. vacant land, houses, group dwellings etc. This requires a very accurate data base to achieve this and requires Ministerial Approval.

Ratepayers that are concerned with their revaluations can appeal to Landgate to have those valuations review. There is an appeal process documented on Landgate's Webpage. Furthermore, the back of the rates notice that goes out at billing provides a brief but concise explanation on how to appeal your valuation and who to contact if you feel the value is incorrect.

The GRV revaluation has meant that it is very difficult to achieve an even spread. We believe the rates in the dollar as presented achieves a fair and equitable spread across all properties in the Shire of Carnarvon.

The legislative requirements surrounding the imposition of Differential Rates impose a considerable time factor as the steps following the endorsement of the differential rate are as follows:

- Advertise the proposed differential rates for 21 days from the day after the advertisement appears in the newspaper in print.
- Consideration of any submissions if received, will need to be responded to in writing and if council resolve to change the rate in the dollar to what was advertised, it must be noted in the minutes and reflect in the council resolution. This will also need to be provided with the application to the Minister. However, a note will need to be included in the rates notice to those affected categories to explain the change in the dollar from what was advertised, and this must also be acknowledged and recorded in council minutes when adopting the budget.
- Seek Ministerial approval which is generally up to 21 days, however approvals and the time frame may be longer.

The actual rate applied will be the differential rates approved by the Ministerial delegation, unless a variation is approved by the Minister. This is to comply with the Local Government Act 1995 Section 6.33(3)

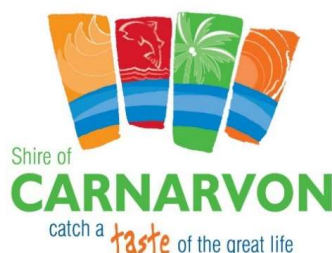
#### **OFFICER'S RECOMMENDATION PART 1**

***That Council, by Absolute Majority in accordance with Section 6.8 (1) (b) of the Local Government Act 1995 resolves to:***

1. ***Publicly advertise its intention to impose differential rates and invites public submissions for a period of twenty-one days commencing on 13 June 2024; and***
2. ***Consider any submissions in respect of imposition of differential rates as part of the 2024/2025 Budget deliberations.***
3. ***Adopt the objects and reasons of the differential rates as provided in Schedule (c) and publish the document on the Shire of Carnarvon official website.***

**OFFICER'S RECOMMENDATION PART 2**

***That Council, by Absolute Majority in accordance with Section 6.8(1)(b) of the Local Government Act 1995, resolves that should no submissions be received during the public submission period, to progress to seeking approval from the Minister for Local Government to impose differential rates for 2024/2025 and for the objects and reasons as provided in Schedule (c) and to be adopted as part of the 2024/2025 budget.***



SCHEDULE (B)

**SHIRE OF CARNARVON****NOTICE OF INTENTION TO IMPOSE DIFFERENTIAL RATES**

In accordance with Section 6.33 and 6.35 of the Local Government Act 1995, the Shire of Carnarvon hereby gives notice of its intention to impose differential rates and differential minimum rates on all rateable unimproved-valued (UV) properties and gross rental valued (GRV) commercial/industrial properties within its boundaries, during the 2024/2025 financial year. The differential rates are imposed based on predominant land use as detailed below (all categories are included for comparison):

<b>LAND USE CATEGORY</b>	<b>PROPOSED RATE IN \$</b>	<b>PROPOSED MINIMUM</b>
GRV Residential	9.9179 cents	\$1,341.00
GRV Special Use/Rural	11.2190 cents	\$1,341.00
GRV Commercial/Industrial	11.3004 cents	\$1,341.00
UV Mining	26.9579 cents	\$492.00
UV Pastoral	12.9173 cents	\$1,341.00
UV Intensive Horticulture	2.6871 cents	\$1,341.00

The figures stated above are to be sent for Ministerial Approval and are subject to consideration as part of Council's 2024/2025 Budget deliberation.

A document describing the objects and reasons for each proposed general and minimum rate may be inspected at, or obtained from, the Shire of Carnarvon Administration Office, 3 Francis Street Carnarvon between the hours of 9.00am and 4.00pm. Further queries can be directed to the CEO, Andrea Selvey, 08 9941 0000 or by email to [selvey.a@carnarvon.wa.gov.au](mailto:selvey.a@carnarvon.wa.gov.au).

Submissions regarding the proposed differential rates and minimums must be received by Thursday 4 July 2024.

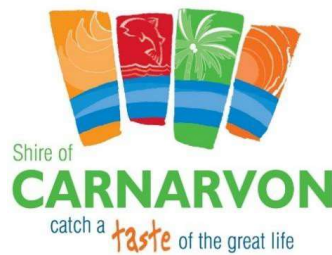
Andrea Selvey  
**CHIEF EXECUTIVE OFFICER**

**Schedule (A)**  
**– Proposed Rates Model 2024/2025**

This table contains a summary of the proposed rates in the dollar and minimum rates:

Category	Rate in the \$		Minimum Rate		Actual	Actual	Billed	Estimated
	23/24	24/25	23/24	24/25	Rateable Valuations	Rateable Valuations	Rate Revenue (Inc. Mins)	Rate Revenue (Inc. Mins)
					23/24	24/25	23/24	24/25
UV Mining	26.7622	26.9579	464	492	948,789	1,827,231	257,369	497,561
GRV Residential	12.1408	9.9179	1,265	1341	25,598,215	30,958,167	3,214,289	3,190,997
UV Pastoral	12.1861	12.9173	1,265	1,341	3,140,520	3,268,020	390,351	430,194
GRV Comm/Industrial	11.2456	11.3004	1,265	1341	16,352,128	17,074,826	1,865,421	1,962,702
GRV Special Use/Rural	12.1408	11.2190	1,265	1341	2,204,015	2,389,206	282,439	282,928
UV Intensive Horticulture	2.7940	2.6871	1,265	1,341	22,500,000	24,798,000	628,627	666,347
<b>TOTALS</b>					<b>\$70,743,667</b>	<b>\$80,315,450</b>	<b>\$6,638,496</b>	<b>\$7,030,729</b>

24/25 SCHEDULE (C)



**OBJECTS AND REASONS FOR PROPOSED DIFFERENTIAL RATES AND MINIMUM PAYMENTS FOR  
THE 2024/2025 FINANCIAL YEAR**

In accordance with Section 6.36 of the *Local Government Act 1995*, the Shire of Carnarvon is required to publish its Objects and Reasons for implementing Differential Rates

**DIFFERENTIAL RATES**

Differential rating is the method of applying a different rate in the dollar to a different category of property. This is allowed for and controlled by S6.33 of the Local Government Act 1995 and the Shire applies differential rates according to property usage for GRV and UV Rated properties.

Properties in the Shire of Carnarvon are valued with either a Gross Rental Value (GRV) which is used on urban properties around townsites and Unimproved Value (UV) which is predominantly used on rural properties. More information on the different valuation methods can be found on the Valuer Generals website at [www.landgate.wa.gov.au](http://www.landgate.wa.gov.au)

**OVERALL OBJECTIVE**

The purpose of levying rates is to meet Council's budget requirements each financial year, so it can deliver facilities, services and community infrastructure. Property valuations provided by the Valuer General's Office (VGO) are used as the basis for the calculation of rates each year. Section 6.33 of the Local Government Act 1995 provides the ability to differentially rate properties based on zoning and/or land use as determined by the Shire of Carnarvon. The application of differential rating maintains fair and equitable rating of properties across the Shire. Preparation of the annual Budget is informed by two key Council documents, the 10-year Strategic Community Plan and the Long-Term Financial Plan. These documents provide the road map for budget preparation and therefor rates revenue requirements.

**Anticipated projects for 2024/2025 include:**

- Continued upgrade and maintenance on unsealed country roads through the capital infrastructure and maintenance programs.
- Resealing in main streets and on sealed roads (ongoing yearly commitment, still in progress from 23/24 FY).
- Waste Management Facility improvements.
- Flood preparedness project.
- Fascine and associated waterways upgrade.
- Continued Aquatic Centre maintenance and upgrades (ongoing yearly commitment, still in progress from 23/24 FY).
- Continued progress towards achieving RV-Friendly status for Carnarvon (still in progress from 23/24 FY)
- Project development to expand waste facilities for Carnarvon and Coral Bay (still in progress from 23/24 FY)
- Staged installation of an integrated water supply infrastructure (still in progress from 23/24 FY).

- Continued upgrade to public facilities/amenities for Carnarvon/Coral Bay and surrounds.
- Continued commitment to town revitalization Carnarvon Activation Plan in Carnarvon.
- Development and expansion of safe shared paths around Carnarvon.
- Ongoing commitment to erosion management and control around Carnarvon and Coral Bay.
- Asset replacement program for higher quality delivery of service.

Council has reviewed its expenditure, own source revenue generating capacity and considered efficiency measures. In particular, the following actions have been undertaken:

***Efficiency measures that have been implemented include:***

- Ongoing assessment of the organisational structure
- Review of position descriptions, remuneration and need for the role as vacancies arise
- Consideration of outsourcing and use of short-term contracts for specialised projects and programs
- The continued pursuit and recovery of outstanding debts including unpaid rates
- Ongoing review of levels of service
- Exploring shared service arrangements
- Enhancing partnerships for improve effectiveness and efficiency

## **UV MINING**

### **Proposed Characteristics**

*UV MINING* rate applies to all UV Valued properties in the Shire where the predominant use of the land is for mining related purposes or for other general-purpose leases. These properties are usually a result of a mining tenement with common land uses including explorations, mining and prospecting.

### **Proposed Objects and Reasons**

Historically, the number of mining assessments has been more than pastoral leases while overall valuations have been around one tenth of pastoral valuations. This lower valuation reflects the predominance of low value prospecting and exploration leases rather than higher value mining leases.

The object of this differential category is to apply a differential rate to mining related properties in the Shire in order to raise additional revenue to offset the costs associated with reducing environmental impacts as well as the costs related to the increased maintenance and renewal of assets and infrastructure required by the impact of heavy mining and vehicles.

The reason this category is rated higher than the other two UV rates is to reflect the higher road infrastructure maintenance costs to the Shire as a result of use of extensive lengths of Shire roads throughout the year, and the relatively low total contribution from this sector to the overall total.

The proposed rate in the dollar for this category is 26.9579 cents, with a minimum payment of \$492.00. It will be applied to 65 of the Shire's rateable properties and deliver 7.08% of the proposed overall anticipated rate income for 2024/2025. 17 of these 65 properties will attract the minimum rate whilst the properties whose values are higher, reflecting their increased usage and thereby contributing more to the Shires resources, will attract a higher rate. The proposed total rate revenue of this category is \$497,561.19.

## **UV PASTORAL**

### **Proposed Characteristics**

*UV PASTORAL* rate applies to all UV Valued properties in the Shire where there is a pastoral lease in place and for properties where the predominant use of the land is for a rural purpose.

### **Proposed Objects and Reasons**



The Shire of Carnarvon recognises a high cost for providing services to pastoral and rural purpose properties within the Shire boundaries compared to properties located closer to townsites. The Shire incurs higher costs for infrastructure maintenance and service provision to UV Pastoral properties as a result of extra vehicle movements on the Shire's Road network due to the location and commercial nature of these properties outside of the town site.

The object of this differential category is to apply a differential rate to pastoral and rural purpose properties in the Shire in order to raise additional revenue to offset the cost of providing and maintaining infrastructure and other Shire services. These properties tend to have a higher valuation than UV Mining properties due to the location and size of the properties. By applying the proposed rate in the dollar to this category, Council takes these associated costs and higher valuation levels into consideration.

The proposed rate in the dollar for this category is 12.9173 cents, with a minimum payment of \$1,341.00. It will be applied to 40 of the Shire's rateable properties, with 8 properties attracting the minimum rate. It will deliver 6.12% of the proposed overall anticipated rate income for 2024/2025 with a proposed total rate revenue of \$430,194.09.

#### **UV INTENSIVE HORTICULTURE (PLANTATIONS)**

##### **Proposed Characteristics**

*UV Intensive Horticulture (Plantation)* rating applies to all plantation properties on unimproved land use.

##### **Proposed Objects and Reasons**

The Shire of Carnarvon recognises the higher costs incurred for infrastructure maintenance and service provision to UV Intensive Horticultural properties as a result of extra vehicle movements on the Shire's Road network due to the location and commercial nature of these properties outside the town site. This places additional pressure on Shire infrastructure assets.

The object of this differential category is to apply a differential rate to intensive horticulture related properties in the Shire in order to raise additional revenue to offset the costs associated with the Shire managing the above issues. Valuations applied to the intensive horticulture properties tend to be higher than those within the other UV rated categories, and in order to ensure equity in rates contribution across all categories, Council takes these associated costs and valuation levels into consideration by applying a lower rate in the dollar.

The proposed rate in the dollar for this category is 2.6871, with a minimum payment of \$1,341.00. It will be applied to 170 of the Shire's rateable properties and deliver 9.48% of the proposed overall anticipated rate income for 2024/2025. The minimum rate will not apply as no properties fall within the minimum rates thresholds. The proposed total rate revenue of this category is \$666,347.12.

#### **GRV RESIDENTIAL**

##### **Proposed Characteristics**

*GRV RESIDENTIAL* rate applies to all GRV Valued properties in the Shire where the property is designated Residential during the Landgate valuation process and for properties where the predominant use of the land is for housing.

##### **Proposed Objects and Reasons**

The Shire of Carnarvon recognises a cost for providing services to the 1,684 residential properties in the Shire is based on the Uniform General Rate. The Uniform General Rate is calculated on the requirements for the Rate Revenue needed to finance the operations of the Shire and is supported by the anticipated projects for 2024/25 and the efficiency measures that have been implemented along with the identified direction provided by the Strategic Community Plan and the Corporate Business

Plan. The application of differential rating to maintain equity on the rating of properties across the Shire also influences the Uniform General Rate.

The proposed rate in the dollar for this category is 9.9179 cents, with a minimum payment of \$1,341.00. 310 properties will attract the minimum payment. It will deliver 45.39% of the proposed overall anticipated rate income for 2024/2025. The proposed total rate revenue of this category is \$3,190,997.37.

#### **GRV SPECIAL USE/RURAL**

##### **Proposed Characteristics**

*GRV SPECIAL USE/RURAL* rate applies to all GRV Valued properties in the Shire where the property is designated Special use/Rural during the Landgate valuation process and for properties where the predominant use of the larger blocks of land is for minor rural pursuits, including stock, horses, etc. and contained within the greater townsite.

##### **Proposed Objects and Reasons**

The Shire of Carnarvon recognises a cost for providing services to the 104 special use/rural properties in the Shire is based on the Uniform General Rate. The Uniform General Rate is calculated on the requirements for the Rate Revenue needed to finance the operations of the Shire and is supported by the anticipated projects for 2024/2025 and the efficiency measures that have been implemented along with the identified direction provided by the Strategic Community Plan and the Corporate Business Plan. The application of differential rating to maintain equity on the rating of properties across the Shire also influences the Uniform General Rate.

The proposed rate in the dollar for this category is 11.2190 cents, with a minimum payment of \$1,341.00. 30 properties will be on the minimum payment. The Special Use/Rural category will deliver 4.02% of the proposed overall anticipated rate income for 2024/2025. The proposed total rate revenue of this category is \$282,928.49.

#### **GRV COMMERCIAL/INDUSTRIAL**

##### **Proposed Characteristics**

*GRV COMMERCIAL/INDUSTRIAL* rate applies to all GRV Valued properties in the Shire where the property is designated Commercial/Industrial as opposed to GRV Residential or GRV Special Use/Rural during the Landgate valuation process and for properties where the predominant use of the land is for a commercial or industrial purpose.

##### **Proposed Objects and Reasons**

The Shire of Carnarvon recognises a cost for providing services to 334 commercial or industrial purpose properties within the Shire boundaries compared to properties classified as Residential or Special Use/Rural located within the townsites. The Council endeavours to provide an incentive to encourage business expansion, development and support within the scope of the rating system. A boost to commercial and industrial properties can have a flow on effect to the wider community.

The object of this differential rate is to ensure that the proportion of total rate revenue derived from GRV Commercial/Industrial remains essentially consistent with previous years. The nexus between GRV Commercial/Industrial and GRV Residential and Special Use/rural is deemed appropriate. The rate reflects the cost of servicing commercial activity and other amenities. These properties tend to have a higher valuation than other GRV properties due to the location and size of the properties. Council takes these impacts and higher valuation levels into consideration.

The proposed rate for this category is 11.3004 cents in the dollar with a minimum payment of \$1,341.00 and 56 properties on the minimum payment. It will deliver 27.92% of the proposed overall anticipated rate income for 2024/2025 with a proposed total rate revenue of \$1,962,702.20.

**5 CLOSURE**