



## NOTICE OF SPECIAL COUNCIL MEETING

In accordance with Section 5.4 (a)(i) of the *Local Government Act 1995*, I advise that we will be holding a Special Council Meeting on **Monday 16 June 2025** at **5.00pm** at the **Jurien Bay** Council Chambers.

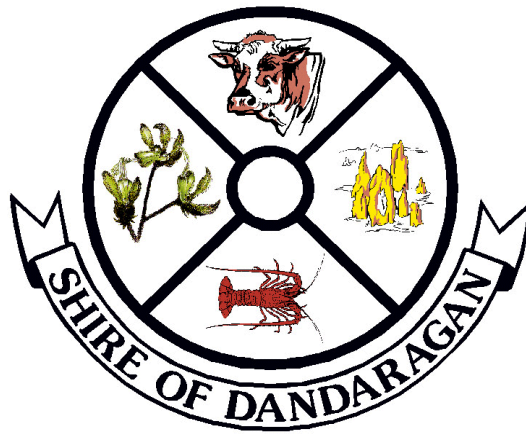
The purpose of the meeting is the consideration of Council's intention to levy differential rates.

A handwritten signature in black ink, appearing to read "Tony O'Gorman", is positioned above a horizontal line.

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**Cr Tony O'Gorman**  
**PRESIDENT**  
Shire of Dandaragan

**11 June 2025**



# **SHIRE** *of* **DANDARAGAN**

**AGENDA AND BUSINESS PAPERS**

**for the**

**SPECIAL COUNCIL MEETING**

**to be held at the**

**COUNCIL CHAMBERS, JURIEN BAY**

**on**

**MONDAY 16 JUNE 2025**

**COMMENCING AT 5.00PM**

***(THIS DOCUMENT IS AVAILABLE IN LARGER PRINT ON REQUEST)***

## AGENDA FOR SPECIAL COUNCIL MEETING TO BE HELD MONDAY 16 JUNE 2025

### 1 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

#### 1.1 DECLARATION OF OPENING

#### 1.2 DISCLAIMER READING

*"No responsibility whatsoever is implied or accepted by the Shire of Dandaragan for any act, omission or statement or intimation occurring during this meeting.*

*It is strongly advised that persons do not act on what is heard at this meeting and should only rely on written confirmation of Council's decision, which will be provided within fourteen (14) days of this meeting."*

### 2 RECORD OF ATTENDANCE / APOLOGIES / APPROVED LEAVE OF ABSENCE

#### Members

Councillor T O'Gorman  
Councillor M McDonald  
Councillor J Clarke  
Councillor W Gibson  
Councillor R Glasfurd  
Councillor S Young  
Councillor G Lethlean

(President)  
(Deputy President)

#### Staff

Mr B Bailey  
Mrs R Pink  
Mr B Pepper  
Mr L Fouché  
Mrs N Winsloe

(Chief Executive Officer)  
(Executive Manager Corporate Services)  
(Executive Manager Infrastructure)  
(Executive Manager Development Services)  
(Executive Secretary)

#### Apologies

#### Approved Leave of Absence

### 3 PUBLIC QUESTION TIME

### 4 PURPOSE OF THE MEETING

The purpose of the meeting is the consideration of Council's intention to levy differential rates.

### 5 ORDER OF BUSINESS

#### 5.1

## AGENDA FOR SPECIAL COUNCIL MEETING TO BE HELD MONDAY 16 JUNE 2025

### 5.1.1 INTRODUCTION OF DIFFERENTIAL RATES

Location:	Shire of Dandaragan
Applicant:	N/A
Folder Path:	Doc Id: SODR-2042075298-135678
Disclosure of Interest:	N/A
Date:	10 June 2025
Author:	Rebecca Pink, Executive Manager Corporate Services
Senior Officer:	Brent Bailey, Chief Executive Officer

#### PROPOSAL

That Council consider the introduction of differential rating and endorse the Statement of Objects and Reasons and proposed Differential Rates and Minimum Payments for the 2025/26 financial year for the purpose of advertising and seeking public submissions as required by the Local Government Act 1995.

#### BACKGROUND

The Shire of Dandaragan does not currently utilise differential rating categories. It is important that Council adopts an adequate rating structure to ensure it continues to maintain and optimise its own income sources, to finance the services and invest in infrastructure needed by the community and that all land users contribute equitably.

The increasing intensification of land uses within the Shire's rural land is having an unsustainable impact on the Shire's infrastructure assets, human resources and business capacity. The Shire's road network requires significant investment and higher levels of preventative maintenance due to extraordinary heavy vehicle use from mining, renewable energy projects and intensive agriculture projects.

Investment in new and renewal of community infrastructure (e.g. recreation centres, waste facilities, public buildings) is under increasing demand. Implementing differential rates ensures sustainable funding while maintaining fairness across ratepayer categories.

At the Council Briefing Session held on 22 May 2025, Councillors considered the merits of the current rating strategy and the possibility of providing a more equitable rating strategy by introducing additional differential rating categories to the rate payer base.

#### COMMENT

A scan of other regional local government areas in reasonable proximity to the Shire of Dandaragan, particularly where mining is undertaken, shows several different approaches to the categorisation of rates below. Dandaragan is one of the last local governments in the area to use only two rating categories for general rates

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Local Government Areas	General Rates Categories in FY24/25	RID	Minimum Rate
Dandaragan	GRV General	0.07621	1,134
	GRV Lesser Minimum (Badgingarra and Dandaragan townsites)	0.07621	855
	UV General	0.00423	508
Gingin (Neighbouring)	GRV Townsite	0.098154	1,323
	GRV Other	0.098154	1,323
	UV Rural	0.004742	1,531
	UV other	0.004742	1,531
	UV Intensive Mining	0.006999	2,609
	UV Exploration Mining	0.004742	1,531
Coorow (Neighbouring)	GRV Townsite	0.112789	960
	UV Agriculture	0.008427	960
	UV Mining	0.173785	960
	UV Mining Exploration	0.145036	378
Moora (Neighbouring)	GRV Residential Townsite	0.098395	830
	GRV Commercial Townsite		
	GRV Residential Other	0.098395	830
	GRV Commercial Other		
	UV Rural	0.098395	830
	UV Urban Farmland	0.098395	830
	UV Mining	0.005393	830
Victoria Plains (Neighbouring)	GRV General	0.118832	687
	UV General	0.004758	775
	UV Mining	0.004758	1,550
Carnamah	GRV Carnamah & Eneabba	0.16100	965
	GRV Mining		
	UV Rural & Mining	0.32200	1930
Wongan- Ballidu		0.01025	965
	GRV Wongan Hills	0.08901	782
	GRV Ballidu and Cadoux	0.08901	422
	UV Rural	0.00610	422
Morawa	UV Mining	0.00610	422
	GRV	0.088342	355
	Residential/Commercial		
Perenjori	UV Mining	0.018932	355
	UV Rural	0.301974	683
	GRV Townsite	0.076182	408
	GRV Mining	0.107240	408
	UV Rural	0.012152	408
	UV Mining	0.295015	408
	UV Exploration	0.179321	408

In accordance with section 6.36 of the Act (local government to give notice of certain rates), public notice is required to be given where a local government intends to impose differential rates, or a minimum payment applying to a differential rate category.

The public notice is to invite submissions to the proposal for a period of not less than twenty-one (21) days. Council is required to

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consider any submissions received prior to it formally imposing the proposed differential rates in the dollar and associated minimum payments, with or without modification. It is proposed that any submissions received will be presented to the Council at which time it formally considers its 2025/2026 annual budget.

Council may determine to amend the advertised rates in the dollar and/or associated minimum payments at which time it formally adopts its budget, without the need for further public notice. Should this occur, the reasons for not adopting the advertised rates in the dollar and/or associated minimum payments are required to be disclosed in the annual budget and as part of the rates notice; pursuant to regulations 23(b) and 56(4)(b) of the Local Government (Financial Management) Regulations 1996.

Many Councils use differential rates on a multitude of different use properties, with many using differential rates to levy a higher rate in the dollar for Mining Tenements than other UV properties to reflect the high infrastructure maintenance costs associated with servicing the majority of mining tenements in the Shire.

As part of its 2025/2026 budget preparation, Councils imposing differential rates and associated minimum payments must state their objects and reasons. The Department of Local Government and Communities has been scrutinising local government's differential rating strategies in more detail in recent years and may request modifications to be made, if they are not satisfied that the rating strategy is fair and equitable.

The proposed Statement of Objects and Reasons is attached, with the proposed differential rates structure being based on eight categories of rates as follows:

### **Gross Rental Value (GRV) Categories**

- GRV Residential: This is the category generally applied to all residential properties and vacant land in residential areas.
- GRV Commercial & Industrial: This category includes properties in commercial and industrial zoned areas which are considered business activity areas.
- GRV Tourism & Accommodation: This category covers properties that service tourist related activities and which are providing accommodation services.

### **Unimproved Value (UV) Categories**

- UV General Rural: Base rate for non-residential properties in rural areas.
- UV Intensive Agriculture: This category includes properties engaged in farming activities that require increased levels of labour and resource inputs compared to traditional broadacre farming (e.g. horticulture, feedlots, egg farms, rural properties hosting mine camps alongside traditional agricultural activities). Typically, these land uses have higher

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road use and infrastructure demand and corresponding land use monitoring and administrative services impacts.

- UV Mining: Increased rate for mining tenements to ensure fair contributions for road maintenance, administrative services and local services in the context of their overall economic activity.
- UV Renewable Energy (Solar/Wind): This category has been introduced to reflect the growing presence of large-scale renewable projects and their comparative impact on land use monitoring, infrastructure and administrative services.

<b>PROPOSED 2025 / 2026</b>		
<b>Differential Rating Category</b>	<b>Proposed Rate in \$</b>	<b>Proposed Minimum Charge</b>
GRV - General	\$0.0792	\$1,200
GRV - Commercial & Industrial	\$0.0792	\$1,200
GRV - Tourism & Accommodation	\$0.0792	\$1,200
UV - Tourism & Accommodation	\$0.0037	\$600
UV - General	\$0.0037	\$600
UV - Intensive Agriculture	\$0.0037	\$600
UV - Mining	\$0.1000	\$600
UV - Renewable Energy	\$0.0050	\$600

A comprehensive breakdown of the above differential categories is included in the confidential attachments package. Please note that this information is being kept confidential due to the presence of identifiable data concerning the affected rate base.

The different methods required to calculate the UV for agricultural and mining properties means that mining assessments have a much lower value than agricultural ones. Agricultural property values are based on what the land could be sold for, whereas mining assessments are based on their annual rental value, multiplied by a factor which is determined by their size. Properties with a mining use therefore have a much lower unimproved value. The higher rate in the dollar for these properties brings their rates more closely to that of general rural properties.

The Shire of Dandaragan does not have standard development conditions that mandate regular contributions to excessive use of the infrastructure network on intensive rural land uses. In some cases, road user agreements are established for freight tasks but this only captures a portion of the increased economic activity and infrastructure use required by intensive developments in the rural areas. The only way that intensive agriculture, mining and power generating properties can be required to contribute to the maintenance of the infrastructure network fairly is for them to be on a higher rate in the dollar than general rural properties.

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The setting of minimum rates within rating categories is an important method of ensuring that all properties contribute an equitable rate amount.

A minimum payment of \$1,200 for GRV and \$600 for UV is proposed in order to comply with the requirement to have less than 50% of properties within a category on minimum rates. The minimum levels are uniform for all properties in a category and are set by considering the level of service to be supplied.

### CONSULTATION

Before Council can establish a differential rating model, the proposed differential rates together with the Statement of Objects and Reasons for Differential Rates and Minimum Payments and reasons for each rate must be advertised for a minimum period of 21 days. This period of advertising allows ratepayers to consider the proposed rates and make any submissions prior to Council considering the adoption of differential rates as part of the budget approval process.

The public notice will be placed on the Shire of Dandaragan website, public notice boards at each library and published in local newspapers inviting submissions within twenty-one days.

Letters will be written to all owners of Tourism & Accommodation properties, both GRV and UV, as well as to Intensive Agriculture properties due to each of these categories having less than 30 assessments in each of the relevant categories.

The advertising process does not prevent Council from amending the rate model at budget adoption.

### STATUTORY ENVIRONMENT

Sections 6.25 to 6.82 of the Local Government Act 1995 refer to rates and service charges. However, this report more specifically refers to the following sections of the Act;

#### **6.28. Basis of Rates**

1) *The Minister is to —*

- a) determine the method of valuation of land to be used by a local government as the basis for a rate; and*
- b) publish a notice of the determination in the Government Gazette.*

2) *In determining the method of valuation of land to be used by a local government the Minister is to have regard to the general principle that the basis for a rate on any land is to be —*

- a) where the land is used predominantly for rural purposes, the unimproved value of the land; and*
- b) where the land is used predominantly for non rural purposes, the gross rental value of the land.*



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- 3) *The unimproved value or gross rental value, as the case requires, of rateable land in the district of a local government is to be recorded in the rate record of that local government.*
- 4) *Subject to subsection (5), for the purposes of this section the valuation to be used by a local government is to be the valuation in force under the Valuation of Land Act 1978 as at 1 July in each financial year.*
- 5) *Where during a financial year —*
  - a) *an interim valuation is made under the Valuation of Land Act 1978; or*
  - b) *a valuation comes into force under the Valuation of Land Act 1978 as a result of the amendment of a valuation under that Act; or*
  - c) *a new valuation is made under the Valuation of Land Act 1978 in the course of completing a general valuation that has previously come into force, the interim valuation, amended valuation or new valuation, as the case requires, is to be used by a local government for the purposes of this section.*

### **6.33. Differential General Rates**

- 1) *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, whether or not under a local planning scheme or improvement scheme in force under the Planning and Development Act 2005; or*
  - b) *a purpose for which the land is held or used as determined by the local government; or*
  - c) *whether or not the land is vacant land; or*
  - d) *any other characteristic or combination of characteristics prescribed.*
- 2) *Regulations may —*
  - a) *specify the characteristics under subsection (1) which a local government is to use; or*
  - b) *limit the characteristics under subsection (1) which a local government is permitted to use.*
- 3) *In imposing a differential general rate a local government is not to, without the approval of the Minister, impose a differential general rate which is more than twice the lowest differential general rate imposed by it.*
- 4) *If during a financial year, the characteristics of any land which form the basis for the imposition of a differential general rate have changed, the local government is not to, on account of that change, amend the assessment of rates payable on that land in respect of that financial year but this subsection does not apply in any case where section 6.40(1)(a) applies.*

- 5) *A differential general rate that a local government purported to impose under this Act before the Local Government Amendment Act 2009 Section 39(1)(a) came into operation 1 is to be taken to have been as valid as if the amendment made by that paragraph had been made before the purported imposition of that rate.*

### **6.35. Minimum Payment**

- 1) *Subject to this section, a local government may impose on any rateable land in its district a minimum payment which is greater than the general rate which would otherwise be payable on that land.*
- 2) *A minimum payment is to be a general minimum but, subject to subsection (3), a lesser minimum may be imposed in respect of any portion of the district.*
- 3) *In applying subsection (2) the local government is to ensure the general minimum is imposed on not less than —*
  - a) *50% of the total number of separately rated properties in the district; or*
  - b) *50% of the number of properties in each category referred to in subsection (6), on which a minimum payment is imposed.*
- 4) *A minimum payment is not to be imposed on more than the prescribed percentage of —*
  - a) *the number of separately rated properties in the district; or*
  - b) *the number of properties in each category referred to in subsection (6), unless the general minimum does not exceed the prescribed amount.*
- 5) *If a local government imposes a differential general rate on any land on the basis that the land is vacant land it may, with the approval of the Minister, impose a minimum payment in a manner that does not comply with subsections (2), (3) and (4) for that land.*
- 6) *For the purposes of this section a minimum payment is to be applied separately, in accordance with the principles set forth in subsections (2), (3) and (4) in respect of each of the following categories —*
  - a) *to land rated on gross rental value; and*
  - b) *to land rated on unimproved value; and*
  - c) *to each differential rating category where a differential general rate is imposed.*

### **6.36. Local Government to Give Notice of Certain Rates**

- 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.*

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- 2) *A local government is required to ensure that a notice referred to in subsection (1) is published in sufficient time to allow compliance with the requirements specified in this section and section 6.2(1).*
- 3) *A notice referred to in subsection (1) —*
  - a) *may be published within the period of 2 months preceding the commencement of the financial year to which the proposed rates are to apply on the basis of the local government's estimate of the budget deficiency; and*
  - b) *is to contain —*
    - (i) *details of each rate or minimum payment the local government intends to impose; and*
    - (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*
    - (iii) *any further information in relation to the matters specified in subparagraphs (i) and (ii) which may be prescribed; and*
  - c) *is to advise electors and ratepayers of the time and place where a document describing the objects of, and reasons for, each proposed rate and minimum payment may be inspected.*
- (4) *The local government is required to consider any submissions received before imposing the proposed rate or minimum payment with or without modification.*
- (5) *Where a local government —*
  - a) *in an emergency, proposes to impose a supplementary general rate or specified area rate under section 6.32(3)(a); or*
  - b) *proposes to modify the proposed rates or minimum payments after considering any submissions under subsection (4),**it is not required to give local public notice of that proposed supplementary general rate, specified area rate, modified rate or minimum payment.*

Government Act 1995 – Section 6.12 Power to defer, grant discounts, waive, or write off debts

### POLICY IMPLICATIONS

There are no direct Shire of Dandaragan policy implications, however in accordance with the Department of Local Government and Communities "Rating Policy - Differential Rates", for the Minister to grant approval under section 6.33(3) Council must satisfy the Minister that consideration has been given to the key values of Objectivity, Fairness and Equity, Consistency, Transparency and Administrative Efficiency.

The following indicates how these values are satisfied by the proposed differential rates:

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**Objectivity:**

- The land on which differential general rates is proposed has been rated according to zoning and land use. No land is proposed for differential general rates based on being vacant land.
- There has been no change to the boundaries of the District in the past five years.
- One differential general rates category has been proposed which is more than twice the lowest differential, this being the UV Mining differential rating category compared to the UV General differential rating category.

**Fairness and Equity:**

- Council has reviewed its expenditure and considered efficiency measures as part of its budget deliberations. In particular, to improve efficiency and reduce expenditure Council has:
  - Reviewed the need for and remuneration of each position as vacancies arise and replaced positions only on an as needs basis;
  - Deferred capital expenditure where possible; and ensured it seeks alternative funding for these said expenditure ie Shovel ready and Community minded projects are completed by a grant funding such as recent LRCI funds or Cyclone Seroja Funding.
  - Installed energy efficient fixtures and equipment;
- The objects of imposing differential rates and reasons for each rate are set out in the attached document that will be publicly available.
- These objects and reasons clearly explain why each differential general rate is proposed to be imposed.
- The objects and reasons clearly explain why it is proposed to set the differential general rate at that particular rate.
- Where any category of ratepayer is significantly contributing to revenue through fees, charges and other payments, these same costs have not been used as the justification for the difference in differential general rate.
- There is more than 30 ratepayers who will be subject to the proposed differential rates categories.
- All submissions from ratepayers will be presented to Council for consideration at a later meeting and the minutes of this meeting, including the responses to ratepayer submissions, will be provided to the Department of Local Government and Communities and the Minister.

**Consistency:**

- All properties with the same land use characteristics have been rated in the same way.
- The proposed differential rates allow for adequate long-term financial planning in line with the anticipated growth in the region and the increasing costs of meeting infrastructure investment and maintenance.

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### Transparency and Administrative Efficiency:

- A document has been prepared clearly describing the object of and reason for each differential general rate. This will be made publicly available.
- Public notice will be exhibited on a notice board at Council's offices and at each library within the District. This public notice will also be published in local newspapers.
- The public notice will detail each differential general rate to be imposed, advise ratepayers where to obtain a copy of the objects and reasons, invite submissions from ratepayers on the proposed differential general rates and advise the closing date for submissions.
- After the closing date for submissions, each submission received will be presented to Council for consideration prior to resolving to make application to the Minister for approval of the proposed differential general rates.

### FINANCIAL IMPLICATIONS

There will be minor costs associated with advertising the intention of levy differential rates this financial year.

The method and level of rating adopted by Council will have a significant impact on the draft 2025/2026 budget and have a cumulative effect on future budgets. The recommended rates in the dollar are based on an overall rate revenue increase of 11%.

### STRATEGIC IMPLICATIONS

The establishment of an effective differential rating strategy will ensure equitable contributions are made from the variety of land uses within the Shire. Additional funding generated from this strategy will be used to meet the strategic projects identified throughout the Council Plan.

### ATTACHMENTS

Circulated with the agenda are the following items relevant to this report:

- **Confidential** - Proposed Rates Model 2025/26 (Doc Id: SODR-2042075298-135764)
- **Confidential** - Alternate Rates Models 2025/26 (Doc Id: SODR-2042075298-135771)
- **Confidential** - Public Notice of Differential Rates 2025/26 (Doc Id: SODR-2042075298-135672)
- Statement of Objects and Reasons 2025/26 (Doc Id: SODR-2042075298-135736)  
(Marked 5.1.1)

### VOTING REQUIREMENT

Simple majority

**OFFICER RECOMMENDATION**

That Council, in accordance with section 6.25 to 6.82 of the Local Government Act (1995), authorise the following:

1. Supports the rating model as outlined in this report and as attached in Attachment 1 be adopted "in principle" as Council's proposed rating structure for the 2025/2026 financial year, which includes the following proposed rates:
  - a. A GRV Residential rate of 0.07915 for all GRV Residential rated properties;
  - b. A GRV Commercial & Industrial rate of 0.07915 for all GRV Commercial & Industrial rated properties;
  - c. A GRV Tourism & Accommodation rate of 0.07915 for all GRV Tourism & Accommodation rated properties;
  - d. A UV Tourism & Accommodation rate of 0.00370 for all GRV Tourism & Accommodation rated properties
  - e. A UV General Rural rate of 0.00370 for all UV rated properties, except those used or coded as used for intensive agriculture, mining or renewable energy purposes;
  - e. A UV Intensive Agriculture Rural rate of 0.00370 for all UV Intensive Agriculture rated properties;
  - f. A UV-Mining rate of 0.10000 for all those properties predominantly used for mining purposes, or where held as a lease for mining or exploration purposes;
  - g. A UV Renewable Energy differential rate of 0.00500 for all those properties hosting major renewable energy projects which generate power to be exported to the States's power grid;
  - h. A minimum rate of \$1,200 for all GRV properties and a minimum rate of \$600 for all UV valuations.
2. Advertise for public comment, the differential rates and the minimum payments stated above and in Attachment 3, as per the requirements of section 6.36 of the Local Government Act 1995.
3. If after the public submission period closes:
  - a. no submissions are received, apply to the Minister for Local Government for approval to impose differential general rates which are more than twice the lowest differential rate, for the 2025/2026 financial year, as per section 6.33(3) of the Local Government Act 1995, or
  - b. any submissions received, to be bought to Council for consideration and Council to endorse application to the Minister for Local Government as raised at point 3a.

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- 4. Adopts the Objects and Reasons presented in Attachment 4 for each of the proposed differential general rates and minimum payments in point 1 above;**
- 5. Prepare the 2025/2026 Annual Budget incorporating the new differential rating categories and continue to review its expenditure and considered efficiency measures as part of its budget deliberations.**

**6 CLOSURE OF MEETING**



# **ATTACHMENTS**

**FOR SPECIAL COUNCIL MEETING 16 JUNE 2025**





## **Statement of Objects and Reasons for Differential Rates and Minimum Payments for the year ending 30 June 2026**

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

### **Overall Objective**

The purpose of the levying of rates is to meet Council's budget requirements in each financial year in order to deliver services and community infrastructure.

Property valuations provided by the Valuer General 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 Dandaragan. The application of differential rating maintains equity in the rating of properties across the Shire, enabling the Council to provide facilities, infrastructure and services to the entire community and visitors.

Council has considered when setting the 2025/2026 Annual Rates, the Key Values contained within the Rating Policy Differential Rates (s6.33) March 2016 released by the Department of Local Government and Communities, being:

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

### **2025/2026 Budget Proposal**

The following are the proposed Differential General Rates and Minimum Payments for the Shire of Dandaragan for the 2025/2026 Financial Year.

PROPOSED 2025 / 2026		
Differential Rating Category	Proposed Rate in \$	Proposed Minimum Charge
GRV - General	\$0.0792	\$1,200
GRV - Commercial & Industrial	\$0.0792	\$1,200
GRV - Tourism & Accommodation	\$0.0792	\$1,200
UV - Tourism & Accommodation	\$0.0037	\$600
UV - General	\$0.0037	\$600
UV - Intensive Agriculture	\$0.0037	\$600
UV - Mining	\$0.1000	\$600
UV - Renewable Energy	\$0.0050	\$600

### Gross Rental Value (GRV)

The Local Government Act 1995 determines that properties of a non-rural purpose be rated using the Gross Rental Valuation (GRV) as the basis for the calculation of annual rates. The Valuer General determines the GRV for all properties within the Shire of Dandaragan every five years and assigns a GRV.

The most recent general revaluation was dated 1 August 2023 and was applied by the Shire on 1 July 2024.

Interim valuations are provided monthly to Council by the Valuer General for properties where changes have occurred (ie subdivisions or strata title of property, amalgamations, building constructions, demolition, additions and/or property rezoning). In such instances Council recalculates the rates for the affected properties and issues interim rates notices.

All GRV properties within the Shire of Dandaragan are categorised as follows:

- GRV Residential – all residential properties with Gross Rental Valuation as the basis of valuation
- GRV Commercial & Industrial - properties valued on a Gross Rental Valuation basis which are predominately used for commercial or industrial purposes
- GRV Tourism & Accommodation - properties valued on a Gross Rental Valuation basis which are predominately used for tourism or accommodation purposes

### Unimproved Value (UV)

Properties that are predominantly of a rural purpose are assigned an Unimproved Value that is supplied and updated by the Valuer General on an annual basis.

The Shire of Dandaragan UV properties are categorised as follows;

- UV Tourism & Accommodation - properties valued on an Unimproved Valuation basis which are predominately used for tourism or accommodation purposes
- UV General Rural – properties valued on an Unimproved Valuation basis which are predominantly used for non-intensive agricultural purposes
- UV Intensive Agriculture – properties valued on an Unimproved Valuation basis which are predominantly used for intensive agricultural purposes including agriculture intensive, aquaculture, intensive animal husbandry
- UV Mining – properties that are used for mining/gas purposes
- UV Renewable Energy – properties that are hosting major renewable energy projects which generate power to be exported to the State’s power grid.

### **Minimum Rates**

The setting of Minimum Rates within rating categories is an important method of ensuring that all properties contribute an equitable rate amount and are set by taking into account the level of service to be supplied to each area.

### **Special Area Rates**

Council currently does not impose Specified Area Rates.

## Proposed Differential Rates

Following are the objects and reasons for each of the differential rates:

<b>Description</b>	<b>Characteristics</b>	<b>Objects</b>	<b>Reasons</b>
GRV Residential	Residential properties with Gross Rental Value as the basis of valuation.	This rate is to contribute to the cost of services desired by the community. All GRV properties within the Shire have the same rate in the dollar applied.	This is the base rate by which all GRV rated properties are assessed. The Minimum Rate recognizes that all ratepayers have an equal opportunity to enjoy the facilities and services provided by Council, regardless of the value of their property.
GRV Commercial & Industrial	Consists of properties valued on a Gross Rental Valuation basis which are predominately used for commercial or industrial purposes.	This rate is to contribute to the cost of services desired by the community. All GRV properties within the Shire have the same rate in the dollar applied.	This is the base rate by which all GRV rated properties are assessed. The Minimum Rate recognizes that all ratepayers have an equal opportunity to enjoy the facilities and services provided by Council, regardless of the value of their property.
GRV Tourism & Accommodation	Consists of properties valued on a Gross Rental Valuation basis which are predominately used for tourism or accommodation purposes.	This rate is to contribute to the cost of services desired by the community. All GRV properties within the Shire have the same rate in the dollar applied.	This is the base rate by which all GRV rated properties are assessed. The Minimum Rate recognizes that all ratepayers have an equal opportunity to enjoy the facilities and services provided by Council, regardless of the value of their property.
UV Tourism & Accommodation	Consists of properties valued on an unimproved Valuation basis which are predominately used for tourism or accommodation purposes.	The rate is the base rate for UV properties and is set to achieve an equitable contribution to the cost of services desired by the community.	This is considered the base rate above which other UV rated properties are assessed. The rate is proposed in order to levy a rate aligned with the impact on the Shire of servicing these properties i.e. heavy haulage vehicle movements, environmental health and strategic planning. These properties also have access to all other services and facilities provided by the Shire. The minimum rate recognizes that all ratepayers have an equal opportunity to enjoy the facilities and services provided by Council, regardless of the value of their property.

<b>Description</b>	<b>Characteristics</b>	<b>Objects</b>	<b>Reasons</b>
UV General	Consists of properties valued on an Unimproved Valuation basis which are predominantly used for non-intensive agricultural purposes.	The rate is the base rate for UV properties and is set to achieve an equitable contribution to the cost of services desired by the community.	This is considered the base rate above which other UV rated properties are assessed. The rate is proposed in order to levy a rate aligned with the impact on the Shire of servicing these properties i.e. heavy haulage vehicle movements, environmental health and strategic planning. These properties also have access to all other services and facilities provided by the Shire. The minimum rate recognizes that all ratepayers have an equal opportunity to enjoy the facilities and services provided by Council, regardless of the value of their property.
UV Intensive Agriculture	Consists of properties valued on an Unimproved Valuation basis which are predominantly used for intensive agricultural purposes including agriculture intensive, aquaculture, intensive animal husbandry.	The rate is the base rate for UV properties and is set to achieve an equitable contribution to the cost of services desired by the community.	This is considered the base rate above which other UV rated properties are assessed. The rate is proposed in order to levy a rate aligned with the impact on the Shire of servicing these properties i.e. heavy haulage vehicle movements, environmental health and strategic planning. These properties also have access to all other services and facilities provided by the Shire. The minimum rate recognizes that all ratepayers have an equal opportunity to enjoy the facilities and services provided by Council, regardless of the value of their property.
UV Mining	Consists of properties that are used for mining/gas purposes.	This category is rated higher than UV Tourism & Accommodation, UV General, UV Intensive Agriculture and UV Renewable Energy to reflect the higher costs to Council as a result of these activities.	The higher rate mining properties pay is to ensure they adequately contribute to the cost of Shire services as they are heavy users of the Shire's infrastructure and contribute to its deterioration at a far higher level than other properties. The minimum rate recognizes that all ratepayers have an equal opportunity to enjoy the facilities and services provided by Council, regardless of the value of their property.
UV Renewable Energy	Consists of properties hosting major renewable energy projects which generate power to be exported to the States's power grid.	This category is rated higher than UV Tourism & Accommodation, UV General and UV Intensive Agriculture to reflect the higher costs to Council as a result of these activities.	The higher rate renewable energy properties pay is to ensure they adequately contribute to the cost of Shire services as they are heavy users of the Shire's infrastructure and contribute to its deterioration at a far higher level than other properties. The minimum rate recognizes that all ratepayers have an equal opportunity to enjoy the facilities and services provided by Council, regardless of the value of their property.

**Submissions**

Submissions are invited from any Elector or Ratepayer with respect to the proposed differential general rates and minimum rates within 21 days of the date of the notice of intent. All submissions must be received in writing by the Shire of Dandaragan by no later than close of business on 8<sup>th</sup> July 2025.

Submissions are to be addressed to the Chief Executive Officer, Shire of Dandaragan, PO Box 676, JURIEN BAY WA 6516 or via email to [council@dandaragan.wa.gov.au](mailto:council@dandaragan.wa.gov.au)

**Brent Bailey**

**Chief Executive Officer**