



Agenda

**Special Council Meeting to be held
9 July 2026**

**4.00 pm at the Council Chambers
15 Adam Street Nannup**

Purpose of meeting:

For Council to formally consider proposed differential general rates, minimum rates and Statement of Objectives and Reasons for the 2026/27 financial year for the purpose of giving public notice.

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Risk Management:

The Shire of Nannup considers risk management to be an essential management function in its operations. It recognises that the risk management responsibility for managing specific risks lies with the person who has the responsibility for the function, service or activity that gives rise to that risk.

Assessing Risk:

Shire Nannup Consequence Guide							
Rating Level	Health	Financial	Reputational	Compliance	Service disruption	Assets	Environment
Low (Minor)	First Aid Injury	Less than \$5,000	Unsubstantiated	Negligible statutory impact	Little disruption	Inconsequential Damage	Contained and minimal
			No real impact				
Medium (Moderate)	Lost Time Injury <30 days	\$25,001 to \$100,000	Substantial public embarrassment moderate news profile	Short term but significant regulatory imposts	Temporary interruption and additional resources needed	Localised damage requiring external sources to rectify	Contained reversible impact with external agencies
High (Major – Extreme)	Lost time injury >30 days or a fatality	\$100,001 To \$500,000+	Substantiated prolong public embarrassment with widespread news	Non-Compliance resulting in litigation or criminal charges	Prolonged interruption greater than 1 month+	Excessive damage to complete loss of asset.	Uncontained irreversible impact

Shire Nannup Likelihood Guide			
Level	Rating	Description	Frequency
5	Almost Certain	The event is expected to occur in most circumstances	More than once per year
4	Likely	The event will probably occur in most circumstances	At least once per year
3	Possible	The event should occur sat sometimes	At Least three per year
2	Unlikely	The event could occur at some time	At least once in 10 years
1	Rare	The event may occur in exceptional circumstances	Less than once in 15 years

Shire Nannup Risk Matrix			
Likelihood \ Consequence	Low (1)	Medium (2)	High (3)
5 – Almost Certain	Medium (5)	High (10)	Extreme (15)
4 – Likely	Medium (4)	High (8)	High (12)
3 – Possible	Low (3)	Medium (6)	High (9)
2 – Unlikely	Low (2)	Medium (4)	Medium (6)
1 – Rare	Low (1)	Low (2)	Medium (3)

Shire Nannup Acceptance Criteria Guide			
Rating Level	Description	Criteria	Responsibility
Low (Minor)	Acceptable	Risk acceptable with adequate controls, managed by routine procedures and subject to annual monitoring	Operations Managers and Coordinators
Medium (Moderate)	Attention Required	Risk Acceptable with excellent controls, managed by senior staff subject to regular (1-3 Month) monitoring	Manager Corporate Services/CEO
High (Major – Extreme)	Unacceptable	Risk only acceptable with excellent controls and all treatment plans to be explored and implemented where possible, managed by highest level authority and subject to continuous monitoring	CEO and Council

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A G E N D A

1. DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS/ACKNOWLEDGMENT OF COUNTRY:

The Deputy Shire President to declare the meeting open and welcome the public gallery.

The Deputy Shire President to acknowledge the traditional custodians of the land, the Wardandi and Bibbulmun people, paying respects to Elders past, present, and emerging.

Audio Recording

The Presiding Member to advise that the meeting is being audio recorded in accordance with the Local Government Act 1995 and will be published on the Shire's website within 14 days.

Members of the public are reminded that no other visual or audio recording of this meeting by any other means is allowed without the permission of the chairperson.

2. ATTENDANCE/APOLOGIES:

2.1 ATTENDANCE

Shire President	Anthony Dean
Deputy Shire president	Vicki Hansen
Councillor	Lynette Curtis
Councillor	Patricia Fraser
Councillor	Cheryle Brown
Councillor	Nancy Tang
Councillor	Timothy Sly
Acting Chief Executive Officer	Kim Dolzadelli
Executive Support Officer	Anthea Monger
People & Culture, Rates and Integrated Planning Officer	Jane Buckland

2.2 APOLOGIES

PUBLIC GALLERY

3.PUBLIC QUESTION TIME:

4. MEMBERS ON LEAVE OF ABSENCE AND APPLICATIONS FOR LEAVE OF ABSENCE:

4.1 APPROVED LEAVE OF ABSENCE:

4.2 APPLICATION FOR A LEAVE OF ABSENCE:

5. CONFIRMATION OF MINUTES:

Nil

6. ANNOUNCEMENTS FROM PRESIDING MEMBER:

7. DISCLOSURE OF INTEREST:

Division 6: Sub-Division 1 of the *Local Government Act 1995*. Care should be taken by all Councillors to ensure that a financial/impartiality interest is declared and that they refrain from voting on any matter, which is considered to come within the ambit of the Act.

Where a member has disclosed a financial or proximity interest in an item, they must leave the Chamber for consideration of that item.

Where a member has disclosed an impartiality interest in an item, they may remain in the Chamber. The member is required to bring an independent mind to the item and decide impartially on behalf of the Shire of Nannup and its community.

The Shire of Nannup Disclosure of Interest Register is on our website [here](#).

8. QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN:

9. PRESENTATIONS/PETITIONS:

10. REPORTS OF OFFICERS:

AGENDA NUMBER & SUBJECT:	10.1 – 2026/2027 Differential and Minimum Rates
LOCATION/ADDRESS:	Shire of Nannup
NAME OF APPLICANT:	Nil
FILE REFERENCE:	RAT1
AUTHOR:	Kim Dolzadelli – Acting Chief Executive Officer
REPORTING OFFICER:	Kim Dolzadelli – Acting Chief Executive Officer
DISCLOSURE OF INTEREST:	Nil
DATE OF REPORT:	2 July 2026
PREVIOUS MEETING REFERENCE:	Nil
ATTACHMENT	10.1.1 – Differential Rating Proposal 2026/2027 - Statement of Objectives and Reasons

BACKGROUND:

For Council to endorse proposed differential general rates, minimum rates and Statement of Objectives and Reasons, attachment 10.1.1, for the 2026/27 financial year for the purpose of giving public notice.

The Shire imposes differential rates based on the purpose for which land is held or used. Prior to imposing differential general rates when Council adopts its 2026/27 budget, in accordance with section 6.36 of the *Local Government Act 1995*, the Shire is required to give local public notice of its intention to do so.

The differential general rates and minimum rate for the 2025/26 financial year were as follows:

2025/26	Rate-in-the-Dollar	Minimum Rate
Gross Rental Values (GRV)		
GRV General	0.110736	\$1,409
GRV Industrial	0.123706	\$1,510
GRV Short Term - Hosted	0.138420	\$1,761
GRV Short Term - Unhosted	0.166103	\$2,114
Unimproved Values (UV)		
UV General	0.004018	\$1,510
UV Mining	0.004018	\$1,510
UV Plantation	0.005292	\$3,013

COMMENT:

Council has held 3 Budget Workshops in which the increase to 2026/2027 Rate revenue needs has been discussed and current differential rating practices reviewed. As a result of this review Council has considered introducing a further category “GRV Commercial”. The new proposed GRV Commercial category consists of all properties that meet the following criteria:

- The property zoning is “Commercial” under the Shire of Nannup Town Planning Scheme No. 4,
- Is not used as a Residential Home, is not a Medical Centre and is not a Hosted or Unhosted Short Term Rental (STRA) as these fall into alternate Differential categories.

Council also considered the impact of the Forest Products Commission no longer paying Rates on land it owns as freehold and the impact of a loss of revenue which was originally estimate at \$43,488 that has now grown with a further acquisition of land in the district in June 2026 to \$49,178; this equates to a loss in revenue of 1.64%.

Finally, Council considered the current economic climate and reviewed discretionary expenditure items and making other savings by bringing certain activities inhouse.

As a result of this process total Rate revenue will increase by 5.07%.

The increase in different categories can be explained as follows:

2026/27	% Increase
Gross Rental Values (GRV)	
GRV General	6%
GRV Industrial	24%
GRV Short Term - Hosted	6%
GRV Short Term - Unhosted	6%
GRV Commercial	15%
Unimproved Values (UV)	
UV General *	6%
UV Mining	25%
UV Plantation	6%

* **Note:** Properties that fall under the UV General category may experience much higher or lower increases due to impact of revaluation.

Proposed differential general rates and minimum rates for the 2026/27 financial year are as follows:

2026/27	Rate-in-the-Dollar	Minimum Rate
Gross Rental Values (GRV)		
GRV General	0.117380	\$1,495
GRV Industrial	0.146725	\$2,400
GRV Short Term - Hosted	0.14.6725	\$1884
GRV Short Term - Unhosted	0.176070	\$2,199
GRV Commercial	0.127346	\$1,622
Unimproved Values (UV)		
UV General	0.003740	\$1,555
UV Mining	0.005327	\$2,400
UV Plantation	0.004960	\$3,103

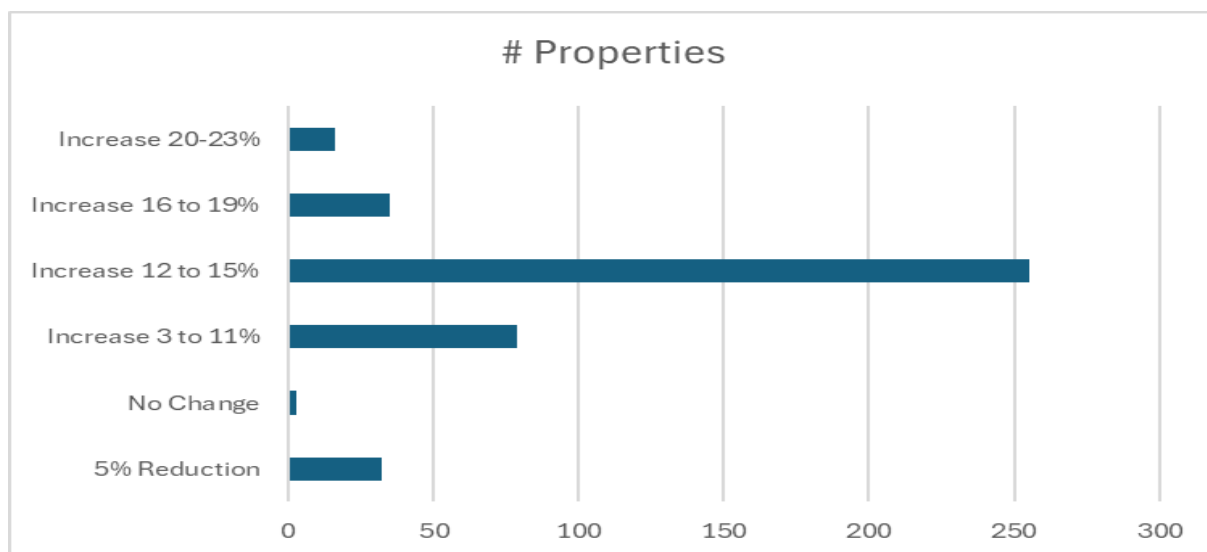
Impact of Unimproved Valuation (UV) – Predominant Use of Property for Rural Purposes

The 2025 revaluation of properties, effective from 1 July 2026, valued on a UV basis resulted in an overall valuation average increase of 11.94%.

In calculating Rates for the 2026/2027 year reduction in the rate in \$ charge set by Council has occurred to ensure that total income from these collective properties is capped at 6%.

It is important to note that not all individual valuations have increased at the same percentage, therefore some properties will receive a greater than 6% increase and some less.

The following graph illustrates how the revaluation will impact the range of increases across the UV property categories:



STATUTORY ENVIRONMENT:

Local Government Act 1995:

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.*
- (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 that the document referred to in subsection (3A) —*
 - (i) *may be inspected at a time and place specified in the notice; and*

(ii) is published on the local government's official website.

(3A) The local government is required to prepare a document describing the objects of, and reasons for, each proposed rate and minimum payment and to publish the document on the local government's official website.

(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.

1.7. Local public notice

Where under this Act local public notice of a matter is required to be given, notice of the matter must be —

(a) published on the official website of the local government concerned in accordance with the regulations; and

(b) given in at least 3 of the ways prescribed for the purposes of this section.

POLICY IMPLICATIONS:

FINANCIAL IMPLICATIONS:

Upon adoption of the 2026/27 Budget, the proposed rates in the dollar will generate sufficient rate revenue to deliver a balanced budget.

RISK MANAGEMENT MATRIX:

The Shire, through its adopted Risk Management Framework, has identified a number of risk areas that need to be assessed and where necessary treated, like, but not limited to:

Audit risks	Financial and credit risks
Operational risks	Technological and IT risks
Compliance and regulatory risks	Environmental risks
Legal risks	Strategic risks
Political risks	Sustainability and security risks

Officers have undertaken a Risk Assessment which is shown below:

Risk Description	Likelihood	Consequence	Risk Rating	Controls / Mitigation
Public dissatisfaction due to rate increases	Possible	Moderate	Medium	Public notice, invitation for submissions, budget workshops
Inaccurate UV property revaluation impact	Unlikely	Major	Medium	Rate-in-the-dollar adjustment to cap income at 6%
Non-compliance with statutory requirements	Rare	Major	Medium	Adherence to Local Government Act 1995, public notice procedures
Insufficient rate revenue for budget	Unlikely	Major	Medium	Budget workshops, discretionary expenditure review
Inequitable rate burden due to valuation variance	Possible	Moderate	Medium	Communication of valuation impact distribution

STRATEGIC IMPLICATIONS:

Nil.

VOTING REQUIREMENT:

Simple majority.

OFFICER RECOMMENDATION:

That Council approves the Statement of Objectives and Reasons as per attachment 10.1.1 and the following differential rates and minimum rates for advertising in accordance with Section 6.36 of the *Local Government Act 1995*:

2026/27	Rate-in-the-Dollar	Minimum Rate
Gross Rental Values (GRV)		
GRV General	0.117380	\$1,495
GRV Industrial	0.146725	\$2,400
GRV Short Term - Hosted	0.14.6725	\$1884
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11 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN:

Nil.

12. MEETING MAY BE CLOSED:

Nil.

13. CLOSURE OF MEETING:

Item	Attachment	Title
10.1	10.1.1	Differential Rating Proposal 2026/2027 - Statement of Objectives and Reasons