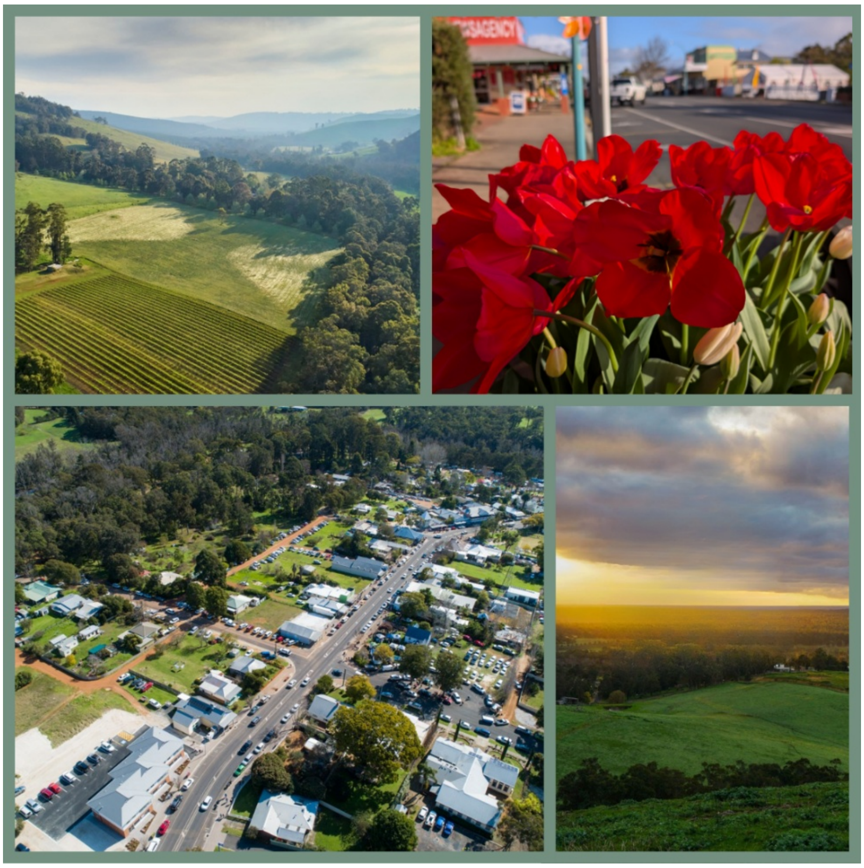
Shire of Nannup

Special Council Meeting

Agenda

Thursday 13 August 2026, 4:30 pm



Council Chamber

15 Adam Street, Nannup

Notice of Meeting

To: The Shire President and Councillors

NOTICE is given that a meeting of the Council will be held in the Council Chambers, Administration Building, Adam Street, Nannup on Thursday 13 August 2026, commencing at 4:30 pm.

The meeting will be recorded and the recording published on the Shire's website.

DISCLAIMER

Statements or decisions made at Council meetings or briefings should not be relied on (or acted upon) by an applicant or any other person or entity until subsequent written notification has been given by or received from the Shire of Nannup. Without derogating from the generality of the above, approval of planning applications and building permits and acceptance of tenders and quotations will only become effective once written notice to that effect has been given to relevant parties. The Shire of Nannup expressly disclaims any liability for any loss arising from any person or body relying on any statement or decision made during a Council meeting or briefing. Any plans or documents in Agendas and Minutes may be subject to copyright.

David Taylor
CHIEF EXECUTIVE OFFICER

12/08/2026

GENERAL INFORMATION ON COUNCIL MEETINGS

COUNCIL MEETINGS

All Ordinary Council meetings are held in the Council Chambers at 4:30pm generally on the fourth Thursday of the month.

TAKING ACTION ON COUNCIL DISCUSSIONS / DECISIONS

No action should be taken on any item discussed at a Council meeting prior to written advice on the resolution of Council being received.

AGENDAS

The agenda for the upcoming Council meeting is available on the Council's website www.nannup.wa.gov.au from the Friday prior to the Council meeting. A hard copy of the agenda can be obtained from the front counter of the Shire Administration building.

MINUTES

Minutes of the latest Council meeting will be made available on the website within fourteen days of the meeting being held. Hard copy versions of Council Minutes are also available at the front counter at the Shire Administration building and for perusal online in the Shire's Public Libraries.

MEETING GUIDELINES

All speakers should be clear and to the point, and speak through the Presiding Member at all times. Members of the public are not permitted to enter into debate with elected members or staff. Any correspondence received after the agenda is finalised will not be reflected in the staff report and will not be distributed to elected members by administration.

To minimise disruption during meetings, please ensure your mobile phone is turned off before entering the Chambers. You may enter and leave the Chamber at any point during the meeting.

MOBILE PHONES AND SMART DEVICES

Video recording of a Council meeting is not permitted. All mobile phones must be on silent mode during the meeting.

PUBLIC QUESTION TIME

1. Time Permitted

A minimum of 15 minutes is permitted for Public Question Time at Council Meetings. If there are not sufficient questions to fill the allocated time, the Presiding Member will move to the next item. If there are more questions to be considered within 15 minutes, the Presiding Member will determine whether to extend Public Question Time. Each person seeking to ask questions during Public Question Time may address the Council for a maximum of three minutes each.

The Presiding Member will control Public Question Time and ensure that each person wishing to ask a question is given a fair and equal opportunity to do so. Members of the public wishing to ask a question must state his or her name and address before asking a question. If the question relates to an item on the Agenda, the item number and title should be stated.

2. General Rules

The following general rules apply to Public Question Time:

- Public Questions should only relate to the business of the local government and should not be a personal statement or opinion;
- Only questions relating to matters affecting the local government will be considered at a Council Meeting, and only questions that relate to the purpose of the meeting will be considered at a Special Council Meeting;
- Questions may be taken on notice and responded to after the meeting;
- Questions may not be directed at specific Council Members or Shire Employee;
- Questions are not to be framed in such a way as to reflect adversely on a particular Council Member or Shire Employee.

Please ensure mobile phones are switched off before entering the Council Chamber.

PETITIONS

(1) A petition received by a member or the CEO is to be presented to the next ordinary Council meeting.
(2) A petition to the Council is –
   (a) as far as practicable to be prepared in the form prescribed;
   (b) to be addressed to the Council and forwarded to a member or the CEO;
   (c) to state the name and address of the person to whom correspondence in respect of the petition may be served; and
   (d) to be respectful and temperate in its language.
(3) The presentation of a petition is to be confined to the reading of the petition.
(4) The only motions in respect of a petition that are in order are that –
   (a) the petition be received;
   (b) a report on the petition be prepared; or
   (c) the petition be referred to a Committee.

DEPUTATIONS

Deputations are generally heard prior to an Ordinary Council meeting between 4:00pm and 4:30pm. A deputation is to be a short, structured presentation by an individual or group to elected members on a specific agenda item before the meeting.

How to request a deputation

Submit a written request by email to nannup@nannup.wa.gov.au, attention the Chief Executive Officer, by 12:00pm on the day of the Ordinary Council meeting.

Requests must relate to a current agenda item and briefly outline the key points to be addressed, including the name(s) of the proposed speaker(s). A maximum of five (5) people may attend a deputation, with no more than two (2) speakers. Each deputation will be allocated ten (10) minutes.

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 No real impact	Negligible statutory impact	Little disruption	Inconsequential Damage	Contained and minimal
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 reversable 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 OFFICIAL OPENING

The Shire of Nannup welcomes Elected Members, staff, guests and members of the public to the Ordinary Council Meeting.

The Shire of Nannup acknowledges the Wadandi and Bibbulmun people as the traditional custodians of this region and pay respects to Elders past and present.

Audio Recording

The Presiding Member to advise that the meeting is being audio recorded in accordance with the *Local Government Act 1995* and the recording 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.

The Presiding Person is to declare the meeting open.

2 ATTENDANCE AND APOLOGIES

2.1 ATTENDANCE

Shire President	Anthony Dean
Councillor	Lynette Curtis
Councillor	Patricia Fraser
Councillor	Cheryle Brown
Councillor	Timothy Sly
Councillor	Nancy Tang
Chief Executive Officer	David Taylor
Executive Manager Corporate Services	Kim Dolzadelli
Executive Manager Works and Services	Richard Denby
Executive Support Officer	Lisa Atkinson

2.2 APOLOGIES

Deputy Shire President Vicki Hansen has an Approved Leave of Absence from the 12th of August to the 19th of August 2026 inclusive.

3 LEAVE OF ABSENCE

3.1 APPROVED LEAVE OF ABSENCE

Cr Vicki Hansen is on Approved Leave of Absence from the 12th of August till the 19th August inclusive.

3.2 APPLICATION FOR A LEAVE OF ABSENCE

4 CONFIRMATION OF MINUTES

5 DISCLOSURE OF MEMBERS' INTERESTS

Elected Members must act honestly and transparently by declaring any financial, proximity, or impartiality interests that could influence — or be perceived to influence — their decision-making at council and committee meetings.

The Local Government Act 1995 requires verbal disclosure at meetings, supported by written declarations and financial interest returns, to ensure accountability. Personal interests (impartiality) not captured by financial or proximity provisions must still be managed under the Local Government (Model Code of Conduct) Regulations 2021.

Elected Members with a Financial or Proximity Interest must leave the Chambers during deliberations on the matter.

6 REPORTS

6.1 APPOINTMENT OF INDEPDENDENT MEMBERS TO THE AUDIT, RISK AND IMPROVEMENT COMMITTEE AND APPOINTMENT OF PRESIDING MEMBER AND DEPUTY PRESIDING MEMBER

FILE REFERENCE:	ASSI35
AUTHOR:	Governance Officer
AUTHORISING OFFICER:	Executive Manager Corporate Services
DISCLOSURE OF INTEREST:	Nil
PREVIOUS MEETING REFERENCE:	Audit, Risk and Improvement Committee ToR - 26 March 2026
CONFIDENTIAL:	No
ATTACHMENTS:	1. Terms of Reference - Updated August 2026 [**6.1.1** - 5 pages]

PURPOSE OF REPORT

To appoint two external independent members to the Shire of Nannup Audit, Risk and Improvement Committee (ARIC) and nominate a Presiding Member and Deputy of the Presiding Member from amongst those independent members.

BACKGROUND

The *Local Government Amendment Act 2024* amended the *Local Government Act 1995* (the Act) to replace local government Audit Committees with Audit, Risk and Improvement Committees (ARICs). The reforms commenced on 1 January 2026 and required every local government to establish an ARIC within six months, that is, by 30 June 2026. Council resolved on 26 March 2026, Resolution Number 260326.4 to establish an ARIC as follows –

"1. ESTABLISH BY ABSOLUTE MAJORITY an Audit, Risk and Improvement Committee in accordance with section 7.1A of the Local Government Act 1995, effective from 1 July 2026;

2. APPOINT BY ABSOLUTE MAJORITY all elected members to the Audit, Risk and Improvement Committee effective from 1 July 2026;

3. ADOPTS the Terms of Reference for the Audit, Risk and Improvement Committee as attached which will be effective from 1 July 2026;

4. APPROVES the Expression of Interest process and criteria to recruit an External Independent Presiding Member and External Independent Deputy to the Presiding Member as detailed in the body of this report;

*5. **AUTHORISES the Chief Executive Officer to proceed with an EOI process and engagement of suitable candidates and NOTES that a separate report will be provided to Council to formally appoint the successful individuals as a committee member under s.5.10(1) and then appoint them as Presiding Member and Deputy to the Presiding Member under s.5.12(1).***

6. *DETERMINE that the Independent Presiding Member and the Deputy to the Independent Presiding Member will each be paid a sitting fee of $200.00 per meeting and acknowledge that reimbursement of travel and other expenses may be required…….*

The Terms of Reference adopted by Council are attached for reference.

Please note that the Terms of Reference have been updated (shown in mark-up) to reflect the resolution made at the Ordinary Council Meeting held on 23 April 2026, which removed the reference to the delegation authorising the Committee to meet with the Shire's auditor. Advice received at that time indicated that this function could still be undertaken by the Committee by "acting through" in accordance with section 5.45(2)(a) of the Local Government Act 1995.

The amendments to the Act broaden the committee's role beyond financial and compliance auditing to include oversight of risk management, governance, and continuous improvement within the local government.

The legislation also requires that Council appoint independent members who are not councillors of any local government, or employees of the local government to the Committee and to nominate one as Presiding Member and the other as Deputy of the Presiding Member. These requirements were introduced to strengthen independence, transparency, accountability and governance oversight within local government audit functions.

DETAIL

The Shire Administration undertook an Expression of Interest (EOI) process approved by Council.

The criteria included in the EOI is detailed below -

"Mandatory

- *Australian Citizen or Permanent Resident.*
- *Not be a current elected member of any WA Local Government.*
- *Not be an Employee of the Local Government.*
- *Qualifications and/or senior experience in financial management, audit, governance, risk, fraud, cyber security or internal controls.*
- *Not subject to bankruptcy or serious offences as defined by the Local Government Act 1995.*

Desirable

- *Experience presiding over or contributing to formal committee meetings.*
- *Knowledge of the Local Government Act 1995 and associated regulations.*
- *Experience within or working alongside government institutions.*
- *Strong communication, facilitation, and leadership capability.*
- *Demonstrated commitment to integrity, accountability, continuous improvement.*

Elected Members expressed a preference for making local appointments; however, the Expression of Interest (EOI) process did not attract any candidates who live within the district. While Council members and the CEO also approached local community members to discuss the opportunity, these efforts were unsuccessful.

The Western Australian Local Government Association (WALGA) also conducted an Expression of Interest process using similar selection criteria and has provided the Shire with a list of suitable respondents.

The Shire has also consulted with neighbouring local governments and was advised that many have successfully appointed independent members (shown below) through the WALGA preferred supplier pool.

1. Alan Lamb.
2. Joanne Burgess.
3. Phil Anastasakis.

The above individuals have been approached to ascertain their interest and availability. Both Alan Lamb and Joanne Burgess confirmed their availability for appointment. Phil Anastasakis is unavailable.

There may be opportunities to align meeting schedules with those of neighbouring local governments on whose committees these individuals already serve. Such an arrangement could reduce travel requirements and associated costs, providing efficiencies and potential financial savings for all participating local governments.

Based on the above, it is recommended that **Alan Lamb** be appointed as the Independent Presiding Member and **Joanne Burgess** as the Independent Deputy of the Presiding Member of the Audit, Risk and Improvement Committee.

An assessment of the candidates indicates that they possess the necessary skills and experience to effectively fulfil these roles. Both candidates are considered suitably qualified and capable of providing independent oversight and contributing to the Committee's functions in accordance with its terms of reference.

1. **Alan Lamb** has more than 40 years of experience in local government, including service as a Chief Executive Officer across a range of Western Australian local governments. He holds a Bachelor of Business degree with a major in Accounting and is a Member of the Institute of Public Accountants.

2. **Joanne Burgess** has previously held management roles with a strong focus on governance and audit. She holds a Diploma in Risk Management, is a graduate of the Australian Institute of Company Directors, and has experience as an elected member. Her professional background provides a sound understanding of governance practices, risk management, and accountability within the local government sector.

COMMENT

The recommended appointees collectively bring relevant expertise in governance, risk management, audit, financial oversight and strategic decision-making, which will complement the skills and experience of elected members serving on the Committee.

Their appointment will assist the Committee in effectively discharging its statutory responsibilities and provide Council with independent advice and oversight in relation to audit, risk, internal controls, compliance and organisational improvement.

Of note, the role of the Deputy Presiding Member is to provide continuity of leadership and governance for the Committee when the Presiding Member is unavailable to perform their duties. The Deputy Presiding Member does not attend Committee meetings as a standing member and will only participate in meetings, including presiding over proceedings, when acting in place of the Presiding Member.

This arrangement ensures the Committee can continue to meet its statutory obligations and conduct its business effectively while maintaining the required level of independent oversight.

STATUTORY ENVIRONMENT

Section 7.1A of the Local Government Act 1995 requires every local government to establish an Audit, Risk and Improvement Committee. The Act further provides that:

- an employee of the local government cannot be a committee member;
- committee members cannot be appointed to represent employees;
- the Presiding Member cannot be a councillor of the local government or any other local government; and
- any Deputy Presiding Member cannot be a councillor of the local government or any other local government.

Council has the authority under section 5.8 of the Local Government Act 1995 to establish committees and appoint committee members.

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

Provision has been made within the adopted budget for independent committee member remuneration and associated meeting costs.

RISK MANAGEMENT IMPLICATIONS

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 with respect to the item before Council and advise that the following risks have been identified.

Risk	Likelihood	Consequence	Risk Rating	Risk Description	Mitigation/ Controls
Failure to comply with regulations exposes an Organisation to long term governance risks and consequences if not mitigated.	Possible (3)	Moderate (3)	Medium	Compliance and regulatory risks	Manage by adopting the recommendation to reduce organisational risk and improve oversight.

STRATEGIC IMPLICATIONS

Our Shire - We listen to our community, are transparent, and act with integrity

6.3 Lead, Listen, Advocate, Represent and Provide - We will communicate the plans and decisions of the Shire with our residents, and seek input and insight from all our diverse groups.

VOTING REQUIREMENTS

Absolute Majority

OFFICER RECOMMENDATION

That Council, BY ABSOLUTE MAJORITY:

1. **Pursuant to sections 5.10 and 7.1A of the *Local Government Act 1995*, appoint Mr Alan Lamb and Ms Joanne Burgess as Independent Members of the Shire of Nannup Audit, Risk and Improvement Committee; and**

2. **Pursuant to sections 5.12, 7.1A and 7.1B of the *Local Government Act 1995* nominate Mr Alan Lamb as Presiding Member and Ms Joanne Burgess as Deputy of the Presiding Member of the Shire of Nannup Audit, Risk and Improvement Committee for the duration of their appointment as an Independent Member; and**

3. **RESOLVE to schedule an Audit, Risk and Improvement Committee Meeting on 10 September 2026 at 4:30pm.**

Title:	**Audit, Risk and Improvement Committee**

Authority of Establishment

The Audit, Risk and Improvement Committee is established by the Shire of Nannup (the Shire) under the *Local Government Act 1995* (the Act), sections 5.8 and 7.1A.

The Committee operates in accordance with the provisions of the *Local government Act 1995 (the Act), Local Government (Audit) Regulations 1996,* the *Local Government (Financial Management) Regulations 1996* and *Local Government (Administration) Regulations 1996.*

Purpose and Objective

Purpose

To provide independent oversight and assurance to Council on:

- Financial management systems.
- Risk management.
- Legislative compliance.
- Continuous improvement.
- Implementation of audit recommendations.

Objectives

The Committee aims to:

- Oversee compliance as well as use of best practice guidelines relative to financial management, audit, risk management and legislative compliance.
- Strengthen organisational systems relating to financial management, audit, risk management and legislative compliance.
- Facilitate communication between auditors, the CEO and Council.

Aims & Functions

Authority

The Committee has authority to:

a) Request information from the CEO relevant to its functions.

b) ~~Meet with the Shire's auditor to examine the audit report, determine if any matters raised by the audit report require action by the Shire and ensure that appropriate action is taken in respect of those matters. (s.7.12A(2)).~~

c) Make recommendations to Council regarding matters within its remit.

Functions

a) To receive and review reports on, and recommend to the council actions to be taken in relation to —

(i) audits under Part 7 of the Act; and

(ii) compliance audits; and

(iii) reviews under regulation 17;

b) To otherwise receive and review reports on the appropriateness and effectiveness of, and recommend to the council improvements to, the local government's systems and procedures in relation to —

(i) financial management; and

(ii) legislative compliance; and

(iii) risk management;

c) To receive and review reports on, and recommend to the council improvements to, the implementation of any actions that the local government —

(i) is required to take under section 7.12A(3); and

(ii) has stated it has taken or intends to take in a report prepared under section 7.12A(4)(a); and

(iii) has otherwise decided to take in response to a report or recommendation referred to in paragraph (a) or (b); and

(iv) has stated it has done or proposes to do in written advice prepared under section 8.6(1)(a) or 8.23(4)(a).

Other functions

Any other function conferred on the audit, risk and improvement committee under these regulations or another written law.

Delegated Powers

1. The Committee is a formally appointed committee of Council and is responsible to the Council.
2. The Committee reports to Council and provides appropriate advice and recommendations in accordance with these Terms of Reference.
3. ~~The Committee is delegated the powers under s. 7.1C (Delegation 1.1.1) to conduct the formal meeting with the Shire's external Auditor required by section 7.12(A)(2) on behalf of the Shire.~~
4. The Committee does not have executive powers or authority to implement actions in areas over which the CEO has legislative authority and does not have delegated financial authority other than that identified above.
5. The Committee does not have any management functions and cannot involve itself in management processes and procedures.

Membership

Members shall conduct their duties and make recommendations in a manner that upholds the principles of impartiality and independence all times.

Composition

1. Independent Presiding and Deputy to the Presiding Member (Mandatory) – is not to be an elected member of the Shire or of any other local government.

Shire of Nannup
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2. All Elected Members.
3. External Members (as required) (non-mandatory).

Term of Appointment

Membership of the Committee will, unless determined otherwise (in the case of an External Independent Presiding Member or External Independent Deputy to the Presiding Member), cease on the day of the next ordinary election.

External Independent Members (Presiding Member and Deputy to the Presiding Member)

1. Applications for the External Independent Presiding Member and Deputy to the External Presiding Member (Presiding Member) will be sought through an open and transparent process and will be made by Council after consideration of the CEO's recommendation.
2. The Shire may also appoint an External Committee Member as a Deputy Presiding Person.
3. The Presiding Member will be selected based on the following criteria:
    - Skills in financial management, risk management, governance, audit (internal/external).
    - Understanding of the duties and responsibilities of the position.
    - Strong communication skills and experience in providing independent expert advice.
4. The Presiding Member will be a person with no responsibilities to the Shire, does not provide any services to the Shire, either directly or indirectly, and is not an elected member of any other local government.
5. The External Independent Member must agree to abide by the Shire's Code of Conduct and Shire of Nannup Council Standing Orders Local Law.
6. The Presiding Member may be required to complete an induction and any internal and external training programs deemed necessary by the Committee. This includes meeting with relevant internal officers and access to relevant documentation.
7. The Presiding Member has full voting rights at Committee meetings.
8. A Presiding Member appointed in accordance with the Terms of Reference is to be paid a meeting attendance fee within the range set by the Salaries and Allowances Tribunal Determination No.1 of 2025 and approved by Council.
9. The Shire reserves the right to terminate the appointment of the Presiding Member prior to the end of appointment if there is a breach of confidentiality, an ongoing conflict of interest, a non-disclosure of a conflict of interest, a breach of the Shire's Code of Conduct or performance not meeting expectations.

Administration

The CEO, Executive Manager Corporate Services and other Shire employees are not members of the committee.

Chair and Deputy Chair
• The Presiding Member will preside at all meetings. • In the absence of the Presiding Member, the External Independent Deputy to the Presiding Member must be requested to attend that meeting to preside. The appointment of the External Deputy to the Presiding Member extends only to the function of attending a meeting when the Presiding Person is unavailable. • If the above persons are unavailable, the Deputy Presiding Person (external committee member appointed as such by Council) is to preside at the meeting. • In their absence, a person is to be elected by the Committee from those committee members present to preside over the meeting. • The Presiding Member is responsible for the proper conduct of the Committee.
Meeting Procedures
• The Committee shall meet a mminimum of four meetings per year. • A quorum is 50% of members. • An agenda will be circulated to the Members at least 7 days prior to each meeting where possible. • The CEO shall ensure that detailed minutes of all meetings are kept, in accordance with the Act requirements. • All meeting documentation are to be published to the Shire's website in accordance with the Act requirements. • The Presiding Member and CEO may invite members of management, internal and external auditors or others to attend meetings as observers and/or to provide pertinent information and/or answer queries of the committee. • Committee recommendations have no effect unless they have been made by simple majority. • A simple majority is not less than half of the votes of Members present at the meeting. • The Committee has been established under the Act and must therefore be conducted in accordance with the Act, the *Local Government (Administration) Regulations 1996* and the Shire's Standing Orders Local law. • The CEO or his/her nominee is to attend all Committee meetings
Administrative Support The Committee must remain independent from management of the Shire; however, it will be administratively supported by the Executive Manager, Corporate Services. Any member of the ARIC can meet with the Executive Manager on request. The CEO will ensure: • Agenda preparation and distribution • Minutes and recordkeeping • Access to staff and information required by the Committee Confidentiality obligations apply to all Committee members.

Code of Conduct and Disclosure of Interest
a) Members must comply with the Shire's Council Member, Committee Member and Candidate Code of Conduct. b) Members are required to declare their interests detailed in the *Local Government Act* 1995, Section 5.65 – 5.70 with respect to disclosure of financial and proximity interests. Impartiality interests are to be declared using the principles of the *Local Government (Model Code of Conduct) Regulations 2021,* Regulation 22.
Review
a) The Terms of Reference shall be reviewed after each ordinary local government election to ensure they remain relevant and effective. b) Any amendments to the Terms of Reference must be approved by the Council.
Confidentiality
Members of the Committee shall maintain confidentiality on matters discussed during meetings.

Establishment	Resolution	Date adopted	Reviewed on	ECM #
OCM 26 March 2026	260326.4	26 March 2026	13 August 2026	

6.2 SUBMISSIONS ON SHIRE OF NANNUP DIFFERENTIAL RATING PROPOSAL 2026/2027

FILE REFERENCE:	RAT1
AUTHOR:	People & Culture, Rates and Integrated Planning Officer
AUTHORISING OFFICER:	Executive Manager Corporate Services
DISCLOSURE OF INTEREST:	Nil
PREVIOUS MEETING REFERENCE:	2026/2027 Differential and Minimum Rates 9 July 2026
CONFIDENTIAL:	No
ATTACHMENTS:	1. Advertised Differential Rating Proposal 2026/2027 - Statement of Objectives and Reasons [**6.2.1** - 5 pages] 2. Submissions to Differential Rating Proposal 2026-2027 Statement of Objectives and Reasons [**6.2.2** - 11 pages]

PURPOSE OF REPORT

For Council to consider submissions to the proposed differential general rates and the minimum rate for the 2026/27 financial year.

BACKGROUND

Council endorsed 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 at its meeting held 9 July 2026 as per attachment "Submissions to Differential Rating Proposal 2026/2027 Statement of Objectives and Reasons".

Differential rates were advertised for more than the minimum period of 21 days with the closing date for submissions being Monday 10 August 2026.

Submissions were invited from any elector or ratepayer with respect to the proposed differential rate with advertising undertaken as follows:

- Shire of Nannup (Shire) website, between July 13 and 10 August 2026,
- Shire's social media on 14 July 2026,
- Busselton- Dunsborough Times on 17 July 2026,
- Council Administration Building Notice Board between 14 July and 10 August 2026, and
- Shire of Nannup Connect e-Newsletter sent to subscribers via E-Mail on 17 July 2026.

The differential rating proposal was based on the purpose for which land is zoned, held or used. The overall objective of the Shire's differential rates is to raise rates revenue in a manner that is simple, efficient and equitable to all ratepayers within the district.

A copy of the advertised proposal is attached to this report.

COMMENT

Submissions closed on 10 August 2026 with 8 submissions being received, the submissions are included in attachment “Submissions to Differential Rating Proposal 2026/2027 Statement of Objectives and Reasons”

The submissions generally acknowledged the financial challenges facing the Shire and the need to maintain the long-term financial sustainability of local government services. However, a number of submitters expressed concerns regarding the proposed increases applicable to certain categories, particularly GRV Industrial, GRV Commercial, and rural industry properties. Several submissions highlighted the increasing cost pressures being experienced by businesses and primary producers, including increases in wages, insurance, freight, utilities, fuel and other operating expenses. Submitters also encouraged Council to balance the need for revenue with the economic capacity of local businesses and landowners.

Council notes that, like many local governments across Western Australia, the Shire continues to experience significant increases in the cost of delivering services, maintaining assets, renewing infrastructure, meeting regulatory obligations and providing community facilities. These increasing costs place pressure on the Shire's operating budget and require Council to ensure that rating revenue remains sufficient to fund the services, infrastructure and community outcomes expected by residents, ratepayers and visitors.

At its fourth Budget Workshop held on 11 August 2026, Council gave consideration to all submissions received. Through those discussions, Council considered both the concerns raised by submitters and the need to maintain an equitable and financially sustainable rating structure.

In particular, Council discussed the rationale for the proposed increases to the GRV Commercial category. It was noted that commercial properties receive a direct benefit from the Shire's ongoing investment in tourism promotion, destination marketing, event attraction and economic development initiatives which are designed to increase visitation, economic activity and business opportunities within the district. Council further noted that a similar approach has been applied to the Hosted and Unhosted Short-Term Accommodation rating categories since the 2022/2023 financial year, recognizing the direct benefit those properties derive from tourism and destination marketing activities undertaken by the Shire.

Following its consideration of the submissions, Council provided feedback to staff to amend the originally advertised differential rating proposal as follows:

- Reduce the GRV Industrial minimum payment from $2,400 to $2,199. The proposed rate in the dollar will remain unchanged.
- Combine the existing UV Mining and UV Plantation categories into a single differential rating category titled "UV Plantation and Mining".
- Apply a rate in the dollar of 0.005102 and minimum payment of $2,800 to the new “UV Plantation and Mining category”.

The amendments directed by Council seek to respond to matters raised during the public consultation process while maintaining an equitable rating structure and ensuring sufficient revenue is available to fund the increasing costs associated with delivering local government services, maintaining community infrastructure and supporting the continued economic development of the district.

Since advertising the proposed Differential Rating Proposal 2026/2027 Statement of Objectives and Reasons there have been a small number of updated valuations, these updates have resulted in the need to adjust the advertised Rates in the $ and Minimums for the following categories in order to meet the requirements of the *Local Government Act 1995*, section 6.35(3) & (6) which states the following:

6.35 Minimum payment

(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),*

(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.*

The officer further notes that, in accordance with section 6.36 (5)(b) of the *Local Government Act 1995*, it is not required to give local public notice of that proposed supplementary general rate, specified area rate, modified rate or minimum payment.

Advertised proposal:

2026/276	**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	0.146725	$1,884
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	$3,013

Adjusted proposal (Changes highlighted in yellow):

2026/27	**Rate-in-the-Dollar**	**Minimum Rate**
Gross Rental Values (GRV)		
GRV General	0.117380	$1,495
GRV Industrial	0.146725	$2,199
GRV Short Term - Hosted	0.146725	$1,884
GRV Short Term - Unhosted	0.176070	$2,199
GRV Commercial	0.127346	$1,622
Unimproved Values (UV)		
UV General	0.003740	$1,555
UV Plantation and Mining	0.005102	$2,800

<u>Concession Consideration</u>

Council has previously advised the Shire administration that it will consider concessions in relation to UV Plantation rated properties as follows:

- concession off the Unimproved Value – Properties used for both plantation and non-plantation purposes may be eligible for a concession based on % of arable land used, where the owners complete a statutory declaration and demonstrate a portion of their properties arable land (excludes bush and undeveloped land) is not used for plantation as per below:
    - properties where less than 10% of arable land is used for plantation purposes, and more than 80% is used for conventional agricultural purposes, will be exempt from the UV Plantation Differential Rate

To be eligible for a concession owners of properties need to apply within 35 days of the rates being raised.

STATUTORY ENVIRONMENT

Local Government Act 1995:

6.35. Minimum payment

(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),

(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.

(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

Nil

FINANCIAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

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	Clear communication of rationale, public consultation, and transparency in 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
Operational risk from valuation updates post-advertising	Possible	Minor	Low	Adjustments made without need for re-advertising per section 6.36(5)(b) of the Act

STRATEGIC IMPLICATIONS

Our Shire - We listen to our community, are transparent, and act with integrity

6.4 We are One - We will strive to make decisions and deliver outcomes that are in the best interest of the majority of the community

Incorporate and deliver balanced outcomes including social, environmental, and financial, through triple bottom line decision making

Provide a stable, consistent and honest government

VOTING REQUIREMENTS

Simple Majority

OFFICER RECOMMENDATION

That Council:

1. **Notes it has considered the submissions received regarding the proposed differential rates and minimum payments for 2026/27 financial year.**

2. **Endorse the proposed adjusted differential rates and minimum payments for 2026/27 financial year for inclusion in the Draft Budget as follows:**

2026/27	**Rate-in-the-Dollar**	**Minimum Rate**
Gross Rental Values (GRV)		
GRV General	0.117380	$1,495
GRV Industrial	0.146725	$2,199
GRV Short Term - Hosted	0.146725	$1,884
GRV Short Term - Unhosted	0.176070	$2,199
GRV Commercial	0.127346	$1,622
Unimproved Values (UV)		
UV General	0.003740	$1,555
UV Plantation and Mining	0.005102	$2,800

Differential Rating Proposal 2026/2027

Statement of Objectives and Reasons

For Public Inspection (Section 6.36 for the *Local Government Act 1995*)

Introduction

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

In arriving at the proposed rates in the dollar, Council has attempted to balance the need for revenue to fund essential services and facilities with the desire to limit any increase on ratepayers to an affordable level in an equitable manner.

Rate in the Dollar

Rates are a primary source of revenue for the Shire of Nannup (the Shire) and are imposed on properties within its district to provide revenue to fund the services and facilities provided to residents and visitors.

The amount of rates payable is determined by four factors:

1. the properties method of valuation of Gross Rental Value (GRV) or Unimproved Value (UV);
2. the amount of the valuation;
3. the properties differential rating category; and
4. the rate in the dollar or minimum payment of that differential rating category.

The *Local Government Act 1995* determines that properties of a non-rural purpose are to be rated using the Gross Rental Value (GRV) as the basis for calculations, and properties of a predominantly rural purpose are to be rated using Unimproved Value (UV) as the basis for calculations.

Valuations are determined by the Valuer General in accordance with the *Valuation of Land Act 1978*. The Shire does not have any control over the valuations provided to each property. The council sets a rate in the dollar in its annual budget, which is applied to each property valuation to determine the rates applicable to the property.

The Shire applies differential rating based on the purpose for which land is zoned, held or used. The overall objective of the Shire's differential rates is to raise rates revenue in a manner that is simple, efficient and equitable to all ratepayers within the district.

The average overall increase in rate revenue for 2026/2027 financial year is 5.07% this due to the loss in revenue from Forest Products Commission who is no longer paying Rates on land it owns as freehold. The impact is 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%.

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.

Revaluation

The Valuation of Land Act 1978 empowers the Valuer General (Landgate) to conduct general valuations on a Gross Rental Valuation (GRV) basis within Western Australia at such times and frequency as is considered necessary (currently every 6 years) and Unimproved Valuation (UV) properties on an annual basis. Values are determined relative to sales and rentals at 1 August of the preceding year.

There is no GRV revaluation to impact the 2026/2027 rating year with the next to take effect for the 2028/2029 financial year. Landgate undertook its last annual review of UV valuations on 1 August 2025, with these valuations proposed to take effective from 30 June 2026.

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%.

Proposed Rate in Dollar and Minimum Rate

The proposed differential rates and minimum rate 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	0.146725	$1,884
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

(NOTE: Council when adopting the annual budget may vary the above proposed rate in the dollar and minimum payment.)**

Objects and Reasons for Differential Rates

The overall object of the Shire's differential rates is to raise rate revenue in a manner that is simple, efficient and equitable to all ratepayers within the district. The reasons for each differential rate are as follows:

Differential Rates – Gross Rental Valuations (GRV)

- **GRV – General**

The objective of this category is to apply a differential general rate and minimum payment to land zoned or used or held for residential/rural residential purposes and to ensure that all ratepayers make a reasonable contribution towards the services and facilities provided and maintained by the Shire for the benefit of residents. This category is to act as the Shire's benchmark differential rate and minimum payment by which all other GRV rated properties are assessed.

The reason for this rate is to ensure that all ratepayers make a reasonable contribution towards the ongoing maintenance and provision of works, services and facilities throughout the Shire.

- **GRV Industrial**

The objective of this category is to apply a differential rate and minimum payment to land zoned or used or held for Industrial purposes and to ensure that all ratepayers make a reasonable contribution towards the services and facilities provided and maintained by the Shire for the benefit of residents.

The reason for this rate is in order to assist with the funding contribution towards the ongoing maintenance and provision of works and services within the Shire as well as recognizing the work being undertaken by the Shire in the economic development space.

- **GRV – Hosted Short-Term Accommodation**

The objective of this category is to apply a differential rate and minimum payment to land used or held for short-term accommodation purposes. This includes lodging houses, bed and breakfasts, self-contained accommodation, caravan and camping grounds. It is to ensure that all ratepayers make a reasonable contribution towards the overall services and facilities provided and maintained by the Shire for the benefit of residents.

The reason for this rate is in order to maintain fairness and equity with the funding of tourism development, marketing and event related projects throughout the district.

- **GRV – Un-Hosted Short-Term Accommodation**

The objective of this category is to apply a differential rate and minimum payment to land used or held for short-term accommodation purposes. This includes lodging houses, bed and breakfasts, self-contained accommodation, caravan and camping grounds. It is to ensure that all ratepayers make a reasonable contribution towards the overall services and facilities provided and maintained by the Shire for the benefit of residents.

The reason for this rate is in order to maintain fairness and equity with the funding of tourism development, marketing and event related projects throughout the district.

- **GRV – Commercial**

The objective of this category is to apply a differential rate and minimum payment to land that meets 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, or Medical Centre and is not a Hosted or Unhosted Short Term Rental (STRA) as these fall into alternate Differential categories.

It is to ensure that all ratepayers make a reasonable contribution towards the overall services and facilities provided and maintained by the Shire for the benefit of residents.

The reason for this rate is in order to maintain fairness and equity with the funding of tourism development, marketing and event related projects throughout the district from which these properties benefit.

Differential Rates – Unimproved Valuations

- **UV – General**

The objective of this category is to apply a base differential general rate to land zoned or used or held typically for bona-fide farming and to ensure that all ratepayers make a reasonable contribution towards the services and facilities provided and maintained by the Shire for the benefit of residents. This category is to act as the Shire’s benchmark differential rate by which all other UV rated properties are assessed.

The reason for this rate is to ensure that all ratepayers make a reasonable contribution towards the ongoing maintenance and provision of works, services and facilities throughout the Shire.

- **UV - Plantation**

The objective of this category is to apply a base differential general rate to land used or held typically for plantations purposes and to ensure that all ratepayers make a reasonable contribution towards the services and facilities provided and maintained by the Shire for the benefit of residents.

The reason for this rate is to ensure that all ratepayers make a fair and reasonable contribution towards the ongoing maintenance and provision of works and services, particularly roadworks maintenance and renewal throughout the Shire.

Submissions

Submissions are invited from any elector or ratepayer with respect to the proposed differential rate and are to be **received no later than** 5pm Monday 10th August 2026
All submissions are to be clearly marked Submission – Differential Rating 2026/2027.
Email: nannup@nannup.wa.gov.au
Postal: Po Box 11, Nannup WA 6275
In Person: 15 Adam Street, Nannup WA 6275 – *opening hours - Mon-Fri- 9am – 4pm*

[redacted]

To whom it may concern.

After making an enquiry with the Nannup Shire, it has now come to my attention that the rates for our Workshop/Gallery this year will be $2400 as opposed to $1510 last year.

This is an approx. 59% increase.

I understand there will be increases due to a loss in revenue from Forest Products Commission who are no longer paying lease rates on free hold land that they own. But 59% seems a very extreme hike that we feel weighs very heavily on the industrial sector. Especially when, we are a relatively small local business, that heavily relied on the timber industry which has now been taken away from us.

- Brad and I would like to know what information was used on our GRV to increase the rates by this much when there is little to no rentals in the LIA to compare to.
- Why are our small business owners being asked to pay so much more, when they do not receive extra revenue from clients such as the many local Airbnb's do.

Airbnb's take away housing opportunities for local families to fill our schools, and also local employees that give businesses stability regarding having access to good and stable staff. Most Airbnb houses are owned by people who do not actually live in Nannup, yet benefit greatly from it, taking the majority of the money out of Nannup.

This significant increase will greatly impact our business and we urge you to reconsider such an extreme hike. Small businesses are doing it tough and stretching our budget to cover and extra 59% is not going to be easy. And it is highly likely that in 12 months' time, you will ask us to stretch it yet again.

Kind regards,

[redacted]

From:	[redacted]
To:	Shire of Nannup
Subject:	Feedback on the Shire of Nannup Differential Rating Proposal
Sent:	16/07/2026 12:19:23 PM

[redacted]

Dear Nannup Shire,

As a small local business, [redacted] is concerned about the impact these proposed rate increases will have on our operations.

We are a growing business that provides linen hire, laundry and cleaning services to accommodation providers and local businesses throughout the region. Like many small businesses, we are already managing rising costs across wages, insurance, fuel, utilities and general operating expenses. A significant increase in rates will place further pressure on our business and reduce our capacity to invest in growth.

We are working hard to expand our services, employ local people and support tourism in the South West. Additional operating costs such as these may ultimately need to be passed on to our customers, making it more difficult for local businesses to remain competitive.

We ask that the Shire carefully consider the cumulative impact these increases will have on small businesses and explore options to reduce the financial burden.

Kindest Regards

[redacted]

From:	[redacted]
To:	Shire of Nannup
Subject:	Rates increase
Sent:	16/07/2026 3:55:25 PM

Follow Up Flag:	Follow up
Flag Status:	Flagged

Hi David

The proposed 15% increase in rates will have a significant detrimental impact on our business. This has been an exceptionally challenging year. A reduction in tourism due to global economic conditions has already affected visitor numbers, and several local events have further impacted trade through road closures, limited parking, and the presence of food trucks, all of which have reduced the number of people visiting Nannup and, in turn, our customer traffic.

As a result, our turnover has declined substantially. At the same time, our costs have increased dramatically, with freight and products rising by between 30% and 150%. These rising costs and reduced turnover have forced us to make the difficult decision to close our business two days a week and reduce our staffing by two employees.

We are currently operating in a position where we are only just managing to cover our costs. Introducing a further 15% increase in rates at this time will place additional financial pressure on our business and make it even more difficult for us to remain viable. We strongly urge that the impact on small local businesses be carefully considered before any decision is made.

Thanks

[redacted]

From: [redacted]
To: Shire of Nannup
Subject: Residential rates concerns
Sent: 30/07/2026 2:03:10 PM

[redacted]

Dear Shire Councillors,

I understand from the Shire of Nannup's recent Facebook announcement that the residential rates multiplier is proposed to increase by 6%. Last year, ratepayers experienced a substantial increase in their overall rates due to both an increase in the waste levy and an increase in the rates multiplier. Could you please confirm whether there is also a proposed increase to the waste levy for the 2026/27 financial year?

As you will be aware, households across the region continue to face significant cost-of-living pressures. While many services and utilities increased considerably during 2025/26 due to broader economic conditions, governments, businesses and individuals have all been working to reduce inflationary pressures and improve affordability. Against this backdrop, it is concerning that residential rates appear to continue increasing year after year. It is my understanding that the total rates payable per property have increased annually for the past five years.

Looking ahead, many ratepayers are also anticipating the General Rateable Value (GRV) revaluation in 2028, which is likely to result in significantly higher property valuations and, potentially, further increases in rates. This makes it even more important that the Shire exercises restraint in setting its annual budget and rates.

Current economic indicators suggest inflation is moderating, and forecasts for 2026/27 indicate a slowing economy. Given these conditions, I had hoped the Shire would reflect these trends through prudent financial management, proactive budgeting and a stronger focus on identifying operational efficiencies before placing additional financial burden on residents.

I appreciate that the Shire must continue to deliver essential services and maintain infrastructure. However, I would welcome greater transparency regarding the justification for the proposed 6% increase, the measures taken to reduce expenditure before proposing this increase, and the reasons why such a significant rise is considered necessary at a time when many households continue to experience financial pressure.

I look forward to your response.

Yours sincerely

[redacted]

From: [redacted]
To: Shire of Nannup
Subject: Objection to Proposed Differential Rating 2026/2027 – Threat to Farming Viability and Food Security
Sent: 31/07/2026 4:52:58 PM

Follow Up Flag: Follow up
Flag Status: Flagged

[redacted]

Dear CEO and Council Members,

I am writing as a ratepayer in the **UV – General** category to formally object to the proposed differential rating strategy for the 2026/2027 financial year. While I acknowledge the Shire's objective to raise revenue equitably, compounding rate increases on broadacre farming land pose an immediate threat to the long-term viability of local primary production and regional food security.

The Shire's documentation notes a baseline **6% increase for the UV General category**, heavily exacerbated by an **11.94% average increase in Unimproved Valuations** effective from 1 July 2026. Because individual properties will experience vast variations based on these new Landgate valuations, many agricultural operations face skyrocketing overheads.

Local producers are already navigating severe margin pressures, including volatile fuel prices, high input costs, and shifting climate conditions. Forcing agricultural land to shoulder a significantly higher financial burden directly undercuts the profitability of local family farms. When farming becomes financially unsustainable, it forces consolidation or land neglect, directly harming our district's capacity to produce food and secure supply chains.

Furthermore, the Shire states that the rate hike is largely driven by a revenue shortfall of **$49,178 caused by the Forest Products Commission** acquiring freehold land and ceasing rate payments. It is inherently unfair to shift the burden of state-enterprise exemptions onto private, bona-fide farmers who are already operating on thin margins.

The primary objective of the UV General category should be to protect and support food production, rather than acting purely as a flexible revenue benchmark. I urge the Council to re-evaluate the proposed rate-in-the-dollar for UV General properties to safeguard the agricultural fabric of Nannup.

Thank you for considering this submission. I look forward to your response regarding the final budget allocations.

Yours sincerely,

[redacted]

From:	[redacted]
To:	Shire of Nannup
Subject:	Proposed rate increase.
Sent:	9/08/2026 4:58:35 PM

Follow Up Flag:	Follow up
Flag Status:	Flagged

[redacted]

Dear Sir/Madam,
We are opposed to the proposed rate increase for 2026/27.
The 5% increase on our residential rate and 15% increase on the commercial rate for [redacted] Store is not on.
On top of all of the other increases that we are all copping,insurance,food,fuel,etc. a rate increase would be just another belt around the ear.
The commercial rate increase of 15% is particularly galling.It is hard enough to survive financially at the moment without any more increased costs.
We respectfully request that the Shire look elsewhere to recoup any losses rather than raising our rates.
Yours Faithfully
[redacted]

SHIRE OF NANNUP
RECEIVED
Ref: 10 RAT 1.
~~01~~ AUG 2026
Office [redacted]

To the Nannup Shire.

I am a rate payer of the Nannup Shire, I would like you to re-concider you intent to increase the rates 15%. This is not a time to burden the community with even more stress from a society struggling to cope with the cost of living. I have lived here for 43 years and am a pensioner. My land is classified as residential/commercial. For that reason I cannot recieve any rebates for pensioners and pay exorbitant prices for electricity water and sewerage. These prices are forever increasing yet wages stay the same. People are finding it hard to cope.

I am wondering how long I can afford to live in my town.

Your attitude towards it's people are not allowing businesses to thrive. Too many rules and regulations. People in town feel they have had enough of not being listened too. We need a healthy well informed population, that wants to thrive. Help us, don't hinder us.

[redacted]

David Taylor – CEO
Shire of Nannup

Re: 2026/27 Differential Rates – Submission from the Nannup Chamber of Commerce & Industry

Dear David,

On behalf of the Nannup Chamber of Commerce & Industry (NCCI), we write to formally express the concerns of our members regarding the proposed differential rates for the 2026/27 financial year.

Following the release of the proposal, NCCI sought feedback directly from its membership. The response has been clear: the business community is concerned about the scale of the proposed increases and the additional financial pressure they will place on businesses and primary producers already operating in a challenging economic environment.

NCCI acknowledges that the Shire is facing its own financial pressures, including rising costs and a reduction in rate revenue associated with Forest Products Commission land. We also recognise the importance of ensuring the Shire remains financially sustainable and is able to continue delivering the services our community requires.

However, some of the proposed increases are significant. In particular, the proposed increases of 24% for GRV Industrial and 15% for GRV Commercial represent substantial increases in a single financial year.

Our members are concerned about the extent to which the reduction in forestry-related revenue may be contributing to increases for existing businesses and primary producers, many of whom are already experiencing considerable cost pressures.

What our members are telling us:

The feedback received by NCCI demonstrates that this is not simply an objection to paying rates. There is genuine concern about the cumulative impact of increasing costs on business viability and sustainability.

Our farming members have told us they are already struggling to maintain viable business incomes amidst rising operational costs and that further substantial increases have the potential to threaten the long-term sustainability of their primary production activities.

Small business members have similarly reported significant increases across wages, insurance, fuel, utilities, freight and the cost of goods.

One member reported that the cost of freight and products used within their business has increased by anywhere from 30% to 150%.

Perhaps most concerningly, we heard directly from a local business where rising costs combined with reduced turnover have already forced them to close their business two days per week and reduce their workforce by two employees.

These are real consequences for our community!

When businesses reduce operating hours, defer investment or reduce staffing, the impact extends beyond the individual ratepayer. It affects local employment, suppliers, tourism, the vibrancy of our town and ultimately the economic sustainability of the Shire itself.

Forest Products Commission revenue

NCCI acknowledges that the reduction in rate revenue associated with Forest Products Commission land presents a genuine financial challenge for the Shire and contributes to the pressures reflected in the proposed rates.

However, rather than focusing solely on how this revenue shortfall is accommodated within the remaining rate base, NCCI believes there should also be a strong focus on advocacy to the State Government regarding the financial impact this change is having on the Shire of Nannup and its ratepayers.

One of our members has advised that they raised the issue directly with the Minister for Small Business, who was reportedly unaware of the impact this matter was having on rates within Nannup.

This raises an important question for the Chamber and our members:

What advocacy has the Shire undertaken, or is currently undertaking, with the State Government, relevant Ministers and the Forest Products Commission regarding the loss of this rate revenue and its subsequent impact on the Nannup community?

We would welcome further information from the Shire on what representations have already been made and what response has been received.

NCCI would strongly support the Shire continuing to advocate for an alternative funding arrangement, compensation or other mechanism to address this lost revenue.

Importantly, the Chamber would also be willing to support and participate in appropriate advocacy on this issue where a united voice from Local Government and the business community may assist in achieving a better outcome for Nannup.

NCCI is proposing alternatives

NCCI does not wish to simply object to the proposed increases without contributing constructive alternatives.

We recognise the financial challenges facing the Shire, and following discussion at an NCCI Executive level and consideration of the feedback received from our members, we ask Council to consider the following approaches.

1. Stagger significant increases over several years

Where substantial adjustments to differential rates are considered necessary, we ask the Shire to consider taking a longer-term approach rather than imposing significant increases within a single financial year.

A staged increase over several years would provide businesses with greater certainty and allow them to plan, budget and adjust their operations accordingly.

For a small business, the difference between a planned increase over three or four years and an increase of 15% or 24% in a single year can be significant.

We therefore ask Council to consider whether some of the larger proposed increases can be moderated in 2026/27 and transitioned over a longer period.

2. Continue to identify operational efficiencies and expenditure savings

NCCI recognises that the Shire, like every business in our community, is experiencing increases in the cost of delivering its services.

However, given the pressures currently being experienced by ratepayers, we encourage the Shire to continue reviewing its operational and discretionary expenditure and identify areas where efficiencies or savings can be achieved.

Businesses across Nannup are already making difficult decisions in response to rising costs — including reducing operating hours, delaying investment and, in some cases, reducing staffing.

We believe it is reasonable for the business community to understand what measures the Shire is taking internally to manage its own increasing costs before significant above-inflation increases are imposed on ratepayers.

This is not a suggestion that important community services should simply be cut. Rather, we ask Council to demonstrate that opportunities for efficiencies, savings and prioritisation of expenditure have been thoroughly considered as part of determining the level of rates required.

3. Grow the rate base over the longer term

NCCI believes the immediate-term conversation should also consider how the Shire can grow its overall rate base, rather than relying predominantly on increased contributions from existing ratepayers.

In particular, we would encourage the Shire to proactively support and promote appropriate subdivision and residential development within the district, approach the landowners, hold a landowners workshop on subdivision, get out into the community and advocate for subdivision.

Increasing the availability of residential land and housing has benefits well beyond additional rates revenue. It can attract new residents, provide much-needed housing for workers, support population growth, increase spending within local businesses and ultimately increase the number of rateable properties within the Shire, aside from increasing ratable properties the benefits are all key areas are where our members are looking for improvements.

We appreciate that subdivision and development are not an immediate solution to the 2026/27 budget. However, growing Nannup's population and rate base should form an important part of the Shire's longer-term financial and economic development strategy.

Supporting a sustainable local economy

Nannup regularly speaks about the importance of economic development, attracting investment, supporting tourism, creating employment and encouraging new businesses to establish within our community.

Those objectives need to be considered alongside decisions about rates and the broader cost of doing business within the Shire.

There is a point at which increasing costs can become counterproductive to economic development.

We want businesses to invest, employ, expand and contribute more to the local economy. To achieve that, we also need to ensure Nannup remains an affordable and attractive place in which to operate and invest.

Our members understand that rates will increase over time and that the Shire must maintain a financially sustainable position. What they are asking for is fairness, predictability and recognition of the economic conditions in which they are currently operating.

NCCI therefore respectfully asks Council to reconsider the scale and timing of some of the proposed differential rate increases before adopting the 2026/27 rates.

Specifically, we ask Council to consider:

Moderating and staging the more significant increases over a number of years;
Continuing to identify operational efficiencies and opportunities to reduce or defer discretionary expenditure;
Providing greater transparency around the financial impact of the reduction in Forest Products Commission rate revenue and the advocacy being undertaken with the State Government;
Working with NCCI and other stakeholders to advocate for an appropriate State Government response to the lost forestry-related revenue; and
Start proactively engaging with landowners and supporting them through subdivision.

NCCI believes these measures provide an opportunity to balance the Shire's need for financial sustainability with the equally important need to maintain a strong and sustainable local business community.

NCCI remains committed to working constructively with the Shire to achieve a financially sustainable outcome for both the Shire and the businesses and primary producers that underpin our local economy.

Yours Sincerely,

[redacted]

President
Nannup Chamber of Commerce & Industry

7 MEETING CLOSURE