



Agenda

Special Council Meeting to be held Thursday 1 June 2023

4.30pm in Council Chambers, 15 Adam Street, Nannup

The purpose of the meeting is for Council to consider:

1. 2023/24 Differential Rates and Minimum Rates
2. Shire of Nannup Seniors Housing Precinct

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NOTICE OF SPECIAL COUNCIL MEETING

To be held at the Council Chambers – Thursday, 1 June 2023 at 4.30 pm

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

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

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

2. ATTENDANCE/APOLOGIES:

3. PUBLIC QUESTION TIME:

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

Nil.

5. CONFIRMATION OF MINUTES:

Nil.

6. ANNOUNCEMENTS FROM PRESIDING MEMBER:

Nil.

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 Declaration Register is on our website [here](#).

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

Nil.

9. PRESENTATIONS/DEPUTATIONS/PETITIONS:

Nil.

10. REPORTS OF OFFICERS:

AGENDA NUMBER & SUBJECT:	10.1 - 2023/24 Differential Rates and Minimum Rate
LOCATION/ADDRESS:	Shire of Nannup
NAME OF APPLICANT:	Nil
FILE REFERENCE:	RAT 1
AUTHOR:	Kellie Jenkins – Manager Corporate Services/ Deputy Chief Executive Officer
REPORTING OFFICER:	David Taylor – Chief Executive Officer
DISCLOSURE OF INTEREST:	Nil
DATE OF REPORT:	22 May 2023
PREVIOUS MEETING REFERENCE:	
ATTACHMENT:	Nil

PURPOSE

For Council to endorse proposed differential general rates and the minimum rate for the 2023/24 financial year for the purposes of giving public notice.

BACKGROUND

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 2023/24 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 2022/23 financial year were as follows:

2022/23	Rate-in-the-Dollar	Minimum Rate
Gross Rental Values (GRV)		
GRV General	0.093450	\$1,118
GRV Industrial	0.100125	\$1,198
GRV Short Term	0.100125	\$1,198
Unimproved Values (UV)		
UV General	0.004529	\$1,050
UV Mining	0.004529	\$1,050
UV Plantation	0.004794	\$1,398

COMMENT

The proposed rate in the dollar increase for 2023/24 is 4%, with an additional 4% on differential categories of Planation and Short Term Accommodation. This increase is considered reasonable in light of national inflation currently running at around 7%, which has impacted significantly on both operating and capital costs. The proposed increase is considered to reflect Council's desire to contain rate increases and avoid adding to cost of living pressures faced by many ratepayers.

Revaluation

The *Valuation of Land Act 1978* empowers the Valuer General (Landgate) to conduct general valuations on a GRV basis within Western Australia at such times and frequency as is considered necessary (currently every 3 years) and or UV properties annual. Values are determined relative to sales and rentals at 1 August of the preceding year.

Landgate undertook its last review of GRV valuation as at 1 August 2021 with new values begin effective from 1 July 2022. The next GRV valuation is due to occur on 1 August 2024. Landgate undertook its last annual review of UV valuations on 1 August 2022, with these valuations proposed to take effective from 1 July 2023.

The 2022 revaluation of properties valued on a UV basis resulted in an overall average increase of 19.84%.

Landgate advise that strong market conditions, in part attributed to Covid-19 pandemic influences, that were experienced through 2021 were still evident through 2022 and at the date of valuation. Demand for commercial scale agricultural property was evident resulting in significant increased values achieved for medium to larger scale holdings. Demand for smaller Rural Residential lifestyle properties extended to medium sized holdings.

Proposed Rate in the Dollar and Minimum Payment for 2023/24

The overall object 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 proposed differential general rates and minimum rate for the 2023/24 financial year are as follows:

2023/24	Proposed Rate-in-the-Dollar	Minimum Rate
Gross Rental Values (GRV)		
GRV General	0.097188	\$1,163
GRV Industrial	0.104130	\$1,246
GRV Short Term	0.108135	\$1,294
Unimproved Values (UV)		
UV General	0.004710	\$1,092
UV Mining	0.004710	\$1,092
UV Plantation	0.005178	\$1,510

POLICY IMPLICATIONS:

Nil.

FINANCIAL IMPLICATIONS:

Upon adoption of the 2023/24 Budget, the proposed rates in the dollar will generate sufficient rate revenue to deliver a balanced budget.

STRATEGIC IMPLICATIONS:

Section 6.36(1) of the *Local Government Act 1995 (Act)* states:

"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."

The Act prescribes the information to be included in the public notice and requires a local government to consider any submissions received before imposing the proposed rates.

VOTING REQUIREMENTS:

Simple Majority

OFFICER RECOMMENDATION:

That Council approves the following differential rates and minimum rates for advertising in accordance with Section 6.36 of the Local Government Act 1995:

2023/24	Proposed Rate-in-the-Dollar	Minimum Rate
Gross Rental Values (GRV)		
GRV General	0.097188	\$1,163
GRV Industrial	0.104130	\$1,246
GRV Short Term	0.108135	\$1,294
Unimproved Values (UV)		
UV General	0.004710	\$1,092
UV Mining	0.004710	\$1,092
UV Plantation	0.005178	\$1,510

AGENDA NUMBER & SUBJECT:	10.2 – Seniors Housing Report
LOCATION/ADDRESS:	Shire of Nannup
NAME OF APPLICANT:	David Taylor – Chief Executive Officer
FILE REFERENCE:	PRO 001
AUTHOR:	David Taylor – Chief Executive Officer
REPORTING OFFICER:	David Taylor – Chief Executive Officer
DISCLOSURE OF INTEREST:	Nil
DATE OF REPORT:	13 May 2023
PREVIOUS MEETING REFERENCE:	
ATTACHMENT:	10.2.1 – Shire of Nannup Seniors Housing Precinct

BACKGROUND:

The Shire of Nannup has identified affordable seniors housing as a priority in their strategic planning to assist residents to remain living in the area, and to support them in independent living for as long as possible.

Danjangerup Cottages on Cross St meets a need for independent living; however Nannup currently has no options for those who don't qualify for public housing.

In 2011 the 'Age Friendly Communities' program identified housing as a priority, and in 2012 the 'Nannup Aged Housing Plan' was adopted by Council.

Since this time the Danjangerup cottages have been refurbished and Council has established the Nannup Live ability 'Age in Place' program.

Through the Warren Blackwood Alliance of Councils, seniors housing has been raised as a priority, and identified as a strategic project with the South West Development Commission as part of their forward planning review.

COMMENT:

Facilitated community consultation was held on Monday 17th April at the Nannup Recreation Centre with approximately 75 residents.

It was agreed by those attending that there is a need for seniors housing, and that the area bordering Cross St, Walter St and Adam St is an appropriate location.



A report outlining the outcomes of the community consultation and discussions with stakeholders prior to and after the workshop has been received to Council with key recommendations to progress establishing seniors housing in Nannup.

The workshop identified that there are three clear groups, each with differing needs:

- Those seeking to downsize and purchase small lot sizes (300-500m²) blocks in the Nannup townsite.
- Those seeking independent living group dwelling housing, and
- A small number seeking assisted living care in the immediate future.

It is noted that there is now a community sentiment that there will be action, and a timeframe of four years was noted on many feedback forms. It is critical that this project is not stalled without communication to residents.

The key recommendations of the report are:

1. Council to appoint a project officer to progress recommendations.
2. Council to establish a working party to include invited community members to support the project officer and progress recommendations and assist with community consultation.

3. Formalise discussion with Catholic Church to determine process, size of available land and tenure (gifting, purchase)
4. Continue discussion with Charles Gilbert on process, timeframe, legal documentation, construction costs and design.
5. Facilitate discussion between Michael Loveland and developer to create small lot sizes on 39 Grange Rd or to discuss with the Uniting Church to develop this land.
6. Council to write to the Minister for Housing requesting grant funding support to construct independent living group dwelling precinct.
7. Further discussion with the Uniting Church to ensure that lines of communication are open, and that no duplication of infrastructure/facilities occurs.
8. Develop a concept plan for future grant applications/election commitments and community consultation.

Seniors housing has been identified in Council's Investment Prospectus as a strategic partnership opportunity.

STATUTORY ENVIRONMENT:

Nil

POLICY IMPLICATIONS:

Nil

FINANCIAL IMPLICATIONS:

Appointment of Project Officer

It is proposed to reallocate up to 24 hours per week of budgeted funds from the CEO Executive Assistant to fund the positional requirements, this role will also be used for other key project work in the Shire. This will include preparing and applying for grant applications.

Preparation of Legal Agreements

Up to \$5,000

STRATEGIC IMPLICATIONS:

Extract from the 2021-2036 Nannup Community Strategic Plan:

Our Community

1.1 Who we are

We will retain our pride in being small, unique and friendly town that is a vibrant and engaging place to live

1.2 Our Aged

We respect and value our aged, and we seek to ensure they are supported.

Our Shire

5.1 Listen

We will listen to, engage and partner with our community leaders and groups, including the Traditional Owners, the Wardandi and Bibbulmun peoples

VOTING REQUIREMENTS:

Simple Majority

OFFICER RECOMMENDATION:

That Council accepts and adopts the Shire of Nannup Seniors Housing Report and actions the key recommendations being;

- 1. The Shire appoint a Project Officer to progress recommendations.***
- 2. The Shire to establish a working party by June 2023 to include invited community members to support the project officer and progress recommendations and assist with community consultation.***
- 3. The Shire to formalise discussion with Catholic Church to determine process, size of available land and tenure (gifting, purchase)***
- 4. The Shire to continue discussion with Charles Gilbert on process, timeframe, legal documentation, construction costs and design.***
- 5. The Shire to facilitate discussion between Michael Loveland and developer to create small lot sizes on 39 Grange Rd or to discuss with the Uniting Church to develop this land.***

- 6. Council to write to the Minister for Housing requesting grant funding support to construct independent living group dwelling precinct.**
- 7. The Shire hold further discussion with the Uniting Church to ensure that lines of communication are open, and that no duplication of infrastructure/facilities occurs.**
- 8. The Shire develop a draft concept plan by 31 August 2023 for future grant applications/election commitments and community consultation.**

11 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN:

12. MEETING MAY BE CLOSED:

13. CLOSURE OF MEETING:
