



TOWN OF
VICTORIA PARK



Special Council Meeting Agenda – 22 June 2021



**WE'RE OPEN
VIC PARK**

Please be advised that a **Special Council Meeting** will be held at **5.30pm** on **Tuesday 22 June** in the **Council chamber**, Administration Centre at 99 Shepperton Road, Victoria Park.

Ms Natalie Martin Goode
18 June 2021

Table of contents

Item	Page no
1 Declaration of opening	3
2 Announcements from the Presiding Member	3
3 Attendance.....	5
3.1 Apologies.....	5
3.2 Approved leave of absence.....	5
4 Declarations of interest.....	6
5 Public question time.....	7
6 Public statement time.....	7
7 Presentations.....	7
8 Method of dealing with agenda business	7
9 Chief Financial Officer reports.....	8
9.1 Notice of Intention to Levy Differential Rates.....	8
10 Public question time	12
11 Public statement time	12
12 Closure	12

1 Declaration of opening

Acknowledgement of Country

Ngany yoowart Noongar yorga, ngany wadjella yorga. Ngany djerapiny Wadjak – Noongar boodja-k yaakiny, nidja bilya bardook.

I am not a Nyungar woman, I am a non-Indigenous woman. I am honoured to be standing on Whadjuk - Nyungar country on the banks of the Swan River.

Ngany kaaditj Noongar moort keny kaadak nidja Wadjak Noongar boodja. Ngany kaaditj nidja Noongar birdiya – koora, ye-ye, boorda, baalapiny moorditj Noongar kaaditjin, moort, wer boodja ye-ye.

I acknowledge the traditional custodians of this land and respect past, present and emerging leaders, their continuing cultural heritage, beliefs and relationship with the land, which continues to be important today.

Ngany youngka baalapiny Noongar birdiya wer moort nidja boodja.

I thank them for the contribution made to life in the Town of Victoria Park and to this region.

2 Announcements from the Presiding Member

2.1 Recording and live streaming of proceedings

In accordance with clause 39 of the *Town of Victoria Park Meeting Procedures Local Law 2019*, as the Presiding Member, I hereby give my permission for the administration to record proceedings of this meeting.

This meeting is also being live streamed on the Town's website. By being present at this meeting, members of the public consent to the possibility that their image and voice may be live streamed to public. Recordings are also made available on the Town's website following the meeting.

2.2 Public question time and public statement time

As this is a Special Council Meeting, any public questions or statements must relate to the business of the agenda.

There are guidelines that need to be adhered to in our Council meetings and during question and statement time people speaking are not to personalise any questions, or statements about Elected Members, or staff or use any possible defamatory remarks.

In accordance with clause 40 of the *Town of Victoria Park Meeting Procedures Local Law 2019*, a person addressing the Council shall extend due courtesy and respect to the Council and the processes under which it operates and shall comply with any direction by the presiding member.

A person present at or observing a meeting shall not create a disturbance at a meeting, by interrupting or

interfering with the proceedings, whether by expressing approval or dissent, by conversing or by any other means.

When the presiding member speaks during public question time or public statement time any person then speaking, is to immediately stop and every person present is to preserve strict silence so that the presiding member may be heard without interruption.

2.3 No adverse reflection

In accordance with clause 56 of the *Town of Victoria Park Meeting Procedures Local Law 2019*, both Elected Members and the public when speaking are not to reflect adversely on the character or actions of Elected Members or employees.

2.4 *Town of Victoria Park Meeting Procedures Local Law 2019*

All meetings of the Council, committees and the electors are to be conducted in accordance with the Act, the Regulations and the *Town of Victoria Park Meeting Procedures Local Law 2019*.

3 Attendance

Deputy Mayor

Cr Bronwyn Ife

Banksia Ward

Cr Claire Anderson
Cr Ronhhda Potter
Cr Wilfred Hendriks
Cr Luana Lisandro

Jarrah Ward

Cr Vicki Potter
Cr Brian Oliver
Cr Jesvin Karimi

A/Chief Executive Officer

Ms Natalie Martin Goode

Chief Operations Officer

Ms Natalie Adams

Chief Financial Officer

Mr Michael Cole

A/Chief Community Planner

Ms Lisa Tidy
Mr Pierre Quesnel

Manager Governance and Strategy

Ms Bana Brajanovic

Secretary

Ms Amy Noon

Public liaison

Ms Alison Podmore

3.1 Apologies

Mayor

Mayor Karen Vernon

Chief Executive Officer

Mr Anthony Vuleta

3.2 Approved leave of absence

Nil.

4 Declarations of interest

Declarations of interest are to be made in writing prior to the commencement of the meeting.

Declaration of financial interests

A declaration under this section requires that the nature of the interest must be disclosed. Consequently, a member who has made a declaration must not preside, participate in, or be present during any discussion or decision-making procedure relating to the matter the subject of the declaration. An employee is required to disclose their financial interest and if required to do so by the Council must disclose the extent of the interest. Employees are required to disclose their financial interests where they are required to present verbal or written reports to the Council. Employees can continue to provide advice to the Council in the decision-making process if they have disclosed their interest.

Declaration of proximity interest

Elected members (in accordance with Regulation 11 of the Local Government [Rules of Conduct] Regulations 2007) and employees (in accordance with the Code of Conduct) are to declare an interest in a matter if the matter concerns: a) a proposed change to a planning scheme affecting land that adjoins the person's land; b) a proposed change to the zoning or use of land that adjoins the person's land; or c) a proposed development (as defined in section 5.63(5)) of land that adjoins the persons' land.

Land, the proposed land adjoins a person's land if: a) the proposal land, not being a thoroughfare, has a common boundary with the person's land; b) the proposal land, or any part of it, is directly across a thoroughfare from, the person's land; or c) the proposal land is that part of a thoroughfare that has a common boundary with the person's land. A person's land is a reference to any land owned by the person or in which the person has any estate or interest.

Declaration of interest affecting impartiality

Elected members (in accordance with Regulation 11 of the Local Government [Rules of Conduct] Regulations 2007) and employees (in accordance with the Code of Conduct) are required to declare any interest that may affect their impartiality in considering a matter. This declaration does not restrict any right to participate in or be present during the decision-making process. The Elected Member/employee is also encouraged to disclose the nature of the interest.

5 Public question time

6 Public statement time

7 Presentations

7.1 Petitions

7.2 Presentations

7.3 Deputations

8 Method of dealing with agenda business

9 Chief Financial Officer reports

9.1 Notice of Intention to Levy Differential Rates

Location	Town-wide
Reporting officer	Chief Financial Officer
Responsible officer	Chief Financial Officer
Voting requirement	Simple majority
Attachments	1. Statement of Objects and Reasons For Differential Rates 2021 2022 [9.1.1 - 7 pages] 2. 2021 2022 Rate modelling options [9.1.2 - 12 pages]

Recommendation

That Council:

1. Applies differential rates for the 2021/22 financial year.
2. Advertises, in accordance with section 6.36 of the *Local Government Act 1995*, for public submissions on the proposed differential rates and minimum payments as set out in the Statement of Objects and Reasons for Differential Rates 2021/22 (Attachment 1) as follows:
 - (a) Residential – Gross Rental Valuation (GRV)
Minimum Payment \$1,159
Rate in the dollar \$0.0934
 - (b) Non-Residential – GRV
Minimum Payment \$1,205
Rate in the dollar \$0.0988
 - (c) Vacant land - GRV
Minimum Payment \$1,530
Rate in the dollar 0.1308
3. Authorises the Chief Executive Officer to give local public notice seeking public submissions on the proposed differential rates and minimum payments for 2021/22.
4. Requests that any public submissions received relating to the above proposed differential rates and minimum payments are considered as part of the Council item proposing the adoption of the 2021/22 annual budget.

Purpose

To seek Council endorsement of proposed differential rates and minimum payments for 2021/22 for the purpose of advertising.

In brief

- In determining the annual budget, Council may impose differential general rates and minimum payments on any rateable land in its district, pursuant to section 6.33 and section 6.35 of the *Local Government Act 1995*.

- When differential rating is to be levied, the Town must give local public notice of the differential rates and minimum payments it intends to impose for a minimum 21 days and invite public submissions in accordance with section 6.36 of the Act.
- Rates in the 2020/21 budget were \$43,588,067, including interim rates of \$240,000, net \$43,348,067 (rates model figure). The draft 2020/21 annual budget was prepared with a 0% increase in rates for the second year in a row. However, when adopting the budget, being mindful of the impacts of COVID-19 on the community, Council endorsed a 7.88% reduction with the reduction predominately funded from a draw on reserve funds.
- In preparation for the draft 2021/22 annual budget, a report was presented to the May 2021 Ordinary Council Meeting proposing rates and minimums for 2021/22. Council noted the recommended rates model for 2021/22 and requested the Chief Executive Officer to present the Advertising of Differential Rates for 2021/2022 back to Council for consideration once elected members have been presented with a draft 2021/2022 budget.
- The model includes new rate category of 'Vacant Land - GRV' rates in the dollar, proposed to be 40% more than the residential rate in the dollar and the minimum 32% more than the residential minimum.
- Following further discussions with elected members, the proposed rates in the dollar and minimums represent a 2.0% increase in rates and provides a total rate yield of \$44,809,807, which is \$1,221,740 more than the 2020/21 budget rate yield. This increase takes into account growth in the rates base since 2020/21 and the introduction of the new Vacant Land - GRV category.

Background

1. Council may impose differential general rates and minimum payments on any rateable land in its district and is required to give local public notice of its intention to levy differential rates.
2. It is proposed to introduce a new category for vacant land this year as an incentive to develop rather than leave land vacant.
3. Every three years Landgate undertakes a general revaluation of all GRVs in the metropolitan area. This year is not the GRV revaluation year. As such, the change in GRVs is relatively minor in non-general revaluation years and reflects interim rates received in the past 12 months for new properties as well as any additions to existing properties.
4. When GRVs increase, the rates in the dollar are adjusted downwards to achieve the same level of rates income. When GRVs reduce, the rates in the dollar are adjusted upwards to achieve the same level of rates income.
5. Preliminary indications are that residential GRVs have increased by 0.77%, whereas non-residential GRVs have increased by 0.26%.
6. Rate modelling has produced several scenarios and rates in the dollar and minimums for both residential, non-residential and vacant land properties to achieve between a 0% - 6.7% rate revenue increase for the Town of Victoria Park.

Strategic alignment

Civic Leadership	
Strategic outcome	Intended public value outcome or impact
CL06 - Finances are managed appropriately, sustainably and transparently for the benefit of the community.	Council to consider endorsing a 0% - 7% rate revenue increase for the 2021/22 annual budget.

Engagement

Internal engagement	
Stakeholder	Comments
Elected members	Elected members have considered the ongoing impacts of COVID-19 on our community and have 0% - 7% rate revenue increases to consider advertising.
Finance	Finance staff have assisted in the rate modelling scenarios to achieve a 0% - 7% rate revenue increase. (see separate rate modelling results attachment).

External engagement	
Stakeholders	Ratepayers will be invited to make submissions on the proposed rates in the dollar and minimum payments proposed for 2021/22.
Period of engagement	21 days local public notice will be given.
Level of engagement	3. Involve
Methods of engagement	Written submissions will be invited.
Advertising	Local public notice includes a newspaper advertisement and the Town's website.
Submission summary	A summary of submissions received will be included in the report to Council to adopt the annual budget.
Key findings	To be included in the report to Council to adopt the annual budget.

Legal compliance

[Section 6.33 of the Local Government Act 1995](#)

[Section 6.35 of the Local Government Act 1995](#)

Risk management consideration

Risk impact category	Risk event description	Consequence rating	Likelihood rating	Overall risk level score	Council's risk appetite	Risk treatment option and rationale for actions
Reputation	Not meeting the statutory requirement to advertise its intention to levy differential rates and minimums.	Moderate	Likely	High	Low	Treat risk by Advertising its intention to levy differential rates and minimums and Objects and Reasons including a summary of

							submissions in the report to Council to adopt the annual budget.
Financial	Not providing enough funds in budget to achieve desired financial ratios eg. asset sustainability ratio.	Moderate	Likely	High	Low		Treat risk by increasing rates annually to keep pace with increase in CPI and increase in goods and services.
Health and safety	Not applicable.						
Infrastructure/ ICT systems/ utilities	Not applicable.						
Legislative compliance	Not complying with the <i>Local Government Act 1995</i> statutory requirements.	High	Unlikely	Moderate	Low		Treat risk by ensuring differential rates are advertised for 21 days local public notice.
Service delivery	Not applicable.						

Financial implications

Current budget impact	Nil as the recommended rates in the dollar and minimums relate to next financial year.
Future budget impact	The recommended rates in the dollar and minimum rates will achieve a 2% rate revenue increase for 2021/22.

Analysis

7. Eleven rate modelling options, ranging from a 0% - 6.7% rate revenue rise, have been prepared for Council consideration as listed in the separate attachment. These rates models include an adjustment to rates in the dollar to account for the increase of residential GRVs by 0.77% and non-residential GRVs by 0.26%.
8. Following further discussions with elected members on the draft annual budget for 2021/22, option 6 is the preferred option.
9. Minimum payments for each rates scenario can be found in the rates modelling separate attachment. Rate modelling to achieve a 2% rate revenue rise has been undertaken.

Relevant documents

Not applicable.

10 Public question time

11 Public statement time

12 Closure