

# MINUTES FOR ANNUAL GENERAL MEETING OF ELECTORS

Thursday, 6 December 2012

Bindoon Hall  
6180 Great Northern Highway  
Bindoon

Commencement: 7.02pm  
Closure: 8.05pm

These minutes will be confirmed at the Ordinary meeting of Council to be held on Wednesday, 20 February 2013.

SIGNED BY: \_\_\_\_\_

Person presiding at meeting where minutes were confirmed

DATE: \_\_\_\_\_

#### Disclaimer

The purpose of this Council meeting is to discuss and, where possible, make resolutions about items appearing on the agenda.

Whilst Council has the power to resolve such items and may in fact, appear to have done so at the meeting, no person should rely on or act on the basis of such decision or on any advice or information provided by a member or officer, or on the content of any discussion occurring, during the course of the meeting.

Persons should be aware that the provisions of the *Local Government Act 1995* (section 5.25 (e)) establish procedures for revocation or rescission of a Council decision. No person should rely on the decisions made by Council until formal advice of the Council decision is received by that person.

The Shire of Chittering expressly disclaims liability for any loss or damage suffered by any person as a result of relying on or acting on the basis of any resolution of Council, or any advice or information provided by a member or officer, or the content of any discussion occurring, during the course of the Council meeting.

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\* indicates separate attachments

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## 1. ATTENDANCE

The presiding member declared the meeting open at 7.02pm.

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

### 2.1 Attendance

The following elected members were in attendance:

Cr Alex Douglas	President (Presiding Member)
Cr Robert Hawes	
Cr Don Gibson	
Cr Doreen Mackie	
Cr Sandra Clarke	
Cr Michelle Rossouw	

The following staff were in attendance:

Gary Tuffin	Chief Executive Officer
Azhar Awang	Executive Manager Development Services
Jim Garrett	Executive Manager Technical Services

The following ratepayers were in attendance:

Philip Schubert	Bindoon
Frank Schubert	Bindoon
Les Parsons	Bindoon
Laurie Bush	Lower Chittering
Paul Groves	Bindoon
Raylene Groves	Bindoon
Alex Mackie	Lower Chittering
Maxine Parsons	Bindoon
Helen Manning	Bindoon
Ashley Manning	Bindoon
John Broad	Bindoon
Jane Righton	Bindoon
Anton Foulkes-Taylor	Bindoon
Nina Foulkes-Taylor	Bindoon
John Nagel	Bindoon
Ruth Gibson	Bindoon
Jean Kerr	Bindoon

### 2.2 Apologies

Cr Barni Norton	
Jean Sutherland	Executive Manager Corporate Services
Karen Parker	Manager Human Resources

2.3 Approved leave of absence

Nil

3. OFFICER'S REPORTS

3.1 Presentation of the 2011/12 Audited Financial Statements for the Shire of Chittering\*

**MOTION**

Moved Paul Groves / Seconded Alex Mackie

That the 2011/12 Audited Financial Statements for the Shire of Chittering be received.

**CARRIED UNANIMOUSLY**

3.2 Presentation of the 2011/12 Annual Report for the Shire of Chittering\*

**MOTION**

Moved Nina Foulkes-Taylor / Seconded Ruth Gibson

That the 2011/12 Annual Report for the Shire of Chittering be received.

**CARRIED UNANIMOUSLY**

4. GENERAL BUSINESS

4.1 Motions from the Floor

4.1.1 Levy rates on land zoned "Agricultural Resource Zone"

**MOTION**

Moved Frank Schubert / Seconded Philip Schubert

The Council access and levy rates on land zoned "Agricultural Resource Zone" as defined in *Town Planning Scheme No 6*, section 4.2.3 on a differential scale, based upon the area of land, rather than the now highly discriminatory and unimproved capital value assessment currently applied in an environment of decreasing agricultural returns.

**CARRIED UNANIMOUSLY**

Summary of Discussion

Frank Schubert addressed the meeting and spoke on this motion.

Philip Schubert addressed the meeting and spoke in support of this motion.

The Presiding Member addressed the meeting and advised that he has been saying in the past 2 or 3 years [in these meetings in particular] that Council would desperately wish to tackle the rates problem in a more appropriate forum, for differential rating based on 'land use'. The Chief Executive Officer has just presented me with papers for a rates workshop that Councillors will be attending next Wednesday [12 December 2012] to start the process. I can warn you that it isn't going to happen in a few weeks, we have local government agencies to contend with. It will be an expensive and very time consuming process but we will do it. This is something that has been wanted for a long time and Council is committed to doing it.

The Chief Executive Officer advised that the rating information paper has taken six months or more to develop, and one of the main issues delaying the process was getting the valuations done by Landgate. The rating information paper has reviewed a random sample of UV properties that were predominately rural residential. This was done as a starting point to review the potential impact of changing UV properties to GRV.

A Councillor workshop/ information session will be held next Wednesday to start the process.

The Chief Executive Officer further explained that currently all ratable properties are valued either on their Unimproved Value (UV) OR Gross Rental Value (GRV).

Land that is used predominately for rural purposes is rated on its Unimproved Value. Where land that is used predominately for non rural purposes is rated on its Gross Rental Value.

Currently all properties within the town sites of Bindoon, Muchea and Wannamal are rated on a GRV basis.

Unfortunately the process of developing the rating strategy will be lengthy and expensive. Landgate has estimated a cost of around \$85,000 and a timeframe of approximately 12 months to undertake the revaluation of the properties. Therefore, it will be a lengthy process of around 2-3 years.

There was a question asked from the floor in relation to the size of the properties selected for the discussion paper. The Chief Executive Officer advised that it was a 'random' selection across the entire Shire. Essentially what we tried to look for was 37 different properties with some that had pools and some that didn't; some that had a shed; some that looked like they had agricultural use (i.e. vineyard, orchard); etc.

There was a question asked from the floor in relation to the process of the evaluation of the current rating system. The President responded by advising that Council would not be making any decision on it at all without consultation with the community. I envisage that what Council will do, will be to draw together what information we can get not only from local government departments but other shires as to what has and hasn't worked without reinventing the wheel. At that stage community input will be invited in regards to the proposed strategy.

The Chief Executive Officer advised that the purpose of the workshop is for Councillors to get a undertaking of the process that we will go through. Initially it is just a discussion/information session about the process, timeframe and how we will actually go about it.

The President advised that Councillors and staff have not had experience in setting up a new rating system, so the Shire will be seeking whatever information we can get to ensure that we do the right thing.

There was a further question asked from the floor in relation to Landgate. The Chief Executive Officer advised that Landgate is the state agency responsible for property evaluations across the state.

The Chief Executive Officer advised that the policy will possibly look at differential rating. The purpose of undertaking the strategy is to explore all options available.

There was further discussion from the floor which the President responded to by advising that if we went only on the area of land and the things that can be put on the land, that this would not be fair either. It would seem to me equally unjust for farmer who is operating a couple thousand acres operating sheep etc, should pay excessively more than a person who lives on that plot of land with a very concentrated business manufacturing something that is appropriate in the 'agricultural' sphere and therefore making big money.

## **4.2 Questions asked from the floor**

### **4.2.1 Bindoon Bypass**

There was a question asked from the floor in relation to the status of the Bindoon Bypass.

The President advised that Brendon Grylls and his party are well aware of the situation and what is necessary to move it along however, unfortunately it is unlikely that we will see any works commence in the immediate future. The Shire continues to lobby the Government at every available opportunity.

The Chief Executive Officer also advised that Main Roads will generally not pay out compensation until the works are locked into a two year timeframe. The problem is the money is just not there, and we have made a number of approaches to the State Government requesting the bypass.

### **4.2.2 Spice Road, Bindoon**

John Board addressed the meeting in relation to the gravel in the middle of Spice Road: I understand that a lady owns the property to the west side and I think that something ought to be done. The Shire has graded the trees to give more visibility; and maybe it should be graded again, made wider to be made safer. Ideally I would like to see the 1.5km sealed.

The Executive Manager Technical Services advised that he is currently doing the costing's and it is going to be included in the 10yr program – according to priority.

The President advised that when he first started on Council we suggested at that stage that Spice Road should be sealed adjoining Parkside Gardens, and became a contentious issue.

Anton Taylor addressed the meeting and advised the western side of Spice Road is virtually a farm, the eastern side is CALM and they can't do a thing about it.

The President advised that the best that the Shire can do is probably approach the owner of the farm and see whether or not we can come up with some sort of deal, but at the moment I believe that the owner has long term intentions to subdivide.

## **5. CLOSURE**

The President asked that all attendees ensure that they sign the attendance register before leaving.

Prior to closing the meeting the President on behalf of Council and staff wished everyone a very merry Christmas and a Happy New Year; and be safe over the silly season.

The presiding member declared the meeting closed at 8.05pm



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8:30am - 4:30pm