

## **Special Council Meeting Tuesday, 21 May 2024 Attachments**

<b>8.1 Annual Budget 2024/25 - Proposed Differential Rates.....</b>	<b>2</b>
8.1.1 Statement of Objects and Reasons for 2024-25 Differential Rates.....	2
<b>8.2 Budget Amendment - Land Asset Strategy.....</b>	<b>6</b>
8.2.1 Attachment 1 - 170901 Statewest Survey Lot Boundary.....	6
8.2.2 Attachment 2 - Subdivision Plan 6 May 2021.....	7
8.2.3 Attachment 3 - WAPC Approval.....	8

## Statement of Objects and Reasons for the Proposed Differential General Rates for 2024/25

In accordance with the provisions of Section 6.33 and 6.36 of the *Local Government Act 1995* (the **Act**), the Town of Bassendean proposes to impose differential general rates and minimum payments on various categories of properties within the Town for 2024/25 (“Differential Rates”).

This Statement details the Objects and Reasons for the proposed Differential Rates.

Rates are a primary source of revenue for the Town and are levied each financial year on all ratepayers in a manner that is fair and equitable so as to meet the Town’s annual budget commitments.

Rates are levied on all rateable properties within the boundaries of the Town Municipality in accordance with the Act. The overall objective of the rates for the 2024/25 Annual Budget is to provide for the net (i.e. after taking into account all other forms of revenue) funding requirements of the Town’s services, activities, operational expenditure and current and future capital requirements, as outlined in the Town’s Council Plan, Long Term Financial Plan, and Strategic Budget Policy.

The rates in the dollar will be applied on the general valuation as supplied by the Valuer General in respect of Gross Rental Values (**GRV**) effective from 1 July 2023, as amended by any interim valuations received subsequent to that date.

At a Special Council Meeting on 21 May 2024, Council endorsed a general rate increase of 5.63 per cent, which would require a residential rate in the dollar of 8.1758 cents.

For all commercial and industrial properties, Council endorsed a rate in the dollar of 9.4021 cents.

For all vacant land, Council endorsed a rate in the dollar of 12.2636 cents.

No increase to the minimum payment is proposed and it will remain at \$1,183.00. The minimum payment applies to all three differential rate categories.

### Differential Rate Categories

Section 6.33 of the Act sets out the basis on which differential general rates may be based and states (in part):

- (1) A local government may impose differential general rates according to any, or a combination, of the following characteristics —
  - (a) the purpose for which the land is zoned, whether or not under a local planning scheme or improvement scheme in force under the *Planning and Development Act 2005*; or
  - (b) a purpose for which the land is held or used as determined by the local government; or
  - (c) whether or not the land is vacant land; or
  - (d) any other characteristic or combination of characteristics prescribed.
- (3) In imposing a differential general rate, a local government is not to, without the approval of the Minister, impose a differential general rate which is more than twice the lowest differential general rate imposed by it.

Section 6.35 of the Act sets out the basis on which minimum payments may be based and states:

## Town of Bassendean

- (1) Subject to this section, a local government may impose on any rateable land in its district a minimum payment which is greater than the general rate which would otherwise be payable on that land.
- (2) A minimum payment is to be a general minimum but subject to subsection (3), a lesser minimum may be imposed in respect of any portion of the district.
- (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), on which a minimum payment is imposed.
- (4) A minimum payment is not to be imposed on more than the prescribed percentage of —
  - (a) the number of separately rated properties in the district; or
  - (b) the number of properties in each category referred to in subsection (6), unless the general minimum does not exceed the prescribed amount.
- (5) If a local government imposes a differential general rate on any land on the basis that the land is vacant land it may, with the approval of the Minister, impose a minimum payment in a manner that does not comply with subsections (2), (3) and (4) for that land.
- (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;
  - (b) to land rated on unimproved value; and
  - (c) to each differential rating category where a differential general rate is imposed.

The proposed rate in the dollar and minimum payment for each differential rating category is:

Rating Category	Rate in Dollar in Cents	Minimum Payment (\$)
Improved – Residential	8.1758	1,183
Improved – Commercial and Industrial (GRV)	9.4021	1,183
Vacant Land – Residential, Commercial and Industrial (GRV)	12.2636	1,183

## Town of Bassendean

Following are the objects and reasons for each of the differential rates: -

### **Improved – Residential (GRV)**

#### CHARACTERISTICS

The Improved – Residential differential general rate applies to land valued on a GRV basis, which is zoned or held under the Town Planning Scheme for the purpose of residential use and has an improvement erected on it.

#### OBJECTS AND REASONS

The object of this rate category is to apply a base differential general rate to land zoned and used for residential purposes and to act as the Town's benchmark differential rate by which other GRV rated properties are assessed. The reason is to ensure that all ratepayers make a reasonable contribution towards the ongoing maintenance and provision of works, services and facilities throughout the Town.

The proposed rate in the dollar for this category is 8.1758 cents, with a minimum payment of \$1,183.00. This will apply to 6,833 properties or 92 per cent of the Town's rateable properties.

### **Improved –Commercial and Industrial Category (GRV)**

#### CHARACTERISTICS

The Improved – Commercial and Industrial differential general rate applies to land valued on a GRV basis, which is zoned or held under the Town Planning Scheme for the purpose of commercial or industrial use and has an improvement erected on it.

#### OBJECTS AND REASONS

The object of this rate category is to apply a higher differential general rate to land zoned and used for commercial and industrial purposes. The reason is to raise additional revenue to meet the higher level of service costs associated with commercial and industrial properties and the localities within which they are situated. Higher service costs typically include costs associated with increased maintenance and renewal of assets and infrastructure.

The proposed rate in the dollar for this category is 9.4021 cents, with a minimum payment of \$1,183.00. This will apply to 367 properties or 5 per cent of the Town's rateable properties.

### **Vacant Land – Residential, Commercial and Industrial (GRV)**

#### CHARACTERISTICS

The Vacant Land – Residential, Commercial and Industrial differential general rate applies to land valued on a GRV basis, which is zoned or held under the Town Planning Scheme for the purpose of residential, commercial or industrial and is vacant land.

#### OBJECTS AND REASONS

The object of this rate category is to impose a higher differential general rate on vacant land within the Town. The reason is to encourage development, as the Town considers the development of all vacant rateable land

## Town of Bassendean

to be in the best interests of the community, to stimulate growth and development and improve the vibrancy of the Town.

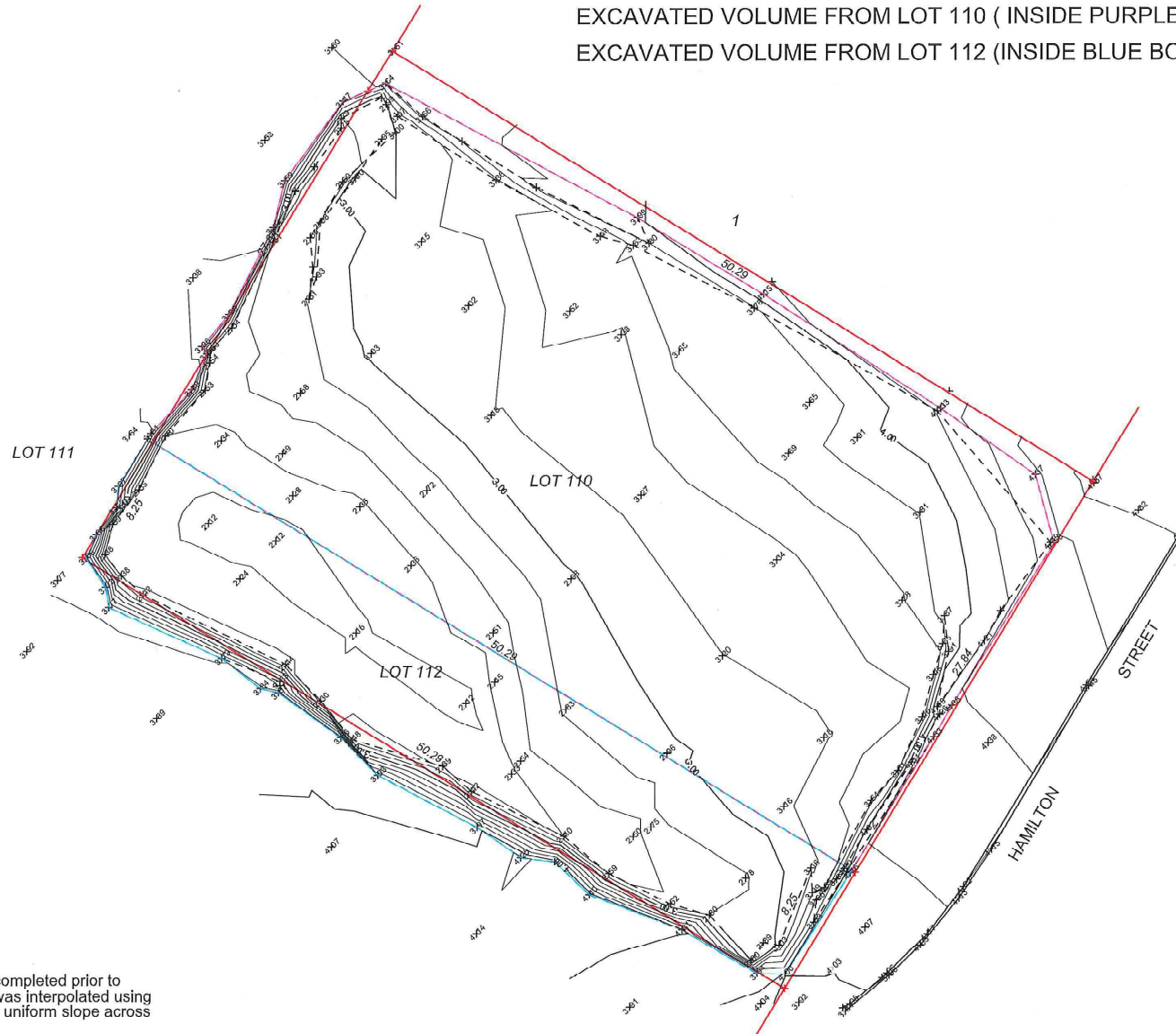
The proposed rate in the dollar for this category is 12.2636 cents, with a minimum payment of \$1,183.00. This will apply to 216 properties or 3 per cent of the Town's rateable properties.

### **Objects for minimum rating**

Rates are calculated by multiplying a property's assessed GRV by the adopted rate in the dollar. However, the Council can apply a minimum rate, which recognises that all ratepayers have an equal opportunity to enjoy the facilities and services provided by the Council, regardless of the value of their property.



EXCAVATED VOLUME FROM LOT 110 ( INSIDE PURPLE BOUNDARY) = 906m<sup>3</sup>  
EXCAVATED VOLUME FROM LOT 112 (INSIDE BLUE BOUNDARY) = 581m<sup>3</sup>



**DISCLAIMERS:**

No survey of natural surface levels was completed prior to excavation. Therefore a natural surface was interpolated using the levels from this survey and assuming uniform slope across the site.

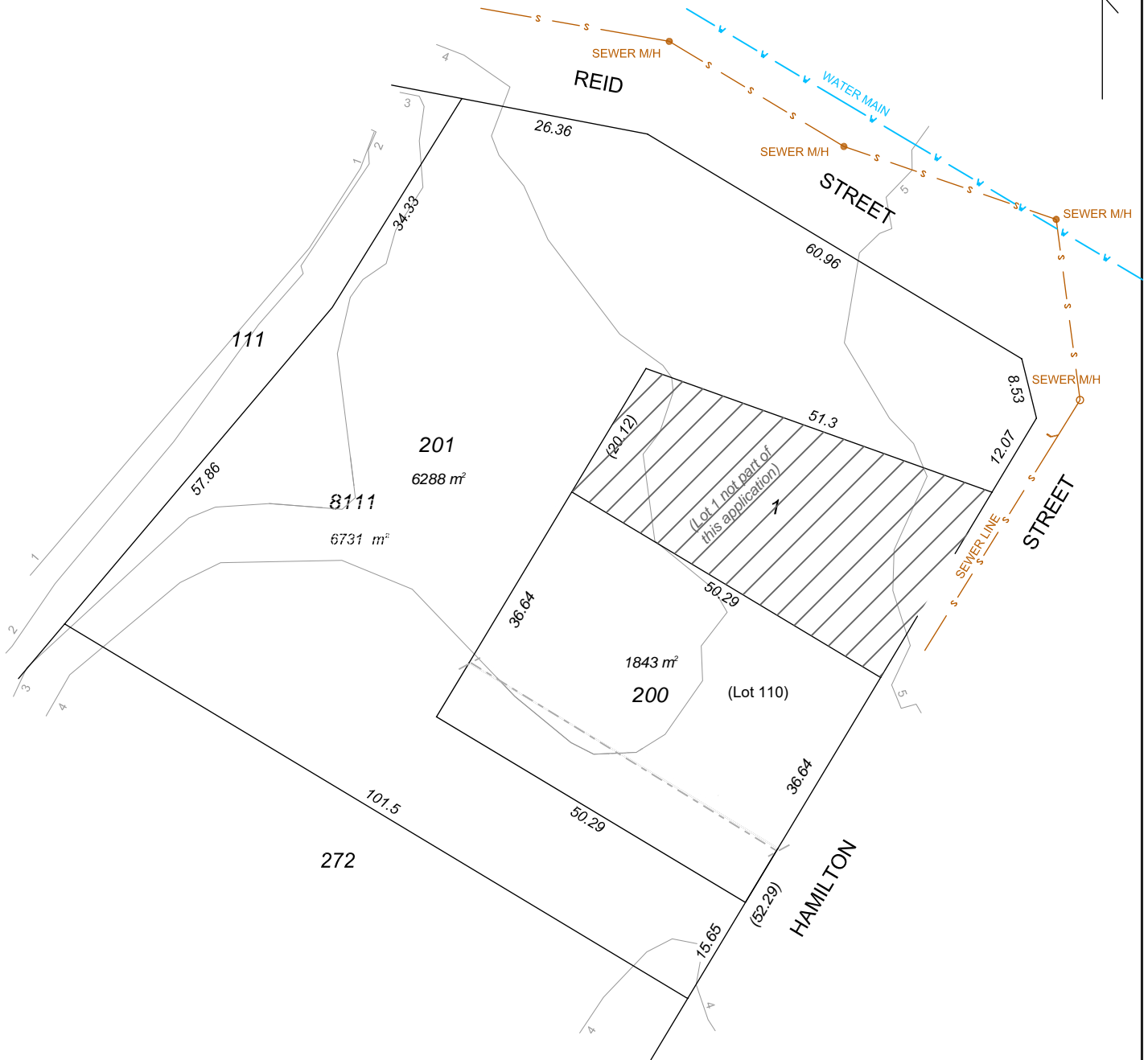
The boundaries shown on this plan are proposed and are subject to survey and approval by WAPC and Landgate.

**STATEWEST SURVEYS**  
LICENSED SURVEYORS  
DIRECTORS: RON ROGERS & PAUL INCERTI  
P.O. Box 1377, Midland W.A. 6936 - 69 Great Northern Highway, Midland W.A. 6056  
Telephone: (08)9274 3198  
Email: [statewest@statewest.net](mailto:statewest@statewest.net)  
Website: <http://www.statewest.net>

**VOLUME SURVEY OF EXCAVATION SITE LOT 271  
HAMILTON STREET, BASSENDEAN**

SCALE	DATE	DRAWN	CHECKED	REF.	SHEET	H DATUM	V DATUM
1:200 @ A2	1-09-17	PI		15483	1 of 1	PCG94.	AHD

**accredit** **CERTIFIED**  
30 Nov 2017  
By Accredited Building Surveying & Construction Services Pty Ltd  
Building Surveying Contractor (Company) Level 1 - Registration No. 26



LOT	DESCRIPTION	AREA
8111	ORIGINAL LOT	6731m <sup>2</sup>
200	PROPOSED LOT	1843 m <sup>2</sup>
201	PROPOSED LOT	6288 m <sup>2</sup>

NOTE: LOT IS VACANT

DEPARTMENT OF PLANNING, LANDS AND HERITAGE	
DATE	FILE
06-May-2021	160768

REV.	DESCRIPTION	BY	DATE

**WARNINGS:**

1. LOT NUMBERS, DIMENSIONS AND AREAS SUBJECT TO WAPC APPROVAL, SURVEY AND LANDGATE AUDIT.
2. SEWER INFORMATION TAKEN FROM WATER CORPORATION AS CONSTRUCTED SHEETS.
3. ALL ABOVE & BELOW GROUND SERVICES MAY NOT HAVE BEEN LOCATED - CHECK WITH RELEVANT AUTHORITIES BEFORE COMMENCING ANY WORKS.



PROPOSED SUBDIVISION OF  
 LOT 8111 ON PLAN 415024  
 HAMILTON STREET,  
 BASSENDEAN

Attachment 8.2.2

SCALE 1:600  
 APRIL 2021  
 TOWN OF BASSENDEAN  
 DATUM : AHD

**TOWN OF BASSENDEAN**  
 ASSET SERVICES

4th FLOOR, 1000 OLD PIERCE ROAD, BASSENDEAN WA 6054  
 Telephone: (08) 9377 9000  
 Facsimile: (08) 9377 5616  
 Email: mail@bassendean.wa.gov.au  
 www.bassendean.wa.gov.au

DRAWING (A3)	REVISION
DRAWN BY :	
APPROVED :	

7 of 11



## Approval Subject To Condition(s) Freehold (Green Title) Subdivision

**Application No** : 160768

### ***Planning and Development Act 2005***

Applicant	:	Town of Bassendean PO Box 87 BASSENDEAN WA 6934
Owner	:	Town of Bassendean PO Box 87 BASSENDEAN WA 6934
Application Receipt	:	6 May 2021

Lot Number	:	110, 8111
Diagram / Plan	:	415024
Location	:	-
C/T Volume/Folio	:	2976/918, 2976/919
Street Address	:	Lot 110, 8111 Hamilton Street, Bassendean
Local Government	:	Town of Bassendean

The Western Australian Planning Commission has considered the application referred to and is prepared to endorse a deposited plan in accordance with the plan date-stamped **06 May 2021** once the condition(s) set out have been fulfilled.

This decision is valid for **three years** from the date of this advice, which includes the lodgement of the deposited plan within this period.

The deposited plan for this approval and all required written advice confirming that the requirement(s) outlined in the condition(s) have been fulfilled must be submitted by **09 August 2024** or this approval no longer will remain valid.

### **Reconsideration - 28 days**

Under section 151(1) of the *Planning and Development Act 2005*, the applicant/owner may, within 28 days from the date of this decision, make a written request to the WAPC to reconsider any condition(s) imposed in its decision. One of the matters to which the WAPC will have regard in reconsideration of its decision is whether there is compelling evidence by way of additional information or justification from the applicant/owner to warrant a reconsideration of the decision. A request for reconsideration is to be submitted to the

140 William Street, Perth, Western Australia 6000, Locked Bag 2506 Perth, 6001  
Tel: (08) 6551 8002; Fax: (08) 6551 9001; Infoline: 1800 626 477  
e-mail: [info@dplh.wa.gov.au](mailto:info@dplh.wa.gov.au); web address <http://www.dplh.wa.gov.au>  
ABN 35 482 341 493



WAPC on a Form 3A with appropriate fees. An application for reconsideration may be submitted to the WAPC prior to submission of an application for review. Form 3A and a schedule of fees are available on the WAPC website: <http://www.dplh.wa.gov.au>

### **Right to apply for a review - 28 days**

Should the applicant/owner be aggrieved by this decision, there is a right to apply for a review under Part 14 section 251 of the *Planning and Development Act 2005*. The application for review must be submitted in accordance with part 2 of the *State Administrative Tribunal Rules 2004* and should be lodged within 28 days of the date of this decision to: the State Administrative Tribunal, Level 6, State Administrative Tribunal Building, 565 Hay Street, PERTH, WA 6000. It is recommended that you contact the tribunal for further details: telephone 9219 3111 or go to its website: <http://www.sat.justice.wa.gov.au>

### **Deposited plan**

The deposited plan is to be submitted to the Western Australian Land Information Authority (Landgate) for certification. Once certified, Landgate will forward it to the WAPC. In addition, the applicant/owner is responsible for submission of a Form 1C with appropriate fees to the WAPC requesting endorsement of the deposited plan. A copy of the deposited plan with confirmation of submission to Landgate is to be submitted with all required written advice confirming compliance with any condition(s) from the nominated agency/authority or local government. Form 1C and a schedule of fees are available on the WAPC website: <http://www.dplh.wa.gov.au>

### **Condition(s)**

The WAPC is prepared to endorse a deposited plan in accordance with the plan submitted once the condition(s) set out have been fulfilled.

The condition(s) of this approval are to be fulfilled to the satisfaction of the WAPC.

The condition(s) must be fulfilled before submission of a copy of the deposited plan for endorsement.

The agency/authority or local government noted in brackets at the end of the condition(s) identify the body responsible for providing written advice confirming that the WAPC's requirement(s) outlined in the condition(s) have been fulfilled. The written advice of the agency/authority or local government is to be obtained by the applicant/owner. When the written advice of each identified agency/authority or local government has been obtained, it should be submitted to the WAPC with a Form 1C and appropriate fees and a copy of the deposited plan.

If there is no agency/authority or local government noted in brackets at the end of the condition(s), a written request for confirmation that the requirement(s) outlined in the condition(s) have been fulfilled should be submitted to the WAPC, prior to lodgement of the deposited plan for endorsement.

Prior to the commencement of any subdivision works or the implementation of any

condition(s) in any other way, the applicant/owner is to liaise with the nominated agency/authority or local government on the requirement(s) it considers necessary to fulfil the condition(s).

The applicant/owner is to make reasonable enquiry to the nominated agency/authority or local government to obtain confirmation that the requirement(s) of the condition(s) have been fulfilled. This may include the provision of supplementary information. In the event that the nominated agency/authority or local government will not provide its written confirmation following reasonable enquiry, the applicant/owner then may approach the WAPC for confirmation that the condition(s) have been fulfilled.

In approaching the WAPC, the applicant/owner is to provide all necessary information, including proof of reasonable enquiry to the nominated agency/authority or local government.

The condition(s) of this approval, with accompanying advice, are:

CONDITIONS:

1. The land being filled, stabilised, drained and/or graded as required to ensure that:
  - a) lots can accommodate their intended development; and
  - b) finished ground levels at the boundaries of the lot(s) the subject of this approval match or otherwise coordinate with the existing and/or proposed finished ground levels of the land abutting; and
  - c) stormwater is contained on-site, or appropriately treated and connected to the local drainage system. (Local Government)
2. All septic sewer systems including all tanks and pipes and associated drainage systems (soak wells or leach drains) and any stormwater disposal systems are to be decommissioned, in accordance with the Health (Treatment of Sewerage and Disposal of Effluent and Liquid Waste) Regulations 1974, removed, filled with clean sand and compacted. Proof of decommissioning is to be provided in the form of either certification from a licensed plumber or a statutory declaration from the landowner/ applicant, confirming that the site has been inspected and all septic tanks, soak wells, leach drains and any associated pipework have been removed. (Local Government)
3. A notification, pursuant to Section 165 of the Planning and Development Act 2005 is to be placed on the certificate(s) of title of the proposed lot(s) advising of the existence of a hazard or other factor. Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows:

*“This lot is in close proximity to known mosquito breeding areas. The predominant mosquito species is known to carry viruses and other diseases.”* (Western Australian Planning Commission)
4. A notification, pursuant to Section 165 of the Planning and Development Act 2005 is to be placed on the certificate(s) of title of the proposed lot(s) advising of the

existence of a hazard or other factor. Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows:

*“This lot is located within the flood fringe of the Swan River and may be affected by flooding. Additional planning and building requirements may apply to development on this lot to ensure flood risk is managed.”* (Western Australian Planning Commission)

5. Uniform fencing being constructed along the boundaries of lots abutting the Hamilton Street Reserve. (Local Government)
6. Arrangements being made with a licensed electricity network operator for the provision of an underground electricity distribution system that can supply electricity to each lot shown on the approved plan of subdivision. (Western Power)

ADVICE:

1. The Town of Bassendean advises that:
  - i) Proposed Lot 110 Hamilton Street, Bassendean is located within Area C of Town Planning Scheme 4A – McDonald Park Scheme and may be subject to a dwelling unit contribution at the time of development.
  - ii) The landowner/applicant should make arrangements to ensure that prospective purchasers are advised in writing that Local Planning Policy No. 13 – Tree Retention and Provision applies.
2. In regard to Condition 6, Western Power provides only one underground point of electricity supply per freehold lot.



Ms Sam Fagan  
Secretary  
Western Australian Planning Commission  
9 August 2021

Enquiries : Neesha Gomes (Ph 6551 9144)