



Norseman Woodlands to Eucla Coast

**Notice of Meeting and Agenda  
Special Council Meeting  
14 May 2024**

**NOTICE OF MEETING**

A Special Meeting of the Council will be held on 14<sup>th</sup> May 2024 in the Council Chambers at Prinsep Street Norseman, commencing at 6:00pm to consider and resolve on the matters set out in the attached agenda.

A handwritten signature in black ink, appearing to read "Peter Fitchat", is written over a horizontal line.

Peter Fitchat  
Chief Executive Officer  
13 May 2024

**Notes to Agenda.****PLEASE READ THE FOLLOWING IMPORTANT DISCLAIMER BEFORE PROCEEDING:**

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AGENDA for the SPECIAL Meeting of the Council  
to be held in the Council Chambers at the Shire  
Administration Office – Prinsep Street Norseman  
on the 14<sup>th</sup> May commencing at 6:00pm

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## 1 Declaration of Opening and Announcement of Visitors.

The Shire President welcomed all in attendance and declared the meeting open at 6:00pm.

The Shire of Dundas recognises Ngadju and Mirning as Traditional Custodians and pay our respects to their Elders past, present, and emerging.

## 2 Declarations of Financial, Proximity, Impartiality Interests & Gifts Received.

### Financial Interests:

None declared.

### Proximity Interests:

None declared.

### Impartiality Interests:

None declared.

Gifts Received by Councillors: None declared.

As per the Shire of Dundas Code of Conduct section 3.4 Gifts, adopted by the Council on 21 October 2014 and reference to Regulation 34B of the Local Government (Administration) 1996.

## 3 Record of Attendance of Councillors / Officers and Apologies.

Cr L Bonza	Shire President
Cr S Warner	Deputy Shire President
Cr JEP Hogan	
Cr J Maloney	
Cr S Brown	
Cr C McLeod	
Peter Fitchat	Chief Executive Officer
Barry Hemopo	Manager of Works and Services

### **Apologies**

Pania Turner Deputy Chief Executive Officer

### **Public Gallery**

## 4 Public Question Time

## 5 Petitions, Deputations or Presentations.

## 6 Announcements by Presiding Member without Discussion.

## 7 Reports of Officers

<b>Agenda Reference &amp; Subject</b>	
<b>7.1 Revocation of Item 10.3.3 RFT 02/22 Two 8x4 Trucks with tipping bodies and trade-in or outright purchase resolved at the 18th October, 2022 Ordinary Council Meeting.</b>	
Location / Address	Norseman WA 6443
File Reference	FM.TE.5
Author	Chief Executive Officer
Date of Report	13 May 2024
Disclosure of Interest	Nil

### Summary

This report details the events since the original tender from September 2022, the lack of supply and subsequent re-tender outcomes.

In accordance with Regulation 10 of the Local Government (Administration) Regulations 1996 a Notice to Revoke Council Resolution Item 10.3.3 RFT 02/22 Two 8x4 Trucks with tipping bodies and trade-in or outright purchase, 18th October, 2022 Ordinary Council Meeting was advised (**Item 1, Ref 7.1 Public Papers Relating**) ; and in accordance with Regulation 10 of the Local Government (Administration) Regulations 1996, the Notice of Revocation was supported in writing by Councillors, President LG Bonza and Councillor JEP Hogan.

### Background

At the ordinary meeting of council on 18 October 2022, Council resolved as follows.

### **Resolution**

#### **That Council:**

1. **Award RFT 02/22 Two 8x4 Trucks with Tipping Bodies and Trade-ins or outright purchase to Daimler Trucks Perth for the supply of two Fuso FS72 trucks with tipping bodies subject to the following:**
  - a. **Any change in price of the tipping bodies being supported by documented evidence in the change in the cost of raw materials and.**
  - b. **Any revaluation of the trade-in offer being subject to documented evidence in a material change in the condition of the trade in units above and beyond normal wear and tear under usual operating conditions and.**
  - c. **The Shire retains the right to re-tender the trade-in units at its sole discretion and**
  - d. **The CEO be given delegated authority to finalise the final change over price at the time of delivery.**

**Carried by: Simple Majority For: 5 Against: 0**

The submission at the time, from Daimler Trucks indicated a delivery time of between 36 and 52 weeks.

After 75 weeks Daimler Trucks advised that one truck had arrived, and another was due shortly. At the same time, they advised of price increases in the base cab chassis trucks as well as increases in the costs for the tipping bodies.

In addition to the increases caused by time delays, Daimler Trucks advised that a further increase in body works costs would be passed on due to additional modifications required to the base cab chassis as the new trucks were different to what had been quote previously.

Management attempted to negotiate this additional cost but without success. Due to the magnitude of the variations and the significant and ongoing time delay, the tender was re-advertised. Daimler Trucks did not submit a tender.

Statutory Environment

In accordance with Regulation 10 of the Local Government (Administration) Regulations 1996 a Notice to Revoke Council Resolution Item 10.3.3 RFT 02/22 Two 8x4 Trucks with tipping bodies and trade-in or outright purchase, 18th October, 2022 Ordinary Council Meeting was advised; and in accordance with Regulation 10 of the Local Government (Administration) Regulations 1996, the Notice of Revocation was supported in writing by Councillors, President LG Bonza and Councillor JEP Hogan.

Tenders are conducted in accordance with Part 4 Local Government (Functions and General) Regulations 1996 ("the Regulations")

Policy Implications

F3. Purchasing Policy

F6. Tender Evaluation Process Policy

Financial Implications

The budget allocation for this item of plant is \$692,000. The equipment being replaced will be sold via public auction.

Strategic Implications

There are no Strategic Implications for this purchase.

Consultation

Elected Members

Senior Executive

GFG Consulting.

Comment

GFG Consulting were engaged to carry out the tender process which was run through the WALGA VendorPanel system. The RFT closing date was 19 April 2024 at 5.00pm WST.

Three (3) submissions were received as follows:

Item	Tenderer
1	Truck Centre WA Pty Ltd (UD)
2	CJD Trucks Pty Ltd (DAF)
3	Hino Truck Sales (Hino)

Following the closing of the RFT, GFG Consulting conducted an evaluation using the following evaluation methodology;

- Tenders were checked for completeness and compliance against the Compliance Criteria;
- Tenders were assessed against the Selection Criteria;
- Tenders were assessed against the Qualitative Criteria
- Considered pricing;
- Assessed whether the Tenderer presents overall value.
- Reference checks and financial due diligence have not been carried out.

The confidential assessment report was then forwarded to the evaluation panel (**Item 1 Ref 7.1 Confidential Papers Relating**).

Due to the delay in replacing the existing plant, delivery of new equipment has been rated a higher priority.

The previous tender involved trade-in of old plant. Given the time delays with this process it is recommended that the old plant be disposed by public auction.

For due process, Council should rescind the previous motion and resolve the new motion.

#### Voting Requirements

Absolute Majority

**Moved:** Cr. S Warner

**Seconded:** Cr. JEP Hogan

#### Officer Recommendation

**That Council rescind item 10.3.3 Two 8x4 Trucks with tipping bodies and trade-in or outright purchase made on 18 October 2022.**

**That Council:**

1. **Accepts the submission from Truck Centre for the supply of two UD CG 32 430 Trucks with tipping bodies on the basis of representing the best value for money for the Shire and;**
2. **That the current plant items be disposed by public auction conducted by Pickles.**

**Carried by: Absolute Majority**

**For:** Cr. L Bonza, Cr. S Warner, Cr. JEP Hogan, Cr. J Maloney, Cr. S Brown, Cr. C McLeod

**Against:** 0

<b>Agenda Reference &amp; Subject</b>	
<b>7. 2 Advertising of 2024/2025 Proposed Differential Rates</b>	
Location / Address	Norseman WA 6443
File Reference	RV.VA.5
Author	Moore Australia
Date of Report	13 May 2024
Disclosure of Interest	Nil

### Summary

To consider and authorise for the Chief Executive Officer (CEO) to give local public notice of Council's intention to impose GRV and UV differential rates and minimum payments for 2024/25, seeking submissions from ratepayers and electors on the proposed rates and the availability of the statement of objects and reasons relating to intended 2024/25 differential rates and minimum payments.

### Background

Part of determining annual budgets is the setting of rates in the dollar that are then applied to the property valuations as supplied by the Valuer General. Rates in the dollar can be set either by a single general rate which applies to the properties in the unimproved value or gross rental value category or alternatively, they can be differential within each basis of rate (UV & GRV), meaning different rate levies can be set for different types of property within one basis of rate.

The *Local Government Act 1995* allows differential rates to be set according to one or any combination of: -

- the purpose for which the land is zoned
- the predominant purpose for which the land is held or used
- whether or not the land is vacant; and
- any prescribed characteristics.

The application of differential rating enables the Council to provide facilities, infrastructure and services to the entire community and visitors, and meet its budgeted deficiency.

Following workshops with staff and Council members on the 2024/25 draft budget and having regard for the plan for the future of the district and initial estimates of the budgeted deficiency for the 2024/25 financial year, Council seeks to give local public notice and invite submissions from ratepayers and electors in relation to proposed differential rates for the 2024/25 financial year.

### Statutory Environment

#### *Local Government Act 1995*

Section 1.7 sets out the requirements for local public notice.

Section 2.7(2) provides that Council is to oversee the allocation of local government finances and resources and to determine the local government policies.



Section 3.1 provides that the general function of the local government is to provide for the good government of persons in its district.

Section 6.33(3) provides that 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 6.36(1-3) requires a local government to give at least 21 days local public notice of its intention to impose differential general rate which is more than twice the lowest differential general rate. The notice may be published within the two month period preceding the commencement of the financial year to which the proposed rates are to apply. The notice is to contain details of each rate and minimum payment intended to be imposed, invitation for submissions to be made by an elector or ratepayer and refer to the inspections options for the objects and reasons for proposed rates and minimum payments.

Section 6.36(3A) requires the document explaining objects and reasons for proposed rates and minimum payments are be published on the local government's official website.

Section 6.36(4-5) provides for a local government to consider any submissions received before imposing proposed rates and minimum payments.

#### *Local Government (Administration) Regulations 1996*

Regulation 3A(2) prescribes detail for the requirements to giving local public notice in accordance with s.1.7 of the *Local Government Act 1995*.

#### Policy Implications

There are no policy implications resulting from the recommendation of this report.

#### Financial Implications

There are financial implications relating to rates revenue to be considered in the 2024/25 draft annual budget.

#### Strategic Implications

Strategic references within the Strategic Community Plan demonstrate connections between services and the desired outcomes and community vision for the Shire, particularly in relation to:

Outcome 4.1 A financially responsible Local Government

Strategies:

4.1.1 Financial accountability and informed decision-making by council.

4.1.2 compliance with the *Local Government Act 1995* and all relevant legislation and regulations.

4.1.3 continual improvement in financial planning and asset management.

#### Consultation

Elected Members

Chief Executive Officer and Senior staff

Russell Barnes, Moore Australia WA

### Comment

#### **Budget**

Council is currently reviewing the revenue and expenditure in preparation for the 2024/25 Annual Budget. The main points for drafting the budget are:

- Consideration of the current CPI:
  - o The March 2022 to March 2023 annual CPI increase for Perth is 3.6% - Consumer Price Index, Australia, March Quarter 2024 | Australian Bureau of Statistics (abs.gov.au); and
  - o WALGA's March Economic Briefing March 2024 includes a forecast of the Local Government Cost Index (LGCI) to fall to 3.1% in 2024-2025 – Economic Briefing March 2024 |WALGA.
- Progress towards the continuity of Council business ensuring service delivery is maintained as per the Council Plan for the Future.
- An attainable Capital Works Program for upgrades, renewals and maintenance to infrastructure, buildings, plant, and equipment and all other assets.

#### **Propose Rates Revenue**

##### GRV

The proposed rate in the dollar for GRV Townsites is 12.01 cents per dollar, with a minimum payment of \$400.00.

##### GRV - Mining

The proposed rate in the dollar for Mining properties valued on GRV is 24.01 cents per dollar, with a minimum payment of \$400.00.

##### UV – Pastoral

The proposed rate in the dollar for UV Pastoral is 8.92 cents per dollar, with a minimum payment of \$400.00.

##### UV – Mining

The proposed rate for UV Mining is 17.84 cents per dollar, with a minimum payment of \$710.00.

##### UV – Telecommunications

The proposed rate for UV Telecommunications is 8.93 cents per dollar, with a minimum payment of \$200.00.

#### **Objects and Reasons - 2024/2025 Proposed Rates and Minimum Payments**

Description	Characteristics	Objects	Reasons
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<b>GRV</b>	All properties where the basis of rate is the Gross Rental Value (GRV) and not within any other rating category.	This rate is to contribute to services desired by the community.	This is considered the base rate above which all other GRV rated properties are assessed.
<b>GRV Mining</b>	Properties where the basis of rate is the Gross Rental Value (GRV) and mining related land use, such as worker accommodation and mining administration land uses.	Obtain an appropriate contribution from mining related activities toward the budgeted deficiency.	Recognise the impact of mining activities within the district.
<b>UV Rural</b>	All properties where the basis of rate is the Unimproved Value (UV) and not within any other rating category.	Obtain an appropriate contribution from rural activities toward the budgeted deficiency.	This is considered the base rate above which all other UV rated properties are assessed.
<b>UV Mining</b>	Properties where the basis of rate is the Unimproved Value (UV) and a land use associated with exploration/prospecting or mining leases/tenements.	Obtain an appropriate contribution from mining and exploration activities toward the budgeted deficiency.	Due to the difference in valuation methodology and recognise the impact of mining related activities on the Shire.

Description	Characteristics	Objects	Reasons
<b>UV Telecoms</b>	Properties where the basis of rate is the Unimproved Value (UV) and telecommunications land use.	Obtain an appropriate contribution from telecommunications activities toward the budgeted deficiency.	Recognise the benefit of telecommunications within the district.
<b>Minimum Payment - GRV</b>	All properties where the basis of rate is the Gross Rental Value (GRV) and not within any other rating category.	This rate is to contribute to services desired by the community.	To apply a reasonable minimum payment to GRV rated properties.
<b>Minimum Payment - GRV Mining</b>	Properties where the basis of rate is the Gross Rental Value (GRV) and mining related land use, such as worker accommodation and mining administration land uses.	Obtain an appropriate contribution from mining related activities toward the budgeted deficiency.	To apply a reasonable minimum payment to GRV Mining rated properties.

<b>Minimum Payment - UV Rural</b>	All properties where the basis of rate is the Unimproved Value (UV) and not within any other rating category.	Obtain an appropriate contribution from rural activities toward the budgeted deficiency.	To apply a reasonable minimum payment to UV rural rated properties.
<b>Minimum Payment - Mining Leases</b>	Properties where the basis of rate is the Unimproved Value (UV) and a land use associated with exploration/prospecting or mining leases/tenements.	Obtain an appropriate contribution from mining and exploration activities toward the budgeted deficiency.	To apply a reasonable minimum payment to recognise the impact of mining related activities on the shire.
<b>Minimum Payment - Telecoms</b>	Properties where the basis of rate is the Unimproved Value (UV) and telecommunications land use.	Obtain an appropriate contribution from telecommunications activities toward the budgeted deficiency.	Maximum minimum payment allowed due to the large number of low value properties.

### Risk Management

This item has been evaluated against the Shire of Dundas's Internal Audit and Risk Management Policy. The perceived level of risk is high prior to treatment, receipt of the report by the committee (and subsequently Council) as well as the progression of risk management activities may reduce the risk to low.

### Voting Requirements

Simple Majority

**Moved:** Cr. JEP Hogan

**Seconded:** Cr. C McLeod

### Officer Recommendation

That Council authorise the Chief Executive Officer to:

1. Give local public notice in accordance with section 6.36(1) of the *Local Government Act 1995* of the intention to impose 2024/25 GRV and UV differential rates as follows:

Category	Proposed rate in the Dollar \$	Proposed Minimum Payment \$
GRV Townsites	0.1201	400.00
GRV Mining	0.2401	400.00
UV Pastoral	0.0892	400.00
UV Mining Leases	0.1784	710.00
UV Telecommunications	0.0893	200.00

2. Publish the 2024/25 Statement of Objects and Reasons explaining the proposed rates and minimum payments intended to be imposed.

3. Seek submissions in relation to the proposed imposition of 2024/25 differential rates and minimum payments as required by legislation.
4. Following close of the notice period required by legislation inviting submissions noted above, prepare a report for Council to consider any submissions as part of the budget adoption process.

Carried by: Simple Majority

For: Cr. L Bonza, Cr. S Warner, Cr. JEP Hogan, Cr. J Maloney, Cr. S Brown, Cr. C McLeod

Against: 0

Agenda Reference & Subject	
<b>7.3 Small Grant Tourism Projects Update</b>	
Location / Address	Norseman WA 6443
File Reference	FM.GS.2018
Author	Pania Turner, Deputy Chief Executive Officer
Date of Report	13 May 2024
Disclosure of Interest	Nil

### Summary

For Council to receive an update on the Small Grants Tourism projects.

### Background

In 2021 the Shire of Dundas received \$80,000 in small grants funding as part of the Election Campaign, and Department of Primary Industries and Regional Development Small Grants Program. Still impacted by the pandemic, the projects were delayed. The Project Overview and Variation Report (**Item 2, Ref 7.3 Public Papers Relating**) outlines the project scope with costings included in Confidential Papers Relating (**Item 2, Ref 7.3**).

To progress the projects the DCEO worked with Goldfields Esperance Development Commission to put forward a project variation that would provide identified project funding outcomes.

The projects:

- Phoenix Park Revitalization Project
- Bush Mural – Adjacent to the Norseman Youth Centre and Norseman Pool Entrance
- Cultural Mural – Norseman Town Centre

The projects provide arts/mural installations focused on increasing tourist and visitor engagement in Norseman which will be further enhanced by the Art Trail Guide. The Guide connects existing and new art installations around Norseman, offering an immersive experience of local history, culture, heritage, and nature over a 45min-1 hour walk.

### Statutory Environment

Nil

### Policy Implications

Nil

### Financial Implications

The Shire's in kind and cash contributions to the project are budgeted for.  
Funding of \$80,000 has been received.

### Strategic Implications

#### Community- Goal 1

A healthy, safe, resilient and engaged Community. A place where people thrive. A Community where diversity is celebrated, a place of belonging. A place where economic growth and business opportunity is encouraged and supported.

1.2 A Community where diversity is celebrated, a place of belonging.

#### Natural environment - Goal 2

Our natural environment is viewed as a precious asset that is protected and enjoyed. A place where sustainable opportunities and collaboration is nurtured.

#### Built environment - Goal 3

Planning and development of infrastructure supports liveable, sustainable and connected communities.

3.1.4 Revitalise the Norseman and Eucla Town Centres.

3.3 Places of cultural and heritage significance are valued.

4.2.1 A vibrant economy that supports opportunities for mining, industry, creative and cultural industries, tourism, shopping and business.

### Consultation

Elected Members

NNTAC

Goldfields Esperance Development Commission

Senior Officers

### Comment

The project, although long awaited will enhance both local and visitor engagement with Norseman. Great community feedback has been received as the first mural is being completed in the Norseman Town Centre arcade.

### Voting Requirements

Simple Majority

**Moved:** Cr. S Warner

**Seconded:** Cr. C McLeod

**Officer Recommendation**

**That Council accept the Small Tourism Grants Project Overview and Variation Report presented in Confidential Papers Relating.**

**Carried by: Simple Majority**

**For: Cr. L Bonza, Cr. S Warner, Cr. JEP Hogan, Cr. J Maloney, Cr. S Brown, Cr. C McLeod**

**Against: 0**

**8 Next Meeting**

The next Special Meeting of the Council will be called as required.

**9 Closure of Meeting**

There being no further business the Shire President thanked all those in attendance and declared the meeting closed at: 6:04pm