AGENDA
ORDINARY COUNCIL MEETING
TO BE HELD ON
WEDNESDAY
24 JUNE 2026
COMMENCING AT 5.30 PM

SHIRE OF THREE SPRINGS
ORDINARY COUNCIL MEETING NOTICE PAPER
24 JUNE 2026

Councillors,

An ordinary meeting of Council is called for Wednesday, 24 June 2026, in the Council Chambers, Railway Road, Three Springs commencing at 5.30pm.

Mark Dacombe
Temporary Chief Executive Officer
18 June 2026

Shire of Three Springs
PO Box 117, Three Springs
WA 6519

Disclosure of Interest Form

(Elected Members/Committee Members/Employees/Contractors)

Local Government Act 1995 (Section 5.65, 5.70 & 5.71)

To: Chief Executive Officer

- ☐ **Ordinary Council Meeting held on** ______________________
- ☐ **Special Council Meeting held on** ______________________
- ☐ **Committee Meeting held on** ______________________
- ☐ **Other** ______________________

Report No ______________________

Report Title ______________________

Name ______________________

☐ **Elected Member** ☐ **Committee** ☐ **Employee** ☐ **Contractor**

Type of Interest ***(*see overleaf for further information)***

☐ **Proximity** ☐ **Financial** ☐ **Impartiality**

Nature of Interest

____

____

____

Extent of Interest (if intending to seek Council approval to be involved with debate and/or vote)

____

____

Name:______________________ **Signed:**______________________ **Date:** ______________________

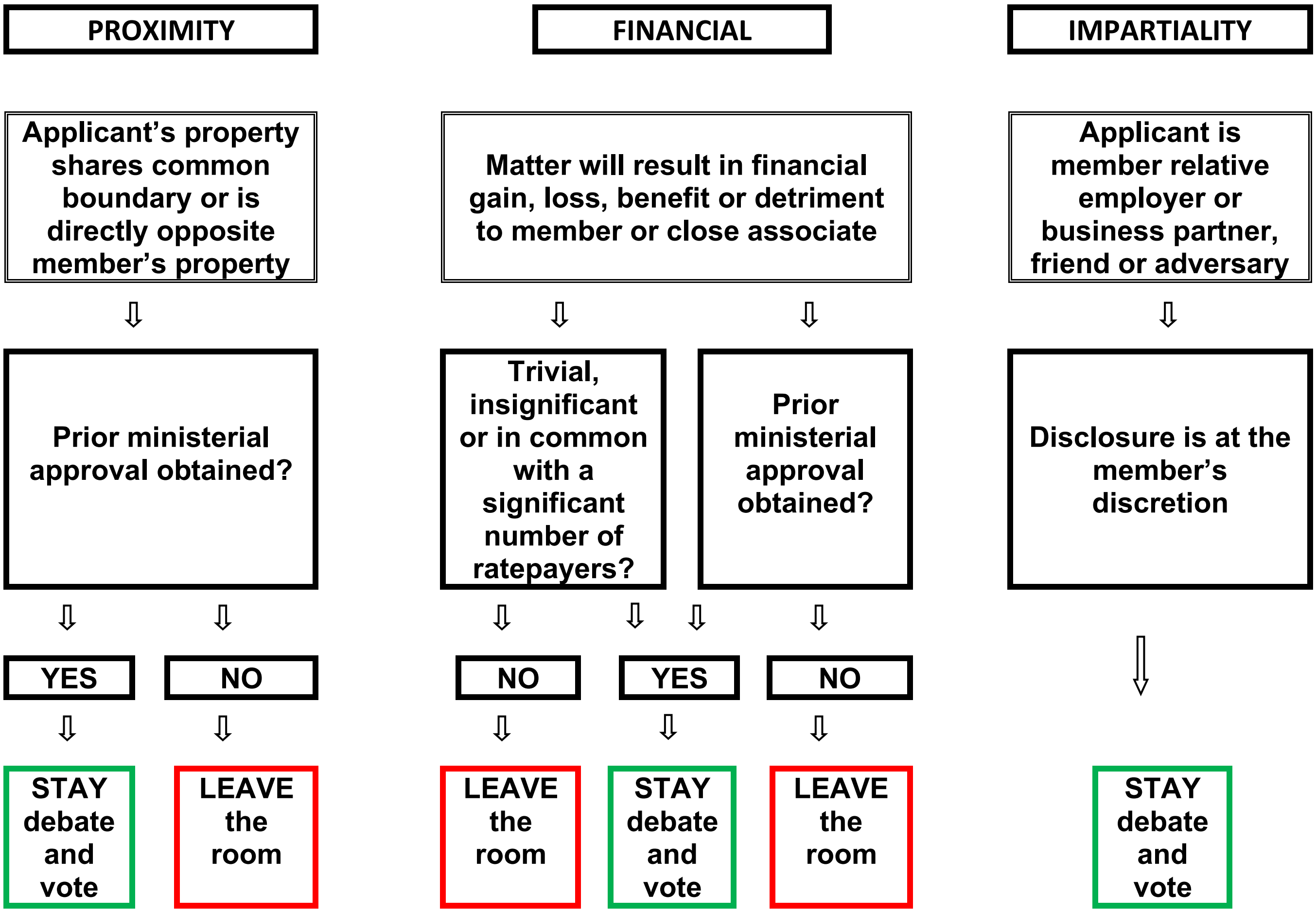
Note 1: For Ordinary meetings of Council, elected members and employees are requested to submit this completed form to the Chief Executive Officer prior to the meeting. Where this is not practicable, disclosure(s) must be given to the Chief Executive Officer prior to the matter being discussed.

Note 2: Employees or Contractors disclosing an interest in any matter apart from at meetings, where there is a conflict of interest including disclosures required by s5.71 are required to submit this form to the CEO as soon as practicable.

OFFICE USE ONLY

CEO: ______________________ **Signed:** ______________________ **Date:** ______________________

Declaring an Interest



Local Government Act 1995 - Extract

5.65 - Members' interests in matters to be discussed at meetings to be disclosed.

(1) A member who has an interest in any matter to be discussed at a council or committee meeting that will be attended by the member must disclose the nature of the interest:

(a) in a written notice given to the CEO before the meeting; or (b) at the meeting immediately before the matter is discussed. (Penalties apply).

(2) It is a defence to a prosecution under this section if the member proves that he or she did not know:

(a) that he or she had an interest in the matter; or (b) that the matter in which he or she had an interest would be discussed at the meeting.

(3)This section does not apply to a person who is a member of a committee referred to in section 5.9(2)(f).

5.70 - Employees to disclose interests relating to advice or reports.

(1) In this section: 'employee' includes a person who, under a contract for services with the local government, provides advice or a report on a matter.

(2) An employee who has an interest in any matter in respect of which the employee is providing advice or a report directly to the Council or a committee must disclose the nature of the interest when giving the advice or report.

(3) An employee who discloses an interest under this section must, if required to do so by the Council or committee, as the case may be, disclose the extent of the interest. (Penalties apply).

5.71 - Employees to disclose interests relating to delegated functions.

If, under Division 4, an employee has been delegated a power or duty relating to a matter and the employee has an interest in the matter, the employee must not exercise the power or discharge the duty and:

(a) in the case of the CEO, must disclose to the mayor or president the nature of the interest as soon as practicable after becoming aware that he or she has the interest in the matter; and (b) in the case of any other employee, must disclose to the CEO the nature of the interest as soon as practicable after becoming aware that he or she has the interest in the matter. (Penalties apply)

'Local Government (Administration) Regulations 1996 – Extract

In this clause and in accordance with Regulation 34C of the Local Government (Administration) Regulations 1996:

"Interest" means an interest that could, or could reasonably be perceived to, adversely affect the impartiality of the person having the interest and includes an interest arising from kinship, friendship or membership of an association.

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AGENDA

1. DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS

The Shire President declared the meeting open at: pm and would like to remind everyone that this meeting is being recorded.

Acknowledgement of Country: -
The Shire of Three Springs acknowledges the traditional owners of this land – the Southern Yamatji people, and their continuing connection to land, water and community. We pay our respects to them and their cultures, and to elders both past, present and emerging.

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

	Attendance	Approved Leave of Absence	Absent
Councillor Eva			
Councillor Mutter			
Councillor Ennor			
Councillor Connaughton			
Councillor Trant			
Councillor Burnett			
Councillor Young			
Temporary Chief Executive Officer			
Deputy Chief Executive Officer			
Manager of Infrastructure			
Executive Secretary			

3. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

4. PUBLIC QUESTION TIME

5. APPLICATIONS FOR LEAVE OF ABSENCE

		OCM Month	Moved	Seconded	Vote	Date
5.1						

6. CONFIRMATION OF PREVIOUS MEETING MINUTES

That the Minutes of the Council meeting is confirmed as true and accurate record of proceedings.					
		Date	**Moved**	**Seconded**	**Vote**
	Ordinary Council Meeting	27.05.2026	Cr.	Cr.	
	Special Council Meeting	04.06.2026	Cr.	Cr.	

That the unconfirmed Minutes of the Audit, Risk and Improvement Committee (ARIC) be received by Council. These Minutes will be confirmed at the next ARIC (meeting to be confirmed).					
		Date	**Moved**	**Seconded**	**Vote**
	ARIC Meeting	22.04.26	Cr.	Cr.	

7. ANNOUNCEMENTS BY PRESIDING PERSON WITHOUT DISCUSSION

The Shire President reminds Council Members and Staff of the requirements of Section 5.65 of the *Local Government Act* to disclose any interest during the meeting prior to the matter being discussed.

Members of the public are cautioned against taking any action on Council decisions, on items in which they may have an interest, until such time as they have seen a copy of the Minutes of the meeting or have been advised in writing by Shire of Three Springs staff.

8. ANNOUNCEMENTS/REPORTS OF ELECTED MEMBERS

Councillor	Activity
Cr. Eva	
Cr. Mutter	
Cr. Ennor	
Cr. Connaughton	
Cr. Trant	
Cr. Burnett	
Cr. Young	

9. PETITIONS / DEPUTATIONS / PRESENTATIONS / SUBMISSIONS

10. REPORTS OF OFFICERS

Executive Services	
10.1. Proposed Telecommunications Infrastructure (Internet Mast)	
Agenda Reference:	10.1
Location/Address:	2 (Lot 50) Slaughter Street, Three Springs
Name of Applicant:	Logic IT
File Reference:	ADM0157
Disclosure of Interest:	Nil
Date:	24 June 2026
Author:	Mark Dacombe, Temporary Chief Executive Officer
Attachment (s):	10.1.1 Council Report from September 2025 10.1.2 Plan showing mast location 10.1.3 Draft Licence Agreement 10.1.4 Internet Mast Construction 10.1.5 Valuation Report

Council Role:

☐	Advocacy	When Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.
■	Executive	The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.
☐	Legislative	Includes adopting local laws, local planning schemes and policies.
☐	Review	When Council reviews decisions made by Officers.
☐	Quasi-judicial	When Council determines an application/matter that directly affects a person's rights and interests. The judicial character arises from the obligation to abide by the principles of natural justice e.g. local planning applications, building permits, other permits/licences (e.g. under Health Act, Dog Act or local laws) and other decisions that may be appealable to the State Administrative Tribunal (SAT).

Report Purpose:
This report seeks Council approval to advertise the proposed licence for an internet mast on Council-owned property at 2 Slaughter Street, Three Springs, in accordance with Section 3.58 of the Local Government Act 1995.

Background:
At the Ordinary Council Meeting held on 24 September 2026 the Council resolved unanimously to:

Voting Requirements:
Simple majority

061/2025 OFFICER'S RECOMMENDATION and COUNCIL RESOLUTION 10.2.

MOVED: Cr. Connaughton
SECONDED: Cr. Mills

That Council:

1 Advise the applicant that it supports in principle the siting of an internet mast as included within Attachment 10.2.1 to the September 2025 Council Agenda report upon 2 (Lot 50) Slaughter Street, Three Springs.

2 Delegate authority to the Shire of Three Springs' Chief Executive Officer to enter into discussions with the applicant regarding the use of the land, and that these discussions are required to address the following aspects:

(a) The operator/owner of the telecommunications infrastructure is required to provide to the Shire documentation that indemnifies and keeps indemnified the local government and holds it harmless from and against all liabilities, obligations or costs of any kind which may be incurred by the siting and operation of the telecommunications infrastructure.

(b) The operator/owner is required to give at least 12 months' notice to the local government if the telecommunications infrastructure is to cease operations and all infrastructure must be decommissioned and removed from the site to the satisfaction of the local government, unless the local government agrees otherwise.

3 In the event that the Shire of Three Springs' Chief Executive Officer does not consider that the discussions have addressed these aspects, they reserve the right to return this matter to Council for further consideration.

	FOR	AGAINST
Cr. Lane (President)	✓	
Cr. Eva (Deputy President)	✓	
Cr. Mutter		
Cr. Heal	✓	
Cr. Ennor		
Cr. Connaughton	✓	
Cr. Mills	✓	

CARRIED:
VOTED: 5/0

The full report to the September Council meeting is provided as a separate attachment 10.1.1.

Officer's Comment:
The issuing of a licence to use the site falls within the definition of disposing of property under Section 3.58 of the Local Government Act 1995 because it grants exclusive use of a defined portion of land.

A local government can dispose of property in a manner other than by public auction or public tender if, before agreeing to dispose of it Statewide public notice is given:

i) describing the property concerned;
ii) giving details of the proposed disposition; and
iii) inviting submissions to be made before a specified date, not less than two weeks after the notice is given.

The details to be published are:

a) the names of the other parties
b) consideration to be received by the local government, and

c) the market value of the disposition, being a valuation carried out not more than six months before the proposed disposition.

The Council is required to consider any submissions received before finally proceeding with the disposition.

Since the Council's resolution in September, a valuation has been obtained, and a licence agreement has been drafted and reviewed by the Council's legal advisors, McLeods Lawyers.

The valuer's report and the draft licence agreement are attached as separate documents being 10.1.5 and 10.1.3.

Consultation:
Public notification is required as described above.

Statutory Environment:
The property is zoned 'Public Open Space' under the Shire of Three Springs Local Planning Scheme 2 and also under the proposed Local Planning Scheme 3.
Refer to Attachment 10.1.1.

Policy Implications:
Refer to Attachment 10.1.1.

Financial/Resources Implications:
A market rental valuation has been obtained as required by S 3.58 of the Local Government Act 1995. The valuation as of 9 February 2026 is $3,000 pa.

Although the market rental valuation is $3,000 per annum, officers recommend a nominal rental of $1.00 per annum due to the significant public-interest benefits outlined below:

- Significant Public Benefit – The improved connectivity will deliver broad community benefits that substantially outweigh any foregone rental income, aligning with the Shire's strategic objectives for local and regional development and service accessibility.
- Economic Development and Productivity – Enhanced internet access will support local businesses, enable remote work, and improve operational efficiency across the community, contributing to economic resilience and diversification.
- Education and Training Access – Reliable connectivity will improve access to online learning, vocational training, and digital skills development for residents of all ages, reducing regional disadvantage.
- Improved Health Outcomes – Enhanced digital infrastructure will support telehealth services, enabling residents to access medical consultations and specialist care without the need for long-distance travel.
- Social Inclusion and Community Wellbeing – Better connectivity reduces social isolation, particularly for elderly and mobility-limited residents, and supports participation in community networks, services, and cultural activities.
- Support for Local Government Service Delivery – Improved digital capacity will assist the Shire in delivering online services, communicating with residents, and adopting smart-infrastructure technologies that improve efficiency and asset management.
- Critical Emergency-Response Capability – The infrastructure will strengthen community safety and resilience. Following Cyclone Seroja, the applicant's

service provided the only communication link for many residents due to widespread power and phone outages. Reliable, independent connectivity is essential for emergency communication and coordination.

- Alignment with Public-Interest Principles – Providing the site at a reduced or nominal rental is consistent with Council's role in supporting essential community infrastructure where a clear public benefit is demonstrated.
- Encouragement of Essential Infrastructure Investment – A non-market rental arrangement supports the viability of the project and encourages continued investment in regional telecommunications infrastructure that may otherwise be cost-prohibitive.

On this basis, the nominal rental is considered reasonable, justified, and consistent with the public-interest principles underpinning Section 3.58

Strategic Implications:
This item is relevant to the Council's approved Strategic Community Plan 2024-2034. The proposal directly supports Outcome 2.2 by enabling improved digital infrastructure, which is essential for business growth, community wellbeing, and emergency resilience.

Strategic Community Plan 2024-2034	
Council Objectives:	**Outcome:**
2.2 Appropriate infrastructure is in place for business growth	b) Advocate for reliable, high-speed mobile and internet access across the Shire.

Risk Assessment:
The proposal presents low financial risk to the Shire and high community benefit. The primary risk relates to potential public submissions opposing the nominal rental; however, this risk is mitigated through the statutory public-notice process and the clear public-interest justification provided.

Voting Requirements:
Absolute Majority

Officer's Recommendation:

OFFICER'S RECOMMENDATION:	**10.1**
That Council: 1. Advertise, pursuant to Section 3.58 of the Local Government Act 1995, its intention to enter into a licence agreement with Logic IT Solutions Pty Ltd over Lot 50 Plan 3086 Volume 1654 Folio 574 for a term of 10 years with an option for a further 10 years, at an annual rental of $1.00. 2. Authorise the Chief Executive Officer to execute the licence agreement should no submissions be received during the advertising period. If submissions are received, the matter is to be presented to the July Ordinary Council Meeting for consideration of the submissions and a final determination on whether to proceed with the proposal.	

10. REPORTS OF OFFICERS

Corporate Services	
10.2. 2026/2027 - Setting Of The Annual Rate In The Dollar	
Agenda Reference:	10.2
Location/Address:	132 Railway Street, Three Springs
Name of Applicant:	Shire of Three Springs
File Reference:	ADM0087
Disclosure of Interest:	Nil
Date:	24 June 2026
Author:	Krys East, Deputy Chief Executive Officer
Attachment (s):	Proposed Objects and Reasons for 2026/27 Differential Rates

Council Role:

☐	Advocacy	When Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.
■	Executive	The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.
☐	Legislative	Includes adopting local laws, local planning schemes and policies.
☐	Review	When Council reviews decisions made by Officers.
☐	Quasi-judicial	When Council determines an application/matter that directly affects a person's rights and interests. The judicial character arises from the obligation to abide by the principles of natural justice e.g. local planning applications, building permits, other permits/licences (e.g. under Health Act, Dog Act or local laws) and other decisions that may be appealable to the State Administrative Tribunal (SAT).

Report Purpose:
Council to determine the Rates in the Dollar (RID) and minimum rates for the 2026-27 financial year.

Attachment:
Proposed Objects and Reasons for 2026/27 Differential Rates.

Background:
Rate raising is the primary source of revenue for all Councils throughout Australia. The purpose of levying rates is to meet the Council's proposed budget requirements each year in a manner that is fair and equitable to the community's ratepayers. Based on the draft budget, the Shire of Three Springs budget deficiency in 2026/27 has been determined to be $3,221,062.

In Western Australia, land is valued by Landgate Valuation Services (the Valuer General's Office, a State Government agency), and those values are forwarded to each Local Government.

There are two types of values calculated:

- Gross Rental Value (GRV) for urban areas; and
- Unimproved Value (UV) for rural area

To calculate the rate payable, councils multiply a RID by the supplied value. The RID is determined by the level of revenue the council wishes to raise and depends on its proposed budget.

Apart from ensuring sufficient revenue to meet its expenditure needs, the Council must be mindful of the impact and affordability of rates on the community.

The council must consider many factors when setting the RID. These factors include:

- Consideration of the proposed budget deficiency;
- Substantial increases in rates need to be justified. It cannot just be the Consumer Price Index (CPI) without valid reasoning to support it.

Land in the Shire of Three Springs is rated according to its unimproved value (UV) or gross rental value (GRV), and Council previously adopted a rating practice that differentiated between land zoned rural and mining for UV, and land zoned Residential/Commercial or Mining for GRV.

The process is quite complicated if the Council intends to continue to impose Differential Rating:

- Objects and Reasons are required to be prepared, which explain the logic behind each different rate and minimum payment;
- Advertising the proposed differential rates and minimum payments for the required minimum of twenty-one days (the first day being the day after the publication date);
- Consulting with individual ratepayers if only a small number are affected by a significant change to their rates;
- Considering whether the minimum payment applies to more than fifty per cent of the properties in any rating category other than vacant land; and
- Ensuring compliance with Section 6.33(3) if the Council intend to impose a differential general rate that is more than twice the lowest differential general rate by ensuring Ministerial approval is granted before the imposition of the rates.

When setting rates each year, the Shire of Three Springs considers the key values of objectivity, fairness, consistency, transparency, and administrative efficiency.

The council is satisfied that the services and facilities it provides are managed efficiently and effectively and that it is appropriate to rate differentially to meet the budget deficiency.

The Statement of Objects and Reasons clearly explains why one category is subject to a higher rate than another, irrespective of the ratepayers' supposed capacity to pay. This requirement is under s 6.36(3)(c) of the Act and applies to all differential rates and minimum rates.

Two factors greatly influence the proposed RID this year.

The first is that the Shire of Three Springs Long Term Financial Plan specifies that the Rate of revenue is forecast to increase by 5% throughout the plan's term. These increases are to assist in the long-term financial sustainability of the Shire and maintain the level of service to the community in the face of forecast reductions in external grants and contributions.

The second major consideration for the RID this year is the impact of revaluations on UV Rural will have on the Rate Revenue and Ratepayers. UV Rural Valuations increased by 18.54% this year. This category also experienced a 22.12% increase in 2025/26, 34.41% increase in 2024/25 and a 30.08% increase in 2023/24. UV Mining valuations increased by 10.6%. Table 1 shows valuations over the years.

Table 1:

	UV		GRV	
	Rural and Arrino Town	Mining	Residential	Mining
2018 - 2019	111,055,650	523,760	2,054,491	252,500
2019 - 2020	120,601,350	397,771	2,034,575	252,500
2020 - 2021	128,308,252	410,212	2,034,575	252,500
2021 - 2022	138,417,950	464,487	2,034,575	252,500
2022 - 2023	153,832,150	529,030	2,034,833	252,500
2023 - 2024	200,053,050	1,016,944	2,002,207	252,500
2024 - 2025	268,877,750	846,201	2,286,391	247,000
2025 - 2026	328,359,050	947,746	2,296,906	247,000
2026 - 2027	389,227,850	1,048,250	2,286,391	247,000

As per Table 2, in 2025/26, the Council resolved to adopt a lower RID than the previous year to reduce the impact on Ratepayers while ensuring that the rate revenue raised met the budget deficiency. The council may wish to do the same again.

The valuation for UV Mining has increased by 10.6% this year and by 10.21% in 2025/26, but it is still significantly below the 2023-24 valuation. Therefore, it is suggested that the RID for this category remain unchanged.

Table 2 shows the RID as adopted over the preceding 7 years:

Table 2:

	UV		GRV	
	Rural and Arrino Town	Mining	Residential	Mining
2019 - 2020	1.5334	1.5334	11.9606	11.9606
2020 - 2021	1.4416	1.4416	11.9607	11.9607
2021 - 2022	1.3861	1.3861	12.3195	12.3195
2022 - 2023	1.2917	1.2917	12.7549	12.7549
2023 - 2024	1.1500	6.0800	12.7549	23.9212
2024 - 2025	0.9214	6.0800	12.7549	23.9212
2025 - 2026	0.7964	6.0800	12.7549	23.9212

Table 3 shows the total rate revenue raised over the preceding six years and the proposed increase/decrease in rate revenue, both in dollar and percentage terms.

Table 3:

	Overall Effects							
	Rateable Value $	Increase / Decrease	$ Change	% Change	Total Revenue $	Increase / Decrease	$ Change	% Change
20-21	131,005,537	↑	7,710,085	6.25%	2,148,202	↓	-19	0.00%
21-22	141,169,512	↑	10,163,975	7.76%	2,228,195	↑	79,993	3.72%
22-23	156,704,873	↑	15,535,361	11.00%	2,313,086	↑	84,891	3.81%
23-24	203,373,997	↑	46,669,124	29.78%	2,697,481	↑	384,395	16.62%
24-25	272,257,343	↑	68,883,346	33.87%	2,899,838	↑	202,357	7.50%
25-26	331,850,702	↑	59,593,359	21.89%	3,055,072	↑	155,234	5.35%
26-27	392,809,491	↑	60,958,789	18.37%	3,221,062	↑	165,990	5.43%

Note: The rate revenue shown for 2026-27 is the revenue required to make up the deficiency in the 2026-27 draft budget.

Table 4 compares RID and minimum payments in 2025-26 between the Shire of Three Springs and surrounding shires.

Table 4 :

		GRV - Residential	GRV - Mining	UV - Rural & Arrino Town	UV - Mining	Total Rates Revenue
Three Springs	Rate in $	12.7549	23.9212	0.7964	6.0800	
	Minimum	$750	$750	$750	$550	$3,055,072
Carnamah	Rate in $	15.9500	31.9000	0.8640	0.8640	
	Minimum	$1,012	$2,024	$1,012	$1,012	$2,485,832
Mingenew	Rate in $	17.8441	-	0.7231	0.7231	
	Minimum	$991	-	$1,490	$1,490	$2,803,881
Coorow	Rate in $	11.8430	-	0.7400	17.7470	
	Minimum	$1,018	-	$1,018	$1,018	$4,284,737
Morawa	Rate in $	9.1876	-	1.6570	30.0660	
	Minimum	$369	-	$369	$710	$3,246,363
Perenjori	Rate in $	7.9231	11.1540	1.0646	28.0090	
	Minimum	$500	$500	$500	$500	$3,838,497

Average	Rate in $	12.5838	22.3251	0.9742	13.9149	$3,285,730
	Minimum	$764	$1,072	$847	$870	

Officer's Comment:
During the monthly Strategic briefings, various discussions have taken place regarding the 2026/27 Budget, including capital and operating requirements. The proposed rates were specifically reviewed at workshop discussions held on 4 June 2026.

The development of the draft budget considers the Council's adopted Corporate Business Plan and Strategic Resources Plan, including the Long-Term Financial Plan and Asset Management Plans.

During budget discussions, which addressed both operating and capital needs, it was determined that $3,221,062 in rate revenue is required to achieve a balanced budget for 2026/27.

<u>Efficiency Measures</u>
The Council has reviewed its expenditures and considered efficiency measures during its budget deliberations. Specifically, the following actions have been undertaken:

- reviewed position descriptions and remuneration as vacancies arise to ensure that the shire remains adaptive, efficient, and competitive while fostering a fair and productive work environment;
- considered the benefits of works being undertaken in-house or outsourced;
- continued benefit from the installation of solar panels at the Aquatic Centre;
- continued use of local suppliers whenever possible and appropriate;
- continued to engage a Risk Coordinator to reduce exposure to occupational health and safety risks;
- consider best use of Shire facilities to optimise Shire efficiency, reduce costs and support strategic goals;
- increase staff training to improve efficiency, reduce errors and lower turnover rates;
- continue to share medical services with other local shires to retain doctors' services in the region and reduce the shire's cost;
- prioritise programs and events to attract people to the region to ensure sustainability, attract visitors and generate local economic activity;
- maintain an alternative water source from underground sources (Lovelock Soak);
- ensure sufficient funds are allocated towards the maintenance of assets;
- utilise local contractors to assist shire employees in completing the works program;
- continued review of the library service in response to declining usage, to assess its ongoing viability;
- developed a plan for the Aquatic Centre, including strategies to boost attendance through promotional campaigns and flexible opening hours;
- continue with the exploration and strengthening of regional partnerships, including sharing specialist staff (e.g., planning and town planning) with other Shires to reduce employment costs and improve service delivery; and
- continue to actively pursue grant funding opportunities to reduce the financial burden on ratepayers and deliver capital projects and community programs at reduced cost.

<u>Minimums</u>

Council should be aware that, under the Local Government Act 1995 Section 6.35, no more than half the properties in each category may be subject to the minimum. The minimum amounts would need to be increased substantially for this to be an issue for the Shire of Three Springs for most of the Shire's categories. The exception is UV Mining. Increasing the minimum in excess of $550 whilst retaining the same RID results in non-compliance due to more than half the assessments being on the minimum.

If the Council accepts the officers' proposed RID and increases the minimum amounts to $1,000 for all categories except UV Mining, which is suggested to remain at $550, Table 5 shows the number of properties that would be on the Minimum.

Table 5:

	Minimum Amount	Total No. of Properties	No. of properties on Minimum	No. of properties on Minimum in 2025/26
UV Rural & Arrino Town	**1,000**	204	29	26
GRV Town	**1,000**	225	31	23
GRV Mining	**1,000**	1	0	0
UV Mining	**550**	40	19	17

Table 6 shows the minimums imposed over the preceding five years and the recommended minimum for 2026-27.

Table 6:

	Minimums			
	UV		GRV	
	Rural Arrino Town	Mining	Residential	Mining
2021 – 2022	470	470	470	470
2022 – 2023	500	500	500	500
2023 – 2024	500	500	500	500
2024 – 2025	500	500	500	500
2025 – 2026	750	550	750	750
2026 - 2027	1,000	550	1,000	1,000

Proposed rates

Table 7 summarises the officers' recommended rates and minimums for 2026-27 compared to 2025-26.

Table 7:

	2025-26			**Proposed 2026-27**		
	Rate in $	Minimum $	Revenue raised	Rate in $	Minimum $	Revenue raised

GRV - Residential	12.7549	750	$306,466	12.7549	1,000	$312,350
GRV - Mining	23.9212	750	$59,085	23.9212	1,000	$59,085
UV - Rural & Arrino Town	0.7964	750	$2,628,044	0.7093	1,000	$2,780,304
UV - Mining	6.0800	550	$62,869	6.0800	550	$69,323
$ Total			$3,056,464			$3,221,062
$ Increase			$156,626			$165,990
% Increase			5.40%			5.43%

The proposed rates and minimums will:

- reduce the impact of the valuation increase on the UV Rural Ratepayers who have experienced significant increases in their valuations over this and the preceding three years; and
- Increasing the minimum applicable charge for rate setting provides several benefits for the Shire. It ensures a more equitable distribution of the rate burden by requiring all ratepayers to contribute a fair share toward essential services, even if their property value is low. This adjustment helps cover the fixed costs of service delivery, such as road maintenance and administrative functions, regardless of property size or value. Raising the minimum charge can also reduce the reliance on higher-value properties to subsidise core services, enhance revenue stability, and support the long-term financial sustainability of the Shire; and
- provide sufficient revenue to meet the budget deficiency.

Consultation:
Council
Staff

Statutory Environment:
Local Government Act 1995 – Section 6.32 Rates and service charges.

"6.32. Rates and service charges

(1) When adopting the annual budget, a local government —

(a) in order to make up the budget deficiency, is to impose a general rate on rateable land within its district, which rate may be imposed either —*

(i) uniformly; or

(ii) differentially;

and

(b) may impose on rateable land within its district —*

(i) a specified area rate; or

(ii) a minimum payment;

and

(c) may impose a service charge on land within its district.*

** Absolute majority required.*

(2) Where a local government resolves to impose a rate it is required to —

(a) set a rate which is expressed as a rate in the dollar of the gross rental value of rateable land within its district to be rated on gross rental value; and

(b) set a rate which is expressed as a rate in the dollar of the unimproved value of rateable land within its district to be rated on unimproved value.

(3) A local government —

(a) may, at any time after the imposition of rates in a financial year, in an emergency, impose a supplementary general rate or specified area rate for the unexpired portion of the current financial year; and*

(b) is to, after a court or the State Administrative Tribunal has quashed a general valuation, rate or service charge, impose a new general rate, specified area rate or service charge.*

** Absolute majority required.*

(4) Where a court or the State Administrative Tribunal has quashed a general valuation the quashing does not render invalid a rate imposed on the basis of the quashed valuation in respect of any financial year prior to the financial year in which the proceedings which resulted in that quashing were commenced.

[Section 6.32 amended by No. 55 of 2004 s. 690.]"

Local Government Act 1995 – Section 6.33 Differential general rates

"6.33. Differential general rates

(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 planning scheme as defined in 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.

(2) Regulations may —

(a) specify the characteristics under subsection (1) which a local government is to use; or

(b) limit the characteristics under subsection (1) which a local government is permitted to use.

(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.

(4) If during a financial year, the characteristics of any land which form the basis for the imposition of a differential general rate have changed, the local government is not to, on account of that change, amend the assessment of rates payable on that land in respect of that financial year but this subsection does not apply in any case where section 6.40(1)(a) applies.

(5) A differential general rate that a local government purported to impose under this Act before the Local Government Amendment Act 2009 section 39(1)(a) came into operation is to be taken to have been as valid as if the amendment made by that paragraph had been made before the purported imposition of that rate.

[Section 6.33 amended: No. 38 of 2005 s. 15; No. 17 of 2009 s. 39; No. 28 of 2010 s. 34; No. 45 of 2020 s. 113.]

[Section 6.33 modified: SL 2020/57 [1M].]"

Local Government Act 1995 – Section 6.35 Minimum payment

"6.35. Minimum payment

(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; and*

  (b) *to land rated on unimproved value; and*

  (c) *to each differential rating category where a differential general rate is imposed."*

[Section 6.35 amended: No. 49 of 2004 s. 61.]

[Section 6.35 modified: SL 2020/57 1M.]

Local Government Act 1995 – Section 6.36 Notice of certain rates.

"6.36. Local government to give notice of certain rates

(1) *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.*

(2) *A local government is required to ensure that a notice referred to in subsection (1) is published in sufficient time to allow compliance with the requirements specified in this section and section 6.2(1).*

(3) *A notice referred to in subsection (1) —*

  (a) *may be published within the period of 2 months preceding the commencement of the financial year to which the proposed rates are to apply on the basis of the local government's estimate of the budget deficiency; and*

  (b) *is to contain —*

    (i) *details of each rate or minimum payment the local government intends to impose; and*

    (ii) *an invitation for submissions to be made by an elector or a ratepayer in respect of the proposed rate or minimum payment and any related matters within 21 days (or such longer period as is specified in the notice) of the notice; and*

    (iii) *any further information in relation to the matters specified in subparagraphs (i) and (ii) which may be prescribed;*

  and

  (c) *is to advise electors and ratepayers that the document referred to in subsection (3A) —*

    (i) *may be inspected at a time and place specified in the notice; and*

    (ii) *is published on the local government's official website.*

(3A) *The local government is required to prepare a document describing the objects of, and reasons for, each proposed rate and minimum payment and to publish the document on the local government's official website.*

(4) *The local government is required to consider any submissions received before imposing the proposed rate or minimum payment with or without modification.*

(5) *Where a local government —*

(a) *in an emergency, proposes to impose a supplementary general rate or specified area rate under section 6.32(3)(a); or*

(b) *proposes to modify the proposed rates or minimum payments after considering any submissions under subsection (4),*

it is not required to give local public notice of that proposed supplementary general rate, specified area rate, modified rate or minimum payment.

[Section 6.36 amended: No. 16 of 2019 s. 62.]

[Section 6.36 modified: SL 2020/57 1M.]

Policy Implications:
Nil

Financial/Resources Implications:
Precursor to 2026/27 Budget adoption

Strategic Implications:
This item is relevant to the Council's approved 'Strategic Community Plan 2024-2034:

Strategic Community Plan 2024 - 2034	
Council Objectives:	**Outcome:**
Nil	

This item is relevant to the Council's approved 'Corporate Business Plan 2020 – 2024'.

Corporate Business Plan 2020 – 2024	
Scope Statement:	**Project Outputs:**
Nil	

Voting Requirements:
Simple Majority required as shown.

Officer's Recommendation:

OFFICERS RECOMMENDATION and COUNCIL DECISION:	10.2
Officer's Recommendation: That Council: • in arriving at the proposed rates in the dollar have attempted to balance the need for revenue to fund essential services and facilities with the desire to limit any increase on the ratepayer to affordable levels. • acknowledge that it reviews its expenditure and considers efficiency measures	

as part of budget deliberations.

- authorise that the following proposed rates in the dollar for differential rates be advertised for 21 days (as per Local Government Act 1995 Section 6.36).

Gross Rental Value - TS Town	12.7549 cents (0% change)	Minimum $1,000
Gross Rental Value - Mining	23.9212 cents (0% change)	Minimum $1,000
Unimproved Value - Rural & Arrino Town	0.7093 cents (-10.94 % change)	Minimum $1,000
Unimproved Value - Mining	6.0800 cents (0 % change)	Minimum $550

- consult individually with GRV Mining ratepayers as the category has fewer than 30 ratepayers.

- furthermore, subject to no submissions being received at the close of the submission period, staff are to proceed with seeking Ministerial approval to allow for these rates to be adopted as part of the 2026/27 Budget adoption.

- adopts the Objects and Reasons for the 2026/27 differential rates as presented.

10. REPORTS OF OFFICERS

Corporate Services	
10.3. Monthly Financial Report for Periods 31 May 26	
Agenda Reference:	10.3
Location/Address:	132 Railway Road, Three Springs
Name of Applicant:	Shire of Three Springs
File Reference:	ADM0243
Disclosure of Interest:	Nil
Date:	15 June 26
Author:	Gillian Smith, Bob Waddell & Associates, Consultant
Attachment (s):	Monthly Financial Report 31 May 2026.

Council Role:

☐	Advocacy	When Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.
■	Executive	The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.
■	Legislative	Includes adopting local laws, local planning schemes and policies.
☐	Review	When Council reviews decisions made by Officers.
☐	Quasi-judicial	When Council determines an application/matter that directly affects a person's rights and interests. The judicial character arises from the obligation to abide by the principles of natural justice e.g. local planning applications, building permits, other permits/licences (e.g. under Health Act, Dog Act or local laws) and other decisions that may be appealable to the State Administrative Tribunal (SAT).

Report Purpose:
That Council accepts the monthly financial report for the period ending 31 May 2026.

Background:
The Provision of the FM Regulations 1996 and associated regulations requires a monthly financial report to be presented at an ordinary council meeting within 2 months of the period end date.

(4) A statement of financial activity, and the accompanying documents referred to in sub regulation (2), are to be —

(a) presented at an ordinary meeting of the council within 2 months after the end of the month to which the statement relates; and

(b) recorded in the minutes of the meeting at which it is presented.

Officer's Comment:
The 2025-2026 Budget was adopted at the Ordinary Council Meeting held on 27 August 2025

Further information can be found by referring to Financial/Resources Implications.

Consultation:
Nil

Statutory Environment:
The preparation of Monthly Financial reports is prepared under Section 6.4 of the Local Government Act 1995.

In accordance with FM regulation 34 (5), a report must be complied on variances greater than the materiality threshold adopted by the council of $10,000 and 10%. As this report is composed at a program level, variances commentary considers the most significant items that comprise the variance.

"34. Financial activity statement required each month (Act s. 6.4)

(1A) In this regulation —

Committed assets means revenue unspent but set aside under the annual budget for a specific purpose.

(1) A local government is to prepare each month a statement of financial activity reporting on the revenue and expenditure, as set out in the annual budget under regulation 22(1)(d), for that month in the following detail —

(a) annual budget estimates, taking into account any expenditure incurred for an additional purpose under section 6.8(1)(b) or (c); and

(b) budget estimates to the end of the month to which the statement relates; and

(c) actual amounts of expenditure, revenue and income to the end of the month to which the statement relates; and

(d) material variances between the comparable amounts referred to in paragraphs (b) and (c); and

(e) the net current assets at the end of the month to which the statement relates.

(2) Each statement of financial activity is to be accompanied by documents containing —

(a) an explanation of the composition of the net current assets of the month to which the statement relates, less committed assets and restricted assets; and

(b) an explanation of each of the material variances referred to in sub regulation (1)(d); and

(c) such other supporting information as is considered relevant by the local government.

(3) The information in a statement of financial activity may be shown —

(a) according to nature and type classification; or

(b) by program; or

(c) by business unit.

(4) A statement of financial activity, and the accompanying documents referred to in sub regulation (2), are to be —

(a) presented at an ordinary meeting of the council within 2 months after the end of the month to which the statement relates; and

(b) recorded in the minutes of the meeting at which it is presented.

(5) Each financial year, a local government is to adopt a percentage or value, calculated in accordance with the AAS, to be used in statements of financial activity for reporting material variances."

Policy Implications:
Nil

Financial/Resources Implications:

The total Cash Available as of 31 May 2026 is $5,317,269 Cash available comprises Unrestricted cash of $2,890,788 and Restricted cash of $2,426,481 primarily made up of various reserves.

Rates Debtors balance as of 31 May 2026 is $54,347. Rates Notices for 2025-26 were issued in September 2025. The rates collected as at end of May 2026 was $3,224,380 – 98.34%

May 2026:

Operating Revenue – Operating revenue of $4,791,208 is made up of Rates – 44%, Grants - 47%, Fees and Charges - 7%, Other Revenue - 1% and Interest Earnings – 1%.

Operating Expenses – Operating expenses of $6,751,035 is made of Depreciation - 37%, Employee Costs – 34%, Materials and Contracts – 19%, Insurance – 3%, Utilities – 6%, Loss on Disposal of Assets – 0% and Other Expenditure – 1%.

Strategic Implications:
This item is relevant to the Council's approved Strategic Community Plan 2024-2034.

Strategic Community Plan 2024-2034	
Council Objectives:	**Outcome:**
Nil	Nil

This item is relevant to the Council's Corporate Business Plan 2020-2024.

Corporate Business Plan 2020-2024	
Scope Statement:	**Project Outputs:**
Nil	Nil

Voting Requirements:
Simple Majority.

Officer's Recommendation:

OFFICER'S RECOMMENDATION:	**10.3**
That Council accepts the monthly financial report for the period ending 31 May 2026	

10. REPORTS OF OFFICERS

Corporate Services	
10.4 Accounts for Payments 31 May 2026	
Agenda Reference:	10.4
Location/Address:	132 Railway Road, Three Springs
Name of Applicant:	Shire of Three Springs
File Reference:	ADM0083
Disclosure of Interest:	Nil
Date:	24 June 2026
Author:	Jelena Brown, Assistant Finance Officer
Attachment (s):	List of creditors paid as at 31 May 2026

Council Role:

☐	Advocacy	When Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.
■	Executive	The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.
■	Legislative	Includes adopting local laws, local planning schemes and policies.
☐	Review	When Council reviews decisions made by Officers.
☐	Quasi-judicial	When Council determines an application/matter that directly affects a person's rights and interests. The judicial character arises from the obligation to abide by the principles of natural justice e.g. local planning applications, building permits, other permits/licences (e.g. under Health Act, Dog Act or local laws) and other decisions that may be appealable to the State Administrative Tribunal (SAT).

Report Purpose:
That Council accepts the payment of creditors in accordance with Local Government (Financial Management) Regulations 1996 section 13 (1).

Background:
Financial regulations require a schedule of payments made through the Council's bank accounts, be presented to Council for their inspection. The list includes details for each account paid, incorporating the payee's name, amount of the payment, date of payment and sufficient information to identify the transaction.

Officer's Comment:
Invoices supporting all payments are available for inspection. All invoices and vouchers presented to Council have been certified as to the receipt of goods and the rendition of services and as to prices, computations and costing and that the amounts shown were due for payment.

Consultation:
Nil

Statutory Environment:
Local Government Act 1995 Section 6.4.
Local Government (Financial Management) Regulations 1996 Section 12 and 13.

12. Payments from municipal fund or trust fund, restrictions on making

(1) A payment may only be made from the municipal fund or the trust fund —

(a) if the local government has delegated to the CEO the exercise of its power to make payments from those funds — by the CEO; or

(b) otherwise, if the payment is authorised in advance by a resolution of the council.

(2) The council must not authorise a payment from those funds until a list prepared under regulation 13(2) containing details of the accounts to be paid has been presented to the council.

13. Payments from municipal fund or trust fund by CEO, CEO's duties as to etc.

(1) If the local government has delegated to the CEO the exercise of its power to make payments from the municipal fund or the trust fund, a list of accounts paid by the CEO is to be prepared each month showing for each account paid since the last such list was prepared —

(a) the payee's name; and

(b) the amount of the payment; and

(c) the date of the payment; and

(d) sufficient information to identify the transaction.

(2) A list of accounts for approval to be paid is to be prepared each month showing —

(a) for each account which requires council authorisation in that month —

(i) the payee's name; and

(ii) the amount of the payment; and

(iii) sufficient information to identify the transaction;

and

(b) the date of the meeting of the council to which the list is to be presented.

(3) A list prepared under sub regulation (1) or (2) is to be —

(a) presented to the council at the next ordinary meeting of the council after the list is prepared; and

(b) recorded in the minutes of that meeting.

Policy Implications:
Nil

Financial/Resources Implications:
Funds available to meet expenditure in accordance with Shire of Three Springs adopted budget 2025-2026.

Strategic Implications:
This item is relevant to the Council's Strategic Community Plan 2024-2034.

Strategic Community Plan 2024-2034	
Council Objectives:	**Outcome:**
Nil	Nil

This item is relevant to the Council's Corporate Business Plan 2020-2024.

Corporate Business Plan 2020-2024	
Scope Statement:	**Project Outputs:**
Nil	Nil

Voting Requirements:
Simple Majority.

Officer's Recommendation:

OFFICER'S RECOMMENDATION: 10.4

That Council accepts:

1. The accounts for payment as presented for May 2026 from the CBA Municipal Fund totalling $300,817.24.
2. Represented by Electronic Fund Transfers No's 21639 – 21734 and Direct Debits 18093.1, 18151.1, 18173.1, 18177.1 – 18178.1, 18185.1 – 181871.
3. Licensing Fund totalling $28,417.80 represented by Direct Debit No. 18141.1, 18170.1 – 18172.1, 18174.1 – 18176.1, 18179.1 – 18184.1.

Total Payments for May 2026 $329,235.04

11. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

12. BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF MEETING

12.1. Elected Members
12.2 Staff

13. QUESTIONS BY MEMBERS WITHOUT NOTICE

14. QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN

15. TIME AND DATE OF NEXT MEETING

The Next Ordinary Council Meeting will be held on Wednesday, 22 July 2026 @ 5.30pm.

16. CONFIDENTIAL ITEMS

17. MEETING CLOSURE

There being no further business the Presiding Officer closed the meeting at pm.

I confirm these Minutes to be a true and accurate record of the proceedings of this Council.

Signed: ____
Presiding Officer

Date: 22 July 2026