Special Council Meeting
Agenda

Date: 12 August 2026
Time: 5.30pm
Venue: Council Chambers, 34 Padbury Street, Moora

NOTICE OF MEETING

Dear Elected Member

A Special Council Meeting of the Shire of Moora
will be held on Wednesday, 12 August 2026
in the Council Chambers, 34 Padbury Street, Moora
commencing at 5.30 pm.

The purpose of the meeting: Adoption of the 2026/2027 Budget.

Gavin Robins

Chief Executive Officer

6 August 2026

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SHIRE OF MOORA
WRITTEN DECLARATION OF INTEREST IN MATTER BEFORE COUNCIL

Chief Executive Officer
Shire of Moora
PO Box 211
MOORA WA 6510

Dear Sir/Madam,

Re: Written Declaration of Interest in Matter Before Council

I, [(1)] ______________________________ wish to declare an interest in the following item to be considered by Council at its meeting to be held on [(2)] ______________________.

Agenda Item & Title [(3)] ______________________________

The type of interest I wish to declare is: [(4)]

- ☐ Financial pursuant to Section 5.60A of the Local Government Act 1995
- ☐ Proximity pursuant to Section 5.60B of the Local Government Act 1995
- ☐ Indirect Financial pursuant to Section 5.61 of the Local Government Act 1995
- ☐ Shire of Moora Code of Conduct for Council Members, Committee Members and Candidates.

The nature of my interest is [(5)]

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The extent of my interest is [(6)]

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I understand that the above information will be recorded in the Minutes of the meeting and recorded by the Chief Executive Officer in an appropriate Register.

Yours faithfully,

______________________________ ______________________
Signed Date

1. Insert your name.
2. Insert the date of the Council Meeting at which the item is to be considered.
3. Insert the Agenda Item Number and Title.
4. Tick box to indicate type of interest.
5. Describe the nature of your interest.
6. Describe the extent of your interest (if seeking to participate in the matter under S. 5.68 of the Act).

Table of Contents

1. Declaration of Opening and Announcement of Visitors

1.1 Declaration of Opening

The Shire of Moora acknowledges the traditional custodians of the land we are meeting on, the Yued people, and pay our respects to Elders past, present and emerging.

1.2 Disclaimer

The Presiding Member is to direct the public's attention to the Disclaimer and the paragraph that advises that formal meetings of Council will be audio visually recorded.

2. Attendance, Apologies and Approved Leave of Absence

2.1 Attendance

2.2 Apologies

2.3 Approved Leave of Absence

3. Declaration of Interest

Where a member has disclosed a financial or proximity interest in an item, they must leave the Chamber for consideration of that item.

Where a member has disclosed an impartiality interest in an item, they may remain in the Chamber. The member is required to bring an independent mind to the item and decide impartially on behalf of the Shire of Moora and its community.

4. Public Question Time

4.1 Response to Previous Public Questions Taken on Notice

4.2 Public Questions

5. Applications for Leave of Absence

6. Reports of Officers

6.1 Chief Executive Officer

6.1.1 Sale of Land – Lot 2005 Atbara Street

Report Date	21 July 2026
Applicant/Proponent	Michail Andre Coetzee and Danae Louise Coetzee
Officer Disclosure of Interest	Nil
Previous Meeting References	Nil
Author	Gavin Robins, Chief Executive Officer
Attachments	Nil

Purpose of Report

To consider an offer to purchase residential Lot 2005 (36) (formerly 46) Atbara Street, Moora.

Background

In May 2026, Council received an offer of $85,000 for Lot 2005, Atbara Street from Peter Craig Winters and Cathryn Mary Winters of 4 Lugano Edge, Binningup WA. On 16 July 2026, Council received advice that the Winters' application for finance had been declined. Subsequently, Lot 2005 was placed back on the market.

On 17 July 2026, a fresh offer to purchase Lot 2005 (36), Atbara Street Moora, for $80,000 was received from Michail Andre Coetzee and Danae Louise Coetzee of 5 Larapinta Parkway, Wanneroo.

This Lot was formerly Lot 46 prior to the recent uniform Lot numbering correction undertaken by the Department of Planning, Lands and Heritage. The offer by the proponents is closely aligned with the listed price of $85,000.

Comment

Section 3.58(3) of the LGA states that if Council wishes to accept an offer for the sale of property, before doing so, the Shire must give local public notice of the proposed disposition inviting public submissions for no less than two weeks.

The notice will include details of the property concerned, the names of all interested parties, the consideration to be received and the market value of the property as ascertained by a valuation carried out and declared by resolution of the Shire.

There are challenges in receiving a meaningful and reliable valuation for vacant lots in Moora. An Independent Valuation can be expensive, $2,000-$2,500, and the contracted Valuers, usually not from Moora, may have relatively limited knowledge of the local market and would rely on a very small sample of sales for their assessment due to low volumes of property movements in the area. For this reason, a market estimate was provided by Jurien Bay Realty based on its property experience within Moora.

As there is recent interest in Moora's residential lots, and tangible economic benefits from the sale of land accruing to the Shire, it is recommended that the disposition of the property proceed for no less than $82,500 and that the offer be publicly advertised. This will allow Council to consider and potentially accept the offer of sale following the statutory two-week public notice period.

Policy Requirements

The Shire's Community Strategic Plan promotes the development of the Shire economy through the growth of new business and industry.

Legislative Requirements

Local Government Act 1995 – Section 3.58(3)

(3) A local government can dispose of property other than under subsection (2) if, before agreeing to dispose of the property —

(a) it gives Statewide public notice of the proposed disposition —

(i) describing the property concerned;

(ii) giving details of the proposed disposition; and

(iii) inviting submissions to be made to the local government before a date to be specified in the notice, being a date not less than 2 weeks after the notice is first given;

and

(b) it considers any submissions made to it before the date specified in the notice and, if its decision is made by the council or a committee, the decision and the reasons for it are recorded in the minutes of the meeting at which the decision was made.

Strategic Implications

Goal 4: An innovative, thriving and diverse local economy.	
Outcome 4.1:	Support, promote and advocate for a strong, innovative economic base and a dynamic, resilient business environment.
Strategy 4.1.4:	Progress the availability of a range of housing options to appropriately fulfil accommodation needs.

Sustainability Implications

- **Environment**
  There are no known significant environmental implications associated with this proposal however, due regard should be had to the behaviour of water flows in the Moore River tributary creek that flows to the rear of these lots.

- **Economic**
  Providing serviced industrial lots for sale will help promote the growth of existing business or the establishment of new business operations in Moora.

- **Social**
  The establishment of new enterprises in the light industrial estate will build community capacity, resilience and the strength of the regional economy.

Financial Implications

Accepting the offer of $82,500 would result in an unbudgeted revenue flow that will offset the year end expenditure balance and provide further funding for ongoing residential land development.

Voting Requirements

Simple Majority

OFFICER RECOMMENDATION

That Council

1. ***Approve the statutory public notice of the prospective sale of Lot 2005 Atbara Street, Moora, in accordance with the Local Government Act 1995.***

2. ***Approve, subject to the expiry of the public notice period and consideration of any public comment, the sale of Lot 2005 Atbara Street, Moora on terms suitable terms and as agreed by the Shire for no less than $82,500 (GST Inc).***

6.2 Financial Services

6.2.1 2026/2027 Budget Adoption

Report Date	07 August 2026
Officer Disclosure of Interest	Nil
Previous Meeting References	Nil
Author	Travis Bate, RSM and Geize Teixeira, Manager Financial Services
Attachments	1. 2026-2027 Draft Statutory Budget 2. 2026-2027 Draft Schedule of Fees and Charges

Purpose of Report

For Council to consider the adoption of the 2026/2027 Budget, including the supporting schedules and associated statutory resolutions relating to the imposition of rates and minimum payments, adoption of fees and charges, establishment of reserve accounts, setting of Council member fees, and other consequential matters arising from the budget papers.

Background

The 2026/2027 Draft Budget has been prepared in accordance with the requirements of the *Local Government Act 1995*, the *Local Government (Financial Management) Regulations 1996*, Australian Accounting Standards (AAS), and Australian International Financial Reporting Standards (AIFRS). The budget has been prepared in the prescribed statutory format.

In preparing the draft budget, the status of current projects and programs was reviewed to ensure that proposed budget amendments accurately reflect management's latest estimates and expected delivery timeframes.

Comment

The 2026/2027 Draft Budget includes the following documents:

- Shire of Moora Draft Statutory Budget
- Capital Expenditure Program
- Road Replacement Program
- Schedule of Fees and Charges

The main features of the draft budget include:

- The draft budget is based on a suggested overall indexation of a rate increase of 6.5%.
- An average of 12% increase in fees and charges, as detailed in the Schedule of Fees and Charges.
- A 6.5% increase in household and commercial waste charges, including charges for refuse disposal at the Watheroo and Miling Transfer Station.
- Sewerage service fees and charges, together with the applicable rates in the dollar, have increased by an average of 6.5% compared with the 2025/2026 financial year.
- A recurrent operating budget with an overall expenditure increase of 6%.
- A $12.7M capital works program focused on renewing and enhancing Council's infrastructure and community assets. The program includes $3.1M for roads, drainage, footpaths and sewerage infrastructure upgrades, demonstrating Council's continued investment in its transport network and essential services. A further $9.2M is allocated to land and buildings, including $3.4M combined for the Recreation Centre, WACHS Housing and the MPAC Renewal Projects.
- An estimated opening surplus of $1.5M brought forward from 30 June 2026. As this amount is unaudited, it may change, and any adjustments will be incorporated through a future budget review.
- Major grant funding anticipated during the year, including:
  - Housing Subdivision Program – $5.7M
  - Roads to Recovery – $1M
  - Regional Roads Group – $900K
  - CSRFF Funding – $800K

Policy Requirements

The Draft 2026/2027 Budget has been prepared in accordance with Council's adopted policies and the principles outlined in the Shire of Moora Policy Manual. The Policy Manual is available on the Shire's website at www.moora.wa.gov.au.

Legislative Requirements

The *Local Government Act 1995* – Section 6.2 requires each local government to prepare and adopt its annual budget by Absolute Majority, no later than 31 August each financial year, or such later date as approved by the Minister. The budget must be prepared in the prescribed form for the municipal fund for the financial year ending on the following 30 June.

The *Local Government Act 1995* – Divisions 5 and 6 of Part 6 provide the legislative framework for the preparation of annual budgets and the imposition of rates and charges.
The *Local Government (Financial Management) Regulations 1996* prescribe the form and content of the annual budget.
The Draft 2026/2027 Budget has been prepared in accordance with these legislative requirements.

Strategic Implications
The Draft 2026/2027 Budget aligns with the priorities and objectives identified in the Shire's Strategic Community Plan, Corporate Business Plan, and Long-term Financial Plan. It provides funding for the delivery of Council's operational services and capital works program, supporting the achievement of Council's strategic outcomes.

The budget has been prepared on the basis of an overall average rates increase of 6.5%, providing the revenue required to maintain existing service levels and deliver Council's planned operational and capital programs.

Sustainability Implications

- **Environment**
  There are no known significant environmental implications associated with this proposal.

- **Economic**
  There are no known significant economic implications associated with this proposal, other than those identified in the report.

- **Social**
  There are no known significant social implications associated with this proposal.

Financial Implications
Adoption of the following resolutions will result in the adoption of the Shire of Moora 2026/2027 Annual Budget, including the associated rates, fees and charges, and capital and operating programs for the financial year.

Voting Requirements
Absolute Majority

OFFICER RECOMMENDATION

1. ***That Council, by Absolute Majority, pursuant to sections 6.2, 6.8 and 6.16 of the Local Government Act 1995, and the Local Government (Financial Management) Regulations 1996, adopts the Shire of Moora 2026/2027 Annual Budget and resolves as follows:***

Rates Model

1. General Rate – **Gross Rental Value (GRV)**

That a General Rate of **11.0380** cents in the dollar be imposed on the Gross Rental Value (GRV) of all rateable land within the district.

2. General Rate – **Unimproved Value (UV)**

That a General Rate of **0.4262** cents in the dollar be imposed on the Unimproved Value (UV) of all rateable land within the district.

3. Minimum Rates – GRV

That the minimum rate for Gross Rental Value (GRV) properties be $**929.00** per assessment.

4. Minimum Rates – UV

That the minimum rate for Unimproved Value (UV) properties be $**929.00** per assessment.

Sewerage Charges

5. That the sewerage rate be set at **8.22553** cents in the dollar, with the following minimum and maximum annual charges applying.

Property Type	Minimum Charge	Maximum Charge
Residential	$515	$1,354
Vacant Land	$515	$1,354
Commercial	$528	$6,363
Ex-Gratia Commercial/Industrial	$515	$1,354

For non-rateable properties connected to sewer:

- Class 1 – Institutional/Public and Charitable Purposes
  - First major fixture – **$334**
  - Each additional major fixture – **$140**
- Class 2 – State and Local Government commercial properties
  - **$1,856** per connection

Waste Charges

6. That annual rubbish removal charges be set as follows:
   - Residential (non-pensioner) and non-residential – **$543** per 240-litre bin (weekly) & recycling bin (fortnightly)
   - Residential (Pensioner) – **$410** per 240-litre bin (weekly) & recycling bin (fortnightly)
   - Transfer Station Key (Watheroo and Miling) – **$309**

Rates Payment Options

7. That an Early Payment Incentive be offered in the form of a **$600** cash prize for ratepayers who pay all rates, rubbish charges and arrears in full within **21 days** of the issue of the rate notice.
8. That ratepayers be offered the following payment options:

Option 1 (Full Payment) - Payment in full within 35 days of the issue of the rates notice.

Option 2 (Two Instalments) - Payment by 2 equal instalments.

(i) 50% of the rates within 35 days

(ii) 50% of the rates within 2 months of (i)

Option 3 (Four Instalments) - Payment by 4 equal instalments.

(i) 25% of the rates within 35 days

(ii) 25% of the rates within 2 months of (i)

(iii) 25% of the rates within 2 months of (ii)

(iv) 25% of the rates within 2 months of (iii) being 6 months from the expiration of the initial 35-day notice period and 6 months and 35 days from the date of the service of the notice.

That, in accordance with Regulation 64(2) of the *Local Government (Financial Management) Regulations 1996*, the following due dates apply for the 2026/2027 financial year:

Payment	Due Date
Issue of Rates Notice	19th August 2026
Payment in Full / First Instalment	23rd September 2026
Second Instalment	25th November 2026
Third Instalment	27th January 2027
Fourth Instalment	31st March 2027

9. That instalment interest be set at 5.5% per annum, calculated using the simple interest method.
10. That an administration charge of $12.00 be applied to each instalment after the first.
11. That late payment interest on outstanding rates and rubbish charges be set at 6.5% per annum, calculated using the simple interest method, be applied for instalments past the due date, or where the instalment option is not in place, 35 days after the date of issue of the rate notice;
12. That late payment interest on outstanding sundry debtor accounts be set at 6.5% per annum, calculated using the simple interest method, be applied for outstanding sundry debtors past the due date, 30 days after the date of issue of the invoice.

Financial Management

13. That Council confirms the names and purposes of the Reserve Accounts contained within the 2026/2027 Annual Budget.

14. That the materiality threshold for monthly financial reporting be set at plus or minus 5% and greater than $10,000 at Program and Category level.

Elected Member Fees and Allowances

15. That elected member meeting fees and annual allowances be set as follows:
- Elected Members – **$244** per Committee meeting.
- Elected Members – **$244** per Council Prescribed meeting.
- Elected Members – **$481** per Ordinary Council meeting.

- Independent Elected Members – **$450** per Independent Audit, Risk and Improvement Committee meeting.
- Shire President – **$735** per Ordinary Council meeting.
- Shire President's annual allowance – **$42,837**.
- Deputy Shire President's annual allowance – **$10,709** (up to 25% of the annual allowance payable to the Mayor or President under section 5.98(5) of the Local Government *Act 1995*.

Fees and Charges

16. Pursuant to section 6.16 of the *Local Government Act 1995*, adopt the Schedule of Fees and Charges for the 2026/2027 financial year as attached.

7. New Business of an Urgent Nature Introduced by Decision of Council

8. Matters for Which the Meeting May Be Closed

9. Closure of Meeting