



COMMUNITY CONSULTATION OUTCOMES REPORT

Proposal to Levy Differential Rates
2023/24

CONTENTS

OVERVIEW..... 3

STAKEHOLDERS..... 4

CONSULTATION MATERIALS 5

RESPONSE RATE 8

OUTCOMES 10

APPENDIX..... 12

OVERVIEW

The community was invited to provide feedback from 25 May 2023 to 15 June 2023 on the City's proposal to levy differential rates in 2023/24. A total of 14 submissions were received during the 22-day consultation period. This included 2 submissions from resident/ratepayer groups: Edgewater Community Residents' Association, and Marmion, Sorrento, Duncraig Progress and Ratepayers Association

The 12 community members who responded provided detailed feedback on the proposal to levy differential rates in 2023/24. Some supported the proposal to levy differential rates, whilst others were opposed. Verbatim comments are provided in the Outcomes section of this report.

STAKEHOLDERS

A total of 16 stakeholders were directly engaged by the City of Joondalup. Stakeholders identified included:

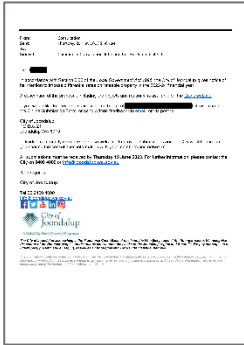
- Residents/ratepayers groups (16)
 - Beldon Residents Association Inc
 - Burns Beach Residents Association Inc
 - Connolly Residents Association
 - Currambine Residents' Association
 - Edgewater Community Residents' Association
 - Harbour Rise Home Owners Association
 - Heathridge Residents' Association
 - Iluka Homeowners Association
 - Kallaroo Residents' Association
 - Kingsley & Greenwood Residents Association
 - Marmion, Sorrento, Duncraig Progress and Ratepayers Association
 - North Shore Country Club and Residents Association
 - Padbury Residents' Association Inc
 - Warwick Residents Group
 - Whitford Community, Ratepayers & Recreation Association Inc
 - Woodvale Waters Landowners Association.

Additional stakeholders, including interested residents and ratepayers, were also indirectly engaged by the City via the consultation materials described overleaf.

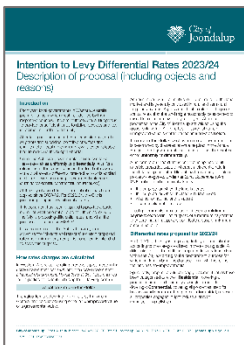
CONSULTATION MATERIALS

Resident/ratepayer groups were sent emails on 25 May 2023 advising them of the consultation, linking them to the Description of the Proposal (Including Objects and Reasons), and directing them to provide written feedback via post or email. These stakeholders were also encouraged to promote the consultation to their members and networks, and a link to the Online Submission Form was provided.

Email to resident/ratepayer groups (see Appendix 1 for full):



Description of the Proposal (Including Objects and Reasons) (see Appendix 2 for full):



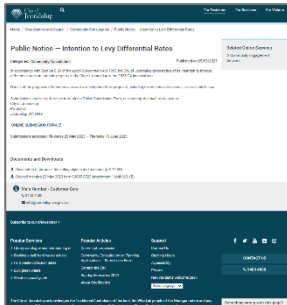
Online Submission Form (see Appendix 3 for full):

In addition to directly contacting identified stakeholders via email, the City advertised the consultation to other community members via the following means:

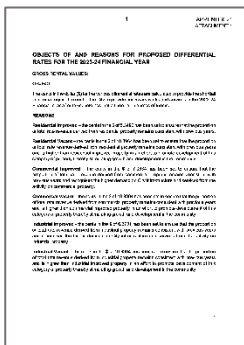
- Public notice webpage linked through the “Community Consultation” section of the City’s website visible from 25 May 2023 to 15 June 2023.
- Attachment 1 to the Council Meeting Minutes of 23 May 2023 (item CJ085-0523 Attachment 1).
- Item published in the Community Engagement Network eNewsletter emailed to subscribers on 25 May 2023.
- Item published in the Public Notice eNewsletter emailed to subscribers on 25 May 2023.

- Public notice post on Facebook published through the City's Facebook account on 25 May 2023.
- Public notice post on LinkedIn published through the City's LinkedIn account on 1 June 2023.
- Public notice advertisement published in the *PerthNow Joondalup* community newspaper on 1 June 2023 and on 8 June 2023.

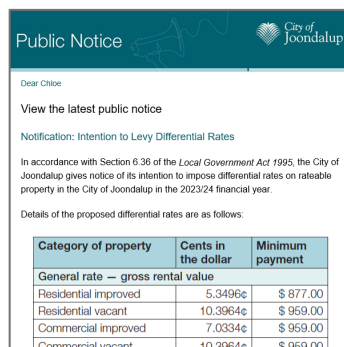
Public notice webpage linked through the “Community Consultation” section of the City’s website (see Appendix 4 for full):



Attachment 1 to the Council Meeting Minutes of 23 May 2023 (item CJ085-0523 Attachment 1) (see Appendix 5 for full):



Community Engagement Network eNewsletter, and Public Notice eNewsletter (see Appendix 6 for full):



Public notice posts on Facebook and LinkedIn (see Appendix 8–9 for full):



Public notice advertisement published in the PerthNow Joondalup community newspaper (see Appendix 10–11 for full):



RESPONSE RATE

The City collected a total of 14 valid responses throughout the 22-day advertised consultation period. Responses that were considered valid include all those which contained contact details enabling identification and were submitted within the advertised timeframe.

Of the 14 submissions, 2 were made by resident/ratepayer groups: Edgewater Community Residents' Association, and Marmion, Sorrento, Duncraig Progress and Ratepayers Association. This indicates a 12.5% response rate for resident/ratepayer groups. This data is shown in the table below.

	Invited to comment	Response received	Response rate
Submissions received by stakeholder type:	N	N	%
Resident/ratepayer groups	16	2	12.5%
Beldon Residents Association Inc	1	0	0.0%
Burns Beach Residents Association Inc	1	0	0.0%
Connolly Residents Association	1	0	0.0%
Currambine Residents' Association	1	0	0.0%
Edgewater Community Residents' Association	1	1	100.0%
Harbour Rise Home Owners Association	1	0	0.0%
Heathridge Residents' Association	1	0	0.0%
Iluka Homeowners Association	1	0	0.0%
Kallaroo Residents' Association	1	0	0.0%
Kingsley & Greenwood Residents Association	1	0	0.0%
Marmion, Sorrento, Duncraig Progress and Ratepayers Association	1	1	100.0%
North Shore Country Club and Residents Association	1	0	0.0%
Padbury Residents' Association Inc	1	0	0.0%
Warwick Residents Group	1	0	0.0%
Whitford Community, Ratepayers & Recreation Association Inc	1	0	0.0%
Woodvale Waters Landowners Association	1	0	0.0%
Other community members (engaged indirectly)	—	12	—
Total response rate (engaged directly)	16	2	12.5%
Total submissions	—	14	—

RESPONDENT ADDRESS

Respondents were asked to provide their contact address. This data is shown in the table and chart below for suburb and ward.

Responses received by ward and suburb:	N	%
Central Ward	3	25.0%
Beldon	0	0.0%
Craigie	0	0.0%
Kallaroo	1	8.3%
Woodvale	2	16.7%
North Central Ward	1	8.3%
Connolly	0	0.0%
Edgewater	1	8.3%
Heathridge	0	0.0%
Mullaloo	0	0.0%
Ocean Reef	0	0.0%
North Ward	3	25.0%
Burns Beach	2	16.7%
Currambine	0	0.0%
Iluka	0	0.0%
Joondalup	0	0.0%
Kinross	1	8.3%
South-East Ward	3	25.0%
Greenwood	1	8.3%
Kingsley	2	16.7%
South Ward	1	8.3%
Duncraig	1	8.3%
Marmion	0	0.0%
Warwick	0	0.0%
South-West Ward	1	8.3%
Hillarys	0	0.0%
Padbury	0	0.0%
Sorrento	1	8.3%
Total responses (community members)	12	100.0%

OUTCOMES

QUESTION: “Please provide your feedback on the City’s proposal to levy differential rates in 2023/24.”

Respondents were asked to provide their feedback on the City’s proposal to levy differential rates in 2023/24. Some respondents supported the proposal to levy differential rates, whilst others were opposed. The comments from community members are provided verbatim in the table below. The submissions from the Edgewater Community Residents’ Association, and Marmion, Sorrento, Duncraig Progress and Ratepayers Association are shown in full at Appendix 12 and 13.

Please provide your feedback on the City’s proposal to levy differential rates in 2023/24 (N = 12)*
<i>We are opposed to the City’s differential rates. We pay a premium on the land purchase based on position. We all benefit equally from the services provided and see no reason why, after having paid a premium on the land, we should continue to be penalised by where we live.</i>
<i>Supported.</i>
<i>That the City rate non-hosted, short-term accommodation facilities as Commercial Improved not as Residential. These facilities are essentially commercial business and, as such, ought to be rated accordingly. That the City ought to consider introducing a revenue system which does not rely entirely on a GRV basis. This system makes no allowances for differentiating the actual costs basis for services related to a property. Is there a place for a three-component fee — refuse; fixed component; and variable component?</i>
<i>Rateable value seems less than previous years; however, am unsure of what my valuation is to do a calculation. What will be the ESL and refuse charge? I'd like variable rate of refuse charges for residents who don't need bins emptied each week/fortnight. Lower refuse charges for environmentally conscious residents would be a great incentive.</i>
<i>I support the proposal (both the proposed increase and the intention to apply differential rates). Costs have increased and even with savings measures it is reasonable to assume that City services will cost more to deliver. I also support differential rates, recognising that the City has significant commercial premises. While I would support looking at the differential rate for vacant residential properties, I would not support it for commercial properties.</i>
<i>Continued increases without improvement to service provision and effective, efficient spending habits. There are multiple means available to reduce costs, such as not requiring more than one staff member to remotely monitor car parks. We continue to see consultations and effort wasted on the development of Edgewater Quarry, but no progress. The parklands in Kinross are mediocre at best. Our tree canopies in suburban areas continue to diminish, and there are no tree or greening initiatives, such as free plant days, as seen in other Cities. COJ's attempts only include verge trees composed of a limited selection. We continue to see less for more and it's getting ridiculous.</i>
<i>Given the financial difficulties encountered by most residents, the differential rates should be kept to a minimum increase. Vacant lots (especially those that do not clear the lot by a given date) and commercial areas should be charged more.</i>
<i>I wish to oppose the proposed increase in my rates. The recent rate rise had significant impact on our family budget. Another increase would be even more detrimental. We, as a community, are moving into a difficult time with so many costs increasing, and I expect our elected Council to reduce the forward budget to account for this. All areas of society are having to amend spending, and I expect the same from our Council. The Council should review spending to look for areas to increase efficiencies.</i>
<i>Seems reasonable. I like the idea of a greater rate-in-the-dollar for vacant property. This principle should be applied to unimproved values and not just gross rental values. Appendix 21 refers to non-rate sources of funding. A high-level overview of those non-rate sources would have been helpful.</i>

* Note: Words that may identify respondents or contain offensive language have been removed and replaced with square brackets, i.e. [- - -]. Minor alterations have been made to spelling/grammar to enhance readability.

I like differential rates. I would like to see an additional consideration introduced to help alleviate the current shortage of rental accommodation and make more residential properties available to the rental market. I would like to see the City of Joondalup provide a rate-based incentive for owners to make their properties available as long-term housing rental accommodation by charging a higher rate to those who choose instead to make their residential properties available as short stay accommodation (eg Airbnb). If a property can be vacant to rent for multiple short-term stays, it is likely possible that it could house a family, instead of just providing a non-regulated place for people (who already have a home) to take a holiday. Business to established accommodation venues would increase again. Short stay accommodation seems to dodge regulatory safeguards and earns the landlord an income in a very different way to renting the property longer term. I think the City of Joondalup has the opportunity to make a difference for the better.

I support the differential rates proposal as listed. I particularly support a high rate on vacant property. While we must be cautious in a rule of law democracy not to infringe on property rights, it is a disgrace that we have so many vacant residential properties, yet so many homeless people. I do appreciate that homelessness is a complex issue, not simply supply and demand of property, but the local government should play its part in incentivising the right behaviours.

Agree to the format. If the rate increase is about 3.5%, that is a lot, but reasonable under the circumstances.

APPENDIX 1 — Email to resident/ratepayer groups

From: Consultation
Sent: Thursday, 25 May 2023 9:50 AM
To:
Subject: Community Consultation: Intention to Levy Differential Rates

Dear [REDACTED]

In accordance with Section 6.36 of the *Local Government Act 1995*, the City of Joondalup gives notice of its intention to impose differential rates on rateable property in the 2023/24 financial year.

A description of the proposal, including the objects and reasons, is available on the [City's website](#).

If you would like to provide a submission on behalf of [REDACTED] please complete the Online Submission Form, or send written feedback via [email](#), or via post to:

City of Joondalup
 PO Box 21
 Joondalup WA 6919

Individual community members are also welcome to provide submissions and the City would appreciate you sharing the consultation information with your members and networks.

All submissions must be received by **Thursday 15 June 2023**. For further information, please contact the City on **9400 4000** or info@joondalup.wa.gov.au

Kind regards,

City of Joondalup

Tel 08 9400 4000
info@joondalup.wa.gov.au



A Global City: Bold | Creative | Prosperous

The City of Joondalup acknowledges the Traditional Custodians of this land, the Whadjuk people of the Noongar nation. We recognise the culture of the Noongar people and the unique contribution they make to the Joondalup region and Australia. We pay our respects to Elders past, present, and emerging, as well as all Aboriginal and Torres Strait Islander peoples.

The information contained in this communication may be confidential or commercially sensitive. If you are not the intended recipient you must not copy this communication, disclose its contents to any other party, or take any action in reliance on it. Please delete and destroy all copies and immediately notify the sender on 9400 4360 or by reply email.

APPENDIX 2 — Description of the Proposal (Including Objects and Reasons)



Intention to Levy Differential Rates 2023/24 Description of proposal (including objects and reasons)

Introduction

Each year, local governments in Western Australia prepare budgets which must be adopted by their respective councils. The aim of these Annual Budgets is to provide for sufficient funds to deliver services and key infrastructure for the community.

After taking into account other revenue streams, such as grants and subsidies, contributions, fees and charges, etc., local governments levy rates on rateable land to make up the budget shortfall.

Under the Act, local governments can choose to set these rates either **uniformly** or **differentially**. A uniform rate-in-the-dollar is one that is applied to all ratepayers equally, whereas a differential rate-in-the-dollar is applied at different levels according to prescribed categories (such as residential, commercial, industrial, etc).

At the City of Joondalup, differential rating has been applied since 2008/09. For 2023/24, the City is proposing to again levy differential rates.

This document has been prepared to provide a basic outline of what differential rates are, the reasons why the City is proposing differential rates, and what the proposed rates are for 2023/24.

It is a requirement of the Act that the City must advertise the “objects and reasons” for each proposed rate and minimum payment; this document is intended to serve this purpose.

An unimproved value is established by reference to the land market and is generally only used in rural and semi-rural fringe urban areas. A gross rental value refers to the gross annual rental that the land might reasonably be expected to raise if let on a tenancy from year to year. Almost all properties in the City of Joondalup are valued using the gross rental value. A property's gross rental value or unimproved value is stated on the annual Rates Notice.

The **rate-in-the-dollar** is set by each local government and is determined by the rates revenue required in the Annual Budget. Local governments can choose to set these rates either **uniformly** or **differentially**.

A uniform rate-in-the-dollar is one that is applied to all rateable properties equally, whereas a differential rate-in-the-dollar is applied at a different level according to defined property categories. Under the *Local Government Act 1995*, rating can be differentiated by:

- the purpose for which the land is zoned
- the purpose for which the land is held or used
- whether or not the land is vacant
- a combination of the above.

Local governments can also set a differential **minimum payment** each year. The purpose of a minimum payment is to ensure that all ratepayers contribute a base or minimum amount as rates.

Differential rates proposal for 2023/24

For 2023/24, the City is proposing to levy differential rates according to the categories listed in the following table. A differential rate-in-the-dollar is proposed for all rateable land within the City according to the predominant purpose for which that land is being held or used, and whether or not the land has any improvements.

Specifically, properties valued using gross rental values have been categorised as either: **Residential**, covering all properties used predominantly as single or multiple dwellings; **Commercial**, covering all properties used for business and commercial purposes; or **Industrial**, covering all properties engaged in light industrial and/or manufacturing activities.

How rates charges are calculated

In Western Australia, the rating process is prescribed in the *Local Government Act 1995* and the *Local Government (Financial Management) Regulations 1996*. Rates charges for properties are calculated using the following formula:

$$\text{valuation} \times \text{rate-in-the-dollar}$$

The **valuation** is determined externally by the Valuer General and calculated using either an **unimproved value** or a **gross rental value**.

Properties have then been further categorised as either **Improved** or **Vacant**, with an improved property being one where improvements have been added (such as a house).

The difference in rate charges for vacant land is to ensure that income is obtained fairly from vacant land, to incentivise development of the land and to discourage land banking for future sale.

Commercial and industrial sectors generate higher traffic volumes and heavier loads, which is recognised in the differential rate applied.

Rural areas have much lower rates than residential or commercial properties because these rates are calculated using the unimproved values.

Category of property	Cents in the dollar	Minimum payment
General rate — gross rental value		
Residential improved	5.3496¢	\$ 877.00
Residential vacant	10.3964¢	\$ 959.00
Commercial improved	7.0334¢	\$ 959.00
Commercial vacant	10.3964¢	\$ 959.00
Industrial improved	6.3731¢	\$ 959.00
Industrial vacant	10.3964¢	\$ 959.00
General rate — unimproved value		
Residential	1.0709¢	\$ 938.00
Rural	1.0691¢	\$ 938.00

The proposed minimum payment for 2023/24 is set at \$877 for residential properties. Where properties calculated rate charges are less than \$877, the minimum payment would be applied.

Concessions

Note that the proposed differential rates do not include the concessions that certain members of the community may be entitled to. All statutory entitlements in relation to rates for seniors, pensioners and any other concession holders are applied to individual rates notices, after the relevant differential rate has been applied to the properties in question.

Specified area rates

Property owners in Harbour Rise, Iluka, Woodvale Waters and Burns Beach are subject to an area-specific landscaping rate which is used to provide additional landscaping and park services.

Submissions

The City is inviting all members of the community to provide feedback on the City's intention to levy differential rates. Consultation with ratepayers and electors is mandated under Section 6.36 of the *Local Government Act 1995*.

Consultation is open for comments in respect of the rates and minimum payments proposed for the differential rating categories only.

Interested community members can submit their feedback through an Online Submission Form available via the Community Consultation section of the City's website at joondalup.wa.gov.au. Responses are limited to one per person.

Alternatively, feedback can be provided in writing to the City via email to info@joondalup.wa.gov.au or via post to:

City of Joondalup
PO Box 21
Joondalup WA 6919


Submissions must be received by **Thursday 15 June 2023**.

After the close of the consultation period, the City will consider all feedback received and prepare a report for the Council on the outcomes. The outcomes will also be made available via the Community Consultation section of the City's website.

For further information, please contact the City on **9400 4000** or email info@joondalup.wa.gov.au

APPENDIX 3 — Online Submission Form (page 1)

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City of
Joondalup

Intention to Levy Differential Rates

Online Submission Form

In accordance with Section 6.36 of the *Local Government Act 1995*, the City of Joondalup gives notice of its intention to impose differential rates on rateable property in the City of Joondalup in the 2023/24 financial year.

A description of the proposal, including the objects and reasons, is available on [the City of Joondalup website](#).


If you have any questions on the proposal, please contact the City on 9400 4000 or via [email](#).

City of Joondalup | 90 Boas Avenue Joondalup WA 6027 | PO Box 21 Joondalup WA 6919
T: 9400 4000 F: 9300 1383 | joondalup.wa.gov.au | info@joondalup.wa.gov.au

NEXT

(page 2)

Exit

 City of Joondalup

Intention to Levy Differential Rates

Online Comment Form

* Your contact details:

Please note that for your feedback to be validated, your full contact details must be provided. This information will be treated as confidential and will not be published in any document or report on the outcomes of the consultation.

Only one submission per person will be accepted.

Name:	<input type="text"/>
Address:	<input type="text"/>
Suburb:	<input type="text"/>
Postcode:	<input type="text"/>
Phone:	<input type="text"/>
Email:	<input type="text"/>


City of Joondalup | 90 Boas Avenue Joondalup WA 6027 | PO Box 21 Joondalup WA 6919
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PREV

NEXT

(page 3)

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 **City of
Joondalup**

Intention to Levy Differential Rates

Online Comment Form

Your submission:

Please provide your feedback on the City's proposal to levy differential rates in 2023/24:


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T: 9400 4000 F: 9300 1383 | joondalup.wa.gov.au | info@joondalup.wa.gov.au

PREV

NEXT

(page 4)

Exit


City of
Joondalup

Intention to Levy Differential Rates

Online Comment Form

Request to be informed:

Community consultation assists Council in deliberating and then making decisions on certain matters. The analysis from this consultation will be provided to Council to assist them in their decision-making role first at a Briefing Session and then at a Council meeting. Deputations can be made at Briefing Sessions by appointment and questions and public statements can be presented at Council meetings.

☐ I would like to be informed via email when this consultation will be presented at a Briefing Session and Council meeting
Please ensure your email address is provided above

City of Joondalup Community Engagement Network eNewsletter:

The Community Engagement Network eNewsletter is an online newsletter for community members who want to keep up to date on community consultation activities in the City of Joondalup. If you are interested in subscribing, visit the City's website at joondalup.wa.gov.au


City of Joondalup | 90 Boas Avenue Joondalup WA 6027 | PO Box 21 Joondalup WA 6919
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PREV

NEXT

(page 5)

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 **City of
Joondalup**

Intention to Levy Differential Rates

Online Comment Form



Thank you for your submission. Press the SUBMIT FORM button to finalise.

City of Joondalup | 90 Boas Avenue Joondalup WA 6027 | PO Box 21 Joondalup WA 6919
T: 9400 4000 F: 9300 1383 | joondalup.wa.gov.au | info@joondalup.wa.gov.au

[PREV](#)

[SUBMIT FORM](#)

APPENDIX 4 — Public Notice webpage linked through the “Community Consultation” section of the City’s website visible from 25 May 2023 to 15 June 2023



[For Residents](#)
[For Business](#)
[For Visitors](#)

[Home](#) / [Organisation and Council](#) / [Community Consultation](#) / [Public Notice — Intention to Levy Differential Rates](#)

Public Notice — Intention to Levy Differential Rates

Categories: [Community Consultation](#)
Published on 25/05/2023

In accordance with Section 6.36 of the *Local Government Act 1995*, the City of Joondalup gives notice of its intention to impose differential rates on rateable property in the City of Joondalup in the 2023/24 financial year.

Details of the proposed differential rates and a description of the proposal, including the objects and reasons, are available below.




Submissions can be made online through the Online Submission Form, or in writing via [email](#) or via post to:
City of Joondalup
PO Box 21
Joondalup WA 6919

[ONLINE SUBMISSION FORM](#)

Submissions accepted: Thursday 25 May 2023 — Thursday 15 June 2023

Documents and Downloads

- [Description of proposal \(including objects and reasons\) \(pdf 71 KB\)](#)
- [Council meeting 23 May 2023 item CJ085-0523 Attachment 1 \(pdf 663 KB\)](#)


Main Number - Customer Care
 9400 4000
 info@joondalup.wa.gov.au

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
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 9400 4000

The City of Joondalup acknowledges the Traditional Custodians of this land, the Whadjuk people of the Noongar nation and pay our respects to Elders past, present and emerging as well as all Aboriginal and Torres Strait Islander peoples.

[Something wrong with this page?](#)

APPENDIX 5 — Council meeting 23 May 20223 item
CJ085-0523 Attachment 1 (page 1)



**ADDENDUM APPENDICES FOR AGENDA FOR
ORDINARY COUNCIL MEETING
23 MAY 2023**

ITEM NO.	TITLE	APPENDIX NO.	STAMPED PAGE NO.
CJ085-05/23	PROPOSAL FOR LEVYING DIFFERENTIAL RATES FOR THE 2023-24 FINANCIAL YEAR	21	1

OBJECTS OF AND REASONS FOR PROPOSED DIFFERENTIAL RATES FOR THE 2023-24 FINANCIAL YEAR

GROSS RENTAL VALUES:

OBJECT

The cents in the dollar (\$) for the various differential rates are calculated to provide the shortfall in income required to enable the City to provide necessary works and services in the 2023-24 Financial Year after taking into account all non-rate sources of funding.

REASONS

Residential Improved – the cents in the \$ of 5.3496 has been set to ensure that the proportion of total rate revenue derived from residential property remains consistent with previous years.

Residential Vacant – the cents in the \$ of 10.3964 has been set to ensure that the proportion of total rate revenue derived from residential property remains consistent with previous years and is higher than residential improved property in an effort to promote development of this category of property thereby stimulating growth and development in the community.

Commercial Improved – the cents in the \$ of 7.0334 has been set to ensure that the proportion of total rate revenue derived from commercial property remains consistent with previous years and recognises the higher demand on City infrastructure and services from the activity on commercial property.

Commercial Vacant – the cents in the \$ of 10.3964 has been set to ensure that the proportion of total rate revenue derived from commercial property remains consistent with previous years and is higher than commercial improved property in an effort to promote development of this category of property thereby stimulating growth and development in the community.

Industrial Improved - the cents in the \$ of 6.3731 has been set to ensure that the proportion of total rate revenue derived from industrial property remains consistent with previous years and recognises the higher demand on City infrastructure and services from the activity on industrial property.

Industrial Vacant – the cents in the \$ of 10.3964 has been set to ensure that the proportion of total rate revenue derived from industrial property remains consistent with previous years and is higher than industrial improved property in an effort to promote development of this category of property thereby stimulating growth and development in the community.

UNIMPROVED VALUES:**OBJECT**

The cents in the dollar (\$) are calculated to provide the shortfall in income required to enable the City to provide necessary works and services in the 2023-24 Financial Year after taking into account all non-rate sources of funding.

REASON

Residential – the cents in the \$ of 1.0709 has been set to ensure that the proportion of total rate revenue derived from residential property remains consistent with previous years.

Rural – the cents in the \$ of 1.0691 has been set to ensure that the proportion of total rate revenue derived from rural property remains consistent with previous years.

MINIMUM PAYMENT:

A minimum payment of \$877 is applied to Gross Rental Valued residential improved categories in recognition that every property receives some minimum level of benefit from works and services provided.

A minimum payment of \$959 is applied to Gross Rental Valued commercial and industrial improved rate categories and Gross Rental Valued residential, commercial and industrial vacant rate categories in recognition that every property receives some minimum level of benefit from works and services provided.

A minimum payment of \$938 is applied to Unimproved Valued residential and rural rate categories in recognition that every property receives some minimum level of benefit from works and services provided.

APPENDIX 6 — Community Engagement eNewsletter (distributed 25 May 2023)

Community Engagement Network



Thursday 25 May 2023

Dear Chloe

[View the latest community engagement opportunities](#)



Prince Regent Park — Proposed toilet and change room refurbishment

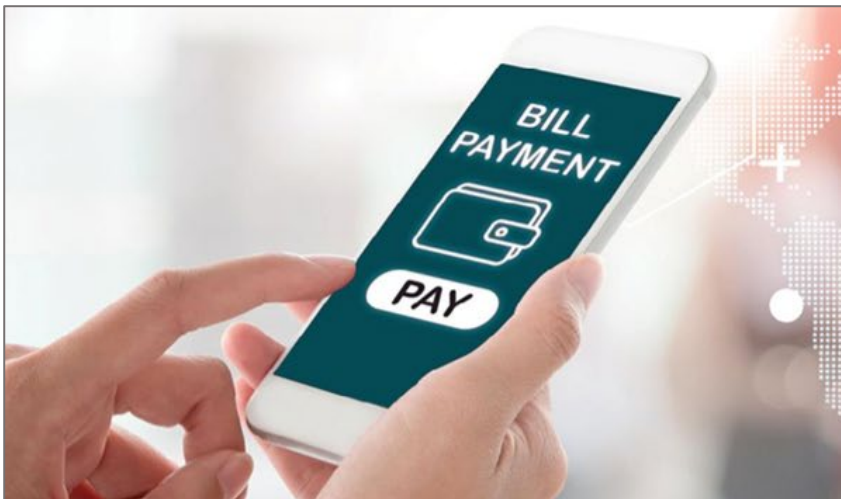
The City of Joondalup is seeking community feedback on a proposal to refurbish the toilet and change rooms at Prince Regent Park.

For a detailed description of the proposed refurbishment and the Online Comment Form, click the "Have your say" button.

Nominations accepted: Thursday 25 May 2023 — Thursday 15 June 2023

[Have your say](#)

(continues)



Intention to Levy Differential Rates

In accordance with Section 6.36 of the *Local Government Act 1995*, the City of Joondalup gives notice of its intention to impose differential rates on rateable property in the 2023/24 financial year.

To view a description of the proposal (including the objects and reasons), click the "Have your say" button.

Nominations accepted: Thursday 25 May 2023 – Thursday 15 June 2023

[Have your say](#)

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City of Joondalup
90 Boas Ave Joondalup WA 6027
joondalup.wa.gov.au | 08 9400 4000

The City of Joondalup acknowledges the Traditional Custodians of this land, the Whadjuk people of the Noongar nation. We recognise the culture of the Noongar people and the unique contribution they make to the Joondalup region and Australia. We pay our respects to Elders past, present, and emerging, as well as all Aboriginal and Torres Strait Islander peoples.

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APPENDIX 7 — Public Notice eNewsletter (distributed 25 May 2023)

Public Notice



Dear Chloe

[View the latest public notice](#)

Notification: Intention to Levy Differential Rates

In accordance with Section 6.36 of the *Local Government Act 1995*, the City of Joondalup gives notice of its intention to impose differential rates on rateable property in the City of Joondalup in the 2023/24 financial year.

Details of the proposed differential rates are as follows:

Category of property	Cents in the dollar	Minimum payment
General rate — gross rental value		
Residential improved	5.3496¢	\$ 877.00
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Commercial vacant	10.3964¢	\$ 959.00
Industrial improved	6.3731¢	\$ 959.00
Industrial vacant	10.3964¢	\$ 959.00
General rate — unimproved value		
Residential	1.0709¢	\$ 938.00
Rural	1.0709¢	\$ 938.00

To view a description of the proposal (including the objects and reasons), click the 'Have your say' button below.

(continues)

Submissions can be made online through the [Online Submission Form](#), or in writing via [email](#) or via post to:

City of Joondalup
PO Box 21
Joondalup WA 6919

Submissions accepted: Thursday 25 May 2023 — Thursday 15 June 2023

Have your say

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City of Joondalup
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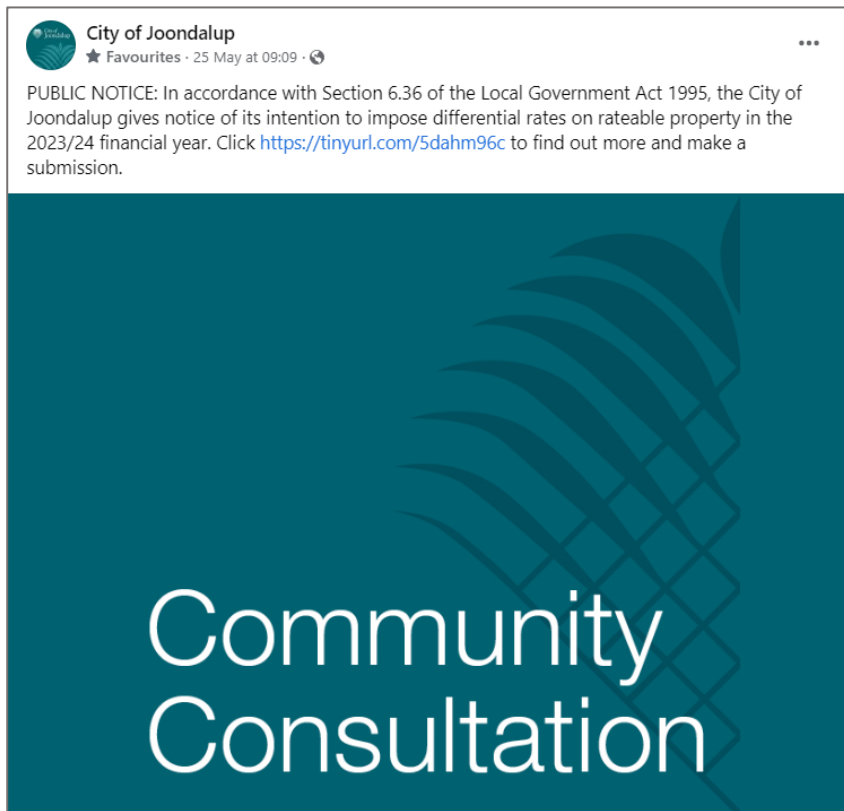
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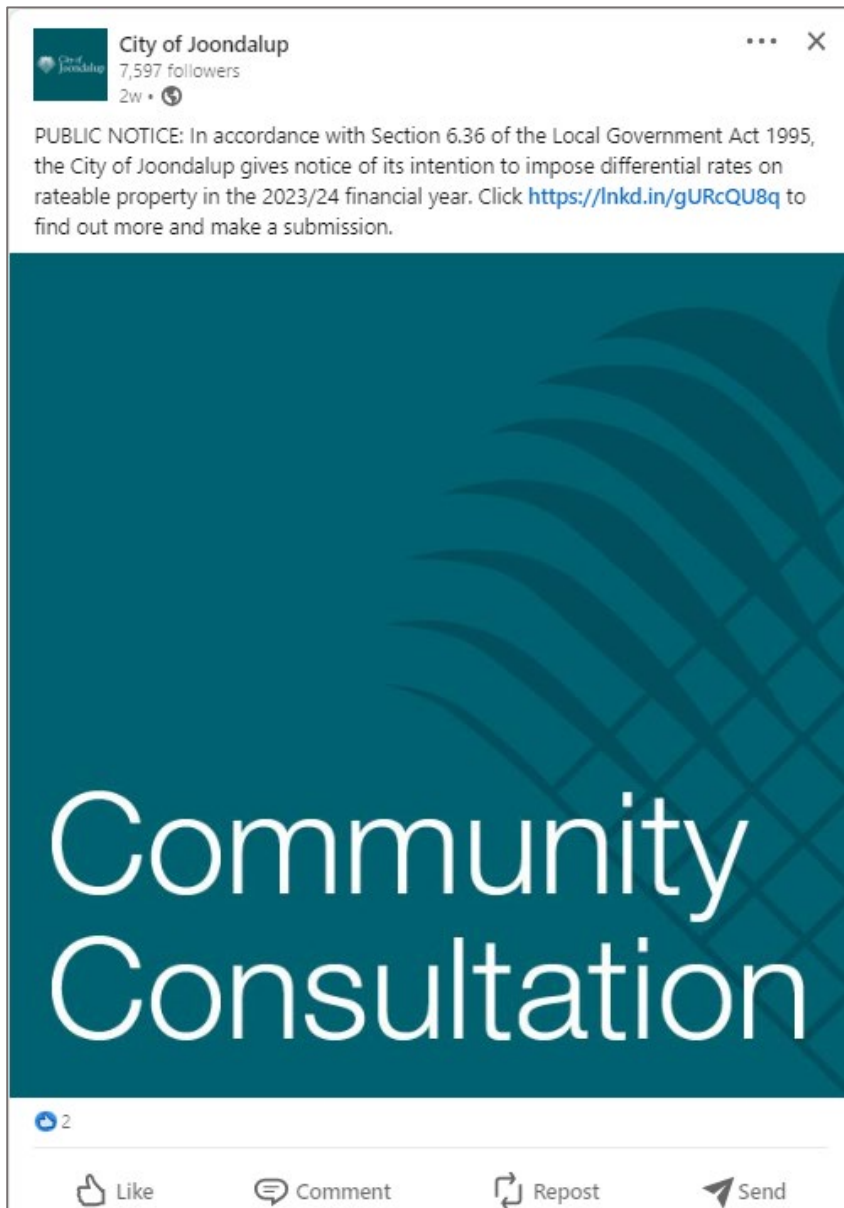
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APPENDIX 8 — Public notice post on Facebook (25 May 2023)



APPENDIX 9 — Public notice post on LinkedIn (1 June 2023)



APPENDIX 10 — Public notice advert in *PerthNow* community newspaper (published 1 June 2023, page 11)

perthnow
Thursday, June 1, 2023

NEWS 11



Liam Ryan and Dom Sheed at the new Rebel Sport.
Picture: Andrew Ritchie

Eagles on hand for grand Rebel opening

EXCLUSIVE CHRISTOPHER TAN

Two West Coast Eagles with a special grand final connection played another role in creating history by helping open Australia's newest and now largest Rebel store in Joondalup.

Alongside premiership pair Dom Sheed and Liam Ryan were Perth Scorchers cricket stars Cooper Connolly and Taneale Peschel, and Joondalup Wolves NBLI players at Lakeside Joondalup Shopping City to meet and greet fans last Thursday.

"I think there are a few kids in here today trying to buy a bit more than what their parents

budgeted for, but it's good to see so many keen, young and energetic kids looking at playing sport," Sheed said.

The sport retailer was able to expand into a big space at Joondalup after WA-owned Farmer Jack's closed at the end of July last year.

At 2907sqm, Rebel's reopening in Joondalup marks the largest Rebel store in Australia — ahead of Melbourne's Highpoint Shopping Centre.

Sheed, who knows a thing or two about getting one over a Victorian counterpart after kicking the 2018 premiership winning goal against Collingwood following a pass from

Ryan, described the new store as a welcome asset.

"My advice to kids is to just try as many things as possible," he said.

"Pick something up and have a go until you find a sport you love."

The new-look Rebel store in Perth's north offers a "try it before you buy" football and basketball experience, as seen in its Karrinyup store.

A custom shirt print and a state-of-the-art FIBA play station is also incorporated.

Lakeside Joondalup centre manager Gemma Hannigan said the relocated outlet took nine months to build.

Hospital project approved

CHRISTOPHER TAN

State planners have approved a \$77 million seven-storey day surgery ward at Joondalup Health Campus.

The Metro Outer Joint Development Assessment Panel voted unanimously on Monday and agreed the addition to JHC was to be integrated within the existing private hospital.

Joondalup councillor Tom McLean welcomed the expansion and said it was much-needed for the growth of the local area.

"I think it's an important facility in the City of Joondalup and I am sure the council welcomes this expansion," he said.

The plan to facilitate the relocation and expansion of the day surgery ward means 260 existing visitor parking bays will be removed and replaced by 98 bays for staff within the basement of the new building.

City of Joondalup officers said

sufficient parking remained on site with the recently constructed multi-storey carpark containing 760 bays, a total of 2242 public bays across the entire health campus.

"That TIA looked at the traffic impacts of the full staging of redevelopment," the city's planning services manager Catherine Temple said. "That was reviewed by our traffic engineers here at the city who concluded that the current road network is quite capable of accommodating those vehicle movements."

As part of the new day surgery unit, the ground floor will be a 'shell' that allows for a future fit-out of services as required.

The first floor comprises theatres and day surgery recovery areas; floors two, three and four 82 patient beds; and floor five contains plant services.

The new day surgery unit is part of Ramsay Health Care's plan to keep up with increased demand on health services within the area.



Public Notice Intention to Levy Differential Rates

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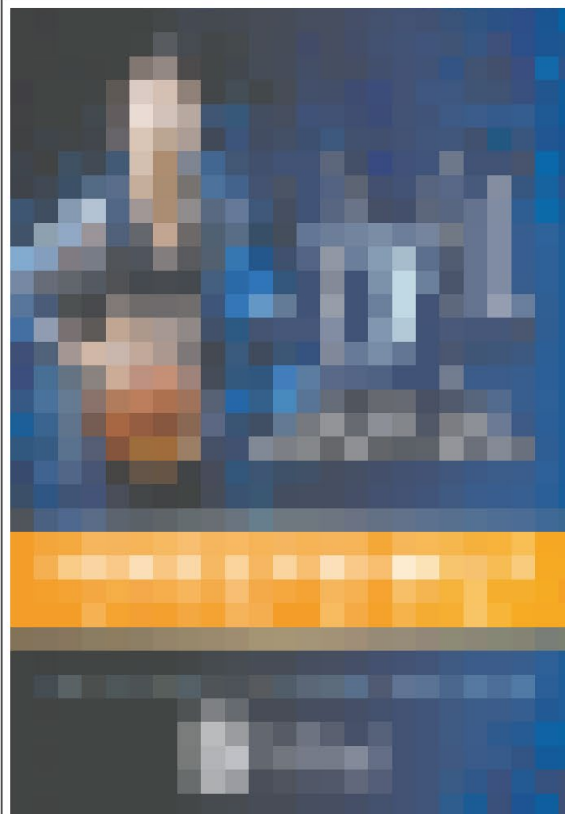
Submissions can be made online through an Online Submission Form, or in writing via email to info@joondalup.wa.gov.au or via post to:

Chief Executive Officer
City of Joondalup
PO Box 21 Joondalup WA 6919

Submissions accepted:
Thursday 25 May 2023 – Thursday 15 June 2023.



James Pearson
Chief Executive Officer



Joondalup

APPENDIX 11 — Public Notice advert in *PerthNow* community newspaper (published 8 June 2023, page 12)

12 **NEWS**perth**now**
Thursday, June 8, 2023

Boaties in distress warned about radio shake-up **Sea rescue revamp**

CHRISTOPHER TAN

One of the largest volunteer-run sea rescue groups in WA is changing the way it runs its rescue operation from July 1.

In 2021, the State Government announced that to enhance safety, the distance offshore at which registrable vessels are required to carry an approved radio will reduce to four nautical miles — and the less reliable 27MHz marine radios will be phased out over five years in favour of HF or VHF radios.

Marine Rescue Whitford's commander Bob Jacobs said that given this change and the

fact that there are very few calls on 27MHz these days, the rescue organisation will cease its 27MHz watch from the second half of this year.

"These days most boats are equipped with the superior marine VHF radios which give far better reception and are monitored 24/7," he said.

"You need an operator's certificate to operate a marine VHF radio legally. To assist boaties who need to make the transition, we are offering a reduced-price package that includes the radio operators certificate course and a year's subscription to their radio network.

"The saving on this package is \$125. The operator's certificate is the internationally recognised short range operator's certificate of proficiency. The Marine Rescue Whitford's radio network provides added security for boaties by recording details of the vessel, the owner, important contacts and phone numbers." But there are other important changes introduced by MRW as part of the ongoing 24/7 safety service for boaties.

A new radio over the internet system is being trialled and the group has introduced a system using the phone for after-hours contact. This will allow for the

log-on and log-off service to be provided by more volunteers — spreading the workload and ensuring continuity.

Full radio and telephone coverage will be maintained during daylight hours and will extend to special events that start early or finish late.

Between 7am and 6pm the normal radio service applies using channel 77 or 81 if you are out west of Rottnest. After 6pm and through to 7am the boatie can call on 9401 3757. In any emergency, channel 16 should be used to make a mayday or pan pan call. WA Police monitor the emergency channel 24/7.

Marangaroo trees to stay

CHRISTOPHER TAN

Residents in Marangaroo have failed to get street trees removed for what they claim as "nuisance by way of leaf and branch litter".

Earlier this year the City of Wanneroo received a petition signed by four people, requesting the City remove the pair of verge trees located at 9 Milstead Way and another on the boundary of 11 Milstead Way.

They asked the City to consider removing mature trees eucalyptus nicholii and corymbia citodora to avoid further damage by driveway upheaval and branches falling on the roof tiles at the properties.

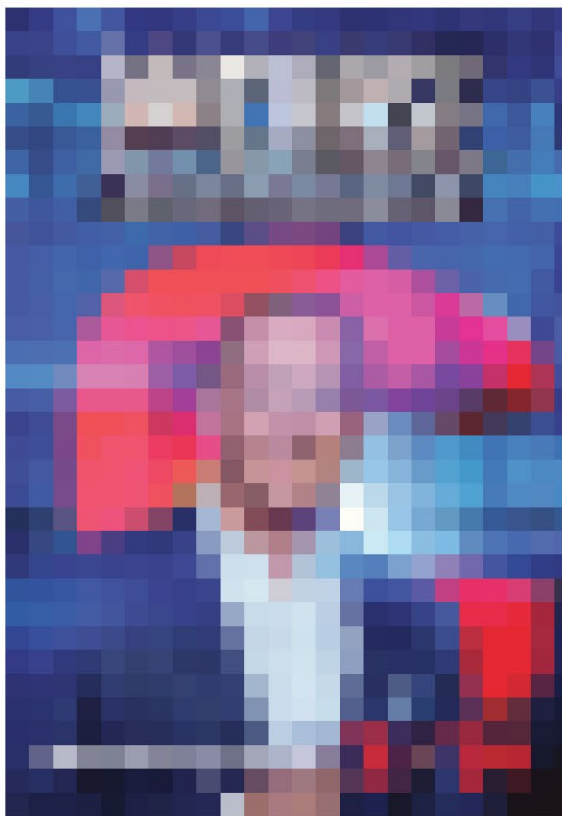
"Should the council fail to action, we ask council to accept liability and compensation for any further damage occasioned by root upheaval and failing branches from both trees that damage any portion of the ratepayers properties," the petition said.

At the City of Wanneroo's May meeting, councillors voted unanimously against removing the trees.

In comment, the City said the two mature, healthy trees had been managed to date in accordance with the City's street tree policy and did not meet the criteria for removal.

"Removing these two large healthy street trees can also have negative social and economic consequences," it said. "It can reduce property values, and lead to an increase in air and noise pollution."

Requests to work on or remove the trees date back to 2013.



Joondalup



Public Notice Intention to Levy Differential Rates

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Chief Executive Officer
City of Joondalup
PO Box 21 Joondalup WA 6919

Submissions accepted:
Thursday 25 May 2023 – Thursday 15 June 2023.



James Pearson
Chief Executive Officer



APPENDIX 12 — Response from Edgewater Community Residents Association

Note: This stakeholder provided feedback via the Online Submission Form.

Please provide your feedback on the City's proposal to levy differential rates in 2023/24:

The business model of local government is one where the executives' remuneration is inherently linked to how much they spend, rather than how well they service the community which pays their salaries. So, there is no incentive to reduce rates, rather there is a compelling self-interest to raise them. Those developing the budget are from the start, conflicted, save money for the community and risk smaller salary increases for themselves. This is diametrically opposed to the ratepayer's experience. The more the local government charges, the less discretionary spending we have for our families. Unfortunately, until the economic model of local government changes there will be no change. The ratepayers need and deserve the City staff to be paid on the basis of delivery of what the community wants, appropriate quality, delivered with cost efficiency. Please consider the ability to pay when upping the rates every year, without fail. Our community is hurting, families are struggling, mortgage rates have increased significantly over the last 12 months, as has inflation and the price of just about everything. Families are having to choose between feeding their kids and paying increased prices for kids' sport and activities, thanks to the new Facilities Hire Policy. Just speak to the food banks, they are under huge pressure from increased need in the community. Working poor are living in cars, or couch surfing, unable to afford the increased rents. Every time the Council increases its budget and drives up the rates invoices, that increase is carried forward into the next year and every year after. It feels like the City determines how much it thinks it can get away with before considering does it really need to increase the rates. It is time to consider that the average family can't just accept this never-ending cycle of rate increases. We know the costs for the city have gone up, wages for middle management staff being one area of concern, but perhaps it is time for the City to reconsider expenditure like families are doing and become far more fiscally responsible. WALGA recently published an Economic Update paper: "Key Economic Drivers Impacting Local Government Budgets this Year". It highlighted the increased costs of strong demand within the construction industry and the impact on budgets. It advised that the next 3 years is an expensive time to build. This may be an area in which the City could put off spending, and possibly save substantial amounts of money, thereby reducing the burden on the community. After all we saw the redevelopment of Chichester blow out by ~20% due to construction cost increases during COVID. As you prepare the budget, it is more essential than ever that you get the basics right. You need to look for efficiencies and ways to lower your costs. It's time to trim the budget to look at what is truly necessary and leave out the grand schemes, the waste, and nice-to-haves until better times. Do staff really need a large catered lunch? Is the free tourist bus truly beneficial to the overall economy of the City? Give families a break, they really need it. Please reconsider the increase in differential rates.

APPENDIX 13 — Submission from Marmion, Sorrento, Duncraig Progress & Ratepayers Association



City of Joondalup

Community Consultation: Intention to Levy Differential Rates -2023-24

The Marmion, Sorrento, Duncraig Progress and Ratepayer Association (Association) submits for consideration by the City of Joondalup a proposal for change in respect to the rating of Non-Hosted Short-Stay Accommodation properties.

There is an evolving and growing trend, particularly in coastal suburbs (Marmion and Sorrento), of residential properties being used for non-hosted short stay accommodation, as a means to generating additional income for the owners. This is clearly different from long-stay rental accommodation which, is residential based rather than visitor / tourist based.

The City already has a "Short -term Accommodation Local Planning Policy" which requires owners to register a Management Plan for such activities. While the main purpose of this LPP is to ensure that the short-stay accommodation activity does not compromise the amenity of residential areas or nearby neighbours, it also does recognise an element of commercialisation in regard to such enterprises.

As the City has a record of these properties, in the form of a Register (as required under the Short-term Accommodation LPP), the Association is advocating that the City should consider rating these properties under the category of "Commercial Improved" not "Residential Improved."

Accordingly, the Association requests the City of Joondalup to consider rating these Non-Hosted Short-stay Accommodation businesses as "Commercial Improved " properties, in 2023-24, to cover any administrative costs associated with the LPP and use of the City's staff and resources in managing compliance issues impacting on residential amenity that, may arise from the operation of these businesses.

SECRETARY, MARMION SORRENTO DUNCRAIG PROGRESS & RATEPAYER ASSOCIATION

13 June 2023