Shire of Coolgardie

Mother of the Goldfields

AGENDA

Ordinary Council Meeting

27 October 2026

6.30pm

Council Chambers, Bayley Street, Coolgardie

DISCLAIMER

Members of the public are advised that Council agendas, recommendations, minutes and resolutions are subject to confirmation by Council and therefore, prior to relying on them, one should refer to the subsequent meeting of Council with respect to their accuracy.

No responsibility whatsoever is implied or accepted by the Shire of Coolgardie for any act, omission or statement or intimation occurring during Council meetings or during formal/informal conversations with staff.

The Shire of Coolgardie disclaims any liability for any loss whatsoever and howsoever caused arising out of reliance by any person or legal entity on any such act, omission or statement or intimation occurring during Council meetings or discussions. Any person or legal entity who acts or fails to act in reliance upon any statement does so at that person's or legal entity's own risk/

Applicants and other interested parties should refrain from taking any action until such time as written advice is received confirming Council's decisions with respect to any particular issue

ACKNOWLEDGEMENT OF COUNTRY

The Shire of Coolgardie acknowledges the Traditional Owners of the land on which we meet and acknowledges their continuing cultural connection to the Land, Waters and Community. We pay our respect to Elders past and present.

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1 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

1.1 ACKNOWLEDGEMENT OF COUNTRY

"The Shire of Coolgardie acknowledges the Traditional Owners of the land, on which we meet and pay our respects to Elders past and present."

2 ANNOUNCEMENTS BY PRESIDING PERSON WITHOUT DISCUSSION

2.1 PRESIDENT'S REPORT - OCTOBER 2026

Date: **19 October 2026**

Author: **Cr Paul Wilcox, Shire President**

October has been a positive month for the Shire of Coolgardie, with opportunities to strengthen relationships with the State Government and celebrate our local heritage.

A highlight was the WA State Government's Regional Cabinet visit to the Goldfields. I welcomed the opportunity to meet with Hon. David Michael MLA, Minister for State Government, Economic Diversification, Finance, Electoral Affairs and Goldfields-Esperance, alongside representatives from the Goldfields-Esperance Development Commission (GEDC), my Council colleagues and our CEO. Discussions focused on local priorities, challenges and future opportunities, with the Minister acknowledging the significant progress made in strengthening the Shire's long-term sustainability. These direct conversations are important in ensuring our communities' needs remain on the State Government's agenda.

In addition to attending the Community Cabinet Meeting in Kalgoorlie, hosted by the City of Kalgoorlie-Boulder, I was also appreciative of being extended an invitation to meet with Hon. Hannah Beazley MLA, Minister for Local Government, Disability Services, Veterans, Volunteering, Youth & Gascoyne in two separate forums. This represented the Shire's first face-to-face engagement with the Minister since the October 2025 Ordinary Council Election and provided us with an opportunity to personally update the Minister on our progress against reporting obligations and the journey we have taken towards financial recovery over the past twelve-months. The Shire looks forward to presenting the final quarter of reporting to the Minister through the Local Government Inspector by 31 October 2026 and continuing to build a positive relationship moving forward.

On the community front, Coolgardie Day was once again celebrated in late September and provided another opportunity to recognise the town's rich history, its significance to Western Australia and welcome visitors to experience the community spirit that makes our Shire unique. I would like to thank the committee and everyone involved in organising and supporting community events such as this across the Shire.

3 DECLARATION OF COUNCIL MEMBERS

The Shire President, as Presiding Member to invite Council Members to declare that they have read the agenda and supporting documents and able to make informed decision on all matters accordingly.

4 RECORD OF ATTENDANCE / APOLOGIES / APPROVED LEAVE OF ABSENCE

5 DECLARATIONS OF INTEREST

5.1 Declarations of Financial Interests – Local Government Act Section 5.60A

5.2 Declarations of Proximity Interests – Local Government Act Section 5.60B

5.3 Declarations of Impartiality Interests –Shire of Coolgardie Code of Conduct for Council Members, Committee Members and Candidates for Election, Code of Conduct for Employees

6 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Nil

7 PUBLIC QUESTION TIME

8 APPLICATIONS FOR LEAVE OF ABSENCE

9 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

9.1 MINUTES OF THE ORDINARY COUNCIL MEETING HELD ON 22 SEPTEMBER 2026

Date: **24 September 2026**

Author: **Kasey Turner, Executive Assistant**

ATTACHMENTS

Nil

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That the Minutes of the Ordinary Council Meeting held on 22 September 2026 be confirmed as a true and accurate record.

10 PETITIONS / DEPUTATIONS / PRESENTATIONS / SUBMISSIONS

10.1 KURRAWANG ABORIGINAL CHRISTIAN COMMUNITY INC

Location: **Shire of Coolgardie**

Applicant: **Kurrawang Aboriginal Christian Community Inc.**

Disclosure of Interest: **Nil**

Date: **22 October 2026**

Author: **Raj Subbiah, Acting Chief Executive Officer**

Kurrawang Aboriginal Christian Community Inc will be providing a deputation regarding their request for Rates Exemption.

Speakers

- Sunil Fernando – Chief Executive Officer
- Pricilla Tucker – Vice Chair

Attendees

- Corina Bennell – Director
- Denise Lynch – Secretary

ATTACHMENTS

Nil

11 REPORTS OF COMMITTEES

Nil

12 REPORTS OF OFFICERS

12.1 Executive Services

12.1.1 ORDINARY COUNCIL MEETINGS AND AUDIT, RISK AND IMPROVEMENT COMMITTEE MEETINGS 2027

Location: **Shire of Coolgardie**

Applicant: **Nil**

Disclosure of Interest: **Nil**

Date: **25 September 2026**

Author: **Kasey Turner, Executive Assistant**

SUMMARY

That Council approve the timetable for the Ordinary Council Meetings and proposed schedule for Audit, Risk and Improvement Committee (ARIC) Meetings for 2027.

BACKGROUND

Regulation 12 of the Local Government (Administration) Regulations 1996 requires the Council to give local public notice of the date, time and location of its Ordinary Council meetings. In previous years Council has considered the timing of its ordinary meetings.

COMMENT

Ordinary meetings of Council are generally scheduled for the fourth Tuesday of each month except for January and December. Council is convened in the Council Chambers of Coolgardie or Kambalda Community Recreation Facility.

Council, and ARIC meeting dates for the 2027 year will be advertised.

CONSULTATION

Council Members

STATUTORY ENVIRONMENT

Regulation 12 of the *Local Government (Administration) Regulations 1996*

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Accountable and effective leaders

High quality corporate governance, accountability and compliance

ATTACHMENTS

Nil

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That Council: -

1. **Approve for Ordinary Council Meetings to be scheduled to convene on the fourth Tuesday of every month at the Coolgardie Council Chambers or Kambalda Community Recreation Facility (except for January and December) at 6.30pm on the following dates: -**

   January 2027 – No Meeting

   23 February 2027 – Kambalda

   23 March 2027 – Coolgardie

   27 April 2027 – Kambalda

   25 May 2027 – Coolgardie

   22 June 2027 – Kambalda

   27 July 2027 – Coolgardie

   24 August 2027 – Kambalda

   28 September 2027 – Coolgardie

   26 October 2027 – Kambalda

   23 November 2027 – Coolgardie

   14 December 2027 – Kambalda

2. **Recommend that Audit, Risk and Improvement Committee (ARIC) Meetings be held in April 2027 and September 2027 as per the Audit, Risk and Improvement Committee Terms of Reference that the Audit Committee to meet no less than twice per year. Meetings, dates, times, and places are to be determined by the Shire President, the Presiding Member of ARIC, or any 2 Members of the committee, in accordance with Cl 3.4 Shire of Coolgardie Meeting Procedures Local Law. Additional meetings shall be convened in accordance with Cl 3.4 Shire of Coolgardie Meeting Procedures Local Law.**

12.1.2 REVISED POLICY 1.25 PRIVACY AND RESPONSIBLE INFORMATION SHARING

Location: N/A

Applicant: N/A

Disclosure of Interest: N/A

Date: 20 October 2026

Author: Celia Jordaan, Consultant

SUMMARY

The purpose of this report is to provide Council with the privacy implementation progress update requested for the October 2026 Ordinary Council Meeting under Council Resolution 139/2026 and seek approval of the revised Policy 1.25 – Privacy and Responsible Information Sharing.

BACKGROUND

On 25 August 2026, Council adopted Policy 1.25 and requested that current implementation requirements be progressed as a priority, preparations for the notifiable information breach provisions be completed before 01 January 2027, and a progress report be provided to the October Ordinary Council Meeting.

This report provides the implementation progress update requested by Council for the October 2026 Ordinary Council Meeting under Council Resolution 139/2026. It outlines the review undertaken and the next steps for Administration, and seeks Council's adoption of the revised Policy 1.25 – Privacy and Responsible Information Sharing. The proposed amendments build on the framework adopted in August and reflect the findings of the review of the Shire's policies, public information and supporting documents.

Following Council's adoption of Policy 1.25 in August 2026, work to formalise the Privacy Officer and Information Sharing Officer designations identified an opportunity to clarify these statutory roles in the policy. The accompanying review of supporting policies, processes and public information identified further targeted refinements to assist practical implementation. The proposed amendments retain the policy's original purpose and framework and support consistent application across the Shire.

COMMENT

The review and implementation work completed to date, together with the remaining actions, are summarised below.

Policy Principles and Implementation Summary

The review checked the policy against the applicable legislative requirements for completeness and compliance. Targeted amendments were then made to clarify the requirements and support a consistent understanding of how the policy applies in practice. The following summary identifies the compliance basis for each policy principle, the work completed and Administration's next steps.

Policy principle	Legislative requirement	Review and progress	Administration's next steps
Privacy by Design	PRIS Act, sections 79–81: undertake required privacy impact assessments before relevant activities or changes.	Existing risk and governance arrangements considered. Required privacy impact assessments are made explicit in the revised policy.	Integrate screening and required assessments into existing project and procurement processes.
Collection of Personal Information	PRIS Act, Schedule 1, principle 1: lawful collection, written purposes and collection notices.	Collection wording and sample forms reviewed. The policy clarifies purposes, notices and use of existing written records.	Update priority collection notices and check that requested information is necessary.

Policy principle	Legislative requirement	Review and progress	Administration's next steps
Use and Disclosure	PRIS Act, Schedule 1, principle 2; sections 76–78: lawful disclosure and public-register safeguards. Local Government Act, section 5.96A; Financial Management Regulations, regulations 13–13A: statutory publication and payment reporting.	Payment reporting, public registers and employee information considered. The policy preserves lawful disclosures and limits unnecessary detail.	Apply consistent publication checks and progress identified register and website updates.
Information Security	PRIS Act, Schedule 1, principle 4; section 153; State Records Act 2000: security and lawful retention/disposal.	Existing information technology and records policies considered. Retention and lawful disposal are clarified.	Verify access and recordkeeping controls through existing management processes.
Information Quality	PRIS Act, Schedule 1, principle 3: take reasonable steps to maintain information quality.	Existing policy commitment retained. Specific published information requiring verification identified.	Check source records and correct confirmed inaccuracies.
Access and Correction	PRIS Act, section 27; Freedom of Information Act 1992, Parts 2–3 and section 98A: use the statutory access/amendment pathway.	Existing freedom of information arrangements reviewed. The policy expressly identifies the correct access and amendment pathway.	Align public guidance, forms and fee information with the applicable requirements.
Responsible Information Sharing	PRIS Act, Part 3, sections 168–183 and 210: required sharing agreements, assessments and officer notification.	The policy clarifies when the statutory sharing framework applies. The Information Sharing Officer notification is being processed.	Complete notification and apply assessments and agreements where the framework is used.
Aboriginal Information and Data	PRIS Act, section 177: Aboriginal information assessment and applicable reasonable-steps obligations.	The revised policy expressly addresses the required Aboriginal information assessment and applicable engagement obligations.	Apply the requirements when relevant sharing arrangements are proposed.
Privacy Complaints	PRIS Act, section 151 and Part 2 Division 9: coordinate complaint handling and regulatory dealings.	The existing complaints framework has been identified as the preferred basis for privacy complaint handling.	Assess amendments to Complaints Policy 1.09 and supporting procedures to keep complaint handling together where suitable.
Data Breaches	PRIS Act, Part 2 Division 6; Part 3 Division 6 where applicable: breach obligations commencing 1 January 2027.	The policy identifies the requirements commencing on 1 January 2027 and the need for a public Information Breach Policy.	Complete the breach policy, response arrangements, register, notification and reporting processes, staff briefing and testing before commencement.

The roles of Privacy Officer and Information Sharing Officer must be held by the principal officer or another senior officer. Formal letters notifying the Information Commissioner and Chief Data Officer of Sabine's Taylor's designation as Privacy Officer and Information Sharing Officer have been prepared and are being processed for issue. Dispatch and acknowledgements will be recorded by Administration.

A review of all current Council policies has been completed to identify privacy and information sharing implications across the policy suite. Relevant policies, forms, public registers, payment reporting, freedom of information material and supplier terms have been checked against the legislative requirements.

Overall, the review found that the existing framework provides a sound basis for implementation, with targeted refinements and verification matters to be addressed. A detailed implementation checklist records these items and will be used by Administration to track actions, confirm completion and close out the findings.

The current purchase order terms have been reviewed, and the revised draft includes provisions explaining the Shire's handling of personal information and lawful disclosures. Once finalised, the revised terms will be published on the Shire's website and linked from purchase orders. The terms will also reference the dedicated privacy webpage once established.

The review considered employee names, transaction descriptions and reimbursement amounts included in financial reporting to Council. Employee names required for statutory payment reporting may continue to be published, together with sufficient information to identify the transaction. Unnecessary private or sensitive detail should be excluded, with personnel records managed through appropriate access and recordkeeping controls.

Next Steps
Adoption of the revised policy will provide the settled Council framework for the next stage of implementation. Administration will establish a dedicated website page bringing together the adopted policy, contact details, collection and disclosure information, access and correction guidance, and the privacy complaint pathway. Current statutory obligations continue while these supporting arrangements are refined.

Administration intends to assess whether Complaints Policy 1.09 and its procedures can be amended to incorporate privacy requirements, so that complaints remain within one established framework where appropriate. Any proposed amendments to that policy or other related Council policies are intended to be represented to the November 2026 Ordinary Council Meeting. Privacy complaints will continue to be handled through existing arrangements, with referral to the Privacy Officer as appropriate.

The next scheduled milestone is readiness for the notifiable information breach requirements commencing on 01 January 2027. The public Information Breach Policy and supporting operational arrangements will be completed before commencement. The detailed implementation checklist will remain an administrative management tool, with material policy, resource or compliance matters brough to Council as required.

CONSULTATION

The review has drawn on the Shire's policy and operational documents. Relevant staff will be involved in implementing the supporting arrangements.

STATUTORY ENVIRONMENT

- *Privacy and Responsible Information Sharing Act 2024*
- *Information Commissioner Act 2024*
- *Freedom of Information Act 1992*
- *State Records Act 2000*
- *Local Government Act 1995 and relevant regulations*

The principal privacy requirements commenced on 01 July 2026. Section 151 and 210 provide for the statutory officer designations and notifications. Notifiable information breach requirements commence on 01 January 2027.

POLICY IMPLICATIONS

Council formally adopted Policy 1.25 on 25 August 2026 through Council Resolution 139/2026. The proposed amendments build on that adopted framework and reflect the subsequent implementation review. Adoption of the revised policy will replace the August version while retaining its purpose, scope and governance approach. Any further related policy amendments will be presented through the usual approval process.

FINANCIAL IMPLICATIONS

There are no direct financial implications from the adoption of the Policy.

Implementation of the PRIS Act may require future expenditure associated with staff training, policy development, procedural documentation, information management improvements and privacy compliance activities. These costs will be managed within future budget and operational planning processes as required.

STRATEGIC IMPLICATIONS

Governance

Transparent, accountable and effective governance across the Shire

ATTACHMENTS

1. **Revised Policy 1.25 Privacy and Responsible Information Sharing (clean version for appoval)**
2. **Revised Policy 1.25 Privacy and Responsible Information Sharing (tracked changes version for reference only)**

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That Council: -

1. **Adopts the revised Policy 1.25 – Privacy and Responsible Information Sharing as attached, replacing the version adopted on 25 August 2026.**

2. **Notes:**
   a. **the review and implementation progress reported in response to Council Resolution 139/2026;**
   b. **that officers will continue staged implementation of the applicable legislative requirements, including addressing and closing out identified actions, updating public information and preparing for the information breach requirements commencing on 01 January 2026; and**
   c. **that any proposed amendments to related Council policies arising from the review are intended to be presented to the November 2026 Ordinary Council Meeting.**

Policy Number 1.25 Privacy and Responsible Information Sharing

Legislative Reference

- Privacy and Responsible Information Sharing Act 2024 (WA)
- Information Commissioner Act 2024 (WA)
- Freedom of Information Act 1992 (WA)
- State Records Act 2000 (WA)
- Local Government Act 1995 (WA)

Related Documents

- Code of Conduct for Council Members, Committee Members and Candidates
- Employee Code of Conduct
- Recordkeeping Plan
- Information Breach Policy and supporting response procedure (to be developed before 1 January 2027).
- Complaints Policy 1.09 and supporting privacy complaint handling arrangements (to be reviewed, with any proposed policy amendments to be developed).

Policy Objective

To establish the Shire's commitment to protecting personal information, respecting individual privacy, and undertaking responsible information sharing in accordance with the Privacy and Responsible Information Sharing Act 2024, the Information Privacy Principles and any applicable Responsible Information Sharing Principles.

Policy Scope

This Policy applies to:

- Elected Members;
- Committee Members;
- Employees;
- Contractors and consultants;
- Volunteers;
- Agents acting on behalf of the Shire; and
- Any contracted service provider required to comply with privacy obligations under a contract with the Shire.

Policy Statement

The Shire of Coolgardie recognises that the community places significant trust in local government to collect, hold, use and disclose personal information responsibly.

The Shire is committed to:

- managing personal information lawfully, fairly and transparently;

- complying with the Information Privacy Principles established under the PRIS Act;
- ensuring personal information is accurate, secure and appropriately retained;
- facilitating access to and correction of personal information in accordance with legislative requirements;
- ensuring responsible and accountable information sharing;
- recognising and supporting Aboriginal data governance principles where information sharing affects Aboriginal people or communities;
- responding appropriately to privacy complaints and suspected privacy breaches; and
- fostering a culture of privacy awareness and accountability throughout the organisation.

Policy Principles

1. Privacy by Design

The Shire will incorporate privacy considerations into its systems, projects, services and decision-making processes at the earliest possible stage.

Privacy risks will be identified, assessed and managed as part of organisational planning and governance activities.

The Shire will complete and document privacy impact assessments where required by the PRIS Act, including before undertaking a new high privacy impact function or activity, or making a significant change to such a function or activity. Screening and assessment will be integrated into existing project, procurement and risk management processes.

2. Collection of Personal Information

The Shire will collect personal information fairly and reasonably and only where permitted by Information Privacy Principle 1. Collection must be reasonably necessary for the Shire's functions or activities, or otherwise required or authorised by law. Personal information will be collected directly from the individual unless a statutory exception applies. Sensitive, indirect and unsolicited personal information will be handled in accordance with the applicable statutory requirements.

Before collection, the Shire will record the purposes of collection and intended uses and disclosures. Existing forms, notices and procedures may provide this written record; a separate register is not required where those records are adequate.

The Shire will take reasonable steps to provide the information required by Information Privacy Principle 1 before or at collection, or as soon as practicable afterwards. This includes the Shire's identity and contact details, access arrangements, collection purposes, usual recipients, any law requiring collection and the main consequences of not providing the information. Notices will also explain relevant correction arrangements.

3. Use and Disclosure

The Shire will use or disclose personal information only where permitted by Information Privacy Principle 2 or another applicable law. Any reliance on consent, a health or safety exception, or an information sharing arrangement must satisfy the applicable statutory conditions. The Shire will maintain any records of use or disclosure required by law.

This Policy does not prevent disclosures required or authorised by law, including statutory payment reporting, Council agendas and minutes, public registers and access under the Freedom of Information Act 1992 (WA). Required information will be retained in public reporting, while unnecessary personal detail will be excluded and applicable publication restrictions observed.

A collection notice or this Policy does not, by itself, authorise a disclosure. Requests concerning safety or wellbeing risks from personal information in a public register will be assessed under the applicable provisions of the PRIS Act.

4. Information Security

The Shire will implement reasonable administrative, physical and technical safeguards to protect personal information from:

- unauthorised access;
- misuse;
- interference;
- loss;
- modification; and
- disclosure.

Security measures may include:

- role-based access controls;
- multifactor authentication;
- network and cyber security controls;
- secure disposal processes;
- staff training; and
- regular reviews of information security practices.

Personal information will be retained, destroyed or permanently de-identified in accordance with applicable privacy and recordkeeping requirements, the Shire's Recordkeeping Plan and approved retention and disposal authorities. Records must not be destroyed where retention is required or authorised by law or an applicable legal hold.

5. Information Quality

The Shire will take reasonable steps to ensure that personal information it holds is accurate, complete, relevant and up to date.

6. Access and Correction

The Shire supports an individual's right to request access to and amendment of their personal information under the Freedom of Information Act 1992 (WA).

Requests made to the Shire under the access or correction provisions of the PRIS Act will be dealt with under the relevant provisions of the Freedom of Information Act 1992 (WA), as required by section 98A of that Act. The Shire will assist applicants to use the appropriate process and handle requests fairly, promptly and consistently.

7. Responsible Information Sharing

Information sharing decisions must be:

- lawful;
- necessary and proportionate;
- transparent and accountable;
- supported by appropriate risk assessment;
- properly documented; and
- consistent with privacy obligations.

The Shire will ensure that information sharing is undertaken only for legitimate public purposes and in accordance with applicable legislative requirements.

Where the Shire uses the information sharing framework in Part 3 of the PRIS Act, it will confirm eligible parties, permitted purposes and applicable exclusions, complete the required assessments, enter into a compliant agreement and meet the applicable notification and ongoing management requirements. The Information Sharing Officer will coordinate these arrangements.

Ordinary disclosures under another lawful authority do not automatically require a Part 3 information sharing agreement.

8. Aboriginal Information and Data

Before entering into an information sharing agreement under Part 3 of the PRIS Act, the Shire will undertake the required Aboriginal information assessment. Where the statutory requirements are triggered, the Shire will take the required reasonable steps concerning consultation, consent and the inclusion of Aboriginal expertise, having regard to applicable Chief Data Officer guidelines.

The Shire will recognise and support Aboriginal data governance principles when handling information relating to Aboriginal people and communities.

9. Privacy Complaints

Privacy enquiries and complaints may be directed to the Shire's Privacy Officer through the contact details published on the Shire's website. The Shire will make this Policy available on its website and on request.

The Shire will use its existing complaints framework, with appropriate privacy-specific handling and restricted access to complaint records, to receive, investigate and respond fairly and promptly. Complainants will be advised of the outcome and any available review or external complaint rights, including the right to complain to the Information Commissioner under the PRIS Act.

10. Data Breaches

The Shire will maintain processes for identifying, assessing, containing, managing and reporting privacy and information security breaches.

From 1 January 2027, the Shire will comply with the notifiable information breach requirements of the PRIS Act, including assessment, containment, mitigation, notification, register and annual reporting obligations. The Shire will notify the Information Commissioner and affected individuals where required by law and comply with any additional obligations applying to breaches of information shared under Part 3.

Before commencement, the Shire will prepare and make publicly available an Information Breach Policy supported by an internal response procedure. Suspected breaches must be reported and managed promptly under the Shire's existing incident arrangements in the meantime.

Roles and Responsibilities

Council

Council is responsible for:

- establishing the strategic framework for privacy governance;
- adopting and reviewing this Policy; and
- receiving reports regarding privacy governance where appropriate.

Chief Executive Officer

The CEO is responsible for:

- ensuring organisational compliance with privacy obligations;
- allocating appropriate resources for implementation;
- designating responsible officers; and
- promoting a culture of privacy and information security.

Privacy Officer and Information Sharing Officer

The Chief Executive Officer will perform the roles of Privacy Officer and Information Sharing Officer unless another senior officer is designated for either role in accordance with sections 151 and 210 of the PRIS Act. The same person may perform both roles.

The Shire will maintain written records of the designations and notify the Information Commissioner of the Privacy Officer's name and contact details, and the Chief Data Officer of the Information Sharing Officer's name and contact details, including subsequent changes.

The Privacy Officer will coordinate privacy compliance, advice, training, complaint handling, breach response and liaison with the Information Commissioner. The Information Sharing Officer will coordinate information sharing requests and arrangements, compliance advice and liaison with the Chief Data Officer, in accordance with the statutory functions of each role.

Employees, Contractors and Elected Members

All persons covered by this Policy must:

- comply with privacy obligations;
- protect personal information;
- report suspected breaches promptly; and
- undertake privacy training as required.

Implementation

The Shire will implement and monitor this Policy through existing governance, risk, records, procurement and complaints arrangements wherever these remain lawful and workable. Obligations already in force must be met; staged implementation does not defer those obligations. Preparations for the notifiable information breach requirements must be completed before 1 January 2027.

Supporting measures will be proportionate to the Shire's information risks and may include:

- development of supporting procedures;
- staff training and awareness programs;
- privacy impact assessment processes;
- privacy notices and forms;
- information sharing governance arrangements;
- breach response procedures; and
- reporting and monitoring frameworks.

Review

This Policy shall be reviewed:

- within 12 months of adoption;
- following significant legislative changes; or
- at least every two years.

Policy Number 1.25 Privacy and Responsible Information Sharing

Legislative Reference

- Privacy and Responsible Information Sharing Act 2024 (WA)
- Information Commissioner Act 2024 (WA)
- Freedom of Information Act 1992 (WA)
- State Records Act 2000 (WA)
- Local Government Act 1995 (WA)

Related Documents

- Code of Conduct for Council Members, Committee Members and Candidates
- Employee Code of Conduct
- Recordkeeping Plan
-
- Information Breach Policy and supporting response procedure (to be developed before 1 January 2027).
- Complaints Policy 1.09 and supporting privacy complaint handling arrangements (to be reviewed, with any proposed policy amendments to be developed).
  - ~~Data Breach Response Procedure (to be developed)~~
  - ~~Privacy Complaint Procedure (to be developed)~~

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- Employees;
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- Volunteers;
- Agents acting on behalf of the Shire; and
- Any contracted service provider required to comply with privacy obligations under a contract with the Shire.

Policy Statement

The Shire of Coolgardie recognises that the community places significant trust in local government to collect, hold, use and disclose personal information responsibly.

The Shire is committed to:

- managing personal information lawfully, fairly and transparently;
- complying with the Information Privacy Principles established under the PRIS Act;
- ensuring personal information is accurate, secure and appropriately retained;
- facilitating access to and correction of personal information in accordance with legislative requirements;
- ensuring responsible and accountable information sharing;
- recognising and supporting Aboriginal data governance principles where information sharing affects Aboriginal people or communities;
- responding appropriately to privacy complaints and suspected privacy breaches; and
- fostering a culture of privacy awareness and accountability throughout the organisation.

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2. Collection of Personal Information

The Shire will collect personal information fairly and reasonably and only where permitted by Information Privacy Principle 1. Collection must be reasonably necessary for the Shire's functions or activities, or otherwise required or authorised by law. Personal information will be collected directly from the individual unless a statutory exception applies. Sensitive, indirect and unsolicited personal information will be handled in accordance with the applicable statutory requirements.

Before collection, the Shire will record the purposes of collection and intended uses and disclosures. Existing forms, notices and procedures may provide this written record; a separate register is not required where those records are adequate.

The Shire will take reasonable steps to provide the information required by Information Privacy Principle 1 before or at collection, or as soon as practicable afterwards. This includes the Shire's identity and contact details, access arrangements, collection purposes, usual recipients, any law requiring collection and the main consequences of not providing the information. Notices will also explain relevant correction arrangements.~~The Shire will only collect personal information where it is reasonably necessary to perform its functions, exercise its powers, deliver services, meet statutory obligations, or otherwise as authorised by law.~~

~~Where practical, personal information will be collected directly from the individual concerned.~~

~~Individuals will be informed about:~~

- ~~the purpose of collection;~~
- ~~how their information will be used;~~
- ~~whether disclosure may occur; and~~
- ~~how they may access or correct their information.~~

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3. Use and Disclosure

The Shire will use or disclose personal information only where permitted by Information Privacy Principle 2 or another applicable law. Any reliance on consent, a health or safety exception, or an information sharing arrangement must satisfy the applicable statutory conditions. The Shire will maintain any records of use or disclosure required by law.

This Policy does not prevent disclosures required or authorised by law, including statutory payment reporting, Council agendas and minutes, public registers and access under the Freedom of Information Act 1992 (WA). Required information will be retained in public reporting, while unnecessary personal detail will be excluded and applicable publication restrictions observed.

A collection notice or this Policy does not, by itself, authorise a disclosure. Requests concerning safety or wellbeing risks from personal information in a public register will be assessed under the applicable provisions of the PRIS Act~~Personal information will only be used or disclosed:~~

- ~~for the purpose for which it was collected;~~
- ~~where authorised or required by law;~~
- ~~with the individual's consent;~~
- ~~where necessary to protect public health, safety or welfare; or~~

- ~~in accordance with the PRIS Act and any approved information sharing arrangements.~~

~~The Shire will take reasonable steps to ensure that personal information is not used or disclosed in a manner that is inconsistent with legislative requirements~~.

4. Information Security

The Shire will implement reasonable administrative, physical and technical safeguards to protect personal information from:

- unauthorised access;
- misuse;
- interference;
- loss;
- modification; and
- disclosure.

Security measures may include:

- role-based access controls;
- multifactor authentication;
- network and cyber security controls;
- secure disposal processes;
- staff training; and
- regular reviews of information security practices.

Personal information will be retained, destroyed or permanently de-identified in accordance with applicable privacy and recordkeeping requirements, the Shire's Recordkeeping Plan and approved retention and disposal authorities. Records must not be destroyed where retention is required or authorised by law or an applicable legal hold.

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5. Information Quality

The Shire will take reasonable steps to ensure that personal information it holds is accurate, complete, relevant and up to date.

6. Access and Correction

The Shire supports an individual's right to request access to and amendment of their personal information under the Freedom of Information Act 1992 (WA).

Requests made to the Shire under the access or correction provisions of the PRIS Act will be dealt with under the relevant provisions of the Freedom of Information Act 1992 (WA), as required by section 98A of that Act. The Shire will assist applicants to use the appropriate process and handle requests fairly, promptly and consistently~~The Shire supports an individual's right to request access to and correction of their personal information in accordance with the PRIS Act and other applicable legislation.~~

~~Requests will be handled fairly, promptly and consistently~~.

7. Responsible Information Sharing

Information sharing decisions must be:

- lawful;
- necessary and proportionate;
- transparent and accountable;
- supported by appropriate risk assessment;
- properly documented; and
- consistent with privacy obligations.

The Shire will ensure that information sharing is undertaken only for legitimate public purposes and in accordance with applicable legislative requirements.

Where the Shire uses the information sharing framework in Part 3 of the PRIS Act, it will confirm eligible parties, permitted purposes and applicable exclusions, complete the required assessments, enter into a compliant agreement and meet the applicable notification and ongoing management requirements. The Information Sharing Officer will coordinate these arrangements.

Ordinary disclosures under another lawful authority do not automatically require a Part 3 information sharing agreement.

8. Aboriginal Information and Data

Before entering into an information sharing agreement under Part 3 of the PRIS Act, the Shire will undertake the required Aboriginal information assessment. Where the statutory requirements are triggered, the Shire will take the required reasonable steps concerning consultation, consent and the inclusion of Aboriginal expertise, having regard to applicable Chief Data Officer guidelines.

The Shire will recognise and support Aboriginal data governance principles when handling information relating to Aboriginal people and communities~~Where information sharing relates to Aboriginal people, communities, organisations or cultural matters, the Shire will seek to ensure that appropriate consultation and engagement processes are considered consistent with legislative requirements and recognised Aboriginal data governance principles~~.

9. Privacy Complaints

Privacy enquiries and complaints may be directed to the Shire's Privacy Officer through the contact details published on the Shire's website. The Shire will make this Policy available on its website and on request.

The Shire will use its existing complaints framework, with appropriate privacy-specific handling and restricted access to complaint records, to receive, investigate and respond fairly and promptly. Complainants will be advised of the outcome and any available review or external complaint rights, including the right to complain to the Information Commissioner under the PRIS Act~~The Shire will establish mechanisms to receive, investigate and respond to privacy complaints in a fair, timely and transparent manner.~~

~~Complainants will be advised of any review or external complaint rights available under legislation~~.

10. Data Breaches

The Shire will maintain processes for identifying, assessing, containing, managing and reporting privacy and information security breaches.

From 1 January 2027, the Shire will comply with the notifiable information breach requirements of the PRIS Act, including assessment, containment, mitigation, notification, register and annual reporting obligations. The Shire will notify the Information Commissioner and affected individuals where required by law and comply with any additional obligations applying to breaches of information shared under Part 3.

Before commencement, the Shire will prepare and make publicly available an Information Breach Policy supported by an internal response procedure. Suspected breaches must be reported and managed promptly under the Shire's existing incident arrangements in the meantime~~Where required by law, the Shire will notify affected individuals and the Information Commissioner of eligible data breaches. These obligations commence from 1 January 2027~~.

Roles and Responsibilities

Council

Council is responsible for:

- establishing the strategic framework for privacy governance;
- adopting and reviewing this Policy; and
- receiving reports regarding privacy governance where appropriate.

Chief Executive Officer

The CEO is responsible for:

- ensuring organisational compliance with privacy obligations;
- allocating appropriate resources for implementation;
- designating responsible officers; and
- promoting a culture of privacy and information security.

Privacy~~Responsible~~ Officer and Information Sharing Officer

The Chief Executive Officer will perform the roles of Privacy Officer and Information Sharing Officer unless another senior officer is designated for either role in accordance with sections 151 and 210 of the PRIS Act. The same person may perform both roles.

The Shire will maintain written records of the designations and notify the Information Commissioner of the Privacy Officer's name and contact details, and the Chief Data Officer of the Information Sharing Officer's name and contact details, including subsequent changes.

The Privacy Officer will coordinate privacy compliance, advice, training, complaint handling, breach response and liaison with the Information Commissioner. The Information Sharing Officer will coordinate information sharing requests and arrangements, compliance advice and liaison with the Chief Data Officer, in accordance with the statutory functions of each role.~~The CEO shall appoint a suitably qualified officer to coordinate privacy governance activities, including:~~

- ~~privacy compliance monitoring;~~
- ~~privacy training and awareness;~~
- ~~privacy complaint management;~~
- ~~breach reporting; and~~
- ~~liaison with the Information Commissioner where required.~~

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Employees, Contractors and Elected Members

All persons covered by this Policy must:

- comply with privacy obligations;
- protect personal information;
- report suspected breaches promptly; and
- undertake privacy training as required.

Implementation

The Shire will implement and monitor this Policy through existing governance, risk, records, procurement and complaints arrangements wherever these remain lawful and workable. Obligations already in force must be met; staged implementation does not defer those obligations. Preparations for the notifiable information breach requirements must be completed before 1 January 2027.

Supporting measures will be proportionate to the Shire's information risks and may include~~The Shire acknowledges that implementation of the PRIS Act represents a significant governance reform and will adopt a staged implementation approach that may include~~:

- development of supporting procedures;
- staff training and awareness programs;
- privacy impact assessment processes;
- privacy notices and forms;
- information sharing governance arrangements;
- breach response procedures; and
- reporting and monitoring frameworks.

Review

This Policy shall be reviewed:

- within 12 months of adoption;
- following significant legislative changes; or
- at least every two years.

12.1.3 1.05 INVESTMENT OF SURPLUS FUNDS

Location: Coolgardie

Applicant: Shire of Coolgardie

Disclosure of Interest: Nil

Date: 14/10/2026

Author: Raj Subbiah, Acting Chief Executive Officer

SUMMARY

This report presents a revised Policy 1.05 – Investment of Surplus Funds for Council's consideration and adoption. The existing policy contains outdated legislative references and investment provisions that require updating to ensure consistency with the Local Government Act 1995 and the Local Government (Financial Management) Regulations 1996.

The revised policy simplifies the Shire's investment framework, provides greater flexibility in managing surplus funds and establishes appropriate controls for investment risk, liquidity and reporting.

The proposed changes are intended to enable the Shire to maximise investment returns while maintaining the security of public funds and ensuring sufficient cash is available to meet operational and capital commitments.

BACKGROUND

Policy 1.05 – Investment of Surplus Funds was originally adopted in October 2013 and was last reviewed in November 2023. The Council Policy Manual requires policies to be reviewed annually.

A review of the existing policy identified several provisions requiring amendment, including: -

1. Outdated legislative references and terminology.
2. Investment options that are no longer permitted under regulation 19C of the Local Government (Financial Management) Regulations 1996.
3. Restrictions limiting investments with any one financial institution to 75% of available funds.
4. A requirement for at least 35% of investment funds to be accessible within 10 days, irrespective of the Shire's forecast cash requirements.
5. Other administrative and procedural provisions requiring clarification.

As of 30 September 2026, the Shire held $16,314,388.88 across seven term deposits with the Commonwealth Bank of Australia, earning an average interest rate of approximately 4.88%.

The current concentration of investments with one financial institution exceeds the 75% limit contained in the existing policy.

The revised policy has been developed to address these matters and establish an investment framework more closely aligned with the Shire's current financial position and cash management requirements.

COMMENT

Purpose of the Policy Review

The primary objective of the revised policy is to establish a practical and compliant framework for managing the Shire's surplus funds.

The policy seeks to achieve an appropriate balance between three key investment objectives: -

- Security: Protecting Council funds by limiting investments to permitted financial instruments and applying credit rating requirements.
- Liquidity: Ensuring sufficient funds remain available to meet the Shire's operating expenditure, capital works and other financial commitments.
- Return: Maximising investment income within the prescribed legislative and policy requirements.

The revised policy removes outdated provisions and provides the Chief Executive Officer with greater flexibility to manage investments in accordance with the Shire's financial requirements.

Permitted Investments

Regulation 19C of the Local Government (Financial Management) Regulations 1996 establishes restrictions on how local governments may invest surplus funds.

The revised policy limits investments to permitted investment categories, including: -

- Deposits with authorised deposit-taking institutions, including Australian banks.
- Deposits with the Western Australian Treasury Corporation.
- Bonds guaranteed by the Commonwealth Government or a State or Territory Government, subject to the applicable maturity requirements.

Investments are subject to the legislative restrictions, including the maximum permitted investment term of three years and the prohibition on investments denominated in foreign currency.

The revised policy excludes higher-risk investment products previously identified in the existing policy, including mortgage-backed securities, floating-rate securities and managed investment funds.

These changes ensure that the policy reflects the legislative restrictions applying to local government investments.

Investment Risk and Credit Ratings

The revised policy introduces investment limits based on the short-term credit rating of the relevant financial institution. The proposed limits are summarised below: -

Credit Rating	Maximum Portfolio Allocation	Maximum with One Institution
A-1+	100%	100%
A-1	70%	40%
A-2	40%	20%

The Short term credit ratings referred above are those issued by S & P Global Ratings (Standard & Poor's)

These limits provide a framework for managing exposure to financial institutions according to their creditworthiness.

The proposed policy permits up to 100% of investment funds to be held with a major bank carrying an A-1+ short-term credit rating.

This recognises the Shire's current investment arrangements and provides flexibility to obtain competitive returns without requiring funds to be distributed across multiple institutions solely to satisfy a prescribed concentration limit.

While diversification remains an important consideration, the revised policy places greater emphasis on the credit quality of financial institutions and the security of the underlying investment.

The Chief Executive Officer will remain responsible for considering investment concentration and counterparty exposure when making investment decisions.

Liquidity and Cash Flow Management

The existing policy requires at least 35% of investment funds to be available within 10 days.
This requirement does not necessarily reflect the Shire's actual cash requirements and may restrict the ability to secure more favourable interest rates through longer-term deposits.

The revised policy replaces this requirement with an obligation to maintain sufficient liquidity based on the Shire's cash flow forecast.

Investment terms will be determined having regard to anticipated operational expenditure, capital works, loan repayments and other financial commitments.

This approach will enable the Shire to invest funds for appropriate periods while ensuring sufficient cash remains available to meet its obligations as they fall due.

Investment Returns and Competitive Quotations

The revised policy requires a minimum of two investment quotations to be obtained where practicable.
Investment decisions will consider the interest rate offered, the creditworthiness of the financial institution, the investment term and the Shire's anticipated cash requirements.

The objective is to achieve the best overall return within the prescribed risk and liquidity parameters.

This provides greater flexibility to take advantage of favourable market interest rates while maintaining appropriate controls over the investment of public funds.

Delegation and Governance

Section 6.14 of the Local Government Act 1995 provides local governments with the power to invest money held in municipal and trust funds, subject to the applicable legislative requirements.
The revised policy provides the framework within which the Chief Executive Officer may exercise investment responsibilities under the Shire's existing Delegation 1.20 – Investment of Surplus Funds.

The delegation will need to remain consistent with the revised policy and the Shire's Register of Delegations.

The proposed arrangements are intended to enable investment decisions to be made efficiently while maintaining Council oversight through established reporting and governance processes.

Monitoring and Reporting
The revised policy requires investment holdings to be reported to Council monthly.
Reporting will provide Council with information on the Shire's investments, including investment balances, financial institutions, interest rates and maturity dates.

Any investment activity identified as being outside the requirements of the policy must be reported to the next Ordinary Council Meeting.

These arrangements support transparency, accountability and ongoing monitoring of the Shire's investment portfolio.

Overall Assessment
The revised policy provides a more contemporary and practical framework for the investment of surplus funds.
The proposed changes remove outdated investment provisions, introduce credit rating-based investment limits and align investment terms with the Shire's cash flow requirements.

Importantly, the revised policy provides additional flexibility to maximise interest revenue without compromising the fundamental objectives of investment security, liquidity and legislative compliance.
It is therefore recommended that Council adopt the revised policy in place of the existing policy.

CONSULTATION

Internal consultation with relevant officers, as applicable.

STATUTORY ENVIRONMENT

Local Government Act 1995

- Section 2.7(2)(b) – Council determines the local government's policies.
- Section 6.14 – Power to invest.
- Section 5.42 – Delegation of some powers and duties to the CEO, where applicable.

Local Government (Financial Management) Regulations 1996

- Regulation 19 – Investments, control procedures.
- Regulation 19C – Investment of money, restrictions.

Trustees Act 1962

Part III – Investments, as referenced under section 6.14 of the Local Government Act 1995.

POLICY IMPLICATIONS

Adoption of the revised policy will replace the existing Policy 1.05 – Investment of Surplus Funds.

The Shire's existing Delegation 1.20 – Investment of Surplus Funds should be confirmed as consistent with the revised policy prior to implementation.

FINANCIAL IMPLICATIONS

There are no direct financial costs associated with adopting the revised policy.

Investment income represents an important source of revenue for the Shire and contributes towards funding its ongoing operations and financial commitments.

As of 30 September 2026, the Shire held approximately $16.31 million in term deposits at an average interest rate of 4.88%. Actual interest revenue will depend on investment balances, maturity dates and prevailing interest rates throughout the financial year.

The revised policy provides opportunities to improve investment returns through more flexible investment terms and competitive interest rate quotations. For example, an additional 0.10 percentage points in interest on a $3 million term deposit would generate approximately $3,000 in additional annual interest revenue.

STRATEGIC IMPLICATIONS

Governance

Transparent, accountable and effective governance across the Shire

Capable, efficient and collaborative organisation

ATTACHMENTS

1. Draft Policy 1.05 Investment of Surplus Funds

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That Council adopt the revised Policy 1.05 – Investment of Surplus Funds, as presented in *Attachment 1*, in place of the existing Policy 1.05 – Investment of Surplus Funds.

Policy Number 1.05 Investment of Surplus Funds

Legislative Reference: s6.14 *Local Government Act 1995*; r19 and r19C *Local Government (Financial Management) Regulations 1996*

Relates to: Delegation 1.20 Sub Delegation 1.20a

Policy Objective:

To invest the Shire's surplus funds safely, get the best return available, and have money ready when it is needed.

Policy Scope:

All Shire funds not needed straight away, including municipal, reserve and trust funds.

Policy Statement:

1. Who decides

1. The CEO decides where, how much and for how long to invest, to get the best return within this Policy.
2. The CEO may delegate this to staff.

2. What we can invest in

1. Term deposits and at call accounts with Australian banks (ADIs) regulated by APRA.
2. Deposits with the WA Treasury Corporation (WATC).
3. Bonds guaranteed by the Commonwealth or a State Government.

3. What we cannot do (r19C)

1. Invest for longer than three (3) years.
2. Invest in foreign currency.
3. Invest in shares, managed funds or any other product not listed in section 2.

4. Which banks

Bank credit rating (S&P or equal)	Maximum of total funds	Maximum with any one bank
A-1+ (major banks)	100%	100%
A-1	70%	40%
A-2	40%	20%

Banks rated lower than A-2, or not rated, cannot be used.

5. Quotes

Where practical, get at least three (2) quotes and choose the best rate. Keep a record of the quotes.

6. Cash needs

The CEO must make sure enough money is available to pay the Shire's bills, based on the cash flow forecast.

7. If a bank is downgraded

No new money is to be placed with that bank. The CEO decides whether to keep the existing deposit to maturity or withdraw it, and tells Council in the next monthly report.

8. Reporting

1. Keep an Investment Register.

2. Report all investments to Council each month in the monthly financial report, showing the bank, amount, rate and maturity date.
3. Report anything outside this Policy to the next Council meeting.
4. Get confirmation of balances from each bank at 30 June each year.

9. Review

This Policy is to be reviewed every year.

Responsible Department: Corporate Services

Responsible Officer: Chief Executive Officer

Delegation link (if any): 1.20

Date First Adopted: October 2013

Review dates: May 2017, 30 April 2019, August 2019, October 2020, November 2023, October 2026

12.1.4 TRANSACTION CARDS AND GIFT CARDS

Location: Shire of Coolgardie

Applicant: Raj Subbiah

Disclosure of Interest: Nil

Date: 22/10/2026

Author: Raj Subbiah, Acting Chief Executive Officer

SUMMARY

This report presents a new Council policy for the use of transaction cards and the purchase of gift cards, for Council's consideration and adoption. The Shire's existing Policy 1.15 Corporate Credit Cards covers corporate credit cards only. There is no policy covering other cards the Shire may issue, such as store, fuel and cab charge cards, or the purchase of gift cards. The new policy fills that gap.

BACKGROUND

Council Policy 1.15 – Corporate Credit Cards was initially adopted in June 2017 and most recently reviewed in November 2023. The policy establishes the framework for the authorised use, expenditure limits, acquittal and reporting of corporate credit cards.

In addition to corporate credit cards, the Shire currently utilises a Woolworths store card with a $4,500 limit, BP and Ampol fuel cards, and Cabcharge cards. The Shire does not currently hold or utilise debit cards.

While Policy 1.15 provides guidance on the management of corporate credit cards, it does not extend to other transaction cards or the purchase and distribution of gift cards. Given that gift cards have a cash-equivalent value, appropriate controls are necessary to ensure their purchase, distribution and recording are properly authorised and accounted for.

The Office of the Auditor General's 2025/26 interim audit identified an opportunity to strengthen the Shire's internal controls relating to gift card purchases. The finding (Item 3, rated Minor) noted instances where gift cards had been purchased using a store card without the additional approval required under the Shire's existing administrative procedures. The audit also highlighted that Policy 1.15 did not specifically address the purchase of gift cards or other cash-equivalent items.

In response to the audit finding, management implemented additional controls requiring Chief Executive Officer approval of purchase orders relating to gift cards and other cash-equivalent items. Relevant employees authorised to use store cards were subsequently advised of these requirements.

Management also committed to reviewing and updating the relevant policies by 31 December 2026 to formalise these controls and strengthen the Shire's overall financial governance framework.

The proposed Policy 1.22 – Transaction Cards and Gift Cards has been developed in consultation with the Shire's Governance Adviser and is presented for Council's consideration and adoption. The policy addresses the identified gaps by establishing clear requirements for the authorisation, use, management and accountability of transaction cards and gift cards.

Comment

The proposed Policy 1.22 – Transaction Cards and Gift Cards establishes a consistent framework for the management, use and accountability of transaction cards and the purchase and distribution of gift cards.

The policy introduces clear requirements and internal controls covering the following: -

1. **Types of cards:** Application of the policy to store cards, fuel cards, Cabcharge cards and the purchase and distribution of gift cards.
2. **Conditions of use:** Establishment of clear responsibilities and restrictions for authorised cardholders, including the prohibition of personal expenditure, cash advances and the splitting of transactions to circumvent purchasing limits.
3. **Acquittal requirements:** Monthly reconciliation and acquittal of transaction card expenditure, supported by appropriate tax invoices and supporting documentation.
4. **Cardholder responsibilities:** Requirements for the secure management of cards, including their return upon cessation of employment or when authorisation is withdrawn.
5. **Recordkeeping:** Maintenance of a central register of transaction cards and a separate gift card register recording purchases, recipients, dates and values to ensure appropriate accountability and transparency.
6. **Council reporting:** Monthly reporting of transaction card expenditure to Council in accordance with regulation 13A of the Local Government (Financial Management) Regulations 1996.

Corporate credit cards are specifically excluded from the proposed policy and will continue to be governed by Council Policy 1.15 – Corporate Credit Cards, which is subject to a separate review.

Importantly, the proposed policy formalises the additional approval requirements introduced following the Office of the Auditor General's 2025/26 interim audit. This includes the requirement for Chief Executive Officer approval of purchase orders relating to gift cards and other cash-equivalent items.

The adoption of Policy 1.22 will address the identified gaps in the Shire's existing policy framework, strengthen internal financial controls and provide greater consistency, transparency and accountability in the management of transaction cards and gift cards.

Consultation

- Steven Tweedie, Governance Adviser
- Corina Morgan, Senior Finance Officer

Statutory Environment

Local Government Act 1995

- Section 2.7(2)(b) – Council determines the local government's policies.
- Section 6.5(a) – CEO to ensure proper accounts and records are kept.

Local Government (Financial Management) Regulations 1996

- Regulation 11(1)(a) – procedures for the authorisation and payment of accounts.
- Regulation 13A – list of payments made by credit card and other purchasing cards to be presented to Council.

Policy Implications
New Policy 1.22 will be added to the Council Policy Manual. Policy 1.15 Corporate Credit Cards is not changed by this report.

Financial Implications

There are no direct financial implications. Gift cards can only be bought where there is sufficient and appropriate budget provision.

Strategic Implications

Community

Foster connected, inclusive and culturally respectful community through Shire facilities and services

Economy

Enabling services and infrastructure support economic growth

Environment

Compliant and efficient environmental infrastructure and services that protect public health and preserve the environment

Governance

Transparent, accountable and effective governance across the Shire

ATTACHMENTS

1. 1.22 Corporate Transaction Cards & Gift Cards Policy

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That Council adopted the new Policy- Transaction cards and Gift cards as presented as per *Attachment*.

Policy Number 1.22 Corporate transaction cards, gift cards

Legislative Reference: Local Government Act 1995 s5.50 and s6.5; Local Government (Financial Management) Regulations 1996 r11 and r13A

Relates to: Delegation NA Sub Delegation NA Authorisation 1.15

Policy Objective:

To provide a framework that enables authorised Shire employees to use corporate transaction cards for the purchase of goods and services, and to guide the proper use, management, and oversight of various cards to ensure compliance with relevant legislation and financial controls, including:

- Store cards,
- Cab charge cards,
- Fuel cards, and
- Gift cards,

NOTE: This Policy does not address corporate credit cards, which are subject to a different Policy - see Policy 1.15 Corporate Credit Cards.

Definitions:

Cardholder means Shire of Coolgardie employee authorised to use a transaction card, responsible for its secure, lawful, and policy-compliant use, including transaction reconciliation and adherence to purchasing guidelines.

Chief Executive Officer means the senior executive of the Shire of Coolgardie, responsible for overseeing transaction card use, ensuring compliance with financial policies and legislation, and approving card issuance and limits, except for their own, which is determined by the Council.

Transaction Card means a card facility (which may include store, parking, cab-charge and fuel cards) approved for use in lieu of cash transactions, to incur expenditure for goods and services for the purposes of the Shire of Coolgardie business activities only in accordance with relevant Shire policies.

Gift card means a card with a monetary value that may be applied to either specific goods, at a specific store, or of a generic kind which is not restricted, other than by value, and may be a physical, or e card.

Shire employee means a Shire of Coolgardie employee who, with CEO approval, may be issued a transaction card to facilitate business-related purchases in accordance with this policy and financial regulations.

Policy Scope:

This Policy applies to the CEO, and all other employees, to whom Shire of Coolgardie transaction cards are issued, or who, with proper authority, purchase gift cards for

Shire purposes.

The Local Government Act 1995 does not make any provision for the issuing of a transaction card to Council Members. As such, Council Members cannot be issued with a transaction card.

Where a Council Member is accompanying an employee who holds a Shire transaction card, and a Shire Purchase Order has not, or cannot be issued to the supplier for the Council Member expenses, then those expenses may be incurred by the employee.

In such an event the restrictions in this policy apply to expenses incurred by the Council Member, but "accepted" by the employee bearing the Shire transaction card.

Policy Statement:

1. General conditions that apply to all transaction cards (cards), as applicable.

The cardholder must:

- sign an agreement form, outlining the cardholder's responsibilities, prior to receiving the card,
- meet all requirements when using cards pursuant to the Council Purchasing/Procurement Policy and associated procedures,
- ensure the care and safe keeping of the card,
- not use the card for cash advances,
- not use the card for private purposes. If this was mistakenly done, the cardholder must advise the CEO and reimburse the Shire within three working days of identifying the mistake. The CEO may have a legal obligation to notify the CCC, or PSC of the improper/unapproved use,
- not split payments of invoices between transaction cards,
- undertake purchases in line with all other Council, or administrative Policies.
- not use their card in instances where a Purchase Order can reasonably be raised, and the purchase can be transacted through Accounts Payable.
- obtain a compliant tax invoice/receipt, which records an adequate description of goods/services obtained.
- provide, for approval, a detailed summary of all purchases, reconciling to each monthly statement, no later than seven (7) days after receiving the monthly statement:
    - generally, cardholders cannot incur and authorise their own expenditure, and the CEO may determine which employees are authorised to provide oversight and relevant approvals. The Shire President approves the CEO's own transaction card use.

2. Acquittals of transaction card usage

Card transactions are reconciled at the end of the month with the creditors statement and EOM creditors processes, and the cardholder must provide such supporting documentation as might be reasonably required to assist the process.

Disputed amounts must be investigated by the cardholder, and notification must be provided immediately to the Chief Executive Officer, or another employee, determined by the CEO.

3. Termination of employment

Transaction cards must be returned to the Chief Executive Officer, or another employee, determined by the CEO, immediately on termination of employment of the cardholder for cancellation.

The cardholder remains responsible for providing details of any expenditure included on a transaction card statement up to and including their final day of employment.

4. Cardholder Acknowledgement

The cardholder must sign a "letter of acknowledgement and declaration" acknowledging their responsibilities to comply with the Shire of Coolgardie policy when using their transaction card.

5. Cardholder Register

The Chief Executive Officer, or another employee, determined by the CEO, shall ensure that a register of all Shire transaction cards is maintained, including a gift card register showing each gift card purchased, who it was given to, the date and the value, and any cards on hand.

6. Improper Use of Transaction Cards

All holders of transaction cards are in a position of trust regarding the use of public funds and improper use of that trust may render the cardholder liable to disciplinary or legal action or criminal prosecution.

Improper use includes misuse and/or fraudulent use.

Misuse of transaction cards may lead to disciplinary action being instituted under the relevant terms and conditions of the offending cardholder's employment contract and may lead to the matter being reported in accordance with Part 3 of the Corruption, Crime and Misconduct Act 2003.

7. Gift cards

The CEO is authorised to purchase gift cards, or to authorise another employee to do so, if there are sufficient, and appropriate budget funds available, for the following purposes:

- to provide prizes for Shire sponsored community events, or public events where the Shire's participation is warranted, either by invitation, or attendance.
- as rewards for employee's work efforts, which have been exemplary, provided inspiration, or identified efficiency or effectiveness opportunities, or which will save the Shire, and ratepayers/residents, money,
- as full, or part payment, to employees, consistent with Council Policy 1.11 Additional payments to employees – commonly referred to as "gratuities". Regard must be had for the taxation implications, including FBT, of such payments.

All requests to purchase gift cards must:

- be approved in writing by the CEO (or by the Shire President where the CEO is buying the gift card), including the justification and details of the purchase, and
- have a Purchase Order raised and approved by the CEO (or by the Shire President where the CEO is buying the gift card).

8. Reporting use of transaction cards

All transaction card usage is to be reported to Council, as part of the monthly report of transaction cards, and in accordance with reg. 13A Local Government (Financial Management) Regulations 1996 clearly showing:

(a) the payee's name;
(b) the amount of the payment;
(c) the date of the payment;
(d) sufficient information to identify the payment.

The CEO may require additional information as part of internal controls.

References

https://www.wa.gov.au/government/publications/use-of-corporate-credit-cards

https://www.dlgsc.wa.gov.au/local-government/local-government-news/localgovernment-news-article/2023/10/19/guidance-on-reporting-credit-

card-and-purchasing-card-transactions

https://audit.wa.gov.au/reports-and-publications/reports/local-government-management-of-purchasing-cards-larger-metropolitan-entities/

S 2.7(2)(a) and (b) of the Local Government Act 1995 requires the council to oversee the allocation of the local government's finances and resources and to determine the policies of the local government.

S6.5(a) of the Local Government Act 1995 requires the Chief Executive Officer to ensure that proper accounts and records of the transactions and affairs of the Local Government are kept in accordance with regulations.

Reg.11(1)(a) Local Government (Financial Management) Regulations1996 requires a Local Government to develop procedures for the authorisation and payment of accounts to ensure effective security guidelines and appropriate authorised use of Corporate Credit Cards occur.

Reg. 13A Local Government (Financial Management) Regulations1996 requires a Local Government to present a list of payments made with the credit card to be presented at the next Ordinary Council meeting after the list is prepared.

Responsible Department: Executive Services Responsible Officer: CEO
Delegation link (if any): Authorisation 1.15
Date First Adopted:
Review dates:

12.2 Operation Services

12.2.1 LIST OF PAYMENTS - SEPTEMBER 2026

Location: **Nil**

Applicant: **Nil**

Disclosure of Interest: **Nil**

Date: **13 October 2026**

Author: **Raj Subbiah, Acting Chief Executive Officer**

SUMMARY

For Council to receive the list of accounts for September 2026.

BACKGROUND

The Local Government (Financial Management) Regulations 1996, Regulation 13(3)(b) requires that Council receive a list of accounts paid in the month, and that this be recorded in the minutes. Council has delegated to the Chief Executive Officer that authority to make these payments from Municipal and Trust Funds.

COMMENT

Presented in this item is a table of accounts (invoices) and includes that cheque (or EFT) identifier for the transaction, the entity, date, and amount paid, description of the goods, service, or other that relates to the payment. Extra details of invoices relating to payments are included for the information of Councillors.

The schedule of payment made under delegated authority as summarised below and recommended to be received by Council, has been checked and is supported by vouchers and invoices which have been duly certified as to the receipt of goods and provision of services, and verification of prices and costings.

Significant Payments for the month of September 2026 are: -

1. Dowsing Group – Installation Of New Pathway On Blue Bush Road (1 Invoice) $156,236.37
2. Western Airport – Kambalda Airport Baggage Handling Fee (1 Invoice) $68,098.80
3. Cleanaway – Residential Refuse Collection Services July – August 2026 (10 Invoices) $59,047.39

CONSULTATION

Nil

STATUTORY ENVIRONMENT

Local Government (Financial Management) Regulations 1996, Regulation 13 – Lists of Accounts

POLICY IMPLICATIONS

CS-PROCUREMENTS POLICY. Policy CS-11 sets the guidelines with regards to the purchase of goods or services provided.

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Accountable and effective leaders

Maintain integrated strategic and operational plans

High quality corporate governance, accountability and compliance

ATTACHMENTS

1. List Of Payments - September 2026

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That Council: -

1. **Receive listing (attached) of accounts paid during the month of September 2026 by the Chief Executive Officer under delegated authority of Council.**

    a. **Municipal accounts totalling $835,792.21 on municipal vouchers EFT31245 – EFT31380**
    b. **Direct Debits Totalling $13,034,786.34**
    c. **Credit Cards Totalling $3,676.05**
    d. **Fuel Account Payments Totalling $16,549.46**
    e. **Woolworths Card Payment Totalling $1,676.17**

Shire of Coolgardie
Payments by Delegated Authority
01 September To 30 September 2026
EFT's

EFT	Date	Name	Description		Amount
EFT31245	10/09/2026	Air Liquide	Cylinder Rental Fee 01.07.2026 - 31.07.2026	$	73.13
EFT31246	10/09/2026	Ampol	Diesel For SoC Fleet Aug 26	$	8,851.65
EFT31247	10/09/2026	Ams Adroit Mining Services	Kcrf Building Maintenance	$	1,878.80
EFT31248	10/09/2026	Atf Services Pty Ltd	Fencing Lady Loch Road 27.08.2026 - 24.09.2026	$	805.18
EFT31249	10/09/2026	Australia Post	Postal Charges August 2026 Kambalda & Coolgardie	$	293.87
EFT31250	10/09/2026	Australian Transit Group	Staff Xmas In July Bus Hire	$	780.00
EFT31251	10/09/2026	Blackwoods	Parts For P216 P273	$	315.62
EFT31252	10/09/2026	Boc Limited	Gas Container Service 28.06.2026 To 28.07.2026	$	131.52
EFT31253	10/09/2026	Bp Australia Limited	Diesel For SoC Fleet Aug 26	$	7,697.81
EFT31254	10/09/2026	Building & Industrial Supplies	Cleaning Consumables (4 Invoices)	$	1,087.28
EFT31255	10/09/2026	Building And Energy Department Of Local Government, Industry	Bsl August 2026 (1 Invoice)	$	52,425.45
EFT31256	10/09/2026	Bunnings Buildings Supplies	Activities And Event Supplies Coolgardie	$	667.47
EFT31257	10/09/2026	Cabcharge Payments Pty Ltd	Transport For Aquatic And Recreation Coordinator To Attend Liwa Conference In Perth 25/08/2026 To 28/08/2026	$	155.31
EFT31258	10/09/2026	Canine Control	Ranger Services Sunday 23 - Wednesday 26 August 2026	$	4,400.00
EFT31259	10/09/2026	Cleanaway Pty Ltd	Residential Refuse Collection Services July - Aug 2026 (10 Invoices)	$	59,047.39
EFT31260	10/09/2026	Coolgardie Gold Rush Motels	Accommodation For Waste Manager 01 - 03 Sept 2026	$	461.00
EFT31261	10/09/2026	Davric Australia	Stock For Coolgardie Visitors Centre	$	798.60
EFT31262	10/09/2026	Department Of Water And Environmental Regulation	Controlled Waste Tracking 27 August 26	$	88.00
EFT31263	10/09/2026	Dormakaba Australia Pty Ltd	Servicing Of The Front Door Kcrf	$	149.07
EFT31264	10/09/2026	E & Mj Rosher Pty Ltd	Seal Part For P305	$	112.26
EFT31265	10/09/2026	Eagle Petroleum (Wa) Pty Ltd	Fuel For P396, P398 And P372	$	947.10
EFT31266	10/09/2026	Emyjor Services	Maintenance Coolgardie Sewerage And Waste Water Treatment Plant As Per Tender Rft 03/2024 August 2026	$	13,032.25
EFT31267	10/09/2026	Eurofins Arl Pty Ltd	Analysis Of Wastewater At Coolgardie Waste Water Treatment Plant August 2026	$	1,110.45
EFT31268	10/09/2026	First National Real Estate	Rent For 13/8 Myoporum Street, Kambalda West 19.09.2026 - 18.10.2026	$	1,477.38
EFT31269	10/09/2026	Geoffrey Harcombe	Environmental Health And Consultancy Services For August 2026	$	6,673.00
EFT31270	10/09/2026	Gfg Temp Assist	Contract For Acting Waste Manager For August 2026	$	19,414.02
EFT31271	10/09/2026	Gibson Soak Water Co	Gibson Soak Kambalda Rec Centre August 2026	$	59.00
EFT31272	10/09/2026	Golden City Motors	Repairs to P397 And P398	$	109.40
EFT31273	10/09/2026	Goldfields Engraving	Games Medals And Engraving For Kcrf	$	95.15
EFT31274	10/09/2026	Goodnews Newsagency	Newspapers For Kambalda Administration August 2026	$	192.00
EFT31275	10/09/2026	Hope Consultancy Services	Contract For Delivering Coolgardie Wastewater & Sewer Network Diagnostic Review & Advisory Support	$	14,500.00
EFT31276	10/09/2026	Hse Collective	Whs Psychosocial Risk And Workplace Capability Uplift Program Proposal - Aug 26	$	1,800.00
EFT31277	10/09/2026	Infocouncil Pty Ltd	Creation Of New Information Bulletin Training Session	$	1,914.00
EFT31278	10/09/2026	Integrated Ict	IT Services August 2026 (1 Invoice)	$	25,235.71
EFT31279	10/09/2026	Kalgoorlie Retravision	Freestanding Oven Coolgardie Rec Centre	$	1,898.00
EFT31280	10/09/2026	Kennards Hire Pty Ltd	Warden Finnerty'S Portaloo Hire 25.08.2026-08.09.2026	$	123.20
EFT31281	10/09/2026	Kodi Sticklen	Reimbursement Claim As Per Contract	$	1,288.33
EFT31282	10/09/2026	Landgate	Grv Interim Valuation 23.05.2026 - 31.08.2026	$	26.54
EFT31283	10/09/2026	Lee-Anne Ober	Rates & Property Services August 2026	$	8,624.00
EFT31284	10/09/2026	Leeson Electrical Contracting	Supply And Install Two Stove Top Elements For Westgold Village As Per Agreement Of Sale	$	1,799.96
EFT31285	10/09/2026	Lg Best Practices Pty Ltd	Supply Executive Services For The Position Executive Manager Governance And Workplace - July 2026	$	16,137.00
EFT31286	10/09/2026	Lgiq Pty Ltd	Independent Presiding Chair For Audit, Risk And Improvement Committee 2026/2027 - As Per Council Resolution #194/2025	$	770.00
EFT31287	10/09/2026	Local Government Professionals	Lg Professional Gold Subscription Fy26/27	$	3,960.00
EFT31288	10/09/2026	M.O.G Fresh	Food Supplies For Daffodil Day Event Coolgardie	$	55.00
EFT31289	10/09/2026	Market Creations Agency Pty Ltd	Redesign Of Document To Reflect SoC Branding	$	4,702.50
EFT31290	10/09/2026	Napa Kalgoorlie	Parts For P216 & P373	$	1,201.71
EFT31291	10/09/2026	Nov Australia Pty Ltd	Genset For Coolgardie Waste Facility August 2026	$	1,050.50
EFT31292	10/09/2026	Omnicom Media Group Australia	Advertising Of Local Planning Scheme In The Kalgoorlie Miner 29/07/2026	$	445.83
EFT31293	10/09/2026	Ore Resources Limited	Rates Refund For Assessment A187650	$	995.43
EFT31294	10/09/2026	Plumbing Gas And Electrical	Call-Out To Repair Generator At Coolgardie Landfill	$	3,504.44
EFT31295	10/09/2026	Precise Projects Wa Pty Ltd	Coolgardie Waste Facility Gate Repair	$	680.97
EFT31296	10/09/2026	Premium Publishers	Stock For The Coolgardie Visitors Centre	$	189.55
EFT31297	10/09/2026	Public Transport Authority Of Western Australia	Transwa Ticket Sales Kcrf August 2026	$	260.08
EFT31298	10/09/2026	Perth Observatory Volunteer	Stargazing Event In Kambalda	$	2,350.00

Shire of Coolgardie
Payments by Delegated Authority
01 September To 30 September 2026
EFT's

EFT	Date	Name	Description		Amount
EFT31299	10/09/2026	Quest Kings Park	Accommodation For Aquatic And Recreation Coordinator To Attend Liwa Conference 25/08/2026 To 28/08/2026	$	690.00
EFT31300	10/09/2026	Refresh Waters Pty Ltd	Water Supply For Coolgardie Waste Facility	$	216.00
EFT31301	10/09/2026	Repco	Parts For Various SoC Plant	$	192.72
EFT31302	10/09/2026	Roadtrip Essential	Stock For The Coolgardie Visitors Centre	$	994.85
EFT31303	10/09/2026	Rsea Pty Ltd	Eleven Black Puffer Jackets With Shire Logo Various Sizes	$	438.75
EFT31304	10/09/2026	Rural Infrastructure Services	Project Management Of Infrastructure, Construction Supervisor Superintendent Travel Accommodation Meals - August 2026 (1 Invoice)	$	40,105.10
EFT31305	10/09/2026	Sean Roy Jones	Rates Refund For Assessment A511	$	1,775.11
EFT31306	10/09/2026	Sheree Kathleen Forward	Reimbursement For Bbq Gas Bottle	$	42.00
EFT31307	10/09/2026	Shire Of Coolgardie	Transwa Ticket Sales Commission Kcrf August 2026	$	161.37
EFT31308	10/09/2026	Snap On Kalgoorlie	Tools For P216	$	2,256.35
EFT31309	10/09/2026	St John Ambulance Kalgoorlie	Provide First Aid Course For Leisure & Recreation Development Officer	$	180.00
EFT31310	10/09/2026	Steven Tweedie	Provision Of General Governance Advice As Per Council Resolution Rft 01/2022 - August 2026	$	1,320.00
EFT31311	10/09/2026	Stewart & Heaton Clothing Co	Ppe For SoC Staff	$	6,296.83
EFT31312	10/09/2026	Supagas Pty Limited	Bulk Gas Delivery Kcrf	$	5,403.43
EFT31313	10/09/2026	Synergy	Electricity Coolgardie Truck Bay 19.06.2026 - 17.08.2026	$	5,783.99
EFT31314	10/09/2026	Team Global Express Pty Ltd	Freight Charges For Eurofins	$	39.89
EFT31315	10/09/2026	The Ritz-Carlton Perth	Accommodation For Mining Industry Strategic Regional Infrastructure Discussion In Perth - 29 September 2026	$	3,282.43
EFT31316	10/09/2026	Tyrepower Kalgoorlie	Tyres For P362 & P357	$	2,000.00
EFT31317	10/09/2026	Uon Pty Ltd	Kambalda Airport Diesel For Generator August 2026	$	473.56
EFT31318	10/09/2026	Vanessa Australia	Stock For Coolgardie Visitors Centre	$	1,372.64
EFT31319	10/09/2026	Vicky Peters	Rates Refund For Assessment A745	$	1,827.41
EFT31320	10/09/2026	Water Corporation	Coolgardie Public Toilets Water Service Charges 01.07.2026 - 30.06.2027	$	309.12
EFT31321	10/09/2026	Western Airport Services	Kambalda Airport Baggage Handling Fee August 2026 (1 Invoice)	$	68,098.80
EFT31322	10/09/2026	Westrac Pty Ltd	Service & Inspection On Various SoC Fleet	$	7,810.61
EFT31323	10/09/2026	Woolworths Ltd	Monthly Functions And Events Kambalda & Coolgardie August 2026	$	1,676.17
EFT31324	17/09/2026	Australian Taxation Office	Bas August 2026 (1 Invoice)	$	27,829.00
EFT31325	17/09/2026	150 Square	Ceo Kpi Workshop With Councillors 08 September 2026	$	2,252.80
EFT31326	17/09/2026	3E Advantage Pty Ltd	Printer Services For The Shire Of Coolgardie August 2026	$	3,252.02
EFT31327	17/09/2026	Air Liquide	Cylinder Rental August 2026	$	73.13
EFT31328	17/09/2026	Anthony Raymond George Ball	Mileage Claim For Cr Ball June, August & September 2026	$	528.00
EFT31329	17/09/2026	Bidfood Kalgoorlie	Morning Tea & Toddler Time Coolgardie	$	339.48
EFT31330	17/09/2026	Bunnings Buildings Supplies	Cleaning Supplies For Visitors Centre	$	51.78
EFT31331	17/09/2026	Canine Control	Canine Control 03-06 Sept 2026	$	8,250.00
EFT31332	17/09/2026	Civic Legal	Legal Assistance For Cr Matter	$	4,140.47
EFT31333	17/09/2026	Coolgardie Day Celebrations	Coolgardie Sponsorship Contribution For 2026 (1 Invoice)	$	20,000.00
EFT31334	17/09/2026	Dowsing Group Pty Ltd	Installation Of New Pathway On Blue Bush Road And Trigona Place As Per Rfq Scope And Panel Contract. (1 Invoice)	$	156,236.37
EFT31335	17/09/2026	Ess Kambalda Village	Meals On Wheels For August 2026	$	5,306.23
EFT31336	17/09/2026	Gibson Soak Water Co	Spring Water For The Kambalda Admin Building For August 2026	$	72.50
EFT31337	17/09/2026	Goldfields Engraving	Stock For Coolgardie Visitors Centre	$	143.58
EFT31338	17/09/2026	Goldfields Linemarking	Line Marking On Larkin Street Kambalda Primary School	$	2,063.81
EFT31339	17/09/2026	Goldfields Records Storage	Records Storage August 2026	$	487.33
EFT31340	17/09/2026	Hse Collective	Whs Psychosocial Risk And Workplace Capability Uplift Program Proposal	$	3,300.00
EFT31341	17/09/2026	Integrated Ict	IT Services August 2026 (2 Invoices)	$	20,000.33
EFT31342	17/09/2026	Kalpumps Pty Ltd	Emergency Works Of Pond In Coolgardie	$	3,129.50
EFT31343	17/09/2026	Kennards Hire Pty Ltd	Warden Finnerty'S Portaloo Hire 25.08.2026 - 08.09.2026	$	123.20
EFT31344	17/09/2026	Kmart Australia	Community Events Prizes Kambalda	$	725.50
EFT31345	17/09/2026	Local Government Professionals	Intro To Local Government - Admin Officer	$	484.00
EFT31346	17/09/2026	Market Creations Agency Pty Ltd	Design Of A New Annual Report Fy 25-26 Half Progress	$	2,461.25
EFT31347	17/09/2026	Mcleods Lawyers	Annual Audit For Shire Of Coolgardie 2026	$	225.50
EFT31348	17/09/2026	Nextgen Building Pty Ltd	Repairs Of Football Club Mens Toilet Door Kambalda	$	467.50
EFT31349	17/09/2026	Office National Kalgoorlie	New Chair For The Rubbish Tip Coolgardie	$	288.65
EFT31350	17/09/2026	Parker Black & Forrest	Coolgardie Gym Red Fobs	$	1,871.49
EFT31351	17/09/2026	Pulse Software	Pulse Risk Yearly Subscription FY26/27	$	12,327.70
EFT31352	17/09/2026	Quality Publishing Australia	Stock For Coolgardie Visitors Centre	$	199.56
EFT31353	17/09/2026	Rsea Pty Ltd	Work Pants For Ranger	$	149.60
EFT31354	17/09/2026	Synergy	Electricity Charges For Street Lights 25.09.2025 - 24.08.2026	$	17,284.74
EFT31355	17/09/2026	Taylor Hill Scarves & Co	Stock For Coolgardie Visitors Centre	$	318.71
EFT31356	17/09/2026	Uniqco International Pty Ltd	General Procurement And Tender Management Support Services As Per Rft01/2022 Local Government Services	$	12,980.00
EFT31357	17/09/2026	Water Corporation	Water Usage & Service Charges At Various SoC Locations 04.02.2026 -	$	1,907.41
EFT31358	17/09/2026	Westgold Resources Limited	Accommodation & Meals For Consultants Aug 26	$	1,223.24
EFT31359	17/09/2026	Zipform Digital	Set Up & Distribution Fees For Annual Rates 2026/27	$	14,254.99

Shire of Coolgardie
Payments by Delegated Authority
01 September To 30 September 2026
EFT's

EFT	Date	Name	Description		Amount
EFT31360	22/09/2026	Anthony Raymond George Ball	Councillor Payment 2026 - 2027 Qtr 1	$	7,802.00
EFT31361	22/09/2026	Daphne Mae Simmons	Councillor Payment 2026 - 2027 Qtr 1	$	5,302.75
EFT31362	22/09/2026	Ivor Marillier	Partial Councillor Payment 2026 - 2027 Qtr 1	$	3,698.33
EFT31363	22/09/2026	Julie-Ann Williams	Councillor Payment 2026 - 2027 Qtr 1	$	5,302.75
EFT31364	22/09/2026	Paul Wilcox	Councillor Payment 2026 - 2027 Qtr 1	$	17,730.75
EFT31365	22/09/2026	Tammee Louise Keast	Councillor Payment 2026 - 2027 Qtr 1	$	5,302.75
EFT31366	23/09/2026	Boothey Family Iga Coolgardie	Monthly Purchases August 2026 Coolgardie	$	321.57
EFT31367	23/09/2026	Brett Norman Lording	Rates Refund For Assessment A183620	$	40.64
EFT31368	23/09/2026	Bunnings Buildings Supplies	Shade Cloth For Kambalda Pound	$	233.34
EFT31369	23/09/2026	Corina Morgan	Reimbursement Claim As Per Contract	$	2,037.73
EFT31370	23/09/2026	Gfg Temp Assist	Remuneration For Acting Waste Manager For 31.08.2026 - 13.09.2026	$	7,812.92
EFT31371	23/09/2026	Integrated Ict	Microsoft Licensing For August 2026	$	4,924.36
EFT31372	23/09/2026	Kalgoorlie Mining Associates Pty	Rates Refund For Assessment A180066	$	7,300.00
EFT31373	23/09/2026	Redscope Enterprises Pty Ltd	Rates Refund For Assessment A184654	$	2,905.84
EFT31374	23/09/2026	Solomons Flooring	Supply And Install Roller Blinds In Kambalda Admin Office Finance Area	$	3,568.00
EFT31375	23/09/2026	St John Kambalda	Community Transport Service For July To December 2026	$	4,000.00
EFT31376	23/09/2026	Supagas Pty Limited	Gas Bottles Supply Kambalda Rec Centre	$	226.00
EFT31377	23/09/2026	Synergy	Electricity - Coolgardie Visitors Centre 18.06.2026 - 14.08.2026	$	2,093.79
EFT31378	23/09/2026	Team Global Express Pty Ltd	Freight Charges For Winc Kambalda & Coolgardie	$	199.16
EFT31379	23/09/2026	Wa Local Government	Mandatory Training For New Cr	$	539.00
EFT31380	23/09/2026	Water Corporation	Water Use Charges 09.06.2026 - 31.08.2026 Post Office	$	112.12
				$	**835,792.21**

Shire of Coolgardie
Payments by Delegated Authority
01 September To 30 September 2026
Direct Debits

Date	Payee	Description	Reference		Amount
1/09/2026	Grenke Pty Ltd	Direct Debit 368359 Grenke Pty Ltd 0000058597	Lease - Meraki	$	1,343.12
1/09/2026	Commonwealth Bank Of Australia	Overdraft Line Fee	Bank Fee	$	1,512.33
1/09/2026	Commonwealth Bank Of Australia	Credit Interest Adjusted Value Date: 01/08/2026	Bank Fee	$	0.05
1/09/2026	Australian Taxation Office	Australian Taxation Office	PAYG	$	36,614.00
1/09/2026	Beam Clearing House	Direct Debit 513418 PRECISION CH 568988338861701450	Superannuation	$	18,616.37
2/09/2026	Commonwealth Bank Of Australia	Cba Merchant Fee 5353109694193052 Value Date: 31/08/2026	Bank Fee	$	49.50
2/09/2026	Commonwealth Bank Of Australia	Cba Merchant Fee 5353109694193428 Value Date: 31/08/2026	Bank Fee	$	733.93
2/09/2026	Commonwealth Bank Of Australia	Cba Merchant Fee 5353109694193507 Value Date: 31/08/2026	Bank Fee	$	54.45
2/09/2026	Commonwealth Bank Of Australia	Cba Merchant Fee 5353109694193441 Value Date: 31/08/2026	Bank Fee	$	49.50
2/09/2026	Commonwealth Bank Of Australia	Cba Merchant Fee 5353109694193490 Value Date: 31/08/2026	Bank Fee	$	60.47
2/09/2026	Commonwealth Bank Of Australia	Cba Merchant Fee 5353109694193398 Value Date: 31/08/2026	Bank Fee	$	75.66
2/09/2026	Commonwealth Bank Of Australia	Cba Merchant Fee 5353109694193477 Value Date: 31/08/2026	Bank Fee	$	49.50
2/09/2026	Commonwealth Bank Of Australia	Cba Merchant Fee 5353109694193088 Value Date: 31/08/2026	Bank Fee	$	197.69
2/09/2026	Commonwealth Bank Of Australia	Cba Merchant Fee 5353109694193453 Value Date: 31/08/2026	Bank Fee	$	49.50
2/09/2026	Commonwealth Bank Of Australia	Cba Merchant Fee 5353109694193404 Value Date: 31/08/2026	Bank Fee	$	49.50
2/09/2026	Commonwealth Bank Of Australia	Cba Merchant Fee 5353109693370905 Value Date: 31/08/2026	Bank Fee	$	337.13
4/09/2026	Western Australia Treasury Corporation	Direct Debit 303562 Wa Treasury Corp Se301364-3649	Term Deposit	$	500,000.00
4/09/2026	Australian Taxation Office	Bpay Tax Office Payments 75556 Commbiz 898833886177570	PAYG	$	168.00
4/09/2026	Australian Taxation Office	Bpay Tax Office Payments 75556 Commbiz 898833886177570	PAYG	$	640.00
4/09/2026	Commonwealth Bank Of Australia	Fin Markets	Term Deposit	$	500,000.00
7/09/2026	Commonwealth Bank Of Australia	Direct Debit 065634 Fin Markets Cda 38247707 Fin Markets	Term Deposit	$	3,000,000.00
07/09/2026	De Lage Landen - Techno Gym	Direct Debit 229466 De Lage La 147-0106194-002	Lease - Gym Equipment	$	2,740.63
11/09/2026	Commonwealth Bank Of Australia	Direct Debit 065634 Fin Markets Cda 38247707 Fin Markets	Term Deposit	$	3,334,265.84
11/09/2026	Commonwealth Bank Of Australia	Direct Debit 001191 Cba Merch Cback Case Number E28196	Rates Refund	$	1,000.00
11/09/2026	Commonwealth Bank Of Australia	Direct Debit 001191 Cba Merch Cback Case Number E28197	Rates Refund	$	687.00
15/09/2026	De Lage Landen - Techno Gym	Direct Debit 229466 De Lage La 147-0106194-003	Lease - Gym Equipment	$	1,142.06
15/09/2026	Commonwealth Bank Of Australia	(T) Commbiz Fees Trans Fees-0367801	Bank Fee	$	54.85
15/09/2026	Commonwealth Bank Of Australia	(T) Bpnt Dir Dr Trans Fees-0367801	Bank Fee	$	8.36
15/09/2026	Commonwealth Bank Of Australia	(T)Bpay Fee Trans Fees-0367801	Bank Fee	$	381.92
15/09/2026	Commonwealth Bank Of Australia	(T) Commbiz Fees Trans Fees-0367801	Bank Fee	$	0.83

Shire of Coolgardie
Payments by Delegated Authority
01 September To 30 September 2026
Direct Debits

15/09/2026	Commonwealth Bank Of Australia	Acc Serv Fee Trans Fees-0367801	Bank Fee	$	36.00
16/09/2026	Beam Clearing House	Direct Debit 513418 Precision Ch 428988338861701464	Superannuation	$	17,233.21
16/09/2026	Australian Taxation Office	Bpay Tax Office Payments 75556 Commbiz 898833886177570	PAYG	$	31,849.00
18/09/2026	Commonwealth Bank Of Australia	Direct Debit 065634 Fin Markets Cda 38247707 Fin Markets	Term Deposit	$	4,000,000.00
24/09/2026	TR Group PTY LTD	Direct Debit 314011 Tr Group Au Pty Payway4519069353	Lease - Prime Mover	$	1,367.00
25/09/2026	De Lage Landen - Techno Gym	Direct Debit 229466 De Lage La 147-0106194-004	Lease - Gym Equipment	$	1,120.92
28/09/2026	Commonwealth Bank Of Australia	Direct Debit 001191 Cba Merch Cback Case No Vf59773	Reverse Rates Payment	$	999.00
29/09/2026	TR Group PTY LTD	Direct Debit 314011 Tr Group Au Pty Payway4522858588	Lease - Prime Mover	$	601.48
29/09/2026	Commonwealth Bank Of Australia	Direct Debit 065634 Fin Markets Cda 38247707 Fin Markets	Term Deposit	$	1,500,000.00
29/09/2026	Commonwealth Bank Of Australia	Direct Debit 001192 Cba Cr Card Pmnt 5550059000354562	Corporate Credit Card	$	3,676.05
30/09/2026	Beam Clearing House	Direct Debit 513418 Precision Ch 958988338861701471	Superannuation	$	16,972.49
30/09/2026	Australian Taxation Office	Bpay Tax Office Payments 75556 Commbiz 898833886177570	PAYG	$	32,220.00
				$	**13,006,957.34**

Shire of Coolgardie
Payments by Delegated Authority
01 September To 30 September 2026
Credit Cards

Date	Description	Value	Card
2/09/2026	Virgin Australia - Flights – Kalgoorlie To Perth Return For Environmental Health Officer 21/09/2026 to 24/09/2026	$ 752.07	2147
27/09/2026	Easy Park - Parking Fee For CEO At Kalgoorlie Airport 27/08/2026 To 31/08/2026	$ 66.90	2147
3/09/2026	Easy Park - Parking Fee For CEO At Kalgoorlie Airport 03/09/2026 To 07/09/2026	$ 66.90	2147
11/09/2026	Easy Park - Parking Fee For CEO at Kalgoorlie Airport 11/09/2026 To 14/09/2026	$ 50.18	2147
21/09/2026	Virgin Australia - Flights Perth To Kalgoorlie Return For CEO 04/10/2026 To 06/10/2026	$ 878.60	2147
22/09/2026	Virgin Australia - Flight change fee Flights Perth to Kalgoorlie return for CEO 02/10/2026 To 06/10/2026	$ 4.01	2147
31/08/2026	Virgin Australia - Kalgoorlie To Perth Return For CEO 17/09/2026 To 21/09/2026	$ 483.84	2147
27/08/2026	Ngadju Gateway Motel - Accommodation CEO To Attend GVROC Meeting In Norseman 10/09/2026 to 11/09/2026	$ 170.00	2147
17/09/2026	Easy Park - Parking Fee For CEO At Kalgoorlie Airport 17/09/2026 To 19/09/2026	$ 33.45	2147
2/09/2026	Square Services - Visitors Centre Subscription For September 2026	$ 109.00	4219
10/09/2026	Starlink - Coolgardie Depot WIFI Monthly Charge	$ 110.00	4219
10/09/2026	Starlink - Kambalda Airport WIFI Monthly Charge	$ 150.00	4219
10/09/2026	Starlink - Coolgardie Tip WIFI Monthly Charge	$ 110.00	4219
10/09/2026	Starlink - Kambalda Tip WIFI Monthly Charge	$ 110.00	4219
10/09/2026	Starlink - Coolgardie TV Antenna WIFI Monthly Charge	$ 150.00	4219
16/09/2026	Seek Australia - Advertising Of Finance Officer Position On Seek	$ 308.00	4219
11/09/2026	Bunnings Kalgoorlie - Supplies For Rubbish Area	$ 67.82	2842
18/09/2026	Bunnings Kalgoorlie - Kambalda Admin Office	$ 55.28	2842
		$ 3,676.05	

Shire of Coolgardie
Payments by Delegated Authority
01 September To 30 September 2026
Fuel Cards

Supplier	Ampol	Plant #	Fuel Card #	Registration	Plant Description	Usage Litres		Amount
Invoice Date	31/08/2026	P266	7071 3401 0686 9802		Volvo BL71 Backhoe Loader	170.88	$	432.01
Invoice Paid	10/09/2026	P273	7071 3400 8231 1282		Mowers, brushcutters, chainsaws (various)	74.5	$	160.71
		P315	7071 34008 168 1867		Toro Mower	89.01	$	227.01
		P344	7071 3400 8207 7529		Vw Amorak	117.76	$	292.98
		P399	7071 3400 8746 7253		Prime Mover -Hino 700 Series	331.43	$	865.69
		P360	7071 3400 8979 2070		Isuzu Npr75-190	110	$	279.84
		P361	7071 3400 9073 0739		Ford Ranger	158.57	$	404.92
		P364	7071 3401 0069 9916		Toyota RAV4 2WD petrol white	36.05	$	87.75
		P365	7071 3400 9189 1902		Toyota Rav 4	52.16	$	105.05
		P372	7071 3400 9471 1842		Ford Ranger	47.66	$	121.45
		P373	7071 3400 9471 4382		Ranger 2021	360.52	$	929.01
		P377	7071 3400 9688 9711		Mosa Generator (Coolgardie Refuse Site)	174.39	$	441.03
		P380	7071 3400 9753 7905		Gianni Ferrari PG280	15.23	$	38.50
		P388	7071 3401 0020 0335		Ford Escape	42.26	$	89.89
		P395	7071 3401 0355 5529		Mazda BT Coolgardie Works	141.5	$	359.31
		P397	7071 3401 0719 6510		Mitsubishi Triton - Coolgardie Works	137.57	$	358.79
		T1013	7071 3401 0567 1522		Hire Genset Coolgardie	530.87	$	1,370.54
		P398	7071 3401 0355 5776		Mitsubishi Triton - Coolgardie Works	44.09	$	116.05
		P216	7071 3400 9321 1927		Caterpillar 930H Wheel Loader	536.05	$	1,377.56
		P376	7071 3400 9321 1927		Ford Ranger Utility 4x4 Diesel Automatic	132.47	$	344.14
		P382	7071 3400 9321 1927		Caterpillar 962M Wheel Loader	176.66	$	449.42
							$	8,851.65

Supplier	BP	Plant #	Fuel Card #	Registration	Vehicle	Usage Litres		Amount
Invoice Date	31/08/2026	P270	7050 15304261 00783	1CVG928	Kambalda Toyota Bus	42.72	$	103.77
Invoice Paid	10/09/2026	P273	7050 15304261 00999	Small Plant	Mowers, BrushCutters, Chainsaws	44.63	$	87.79
		P277	7050 90000781 16406	1DRW996	Grader	261.33	$	634.77
		P305	7050 15304261 00825	1EFH177	Kubota Tractor	100.45	$	237.51
		P317	7050 15304261 01518	1EIY151	ToroX-Maste Mower Kambalda	23	$	54.38
		P344	7050 15304261 01039	CG6097	VW Amorok	50.35	$	120.29
		P345	7050 15304261 01229	CG6103	Caterpillar Loader HV033	637.15	$	1,510.79
		P348	7050 15304261 01062	CG148	2017 Ford Ranger	163.3	$	390.05
		P400	7050 15304261 01146	1GSR486	Hino 500	525.42	$	1,227.13
		P357	7050 15304261 01138	CG6142	Caterpillar 262DAC	84.27	$	197.74
		P362	7050 15304261 01187	CG6196	Ford Ranger	171.68	$	414.00

Shire of Coolgardie
Payments by Delegated Authority
01 September To 30 September 2026
Fuel Cards

P364	7050 15304261 01534	CG6177	Toyota RAV4	43.88	$ 90.01
P365	7050 15304261 01328	CG6159	Toyota RAV 4	171.98	$ 338.60
P385	7050 90000784 40665	1HTZ098	Volkswagen Amarok	88.44	$ 191.83
P386	7050 15304261 01484	CG5961	Ford Ranger	330.43	$ 766.85
P394	7050 15304261 01559	CG6260	Mazda BT-50	52.24	$ 126.89
P395	7050 15304261 01567	CG6270	BT-50	246.11	$ 583.92
P396	7050 15304261 01575	CG6256	Mitsubishi Triton GLX	265.74	$ 621.49
					$ 7,697.81

Shire of Coolgardie
Payments by Delegated Authority
01 September To 30 September 2026
Woolworths Cards

Invoice Date	Invoice Paid	Invoice No	Description	Card	Amount
1/08/2026	10/09/2026	TI-03B72-178E3C	Morning Tea Supplies For Community Connect	Coolgardie	$87.60
1/08/2026	10/09/2026	TI-03B72-178E3D	Breakfast Supplies	Coolgardie	$85.60
19/08/2026	10/09/2026	TI-03B72-178E45	Daffodil Day Event	Coolgardie	$222.70
19/08/2026	10/09/2026	TI-03B72-178E46	Daffodil Day Event	Coolgardie	$84.96
22/08/2026	10/09/2026	TI-03B72-178E48	Supplies For Outback Under The Stars Event	Coolgardie	$75.55
24/08/2026	10/09/2026	TI-03B72-178E49	Catering For Councillor Workshop	Coolgardie	$125.40
4/08/2026	10/09/2026	TI-03B72-178E3E	Office & Kitchen Supplies Kambalda Office	Kambalda	$45.60
6/08/2026	10/09/2026	TI-03B72-178E3F	Gift Cards For Staff Unable to Attend Christmas In July	Kambalda	$173.85
14/08/2026	10/09/2026	TI-03B72-178E40	Office & Kitchen Supplies Kambalda Office	Kambalda	$70.20
14/08/2026	10/09/2026	TI-03B72-178E41	Gift Package For Staff Members Family	Kambalda	$111.80
14/08/2026	10/09/2026	TI-03B72-178E42	Citizenship Ceremony Supplies	Kambalda	$194.20
18/08/2026	10/09/2026	TI-03B72-178E43	Milk For Recreation Centre	Kambalda	$22.20
19/08/2026	10/09/2026	TI-03B72-178E44	Seniors Staying Connected	Kambalda	$119.41
21/08/2026	10/09/2026	TI-03B72-178E47	Recreation Centre Supplies	Kambalda	$257.10
					$1,676.17

12.2.2 MONTHLY FINANCIAL STATEMENTS FOR THE MONTH ENDED 30 SEPTEMBER 2026

Location: **Shire of Coolgardie**

Applicant: **Shire of Coolgardie**

Disclosure of Interest: **Nil**

Date: **13 October 2026**

Author: **Raj Subbiah, Acting Chief Executive Officer**

SUMMARY

This report recommends that the Monthly Statement of Financial Activity report for the period ending 30 September 2026 is presented to Council for adoption.

BACKGROUND

In accordance with regulation 34 of the *Local Government (Financial Management) Regulations,* the Shire is to prepare a Monthly Financial Statement for approval by Council.

The format for monthly reporting was introduced by the Department of Local Government from 01 July 2005; the change was implemented to provide elected members with a better idea of operating and capital revenues and expenditures. The requirement is for a Statement of Financial Activity with a report detailing material variances. The Financial Report presented includes this as well as other statements and supplementary information.

Section 6.4 of the Local Government Act 1995 requires that financial reports be prepared and presented in the manner and form prescribed in the *Local Government (Financial Management) Regulations*. Regulation 34 has been amended to require that Councils report on the sources and applications of funds on a monthly basis and that the report be noted by Council.

COMMENT

Attached for consideration is the completed Monthly Financial Report.

The document includes Statements of Financial Activity by Program, and Nature and Type, notes to the financial statements, an explanation of material variance as well as a summary of bank account balances at 30 September 2026, loan repayments, and reserve account status.

In accordance with the *Local Government (Financial Management) Regulations*, a report must be compiled on variances greater than the percentage agreed by Council which is currently 10% or $10,000. With the report prepared at program level, comments have been made regarding variances. A nil variance is equal to 100%, meaning that the year-to-date actual is identical to the year-to-date budget. Comments are therefore provided where variance values are <90% or >100% and the dollar variance exceeds $10,000.

CONSULTATION

Nil

STATUTORY ENVIRONMENT

- *Local Government Act 1995 Section 6.4*
- *Local Government (Financial Management) Regulations 1996 Section 34*

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 IMPLICATIONS

The Financial Report is information only and there are no financial implications relating to this item.

STRATEGIC IMPLICATIONS

Accountable and effective leaders

Demonstrating sound financial management and plans for the Shire's long term financial sustainability

High quality corporate governance, accountability and compliance

Ensuring the Shire of Coolgardie is well positioned to meet future needs

ATTACHMENTS

1. **Summary of Monthly Financial Report - September 2026**
2. **Monthly Financial Statements - September 2026**
3. **Management Report - September 2026**

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That Council receive the Monthly Financial Activity Statement for the period 30 September 2026.

SHIRE OF COOLGARDIE
SUMMARY OF MONTHLY FINANCIAL REPORT

For the period ended 30 September 2026

FINANCIAL POSITION (Statement of Financial Activity and Note 2)

The Shire closed September with a surplus of $21.46 million available to fund operations and capital expenditure over the remainder of the financial year. This is $4.87 million above the year-to-date budget and compares favourably with the $11.48 million reported at the same time last year.

The surplus does not represent funds available for additional expenditure, as it is required to meet the Shire's ongoing operating and capital commitments. The improved cash position largely reflects the collection of the first rates instalment during September.

The opening surplus at 1 July 2026 has been restated following year-end adjustments. The opening financial position remains subject to final audit.

CASH

Cash on hand is $20.28 million, up $14.15 million since 1 July 2026. Of that, $1.93 million is shown as restricted funds with the balance of $18.35 million shown as unrestricted cash (Note 3 - Monthly Financial Statements). Most of the surplus funds are sitting in term deposits earning between 4.62% and 5.25%, maturing between October and December.

Term deposits held at 30 September

Deposit	Amount	Rate	Maturity
CBA - Short Term Deposit 05 (307010)	$1,046,214	4.65%	12 October 2026
CBA - Short Term Deposit 03	$4,000,000	4.69%	19 October 2026
CBA - Short Term Deposit 05	$1,500,000	4.79%	29 October 2026
CBA - Short Term Deposit 04	$1,169,181	4.81%	30 October 2026
CBA - Short Term Deposit 02 (301010)	$4,900,000	4.97%	10 November 2026
WATC Term Deposit	$500,000	4.62%	30 November 2026
CBA - Short Term Deposit 01	$3,000,000	5.07%	3 December 2026
CBA - Term Deposit Reserves (301030)	$698,993	5.25%	29 December 2026
Total on term deposit	**$16,814,389**		

OPERATING RESULT (Statement of Financial Activity)

Operating income for the year to date totals $19.56 million against a budget of $18.34 million. Additional revenue has been generated from aerodrome landing fees and liquid waste charges. However, a significant portion of the favourable revenue variance relates to rates and associated charges that will require adjustment following receipt of updated valuations from Landgate.

Operating expenditure totals $6.25 million against a budget of $7.04 million, representing a favourable variance of $782,747, largely attributable to the timing of expenditure.

RATES AND RECEIVABLES

Rates of $15.99 million were raised for the year. This is in addition to rates in arrears of $1.10 million brought forward from 30 June 2026. The first instalment fell due on 16 September. $5.07 million is still to be collected, of which $4.83 million, or approximately 95% is expected to be recovered. The statements show 70.3% of rates collected, but that figure also includes write-offs and adjustments, so it is not purely money banked. Other money owed to the Shire is $649,691. Almost all of it current, with only $32,916 more than 90 days old. The Shire owes suppliers $712,002, of which 2.5% is sitting beyond 30 days and $588 beyond 90 days.

CAPITAL WORKS PROGRAM

The capital program is $8.67 million for the year. This includes the budget adjustment of $66,458 for the Council Chambers recording system. $142,033 has been spent, against an expected $1.88 million spend by the end of September. Finishing the program means spending approximately $947,325 a month for the remainder of the financial year. The timing of all capital projects will continue to be reviewed with any changes required to be endorsed during the budget review, if not earlier if required. Of the $3.28 million of capital grants budgeted, $100,000 has been earned and $1.16 million is held until the works are done. The liability for grant money held rose $666,711 during the quarter (Note 14).

Capital acquisitions	Amended budget	YTD budget	YTD actual	Variance
Buildings - non-specialised	$140,000	$0	$0	$0
Buildings - specialised	$405,000	$20,000	$0	$20,000
Furniture and equipment	$230,458	$68,500	$0	$68,500
Plant and equipment	$574,000	$474,000	$0	$474,000
Acquisition of property, plant and equipment	**$1,349,458**	**$562,500**	**$0**	**$562,500**
Infrastructure - Roads	$4,043,501	$334,496	$0	$334,496
Infrastructure - Footpaths	$400,000	$0	$142,033	($142,033)
Infrastructure - Drainage	$100,000	$0	$0	$0
Infrastructure - Sewerage	$600,000	$150,000	$0	$150,000
Infrastructure - Parks & Ovals	$435,000	$62,500	$0	$62,500
Infrastructure - Other Infrastructure	$1,740,000	$775,000	$0	$775,000
Acquisition of infrastructure	**$7,318,501**	**$1,321,996**	**$142,033**	**$1,179,963**
Total capital acquisitions	**$8,667,959**	**$1,884,496**	**$142,033**	**$1,742,463**

The Bluebush Road footpath at Kambalda is finished and is the only capital project completed so far this year. The cost was $142,033. Westgold has contributed $100,000, so the cost to the Shire is $42,033. The footpath budget still holds $257,967 for the Coolgardie and Kambalda footpath renewals. The job was budgeted at $100,000, so it is $42,033 over and will be corrected at the budget review. Every project in the program is listed on the Figures tab.

WHAT IS GOING WELL

Rates instalment s have come in as expected. Rates still to collect fell from $17.08 million to $5.07 million and cash rose to $20.28 million, so the Shire is well placed to fund the rest of the year.

Money owed to the Shire is in good shape. Almost all of it is current and only $32,916 is more than 90 days old. Suppliers continue to be paid on time.

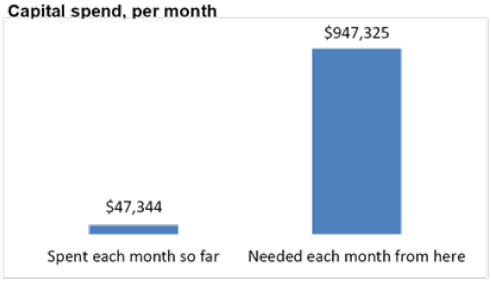
Term deposits are earning more than budgeted. $16.81 million is invested at between 4.62% and 5.25%, and the interest earned on reserve money has been credited to the reserves.

MATTERS FOR COUNCIL

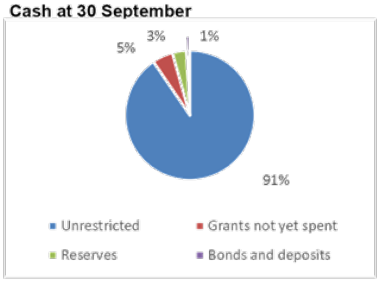
Capital program delivery. $142,033 has been spent of the $8.67 million program. Finishing it means about $947,325 a month for the nine months left. Officers will review what is achievable at the budget review and bring any changes back to Council.

Rates collection. Rates of $17.08 million are collectable this year, including $1.10 million of arrears brought forward from 30 June 2026. $12.02 million, or 70.3%, had been collected at 30 September following the first instalment on 16 September. $5.07 million remains outstanding, of which $4.83 million is expected to be recovered after the allowance for impairment. Collection will be monitored through the remaining instalments and overdue accounts followed up in accordance with the Shire's debt recovery process.

Capital spend, per month



Cash at 30 September



SHIRE OF COOLGARDIE - MONTHLY FIGURES

For the period ended 30 September 2026

Typed from the Monthly Financial Statements for the period ended 30 September 2026. No links - the Source column gives the statement or note each figure comes from.

OPERATING - YEAR TO DATE

Line item	GL	Source	YTD budget	YTD actual	Variance
General rates		SFA F11/G11	$15,101,488	$15,986,951	$885,463
Grants, subsidies and contributions		SFA F13/G13	$579,813	$437,881	($141,932)
Fees and charges		SFA F14/G14	$2,446,600	$2,921,144	$474,544
Interest revenue	030278	SFA F16/G16	$157,508	$195,275	$37,767
Other revenue		SFA F17/G17	$18,478	$14,582	($3,896)
Employee costs		SFA F24/G24	($1,852,844)	($1,166,442)	$686,402
Materials and contracts		SFA F25/G25	($2,273,534)	($1,613,668)	$659,866
Utility charges		SFA F26/G26	($211,507)	($179,770)	$31,737
Depreciation		SFA F27/G27	($1,762,206)	($2,706,370)	($944,164)
Finance costs		SFA F28/G28	($84,985)	($81,921)	$3,064
Insurance		SFA F29/G29	($270,114)	($265,459)	$4,655
Other expenditure		SFA F30/G30	($396,930)	($240,743)	$156,187
Net operating result			**$11,451,767**	**$13,301,460**	**$1,849,693**
Underspend on expenditure lines, excluding depreciation		*favourable variances only*			$1,541,911

KEY FIGURES

Figure	GL	Source	Amount
Funds available at 30 September		SFA G86	$21,459,548
Funds available - year to date budget		SFA F86	$16,585,807
Funds available at 1 July, restated		Note 2	$111,705
Funds available - same date last year		Sep 2025 statement	$11,479,885
Cash at bank at 30 September		SOFP D10	$20,278,469
Cash at bank at 30 June		SOFP C10	$6,127,887
Unrestricted cash		Note 3	$18,347,987
Restricted cash		Note 3	$1,930,482
Term deposits held		Note 3	$16,814,389
Rates levied this year		Note 7 F11	$15,986,951
Rates arrears brought forward		Note 7 F10	$1,096,839
Gross rates collectable		Note 7 F13	$5,067,047
Rates receivable, net of allowance		Note 7 F15	$4,833,142
Sundry creditors		Note 9	$712,002
Total payables		SOFP D34	$1,462,308
Debtors outstanding		Note 7	$649,691
Debtors over 90 days		Note 7	$32,916
Capital program - annual budget		Note 5 F38	$8,667,959
Capital program - spent to date		Note 5 H38	$142,033
Capital program - year to date budget		Note 5 G38	$1,884,496
Footpaths - annual program budget		Note 5	$400,000
Footpaths - spent to date		Note 5	$142,033
Capital grants - annual budget		SFA E42	$3,280,007
Capital grants - revenue recognised		SFA G42	$100,000
Capital grants - received in the quarter		Note 14	$666,711
Rates collected per Note 7		Note 7 F16	70.3%
Capital grants - held unspent		Note 14	$1,164,075
Operating expenditure - budget to date		SFA F35	$7,037,120
Operating expenditure - to date		SFA G35	$6,254,373
Operating expenditure - full year		SFA E35	$27,510,958
Transfers to reserves - budgeted		SFA E75	$1,642,898
Transfers to reserves - made		SFA G75	$8,639
Borrowings - current		SOFP D38	$308,970
Borrowings - non-current		SOFP D46	$5,152,646
Months remaining in the year			9

CAPITAL ACQUISITIONS - Note 5

Capital acquisitions	Source	Amended budget	YTD budget	YTD actual
Buildings - non-specialised	Note 5	$140,000	$0	$0
Buildings - specialised	Note 5	$405,000	$20,000	$0

SHIRE OF COOLGARDIE - MONTHLY FIGURES

For the period ended 30 September 2026

Typed from the Monthly Financial Statements for the period ended 30 September 2026. No links - the Source column gives the statement or note each figure comes from.

Furniture and equipment	Note 5	$230,458	$68,500	$0
Plant and equipment	Note 5	$574,000	$474,000	$0
Acquisition of property, plant and equipment	**Note 5**	**$1,349,458**	**$562,500**	**$0**
Infrastructure - Roads	Note 5	$4,043,501	$334,496	$0
Infrastructure - Footpaths	Note 5	$400,000	$0	$142,033
Infrastructure - Drainage	Note 5	$100,000	$0	$0
Infrastructure - Sewerage	Note 5	$600,000	$150,000	$0
Infrastructure - Parks & Ovals	Note 5	$435,000	$62,500	$0
Infrastructure - Other Infrastructure	Note 5	$1,740,000	$775,000	$0
Acquisition of infrastructure	**Note 5**	**$7,318,501**	**$1,321,996**	**$142,033**
Total capital acquisitions	**Note 5**	**$8,667,959**	**$1,884,496**	**$142,033**

WHERE THE CASH SITS - Note 3

Account	GL	Source	Unrestricted	Restricted	Total
CBA Municipal Cash at Bank / Overdraft Facility	165000	Note 3	$3,226,604	$0	$3,226,604
Cash On Hand	301001	Note 3	$840	$0	$840
CBA Interest Bearing Cash at Bank	301022	Note 3	$51,362	$0	$51,362
CBA - Short Term Deposit 01		Note 3	$3,000,000	$0	$3,000,000
CBA - Short Term Deposit 02	301010	Note 3	$4,900,000	$0	$4,900,000
CBA - Short Term Deposit 03		Note 3	$4,000,000	$0	$4,000,000
CBA - Short Term Deposit 04		Note 3	$1,169,181	$0	$1,169,181
CBA - Short Term Deposit 05		Note 3	$1,500,000	$0	$1,500,000
CBA - Short Term Deposit 05 (grants held)	307010	Note 3	$0	$1,046,214	$1,046,214
WATC Term Deposit		Note 3	$500,000	$0	$500,000
CBA - Term Deposit Reserves	301030	Note 3	$0	$698,993	$698,993
CBA Trust Cash at Bank	301023	Note 3	$0	$185,275	$185,275
Total cash			**$18,347,987**	**$1,930,482**	**$20,278,469**
Restricted cash is made up of:					
Grant money not yet spent		Note 3		$1,046,214	
Reserves		Note 3		$698,993	
Bonds and deposits		Note 3		$185,275	

TERM DEPOSITS HELD - Note 3

Account	GL	Source	Amount	Rate	Maturity
CBA - Short Term Deposit 05	307010	Note 3	$1,046,214	4.65%	12/10/2026
CBA - Short Term Deposit 03		Note 3	$4,000,000	4.69%	19/10/2026
CBA - Short Term Deposit 05		Note 3	$1,500,000	4.79%	29/10/2026
CBA - Short Term Deposit 04		Note 3	$1,169,181	4.81%	30/10/2026
CBA - Short Term Deposit 02	301010	Note 3	$4,900,000	4.97%	10/11/2026
WATC Term Deposit		Note 3	$500,000	4.62%	30/11/2026
CBA - Short Term Deposit 01		Note 3	$3,000,000	5.07%	03/12/2026
CBA - Term Deposit Reserves	301030	Note 3	$698,993	5.25%	29/12/2026
Total on term deposit			**$16,814,388**		

BONDS AND DEPOSITS - CASH SET AGAINST THE LIABILITY

	GL	Source	31 August	30 September	Movement
Cash at bank - trust account	301023	Note 3	$184,836	$185,275	$439
Bonds and deposits held		Note 9	$190,696	$191,468	$772
Cash short of the liability			**($5,860)**	**($6,193)**	

RESERVE ACCOUNTS - Note 4

Reserve	GL	Source	1 July	Interest	30 September
Plant & Equipment	721000	Note 4	$129,855	$1,625	$131,480
Sewerage	724000	Note 4	$142,019	$1,777	$143,796

SHIRE OF COOLGARDIE - MONTHLY FIGURES

For the period ended 30 September 2026

Typed from the Monthly Financial Statements for the period ended 30 September 2026. No links - the Source column gives the statement or note each figure comes from.

Infrastructure Renewal	750000	Note 4	$142,083	$1,778	$143,861
Aged Accommodation	737000	Note 4	$136,397	$1,707	$138,104
Leave Entitlements	725000	Note 4	$50,000	$626	$50,626
Road Contributions	740000	Note 4	$40,000	$500	$40,500
Landfill Remediation	723000	Note 4	$50,000	$626	$50,626
Total reserves			**$690,354**	**$8,639**	**$698,993**

Spent each month so far	$47,344
Needed each month from here	$947,325
Unrestricted	$18,347,987
Grants not yet spent	$1,046,214
Reserves	$698,993
Bonds and deposits	$185,275

CAPITAL WORKS PROGRAM - ALL PROJECTS - Note 5

Project	Job	Source	Annual budget	Spent to date	% spent
Buildings - non-specialised					
5 Dundas Street, Kambalda - Capital Improvements	C13103	Note 5	$50,000	$0	0.0%
78 Saltbush Road, Kambalda West - Capital Improvements	C13186	Note 5	$50,000	$0	0.0%
Coolgardie Railway Station - Caretakers Flat	C13187	Note 5	$40,000	$0	0.0%
Total Buildings - non-specialised			**$140,000**	**$0**	**0.0%**
Buildings - specialised					
Kambalda Youth Facility / Precinct	C13179	Note 5	$100,000	$0	0.0%
KCRF - Solar Panels	C11156	Note 5	$40,000	$0	0.0%
Coolgardie Recreation Centre	C11032	Note 5	$50,000	$0	0.0%
Coolgardie Office Refurbishment	C04004	Note 5	$40,000	$0	0.0%
Kambalda Shire Administration Building	C13086	Note 5	$30,000	$0	0.0%
Nickletown Flounders	C13182	Note 5	$25,000	$0	0.0%
Kambalda Men's Shed	C13183	Note 5	$50,000	$0	0.0%
Coolgardie RSL	C13188	Note 5	$20,000	$0	0.0%
Coolgardie Montana Seniors Village	C08009	Note 5	$50,000	$0	0.0%
Total Buildings - specialised			**$405,000**	**$0**	**0.0%**
Furniture and equipment					
General Furniture Replacement	C04002	Note 5	$24,000	$0	0.0%
ICT Upgrades and Replacements	C04003	Note 5	$30,000	$0	0.0%
Meraki ICT Equipment	C13193	Note 5	$110,000	$0	0.0%
Coolgardie Council Chambers - Wireless Recording System	C13194	Note 5	$66,458	$0	0.0%
Total Furniture and equipment			**$230,458**	**$0**	**0.0%**
Plant and equipment					
Small Plant Purchases	C13078	Note 5	$30,000	$0	0.0%
Kambalda Waste Facility Generator	C13079	Note 5	$50,000	$0	0.0%
Kambalda Ranger 2X4	C12024	Note 5	$50,000	$0	0.0%
Ranger Vehicle Pod	C13184	Note 5	$50,000	$0	0.0%

SHIRE OF COOLGARDIE - MONTHLY FIGURES

For the period ended 30 September 2026

Typed from the Monthly Financial Statements for the period ended 30 September 2026. No links - the Source column gives the statement or note each figure comes from.

Turf Oval Aerator	C13185	Note 5	$20,000	$0	0.0%
Metro Counters	C13116	Note 5	$24,000	$0	0.0%
Coolgardie Recreation Centre - Evacuation Generator	C13190	Note 5	$100,000	$0	0.0%
Parks & Gardens Truck	C12065	Note 5	$250,000	$0	0.0%
Total Plant and equipment			**$574,000**	**$0**	**0.0%**
Infrastructure - Roads					
Regional Road Group - Coolgardie North Road - Stage 1	RRG002	Note 5	$1,170,000	$0	0.0%
R2R - Kambalda Aerodrome Access Road - Seal	RTR133	Note 5	$845,729	$0	0.0%
Ladyloch Road Construction	R053	Note 5	$400,000	$0	0.0%
Regional Road Group - Jaurdi Hills Road	RRG052	Note 5	$396,000	$0	0.0%
R2R - Durkin Road & Gordon Adams Road - Intersection Upgrade	RTR039	Note 5	$269,500	$0	0.0%
Ladyloch Road Intersection	MF53	Note 5	$200,000	$0	0.0%
Durkin Road Construction	R039	Note 5	$168,000	$0	0.0%
R2R - Casuarina Road - Reseal	RTR076	Note 5	$142,672	$0	0.0%
R2R - Quandong Road - Reseal	RTR077	Note 5	$119,955	$0	0.0%
Coolgardie North Road Construction	R002	Note 5	$72,466	$0	0.0%
R2R - King Street - Reseal	RTR028	Note 5	$69,759	$0	0.0%
R2R - Macdonald Street - Reseal	RTR029	Note 5	$62,429	$0	0.0%
R2R - Jobson Street - Reseal	RTR036	Note 5	$56,616	$0	0.0%
R2R - Gum Nut Place - Reseal	RTR102	Note 5	$45,375	$0	0.0%
Bayley Street	R153	Note 5	$25,000	$0	0.0%
Total Infrastructure - Roads			**$4,043,501**	**$0**	**0.0%**
Infrastructure - Footpaths					
Footpath Renewal - Coolgardie	RF002	Note 5	$200,000	$0	0.0%
Footpath Renewal - Kambalda	RF003	Note 5	$100,000	$0	0.0%
Bluebush Road Footpath Construction	RF078	Note 5	$100,000	$142,033	142.0%
Total Infrastructure - Footpaths			**$400,000**	**$142,033**	**35.5%**
Infrastructure - Drainage					
Drainage Renewal - Coolgardie	RD200	Note 5	$50,000	$0	0.0%
Drainage Renewal - Kambalda	RD100	Note 5	$50,000	$0	0.0%
Total Infrastructure - Drainage			**$100,000**	**$0**	**0.0%**
Infrastructure - Sewerage					
Coolgardie Sewerage - Water Re-Use System	C10007	Note 5	$600,000	$0	0.0%
Total Infrastructure - Sewerage			**$600,000**	**$0**	**0.0%**
Infrastructure - Parks & Ovals					
Coolgardie Recreation Centre Playground Capital	C11120	Note 5	$100,000	$0	0.0%
West Oval Capital	C1204	Note 5	$100,000	$0	0.0%
Coolgardie Playground Renewal	C11132	Note 5	$60,000	$0	0.0%
Kambalda Parks Playground Equipment	C11068	Note 5	$50,000	$0	0.0%
Donkin Park Infrastructure	C11077	Note 5	$50,000	$0	0.0%
Coolgardie Skate Park & Shade Sails	C11133	Note 5	$50,000	$0	0.0%
Standpipe	C13082	Note 5	$25,000	$0	0.0%
Total Infrastructure - Parks & Ovals			**$435,000**	**$0**	**0.0%**
Infrastructure - Other Infrastructure					
Coolgardie Tip - New Cell	C1015	Note 5	$1,200,000	$0	0.0%
Coolgardie Pool Refurbishment	C11012	Note 5	$150,000	$0	0.0%
Kambalda Refuse Site	RS004	Note 5	$100,000	$0	0.0%
Kambalda Dog Pound	C13143	Note 5	$80,000	$0	0.0%
Coolgardie Park Lighting	C13178	Note 5	$80,000	$0	0.0%
Coolgardie Satellite Television Broadcasting Service	C11104	Note 5	$50,000	$0	0.0%
Kambalda Pool Refurbishment	C11014	Note 5	$40,000	$0	0.0%
Electronic Traffic Speed Signs	C13189	Note 5	$20,000	$0	0.0%
Town Entrance Statements	C13192	Note 5	$20,000	$0	0.0%
Total Infrastructure - Other Infrastructure			**$1,740,000**	**$0**	**0.0%**
Total capital works program - 61 projects			**$8,667,959**	**$142,033**	**1.6%**

SHIRE OF COOLGARDIE

MONTHLY FINANCIAL REPORT

(Containing the required statement of financial activity and statement of financial position)

FOR THE PERIOD ENDED 30 SEPTEMBER 2026

LOCAL GOVERNMENT ACT 1995
LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996

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SHIRE OF COOLGARDIE
STATEMENT OF FINANCIAL POSITION
FOR THE PERIOD ENDED 30 SEPTEMBER 2026

	Actual 30 June 2026	Actual as at 30 September 2026
	$	$
CURRENT ASSETS		
Cash and cash equivalents	6,127,887	20,278,469
Trade and other receivables	3,636,047	5,620,965
Inventories	12,020	11,531
Other assets	131,660	145,802
TOTAL CURRENT ASSETS	9,907,614	26,056,767
NON-CURRENT ASSETS		
Trade and other receivables	234,951	234,951
Other financial assets	193,973	193,973
Property, plant and equipment	37,340,436	37,005,408
Infrastructure	112,994,321	110,827,736
Right-of-use assets	244,520	181,796
TOTAL NON-CURRENT ASSETS	151,008,201	148,443,864
TOTAL ASSETS	160,915,815	174,500,631
CURRENT LIABILITIES		
Trade and other payables	7,242,659	1,462,308
Other liabilities	684,128	1,257,776
Lease liabilities	229,471	162,014
Borrowings	0	308,970
Employee related provisions	315,502	315,502
Other provisions	913,266	913,266
TOTAL CURRENT LIABILITIES	9,385,026	4,419,836
NON-CURRENT LIABILITIES		
Lease liabilities	20,003	15,903
Borrowings	0	5,152,646
Employee related provisions	109,766	109,766
Other provisions	4,875,679	4,875,679
TOTAL NON-CURRENT LIABILITIES	5,005,448	10,153,994
TOTAL LIABILITIES	14,390,474	14,573,830
NET ASSETS	**146,525,341**	**159,926,801**
EQUITY		
Retained surplus	54,910,336	68,303,157
Reserve accounts	690,354	698,993
Revaluation surplus	90,924,651	90,924,651
TOTAL EQUITY	**146,525,341**	**159,926,801**

This statement is to be read in conjunction with the accompanying notes.

SHIRE OF COOLGARDIE
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 SEPTEMBER 2026

	Note	Amended Budget Estimates (a)	YTD Budget Estimates (b)	YTD Actual (c)	Variance* $ (c) - (b)	Variance* % ((c) - (b))/(b)	Var.
		$	$	$	$	%	
OPERATING ACTIVITIES							
Revenue from operating activities							
General rates		15,161,907	15,101,488	**15,986,951**	885,463	5.86%	
Grants, subsidies and contributions		1,450,782	579,813	**437,881**	(141,932)	(24.48%)	▼
Fees and charges		5,562,117	2,446,600	**2,921,144**	474,544	19.40%	▲
Interest revenue		320,700	157,508	**195,275**	37,767	23.98%	▲
Other revenue		105,911	18,478	**14,582**	(3,896)	(21.08%)	
Profit on asset disposals		34,000	34,000	**0**	(34,000)	(100.00%)	▼
		22,635,417	**18,337,887**	**19,555,833**	**1,217,946**	6.64%	
Expenditure from operating activities							
Employee costs		(7,281,283)	(1,852,844)	**(1,166,442)**	686,402	37.05%	▲
Materials and contracts		(9,570,880)	(2,273,534)	**(1,613,668)**	659,866	29.02%	▲
Utility charges		(1,000,310)	(211,507)	**(179,770)**	31,737	15.01%	▲
Depreciation		(7,048,824)	(1,762,206)	**(2,706,370)**	(944,164)	(53.58%)	▼
Finance costs		(331,211)	(84,985)	**(81,921)**	3,064	3.61%	
Insurance		(536,978)	(270,114)	**(265,459)**	4,655	1.72%	
Other expenditure		(1,556,472)	(396,930)	**(240,743)**	156,187	39.35%	▲
Loss on asset disposals		(185,000)	(185,000)	**0**	185,000	100.00%	▲
		(27,510,958)	**(7,037,120)**	**(6,254,373)**	**782,747**	11.12%	
Non cash amounts excluded from operating activities	2(c)	7,272,824	1,913,206	**2,706,996**	793,790	41.49%	▲
Amount attributable to operating activities		**2,397,283**	**13,213,973**	**16,008,456**	**2,794,483**	21.15%	
INVESTING ACTIVITIES							
Inflows from investing activities							
Proceeds from capital grants, subsidies and contributions		3,280,007	190,600	**100,000**	(90,600)	(47.53%)	▼
Proceeds from disposal of assets		65,000	0	**0**	0	0.00%	
		3,345,007	**190,600**	**100,000**	**(90,600)**	(47.53%)	
Outflows from investing activities							
Payments for property, plant and equipment		(1,349,458)	(562,500)	**0**	562,500	100.00%	▲
Payments for construction of infrastructure		(7,318,501)	(1,321,996)	**(142,033)**	1,179,963	89.26%	▲
		(8,667,959)	**(1,884,496)**	**(142,033)**	**1,742,463**	92.46%	
Amount attributable to investing activities		**(5,322,952)**	**(1,693,896)**	**(42,033)**	**1,651,863**	97.52%	
FINANCING ACTIVITIES							
Inflows from financing activities							
Proceeds from new borrowings		5,461,616	5,461,616	**5,461,616**	0	0.00%	
		5,461,616	**5,461,616**	**5,461,616**	**0**	0.00%	
Outflows from financing activities							
Payments for principal portion of lease liabilities		(229,471)	(71,556)	**(71,557)**	(1)	(0.00%)	
Repayment of borrowings		(344,748)	0	**0**	0	0.00%	
Transfer to reserves		(1,642,898)	(5,500)	**(8,639)**	(3,139)	(57.07%)	
		(2,217,117)	**(77,056)**	**(80,196)**	**(3,140)**	(4.07%)	
Amount attributable to financing activities		**3,244,499**	**5,384,560**	**5,381,420**	**(3,140)**	(0.06%)	
MOVEMENT IN SURPLUS OR DEFICIT							
Surplus or deficit at the start of the financial year	2(a)	(318,830)	(318,830)	**111,705**	430,535	135.04%	▲
Amount attributable to operating activities		2,397,283	13,213,973	**16,008,456**	2,794,483	21.15%	▲
Amount attributable to investing activities		(5,322,952)	(1,693,896)	**(42,033)**	1,651,863	97.52%	▲
Amount attributable to financing activities		3,244,499	5,384,560	**5,381,420**	(3,140)	(0.06%)	
Surplus or deficit after imposition of general rates		**0**	**16,585,807**	**21,459,548**	**4,873,741**	29.39%	▲

KEY INFORMATION

▲▼ Indicates a variance between Year to Date (YTD) Budget and YTD Actual data outside the adopted materiality threshold.
▲ Indicates a variance with a positive impact on the financial position.
▼ Indicates a variance with a negative impact on the financial position.
Refer to Note 3 for an explanation of the reasons for the variance.

This statement is to be read in conjunction with the accompanying notes.

SHIRE OF COOLGARDIE
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 SEPTEMBER 2026

1 BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICIES

BASIS OF PREPARATION

This prescribed financial report has been prepared in accordance with the *Local Government Act 1995* and accompanying regulations.

Local Government Act 1995 requirements
Section 6.4(2) of the Local Government Act 1995 read with the *Local Government (Financial Management) Regulations 1996,* prescribe that the financial report be prepared in accordance with the *Local Government Act 1995* and, to the extent that they are not inconsistent with the Act, the Australian Accounting Standards. The Australian Accounting Standards (as they apply to local governments and not-for-profit entities) and Interpretations of the Australian Accounting Standards Board were applied where no inconsistencies exist.

The *Local Government (Financial Management) Regulations 1996* specify that vested land is a right-of-use asset to be measured at cost, and is considered a zero cost concessionary lease. All right-of-use assets under zero cost concessionary leases are measured at zero cost rather than at fair value, except for vested improvements on concessionary land leases such as roads, buildings or other infrastructure which continue to be reported at fair value, as opposed to the vested land which is measured at zero cost. The measurement of vested improvements at fair value is a departure from AASB 16 which would have required the Shire to measure any vested improvements at zero cost.

Local Government (Financial Management) Regulations 1996, regulation 34 prescribes contents of the financial report. Supplementary information does not form part of the financial report.

Accounting policies which have been adopted in the preparation of this financial report have been consistently applied unless stated otherwise. Except for cash flow and rate setting information, the financial report has been prepared on the accrual basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

PREPARATION TIMING AND REVIEW

Date prepared: All known transactions up to 10 October 2026

THE LOCAL GOVERNMENT REPORTING ENTITY
All funds through which the Shire controls resources to carry on its functions have been included in the financial statements forming part of this financial report.

All monies held in the Trust Fund are excluded from the financial statements.

MATERIAL ACCOUNTING POLICIES
Material accounting policies utilised in the preparation of these statements are as described within the 2026-27 Annual Budget. Please refer to the adopted budget document for details of these policies.

Critical accounting estimates and judgements
The preparation of a financial report in conformity with Australian Accounting Standards requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses.

The estimates and associated assumptions are based on historical experience and various other factors believed to be reasonable under the circumstances; the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

As with all estimates, the use of different assumptions could lead to material changes in the amounts reported in the financial report.

The following are estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year and further information on their nature and impact can be found in the relevant note:

- Fair value measurement of assets carried at reportable value including:
  - Property, plant and equipment
  - Infrastructure
- Impairment losses of non-financial assets
- Expected credit losses on financial assets
- Assets held for sale
- Investment property
- Estimated useful life of intangible assets
- Measurement of employee benefits
- Measurement of provisions
- Estimation uncertainties and judgements made in relation to lease

SHIRE OF COOLGARDIE
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 SEPTEMBER 2026

2 NET CURRENT ASSETS INFORMATION

(a) Net current assets used in the Statement of Financial Activity

	Note	Amended Budget Opening 1 July 2026	Actual as at 30 June 2026	Actual as at 30 September 2026
Current assets		$	$	$
Cash and cash equivalents		5,359,682	6,127,887	20,278,469
Trade and other receivables		3,761,827	3,636,047	5,620,965
Inventories		12,020	12,020	11,531
Other assets		131,660	131,660	145,802
		9,265,189	9,907,614	26,056,767
Less: current liabilities				
Trade and other payables		(7,121,495)	(7,242,659)	(1,462,308)
Contract Liabilities		(603,586)	(684,128)	(1,257,776)
Lease liabilities		(229,471)	(229,471)	(162,014)
Borrowings		0	0	(308,970)
Employee related provisions		(318,584)	(315,502)	(315,502)
Other provisions		(900,000)	(913,266)	(913,266)
		(9,173,136)	(9,385,026)	(4,419,836)
Net current assets		92,053	522,588	21,636,931
Less: Total adjustments to net current assets	2(b)	(410,883)	(410,883)	(177,383)
Closing funding surplus / (deficit)		**(318,830)**	**111,705**	**21,459,548**

(b) Current assets and liabilities excluded from budgeted deficiency

Adjustments to net current assets				
Less: Reserve accounts		(690,354)	(690,354)	(698,993)
Add: Current liabilities not expected to be cleared at the end of the year				
- Current portion of lease liabilities		229,471	229,471	162,014
- Current portion of borrowings		0	0	308,970
- Current portion of employee benefit provisions held in reserve		50,000	50,000	50,626
Total adjustments to net current assets	2(a)	**(410,883)**	**(410,883)**	**(177,383)**

(c) Non-cash amounts excluded from operating activities

	Amended Budget Estimates 30 June 2027	YTD Budget Estimates 30 September 2026	YTD Actual 30 September 2026
	$	$	$
Adjustments to operating activities			
Less: Profit on asset disposals	(34,000)	(34,000)	0
Add: Loss on asset disposals	185,000	185,000	0
Add: Depreciation	7,048,824	1,762,206	2,706,370
Movement in current employee provisions associated with restricted cash	80,000	0	626
Non-cash movements in non-current assets and liabilities:			
- Pensioner deferred rates	(25,000)	0	0
- Trade Receivables	18,000	0	0
Total non-cash amounts excluded from operating activities	**7,272,824**	**1,913,206**	**2,706,996**

CURRENT AND NON-CURRENT CLASSIFICATION
In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. Unless otherwise stated assets or liabilities are classified as current if expected to be settled within the next 12 months, being the local governments' operational cycle.

SHIRE OF COOLGARDIE
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 SEPTEMBER 2026

3 EXPLANATION OF MATERIAL VARIANCES

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date actual materially.
The material variance adopted by Council for the 2026-27 year is $10,000 and 10.00% whichever is the greater.

Description	Var. $	Var. %	
	$	%	
Revenue from operating activities			
General rates Interim rating adjustments to be processed during the year.	885,463	5.86%	
Grants, subsidies and contributions Haulage campaign contributions.	(141,932)	(24.48%)	▼
Fees and charges Addition revenue generated from aerodrome landing fees and liquid waste collection. Additional revenue received to date for sewerage services will be offset later in the financial year when interim rates are processed.	474,544	19.40%	▲
Interest revenue Additional interest generated from investment of surplus funds.	37,767	23.98%	▲
Profit on asset disposals No plant disposed to date.	(34,000)	(100.00%)	▼
Employee costs Not all budgeted positions filled as per Workforce Plan.	686,402	37.05%	▲
Materials and contracts Budget allocations across all programs still to be implemented.	659,866	29.02%	▲
Utility charges Predominately utility costs relating to Coolgardie camp that will be reimbursed.	31,737	15.01%	▲
Depreciation Additional depreciation costs relating to road infrastructure resulting from depreciation reveiew completed. (non-cash item)	(944,164)	(53.58%)	▼
Finance costs Not Material.	3,064	3.61%	
Insurance Not Material.	4,655	1.72%	
Other expenditure Health services and elected member costs.	156,187	39.35%	▲
Loss on asset disposals No plant disposed to date.	185,000	100.00%	▲
Non cash amounts excluded from operating activities Reflects the depreciation variance above.	793,790	41.49%	▲
Inflows from investing activities			
Proceeds from capital grants, subsidies and contributions Regional road group funding shown as a capital grant liability.	(90,600)	(47.53%)	▼
Proceeds on disposal of financial assets at fair value through profit and loss Nil	0	0.00%	
Payments for property, plant and equipment Plant & ICT Equipment purchases.	562,500	100.00%	▲
Payments for construction of infrastructure Road Capital Works Program.	1,179,963	89.26%	▲
Surplus or deficit at the start of the financial year End of year position subject to final audit.	430,535	135.04%	▲
Surplus or deficit after imposition of general rates As per the above explanations.	4,873,741	29.39%	▲

SUPPLEMENTARY INFORMATION

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BASIS OF PREPARATION - SUPPLEMENTARY INFORMATION

Supplementary information is presented for information purposes. The information does not comply with the disclosure requirements of the Australian Accounting Standards.

SHIRE OF COOLGARDIE
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 SEPTEMBER 2026

1 KEY INFORMATION

Funding Surplus or Deficit Components

Funding surplus / (deficit)

	Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. $ (b)-(a)
Opening	($0.32 M)	($0.32 M)	$0.11 M	$0.43 M
Closing	$0.00 M	$16.59 M	$21.46 M	$4.87 M

Refer to Statement of Financial Activity

Cash and cash equivalents

	$20.28 M	% of total
Unrestricted Cash	$18.35 M	90.5%
Restricted Cash	$1.93 M	9.5%

Refer to 3 - Cash and Financial Assets

Payables

	$1.46 M	% Outstanding
Trade Payables	$0.71 M	
0 to 30 Days		97.5%
Over 30 Days		2.5%
Over 90 Days		0.1%

Refer to 9 - Payables

Receivables

	$0.79 M	% Collected
Rates Receivable	$4.83 M	70.3%
Trade Receivable	$0.79 M	% Outstanding
Over 30 Days		5.6%
Over 90 Days		5.1%

Refer to 7 - Receivables

Key Operating Activities

Amount attributable to operating activities

Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. $ (b)-(a)
$2.40 M	$13.21 M	$16.01 M	$2.79 M

Refer to Statement of Financial Activity

Rates Revenue

YTD Actual	$15.99 M	% Variance
YTD Budget	$15.10 M	5.9%

Grants and Contributions

YTD Actual	$0.44 M	% Variance
YTD Budget	$0.58 M	(24.5%)

Refer to 13 - Grants and Contributions

Fees and Charges

YTD Actual	$2.92 M	% Variance
YTD Budget	$2.45 M	19.4%

Refer to Statement of Financial Activity

Key Investing Activities

Amount attributable to investing activities

Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. $ (b)-(a)
($5.32 M)	($1.69 M)	($0.04 M)	$1.65 M

Refer to Statement of Financial Activity

Proceeds on sale

YTD Actual	$0.00 M	%
Amended Budget	$0.07 M	(100.0%)

Refer to 6 - Disposal of Assets

Asset Acquisition

YTD Actual	$0.14 M	% Spent
Amended Budget	$8.67 M	(98.1%)

Refer to 5 - Capital Acquisitions

Capital Grants

YTD Actual	$0.10 M	% Received
Amended Budget	$3.28 M	(97.0%)

Refer to 5 - Capital Acquisitions

Key Financing Activities

Amount attributable to financing activities

Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. $ (b)-(a)
$3.24 M	$5.38 M	$5.38 M	($0.00 M)

Refer to Statement of Financial Activity

Borrowings

Principal repayments	$0.00 M
Interest expense	($0.08 M)
Principal due	$5.46 M

Refer to 10 - Borrowings

Reserves

Reserves balance	$0.70 M
Net Movement	$0.01 M

Refer to 4 - Cash Reserves

Lease Liability

Principal repayments	($0.07 M)
Interest expense	($0.00 M)
Principal due	$0.18 M

Refer to Note 11 - Lease Liabilities

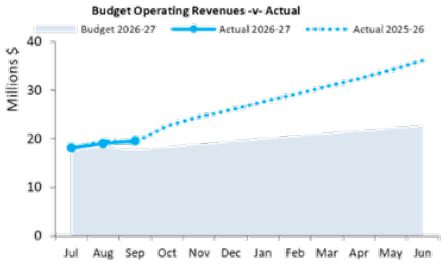
This information is to be read in conjunction with the accompanying Financial Statements and notes.

SHIRE OF COOLGARDIE
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 SEPTEMBER 2026

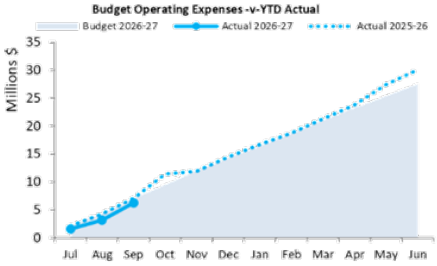
2 KEY INFORMATION - GRAPHICAL

OPERATING ACTIVITIES

OPERATING REVENUE

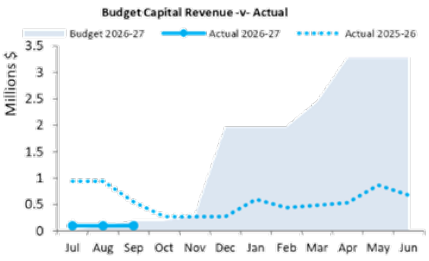


OPERATING EXPENSES

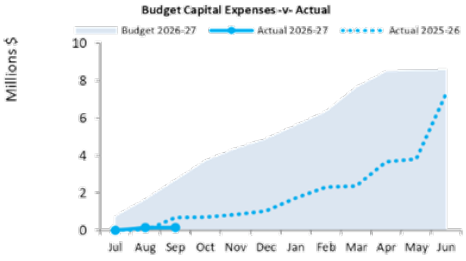


INVESTING ACTIVITIES

CAPITAL REVENUE

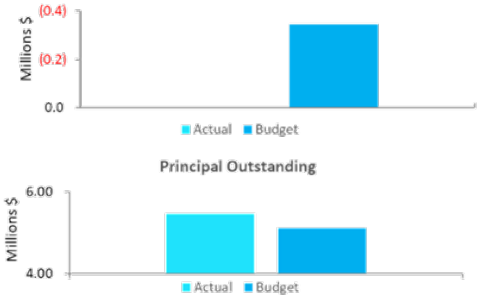


CAPITAL EXPENSES

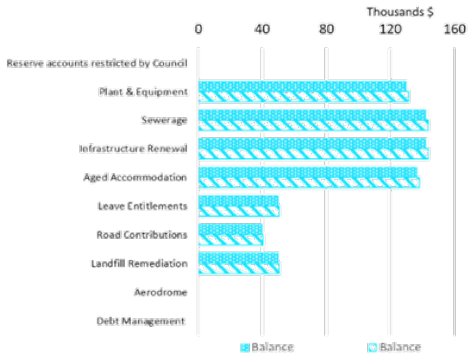


FINANCING ACTIVITIES

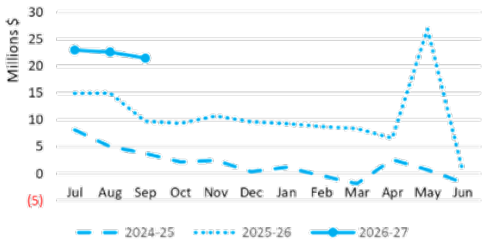
BORROWINGS



RESERVES



Closing funding surplus / (deficit)



This information is to be read in conjunction with the accompanying Financial Statements and Notes.

SHIRE OF COOLGARDIE
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 SEPTEMBER 2026

3 CASH AND FINANCIAL ASSETS AT AMORTISED COST

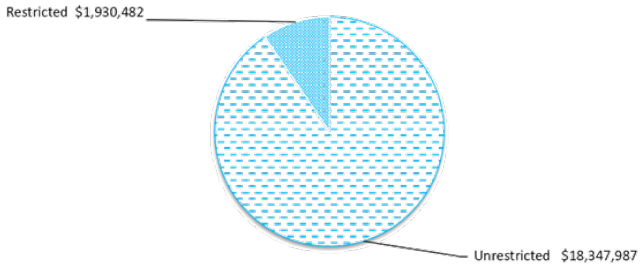
Description	Classification	Unrestricted	Restricted	Total	Trust	Institution	Interest Rate	Maturity Date
		$	$	$	$			
CBA Municipal Cash at Bank / Overdraft Facility - GEN	Cash and cash equivalents	3,226,604	0	3,226,604	0	CBA	N/A	N/A
Cash On Hand	Cash and cash equivalents	840	0	840	0	N/A	N/A	N/A
CBA - Term Deposit Reserves	Cash and cash equivalents	0	698,993	698,993	0	CBA	5.25%	29/12/2026
CBA - Short Term Deposit 05	Cash and cash equivalents	1,500,000	0	1,500,000	0	CBA	4.79%	29/10/2026
CBA Interest Bearing Cash at Bank	Cash and cash equivalents	51,362	0	51,362	0	CBA	Variable	N/A
CBA - Short Term Deposit 01	Cash and cash equivalents	3,000,000	0	3,000,000	0	CBA	5.07%	3/12/2026
CBA Trust Cash at Bank	Cash and cash equivalents	0	185,275	185,275	0	CBA	N/A	N/A
CBA - Short Term Deposit 02	Cash and cash equivalents	4,900,000	0	4,900,000	0	CBA	4.97%	10/11/2026
CBA - Short Term Deposit 03	Cash and cash equivalents	4,000,000	0	4,000,000	0	CBA	4.69%	19/10/2026
CBA - Short Term Deposit 04	Cash and cash equivalents	1,169,181	0	1,169,181	0	CBA	4.81%	30/10/2026
WATC TERM DEPOSIT	Cash and cash equivalents	500,000	0	500,000	0	WATC	4.62%	30/11/2026
CBA - Short Term Deposit 05	Cash and cash equivalents	0	1,046,214	1,046,214	0	CBA	4.65%	12/10/2026
Total		**18,347,987**	**1,930,482**	**20,278,469**	**0**			
Comprising								
Cash and cash equivalents		18,347,987	1,930,482	20,278,469	0			
		18,347,987	**1,930,482**	**20,278,469**	**0**			

KEY INFORMATION

Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks and other short term highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.
Bank overdrafts are reported in current liabilities in the statement of net current assets.

The local government classifies financial assets at amortised cost if both of the following criteria are met:
- the asset is held within a business model whose objective is to collect the contractual cashflows, and
- the contractual terms give rise to cash flows that are solely payments of principal and interest.

Financial assets at amortised cost held with registered financial institutions are listed in this note other financial assets at amortised cost are provided in Note 8 - Other assets.



SHIRE OF COOLGARDIE
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 SEPTEMBER 2026

4 RESERVE ACCOUNTS

	Budget				Actual			
Reserve account name	Opening Balance	Transfers In (+)	Transfers Out (-)	Closing Balance	Opening Balance	Transfers In (+)	Transfers Out (-)	Closing Balance
	$	$	$	$	$	$	$	$
Reserve accounts restricted by Council								
Plant & Equipment	129,855	155,000	0	284,855	129,855	1,625	0	131,480
Sewerage	142,019	146,000	0	288,019	142,019	1,777	0	143,796
Infrastructure Renewal	142,083	285,159	0	427,242	142,083	1,778	0	143,861
Aged Accommodation	136,397	43,000	0	179,397	136,397	1,707	0	138,104
Leave Entitlements	50,000	80,000	0	130,000	50,000	626	0	50,626
Road Contributions	40,000	57,000	0	97,000	40,000	500	0	40,500
Landfill Remediation	50,000	50,000	0	100,000	50,000	626	0	50,626
Aerodrome	0	100,000	0	100,000	0	0	0	0
Debt Management	0	726,739	0	726,739	0	0	0	0
	690,354	**1,642,898**	**0**	**2,333,252**	**690,354**	**8,639**	**0**	**698,993**

SHIRE OF COOLGARDIE
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 SEPTEMBER 2026

5 CAPITAL ACQUISITIONS

Capital acquisitions	Amended Budget	YTD Budget	YTD Actual	YTD Variance
	$	$	$	$
Buildings - non-specialised	140,000	0	0	0
Buildings - specialised	405,000	20,000	0	20,000
Furniture and equipment	230,458	68,500	0	68,500
Plant and equipment	574,000	474,000	0	474,000
Acquisition of property, plant and equipment	**1,349,458**	**562,500**	**0**	**562,500**
Infrastructure - Roads	4,043,501	334,496	0	334,496
Infrastructure - Footpaths	400,000	0	142,033	(142,033)
Infrastructure - Drainage	100,000	0	0	0
Infrastructure - Sewerage	600,000	150,000	0	150,000
Infrastructure - Parks & Ovals	435,000	62,500	0	62,500
Infrastructure - Other Infrastructure	1,740,000	775,000	0	775,000
Acquisition of infrastructure	**7,318,501**	**1,321,996**	**142,033**	**1,179,963**
Total of PPE and Infrastructure	**8,667,959**	**1,884,496**	**142,033**	**1,742,463**
Total capital acquisitions	**8,667,959**	**1,884,496**	**142,033**	**1,742,463**
Capital Acquisitions Funded By:				
Capital grants and contributions	3,280,007	190,600	100,000	90,600
Other (disposals & C/Fwd)	65,000	0	0	0
Contribution - operations	5,322,952	1,693,896	42,033	1,651,863
Capital funding total	**8,667,959**	**1,884,496**	**142,033**	**1,742,463**

KEY INFORMATION

Initial recognition

An item of property, plant and equipment or infrastructure that qualifies for recognition as an asset is measured at its cost.

Upon initial recognition, cost is determined as the amount paid (or other consideration given) to acquire the assets, plus costs incidental to the acquisition. The cost of non-current assets constructed by the Shire includes the cost of all materials used in construction, direct labour on the project and an appropriate proportion of variable and fixed overheads. For assets acquired at zero cost or otherwise significantly less than fair value, cost is determined as fair value at the date of acquisition.

Assets for which the fair value as at the date of acquisition is under $5,000 are not recognised as an asset in accordance with *Local Government (Financial Management) Regulation 17A(5).* These assets are expensed immediately.

Where multiple individual low value assets are purchased together as part of a larger asset or collectively forming a larger asset exceeding the threshold, the individual assets are recognised as one asset and capitalised.

Individual assets that are land, buildings and infrastructure acquired between scheduled revaluation dates of the asset class in accordance with the Shire's revaluation policy, are recognised at cost and disclosed as being at reportable value.

Measurement after recognition

Plant and equipment including furniture and equipment and right-of-use assets (other than vested improvements) are measured using the cost model as required under *Local Government (Financial Management) Regulation 17A(2).* Assets held under the cost model are carried at cost less accumulated depreciation and any impairment losses being their reportable value.

Reportable Value

In accordance with *Local Government (Financial Management) Regulation 17A(2),* the carrying amount of non-financial assets that are land and buildings classified as property, plant and equipment, investment properties, infrastructure or vested improvements that the local government controls.

Reportable value is for the purpose of *Local Government (Financial Management) Regulation 17A(4)* is the fair value of the asset at its last valuation date minus (to the extent applicable) the accumulated depreciation and any accumulated impairment losses in respect of the non-financial asset subsequent to its last valuation date.

SHIRE OF COOLGARDIE
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 SEPTEMBER 2026

INVESTING ACTIVITIES

5 CAPITAL ACQUISITIONS (CONTINUED) - DETAILED

	Account Description		Amended Budget	YTD Budget	YTD Actual	Variance Under/ (Over)
			$	$	$	$
	Non Specialised Buildings					
	C13103	5 Dundas Street, Kambalda - Capital Improvements	50,000	0	0	0
	C13186	78 Saltbush Road, Kambalda West - Capital Improvements	50,000	0	0	0
	C13187	Coolgardie Railway Station - Caretakers Flat	40,000	0	0	0
	Total Non Specialised Buildings		**140,000**	**0**	**0**	**0**
	Specialised Buildings					
	C13179	Kambalda Youth Facility / Precinct	100,000	0	0	0
	C11156	Kcrf - Solar Panels	40,000	0	0	0
	C11032	Coolgardie Recreation Centre	50,000	0	0	0
	C04004	Coolgardie Office Refurbishment	40,000	0	0	0
	C13086	Kambalda Shire Administration Building	30,000	0	0	0
	C13182	Nickletown Flounders	25,000	0	0	0
	C13183	Kambalda Men'S Shed	50,000	0	0	0
	C13188	Coolgardie RSL	20,000	20,000	0	20,000
	C08009	Coolgardie Montana Seniors Village	50,000	0	0	0
	Total Specialised Buildings		**405,000**	**20,000**	**0**	**20,000**
	Furniture & Equipment					
	C04002	General Furniture Replacement	24,000	6,000	0	6,000
	C04003	ICT Upgrades And Replacements	30,000	7,500	0	7,500
	C13193	Meraki Ict Equipment	110,000	55,000	0	55,000
	C13194	Coolgardie Council Chambers - Wireless Recording System	66,458	0	0	0
	Total Furniture & Equipment		**230,458**	**68,500**	**0**	**68,500**
	Plant & Equipment					
	C13078	Small Plant Purchases	30,000	30,000	0	30,000
	C13079	Kambalda Waste Facility Generator	50,000	50,000	0	50,000
	C12024	Kambalda Ranger 2X4	50,000	50,000	0	50,000
	C13184	Ranger Vehicle Pod	50,000	50,000	0	50,000
	C13185	Turf Oval Aerator	20,000	20,000	0	20,000
	C13116	Metro Counters	24,000	24,000	0	24,000
	C13190	Coolgardie Recreation Centre - Evacuation Generator	100,000	0	0	0
	C12065	Parks & Gardens Truck	250,000	250,000	0	250,000
	Total Plant & Equipment		**574,000**	**474,000**	**0**	**474,000**
	Roads					
	R002	Coolgardie North Road Construction	72,466	9,058	0	9,058
	R153	Bayley Street	25,000	0	0	0
	RRG002	Regional Road Group - Coolgardie North Road - Stage 1	1,170,000	146,250	0	146,250
	RRG052	Regional Road Group - Jaurdi Hills Road	396,000	49,500	0	49,500
	RTR028	R2R - King Street - Reseal	69,759	0	0	0
	RTR029	R2R - Macdonald Street - Reseal	62,429	0	0	0
	RTR036	R2R - Jobson Street - Reseal	56,616	0	0	0
	RTR076	R2R - Casuarina Road - Reseal	142,672	0	0	0
	RTR077	R2R - Quandong Road - Reseal	119,955	0	0	0
	RTR102	R2R - Gum Nut Place - Reseal	45,375	0	0	0
	MF53	Ladyloch Road Intersection	200,000	25,000	0	25,000
	R039	Durkin Road Construction	168,000	21,000	0	21,000
	R053	Ladyloch Road Construction	400,000	50,000	0	50,000
	RTR039	R2R - Durkin Road & Gordon Adams Road - Intersection Upgrad	269,500	33,688	0	33,688
	RTR133	R2R - Kambalda Aerodrome Access Road - Seal	845,729	0	0	0
	Total Roads		**4,043,501**	**334,496**	**0**	**334,496**

	Footpaths					
	RF002	Footpath Renewal - Coolgardie	200,000	0	0	0
	RF003	Footpath Renewal - Kambalda	100,000	0	0	0
	RF078	Bluebush Road Footpath Construction	100,000	0	142,033	(142,033)
	Total Footpaths		**400,000**	**0**	**142,033**	**(142,033)**
	Drainage					
	RD200	Drainage Renewal - Coolgardie	50,000	0	0	0
	RD100	Drainage Renewal - Kambalda	50,000	0	0	0
	Total Drainage		**100,000**	**0**	**0**	**0**
	Sewerage					
	C10007	Coolgardie Sewerage - Water Re-Use System	600,000	150,000	0	150,000
	Total Sewerage		**600,000**	**150,000**	**0**	**150,000**
	Parks & Gardens					
	C11068	Kambalda Parks Playground Equipment	50,000	0	0	0
	C11077	Donkin Park Infrastructure	50,000	0	0	0
	C11120	Coolgardie Recreation Centre Playground Capital	100,000	0	0	0
	C11132	Coolgardie Playground Renewal	60,000	0	0	0
	C11133	Coolgardie Skate Park & Shade Sails	50,000	0	0	0
	C1204	West Oval Capital	100,000	50,000	0	50,000
	C13082	Standpipe	25,000	12,500	0	12,500
	Total Parks & Gardens		**435,000**	**62,500**	**0**	**62,500**
	Other Infrastructure					
	C13143	Kambalda Dog Pound	80,000	0	0	0
	C13178	Coolgardie Park Lighting	80,000	80,000	0	80,000
	C11012	Coolgardie Pool Refurbishment	150,000	75,000	0	75,000
	C11014	Kambalda Pool Refurbishment	40,000	20,000	0	20,000
	C11104	Coolgardie Satellite Television Broadcasting Service	50,000	0	0	0
	C13189	Electronic Traffic Speed Signs	20,000	0	0	0
	C13192	Town Entrance Statements	20,000	0	0	0
	RS004	Kambalda Refuse Site	100,000	0	0	0
	C1015	Coolgardie Tip - New Cell	1,200,000	600,000	0	600,000
	Total Other Infrastructure		**1,740,000**	**775,000**	**0**	**775,000**
						0
	Investment Property					
	Nil		0	0	0	0
	Total Investment Property		**0**	**0**	**0**	**0**
						0
	TOTAL CAPITAL EXPENDITURE		**8,667,959**	**1,884,496**	**142,033**	**1,742,463**

SHIRE OF COOLGARDIE
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 SEPTEMBER 2026

6 DISPOSAL OF ASSETS

Asset Ref.	Asset description	Current Budget Net Book Value	Proceeds	Profit	(Loss)	YTD Actual Net Book Value	Proceeds	Profit	(Loss)
	Plant & Equipment								
LV67	Ranger Vehicle	6,000	20,000	14,000	0	0	0	0	0
HV024	Parks & Gardens Truck	0	20,000	20,000	0	0	0	0	0
HV210	EV Parks & Gardens	210,000	25,000	0	(185,000)	0	0	0	0
		216,000	**65,000**	**34,000**	**(185,000)**	**0**	**0**	**0**	**0**

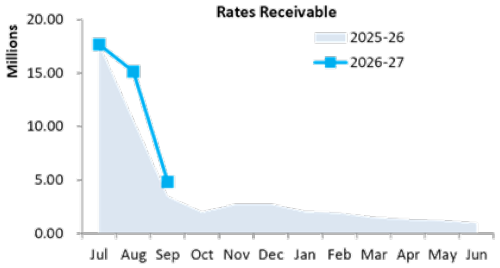


SHIRE OF COOLGARDIE
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 SEPTEMBER 2026

OPERATING ACTIVITIES

7 RECEIVABLES

Rates receivable	30 Jun 2026	30 Sep 2026
	$	$
Opening arrears previous year	1,065,203	1,096,839
Levied this year	15,122,074	15,986,951
Less - collections to date	(15,090,438)	(12,016,743)
Gross rates collectable	**1,096,839**	**5,067,047**
Allowance for impairment of rates receivable	(233,905)	(233,905)
Net rates collectable	**862,934**	**4,833,142**
% Collected	93.2%	70.3%



Receivables - general	Credit	Current	30 Days	60 Days	90+ Days	Total
	$	$	$	$	$	$
Receivables - general	0	613,789	1,738	1,248	32,916	649,691
Percentage	0.0%	94.5%	0.3%	0.2%	5.1%	
Balance per trial balance						
Trade receivables						649,691
Other receivables						13,500
GST receivable						94,267
Allowance for credit losses of trade receivables						(41,833)
Pensioner Rebates						72,198
Total receivables general outstanding						**787,823**

Amounts shown above include GST (where applicable)

KEY INFORMATION

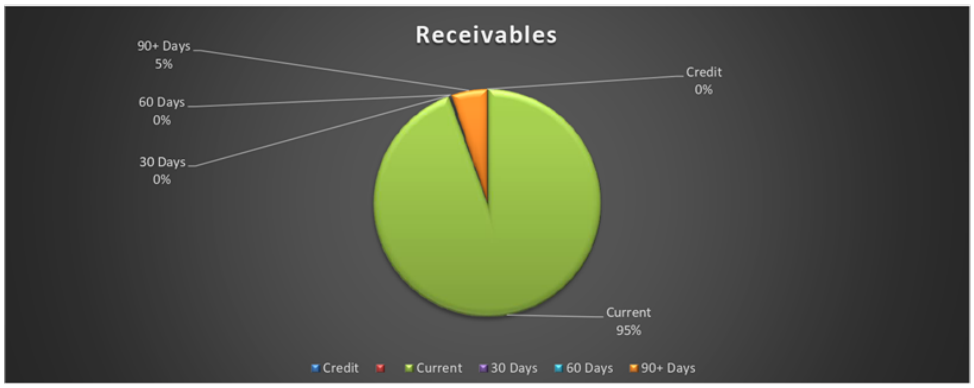
Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business.

Trade receivables are recognised at original invoice amount less any allowances for uncollectable amounts (i.e. impairment). The carrying amount of net trade receivables is equivalent to fair value as it is due for settlement within 30 days.

Classification and subsequent measurement

Receivables which are generally due for settlement within 30 days except rates receivables which are expected to be collected within 12 months are classified as current assets. All other receivables such as, deferred pensioner rates receivable after the end of the reporting period are classified as non-current assets.

Trade and other receivables are held with the objective to collect the contractual cashflows and therefore the Shire measures them subsequently at amortised cost using the effective interest rate method.



SHIRE OF COOLGARDIE
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 SEPTEMBER 2026

OPERATING ACTIVITIES

8 OTHER CURRENT ASSETS

Other current assets	Opening Balance 1 July 2026	Asset Increase	Asset Reduction	Closing Balance 30 September 2026
	$	$	$	$
Other financial assets at amortised cost				
Inventory				
Visitor Centre Stock	12,020	0	(489)	11,531
Other assets				
Prepayments	120,370	0	(8,915)	111,455
Accrued income	11,290	23,057	0	34,347
Total other current assets	**143,680**	**23,057**	**(9,404)**	**157,333**

Amounts shown above include GST (where applicable)

KEY INFORMATION

Inventory
Inventories are measured at the lower of cost and net realisable value.
Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

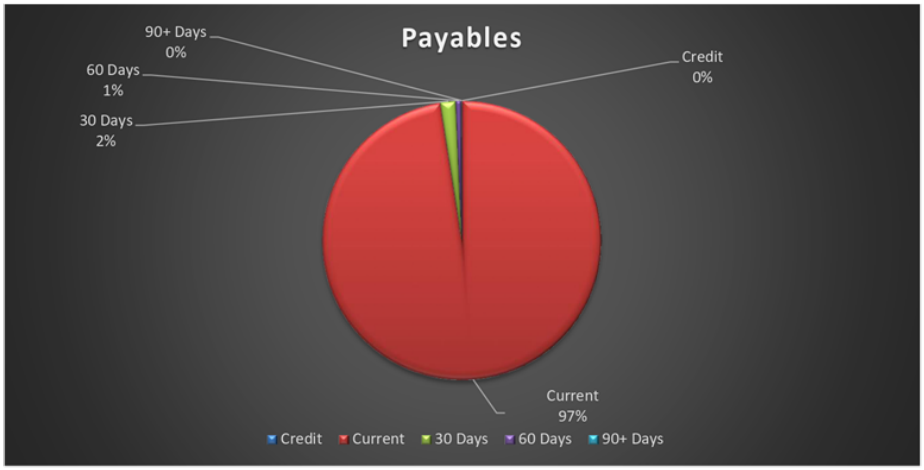
SHIRE OF COOLGARDIE
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 SEPTEMBER 2026

OPERATING ACTIVITIES

9 PAYABLES

Payables - general	Credit	Current	30 Days	60 Days	90+ Days	Total
	$	$	$	$	$	$
Payables - general	0	694,372	12,675	4,365	588	712,002
Percentage	0.00%	97.50%	1.80%	0.60%	0.10%	
Balance per trial balance						
Sundry creditors						712,002
Accrued salaries and wages						6,191
ATO liabilities						61,141
Prepaid Rates						126,430
ESL Levy						222,735
Accrued Interest on Loans						79,321
Bonds & Deposits						191,468
Accrued Expenses						63,020
Total payables general outstanding						**1,462,308**
Amounts shown above include GST (where applicable)						

KEY INFORMATION
Trade and other payables represent liabilities for goods and services provided to the Shire prior to the end of the period that are unpaid and arise when the Shire becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured, are recognised as a current liability and are normally paid within 30 days of recognition. The carrying amounts of trade and other payables are considered to be the same as their fair values, due to their short-term nature.



SHIRE OF COOLGARDIE
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 SEPTEMBER 2026

FINANCING ACTIVITIES

10 BORROWINGS

Repayments - borrowings

Information on borrowings Particulars	Institution	Loan No.	1 July 2026	New Loans Actual	New Loans Budget	Principal Repayments Actual	Principal Repayments Budget	Principal Outstanding Actual	Principal Outstanding Budget	Interest Repayments Actual	Interest Repayments Budget
			$	$	$	$	$	$	$	$	$
Bluebush Village - Stage 1 Buildings (CBA Refinanced)	CBA	125	0	0	0	0	0	0	0	0	0
Bluebush Village - Stage 2 Construction (CBA Refinanced)	CBA	125	0	0	0	0	0	0	0	0	0
Bluebush Village - Stage 1 Executive Rooms (CBA Refinanced)	CBA	125	0	0	0	0	0	0	0	0	0
Goodenia Court Units (CBA Refinanced)	CBA	125	0	847,827	847,827	0	(47,963)	847,827	799,864	(12,311)	(45,248)
Coolgardie Aquatic Facilities	CBA	125	0	0	0	0	0	0	0	0	0
Kambalda Aquatic Facilities	CBA	125	0	332,758	332,758	0	(61,425)	332,758	271,333	(15,769)	(61,977)
Kambalda Aquatic Facilities	CBA	125	0	1,085,793	1,085,793	0	(20,857)	1,085,793	1,064,936	(5,355)	(21,045)
Coolgardie Post Office	CBA	125	0	368,687	368,687	0	(18,825)	368,687	349,862	(4,833)	(18,994)
CBA Overdraft Facility (CBA Refinanced)	CBA	125	0	0	0	0	0	0	0	0	0
Bluebush Village - Stage 1 Construction (ANZ Refinanced)	CBA	126	0	0	0	0	0	0	0	0	0
Coolgardie Class III Waste Facility	CBA	126	0	1,463,100	1,463,100	0	(82,769)	1,463,100	1,380,331	(21,249)	(83,514)
Kambalda Aerodrome	CBA	126	0	439,000	439,000	0	(24,835)	439,000	414,165	(10,626)	(25,058)
Bluebush Village - Stage 2 Construction (ANZ Refinanced)	CBA	126	0	0	0	0	0	0	0	0	0
Cashflow Assistance	CBA	126	0	924,451	924,451	0	(88,074)	924,451	836,377	(9,177)	(52,767)
Total			**0**	**5,461,616**	**5,461,616**	**0**	**(344,748)**	**5,461,616**	**5,116,868**	**(79,320)**	**(308,603)**
Current borrowings			0					308,970			
Non-current borrowings			0					5,152,646			
			0					**5,461,616**			

Bank overdrafts and bank loans are secured by a floating charge over the rates of the Shire of Coolgardie.

New borrowings 2026-27

Particulars	Amount Borrowed Actual	Amount Borrowed Budget	Institution	Loan Type	Term Years	Total Interest & Charges	Interest Rate	Amount (Used) Actual	Amount (Used) Budget	Balance Unspent
	$	$				$	%	$	$	$
CBA Loan Refinancing	5,461,616	5,461,616	CBA	Fixed	10	1,805,770	5.89%	(5,461,616)	(5,461,616)	0
	5,461,616	**5,461,616**				**1,805,770**		**(5,461,616)**	**(5,461,616)**	**0**

KEY INFORMATION
The Shire has elected to recognise borrowing costs as an expense when incurred regardless of how the borrowings are applied.

Fair values of borrowings are not materially different to their carrying amounts, since the interest payable on those borrowings is either close to current market rates or the borrowings are of a short term nature.

SHIRE OF COOLGARDIE
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 SEPTEMBER 2026

11 LEASE LIABILITIES

Movement in carrying amounts

Information on leases Particulars	Lease No.	1 July 2026	New Leases Actual	New Leases Budget	Principal Repayments Actual	Principal Repayments Budget	Principal Outstanding Actual	Principal Outstanding Budget	Interest Repayments Actual	Interest Repayments Budget
		$	$	$	$	$	$	$	$	$
Meraki IT Equipment	190006130	3,999	0	0	(3,635)	(3,999)	364	0	(29)	(31)
TechnoGym - Kambalda Gym 1	147-0106194-002	16,979	0	0	(7,231)	(16,890)	9,748	89	(151)	(550)
TechnoGym - Kambalda Gym 2	187-1185-187-003	9,910	0	0	(2,882)	(9,910)	7,028	0	(233)	(481)
TechnoGym - Coolgardie Gym	187-1185-187-002	31,114	0	0	(2,743)	(11,200)	28,371	19,914	(406)	(1,357)
Vestone - Loader	COO01052022-YG-01	70,964	0	0	(20,844)	(70,964)	50,120	0	(675)	(7,642)
Vestone - Compactor	COO01052022-YG-01	116,508	0	0	(34,222)	(116,508)	82,286	0	(1,107)	(12,547)
Total		**249,474**	**0**	**0**	**(71,557)**	**(229,471)**	**177,917**	**20,003**	**(2,601)**	**(22,608)**
Current lease liabilities		229,471					162,014			
Non-current lease liabilities		20,003					15,903			
		249,474					**177,917**			

All lease repayments were financed by general purpose revenue.

KEY INFORMATION
At inception of a contract, the Shire assesses if the contract contains or is a lease. A contract is or contains a lease, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. At the commencement date, a right of use asset is recognised at cost and lease liability at the present value of the lease payments that are not paid at that date. The lease payments are discounted using that date. The lease payments are discounted using the interest rate implicit in the lease, if that rate can be readily determined. If that rate cannot be readily determined, the Shire uses its incremental borrowing rate.

All contracts classified as short-term leases (i.e. a lease with a remaining term of 12 months or less) and leases of low value assets are recognised as an operating expense on a straight-line basis over the term of the lease.

SHIRE OF COOLGARDIE
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 SEPTEMBER 2026

12 OTHER CURRENT LIABILITIES

Other current liabilities	Note	Opening Balance 1 July 2026	Liability transferred from/(to) non current	Liability Increase	Liability Reduction	Closing Balance 30 September 2026
		$	$	$	$	$
Other liabilities						
Contract liabilities		106,223	0	15,834	(41,858)	80,199
Capital grant/contributions liabilities		577,905	0	599,672	0	1,177,577
Total other liabilities		684,128	0	615,506	(41,858)	1,257,776
Employee Related Provisions						
Provision for annual leave		217,203	0	0	0	217,203
Provision for long service leave		98,299	0	0	0	98,299
Total Provisions		315,502	0	0	0	315,502
Other Provisions						
Casair Dispute		13,266	0	0	0	13,266
Provision for Rates Disputes (Mineral Resources)		900,000	0	0	0	900,000
Total Other Provisions		913,266	0	0	0	913,266
Total other current liabilities		**1,912,896**	**0**	**615,506**	**(41,858)**	**2,486,544**

Amounts shown above include GST (where applicable)

A breakdown of contract liabilities and associated movements is provided on the following pages at Note 13 and 14

KEY INFORMATION

Provisions

Provisions are recognised when the Shire has a present legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result and that outflow can be reliably measured.
Provisions are measured using the best estimate of the amounts required to settle the obligation at the end of the reporting period.

Employee Related Provisions

Short-term employee benefits

Provision is made for the Shire's obligations for short-term employee benefits. Short-term employee benefits are benefits (other than termination benefits) that are expected to be settled wholly before 12 months after the end of the annual reporting period in which the employees render the related service, including wages, salaries and sick leave. Short-term employee benefits are measured at the (undiscounted) amounts expected to be paid when the obligation is settled.
The Shire's obligations for short-term employee benefits such as wages, salaries and sick leave are recognised as a part of current trade and other payables in the calculation of net current assets.

Other long-term employee benefits

The Shire's obligations for employees' annual leave and long service leave entitlements are recognised as employee related provisions in the statement of financial position.

Long-term employee benefits are measured at the present value of the expected future payments to be made to employees. Expected future payments incorporate anticipated future wage and salary levels, durations of service and employee departures and are discounted at rates determined by reference to market yields at the end of the reporting period on government bonds that have maturity dates that approximate the terms of the obligations. Any remeasurements for changes in assumptions of obligations for other long-term employee benefits are recognised in profit or loss in the periods in which the changes occur. The Shire's obligations for long-term employee benefits are presented as non-current provisions in its statement of financial position, except where the Shire does not have an unconditional right to defer settlement for at least 12 months after the end of the reporting period, in which case the obligations are presented as current provisions.

Contract liabilities

An entity's obligation to transfer goods or services to a customer for which the entity has received consideration (or the amount is due) from the customer.

Capital grant/contribution liabilities

Grants to acquire or construct recognisable non-financial assets to identified specifications be constructed to be controlled by the Shire are recognised as a liability until such time as the Shire satisfies its obligations under the agreement.

SHIRE OF COOLGARDIE
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 SEPTEMBER 2026

OPERATING ACTIVITIES

13 GRANTS, SUBSIDIES AND CONTRIBUTIONS

Provider	Unspent grant, subsidies and contributions liability					Grants, subsidies and contributions revenue		
	Liability 1 July 2026	Increase in Liability	Decrease in Liability (As revenue)	Liability 30 Sep 2026	Current Liability 30 Sep 2026	Amended Budget Revenue	YTD Budget	YTD Revenue Actual
	$	$	$	$	$	$	$	$
Grants and subsidies								
General Purpose Funding								
Financial Assistance Grants - General Purpose	0	0	0	0	0	120,189	30,047	29,561
Law, Order & Public Safety								
DFES - Bushfire Grant	5,491	2,332	(5,491)	2,332	2,332	13,330	2,333	5,491
DFES - Mitigation Activity Funds	0	13,502	0	13,502	13,502	0	0	0
Education & Welfare								
Kambalda Community Resource Centre	3,000	0	0	3,000	3,000	137,767	36,692	67,953
Kambalda Recreation Centre	0	0	0	0	0	9,724	2,431	0
Coolgardie Community Resource Centre	3,000	0	0	3,000	3,000	132,196	35,299	65,144
Community Amenities								
Scitech - National Science Week	3,453	0	(2,538)	915	915	0	0	2,538
Transport								
Main Roads - Direct Grant	0	0	0	0	0	200,000	200,000	209,674
Financial Assistance Grants - Roads	0	0	0	0	0	147,650	36,912	28,370
Economic Services								
Regional Traineeship Program	50,000	0	0	50,000	50,000	50,000	50,000	0
	64,944	**15,834**	**(8,029)**	**72,749**	**72,749**	**810,856**	**393,714**	**408,731**
Contributions								
Governance								
Elected Member Related	0	0	0	0	0	2,000	500	0
Elected Member Related	0	0	0	0	0	0	0	945
Education & Welfare								
Meals on Wheels	0	0	0	0	0	45,455	11,364	0
Coolgardie CRC Events	0	0	0	0	0	8,000	2,000	8,182
Coolgardie CRC Events	0	0	0	0	0	0	0	909
Transport				0				
Mining Haulage Funds	0	0	0	0	0	584,471	172,235	19,114
	0	**0**	**0**	**0**	**0**	**639,926**	**186,099**	**29,150**
TOTALS	**64,944**	**15,834**	**(8,029)**	**72,749**	**72,749**	**1,450,782**	**579,813**	**437,881**

SHIRE OF COOLGARDIE
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 SEPTEMBER 2026

14 CAPITAL GRANTS, SUBSIDIES AND CONTRIBUTIONS

	Capital grant/contribution liabilities						Capital grants, subsidies and contributions revenue		
Provider	Liability 1 July 2026	Increase in Liability	Decrease in Liability (As revenue)	Liability 30 Sep 2026	Current Liability 30 Sep 2026		Amended Budget Revenue	YTD Budget	YTD Revenue Actual
	$	$	$	$	$		$	$	$
Capital grants and subsidies									
Law, Order & Public Safety									
Kambalda Youth Centre Facility	0	0	0	0	0		40,000	0	0
Recreation and Culture									
Kambalda Youth Centre Facility	0	0	0	0	0		100,000	0	0
Transport									
Main Roads - Regional Road Group	0	417,600	0	417,600	417,600		1,044,000	105,600	0
Department of Infrastructure - Roads to Recovery	53,271	0	0	53,271	53,271		1,570,541	0	0
	53,271	**417,600**	**0**	**470,871**	**470,871**	**0**	**2,754,541**	**105,600**	**0**
Capital contributions									
General Purpose Funding									
Transport									
Road Haulage Funds	444,093	249,111	0	693,204	693,204		525,466	85,000	100,000
	444,093	**249,111**	**0**	**693,204**	**693,204**		**525,466**	**85,000**	**100,000**
TOTALS	**497,364**	**666,711**	**0**	**1,164,075**	**1,164,075**		**3,280,007**	**190,600**	**100,000**

SHIRE OF COOLGARDIE
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 SEPTEMBER 2026

15 BUDGET AMENDMENTS

Amendments to original budget since budget adoption. Surplus/(Deficit)

GL/Job	Description	Council Resolution	Classification	Non Cash Adjustment	Increase in Available Cash	Decrease in Available Cash	Amended Budget Balance
				$	$	$	$
	Budget adoption						0
A04222	Reduction in annual ICT budget	#161/2026	Operating expenses		66,458		66,458
C13194	Wireless Audio Recording System	#161/2026	Capital expenses			(66,458)	0
					66,458	**(66,458)**	**0**

Shire of Coolgardie

Matters Identified for the period ended 30 September 2026

Topic	Matter Raised	Date Identified	Date Reviewed	Explanation	Action Required	Priority	Management Comment	Status
Going Concern	Surplus / (Deficit) Position	Jan-25	Sep-26	The Shire reported a Surplus position of $21,459,548 at 30 September 2026 (Aug-26: $22,667,434 Surplus).	Management to continually monitor the current position to identify any potential financial risks and to ensure the long term financial sustainability of the organisation	HIGH	As a comparative the Shire reported a surplus position of $11,479,885 at 30 September 2025, reflecting a $9.98 million stronger than the same point last year. It should be noted that the opening position at 1 July 2026 has been restated to reflect year end adjustments and that the 2025-26 closing position remains subject to final audit.	Ongoing
Going Concern	Net Current Asset / Net Current Liability Position	Jan-25	Sep-26	The Shire reported a net current asset position of $21,636,931 at 30 September 2026 (Aug-26: $22,816,977 Net Current Asset).	Management to continually monitor the current position to ensure all short term commitments can be met.	HIGH	Current assets of $26,056,767 are held against current liabilities of $4,419,836. As a comparative the Shire reported a net current asset position of $10,351,653 at 30 September 2025, a $11.29 million favourable movement. The composition has changed materially during the quarter, with rates receivable converting to cash following the first instalment.	Ongoing
Going Concern	Cash Position	Jan-25	Sep-26	For the period ended 30 September 2026 the Shire's cash & cash equivalent position is $20,278,469 (Aug-26: $7,933,401). Trade & Other Receivables are $5,620,965 (Aug-26: $18,507,573) while Trade & Other Payables are $1,462,308(Aug-26: $1,129,430).	Rates and trade receivables to be monitored to ensure collections remain consistent with expected payment patterns and overdue balances are appropriately followed up.	HIGH	Cash increased by $12,345,068 during September following the first rates instalment, which fell due 16 September. As a comparative the cash position at 30 September 2025 was $11,712,562, a $8.57 million favourable movement. $16.81 million is held on term deposit at between 4.62% and 5.25%, maturing progressively to 29 December 2026. Unrestricted cash is $18,347,987.	Ongoing
Subsidiary Ledgers	Capital Grants & Contract Liabilities	Jan-25	Sep-26	There is currently a balance of $1,257,776 (Aug-26: $1,040,354) in Capital Grants & Contract Liabilities. Capital grants and contributions held unspent total $1,164,075, comprising $470,871 of grants and $693,204 of road contributions.	Management to monitor the balance to ensure funds remain appropriately restricted and are applied in accordance with the relevant funding agreements and performance obligations.	MEDIUM	The balance increased by $217,422 during September. $666,711 was received across the quarter, being $417,600 of Regional Road Group funding and $249,111 of road contributions. Revenue is recognised as the related works are performed; $100,000 has been brought to account to date.	In Progress
Liabilities	Trade Payables	Jan-25	Sep-26	Sundry Creditors are $712,002 (Aug-26: $359,174) at 30 September 2026. 97.5% of the balance is current and $588 is outstanding beyond 90 days.	Management to continue monitoring short-term cash flow to ensure creditors are paid within agreed trading terms.	MEDIUM	The increase reflects the normal end of quarter creditor run. All creditors continue to be paid within normal trading terms and the ageing has been reconciled to the Creditors Trial Balance at 30 September 2026.	In Progress
Capital Works	Capital Program Delivery	Sep-26	Sep-26	Capital acquisitions total $142,033 at 30 September 2026 against a year to date budget of $1,884,496. The annual program is $8,667,959, increased by $66,458 during the quarter for the Council	Managers to confirm start dates and quotations for the major projects so the program can be re-phased at the budget review.	MEDIUM	Delivering the balance of the program averages $947,325 a month over the nine months remaining. Six projects carry $4.6 million of the remaining budget with no expenditure to date. A re-phasing will be put to Council at the budget review.	In Progress
Subsidiary Ledgers	Bonds & Deposits	Sep-26	Sep-26	Restricted cash held in the trust bank account is $185,275 at 30 September 2026 against bonds and deposits of $191,468 recognised in trade and other payables.	Reconcile the bonds and deposits liability to the trust bank account and perform the reconciliation monthly thereafter.	LOW	The difference is historical and is being investigated. Ratepayer and contractor bond entitlements are not at risk; this is a reconciliation and presentation matter. A monthly reconciliation will be introduced from October 2026.	In Progress

12.2.3 AMENDMENT NO.8 TO LOCAL PLANNING SCHEME 5: SHORT-TERM RENTAL ACCOMMODATION - FINAL APPROVAL, AND DRAFT LOCAL PLANNING POLICY: UNHOSTED SHORT-TERM RENTAL ACCOMMODATION - CONSIDERATION FOR ADVERTISING

Location: **Shire of Coolgardie (whole of Scheme area)**

Applicant: **Shire of Coolgardie**

Disclosure of Interest: **Nil**

Date: **14 October 2026**

Author: **Jana Joubert, Town Planning Consultant**

SUMMARY

For Council to consider: -

- the final approval of Scheme Amendment No. 8 (Amendment 8) to Local Planning Scheme No. 5 (LPS5), which aligns LPS5 with the State Government's planning reforms for short-term rental accommodation (STRA); and
- the draft Local Planning Policy: Unhosted Short-Term Rental Accommodation (draft LPP) for advertising.

BACKGROUND

On 18 September 2024, the State Government amended the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations) to introduce new land uses for Short-Term Rental Accommodation (STRA). Local planning schemes are required to be updated to align with these changes.

At its Ordinary Meeting on 25 November 2025, Council resolved to initiate the amendment, then numbered Amendment No. 6, as a 'standard' amendment and to seek the Minister's approval to advertise it for not less than 42 days (Resolution #199/2025). Council also requested that Councillors be briefed on a draft local planning policy for unhosted STRA.

Amendment Type

Amendment 8 is a 'standard' amendment under r. 35(2) of the Regulations, as it would have minimal impact on land in the Scheme area that is not the subject of the amendment, does not result in any significant environmental, social, economic or governance impacts, and is not a complex or basic amendment.

COMMENT

State Government reforms

The changes to the Regulations introduce two 'deemed' land uses, which apply automatically to all local planning schemes: -

- Hosted STRA, where the owner or occupier lives on the property during the stay. It replaces 'bed and breakfast' and is exempt from development approval across Western Australia.
- Unhosted STRA, where guests have the whole dwelling, for up to 12 people per night. It replaces 'holiday house'. In the Perth metropolitan area it is exempt from approval for up to 90 nights a year. Outside Perth, each local government decides when approval is needed.

The Regulations also introduce a 'model' land use of 'tourist and visitor accommodation' (TaVA) and update the definitions of cabin and chalet.

All STRA must also be registered on the State STRA Register under the *Short-Term Rental Accommodation Act 2024*. Registration is separate from, and does not replace, planning approval.

Amendment 8 updates LPS5 by: -

- deleting 'bed and breakfast', 'holiday house', 'holiday accommodation', 'motel', 'serviced apartment' and 'tourist development' from the land use terms and Zoning Table;
- inserting hosted STRA, unhosted STRA and TaVA into the Zoning Table;
- deleting the definition of 'short-term accommodation', inserting the TaVA definition and updating the definitions of cabin and chalet; and
- deleting the parking requirements for bed and breakfast and motel in Schedule 3.

The new land uses are included in the Zoning Table as follows:

USE AND DEVELOPMENT CLASS	ZONES							
	Residential	Settlement	Commercial	Rural Townsite	Light Industry	General Industry	Rural Residential	Rural
hosted short-term rental accommodation	P	#	P	P	P	X	P	P
unhosted short-term rental accommodation	A	#	D	D	X	X	A	D
tourist and visitor accommodation	A	#	D	D	X	X	D	D

Unhosted STRA will need development approval in every zone where it can be approved. How these applications will be assessed is set out in the draft LPP discussed below.

Pre-advertising WAPC modification: Tourist and Visitor Accommodation

As initiated, the amendment did not include TaVA. The initiation report noted that the uses it replaces vary in scale and permissibility, and that the change was better considered as part of a future review of the Shire's planning framework.

The WAPC required TaVA to be included before advertising because: -

- leaving it out would create several non-standard definitions and land uses in LPS5; and
- the updated definitions of cabin and chalet both rely on the TaVA definition.

Including TaVA makes LPS5 consistent with other schemes across the State. Its permissibility largely follows the uses it replaces.

This change does broaden where some types of accommodation can be considered. For example, a motel was previously not permitted in the Residential and Rural zones, and a serviced apartment was not permitted in the Rural Residential and Rural zones. Under TaVA these proposals can now be considered, but only through a development application, and in the Residential zone only after advertising.

Importantly, the Shire retains discretion to refuse a proposal that is not appropriate for its location. Existing approvals are not affected.

Draft Local Planning Policy

LPS5 shows where unhosted STRA can be approved, but it does not say how applications will be assessed or what information applicants must provide. The WAPC's *Position Statement: Planning for Tourism and Short-Term Rental Accommodation* encourages local governments to prepare a local planning policy for this purpose.

The draft LPP also responds to part 7 of Council's resolution of 25 November 2025.

The draft LPP (**Attachment 2**): -

- sets out when development approval is required in each zone;
- sets standards for guest numbers, parking, servicing, bushfire, management and signage;
- lists the information to be lodged with an application, including a site plan, floor plan and management plan; and
- explains how applications will be advertised and what conditions may apply.

The draft LPP does not apply to hosted STRA, TaVA or land in the Settlement zone.

90-night exemption

The draft LPP includes an optional provision that would exempt unhosted STRA from development approval where a dwelling is let for 90 nights or less in a 12-month period, in line with the exemption that applies in Perth. This provision has been retained in the draft LPP.

Advertising and adoption

Under clause 4 of the deemed provisions in Schedule 2 of the Regulations, a proposed local planning policy must be advertised for not less than 21 days. Notice will be published on the Shire's website and in the local newspaper.

After advertising, the draft LPP and any submissions will be reported back to Council to decide whether to proceed with the policy, with or without modification. As the policy relies on the land uses introduced by Amendment 8, it will not take effect until Amendment 8 is gazetted.

Conclusion

Amendment 8 is needed to align LPS5 with the Regulations and the State's STRA reforms. The WAPC's modifications make LPS5 consistent with other schemes across the State, and no submissions were received during advertising. It is recommended that Council support Amendment 8 without modification and forward it to the WAPC for final approval.

The draft LPP will give applicants and the Shire clear guidance on unhosted STRA. It is recommended that Council advertise the draft LPP for public comment.

CONSULTATION

Referrals/consultation with Government/Service Agencies

Environmental Protection Authority

Amendment 8 meets the prescriptions of clause 33C of the *Environmental Protection Amendment Regulations 2024*. Under s. 81(2) of the *Planning and Development Act 2005*, it was therefore not required to be referred to the Environmental Protection Authority (EPA).

Western Australian Planning Commission

In accordance with s. 83A of the *Planning and Development Act 2005* and r. 46A of the Regulations, the amendment was forwarded to the Western Australian Planning Commission (WAPC) to seek the Minister's approval to advertise.

On 10 March 2026, the WAPC advised that under s. 83A(2)(b) of the *Planning and Development Act 2005*, the amendment was to be modified before advertising. The main modification introduces the 'tourist and visitor accommodation' land use, which is discussed in the Comment section below. The modifications were made under the delegation given to the Chief Executive Officer in part 4 of Council's resolution.

The amendment was also renumbered to Amendment No. 8 (included at **Attachment 1**).

Public Consultation

The amendment was advertised for public comment under regulation 47 of the Regulations, meeting the 42-day minimum for a standard amendment. Submissions closed on 18 August 2026.

Notices were published in the local newspaper and on the Shire's website and Facebook page. A hard copy of the amendment was available at the Shire's Administration Centre.

No submissions were received.

STATUTORY ENVIRONMENT

Legislation

- *Planning and Development Act 2005 (s. 75, 81, 83A, 84, 87)*
- *Planning and Development (Local Planning Schemes) Regulations 2015 (r. 35, 46A, 47, 50, 53; Schedule 2, clauses 3 and 4)*
- *Planning and Development (Local Planning Schemes) Amendment (Short-Term Rental Accommodation) Regulations 2024*
- *Short-Term Rental Accommodation Act 2024*
- *Environmental Protection Amendment Regulations 2024 (s. 33C)*
- Shire of Coolgardie Local Planning Scheme No. 5

State Government Policies

- WAPC Position Statement: Planning for Tourism and Short-Term Rental Accommodation (2023)
- WAPC Planning Bulletin 115/2024 – Short-Term Rental Accommodation
- State Planning Policy 3.7 – Bushfire (SPP 3.7)

Structure Plans/Activity Centre Plans
None

Detailed Area Plans/ Local Development Plans
None

Local Policies
Draft Local Planning Policy: Unhosted Short-Term Rental Accommodation (Attachment 2)

Relevant Guidelines
WAPC Guidelines: Planning for Tourism and Short-Term Rental Accommodation (2023)

POLICY IMPLICATIONS

Once adopted, the draft LPP will become a local planning policy of the Shire. Under clause 3 of the deemed provisions, Council must have due regard to a local planning policy when making decisions but is not bound by it.

The review of the Shire's Local Planning Strategy, due in the next year, will look further at tourism and STRA opportunities and challenges across the Shire.

FINANCIAL IMPLICATIONS

The costs of advertising the amendment and the draft LPP are covered by the existing budget allocation.

STRATEGIC IMPLICATIONS

Community

Support the health, wellbeing and safety of our communities

Economy

Grow tourism across the Shire

Enabling services and infrastructure support economic growth

Environment

Compliant and efficient environmental infrastructure and services that protect public health and preserve the environment

Governance

Transparent, accountable and effective governance across the Shire

ATTACHMENTS

1. **Scheme Amendment No. 8 Report (as modified and advertised)**
2. **Draft Local Planning Policy: Unhosted Short-Term Rental Accommodation**

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That Council: -

1. **Notes that no submissions were received during the advertising period for Amendment 8 to Local Planning Scheme No. 5;**

2. **In accordance with r. 50(3)(a) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, supports Amendment 8 to Local Planning Scheme No. 5 (Attachment 1), as modified by the Western Australian Planning Commission prior to advertising, without modification;**

2. **Authorises the Shire President and Chief Executive Officer to execute the Amendment 8 documents and affix the Common Seal of the Shire of Coolgardie;**

4. **In accordance with r. 53 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, forwards Amendment 8 to Local Planning Scheme No. 5, together with a copy of this resolution and advice that no submissions were received, to the Western Australian Planning Commission for its consideration and recommendation to the Minister for Planning for final approval under s. 87 of the *Planning and Development Act 2005*;**

5. **In accordance with clause 4 of the deemed provisions in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, advertises the draft Local Planning Policy: Unhosted Short-Term Rental Accommodation (Attachment 2) for public comment for a period of not less than 21 days; and**

6. **Notes that the draft Local Planning Policy, together with any submissions received, will be presented to Council for further consideration following advertising.**

Shire of Coolgardie
Local Planning Scheme No. 5

Amendment No. 8

Summary of Amendment Details

Update scheme text to introduce new and revised land use classes and general definitions to facilitate State Government reforms for short-term rental accommodation.

FORM 2A

Planning and Development Act 2005
RESOLUTION TO ADOPT AMENDMENT TO LOCAL PLANNING SCHEME

Shire of Coolgardie Local Planning Scheme No. 5
Amendment 6

Resolved that the Local Government pursuant to section 75 of the *Planning and Development Act* 2005, amend the above Local Planning Scheme by:

1. In clause 37, 'Terms Used':
   A. Delete the definition for *short-term accommodation.*
   B. Amend the general definition for *cabin* to:

      means a building that -

      (a) is an individual unit other than a chalet; and

      (b) forms part of -

      (i) tourist and visitor accommodation; or

      (ii) a caravan park;

      and

      (c) if the unit forms part of a caravan park - is used to provide accommodation for persons, on a commercial basis, with no individual person accommodated for a period or periods exceeding a total of 3 months in any 12-month period

   C. Amend the general definition for *chalet* to:

      means a building that —

      (a) is a self-contained unit that includes cooking facilities, bathroom facilities and separate living and sleeping areas; and

      (b) forms part of –

      (i) tourist and visitor accommodation; or

      (ii) a caravan park;

      (c) and if the unit forms part of a caravan park - is used to provide accommodation for persons, on a commercial basis, with no individual person accommodated for a period or periods exceeding a total of 3 months in any 12-month period

2. In clause 38, 'Land Use Terms Used':
   A. Delete the definitions for:
      - *bed and breakfast*; and
      - *holiday house.*

B. Amend the existing land use term for *road house* by deleting paragraph (d) and inserting:

(d) accommodation for guests, on a commercial basis, with no individual guest accommodated for a period or periods exceeding a total of 3 months in any 12-month period.

3. In clause 17, 'Zoning Table' insert in alphabetical order the following land uses and permissibility:

A. *hosted-short term rental accommodation;* designate as 'P' uses in Residential, Commercial, Rural Townsite, Rural Residential, Light Industry and Rural zones; a '#' use in the Settlement zone and an 'X' use in the General Industry zone;
B. *unhosted short term rental accommodation*; designate as an 'A' use in the Residential and Rural Residential zone, a 'D' use in the Commercial, Rural Townsite and Rural zones; a '#' use in the Settlement zone and an 'X' use in the General and Light Industry zone;

4. In clause 17, 'Zoning Table', delete all references to:

A. *bed and breakfast*; and
B. *holiday house;*

5. In Schedule 3, 'Parking Requirements', delete all references to *bed and breakfast*.

The amendment is **standard** under the provisions of Regulation 35(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following:

1. the amendment would have minimal impact on land in the scheme area that is not the subject of the amendment;

2. the amendment does not result in any significant environmental, social, economic or governance impacts on land in the scheme area;

3. the amendment is not considered a complex or basic amendment.

Dated this _____ day of _____ 20___

_____
(Chief Executive Officer)

FOREWORD: Inclusion of Minister's Modifications
Subsequent to Council initiation, on 10 March 2026 the Western Australian Planning Commission (WAPC) wrote to the Shire requiring in accordance with section.83A(2)(b) of the *Planning and Development Act 2005*, the proposal to be modified in the following tracked changes manner, prior to advertising:

1. In clause 37, 'Terms Used':

   A. Delete the definition for *short-term accommodation.*

   B. Amend the general definition for *cabin* to:

   means a building that -

   (a) is an individual unit other than a chalet; and

   (b) forms part of -

   (i) tourist and visitor accommodation; or

   (ii) a caravan park;

   and

   (c) if the unit forms part of a caravan park - is used to provide accommodation for persons, on a commercial basis, with no individual person accommodated for a period or periods exceeding a total of 3 months in any 12-month period

   C. Amend the general definition for *chalet* to:

   means a building that —

   (a) is a self-contained unit that includes cooking facilities, bathroom facilities and separate living and sleeping areas; and

   (b) forms part of –

   (i) tourist and visitor accommodation; or

   (ii) a caravan park;

   (c) and if the unit forms part of a caravan park - is used to provide accommodation for persons, on a commercial basis, with no individual person accommodated for a period or periods exceeding a total of 3 months in any 12-month period

   D. Insert the definition for *tourist and visitor accommodation,* being*:*

   (a) means a building, or a group of buildings forming a complex, that -

   (i) is wholly managed by a single person or body; and

   (ii) is used to provide accommodation for guests, on a commercial basis, with no individual guest accommodated for a period or periods exceeding a total of 3 months in any 12-month period; and

   (iii) may include on-site services and facilities for use by guests; and

   (iv) (iv) in the case of a single building – contains more than 1 separate accommodation unit or is capable of accommodating more than 12 people per night;

(b) includes a building, or complex of buildings, meeting the criteria in paragraph (a) that is used for self-contained serviced apartments that are regularly serviced or cleaned during the period of a guest's stay by the owner of manager of the apartment or an agent of the owner or manager; but

(c) does not include any of the following -

(i) an aged care facility as defined in the Land Tax Assessment Act 2002 section 38A(1);

(ii) a caravan park;

(iii) hosted short-term rental accommodation;

(iv) a lodging house as defined in the Health (Miscellaneous Provision) Act 1911 section 3(1);

(v) a park home park;

(vi) a retirement village as defined in the Retirement Villages Act 1992 section 3(1);

(vii) a road house;

(viii) workforce accommodation;

2. In clause 38, 'Land Use Terms Used',

A. Delete the definitions for:

- bed and breakfast;
- holiday house;
- holiday accommodation;
- motel;
- serviced apartment; and
- tourist development

and

B. Amend the existing land use term for *roadhouse* by deleting paragraph (d) and inserting:

(d) accommodation for guests, on a commercial basis, with no individual guests accommodated for a period or periods exceeding a total of 3 months in any 12-month period.

3. In clause 17, 'Zoning Table' insert in alphabetical order the following land uses and permissibility:

USE AND DEVELOPMENT CLASS	ZONES							
	Residential	Settlement	Commercial	Rural Townsite	Light Industry	General Industry	Rural Residential	Rural
hosted short-term rental accommodation	P	#	P	P	P	X	P	P
unhosted short-term rental accommodation	A	#	D	D	X	X	A	D
tourist and visitor accommodation	A	#	D	D	X	X	D	D

4. In clause 17, 'Zoning Table', delete all references to:

- *bed and breakfast;*
- *holiday house*
- *holiday accommodation;*
- *motel;*
- *serviced apartment;* and
- *tourist development.*

5. In Schedule 3, 'Parking Requirements', delete all references to *bed and breakfast* and *motel.*

PLANNING AND DEVELOPMENT ACT 2005
Shire of Coolgardie

LOCAL PLANNING SCHEME NO. 5 – AMENDMENT NO. 8

Scheme Amendment Report

1. Introduction

The purpose of this amendment is to amend the Shire's local planning scheme to implement the State Government's planning reforms for short-term rental accommodation.

This amendment is required to ensure alignment with new 'deemed' and 'model' land use classes and general definitions introduced into the state planning framework. Most significantly, it includes amendments to reflect the 'deemed' land use classes for 'hosted short-term rental accommodation' and 'unhosted short-term rental accommodation', along with removal of superseded land uses. The following report provides further detail and background information on these changes, including specific implications for the Shire.

2. Background

Short-Term Rental Accommodation (STRA) refers to the practice of renting out a property (or part of a property) for a relatively short period of time, usually on a nightly or weekly basis. This type of accommodation is usually booked through online platforms and is popular among travellers and visitors seeking temporary lodging for holidays, business trips or other short stays. The State Government has committed to various initiatives to deliver better regulation of the short-term rental accommodation sector.

In November 2023, the Western Australian Planning Commission released its *Position Statement: Planning for Tourism and Short-Term Rental Accommodation* (Position Statement) and associated Guidelines. The release of the Position Statement complemented other whole-of-government reforms relating to STRA, responding to recommendations made in the 2019 parliamentary enquiry *Levelling the Playing Field: Managing the impact of the rapid increase of short-term rentals in Western Australia*. This included development of a state-wide registration scheme for STRA, as well as an incentive scheme to encourage transition of properties from the short to long term rental market.

Alongside the registration scheme, which sits separately to the planning system and is mandatory for all STRA, amendments to planning regulations were flagged as a key part of the State Government's goal to ensure a fairer and more consistent treatment of STRA from both a legal and practical standpoint. The planning changes, which have triggered the need for the Shire to amend its scheme, aim to provide greater consistency across the state in relation to what approvals are needed for STRA proposals as well as how these uses are defined in local planning schemes.

The Shire's Local Planning Strategy was endorsed by the WAPC on 24 October 2016. The Strategy seeks to actively promote tourism in the region by ensuring tourism opportunities are appropriately catered for in a sustainable and responsible manner.

3. State Planning Framework

The State Government's planning reforms for short-term rental accommodation are being implemented predominantly through the *Planning & Development (Local Planning Schemes) Regulations 2015* (LPS Regulations), which in turn have been informed by policy direction provided through the Position Statement.

Position Statement

The Position Statement foreshadowed a series of amendments to the LPS Regulations with the overall aim of providing more certainty and consistency across jurisdictions in respect to the treatment of STRA. Key changes flagged in this document included dedicated land use classes for STRA to ensure a clear delineation between this use and traditional accommodation types, as well as a state-wide exemption for hosted STRA and a 90-night exemption for unhosted STRA within the Perth Metropolitan Area. The Position Statement also includes guidance on strategic and statutory planning matters for both tourism and STRA, as well as local planning policy development.

LPS Regulations

The LPS Regulations are a key component of Western Australia's planning system comprising of three major parts:

- Regulations proper, which set out the process for preparing or amending a local planning scheme;
- 'Model' provisions, set out in Schedule 1, which are to be used by local governments in preparing or amending a local planning scheme; and
- 'Deemed' provisions, set out in Schedule 2, read automatically into all local planning schemes, and override any existing scheme provision to the extent of any inconsistencies. Where there is a conflict between these provisions and the scheme, the deemed provisions prevail.

Amendments to both Schedules 1 and 2 of these regulations have been made to facilitate the necessary planning changes of the State Government's short-term rental accommodation (STRA) reform initiatives, as envisaged by the Position Statement. These changes, most notably, include:

i. new 'deemed' land use classes of 'hosted short-term rental accommodation' and 'unhosted short-term rental accommodation' to ensure these accommodation types are classified as dedicated land use classes in planning schemes;

ii. new 'deemed' general terms to define 'short-term rental accommodation' and link to the overarching *Short-Term Rental Accommodation Act 2024*, which provides the legal framework for the STRA Register;

iii. a new 'model' land use class of 'tourist and visitor accommodation' to differentiate these use types from STRA, and consolidate a number of existing land use terms for tourist and visitor accommodation (aside from 'hotel'), as well as other changes to general definitions;

iv. a state-wide development approval exemption for 'hosted short-term rental accommodation' (this includes ancillary dwellings); and

v. a 90-night (cumulative) exemption within a 12-month period for 'unhosted' short-term rental accommodation in the Perth metropolitan area.

The implications for these changes to the Shire are detailed further in the following sections of this report.

4. Local Planning Context

Local Planning Strategy

The Shire's Local Planning Strategy (LPS) acknowledges that tourism is forecast to be a growth industry into the future – independent of the mining industry. It is therefore important that these sites and events be appropriately treated and recorded to provide a record of events and features that can be enjoyed and appreciated by tourists, including the Goldfields Woodlands, Boorabbin and other unique National Parks.

It is also acknowledged that an increasing population is likely to impact on accommodation, service infrastructure and social amenities. To this end, and in order to promote employment, business and tourism in the Shire, the LPS aims to -

- Ensure tourism opportunities are appropriately catered for in a sustainable and responsible manner.
- Enable the Shire to capitalise on the visitor economy.
- Ensure that these increasingly popular isolated landscapes are appropriately catered for in a sustainable and responsible manner.

The Local Planning Strategy is due to be reviewed within the next year. The review will include an assessment of tourism and short-term rental accommodation opportunities and challenges across the Shire.

Local Planning Scheme No. 5

LPS5 was gazetted on 8 March 2017 and includes the categories of STRA (excluding hotel) listed in the below table.

Land Use	Definition
Bed and breakfast	means a dwelling - (a) used by a resident of the dwelling to provide short-term accommodation, including breakfast, on a commercial basis for not more than 4 adult persons or one family; and (b) containing not more than 2 guest bedrooms.
Holiday Accommodation	means 2 or more dwellings on one lot used to provide short term accommodation for persons other than the owner of the lot.
Holiday House	means a single dwelling on one lot used to provide short-term accommodation but does not include a bed and breakfast.
Motel	means premises, which may be licensed under the Liquor Control Act 1988 - (a) used to accommodate guests in a manner similar to a hotel; and (b) with specific provision for the accommodation of guests with motor vehicles.
Serviced Apartment	means a group of units or apartments providing - (a) self-contained short-stay accommodation for guests; and (b) any associated reception or recreational facilities.
Tourist Development	means a building, or a group of buildings forming a complex, other than a bed and breakfast, a caravan park or holiday accommodation, used to provide - (a) short-term accommodation for guests; and

	(b) onsite facilities for the use of guests; and (c) facilities for the management of the development;

The land use permissibility of the above land uses are currently reflected in Table 3 – Zoning Table as below:

Use and Development Class	Zones							
	Residential	Settlement	Commercial	Rural Townsite	Light Industry	General Industry	Rural Residential	Rural
Bed and breakfast	A	#	D	D	X	X	D	D
Holiday Accommodation	A	#	D	D	X	X	D	D
Holiday House	A	#	I	D	X	X	D	D
Motel	X	#	D	D	X	X	D	X
Serviced Apartment	A	#	D	D	X	X	X	X
Tourist Development	A	#	D	D	X	X	D	D

5. Proposed Amendment

With the introduction of the new deemed land use classes into planning schemes associated with short-term rental accommodation, this scheme amendment relates to the introduction, modification and deletion of various land use and general definitions to the Shire's planning scheme.

The new exemptions are also 'deemed' and as such are already operative, however this amendment does include changes to the zoning table to reflect the hosted STRA exemption as a permitted use.

Deemed Short-Term Rental Accommodation Land Use Classes

Whilst the new 'deemed' land use classes are automatically read into the Shire's scheme through the LPS Regulations, along with the previously mentioned exemptions, these uses are being incorporated into scheme zoning tables to ensure absolute clarity from an interpretation perspective, particularly given these uses replace long-standing 'model' land use classes within the Shire's planning framework.

To implement the required changes, this amendment requires deletion of all references to the land use classes of *bed and breakfast* and *holiday house*, replaced with the new 'deemed' definitions of *hosted short-term rental accommodation* and *unhosted short-term rental accommodation*. This includes amending the Zoning Table and Definitions schedules of the scheme text accordingly.

In addition to the LPS Regulations, the Position Statement and Planning Bulletin 115 provide further direction for how STRA should be dealt with in local planning schemes from a permissibility standpoint. To reflect these requirements, this amendment proposes the following designations for these new land use classes:

- *Hosted short-term rental accommodation* is proposed as a Permitted use in all zones where any type of 'dwelling' is capable of approval, to reflect the state-wide exemption in the 'deemed provisions'.

- *Unhosted short-term rental accommodation* is proposed to be designated as an 'A' use in the Residential and Rural Residential zone, a 'D' use in the Commercial, Rural Townsite and Rural zones; a '#' use in the Settlement zone and an 'X' use in the General and Light Industry zone.

The proposed new land use permissibility closely reflects the existing tourist-related permissibility as above.

Aside from the above, where the uses of *holiday house* and *bed and breakfast* are referenced in other sections of the scheme text, these are to be cross-referenced accordingly.

Model *Tourist and Visitor Accommodation* Land Use

A new model land use class of *tourist and visitor accommodation* has been introduced into the model provisions of the LPS Regulations to superseded various traditional accommodation land use types (excluding *hotel*) and provide a clearer delineation between these uses and *short-term rental accommodation*.

The updated *tourist and visitor accommodation* land use, if adopted, would replace the existing *holiday accommodation*, *motel*, *serviced apartment* and *tourist development* land uses in LPS5.

These existing land uses are varied and operate at different scales which do not currently have a uniform land use permissibility in the zoning tables of LPS5, therefore consolidating these uses into one single land use is not considered appropriate at this point without further investigation into appropriate land use permissibility and development provisions.

This land use is therefore not proposed to be introduced through this proposed scheme amendment however will be considered through the Shire's future local planning framework / Local Planning Strategy review.

New and Revised Land Use & General Definitions

As part of the LPS Regulations changes, amendments to some other model definitions were also introduced so as to not cause confusion or conflict with the new short-term rental accommodation land use terms. These include deletion of the definition for 'short-term accommodation', which has been removed to avoid confusion with new terms relating to 'short-term rental accommodation'. This has consequentially resulted in modifications to the general model terms of 'cabin' and 'chalet', as well as the land use term for 'road house'. The new model terms are proposed to be introduced into the scheme text through this amendment.

Through deletion of the general term 'short term accommodation' it is proposed to insert into the scheme text the deleted model definition in-full wherever referenced, to replicate the changes made in the model provisions; this being:

> *accommodation for guests, on a commercial basis, either continuously or from time to time, with no guest accommodated for periods totalling more than 3 months in any 12-month period.*

6. Pre-advertising Modifications

Pursuant to section 83A of the *Planning and Development Act 2005*, the Minister for Planning and Lands (or as delegated), in regards to draft Local Planning Scheme No. 5 Amendment No. 8, has resolved to require the local government to modify the proposed scheme amendment to include the *Tourist and Visitor Accommodation* (TaVA) land use and delete those uses superseded by the TaVA land use.

This is for the following reasons:

- Only including the hosted/unhosted STRA uses results in several non-model/bespoke definitions and land uses being created.
- The updated terms for cabin and chalet both partially depend on the TAVA definition.

At its core, it's considered that although there may be implications associated with the changes to introduce the TaVA land use, these changes are necessary and would result in the Scheme being more consistent with others across the State

In addition, the Scheme Amendment number has been updated from Scheme Amendment No. 6 to Scheme Amendment No. 8.

Planning and Development Act 2005
RESOLUTION TO AMEND LOCAL PLANNING SCHEME

Shire of Coolgardie Local Planning Scheme No. 5
Amendment 8

Resolved that the Local Government pursuant to section 75 of the *Planning and Development Act* 2005, amend the above Local Planning Scheme by:

1. In clause 37, 'Terms Used':

   A. Delete the definition for *short-term accommodation.*

   B. Amend the general definition for *cabin* to:

   means a building that -

   (d) is an individual unit other than a chalet; and

   (e) forms part of -

   (iii) tourist and visitor accommodation; or

   (iv) a caravan park;

   and

   (f) if the unit forms part of a caravan park - is used to provide accommodation for persons, on a commercial basis, with no individual person accommodated for a period or periods exceeding a total of 3 months in any 12-month period

   C. Amend the general definition for *chalet* to:

   means a building that —

   (c) is a self-contained unit that includes cooking facilities, bathroom facilities and separate living and sleeping areas; and

   (d) forms part of –

   (v) tourist and visitor accommodation; or

   (vi) a caravan park;

   (d) and if the unit forms part of a caravan park - is used to provide accommodation for persons, on a commercial basis, with no individual person accommodated for a period or periods exceeding a total of 3 months in any 12-month period

   D. Insert the definition for *tourist and visitor accommodation,* being*:*

   (d) means a building, or a group of buildings forming a complex, that -

   (iii) is wholly managed by a single person or body; and

   (iv) is used to provide accommodation for guests, on a commercial basis, with no individual guest accommodated for a period or periods exceeding a total of 3 months in any 12-month period; and

   (vii) may include on-site services and facilities for use by guests; and

(viii) (iv) in the case of a single building – contains more than 1 separate accommodation unit or is capable of accommodating more than 12 people per night;

and

(e) includes a building, or complex of buildings, meeting the criteria in paragraph (a) that is used for self-contained serviced apartments that are regularly serviced or cleaned during the period of a guest's stay by the owner of manager of the apartment or an agent of the owner or manager; but

(f) does not include any of the following -

(i) an aged care facility as defined in the Land Tax Assessment Act 2002 section 38A(1);

(ii) a caravan park;

(iii) hosted short-term rental accommodation;

(iv) a lodging house as defined in the Health (Miscellaneous Provision) Act 1911 section 3(1);

(v) a park home park;

(vi) a retirement village as defined in the Retirement Villages Act 1992 section 3(1);

(vii) a road house;

(viii) workforce accommodation;

2. In clause 38, 'Land Use Terms Used', delete the definitions for:
   - bed and breakfast;
   - holiday house;
   - holiday accommodation;
   - motel;
   - serviced apartment; and
   - tourist development

3. In clause 17, 'Zoning Table' insert in alphabetical order the following land uses and permissibility:

USE AND DEVELOPMENT CLASS	ZONES							
	Residential	Settlement	Commercial	Rural Townsite	Light Industry	General Industry	Rural Residential	Rural
hosted short-term rental accommodation	P	#	P	P	P	X	P	P
unhosted short-term rental accommodation	A	#	D	D	X	X	A	D

tourist and visitor accommodation	A	#	D	D	X	X	D	D

4. In clause 17, 'Zoning Table', delete all references to:
    - *bed and breakfast;*
    - *holiday house*
    - *holiday accommodation;*
    - *motel;*
    - *serviced apartment;* and
    - *tourist development.*

5. In Schedule 3, 'Parking Requirements', delete all references to *bed and breakfast* and *motel.*

FORM 6A

COUNCIL ADOPTION

This Standard Amendment was adopted by resolution of the Council of the Shire of Coolgardie at the Ordinary Meeting of the Council held on the **25th** day of **November**, 20**25**.

.....

SHIRE PRESIDENT

.....

CHIEF EXECUTIVE OFFICER

COUNCIL RESOLUTION TO ADVERTISE

By resolution of the Council of the Shire of Coolgardie at the Ordinary Meeting of the Council held on **25th** day of **November**, 20**25**, proceed to advertise this Amendment.

.....

SHIRE PRESIDENT

.....

CHIEF EXECUTIVE OFFICER

COUNCIL RECOMMENDATION

This Amendment is recommended for by resolution of the Shire of Coolgardie at the Ordinary Meeting of the Council held on the _____ day of_____, 20 and the Common Seal of the Shire of Coolgardie was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....

SHIRE PRESIDENT

.....

CHIEF EXECUTIVE OFFICER

WAPC ENDORSEMENT (r.63)

.....

DELEGATED UNDER S.16 OF THE P&D ACT 2005

DATE.....

FORM 6A - CONTINUED

APPROVAL GRANTED

.....

MINISTER FOR PLANNING

DATE.....

Shire of Coolgardie
Local Planning Policy –
Unhosted Short-Term Rental Accommodation

Purpose: To set out when development approval is needed to use a dwelling as Unhosted Short-Term Rental Accommodation, and how applications will be assessed

Statutory: Shire of Coolgardie Local Planning Scheme No 5
Planning and Development Act 2005
Planning and Development (Local Planning Schemes) Regulations 2015
Short-Term Rental Accommodation Act 2024

Policy Objectives:

The objectives of the Unhosted Short-Term Rental Accommodation Local Planning Policy are:

- To make it easy for residents to let their home to visitors for short periods, such as while they are away
- To support tourism in Coolgardie, Kambalda and the wider Shire by allowing a range of visitor accommodation
- To protect the amenity of neighbours from noise, parking and other impacts
- To help keep enough housing available for people who live and work in the Shire
- To make sure Unhosted STRA is safe, properly serviced and well managed

Definitions

Terms have the meaning given in the Regulations and the Scheme. In summary:

- ***Short-Term Rental Accommodation (STRA):*** a dwelling, or part of a dwelling, let to paying guests for stays of no more than three months in total in a 12-month period
- ***Hosted STRA:*** STRA where the owner or occupier lives in the dwelling, or in another dwelling on the same lot, during the stay
- ***Unhosted STRA:*** a dwelling used for STRA for 12 people or fewer per night, where the owner or occupier does not live in the dwelling
- ***Manager:*** the owner, or a person or agent appointed by the owner, who is responsible for the day-to-day running of the Unhosted STRA and for responding to complaints
- ***Relevant 12-month period:*** the 12 months starting on the date the property is registered on the State STRA Register

Application of Policy:

1. This policy is prepared under Part 2 of the deemed provisions in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations). It applies to all land within the Shire covered by Local Planning Scheme No. 5 (the Scheme).
2. This policy supports Scheme Amendment No. 8, which replaces the former 'bed and breakfast' and 'holiday house' uses with the new land uses of Hosted STRA and Unhosted STRA. It also replaces 'holiday accommodation', 'motel', 'serviced apartment' and 'tourist development' with 'tourist and visitor accommodation'.
3. This policy does not apply to:
    a. Hosted STRA, which is exempt from development approval across Western Australia;

Shire of Coolgardie
Local Planning Policy –
Unhosted Short-Term Rental Accommodation

b. tourist and visitor accommodation, hotels, caravan parks, road houses or workforce accommodation, which are assessed under the Scheme;
c. a building accommodating more than 12 people per night, which is tourist and visitor accommodation rather than Unhosted STRA; or
d. land in the Settlement zone.

Policy Provisions:

When development approval is required

1. Development approval is required to use a dwelling as Unhosted STRA in **every** zone where the use can be approved. The table below shows how Unhosted STRA is treated in each zone under the Scheme, as amended by Amendment No. 8.

Zone	*Permissibility*	*What this means*
Residential	A	Approval required. The application will be advertised before a decision is made.
Rural Residential	A	Approval required. The application will be advertised before a decision is made.
Commercial	D	Approval required. Advertising is at the Shire's discretion.
Rural Townsite	D	Approval required. Advertising is at the Shire's discretion.
Rural	D	Approval required. Advertising is at the Shire's discretion.
Light Industry	X	Not permitted.
General Industry	X	Not permitted.

2. Despite provision 1, development approval is not required where all of the following apply:
   a. the dwelling is used as Unhosted STRA for 90 nights or less in the relevant 12-month period;
   b. the dwelling is lawfully approved as a dwelling;
   c. the dwelling is in a zone where Unhosted STRA is an 'A' or 'D' use under the Scheme; and
   d. the property is registered on the State STRA Register.
3. Owners should obtain development approval before taking bookings.
4. An existing valid approval for a 'holiday house' or 'bed and breakfast' continues to apply under its conditions. The owner does not need to reapply until the approval expires or the use changes.

Location

5. Unhosted STRA is generally supported in the Commercial and Rural Townsite zones, where it is compatible with tourism and town centre uses in Coolgardie and Kambalda.
6. In the Residential and Rural Residential zones, the Shire will consider the likely impact on neighbours, having regard to submissions received during advertising.

Shire of Coolgardie
Local Planning Policy –
Unhosted Short-Term Rental Accommodation

7. In the Rural zone and on rural residential lots, the Shire will consider whether the site has safe, all-weather access and is suitable for visitors unfamiliar with the area.

Occupancy

8. No more than **12 guests** may stay at one time.
9. Guest numbers should suit the size of the dwelling. As a guide, no more than two guests per bedroom.

Parking

10. All guest vehicles must be parked on site. At least one bay per two bedrooms should be provided.
11. Guests **must not** park on verges or the street.

Servicing

12. Where the dwelling is not on reticulated sewer or scheme water, the applicant must demonstrate that the septic system and water supply can cope with the proposed number of guests.
13. Waste / rubbish must be stored out of view and removed regularly. Where there is no kerbside collection, the Manager must arrange removal.

Bushfire

14. Unhosted STRA in a designated bushfire prone area must address State Planning Policy 3.7 *Bushfire*, including a bushfire emergency plan for guests.

Management

15. A Manager must be contactable 24 hours a day and able to attend the property within one hour if needed.
16. The Manager's contact details must be given to adjoining neighbours and displayed inside the dwelling.
17. A code of conduct covering noise, parking, rubbish and pets must be displayed inside the dwelling and given to guests when they book.

Signage

18. One small sign, no larger than 0.2m², may be displayed to identify the property.

Variations of Provisions:

Variations to the above policy provisions can be considered acceptable where there are no adverse amenity impacts on neighbouring properties or the locality.

When assessing variations, the Local Government may refer the application to neighbours for comment. Variations shall be determined in accordance with the purpose, objectives and other relevant provisions of this policy.

Application Requirements:

Planning Approval

When applying for Planning Approval, the following information must be submitted. The Shire will not accept an application as complete until these are provided.

1. A signed development application form, signed by all landowners, and payment of the appropriate fee.
2. A current copy of the certificate of title.

Shire of Coolgardie
Local Planning Policy –
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3. A site plan showing the dwelling, lot boundaries, parking bays, bin storage and any outdoor areas guests will use.
1. A floor plan showing the number and use of rooms, including bedrooms.
2. A management plan setting out the Manager's name and 24-hour contact number, maximum guest numbers, check-in and check-out arrangements, how complaints will be handled, rubbish collection, and the code of conduct.
3. Where the site is not connected to scheme water or sewer, details of the water supply and effluent disposal system and its capacity.
4. Where the site is in a designated bushfire prone area, a Bushfire Attack Level assessment and bushfire emergency plan for guests.
5. Where the dwelling is strata titled, written support from the strata company.
6. A copy of any earlier 'holiday house' or 'bed and breakfast' approval, where one exists.

The Shire may ask for other information needed to assess the application.

Consultation and Determination:

1. Applications in the Residential and Rural Residential zones ('A' use) will be advertised to adjoining landowners and occupiers for at least 14 days under clause 64 of the deemed provisions. Applications in other zones ('D' use) may be advertised where the Shire considers neighbours could be affected.
2. The Shire may grant an initial approval for a limited period, such as two years. This allows the Shire to monitor how the use operates before a longer approval is considered.
3. Conditions may be imposed on guest numbers, parking, management and the time limit of the approval.
4. Where the Shire receives substantiated complaints, it will take this into account when deciding any renewal application.

Other Requirements:

State STRA Register

1. All STRA, hosted or unhosted, must be registered on the State STRA Register under the *Short-Term Rental Accommodation Act 2024*. Registration is separate from, and does not replace, development approval.
2. Using a dwelling as Unhosted STRA without a required approval is an offence under the *Planning and Development Act 2005*. It may also lead to suspension from the State STRA Register.

12.2.4 AMENDMENT NO. 9 TO LOCAL PLANNING SCHEME 5: REZONING OF LOTS 149 AND 150 WOODWARD STREET, COOLGARDIE FROM 'RESIDENTIAL R10/30' TO 'COMMERCIAL' - RECOMMENDATION FOR FINAL APPROVAL

Location:	**Lots 149 & 150 on Deposited Plan 222287 No. 76 & 78 Woodward Street, Coolgardie**
Applicant:	**Edge Planning & Property**
Disclosure of Interest:	**Nil**
Date:	**14 October 2026**
Author:	**Jana Joubert, Town Planning Consultant**

SUMMARY

For Council to consider the recommendation for final approval of Scheme Amendment No. 9 (Amendment 9) to Local Planning Scheme No. 5 (LPS5) which seeks to rezone Lots 149 & 150 (No. 76 & 78) Woodward Street, Coolgardie from 'Residential R10/30' to 'Commercial' zone.

BACKGROUND

On 10 April 2026, Edge Planning & Property on behalf of TE & MV Kent Holdings Pty Ltd lodged Amendment 9 to LPS5 (Amendment 9) for consideration.

The proposal is seeking the rezoning of Lots 149 & 150 (No. 76 & 78) Woodward Street, Coolgardie (subject site) from 'Residential R10/30' To 'Commercial' zone. The supporting Amendment 9 Report is included in **Attachment 1.**

The amendment responds to an identified shortage of suitably located commercial and service-based land within the Coolgardie townsite. If ultimately approved, the amendment would facilitate additional commercially zoned land adjoining the town centre.

At its meeting on 26 May 2026, Council resolved to initiate Amendment 9 and advertise it for not less than 60 days (Resolution #86/2026). The amendment was also referred to relevant State agencies and service providers for comment.

Site Description

The subject site comprises two vacant lots located on the southern side of Woodward Street, immediately adjoining the Coolgardie town centre. The site is a corner lot with dual frontage and is serviced with water, sewer, power and drainage infrastructure.

A plan showing the location of the subject land is included as **Attachment 2**.

Amendment Type

Council resolved on 26 May 2026 to initiate Amendment 9 as a 'complex' amendment under r. 35 of the *Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations*), as it is not consistent with the Shire's Local Planning Strategy endorsed by the WAPC. The DPLH agreed with this classification during pre-lodgement discussions.

COMMENT

A full planning assessment of Amendment 9 was presented to Council at its meeting on 26 May 2026, when Council resolved to initiate the amendment. That assessment remains relevant and is summarised below.

Proposal overview

The amendment will facilitate a small-scale auto electrical business on the site, comprising a workshop, office and associated facilities. The use aligns most closely with 'Motor Vehicle Repair', which is not permitted ('X') in the Residential zone but is a discretionary ('D') use in the Commercial zone.

Should the amendment be gazetted, any future proposal will still require development approval from the Shire. Matters such as access, parking, noise, hours of operation, servicing and amenity will be assessed at that stage. Other uses permitted or discretionary in the Commercial zone may also be considered on their merits.

Site Context

The site is on the edge of the Coolgardie town centre. It adjoins Commercial zoned land to the north and is close to existing storage, depot and service-commercial uses. It has frontage to Woodward Street and Lefroy Street, adjoins a rear laneway and is connected to scheme water, sewer, power, telecommunications and drainage.

The rezoning is a logical extension of the existing Commercial zone and is not expected to result in significant land use conflict or loss of amenity.

Planning Framework

The amendment is generally consistent with the State Planning Strategy 2050, the WA Regional Development Framework (2023), the Goldfields-Esperance Regional Planning and Infrastructure Framework and the Goldfields-Esperance Development Commission Strategic Plan 2025–2027. Each of these supports economic diversification, local employment and the supply of serviced land in regional towns.

At a local level, the proposal aligns better with the objectives of the Commercial zone than the Residential zone, given its location next to the town centre and existing service-commercial uses. It is also consistent with the broader aims of LPS5 to support employment, provide enough suitable commercial land and guide the orderly development of the Coolgardie townsite.

Conclusion

The amendment is a modest extension of the town centre that responds to a practical need for additional commercial land in Coolgardie. While it is not consistent with the Shire's current Local Planning Strategy, which is why it has been processed as a complex amendment, it is consistent with State and regional planning frameworks and has sound strategic merit.

Given the support from relevant agencies and the absence of any public objection, it is recommended that Council support Amendment 9 without modification and forward it to the WAPC for final approval.

OPTIONS

With respect to the proposal, the following options are available to Council: -

Option 1: Support the scheme amendment without modification and forward it to the Western Australian Planning Commission for final approval and gazettal.

Option 2: Support the scheme amendment with modifications and forward it to the Western Australian Planning Commission for final approval.

Option 3: Not support the scheme amendment and advise the Western Australian Planning Commission of the reasons.

CONSULTATION

Referrals/consultation with Government/Service Agencies
Environmental Protection Authority

Amendment 9 was referred to the Environmental Protection Authority (EPA) pursuant to s. 81 and 82 of the *Planning and Development Act 2005*.

On 23 June 2026, EPA Services advised that the amendment is likely to be exempt from referral under new clause 33C(2)(g) of the *Environmental Protection Amendment Regulations 2024*, provided the lots do not have a specified building envelope. This exemption applies where a rezoning allows land to be used for a purpose that involves development within the existing building envelope and is not an industrial purpose.

The Shire confirmed that the lots do not have a specified building envelope and withdrew the referral. On 26 June 2026, EPA Services confirmed that no further action is required.

Amendment No. 9 therefore does not need environmental assessment by the EPA.

Department of Planning, Lands and Heritage
The amendment was forwarded to the WAPC in accordance with s. 83A of the *Planning and Development Act 2005* and r. 46A of the *Planning and Development (Local Planning Schemes) Regulations 2015* to seek approval from the Minister for Planning to advertise Amendment 9.

Approval to advertise was received on 16 July 2026.

The DPLH also advised that a review of the Register of Places and Objects and the DPLH Aboriginal Heritage database found that the site falls within the public boundaries of Registered Sites Kurrkurti (ID 1475) and Coolgardie Stones (ID 1568), but not within the actual site boundaries. No approvals are therefore required under the *Aboriginal Heritage Act 1972 (AHA).*

Department of Mines, Petroleum and Exploration (DMPE)
Amendment 9 was referred to the DMPE due to the site being located within an existing mining tenement.

The DMPE advised that the proposal is unlikely to adversely affect mineral and petroleum resources, geothermal energy, or basic raw materials and therefore has no objection to the proposal.

Public Consultation
At its meeting on 26 May 2026, Council resolved to advertise Amendment 9 for a minimum of 60 days. Following the Minister's approval, the amendment was advertised in accordance with r. 38 of the Regulations.

Consultation included notices in the local newspaper, online via the Shire's website, and at the Shire's Administration Centre. A sign was also placed onsite for the duration of the advertising period.

Advertising occurred from 24 July 2026 to 30 September 2026 inclusive.

No comments or submissions were received from the public.

Other
Additional referrals to relevant servicing authorities and infrastructure providers, including Western Power and the Water Corporation, were undertaken as part of the scheme amendment referral and advertising process.

Neither objected to the amendment. Western Power advised that the site is supplied from the West Kalgoorlie 33kV substation, which has limited capacity, and that network upgrades may be needed depending on the power demand of a future development. The Water Corporation supports the rezoning in principle, but advised that approval of a commercial water meter will depend on the proposed demand due to existing capacity constraints in Coolgardie.

All responses are summarised in the Schedule of Submissions at **Attachment 3**.

STATUTORY ENVIRONMENT

Legislation

- *Planning and Development Act (s. 75, 81, 82, 83A, 84, 87)*
- *Planning and Development (Local Planning Schemes) Regulations 2015 (r. 35, 37, 38, 41, 44)*
- *Environmental Protection Amendment Regulations 2024 (s. 33C)*
- *Shire of Coolgardie Local Planning Scheme No. 5*

State Government Policies

- State Planning Policy 3.0 – Urban Growth and Settlement (SPP 3.0)
- State Planning Policy 3.5 - Historic Heritage Conservation (SPP 3.5)
- State Planning Policy 4.1 – State Industrial Buffer Policy (SPP 4.1)
- State Planning Policy 5.4 – Road and Rail Transport Noise and Freight Considerations in Land Use Planning (SPP 5.4)
- State Planning Policy 7.0 – Design of the Built Environment (SPP 7.0)

Structure Plans/Activity Centre Plans
None

Detailed Area Plans/ Local Development Plans
None

Local Policies
None

Relevant Guidelines
None

POLICY IMPLICATIONS

Amendment 9 has been prepared in response to an identified and ongoing shortage of commercially zoned and serviceable land within the Coolgardie townsite suitable for commercial, trade and service-based uses.

Recent investigations undertaken by the Shire, including those associated with Scheme Amendment 8, indicate that while industrially zoned land exists within the townsite, much of it is constrained by land tenure, servicing limitations or other statutory considerations. As a result, there is limited availability of land that is both appropriately located and capable of accommodating employment-generating uses in the short to medium term.

The proposal therefore raises broader strategic planning considerations relating to commercial and employment land supply within Coolgardie and reinforces the need for the Scheme to remain sufficiently flexible and responsive to emerging economic and business needs.
In response to these broader land supply issues, the Shire is currently investigating a number of suitably located and unconstrained land parcels within the townsite for potential inclusion within a future broader omnibus scheme amendment process.

This work is intended to provide a more coordinated and strategic approach to the future provision of commercial and service-based land uses within Coolgardie and may ultimately inform future amendments to the Shire's strategic planning framework and Local Planning Scheme.

FINANCIAL IMPLICATIONS

The Planning Consultant has been keeping track of the time spent on processing the Scheme Amendment in line with standard practice. Upon final approval by the WAPC, the applicant will be issued with an invoice for the applicable scheme amendment fees and advertising costs in accordance with the *Planning and Development Regulations 2009* and the Shire's adopted fee schedule.

STRATEGIC IMPLICATIONS

Community

Support the health, wellbeing and safety of our communities

Economy

Grow tourism across the Shire

Enabling services and infrastructure support economic growth

Environment

Compliant and efficient environmental infrastructure and services that protect public health and preserve the environment

Governance

Transparent, accountable and effective governance across the Shire

ATTACHMENTS

1. **Amendment 9 Report**
2. **Location Plan**
3. **Schedule of Submissions**

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That Council: -

1. **Receives the Schedule of Submissions (Attachment 3) and notes that no public submissions were received during the advertising period;**

2. **In accordance with r. 41(3)(a) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, supports Amendment 9 to Local Planning Scheme No. 5 (Attachment 1) without modification;**

3. **Authorises the Shire President and Chief Executive Officer to execute the Amendment 9 documents and affix the Common Seal of the Shire of Coolgardie; and**

4. **In accordance with r. 44 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, forwards Amendment 9 to Local Planning Scheme No. 5, together with the Schedule of Submissions and a copy of this resolution, to the Western Australian Planning Commission for its consideration and recommendation to the Minister for Planning for final approval under s. 87 of the *Planning and Development Act 2005*.**

Shire of Coolgardie
Local Planning Scheme No. 5
Scheme Amendment No. 9

Lots 149 & 150 on Deposited Plan 222287
No. 76 & 78 Woodward Street
Coolgardie

Prepared by Edge Planning & Property for TE & MV Kent Holdings Pty Ltd
www.edgeplanning.com.au
April 2026

PLANNING AND DEVELOPMENT ACT 2005

RESOLUTION TO ADOPT AMENDMENT TO LOCAL PLANNING SCHEME

SHIRE OF COOLGARDIE LOCAL PLANNING SCHEME NO. 5

AMENDMENT No. 9

RESOLVED that the local government pursuant to Section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

1. Rezoning Lots 149 and 150 on Deposited Plan 222287 Woodward Street, Coolgardie from 'Residential R10/30' zone to 'Commercial' zone.
2. Amending the Scheme Map accordingly.

Determines Amendment No. 9 is a complex amendment under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reason:

- An amendment that is not consistent with a Local Planning Strategy for the Scheme that has been endorsed by the Commission.

Dated this ..... day of .....20.....

.....
CHIEF EXECUTIVE OFFICER

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1	Location Plan	
2	Context, Opportunities and Constraints Plan	
3	Certificate of Title	
4	Amendment Site Plan	
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PROPOSAL TO AMEND A LOCAL PLANNING SCHEME

1.	**LOCAL GOVERNMENT:**	Shire of Coolgardie
2.	**DESCRIPTION OF LOCAL PLANING SCHEME:**	Local Planning Scheme No. 5
3.	**TYPE OF SCHEME:**	District Scheme
4.	**SERIAL NUMBER OF AMENDMENT:**	9
5.	**PROPOSAL:**	1. Rezoning Lots 149 and 150 on Deposited Plan 222287 (No. 76 & 78) Woodward Street, Coolgardie from 'Residential R10/30' zone to 'Commercial' zone. 2. Amending the Scheme Map accordingly.

1. INTRODUCTION

The Shire of Coolgardie seeks the support of the Western Australian Planning Commission (WAPC) and the approval of the Minister for Planning to the proposed Scheme Amendment to rezone Lots 149 and 150 Woodward Street, Coolgardie from 'Residential R10/30' to 'Commercial'.

The purpose of this report and associated plans are to explain and set out the planning merits of the Amendment. More detailed planning and investigations will occur at the Development Application and Building Permit stages. Should the Amendment be approved by the Minister for Planning, it is expected that Lots 149 and 150 will be amalgamated.

The site's location is shown in Attachment 1. The site adjoins the town centre and land zoned 'Commercial'. Based on its location, characteristics and context, the site is suitable for 'Commercial' zoning. Attachment 2 shows the site is located adjacent to the Coolgardie town centre and adjacent to land used for outdoor storage on 80 and 82 Woodward Street.

The Amendment will create additional commercial zoned land and generally reflect adjoining and nearby commercial or storage (light industrial) uses.

2. BACKGROUND

2.1 Cadastral Details

The site consists of two lots. The Certificate of Title is provided in Attachment 3.

2.2 Regional Context

The site is situated in the Coolgardie townsite which is located 38 kilometres south-west of Kalgoorlie-Boulder and 550 kilometres east of Perth. Coolgardie is a major local centre in the Goldfields and provides a range of services and facilities to residents and visitors.

2.3 Local Context

The site adjoins the town centre (see Attachment 1). Attachment 2 shows the Context, Opportunities and Constraints Plan which outlines the site's context. In particular:

- The site adjoins commercial development (town centre) to the north;
- Residential R10/30 is located to the east. The Lefroy Street reserve is wide at 40 metres which separates the amendment site and Residential zoned land. The closest residence to the amendment site is 74 Woodward Street

to the east. It is expected that a future building on the amendment site will be at least 47 metres from the closest residence. This takes account of the Lefroy Street reserve width, the existing setbacks on 74 Woodward Street and the anticipated setbacks on the amendment site;

- Residential R10/30 is located to the west. The adjoining lot and adjacent lot to the west (80 and 82 Woodward Street) are used for outdoor storage as outlined below:



- To the south of Woodward Street is a Public Purposes Reserve used as a 'depot'; and
- Other uses south of Woodward Street include the historic railway station, land reserved as 'Public Open Space' and an RV camp.

The site is a corner block and additionally adjoins a laneway.

Further details relating to the site's context are outlined in this documentation.

From a spatial perspective, the Amendment provides a logical way to provide additional commercial land adjoining the town centre.

2.4 Physical Characteristics

The site is outlined in Attachment 4 and has the following characteristics and features:

- It is a corner lot with a combined area of 2024m^2;
- It is flat, cleared and vacant; and
- It is not on the Department of Water and Environmental Regulation's Contaminated Site Database.

The site's physical features present no constraints to the Amendment.

2.5 Services

The site is provided with standard 'hard' infrastructure including reticulated (scheme) water, reticulated sewerage, power, telecommunications and drainage.

The site has two road frontages (Woodward Street and Lefroy Street) and also adjoins a laneway.

2.6 Heritage

The Coolgardie townsite and the amendment site are located within two Aboriginal Cultural Heritage registered places:

- 1475 'Kurrkurti'; and
- 1568 'Coolgardie Stones'.



It is understood the listing presents no constraints to the Amendment.

It is noted land developers have an obligation under the *Aboriginal Heritage Act 1972* to protect places and objects in Western Australia that are important to Aboriginal people because of the connections to their culture.

The site does not contain any structure or place of non-indigenous heritage significance on the *Shire of Coolgardie Municipal Inventory* or on the Shire's Heritage List.

3. PLANNING FRAMEWORK

3.1 Overview

The following section will outline how the Amendment suitably addresses relevant planning policies, strategies, plans and the *Shire of Coolgardie Local Planning Scheme*

No. 5. In summary, the Amendment is consistent with the State and regional planning framework and generally consistent with the local planning framework.

3.2 State Planning Framework

The following strategies and policies are of relevance to the Amendment:

- *State Planning Strategy 2050* - sets a broad strategic plan for Western Australia built on sustained growth and prosperity. The Strategy supports strong and resilient regions and promotes job creation and economic development;
- *State Planning Policy 1 State Planning Framework Policy* - identifies that the primary aim of planning is to provide for the sustainable use and development of land;
- *State Planning Policy No. 2.9 Water* - development is required to adopt water sensitive urban design principles;
- *State Planning Policy 3.7 Bushfire* - the site is located outside of the Bushfire Prone Area as shown at https://maps.slip.wa.gov.au/landgate/bushfireprone/;
- *State Planning Policy 4.2 Activity Centres* – while not directed towards non-metropolitan centres, it contains a number of relevant principles including seeking to consolidate activity centres (including town centres). The site adjoins the town centre;
- *State Planning Policy 5.4 Road and Rail Noise* – the site is within the 'trigger distance' as outlined below:



There are no implications given no habitable buildings are proposed; and
- *State Planning Policy 7.0 Design of the Built Environment.*

3.3 Regional Planning Framework

3.3.1 Goldfields-Esperance Regional Planning and Infrastructure Framework

The Framework identifies Coolgardie as a major local centre and a focus for growth, services and facilities. The Framework supports a diverse economic base and supports commercial development in appropriate locations.

3.3.2 Goldfields-Esperance Regional Investment Blueprint

The Blueprint establishes priorities for economic development and growth of the Goldfields-Esperance region and provides an analysis of local, regional, national and global factors influencing the region. A strategic economic growth plan and proposed transformational projects are set out. The Blueprint also supports growing the region's population, promoting development in regional centres and other key centres and supports a vibrant economy.

3.4 Local Planning Framework

3.4.1 Shire of Coolgardie Local Planning Strategy

The Local Planning Strategy includes a strategy (page 13) to 'Ensure that there is adequate area for commercial and mixed use development to meet the future needs of the projected population of the key settlements' while an action is 'Allocate adequate land in the key settlements for commercial uses' (page 13).

Figure 3: Coolgardie Townsite Strategy Plan identifies the site as 'Existing Urban' (see Attachment 5). The Strategy Plan shows the site is strategically located between the town centre and the recreation, civic and cultural complex and also between the Great Eastern Highway (Bayley Street) and the railway line.

The Strategy promotes economic development and job creation.

3.4.2 Shire of Coolgardie Local Planning Scheme No. 5

The *Shire of Coolgardie Local Planning Scheme No. 5* (LPS5) zones the site as 'Residential R10/30'. Rezoning the site to

'Commercial' zone is consistent with the zoning of land to the north of the site.

Relevant aims of LPS5 (clause 9) include:

- To ensure there is a sufficient supply of serviced and suitable land for housing, employment, commercial activities, community facilities, recreation and open space.
- To assist employment and economic growth by facilitating the timely provision of suitable land for retail, commercial, industrial, entertainment and tourist developments, as well as providing opportunities for home-based employment.

Table 3 – Zoning Table outlines the Commercial zone enables the potential for a wide range of uses.

Schedule 2 of LPS5 sets out minimum setbacks from boundaries.

The auto electrical business use best fits in with the Scheme definition of 'motor vehicle repair' which is a 'D' (discretionary) use in the Commercial zone.

The Amendment is consistent with LPS5 aims and the Commercial zone objectives.

3.4.3 Local Planning Policies

The Council has endorsed several Local Planning Policies, however the current adopted policies are not relevant to the Amendment

3.4.4 Shire of Coolgardie Community Strategic Plan

The Strategic Community Plan sets the community's vision for the future and it is the principal strategic guide for the Council's future planning and activities.

The vision for the town is

'A connected, progressive and welcoming community'.

The Council seeks to promote Coolgardie as a prosperous community, to support existing businesses and to attract new businesses.

One of the pillars is:

'A thriving economy'.

Objectives include:

- Build economic opportunity and capacity;
- Facilitate local business development and retention; and
- Pathways for young people into training and employment.

3.5 Planning Framework Implications for the Amendment

Common themes of the planning framework and their implications for the Amendment include:

- Promoting vibrant activity centres and in particular promoting commercial development in the Coolgardie town centre;
- Supporting local communities and economies;
- Coolgardie is a major local centre;
- Supporting appropriately located commercial development;
- Addressing land use compatibility and amenity;
- Addressing key environmental assets and bushfire risk; and
- Appropriate servicing.

Based on the above, the Amendment is consistent with the State and regional planning framework, is generally consistent with the local planning framework and is consistent with the principles of orderly and proper planning.

4. AMENDMENT PROPOSAL

The proposal seeks to amend LPS5 by rezoning Lots 149 and 150 Woodward Street from 'Residential R10/30' to 'Commercial'.

Approval and implementation of the Amendment will facilitate additional commercially zoned land adjoining the town centre.

The landowner currently operates a mobile auto electrical service (Tek Auto Electrical) but is seeking to invest in a physical address to provide an enhanced and much-required service in Coolgardie.

The broad concept is to amalgamate Lots 149 and 150 and to gain development approval and a building permit for a workshop, office and amenity facilities. The auto electrical service will entail staff working on vehicles and other equipment.

The proposed activities to be conducted on the site consists of auto electrical repairs to motor vehicles, trailers and caravans, manufacturing of electrical wiring harnesses, and repairs to automotive air conditioning systems. All activities will have a very low noise impact.

Guiding principles of future commercial development on the site include:

- Promoting a design that addresses local amenity;
- Ensuring vehicles enter and leave the site in a forward gear;
- Addressing stormwater management; and
- Appropriately located and maintained landscaping.

Future development and uses will be subject to gaining necessary approvals from the local government including development approval.

5. PLANNING CONSIDERATIONS AND PLANNING JUSTIFICATION

5.1 Overview

This section brings together an assessment of the site's attributes, the site's context and the planning framework in considering key planning matters and justifying the Amendment.

5.2 Appropriate Location for Commercial Zoning

Rezoning the site to 'Commercial' is a natural extension of the Coolgardie town centre. In particular, the site is appropriate for Commercial zoning for reasons including:

- It adjoins the town centre and adjoins outdoor storage on 80 and 82 Woodward Street;
- The locality contains a mix of land uses;
- The use is complementary to adjoining and nearby uses;
- It is an ideal location to establish a business given it is centrally located and near the State road network;
- It is a corner lot and also adjoins a laneway;
- Traffic impacts will be low and can readily be accommodated on local roads;
- The site can provide on-site car parking;
- It is appropriately serviced;
- It is not located in a bushfire prone area;
- The site has no environmental assets; and
- Future development will not create any adverse environmental impacts.

Further details relating to the site's suitability are outlined in this section and summarised in Table 1.

5.3 Compatibility with Adjoining and Nearby Land Uses

Section 2.3 provides background relating to adjoining and nearby land uses.

The proposed Commercial zoning is compatible with adjoining and nearby land uses/development (see Attachment 2) which are predominantly commercial and light industrial (storage) in nature. The Amendment will facilitate low-key development which will complement and not conflict with adjoining and nearby land uses. There is an appropriate interface with the existing Residential zone in part noting the outdoor storage on 80 and 82 Woodward Street.

The closest residence to the amendment site is 74 Woodward Street to the east. It is expected that a future building on the amendment site will be at least 47 metres from the existing residence. It is noted the Lefroy Street reserve is wide at 40 metres, the existing residence is setback from the Woodward Street boundary and there will be a need for appropriate setbacks on the amendment site.

The landowner proposes to establish an auto electric business which will be low-key. The proposed development is expected to

have no off-site impacts given they intend to operate in normal business hours.

Future commercial development will appropriately address noise through siting, orientation, building materials, hours of operation, landscaping and conditions of Shire development approval.

The proposed auto-electrical business will be subject to a separate Development Application, which will be assessed and determined by the local government.

The Amendment and proposed development will not create noise impacts and traffic generation will be modest.

The Amendment represents a logical and sound planning outcome for the site.

5.4 Vehicular Access and Parking

The site is located on the corner of Woodward Street and Lefroy Street and also adjoins a laneway.

Traffic impacts from proposed commercial development on the site will be low and can readily be accommodated on local roads. The existing road network and intersections have sufficient capacity to address traffic generation from proposed commercial development.

Crossovers can be designed to ensure that vehicular access is appropriate and complies with sight distance standards which will facilitate safety for road users.

Future development will require vehicles to enter and leave the site in a forward gear.

It is envisaged that all parking will be provided on site.

Should the Amendment be approved by the Minister for Planning, there is a need to obtain development approval from the Shire. This will address matters including vehicle access, car parking numbers and car parking design.

The site is centrally located and is highly accessible. There are accordingly various opportunities to promote walking and cycling to/from the site given it forms part of the town centre. There are footpaths on Woodward Street and Lefroy Street near the site.

5.5 Servicing

The site is already appropriately serviced. It is not envisaged that upgrading of services is required to facilitate the Amendment.

There is a requirement that stormwater from future development on the site is effectively managed. Development is required to ensure that stormwater is designed to ensure that post development run-off rates are no greater than pre-development run-off rates. It is expected that this will be achieved through measures including rainwater tanks and soakwells. For major rainfall events, drainage will connect to the Shire's drainage system.

5.6 Environmental Impact

The Amendment will create no environmental impacts. For instance, the site is vacant and cleared of native vegetation, there will be no noise or light-spill impacts, the site will be connected to the reticulated sewerage system and will be connected to the Shire's stormwater system.

While noting that the site is within the 'trigger' area associated with *State Planning Policy 5.4 Road and Rail Noise*, the proposed commercial use is not defined as a noise-sensitive land-use and therefore the provisions of the Policy do not apply.

5.7 Bushfire

The site is not located within the bushfire prone area.

5.8 Limited Commercial Land

There is essentially no fit-for-purpose Commercial or Light Industrial land in Coolgardie which is currently available. In particular, which is vacant, of a suitable size and which is suitably serviced.

The Council is aware of the shortage of commercial and light industrial land in

Coolgardie and the critical need to address this is reflected in LPS5 aims (clause 9). There are a range of complex matters that need to be addressed to provide additional commercial and light industrial land in Coolgardie which could be a number of years away.

5.9 Supporting the Local Community and Economy

Approval and implementation of the Amendment will assist to provide additional commercial land in Coolgardie. Additionally, it will have various economic benefits. This includes supporting local employment, assisting in a more sustainable local economy, promoting new investment and adding to Coolgardie's overall viability, vitality and prosperity as a major local centre.

Tek Auto Electrical currently has 2 working directors and one tradesman employed. If the Amendment is approved and development approval is obtained for the workshop, Tek Auto Electrical intend to put on 1-2 more tradespeople and one apprentice.

5.10 Planning Justification

Table 1 – Summarised Planning Justification

Strategic	Land Use Planning	Environment, Landscape and Heritage	Transport and Servicing	Economic and Community
The Amendment is consistent with the State and regional planning framework and generally consistent with the local planning framework. The site is strategically located between the town centre and the recreation, civic and cultural complex and also between the Great Eastern Highway (Bayley Street) and the railway line.	The site is well located for a Commercial zoning including it is compatible with adjoining and nearby uses. Development will be effectively controlled through LPS5 provisions. The site is located outside of the bushfire prone area.	The site contains no environmental assets and the Amendment will not create adverse environmental impacts. There are no landscape impacts.	Traffic impacts can be readily accommodated on Woodward Street and Lefroy Street. The site is appropriately serviced.	The proposal will assist to enhance Coolgardie through adding to its Commercial zoned land. This, in-turn, adds to the overall viability, vitality and prosperity and adding to the range of services that can be provided.

In view of the above, the Amendment is consistent with the State and regional planning framework, is generally consistent with the local planning framework and is consistent with the principles of orderly and proper planning.

6. CONCLUSION

This report confirms that the Amendment is consistent with the State and regional planning framework, is generally consistent with the local planning framework, it respects the local context and the site is suitable to accommodate Commercial development. The Amendment assists to increase Commercial zoned land adjoining the town centre.

The support of the WAPC and the Hon. Minister for Planning are requested to approve the Amendment to rezone Lots 149 and 150 (No. 76 and 78) Woodward Street, Coolgardie from 'Residential R10/30' zone to 'Commercial' zone.

PLANNING AND DEVELOPMENT ACT 2005

SHIRE OF COOLGARDIE LOCAL PLANNING SCHEME NO. 5

AMENDMENT NO. 9

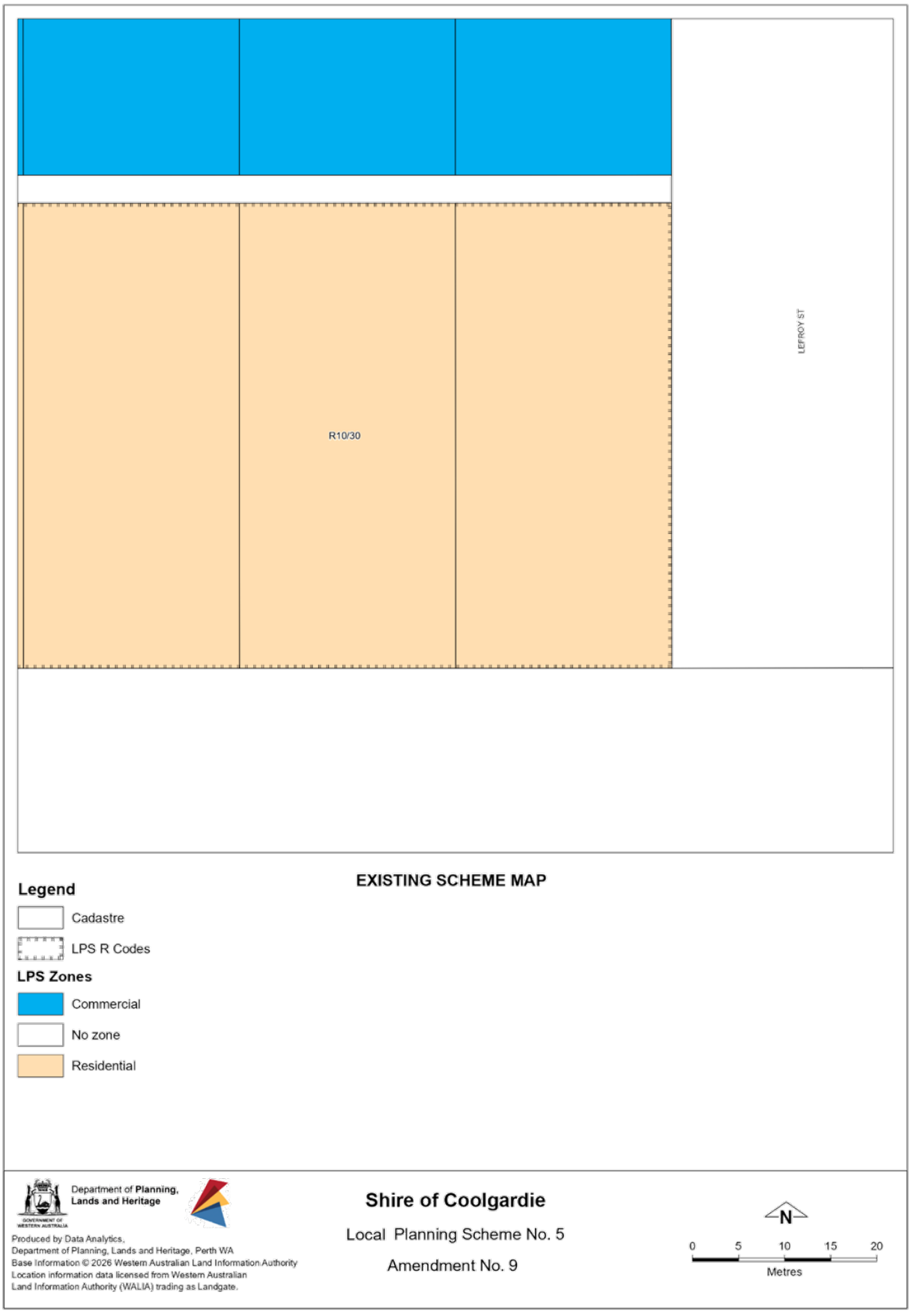
Resolved that the Local Government pursuant to section 75 of the *Planning and Development Act 2005* amends the above local planning scheme by:

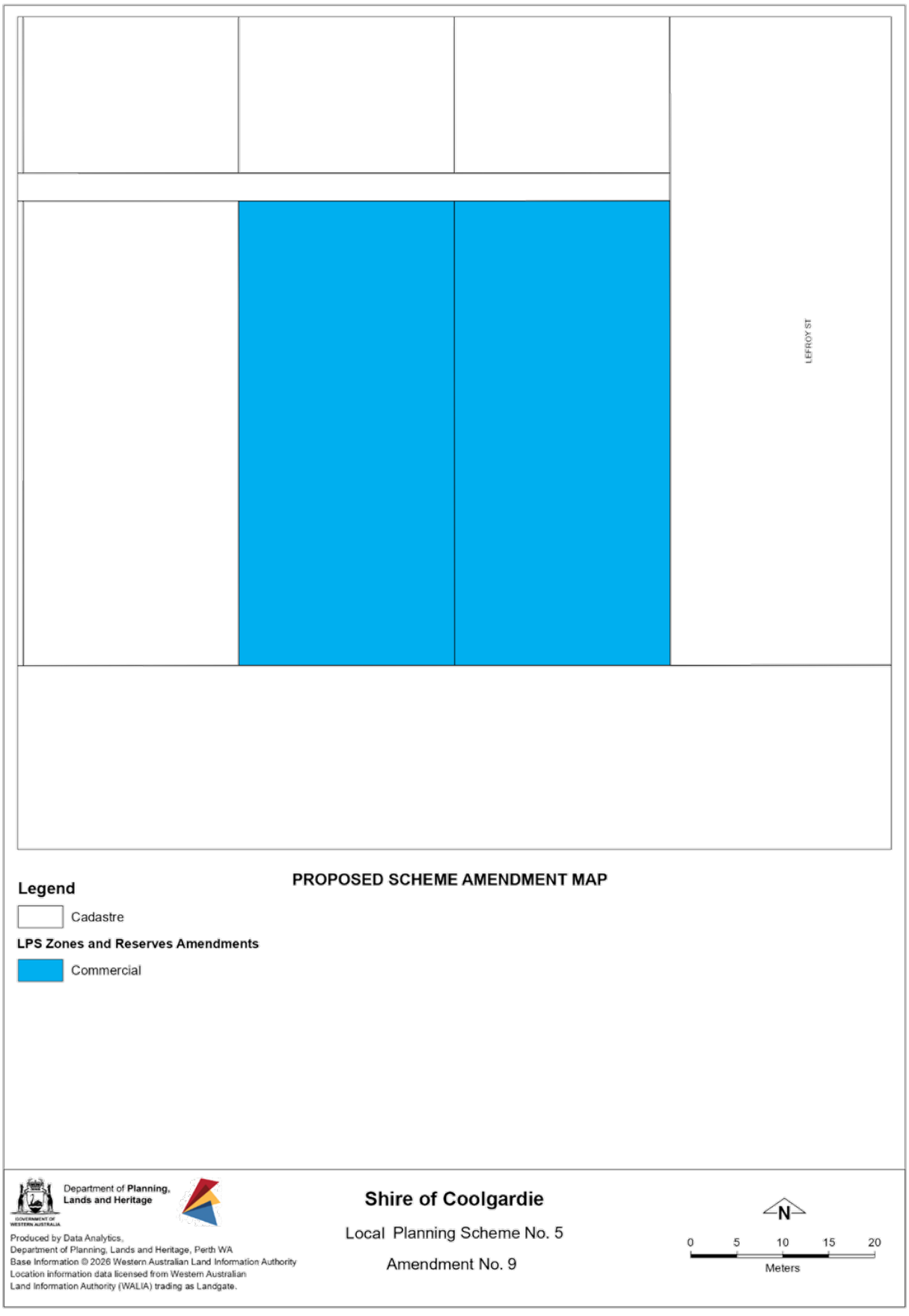
1. Rezoning Lots 149 and 150 on Deposited Plan 222287 Woodward Street, Coolgardie from 'Residential R10/30' zone to 'Commercial' zone.

2. Amending the Scheme Map accordingly.

Determines Amendment No. 9 is a complex amendment under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reason:

- An amendment that is not consistent with a Local Planning Strategy for the Scheme that has been endorsed by the Commission.


R10/30
LEFROY ST
EXISTING SCHEME MAP
Legend
Cadastre
LPS R Codes
LPS Zones
Commercial
No zone
Residential
Department of Planning, Lands and Heritage
Produced by Data Analytics,
Department of Planning, Lands and Heritage, Perth WA
Base Information © 2026 Western Australian Land Information Authority
Location information data licensed from Western Australian
Land Information Authority (WALIA) trading as Landgate.
Shire of Coolgardie
Local Planning Scheme No. 5
Amendment No. 9
N
0 5 10 15 20
Metres


LEFROY ST
PROPOSED SCHEME AMENDMENT MAP
Legend
Cadastre
LPS Zones and Reserves Amendments
Commercial
Department of Planning, Lands and Heritage
Produced by Data Analytics,
Department of Planning, Lands and Heritage, Perth WA
Base Information © 2026 Western Australian Land Information Authority
Location information data licensed from Western Australian
Land Information Authority (WALIA) trading as Landgate.
Shire of Coolgardie
Local Planning Scheme No. 5
Amendment No. 9
N
0 5 10 15 20
Meters

COUNCIL ADOPTION

This Complex Amendment was adopted and advertised by resolution of the Council of the Shire of Coolgardie at the Ordinary Meeting of the Council held on the .....

.....

SHIRE PRESIDENT

.....

CHIEF EXECUTIVE OFFICER

COUNCIL RECOMMENDATION

This Amendment is recommended for support by resolution of the Shire of Coolgardie at the Ordinary Meeting of the Council held on the ..... and the Common Seal of the Shire of Coolgardie was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....

SHIRE PRESIDENT

.....

CHIEF EXECUTIVE OFFICER

WAPC ENDORSEMENT (r.63)

.....

DELEGATED UNDER S.16 OF
THE *PLANNING AND DEVELOPMENT ACT 2005*

DATE.....

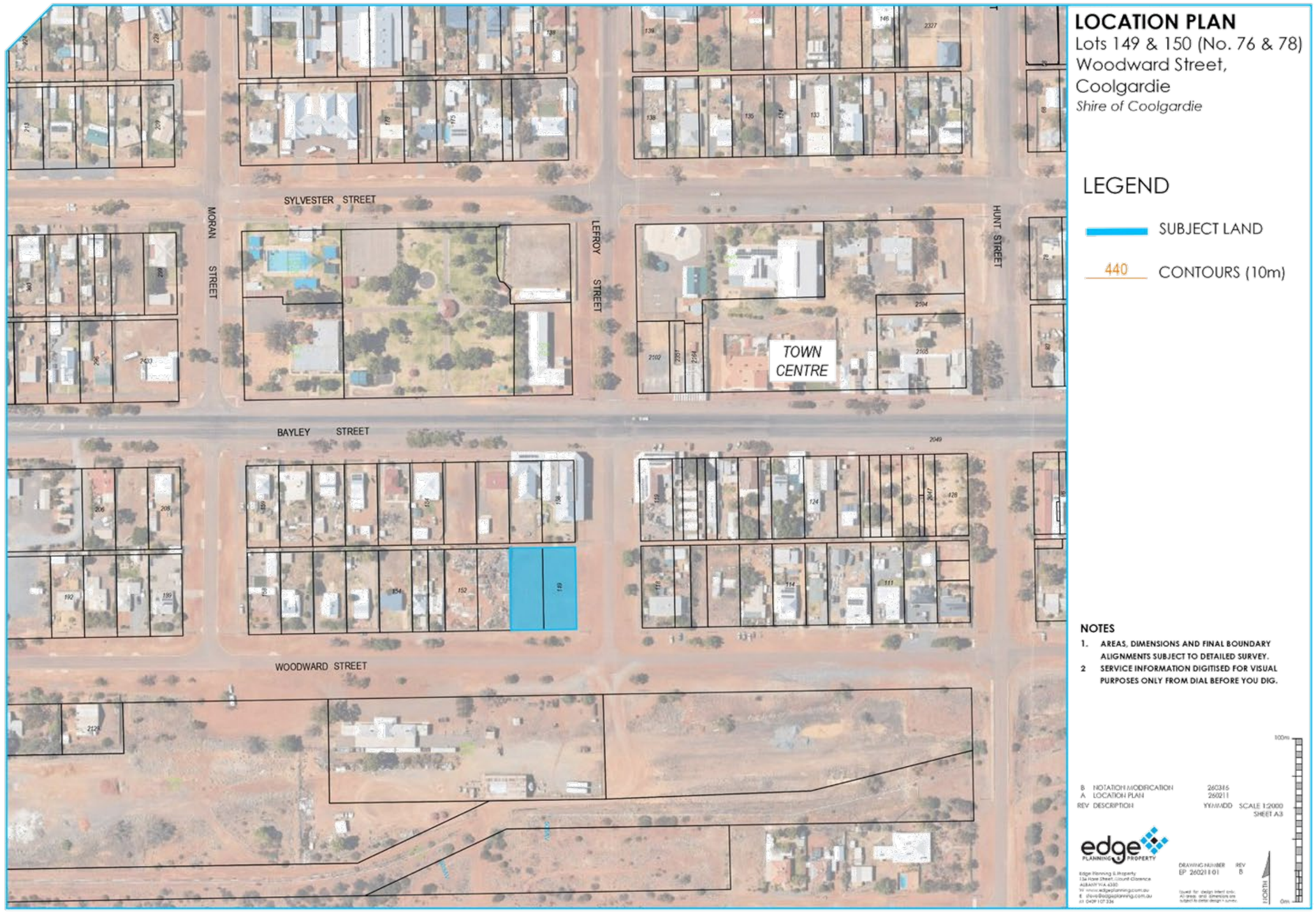
APPROVAL GRANTED

.....

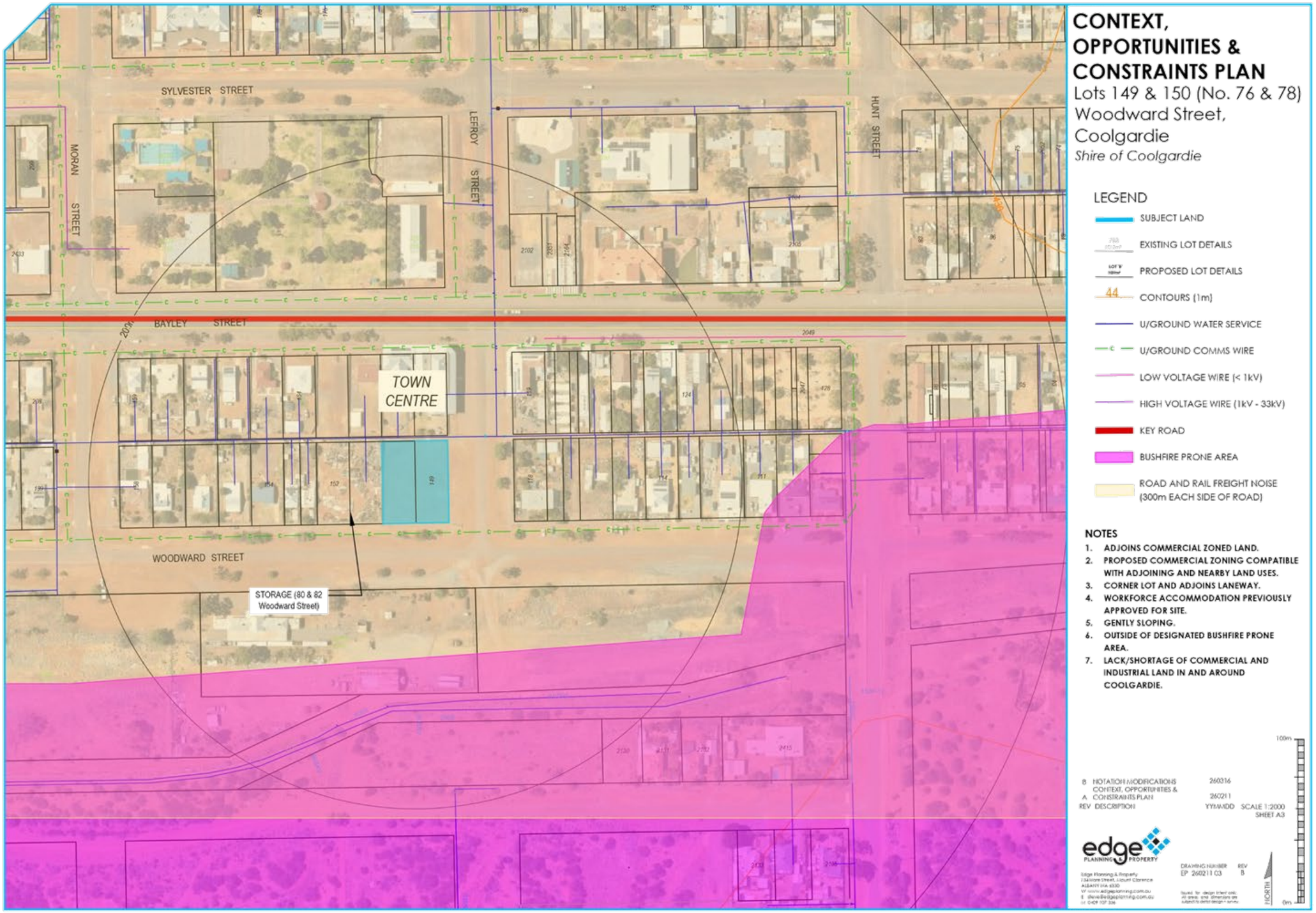
MINISTER FOR PLANNING

DATE.....

ATTACHMENT 1


SYLVESTER STREET
MORAN STREET
LEFROY STREET
HUNT STREET
BAYLEY STREET
WOODWARD STREET
TOWN CENTRE
LOCATION PLAN
Lots 149 & 150 (No. 76 & 78) Woodward Street, Coolgardie
Shire of Coolgardie
LEGEND
SUBJECT LAND
440 CONTOURS (10m)
NOTES
1. AREAS, DIMENSIONS AND FINAL BOUNDARY ALIGNMENTS SUBJECT TO DETAILED SURVEY.
2 SERVICE INFORMATION DIGITISED FOR VISUAL PURPOSES ONLY FROM DIAL BEFORE YOU DIG.
B NOTATION MODIFICATION 260316
A LOCATION PLAN 260211
REV DESCRIPTION YYMMDD SCALE 1:2000 SHEET A3
edge PLANNING & PROPERTY
DRAWING NUMBER EP 26021101 REV B
NORTH
100m
0m

ATTACHMENT 2


SYLVESTER STREET
MORAN STREET
LEFROY STREET
HUNT STREET
BAYLEY STREET
20.0m
TOWN CENTRE
WOODWARD STREET
STORAGE (80 & 82 Woodward Street)
CONTEXT, OPPORTUNITIES & CONSTRAINTS PLAN
Lots 149 & 150 (No. 76 & 78) Woodward Street, Coolgardie
Shire of Coolgardie
LEGEND
SUBJECT LAND
EXISTING LOT DETAILS
PROPOSED LOT DETAILS
44 CONTOURS (1m)
U/GROUND WATER SERVICE
U/GROUND COMMS WIRE
LOW VOLTAGE WIRE (< 1kV)
HIGH VOLTAGE WIRE (1kV - 33kV)
KEY ROAD
BUSHFIRE PRONE AREA
ROAD AND RAIL FREIGHT NOISE (300m EACH SIDE OF ROAD)
NOTES
1. ADJOINS COMMERCIAL ZONED LAND.
2. PROPOSED COMMERCIAL ZONING COMPATIBLE WITH ADJOINING AND NEARBY LAND USES.
3. CORNER LOT AND ADJOINS LANEWAY.
4. WORKFORCE ACCOMMODATION PREVIOUSLY APPROVED FOR SITE.
5. GENTLY SLOPING.
6. OUTSIDE OF DESIGNATED BUSHFIRE PRONE AREA.
7. LACK/SHORTAGE OF COMMERCIAL AND INDUSTRIAL LAND IN AND AROUND COOLGARDIE.
B NOTATION MODIFICATIONS 260316
A CONTEXT, OPPORTUNITIES & CONSTRAINTS PLAN 260211
REV DESCRIPTION YYMMDD
SCALE 1:2000
SHEET A3
100m
0m
NORTH
edge PLANNING & PROPERTY
DRAWING NUMBER EP 260211 C3
REV B

ATTACHMENT 3

WESTERN AUSTRALIA

TITLE NUMBER	
Volume	Folio
1798	238

RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts
REGISTRAR OF TITLES

THIS IS A MULTI-LOT TITLE

LAND DESCRIPTION:

LOTS 149 & 150 ON DEPOSITED PLAN 222287

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

TE & MV KENT HOLDINGS PTY LTD OF 108 LINDSAY STREET COOLGARDIE WA 6429
(T Q566870) REGISTERED 1/9/2025

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required. Lot as described in the land description may be a lot or location.

----------END OF CERTIFICATE OF TITLE----------

STATEMENTS:

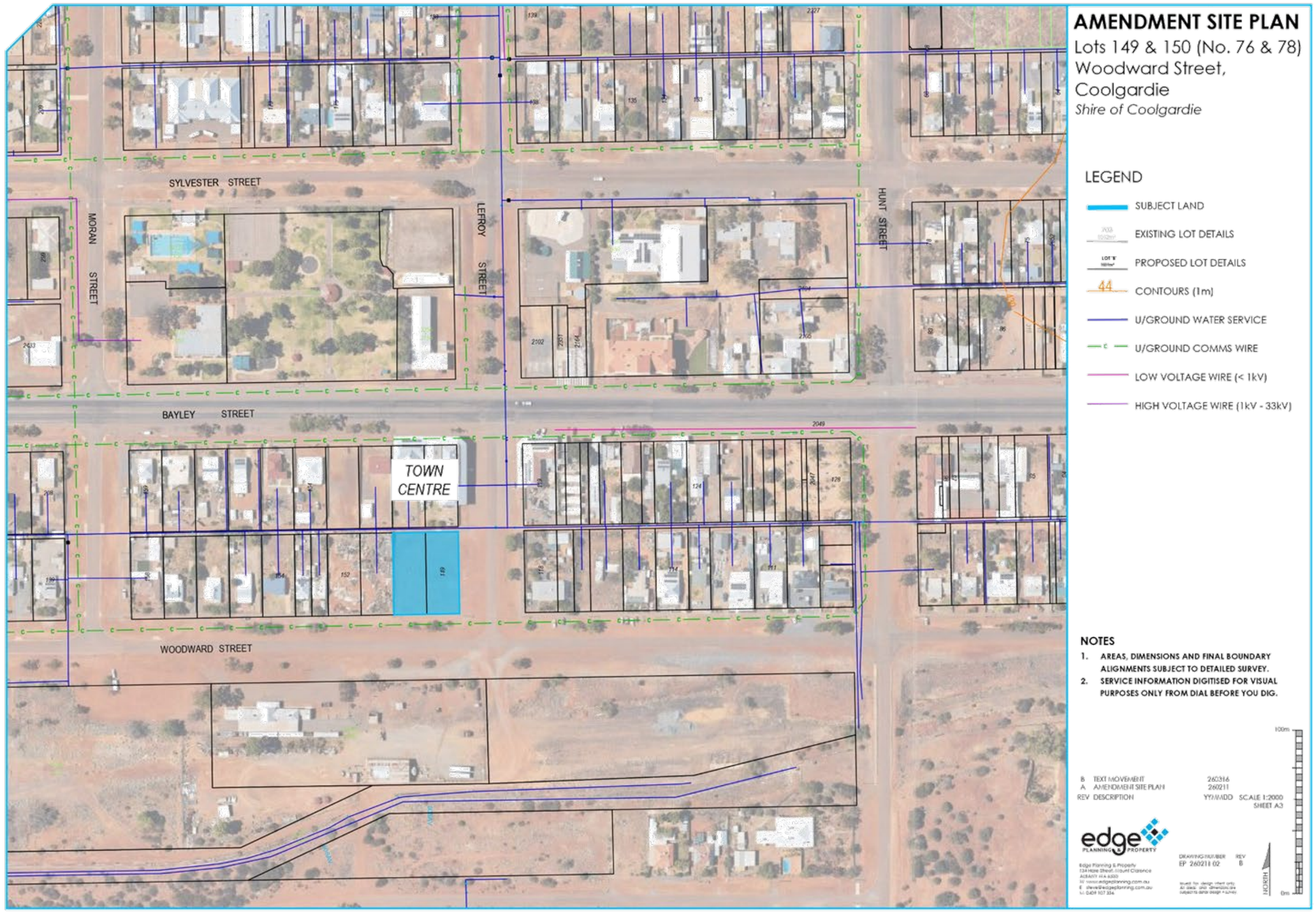
The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND:	DP222287
PREVIOUS TITLE:	1040-396
PROPERTY STREET ADDRESS:	76 WOODWARD ST, COOLGARDIE (149/DP222287). 78 WOODWARD ST, COOLGARDIE (150/DP222287).
LOCAL GOVERNMENT AUTHORITY:	SHIRE OF COOLGARDIE

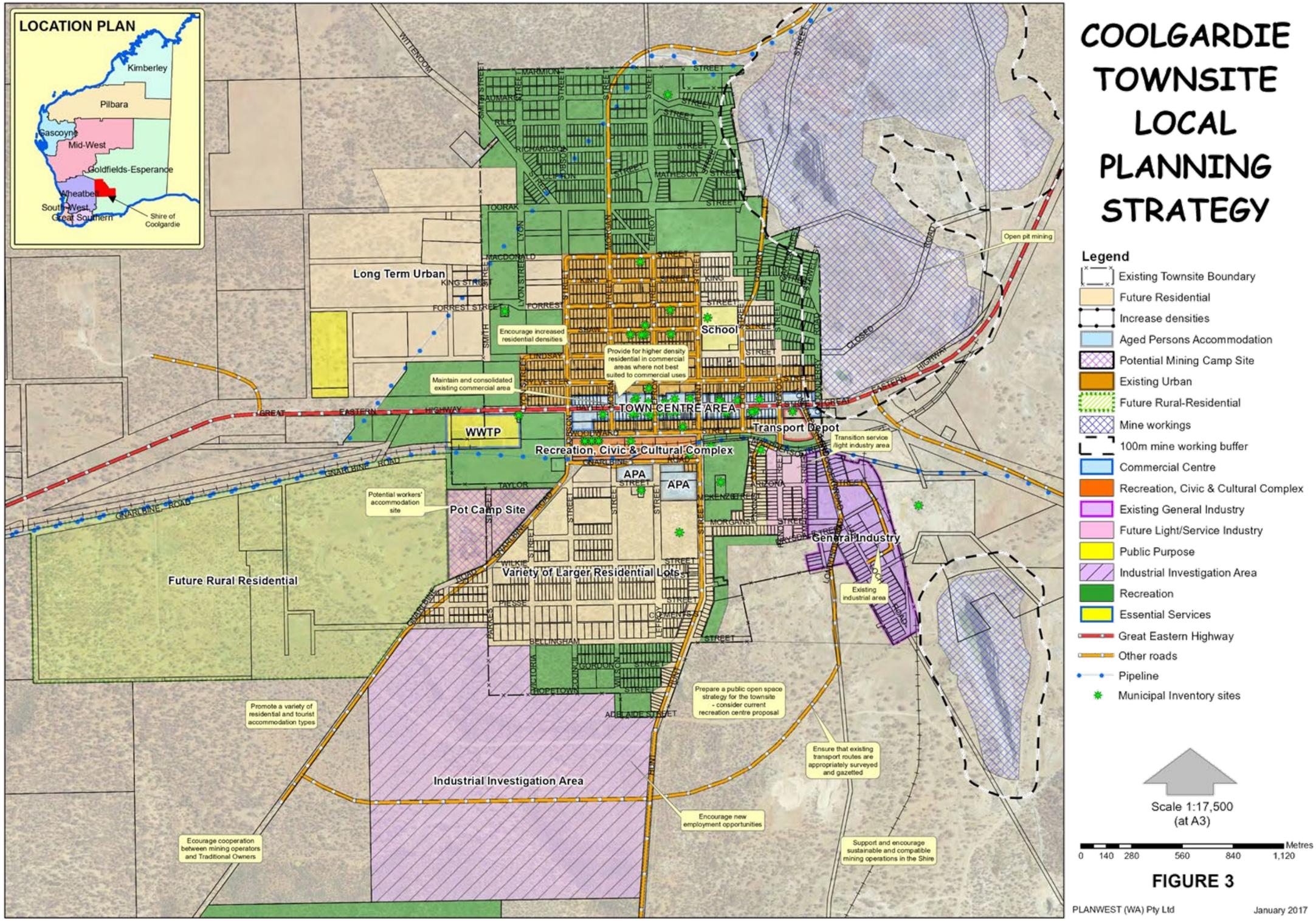
LANDGATE COPY OF ORIGINAL NOT TO SCALE 05/09/2025 04:30 PM Request number: 68722519

Landgate
www.landgate.wa.gov.au

ATTACHMENT 4


SYLVESTER STREET
MORAN STREET
LEFROY STREET
HUNT STREET
BAYLEY STREET
TOWN CENTRE
WOODWARD STREET
149
AMENDMENT SITE PLAN
Lots 149 & 150 (No. 76 & 78) Woodward Street, Coolgardie
Shire of Coolgardie
LEGEND
SUBJECT LAND
EXISTING LOT DETAILS
PROPOSED LOT DETAILS
44 CONTOURS (1m)
U/GROUND WATER SERVICE
U/GROUND COMMS WIRE
LOW VOLTAGE WIRE (< 1kV)
HIGH VOLTAGE WIRE (1kV - 33kV)
NOTES
1. AREAS, DIMENSIONS AND FINAL BOUNDARY ALIGNMENTS SUBJECT TO DETAILED SURVEY.
2. SERVICE INFORMATION DIGITISED FOR VISUAL PURPOSES ONLY FROM DIAL BEFORE YOU DIG.
B TEXT MOVEMENT 260316
A AMENDMENT SITE PLAN 260211
REV DESCRIPTION YYMMDD SCALE 1:2000 SHEET A3
100m
0m
NORTH
edge PLANNING & PROPERTY
DRAWING NUMBER EP 260211 02
REV B

ATTACHMENT 5



COOLGARDIE TOWNSITE LOCAL PLANNING STRATEGY

Legend

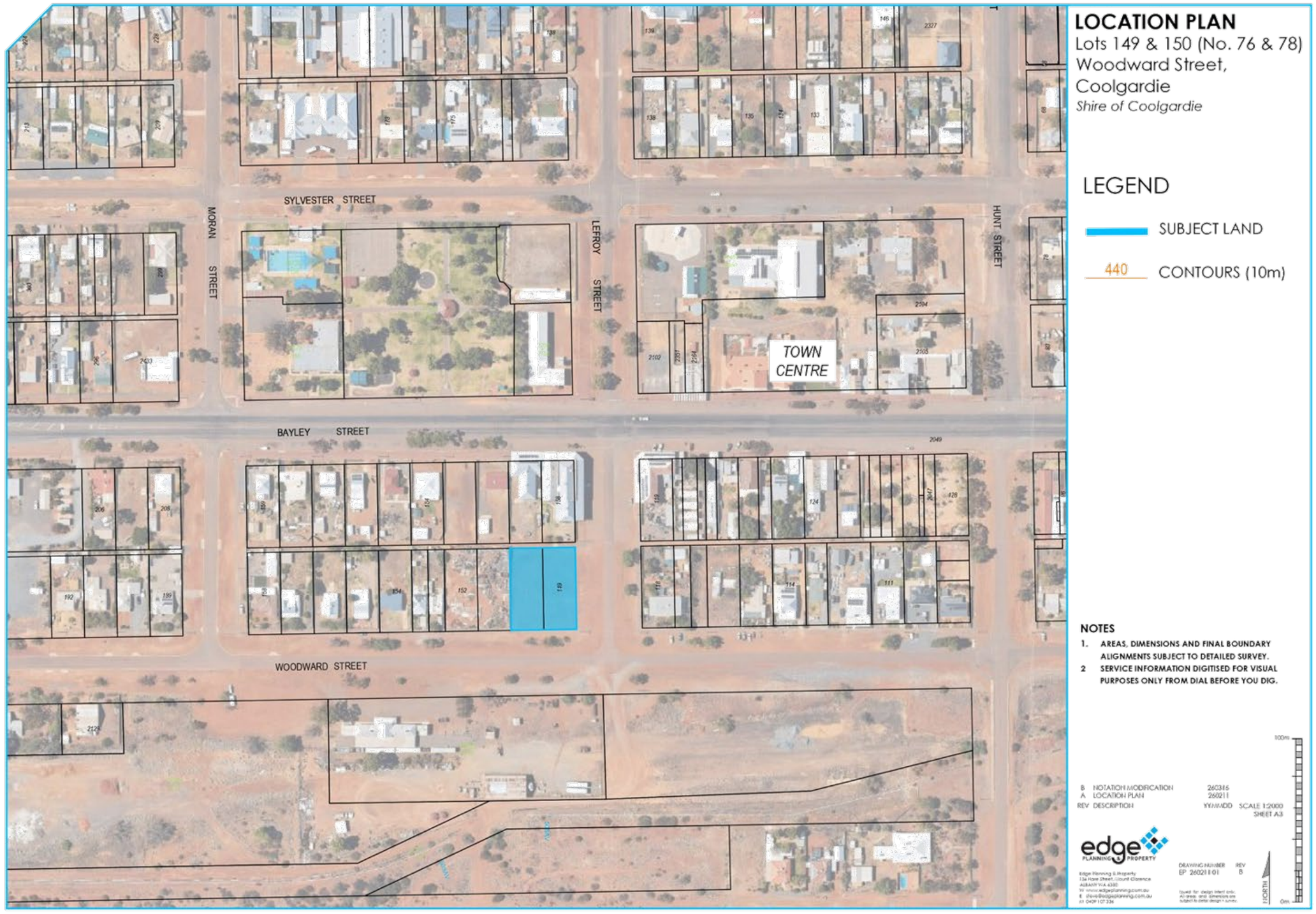
- Existing Townsite Boundary
- Future Residential
- Increase densities
- Aged Persons Accommodation
- Potential Mining Camp Site
- Existing Urban
- Future Rural-Residential
- Mine workings
- 100m mine working buffer
- Commercial Centre
- Recreation, Civic & Cultural Complex
- Existing General Industry
- Future Light/Service Industry
- Public Purpose
- Industrial Investigation Area
- Recreation
- Essential Services
- Great Eastern Highway
- Other roads
- Pipeline
- Municipal Inventory sites

Scale 1:17,500 (at A3)

0 140 280 560 840 1,120 Metres

FIGURE 3

PLANWEST (WA) Pty Ltd January 2017


SYLVESTER STREET
MORAN STREET
LEFROY STREET
HUNT STREET
BAYLEY STREET
WOODWARD STREET
TOWN CENTRE
LOCATION PLAN
Lots 149 & 150 (No. 76 & 78) Woodward Street, Coolgardie
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edge PLANNING & PROPERTY
DRAWING NUMBER EP 260211 01 REV B
NORTH
100m
0m

Attachment No. 3

Scheme Amendment No. 9 to LPS5, Lots 149 and 150 Woodward Street, Coolgardie - Schedule of Submissions

	Submitter	Comments	Planning Consultant Response to Comments
1	**Department of Planning, Lands and Heritage** Aboriginal Heritage (Goldfields) 11 August 2026	A review of the Register of Places and Objects and the DPLH Aboriginal Heritage database found that the subject area is within the public boundary of Registered Sites Kurrkurti (ID 1475) and Coolgardie Stones (ID 1568), but not within their actual boundaries. Based on current information held by DPLH, no approvals are required under the *Aboriginal Heritage Act 1972*. The adoption of a planning scheme amendment does not involve ground disturbance and requires no approval from the Department.	NOTED. No approvals under the *Aboriginal Heritage Act 1972* are required. No modification to the amendment is required. The offer of support and the Aboriginal Heritage Survey Program are noted for the Shire's future consideration.
2	**Department of Mines, Petroleum and Exploration** Resource Security Directorate 13 August 2026	DMPE has assessed the proposal and determined that it is unlikely to adversely affect mineral and petroleum resources, geothermal energy or basic raw materials. On this basis, DMPE has no objection to the amendment.	NOTED. No modification to the amendment is required.
3	**Western Power** Strategic Planning Referrals 13 August 2026	Western Power has no objection to the amendment. The site is serviced from the West Kalgoorlie 33kV substation, which is constrained with a capacity of less than 5MVA (2026). Should the amendment be approved and commercial development proceed, the proponent is to engage with Western Power on specific development requirements, upgrades and the provision of additional power infrastructure. Network reinforcement may be required, depending on the maximum demand of the development.	NOTED. The comments relate to future development of the site rather than the rezoning itself. Power demand and any network upgrades will be addressed at development application stage, when the proponent will need to confirm its requirements with Western Power.

		Western Power's 415V low voltage distribution line runs along Woodward Street, fronting the site. Safe clearances must be maintained (3.0m for lines of 33kV or less). Any development application near Western Power infrastructure is to be referred to Western Power, and its written advice given due regard. Western Power recommends standard advice notes on any future approval relating to protecting its infrastructure, development within easements or restriction zones, and network connection arrangements.	Any future development application on the site will be referred to Western Power, and its recommended advice notes will be considered when the application is determined. No modification to the amendment is required.
4	**Water Corporation** Development Services, Land Use Planning 17 September 2026	The proposed change in zoning from 'Residential R10/30' to 'Commercial' is supported in principle. Due to existing capacity constraints in Coolgardie, approval of a commercial master meter will be subject to assessment of the proposed demand and may be limited accordingly.	NOTED. Water demand will be addressed at development application stage, when the proponent will need to confirm its requirements with the Water Corporation. No modification to the amendment is required.

12.2.5 INTEGRATED MEDICAL SERVICES - SERVICE LEVEL AND NEEDS REVIEW

Location: Coolgardie and Kambalda

Applicant: N/A

Disclosure of Interest: Nil

Date: 15 October 2026

Author: Celia Jordaan, Consultant

SUMMARY

To present the Integrated Medical Services Delivery Model – Service Delivery and Future Requirements Review to Council in response to Council Resolution #99/2026.

BACKGROUND

At its Ordinary Council Meeting held on 23 June 2026, Council resolved to commence a Service Level and Needs Review to inform the future provision of medical services within the Shire of Coolgardie.

Council Resolution #99/2026 required the Review to consider current service demand, utilisation patterns and service delivery requirements, and requested a further report to Council outlining the outcomes of the Review and the proposed procurement approach.

The Review has now been completed and is provided as a confidential attachment to this agenda item.

COMMENT

The Review provides Council with an assessment of the existing medical service arrangements, utilisation and community need, future service requirements for Kambalda and Coolgardie, premises and infrastructure dependencies, financial and commercial considerations, service continuity and potential future delivery and procurement pathways.

The Review also identifies the WACHS premises and tenure arrangements for Kambalda and Coolgardie as a threshold dependency in defining the future service model. Administration is progressing these arrangements while continuing preparatory work on service requirements and potential service options, including options to address the current service gap in Coolgardie.

The Review does not seek a decision from Council on a future provider or procurement model at this stage. It provides the evidence base and proposed sequencing for the further work required before those matters are brought back to Council.

Confidentiality

The attached Review is provided to Council on a confidential basis. It contains commercially sensitive information concerning existing and potential future medical service arrangements, provider costs, procurement options and the Shire's negotiating position.

The Review also contains information derived from medical service reporting and discusses matters concerning patients, healthcare access and continuity of care. While utilisation information has generally been aggregated and de-identified, the nature of the underlying information provides an additional reason for the document to be handled cautiously and not distributed beyond its intended governance purpose.

CONSULTATION

- St John WA
- WA Country Health Service
- Sabine Taylor - Chief Executive Officer, Shire of Coolgardie

STATUTORY ENVIRONMENT

- *Local Government Act 1995 – section 3.57*
- *Local Government (Functions and General) Regulations 1996 – regulation 11, including regulation 11(2)(jb) relating to medical services*

POLICY IMPLICATIONS

The Shire's procurement and purchasing requirements will apply to any further procurement processes.

FINANCIAL IMPLICATIONS

There are no direct financial implications arising from Council noting the Review. Financial implications associated with future medical service arrangements will be presented to Council as the service delivery and procurement pathway is further developed.

STRATEGIC IMPLICATIONS

Community

Support the health, wellbeing and safety of our communities

Economy

Plan, deliver and maintain infrastructure across the Shire in a sustainable and cost-effective manner

Environment

Compliant and efficient environmental infrastructure and services that protect public health and preserve the environment

Governance

Transparent, accountable and effective governance across the Shire

ATTACHMENTS

1. **Delivery Report - Confidential**
2. **ASIC Information - Confidential**
3. **Credit Report - Confidential**

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That Council: -

1. **Note and receive the *Integrated Medical Services Delivery Model – Service Delivery and Future Requirements Review,* prepared in response to Council Resolution #99/2026; and**

2. **Note that Administration is progressing the actions and sequencing identified in the Review, with further matters requiring Council consideration to be reported to Council as required.**

12.2.6 RFT02/2026 - AQUATIC CENTRES MANAGEMENT - DIRECT PROCUREMENT FOLLOWING UNSUCCESSFUL PUBLIC TENDER

Location: Coolgardie and Kambalda

Applicant: Nil

Disclosure of Interest: Nil

Date: 15 October 2026

Author: Celia Jordaan, Consultant

SUMMARY

To inform Council of the outcome of the procurement process for the management and operation of the Coolgardie Pool and Kambalda Aquatic Centre for the 2026/27 pool season, including the award of the contract to XAV Group Pty Ltd trading as Contract Aquatic (Contract Aquatic) under the Chief Executive Officer's delegated authority.

Contract Aquatic has been engaged to manage and operate both facilities for the 2026/27 pool season for a lump sum management fee of $398,629 excluding GST, together with a provisional allowance of $58,656 excluding GST for additional lifeguard coverage at Kambalda Aquatic Centre, providing a total contract value of $457,285 excluding GST.

The proposal provides an opportunity to establish a more consistent, resilient and professionally supported aquatic service across Coolgardie and Kambalda.

BACKGROUND

The Shire publicly invited RFT02/2026 – Shire of Coolgardie Aquatic Centres Management for the management and operation of the Coolgardie Pool and Kambalda Aquatic Centre for the 2026/27 pool season.

The RFT closed at 3.00 pm on 31 July 2026, with no tender submissions received. Following the unsuccessful public tender process, the Shire sought feedback from Contract Aquatic, which had attended the site inspection, and subsequently invited Contract Aquatic to provide a proposal for the management and operation of both facilities.

COMMENT

Following the receipt of no tender submissions under RFT02/2026, the Shire proceeded with a direct procurement process in accordance with the tender exemption available under regulation 11(2)(c)(i) of the Local Government (Functions and General) Regulations 1996.

Contract Aquatic's proposal was assessed against the service requirements and evaluation criteria originally established through RFT02/2026. The detailed assessment and due diligence are documented in the Direct Procurement Evaluation Report, provided as a confidential attachment.

The Shire obtained governance advice confirming that delegation 1.2.18 of its Register of Delegations authorises the Chief Executive Officer to undertake tender-exempt procurement in accordance with the Shire's Purchasing Policy, where the resulting contract commitment is provided for in the adopted Annual Budget. As the lump sum contract value is within the approved budget, the Chief Executive Officer exercised this delegated authority to award and execute the contract with Contract Aquatic, ensuring the procurement was progressed efficiently and in accordance with the Shire's established governance and approval framework.

Contract Aquatic has been engaged to manage and operate both aquatic facilities for the 2026/27 pool season for a lump sum management fee of $398,629 excluding GST, together with a provisional allowance of $58,656 excluding GST for 624 hours of additional lifeguard coverage at Kambalda Aquatic Centre. The total contract value is $457,285 excluding GST.

The contracted model provides a dedicated resident pool manager at each facility, supported by Contract Aquatic-employed lifeguards, regional relief and backup personnel and central operational support. Both facilities will operate six days per week, with staggered closure days allowing at least one aquatic facility to remain available across the Shire each day. Comparable programmed community activities are also proposed at both facilities.

Existing casual pool staff will have the opportunity to seek employment with Contract Aquatic, providing access to a broader aquatic operations network, enhanced training and professional development opportunities beyond those currently available through the Shire, and potential employment at other facilities across Western Australia.

Contract Aquatic will undertake routine operational inspections, water-quality monitoring, plant checks and reporting, supported by electronic compliance systems that enable issues to be identified and escalated for timely action. This includes a structured pre-season inspection and regular operational checks, with Contract Aquatic advising that more than 40 checks and inspections are undertaken regularly across its operating framework. The Shire will remain responsible for overall maintenance, major repairs and its assets, supported by Contract Aquatic's specialist aquatic expertise and regional footprint.

The outsourcing arrangement strengthens operational compliance and risk management through Contract Aquatic's established procedures, specialist expertise and oversight systems. It also reduces the Shire's direct exposure to day-to-day operational and workforce management risks, with Contract Aquatic assuming responsibility for these activities. The insurances maintained by Contract Aquatic under the contract provide an additional layer of protection alongside the Shire's existing insurance arrangements.

Improved Community Benefits
The outsourcing model is expected to deliver improved community benefits across both Coolgardie and Kambalda through: -

a. Reliability — people know the pool will be open and appropriately staffed.
b. Equity — Coolgardie and Kambalda receive comparable standards, hours and programmed activities.
c. Activation — the facilities become more engaging community spaces through events, changing recreational activities and a more active approach to pool management.

Value for money has been considered beyond price and includes specialist aquatic capability, workforce and relief arrangements, established compliance systems, improved service continuity and greater consistency and equity across both facilities. Contract Aquatic's bulk purchasing arrangements also provide an opportunity for the Shire to purchase chemicals, filters and operational consumables at lower cost, with these costs remaining the responsibility of the Shire.

The evaluation concluded that Contract Aquatic has the relevant experience, workforce capability and operational and compliance systems to manage both facilities and that the proposal meets the Shire's requirements and provides value for money.

The detailed process, due diligence and outcome of the assessment are set out in the confidential Direct Procurement Evaluation Report.

CONSULTATION

- Sabine Taylor – CEO, Shire of Coolgardie
- Nic Tynan – People, Culture & Safety Lead, Shire of Coolgardie
- Celia Jordaan – Procurement Support, Uniqco International

STATUTORY ENVIRONMENT

- Local Government Act 1995 – section 3.57
- Local Government (Functions and General) Regulations 1996 – regulation 11
- Shire of Coolgardie Register of Delegations – Delegation 1.2.18

POLICY IMPLICATIONS

The procurement has been undertaken having regard to the Shire of Coolgardie's Procurement and Purchasing Policy.

The Policy recognises procurement undertaken through tender-exempt arrangements under regulation 11(2) of the Local Government (Functions and General) Regulations 1996, while retaining the Shire's purchasing and value for money requirements.

FINANCIAL IMPLICATIONS

The Shire's adopted 2026/27 Annual Budget includes an allocation of $450,000 for outsourcing the management and operation of the Coolgardie Pool and Kambalda Aquatic Centre.

The contract value for the 2026/27 pool season comprises:

Component	**Amount excl. GST**
Lump sum management fee	$398,629
Provisional allowance – Kambalda lifeguard coverage (624 hours at $94/hour)	$58,656
Total contract value	**$457,285**

The contract value of $457,285 therefore exceeds the adopted budget allocation by $7,285, representing approximately 1.62% of the budgeted amount.

It is to be noted that the additional value of $7,285 is included in the provisional value allowed for in the contract for additional lifeguard coverage at the Kambalda facility and usage dependent.

While the additional expenditure is relatively minor in the context of the Shire's overall operating budget, it represents an expenditure commitment above the amount provided for in the adopted Annual Budget.

Endorsement of the contract will result in a forecast reduction of $7,285 in the Shire's budget closing position, resulting in a forecast deficit of the same amount, assuming all other budget estimates remain unchanged.

It is proposed that the additional expenditure be considered as part of the 2026/27 Annual Budget Review, when the Shire's overall financial position and other budget movements can be assessed.

The outsourced operating model also removes the requirement for Shire vehicles to be used in the day-to-day management of the aquatic facilities, together with the associated vehicle operating costs previously attributable to these activities.

STRATEGIC IMPLICATIONS

Community

Support the health, wellbeing and safety of our communities

Economy

Enabling services and infrastructure support economic growth

Governance

Capable, efficient and collaborative organisation

ATTACHMENTS

1. **RFT02/2026 - Shire of Coolgardie Aquatic Centres Management Direct Procurement Evaluation Report - Confidential**

VOTING REQUIREMENT

Absolute Majority

OFFICER RECOMMENDATION

That Council: -

1. **Note that no tender submissions were received in response to RFT02/2026 – Shire of Coolgardie Aquatic Centres Management;**

2. **Note that, following the unsuccessful public tender process, the Shire undertook a direct procurement process in accordance with the tender exemption provided under regulation 11(2)(c)(i) of the Local Government (Functions and General) Regulations 1996;**

3. **Endorse the award of the contract to XAV Group Pty Ltd trading as Contract Aquatic, ABN 12 678 880 389, for the management and operation of the Coolgardie Pool and Kambalda Aquatic Centre for the 2026/27 pool season, comprising: -**

    a. **A lump sum management fee of $398,629 excluding GST; and**
    b. **A provisional allowance of $58,656 excluding GST for additional lifeguard coverage at Kambalda Aquatic Centre, based on 624 hours at $94 per hour;**

    providing a total contract value of $457,285 excluding GST.

4. **Note that the total contract value exceeds the adopted 2026/27 budget allocation of $450,000 by $7,285 representing an additional expenditure commitment of approximately 1.62% above the approved budget.**

5. **Acknowledge that if the additional expenditure of $7,285 is required, it will result in a corresponding reduction in the Shire's forecast 2026/27 budget closing position, resulting in a forecast budget deficit of $7,285, subject to other budget movements.**

6. **Request that the additional expenditure and its impact on the Shire's overall financial position be considered as part of the 2026/27 Annual Budget Review.**

12.2.7 PROPOSED LEASE AGREEMENT FOR A PORTION OF LOT 2435 GNARLBINE ROAD, COOLGARDIE TO OUTBACK RODEO'S INC

Location: **Portion of Lot 2435 Gnarlbine Road, Coolgardie**

Applicant: **Outback Rodeo's Inc**

Disclosure of Interest: **Nil**

Date: **21 October 2026**

Author: **Allister Butcher, Executive Manager Infrastructure and Assets**

SUMMARY

For Council to consider entering into a peppercorn lease with Outback Rodeo's Inc over a portion of Lot 2435 on Deposited Plan 107089 Gnarlbine Road, Coolgardie.

BACKGROUND

An application has been received from Outback Rodeo's Inc to enter into a lease agreement with the Shire for a portion of Lot 2435 on Deposited Plan 107089, Gnarlbine Road, Coolgardie.

Outback Rodeos is a registered Western Australian incorporated association and operates on a not-for-profit basis. Its registered objects are to hold rodeo, camp draft and barrel racing events in remote regions of Western Australia to raise money for charitable organisations and promote tourism in those regions. Its application for incorporation identifies its principal category as the promotion of the interests of a local community and confirms that the association was not formed to provide a pecuniary profit for its members.

The Outback Rodeo's Inc organise the Coolgardie Outback Festival (rodeo) each year in September and have used the proposed area to hold this event for the past six (6) years. Attendance at the event has grown to in excess of 10,000 tickets sold to the event in 2026. The 2026 Coolgardie Rodeo broke the record for the most tickets sold to a rodeo in Western Australia.

Outback Rodeo's Inc has advised that it is seeking a lease agreement with the Shire as it is currently constrained in its ability to: -

- Access state and federal infrastructure grants;
- Accept significant in-kind offers from our network, including concrete paths, viewing stands, and accessible infrastructure;
- Improve long-term disability access, including wheelchair and pensioner-friendly pathways and facilities;
- Invest confidently in infrastructure that improves safety, accessibility, and visitor experience year-on-year.

Outback Rodeo's Inc has requested that, having regard to its not-for-profit status and its community, recreational and sporting purposes, the lease be provided on a peppercorn basis.

The land was primarily the old Coolgardie Golf Course which is now defunct and has not operated for decades. There are currently two workers accommodation villages (Varischetti Village and Kurrajong Village) utilising the most eastern part of the land. The proposed lease area is located to the west of those accommodation areas and does not overlap the existing lease areas and/or service corridors.

The proposed lease area is square in nature and is approximately 8.34ha in size.

In 2026 Outback Rodeo's Inc held a rodeo (in the proposed lease area) that broke WA rodeo attendance levels with over 10,000 people attending the rodeo and in doing so bringing 10,000 people to the Shire of Coolgardie.

In 2025 Regional Development Australia provided an Event Impact Report that stated that a total of $4.50m in attendee expenditure was estimated to be delivered for the 2025 event, including spend of $1.41m at the event on food and beverages/ merchandise (excluding entry), but importantly it was estimated that the 2025 event would provide $3.09m in spend in the local economy outside the event. Considering that the 2025 event had an estimated attendance of 7,500 and the 2026 event had an attendance exceeding 10,000 people the spend in the local economy outside the event is reasonably assumed to be more than $4.12m.

The Coolgardie Rodeo Event brings people from all over Australia to the Shire of Coolgardie. A Ticket Sales Map for 2025 has been provided as an attachment.

COMMENT

The proposed lease would provide Outback Rodeos with longer-term tenure over the area used for the annual Coolgardie Rodeo and support further investment in infrastructure associated with the event.

The Outback Rodeo Inc have obtained grant funding from BHP which has allowed them to purchase all the chutes and panels for the rodeo and also purchase a prime mover and trailers to help in transporting materials (panels, chutes, portable toilets, machinery, etc) for the event.

In discussions with Outback Rodeo's Inc their intent is to semi-permanently install the arena, chutes and yards in the leased area. This allows them to hold additional events if desired. By leaving the arena, chutes and yards set up it means that this area could be hired by other groups such as equestrian groups for pony club, barrel racing or junior rodeo due to its secure fenced arena. This would only further enhance this area.

It is proposed that it be deferred to the CEO to negotiate and finalise the Lease Agreement with Outback Rodeo's Inc for the proposed lease area within Lot 2435 on Deposited Plan 107089, Gnarlbine Road, Coolgardie (as identified in the attachments) . A typical term for a lease of this type with a not-for-profit organisation is a five-year lease with an further term extension of five years at the Shire's reasonable discretion to allow surety to Outback Rodeo Inc for installing infrastructure. A five year with a further five-year term also allows Outback Rodeo Inc to apply for grants to upgrade the lease area and further enhance the annual rodeo. A lesser term for the lease hinders their ability to apply for grants and provides less surety for installing infrastructure.

The Council may consider not entering into a lease agreement for Outback Rodeo's Inc in Coolgardie but it appears that other localities outside the Shire of Coolgardie are courting them to bring their rodeo to their location and set up permanently meaning that Coolgardie may lose this event from their calendar. Outback Rodeo Inc have advised that their preference is to stay in Coolgardie and set up a more permanent arena, yards and facilities with a long-term peppercorn lease, as the Shire of Coolgardie has provided them with a growing rodeo event over some years.

It is proposed that Council authorise the Chief Executive Officer to negotiate, finalise and execute the Lease Agreement with Outback Rodeo's Inc, consistent with the terms approved by Council. The Lease Agreement will be based on previous Lease Agreements.

CONSULTATION

Outback Rodeo's Inc

STATUTORY ENVIRONMENT

Section 3.58 of the Local Government Act 1995 applies to the disposal of local government property, with a disposal including the leasing of property.

Regulation 30(2)(b) of the Local Government (Functions and General) Regulations 1996 provides that a disposition of land is an exempt disposition where the land is disposed of to a body, whether incorporated or not:

a. whose objects are of a charitable, benevolent, religious, cultural, educational, recreational, sporting or other like nature; and

b. whose members are not entitled or permitted to receive any pecuniary profit from the body's transactions.

Outback Rodeo's Inc is a registered incorporated association. Its registered objects include holding rodeo, camp draft and barrel racing events in remote regions of Western Australia to raise money for charitable organisations and promote tourism in those regions. Its application for incorporation also confirms that the association was not formed to provide a pecuniary profit for its members.

Accordingly, the proposed lease is considered an exempt disposition under regulation 30(2)(b) and is excluded from the requirements of section 3.58 of the Local Government Act 1995. As a result, the proposed lease is not required to be advertised for public submissions under section 3.58.

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

It is proposed that the Lease Agreement be at a peppercorn rental of $1.00 per annum, recognising the not-for-profit nature of Outback Rodeo's Inc and the significant economic benefit the annual event provides to the local community. An established facility also provides the opportunity to support additional events and further promote Coolgardie as a significant destination within the Goldfields.

STRATEGIC IMPLICATIONS

Community

Foster connected, inclusive and culturally respectful community through Shire facilities and services

Economy

Enabling services and infrastructure support economic growth

Environment

Compliant and efficient environmental infrastructure and services that protect public health and preserve the environment

Governance

Capable, efficient and collaborative organisation

ATTACHMENTS

1. **Outback Rodeo's Inc - Incorporation Application - Confidential**
2. **Draft Lease Agreement - Confidential**
3. **Ticket Sales Map 2025**
4. **Proposed Lease Area Map - 1**
5. **Proposed Lease Area - Map 2**

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That Council: -

1. **Agree to enter a peppercorn Lease Agreement with Outback Rodeo's Inc over a portion of Lot 2435 on Deposited Plan 107089, Gnarlbine Road, Coolgardie, as identified in the attachment, for an initial term of five (5) years with a further term of five (5) years subject to the Shire's reasonable discretion, at a rental of $1.00 per annum.**

2. **Note that the proposed lease is an exempt disposition pursuant to regulation 30(2)(b) of the Local Government (Functions and General) Regulations 1996 and is therefore excluded from the requirements of section 3.58 of the Local Government Act 1995, including the requirement for public notice.**

3. **Authorise the Chief Executive Officer to negotiate, finalise and execute the Lease Agreement with Outback Rodeo's Inc, consistent with the terms approved by Council.**

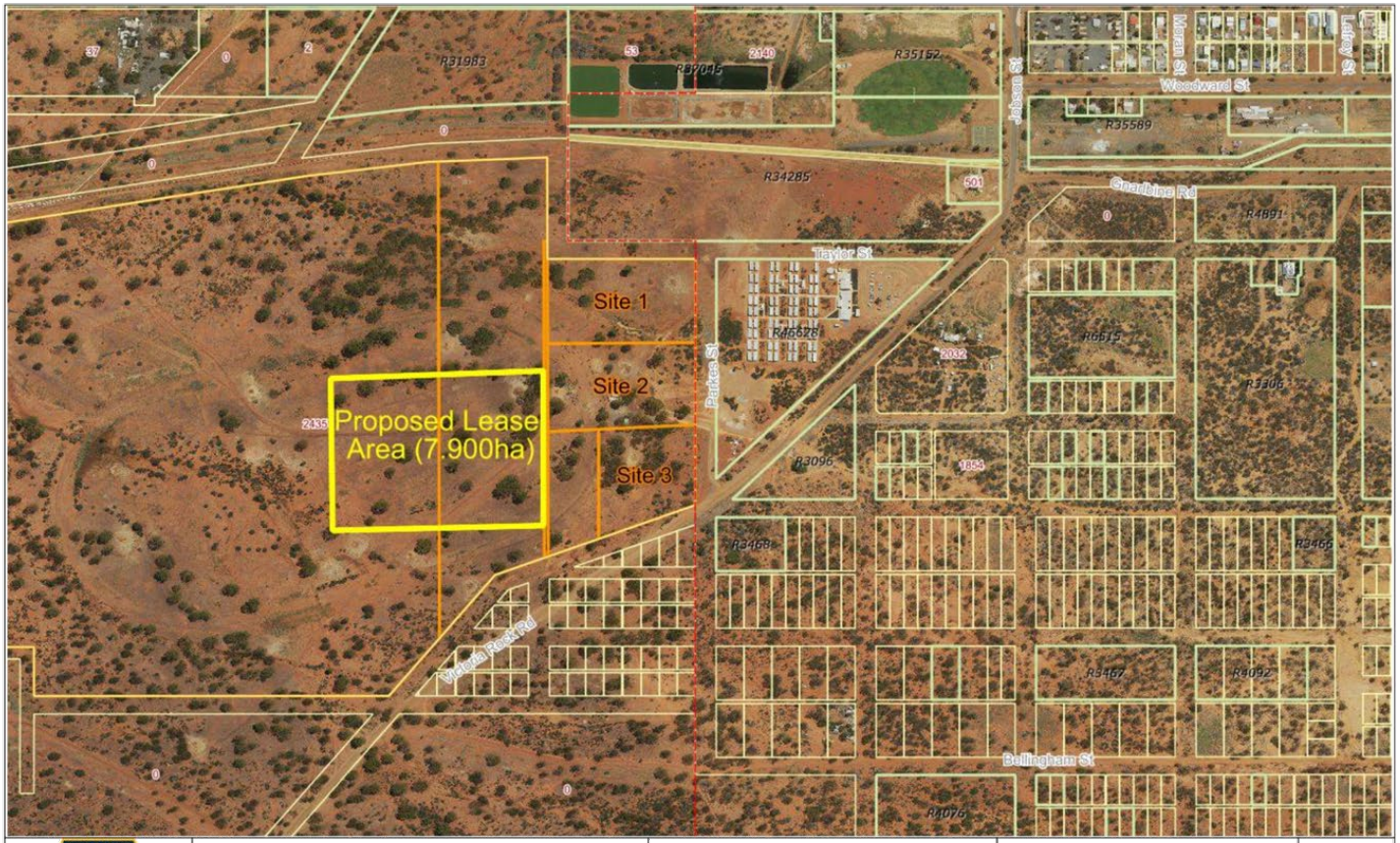
Ticket Sales Map 2025 Coolgardie Outback Festival

Ticket Postcode Data Final.csv

All items

A Data dump of our ticket sales from the 2025 Festival




Site 1
Site 2
Site 3
Proposed Lease Area (7.900ha)
Taylor St
Parkes St
Jabson St
Woodward St
Moran St
Lady St
Quarantine Rd
Bellingham St
Victoria Rock Rd
R31983
R35152
R35589
R34285
R4891
R3306
R3096
R3468
R3466
R3467
R3092
R4076
Shire of Coolgardie does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that Coolgardie Shire Council shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in this information.
Property Mapping System
Outback Rodeo's Incorporated
Proposed Lease Area
Scale: 1:9028
Projection: Longitude-Latitude / WGS 84
Date: 06/10/2026
N

Coolgardie Outback inc – Proposed Lease Area (8.3400ha)



12.3 Commercial Services

Nil

13 COUNCIL MEMBERS MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

14 QUESTIONS FROM COUNCIL MEMBERS WITHOUT NOTICE

15 NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF MEETING

15.1 Council Members

15.2 Shire Officers

16 MATTERS BEHIND CLOSED DOORS

Nil

17 CLOSURE OF MEETING