



CONFIRMED

MINUTES

Ordinary Council Meeting

28 October 2025

4.30pm

**Kambalda Recreation Centre, Barnes Drive,
Kambalda**

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.

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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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**MINUTES OF SHIRE OF COOLGARDIE
ORDINARY COUNCIL MEETING
HELD AT THE KAMBALDA RECREATION CENTRE, BARNES DRIVE, KAMBALDA
ON TUESDAY, 28 OCTOBER 2025 AT 4.30PM**

1 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

Shire President, Paul Wilcox, opened the meeting at 4:30pm and welcomed his fellow Councillors, staff and members of the public, and thanked them for their attendance.

1.1 ACKNOWLEDGMENT OF COUNTRY

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

2 DECLARATION OF COUNCIL MEMBERS

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

3 RECORD OF ATTENDANCE / APOLOGIES / APPROVED LEAVE OF ABSENCE

PRESENT:

Cr Paul Wilcox (Shire President), Cr Anthony Ball (Deputy President), Cr Tracey Rathbone, Cr Tammee Keast, Cr Daphne Simmons, Cr Corey Matthews, Cr Julie-Ann Williams

IN ATTENDANCE:

Aaron Cook (Chief Executive Officer), Rebecca Horan (Executive Manager Governance and Workplace), Sabine Taylor (Executive Manager Community Development and Regulatory Services), Kasey Turner (Executive Assistant), Raj Subbiah (Finance Manager)

APOLOGIES

Nil

LEAVE OF ABSENCE

Nil

MEMBERS OF THE PUBLIC

Jan McLeod, Jamie Brophy

4 DECLARATIONS OF INTEREST

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

Deputy President, Anthony Ball declared a financial interest in item 11.2.3 PA25/08 – 75 Sylvester Street Coolgardie (Coolgardie Bowling Club) – Proposed Shade Structure.

Cr Julie-Ann Williams declared a financial interest in item 11.2.3 PA25/08 – 75 Sylvester Street Coolgardie (Coolgardie Bowling Club) – Proposed Shade Structure.

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

Deputy President, Anthony Ball declared a financial interest in item 11.2.2 PA25/06 – 62-70 Bayley Street Coolgardie (Warden’s Court (fmr)) – Proposed Conservation Works.

4.3 Declarations of Impartiality Interests – Shire of Coolgardie Code of Conduct for Council Members, Committee Members and Candidate for Election, Code of Conduct for Employee

Cr Corey Matthews declared an impartiality interest in item 11.2.3 PA25/08 – 75 Sylvester Street Coolgardie (Coolgardie Bowling Club) – Proposed Shade Structure.

5 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Ordinary Council Meeting 30 September 2025

Jan McLeod – Widgiemooltha

9. All haulage contributions were allocated to account / job #11202750 but still accounted against the roads used when asked at Public Question Time as were previously seen in the financials.

i) How much is in the Account for Durkin Road?

Chief Executive Officer response:

Set aside in the Balance sheet is \$168,000 exc GST that has been provided relating to Durkin Road during the 24/25 period. This is allocated within the 25/26 Financial Budget for expenditure.

ii) How much has been allocated as

i) Maintenance contributions?

Chief Executive Officer response:

Nil

ii) Capital contributions?

Chief Executive Officer response:

The \$168,000 exc GST is allocated in the 25/26 Budget for works on Durkin Road and these projects have been scoped and will be actioned the near future.

6 PUBLIC QUESTION TIME

Jan McLeod – Widgiemooltha

1. What was the occupancy of Bluebush Village for September 2025?

Shire President response:

81.81%

2. P.13 Environmental; How can “The accommodation available at the Bluebush Village shall be used as a ‘lever’ to support environmental initiatives and excellence within the District? When

i) Electricity is supplied by generators run on diesel

ii) All trees and vegetation were cleared and no replanting within the camp has been done?

Shire President response:

Whilst these comments are accepted there are broader initiatives that the officer is referring to in that the Camp and its occupants can or could be utilised to work with Council to action environmental initiatives.

Chief Executive Officer response:

There are no current initiatives in place, however there has been planting through the actual camp such as in the garden beds and in between each of the units.

3. **p.16 If the Shire did “acquire Bluebush Village earlier this year”,**
i) **When did the Shire finalise the payment to Rangecon to buy Stage 1 as the loan was taken out years previously?**

Shire President response:

The Payment to Rangecon was not part of the acquisition as this reference is referring to the purchase of the land.

- ii) **If you mean transferring the land to freehold, what were the costs included in this process, and what was the overall cost?**

Chief Executive Officer response:

The cost for the purchase of the land that Bluebush Village is on was \$330,000. There are no additional costs on top of this.

4. **Rather than amalgamate that part of Lot 500, on which the camp sits with Lot 501, would it be more cost effective just to divide Lot 500, and have Lot 1 of Lot 500?**

Shire President response:

The process is being directed by the Town Planner for the most expeditious and cost effective outcome.

Chief Executive Officer response:

The overall consideration is that If you are selling the property and the parcel to the new landowner than it needs to all be one block. Therefore, no it is being amalgamated to the overall pre-existing lot.

5. **What other costs would be expected besides the stated \$5,500 for the land surveyor?**

Shire President response:

At this point there are no additional costs expected.

6. **p.73 Officer Recommendation, 1b) Carins Road, I believe that the distance should be 3km, not 33km as written.**

Shire President response:

This is an administrative error and will be corrected when this item is tabled. It should be 3km not 33km.

7. **Which sections of Jaurdi Hills Road has Versatile Plant and Contracting resheeted?**

Shire President response:

The first three Kms of the road directly after the bitumen ends.

8. **p.110, 111, 112 Can the actual financial details (figures) of revenue and expenditure please also be included for Bluebush Village, the Airport and the Waste Facility as the 3D graphs only present a broad overview as the vertical increments vary from \$50k, \$100k, \$200k, \$500k, \$2m and \$5m making actual figures hard to discern?**

Shire President response:

We are happy to provide some feedback and the administration can adjust that layout if it is hard to read.

- 9. The former President, Cr. Malcolm Cullen, stated that the evidence that the bund wall would prevent noise disturbance to residents from the trucks using the Truck Bay was in the Development Application.**

i) What is that evidence as presented in the Development Application?

Shire President response:

I am unaware of what the former Shire President stated in regard to this matter. The construction of the improved Bund Wall was part of the initial design aspect that is assumed would have been part of the Development application.

Chief Executive Officer response:

To review this information you would have to look back at the potential Development Application that the former Shire President was referring to. This would be freely accessible through the Council minutes should you want to locate it. Whilst the Shire President has made a statement I am not 100% whether this is accurate or not accurate.

- ii) What are the design specifications of the bund wall in the Development Application as its construction was not specified in Tender 06/19?**

Shire President response:

The bund wall design that the Administration followed was for an average height of 2.4m of compacted earth.

- iii) Was there any other dimensions included in the Development Application and can it be sourced?**

Shire President response:

I do not have that information at this time. I presume it can be sourced if it forms part of the previous minutes but I was not sitting in the Chair at that time.

Chief Executive Officer response:

I was not part of the initial process and therefore I cannot make comment. This was a statement made by the previous Shire President. Even if I provide it or present it, it may not have that information in there that you are seeking.

- 10. Will Council consider selling Bluebush Village but LEASING THE LAND as one of the Options to Disposal of the Village as Council would then receive ongoing revenue plus a major financial return plus retain the land as an asset? If not, why not?**

Shire President response:

I believe it didn't form part of the tender that went out. It would need to be an alternative tender that would need to be considered.

Chief Executive Officer response:

Alternative Tenders were encouraged. Any questions in relation to those sorts of matters were responded to and all alternative tenders whether it be leasing or alternative options were encouraged to be provided. If received these will be assessed.

7 APPLICATIONS FOR LEAVE OF ABSENCE

Nil

8 CONFIRMATION OF MINUTES OF PREVIOUS MINUTES**8.1 MINUTES OF THE ORDINARY COUNCIL MEETING HELD ON 30 SEPTEMBER 2025**

Date: 20 October 2025

Author: Kasey Turner, Executive Assistant

ATTACHMENTS

Nil

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That the Minutes of the Ordinary Council Meeting held on 30 September 2025 be confirmed as a true and accurate record.

COUNCIL RESOLUTION #174/2025

Moved: Cr Tracey Rathbone

Seconded: Cr Anthony Ball

That the Minutes of the Ordinary Council Meeting held on 30 September 2025 be confirmed as a true and accurate record.

In Favour: Crs Paul Wilcox, Anthony Ball, Tracey Rathbone, Tammee Keast, Daphne Simmons, Corey Matthews and Julie-Ann Williams

Against: Nil

CARRIED 7/0

8.2 MINUTES OF THE SPECIAL COUNCIL MEETING HELD ON 21 OCTOBER 2025

Date: 20 October 2025

Author: Kasey Turner, Executive Assistant

ATTACHMENTS

Nil

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That the Minutes of the Special Council Meeting held on 21 October 2025 be confirmed as a true and accurate record.

COUNCIL RESOLUTION #175/2025

Moved: Cr Tammee Keast

Seconded: Cr Daphne Simmons

That the Minutes of the Special Council Meeting held on 21 October 2025 be confirmed as a true and accurate record.

In Favour: Crs Paul Wilcox, Anthony Ball, Tracey Rathbone, Tammee Keast, Daphne Simmons, Corey Matthews and Julie-Ann Williams

Against: Nil

CARRIED 7/0

9 PETITIONS / DEPUTATIONS / PRESENTATIONS / SUBMISSIONS

Nil

10 REPORTS OF COMMITTEES

Nil

11 REPORTS OF OFFICERS

11.1 Executive Services

11.1.1 AMENDMENT TO FEBRUARY 2025 CASAIR RESOLUTION REPAYMENT OF LIABILITY

Location: Kambalda Airport
Applicant: Aaron Cook, Chief Executive Officer
Disclosure of Interest: Nil
Date: 10 October 2025
Author: Aaron Cook, Chief Executive Officer

SUMMARY

It is proposed to amend the repayment schedule to Casair via resolution to enable the liability to be repaid in a timely manner.

BACKGROUND

At the Council meeting held on the 25 February 2025, Council moved a motion to repay the outstanding Liability to Casair via the following resolution. Currently the liability has been reduced from \$214,203 + GST down to \$160,438.20 + GST.

COUNCIL RESOLUTION #09/2025

Moved: Cr Tracey Rathbone

Seconded: Cr Sherryl Botting

That Council authorise the Acting Chief Executive Officer to finalise an agreement with Casair to extinguish the current liability of \$214,203 inc GST by returning to Casair \$6.60 inc GST per head from the Head Tax charge per passenger for all direct Casair Flights and their subcontractor flights until repaid in full.

In Favour: Crs Malcolm Cullen, Tracey Rathbone, Sherryl Botting, Kathie Lindup, Rose Mitchell, Daphne Simmons and Corey Matthews

Against: Nil

CARRIED 7/0

Since this time the number of flights that Casair are operating out of Kambalda have dropped significantly and has resulted in increasing significantly the time that it would take to repay the liability. For Councils note that flights that have been lost by Casair are now being facilitated by other providers.

COMMENT

It is proposed to continue making payment to the Casair Liability to ensure that the liability is repaid in a timely manner.

Casair has been engaged in this process and whilst outside of the legal agreement signed, if both parties are in agreement this amendment can be facilitated to ensure that the liability is repaid by the close of the financial year. If refused and the current repayment is continued the liability will not be repaid prior to the close of the financial year and as such the liability would need to be retained within the Shires financial statements.

It is proposed that the remaining liability of \$160,438.20 + GST down from the original \$214,203 Ex GST, is to be repaid via Casair invoicing the Shire \$20,000 Ex GST per month commencing October 2025 until repaid rather than making a payment per passenger head that Casair fly's to Kambalda.

CONSULTATION

- Casair
- Shire Staff and Executive

STATUTORY ENVIRONMENT

There is no statutory environment to agree to terms outside of a legal agreement if both parties are in agreement.

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

Council had committed to repaying the liability, as per the resolution from February 2025, and the repayments per month were similar to what is proposed, when Casair were undertaking the increased flights.

As such there is no significant change to the amount that Council is repaying to Casair and continues to ensure that Liability will be closed by the end of the financial year at the 30 June 2026.

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 a well-informed Council makes good decisions for the community

ATTACHMENTS

Nil

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That Council:

1. Amend the repayment plan, through joint agreement with Casair, to cease making repayments based on the resolution from the 25 February 2025 being \$6 + GST per head for each passenger Casair fly's into Kambalda, to being a set repayment of \$20,000 + GST per month invoiced by Casair to the Shire.
2. All other facets of the Legal Agreement are to remain in place.
3. A signed letter from both parties is to be attached to the agreement for auditing purposes.

COUNCIL RESOLUTION #176/2025**Moved: Cr Corey Matthews****Seconded: Cr Tracey Rathbone****That Council:**

1. Amend the repayment plan, through joint agreement with Casair, to cease making repayments based on the resolution from the 25 February 2025 being \$6 + GST per head for each passenger Casair fly's into Kambalda, to being a set repayment of \$20,000 + GST per month invoiced by Casair to the Shire.
2. All other facets of the Legal Agreement are to remain in place.
3. A signed letter from both parties is to be attached to the agreement for auditing purposes.

In Favour: Crs Paul Wilcox, Anthony Ball, Tracey Rathbone, Tammee Keast, Daphne Simmons, Corey Matthews and Julie-Ann Williams

Against: Nil

CARRIED 7/0

11.1.2 CREATION OF A FINANCIAL RESERVE ACCOUNT - DEBT MANAGEMENT

Location: Nil
Applicant: Aaron Cook, Chief Executive Officer
Disclosure of Interest: Nil
Date: 16 October 2025
Author: Aaron Cook, Chief Executive Officer

SUMMARY

It is proposed that Council establish a new Financial Reserve Account – Debt Management.

BACKGROUND

As part of the Financial Recovery Plan one of the actions was to establish a bank holding account that could be utilised to place monies into for future debt reduction payments.

Due to competing priorities the creation of the holding account has not been presented to Council and as such is now presented through the creation of a Financial Reserve Account – Debt Management.

COMMENT

With the Financial Recovery progressing well, as projected, there will be the requirement to place monies into an account for potential future debt repayment.

As Council has made the decision to take the two major bank loans as interest only for a period of years, to increase the uncommitted cashflow into the organisation, there is a need to allocate funds to either:

- 1) In the near future make a capital repayment to once of the loans to reduce the capital debt
- 2) When the shorter-term loan, 5 years interest only, expires and requires to be refinanced, the principle amount could be significantly reduced
- 3) Utilise the reserve to buffer the increase in repayments when the principle and interest payments commence in the future.

All reserve accounts that are established need to have a defined use and the funds placed within the Reserve must be utilised within that defined purpose as per the Local Government Act 1995.

There are benefits around any resulting action from funds placed into the Reserve but the primary reason for utilising the Reserve is that the surplus funds allocated for loan repayments may not be enough in one year to justify the cost of refinancing the loan within the banking system and the cost would be estimated at approximately \$30,000 to undertake the action. Hence the building of funds to make a repayment or future repayment worthwhile may take several years of contributions.

The Reserve Accounts are also placed into higher interest Term Deposits and resultantly earn interest that would additionally assist in building the base for the principle repayment and offset the interest paid in the meantime.

To make a principle repayment off one of the loans will assist Councils uncommitted cashflow by reducing the interest repayment over the remaining life of the loan.

This action is a positive undertaking and continues to progress the Financial Recovery Plan.

The definition of the reserve is proposed to be:

Reserve - Debt Management – For the purpose of – Management of funds for future Bank Loan Repayments and debt reduction.

CONSULTATION

Nil

STATUTORY ENVIRONMENT

Local Government Act 1995 Section 6.11 Reserve Accounts

6.11. Reserve accounts

(1) Subject to subsection (5), where a local government wishes to set aside money for use for a purpose in a future financial year, it is to establish and maintain a reserve account for each such purpose.

(2) Subject to subsection (3), before a local government —

(a) changes the purpose of a reserve account; or*

(b) uses the money in a reserve account for another purpose, it must give one month's local public notice of the proposed change of purpose or proposed use.*

** Absolute majority required.*

(3) A local government is not required to give local public notice under subsection (2) —

(a) where the change of purpose or of proposed use of money has been disclosed in the annual budget of the local government for that financial year; or

(b) in such other circumstances as are prescribed.

(4) A change of purpose of, or use of money in, a reserve account is to be disclosed in the annual financial report for the year in which the change occurs.

(5) Regulations may prescribe the circumstances and the manner in which a local government may set aside money for use for a purpose in a future financial year without the requirement to establish and maintain a reserve account.

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

The building of a Financial Reserve for the management of Bank Loan Debt is a positive step in offsetting and the future repayments of the Bank Loan Debt to reduce the future required principle payments and reduce the interest expense for the organisation.

STRATEGIC IMPLICATIONS

Accountable and effective leaders

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

Ensuring a well-informed Council makes good decisions for the community

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

ATTACHMENTS

Nil

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That Council:

1. Establish a New Financial Reserve Account – Debt Management
2. The purpose of the Reserve being - Management of funds for future Bank Loan Repayments and debt reduction.

COUNCIL RESOLUTION #177/2025

Moved: Cr Tammee Keast

Seconded: Cr Daphne Simmons

That Council:

1. Establish a New Financial Reserve Account – Debt Management
2. The purpose of the Reserve being - Management of funds for future Bank Loan Repayments and debt reduction.

In Favour: Crs Paul Wilcox, Anthony Ball, Tracey Rathbone, Tammee Keast, Daphne Simmons, Corey Matthews and Julie-Ann Williams

Against: Nil

CARRIED 7/0

11.1.3 AMENDMENT TO POLICY 1.22 BLUEBUSH VILLAGE - ROOM ALLOCATION

Location: Bluebush Village Accommodation Camp
Applicant: Aaron Cook, Chief Executive Officer
Disclosure of Interest: Nil
Date: 16 October 2025
Author: Aaron Cook, Chief Executive Officer

SUMMARY

It is proposed to amend Policy 1.22 Bluebush Village – room Allocation to remove the Council authorising the CEO to be able to discount Room Hire Fees.

BACKGROUND

This item is presented to Council to amend Policy 1.22 from the recent outcome from the Minister of Local Government from the Show Cause notice to Council that was responded to by Council.

The Minister required that the purported Delegation to the CEO be removed enabling the CEO to discount or amend the set Fees and Charges adopted by Council.

During the Fees and Charges were amended by Council altering the Room Rates in the Fees and Charges at the Ordinary Council Meeting in April 2025. This action from Council saw the room rates decrease and providing a Contracted and Casual Room Hire rate that subsequently removed the requirement to discount the room hire rates

COMMENT

The required action from the Minister is accepted, however is not a Delegation as commented but rather part of Policy 1.22 Bluebush Village - Room Allocation.

Whilst this is section of the policy is not being utilised it is agreed that the action is appropriate to remove this authority to the CEO and require all potential discounts to be presented to Council for formal consideration.

Due to this action there may be additional delays in approving a requested discount, however as stated prior, due to the change in the Fees and Charges discounts are not being provided on contracts being offered currently and should be discouraged other than for community groups, not for profits or other special requirements.

CONSULTATION

There is no required consultation to be performed for this action to be endorsed by Council.

STATUTORY ENVIRONMENT

Local Government Act 1995
Part 6 Financial Management

POLICY IMPLICATIONS

The amendment to the Policy is proposed to remove the wording that has been struck through as shown below:

Policy Number 1.22 Bluebush Village - Room Allocation

Legislative Reference: Section 6.2, 6.16 and 6.17 of the Local Government Act (1995)

Relates to: Adopted Annual Plan and Budget (Fees and Charges)

Policy Objective:

The set guidance on how the CEO may exercise discretion when negotiating room hire at the Shire owned Kambalda Bluebush Village

Policy Scope:

The Shire's objectives for Bluebush Village are:

- Economic Growth: The Shire is eager to support businesses that that grow the economy of the District
- Local Business Development/Diversification: The Shire wants to ensure that the Bluebush Village helps existing Shire of Coolgardie businesses to grow and enables the development of new businesses within the community.
- Community: The Council is eager to ensure that the Village is accessible/available for community groups wishing to access accommodation for regional sporting competitions/events
- Environmental: The Council wants to be a local government leader in environmental sustainability. The accommodation available at the Bluebush Village shall be used a 'lever' to support environmental initiatives and excellence within the District.
- Government Engagement: Access to affordable accommodation can be a barrier to the delivery of government services within the Shire. The Bluebush Village shall be used as a lever to attract government services and government engagement with the Coolgardie Shire/community
- Financial Return: The Shire is growing its 'own source revenue' and seeks a strong financial return from its investment in the Bluebush Village.

Policy Statements Room

Allocations

When allocating rooms at Bluebush Village the following Policy provisions shall be applied:

1. No greater than up to 50% of rooms shall be let to any individual company. Consideration may be given where the individual company agrees to pay full price for rooms.
2. Contracts for room hire shall be for a duration of no longer than one calendar year
3. To ensure flexibility, a minimum of 10% of all rooms shall be available for use within a 45 day period at all times
4. Rooms may not be 'on-sold' by hirers without the prior written consent of the CEO.

Room Charges: Discount Provisions

1. ~~The fee/s payable for hire of rooms at Bluebush Village shall be in accordance with the fee that is set Annually by Council in the Shire of Coolgardie Annual Plan and Budget~~
2. ~~In certain circumstances, the CEO is authorised to vary the standard room fee (as set in the Shire of Coolgardie Annual Plan Budget). When considering a request for variation to the adopted fee/charge, the CEO shall consider how the proposal links to the Objectives as listed in the Policy Scope section of this policy. The maximum variations to pricing may be applied:~~
 - ~~○ Up to 10% variation for commercial businesses.~~

- ~~○ Up to 20% variation for government agencies and Government funded organisations~~
- ~~○ Up to 25% variation for community groups and not for profit organisations.~~

~~All discounts approved by the CEO shall be reported to the Council on a minimum of a quarterly basis~~

- ~~3. Organisations may request a discount level that is greater than the level that the CEO has been authorised to approve. Such requests shall be considered by the Council at the next available Ordinary Meeting.~~

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Accountable and effective leaders

Ensuring a well-informed Council makes good decisions for the community

High quality corporate governance, accountability and compliance

ATTACHMENTS

1. Policy 1.22 - Amended

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That Council:

1. That Council amend Policy 1.22 Bluebush Village – Room Allocation by removing the authority of the CEO to discount the Room Hire rates charged.
2. The policy be replaced with the attached revised Policy 1.22 Bluebush Village - Room Allocation.

COUNCIL RESOLUTION #178/2025**Moved:** Cr Tracey Rathbone**Seconded:** Cr Corey Matthews**That Council:**

1. That Council amend Policy 1.22 Bluebush Village – Room Allocation by removing the authority of the CEO to discount the Room Hire rates charged.
2. The policy be replaced with the attached revised Policy 1.22 Bluebush Village - Room Allocation.
3. Amend the Policy Objective to state: The set guidance on how the Room Hire Rate and Allocation is undertaken at the Shire owned Kambalda Bluebush Village.
4. Amend the Policy Statement – Room Allocation to state under point 1 to change the second sentence wording to “Council consideration may be given where the individual company agrees to pay full price for rooms.”

In Favour: Crs Paul Wilcox, Anthony Ball, Tracey Rathbone, Tammee Keast, Daphne Simmons, Corey Matthews and Julie-Ann Williams

Against: Nil

CARRIED 7/0

Policy Number 1.22 Bluebush Village - Room Allocation

Legislative Reference: Section 6.2, 6.16 and 6.17 of the Local Government Act (1995)

Relates to: Adopted Annual Plan and Budget (Fees and Charges)

Policy Objective:

The set guidance on how the Room Hire Rate and Allocation is undertaken at the Shire owned Kambalda Bluebush Village.

Policy Scope:

The Shire's objectives for Bluebush Village are:

- Economic Growth: The Shire is eager to support businesses that that grow the economy of the District
- Local Business Development/Diversification: The Shire wants to ensure that the Bluebush Village helps existing Shire of Coolgardie businesses to grow and enables the development of new businesses within the community.
- Community: The Council is eager to ensure that the Village is accessible/available for community groups wishing to access accommodation for regional sporting competitions/events
- Environmental: The Council wants to be a local government leader in environmental sustainability. The accommodation available at the Bluebush Village shall be used a 'lever' to support environmental initiatives and excellence within the District.
- Government Engagement: Access to affordable accommodation can be a barrier to the delivery of government services within the Shire. The Bluebush Village shall be used as a lever to attract government services and government engagement with the Coolgardie Shire/community
- Financial Return: The Shire is growing its 'own source revenue' and seeks a strong financial return from its investment in the Bluebush Village.

Policy Statements

Room Allocations

When allocating rooms at Bluebush Village the following Policy provisions shall be applied:

1. No greater than up to 50% of rooms shall be let to any individual company. Council Consideration may be given where the individual company agrees to pay full price for rooms.
2. Contracts for room hire shall be for a duration of no longer than one calendar year
3. To ensure flexibility, a minimum of 10% of all rooms shall be available for use within a 45-day period at all times
4. Rooms may not be 'on-sold' by hirers without the prior written consent of the CEO.

11.2 Operation Services**11.2.1 DISPOSAL OF BLUEBUSH VILLAGE: PLANNING IMPLICATIONS**

Location: Bluebush Village: Lots 500 and 501 Bluebush Road (44 & 60 Bluebush Road, Kambalda West)

Applicant: N/A

Disclosure of Interest: Nil

Date: 22 October 2025

Author: Jana Joubert, Town Planning Consultant

SUMMARY

To enable Council to consider and, if supported, authorise subdivision of the Bluebush Village site (Lots 500 and 501 Bluebush Road, Kambalda West) to facilitate its potential sale.

BACKGROUND

The Bluebush Village Workers Accommodation Camp was constructed between 2021 and 2023 in two stages and comprises 328 rooms for both short-stay and long-stay accommodation. The modular-style facility includes a range of amenities, including dining rooms and a gym.

The Shire acquired the Bluebush Village earlier this year with the intent of facilitating its sale to a third party. To progress the proposed disposal process, Council previously resolved to prepare the necessary documentation for formal consideration of the Village's disposal.

COMMENTRequirement for a subdivision

As per its current configuration, the Bluebush Village camp encroaches onto Lot 500 (see figure 1 below). In order to rectify this encroachment and sell the asset in its entirety, the northern section of the camp will need to be excised from Lot 500 by way of a boundary adjustment. This is basically a simpler form of subdivision, as it doesn't result in the creation of additional lots / titles.

The portion of Lot 500 that is proposed to be excised and amalgamated with the adjoining Lot 501 is illustrated in red below.



Figure 1 – Bluebush Village camp configuration and zoning

The remainder of Lot 500 will remain in Council ownership.

In WA, a Subdivision Application is required for all types of subdivision, including amalgamations of land parcels and boundary adjustments.

The subdivision process will involve the following steps:

1. Engagement of a registered Land Surveyor to survey the new boundary and prepare the new plans.
2. Application to the WAPC for subdivision approval, including supporting information, a survey plan, and processing by the Department of Planning, Lands and Heritage (DPLH) on behalf of the WAPC.
3. The subdivision application is registered by the DPLH and is then referred to relevant State Government agencies for comment on whether to grant conditional or unconditional approval, or refusal. All applications are referred to Western Power and the Water Corporation. Referral agencies have 42 days to respond.
4. If conditional approval is recommended, conditions are normally derived from a set of conditions developed and adopted by the WAPC and based on advice from referral authorities; however, non-generic conditions may be imposed. Once referrals are received, the planning officer generates a report and recommendation. A set of 'model' conditions, adopted by the WAPC, is used as the basis for condition setting. The clearance of these conditions will be the responsibility of the Council. It is expected that these will be minimal.
5. After certification that relevant standards and conditions have been met, an application is made for final approval and issuing of new title(s).
6. Most conditional approvals are valid for four years.

It is anticipated that this process will take between 8 and 12 months.

Current Planning Controls

The subject site is zoned Commercial. Under Local Planning Scheme No.5 (LPS5), the objectives of the Commercial zone are:

- To provide for a range of shops, offices, restaurants and other commercial outlets in defined townsites or activity centres.
- To maintain the compatibility with the general streetscape, for all new buildings in terms of the scale, height, style, materials, street alignment and design of facades.
- To ensure that development is not detrimental to the amenity of adjoining owners or residential properties in the locality.

The Commercial zone allows for a broad suite of land uses appropriate to the town centre location, including commercial (shops and offices), mixed used development and high-density residential uses.

Unless the Council wants to ensure that the use of the site is restricted to Workforce Accommodation, it is recommended that the existing zoning to be retained. Any subsequent development on the site will require the relevant approvals by Council and other regulatory bodies should the purchaser decide to redevelop.

Conclusion

In order to expedite the subdivision process, it is recommended that Council engage a registered Land Surveyor to survey the site and prepare the necessary documentation for submission to the WAPC.

It is also recommended to retain the planning controls as-is for both Lots 500 and 501, as the Commercial zoning is appropriate to the location, and any subsequent redevelopment will be subject to regulatory approval processes.

Options

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

Option 1: Authorise the submission of a subdivision application.

Option 2: Retain the lot configuration as is.

CONSULTATION

Public Consultation

Nil

Referrals/Consultation with Government/Service Agencies

As part of the subdivision process, the Department of Planning, Lands and Heritage will refer the application to relevant State government agencies for comment on whether to grant conditional or unconditional approval, or refusal.

STATUTORY ENVIRONMENT

Legislation

Planning and Development (Local Planning Schemes) Regulations 2015

Shire of Coolgardie Local Planning Scheme No. 5

State Government Policies

State Operational Policy 1.1 – Subdivision of land (general principles)

Structure Plans/Activity Centre Plans

None

Detailed Area Plans/Local Development Plans

None

Local Policies

None

Relevant Guidelines

None

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

The cost associated with the engagement of a registered Land Surveyor is expected to be approximately \$5,000 + GST.

STRATEGIC IMPLICATIONS**A thriving local economy**

Encouraging the development of local business education and support

Supporting local businesses in the Shire

Accountable and effective leaders

Developing strong partnerships with stakeholders for the benefit of our community

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

ATTACHMENTS

Nil

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That Council:

1. Endorse the proposed subdivision (boundary adjustment) of Lots 500 and 501 Bluebush Road, Kambalda West; and
2. Authorise the Chief Executive Officer to prepare and submit a subdivision application to the Western Australian Planning Commission in accordance with the Planning and Development Act 2005.

COUNCIL RESOLUTION #179/2025**Moved: Cr Tracey Rathbone****Seconded: Cr Daphne Simmons****That Council:**

- 1. Endorse the proposed subdivision (boundary adjustment) of Lots 500 and 501 Bluebush Road, Kambalda West; and**
- 2. Authorise the Chief Executive Officer to prepare and submit a subdivision application to the Western Australian Planning Commission in accordance with the Planning and Development Act 2005.**

In Favour: Crs Paul Wilcox, Anthony Ball, Tracey Rathbone, Tammee Keast, Daphne Simmons, Corey Matthews and Julie-Ann Williams

Against: Nil

CARRIED 7/0

Deputy President, Anthony Ball declared a financial interest in item 11.2.2 PA25/06 – 62-70 Bayley Street Coolgardie (Warden's Court (fmr)) – Proposed Conservation Works, and left the meeting at 4:54pm.

11.2.2 PA25/06 - 62-70 BAYLEY STREET COOLGARDIE (WARDEN'S COURT (FMR)) - PROPOSED CONSERVATION WORKS

Location: 62-70 Bayley Street, Coolgardie (Warden's Court (fmr))

Applicant: Element Advisory

Disclosure of Interest: Nil

Date: 22 October 2025

Author: Jana Joubert, Town Planning Consultant

SUMMARY

The application is seeking development approval for conservation works at Warden's Court (fmr), 62-70 Bayley Street, Coolgardie.

BACKGROUND

Element have submitted a development application on behalf of Jones Lang Lasalle (JLL), who are seeking to deliver a scope of localised damp remediation works at Warden's Court (fmr), located at 62-70 Bayley Street, Coolgardie.

The proposed scope of works relates predominantly to the building's long-standing issue with rising damp, focused on low level, localised external and internal stone and render repairs to the building to manage the rising damp and salt attack issues on the site.

A suite of development plans is included in **Attachment 1**.

Due to the building's status as a State Listed Heritage Place, any proposal that would affect its heritage values or fabric triggers statutory processes and specialist assessment. To this end, a Heritage Impact Assessment (HIA) was prepared and submitted together with a Development Application for assessment by the Heritage Council of Western Australia (HCWA) and determination by the Shire.

Site Description

Warden's Court (fmr) is located to the north of Bayley Street and to the east of Lefroy Street, on Lot 583 on Deposited Plan 67244. It was designed and constructed circa 1898 by the then Public Works Department under the direction of Chief Architect John Grainger during the goldrush period, and features as a good example of the use of Federation Academic Classical architectural style for a public building in Western Australia in the late nineteenth century.

The building, together with several other prominent culturally significant structures, sits on Crown Reserve R 2446 and is vested in the Minister for Works.

The site occupies a central position within the town's principal commercial and civic precinct, which retains much of its nineteenth-century goldrush-era layout and character, and thus forms a key part of the precinct's continuous heritage streetscape.

A location plan is included at **Attachment 2**.

COMMENT

Scope of Works

The proposed works consist of internal render replacement, desalination treatment to walls, external masonry repointing, stone repairs and replacements, installation of breathing strips, insertion of a new DPC and crack repairs.

These works are considered necessary to help address the ongoing issue at the place, which has been treated through similar scopes of work in the past, including conservation and remedial works completed in 2004 and 2018 retrospectively.

This scope of works will continue this appropriate treatment methodology and introduce additional measures which are considered necessary in this context.

Local Planning Framework

The subject site including the immediate surrounding lots are reserved for Public purposes – Public Utility under the Shire of Coolgardie Local Planning Scheme No. 5 (LPS5), the objectives of which are:

- *To provide for a range of essential physical and community infrastructure.*

Surrounding land uses include local government administration, tourism and museum uses, short-stay accommodation, retail, and community facilities. Residential areas occur predominantly to the north and south of Bayley Street, with vacant and underutilised Crown and freehold lots interspersed through the townsite.

State Heritage Listing

The Warden's Court (former), Coolgardie (State Register Place No. 00568) is a place of state-level heritage significant.

The place's entry on the State Register means the Heritage Council will take an active role in advising or determining proposals that materially affect its cultural heritage significant. Conservation principles established in the existing Conservation Plan and the State Register assessment must guide any intervention.

A detailed Heritage Impact Assessment (HIA) has been submitted as part of the Development Application (included in **Attachment 4**). The HIA addresses the relevant policies within the Conservation Management Plan and has enabled the HCWA to assess any potential heritage impacts and to recommend appropriate mitigation measures.

Local Assessment

Warden's Court (fmr) forms part of a series of public buildings within the culturally significant Post Office Complex which includes the principal offices of the Mines Department.

It was recorded as being a Category 1 level, or of 'high' significance in the Shire's Municipal Inventory 1995, not known as the Local Heritage Survey (LHS). Places that are listed on the LHS only and not identified on a Heritage List are not heritage-protected places and therefore do not have the same level of statutory protections under the Scheme.

However, the Shire encourages the conservation and adaption of these places where possible, as they contribute to the social and cultural values and history of the locality.

The proposal is consistent with the Shire of Coolgardie's Strategic Community Plan strategy for the effective management of infrastructure, heritage and environment, specifically the Shire's Coolgardie Community Hub project.

The proposal has therefore been assessed against the requirements of the Scheme, and any relevant State and local policies as outlined in the Legislation and Policy section of this report.

Conclusion

The development application for conservation works at Warden's Court (fmr), 62-70 Bayley Street, Coolgardie, has been assessed against the relevant legislation and planning requirements.

The proposal is consistent with the objectives and compliant with the requirements of the LPS 5 and relevant State and local policies.

Moreover, the HIA submitted by the proponent demonstrates that the proposal will have a positive benefit on the cultural heritage significant of Warden's Court (fmr).

It is therefore recommended that the application be approved, subject to conditions imposed by the HCWA.

Options

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

- Option 1: Approve the proposal.
- Option 2: Approve the proposal with conditions.
- Option 3: Refuse the proposal.

CONSULTATION

Public Consultation

Nil

Referrals/consultation with Government/Service Agencies

Department of Planning, Lands and Heritage

Development of applications for places on the State Register are required to be formally referred to Heritage Council of Western Australia (HCWA) via the Department of Planning, Lands and Heritage (DPLH) for comment, unless the proposed works are minor, or when formal written advice has already been obtained by the proponent, prior to lodgement of a development application.

The proposal was therefore referred to the DPLH for comment as part of the development application process, the HCWA formal advice in relation to the proposal is included in **Attachment 3**.

STATUTORY ENVIRONMENT

Legislation

Heritage Act 2018

Planning and Development (Local Planning Schemes) Regulations 2015

Shire of Coolgardie Local Planning Scheme No. 5

State Government Policies

State Planning Policy 3.5 – Historic Heritage Conservation (SPP 3.5)

Structure Plans/Activity Centre Plans

None

Detailed Area Plans/Local Development Plans

None

Local Policies

None

Relevant Guidelines

None

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS**A thriving local economy**

Encouraging the development of local business education and support

Supporting local businesses in the Shire

Accountable and effective leaders

Developing strong partnerships with stakeholders for the benefit of our community

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

ATTACHMENTS

1. Development Plans
2. Location Plan
3. HCWA Advice
4. Warden's Court (FMR) Heritage Impact Statement

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That Council:

1. Approve Development Application reference PA25/06 and accompanying plans in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of the Shire of Coolgardie's Local Planning Scheme No.5, subject to the following conditions:

Conditions

- a. This decision constitutes planning approval only and is valid for a period of 4 years from the date of approval. If the subject development is not substantially commenced within the specified period the approval shall lapse and be of no further effect.
- b. This approval only relates to the proposed works as indicated on the approved plans. It does not relate to any other development on the lot.

- c. Where variations to existing materials and/or finishes are required, a material, colour and finishes schedule is to be submitted to the satisfaction of Director of Historic Heritage Conservation (DPLH), prior to the application for a Building Permit, including detailed information (Including drawings where necessary) showing the resolution of the following items:
- Internal and external air drains and breathing strips. This should include sections and address how evacuation is being considered around building footings.
 - Extent of damp proof course works and methodology.
 - Sub-soil drainage works.
 - Salt removed and remediation works.
- d. Construction works are to be undertaken in accordance with the approved development application, engineering drawing and specifications to the satisfaction of the Shire.

Advice Notes

1. This is a Development Approval only and does not remove the responsibility of the applicant/owner to comply with all relevant building, health and engineering requirements of the Shire, or with any requirements of the Shire of Coolgardie Local Planning Scheme No. 5 or with the requirements of any external agency.
2. The applicant is advised that the operation/development is to comply with the *Environmental Protection (Noise) Regulations 1997*.

COUNCIL RESOLUTION #180/2025**Moved:** Cr Daphne Simmons**Seconded:** Cr Julie-Ann Williams**That Council:**

1. Approve Development Application reference PA25/06 and accompanying plans in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of the Shire of Coolgardie's Local Planning Scheme No.5, subject to the following conditions:

Conditions

- a. This decision constitutes planning approval only and is valid for a period of 4 years from the date of approval. If the subject development is not substantially commenced within the specified period the approval shall lapse and be of no further effect.
- b. This approval only relates to the proposed works as indicated on the approved plans. It does not relate to any other development on the lot.
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Advice Notes

1. This is a Development Approval only and does not remove the responsibility of the applicant/owner to comply with all relevant building, health and engineering requirements of the Shire, or with any requirements of the Shire of Coolgardie Local Planning Scheme No. 5 or with the requirements of any external agency.
2. The applicant is advised that the operation/development is to comply with the *Environmental Protection (Noise) Regulations 1997*.

In Favour: Crs Paul Wilcox, Tracey Rathbone, Tammee Keast, Daphne Simmons, Corey Matthews and Julie-Ann Williams

Against: Nil

CARRIED 6/0

WARDEN'S COURT (FMR)

DAMP REMEDIATION WORKS

62-70 Bayley Street, Coolgardie WA 6429

24-078
Client: Jones Lang Lasalle (JLL)

DRAWING LIST		
DRAWING TITLE	SCALE	REVISION
100 Site Plan	1:200	A
200 Ground Floor Plan	1:200	A
201 First Floor Plan	1:200	A
210 North Elevation	1:200	A
211 East and West Elevations	1:200	A
212 South Elevation	1:200	A
300 Room Elevations	1:200	A
301 Room Elevations	1:200	A
302 Room Elevations	1:200	A



Warden's Court (fmr) 2025 (Element Advisory).

ISSUED FOR APPROVAL
JUNE 2025

element.

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SLR

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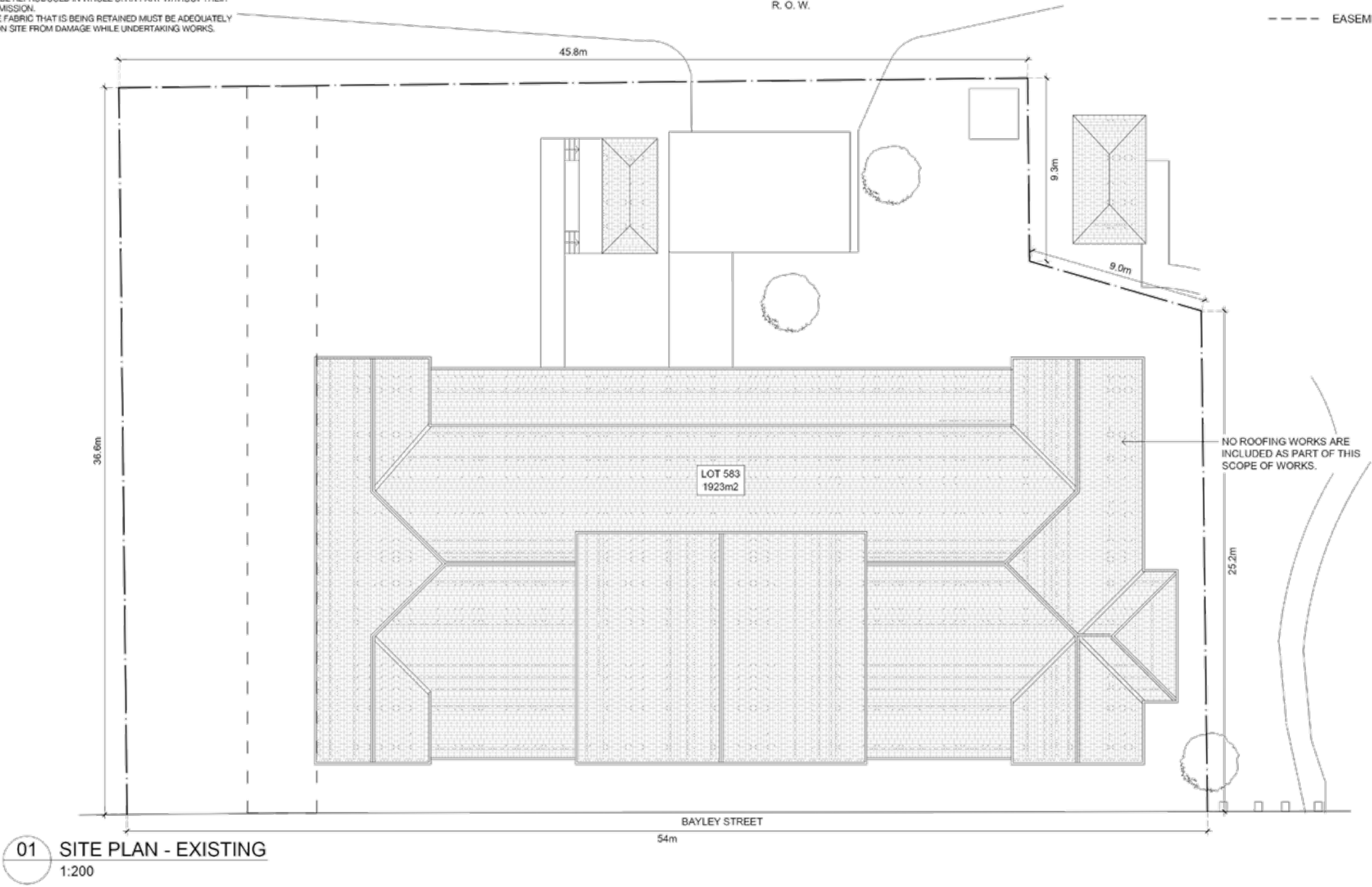
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LENGEND

- LOT BOUNDARY
- - - EASEMENT



WARDEN'S COURT (FMR)
62-70 BAYLEY STREET
COOLGARDIE, 6429

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DRAWING
NUMBER: 100

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Project: WARDEN'S COURT, DAMP REMEDIATION
Drawing Title: SITE PLAN - EXISTING
Date: JUNE, 2025
Client: JLL
Job No: 25-078

Drawing No: 100
Scale/BA3: 1:200
Drawn: TS
Checked: KL
Revision: A



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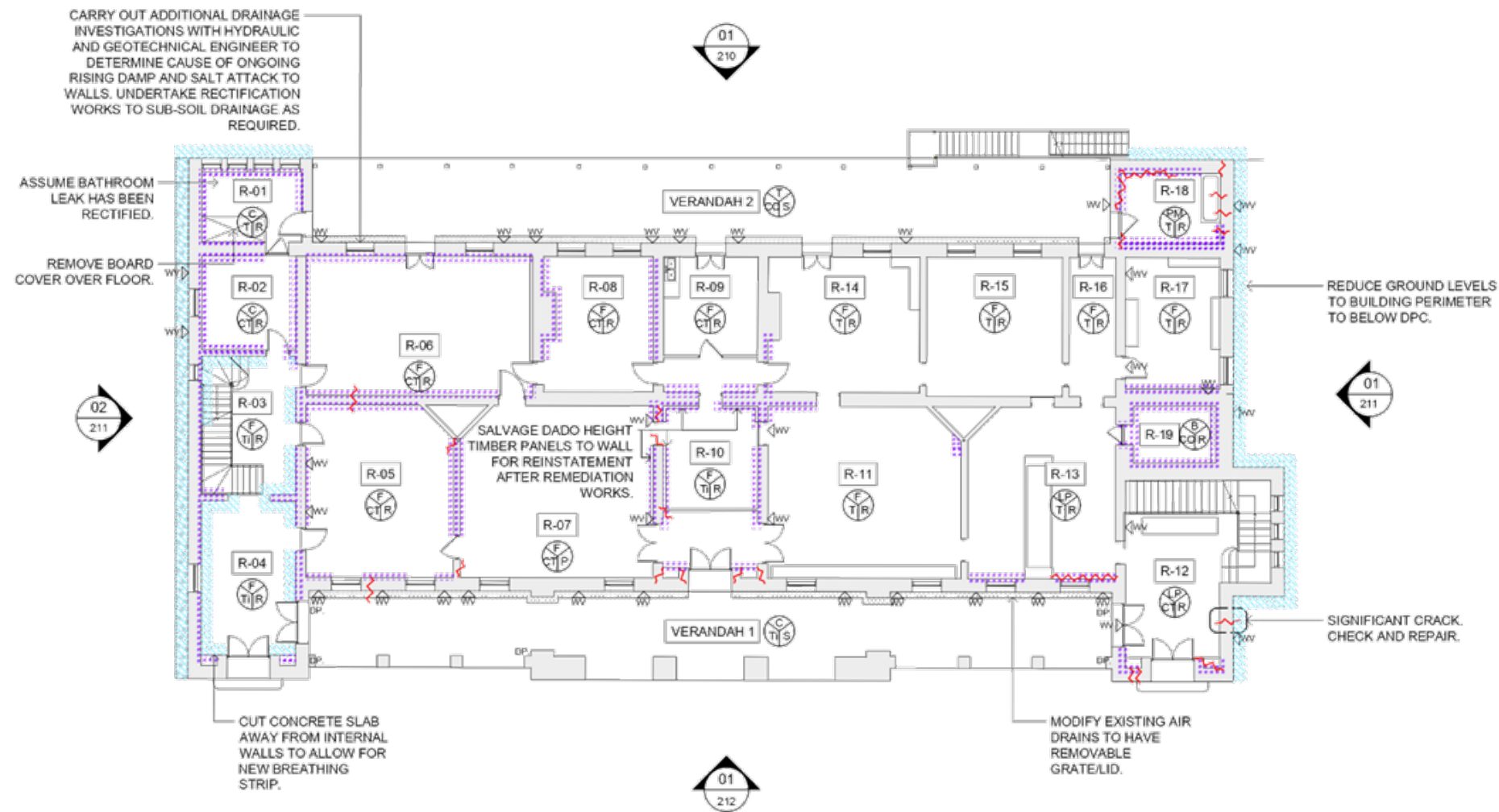
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	CRACK REPAIRS AS SPECIFIED
	REPLACE DETERIORATED STONE AND MORTAR WITH NEW LIME MIX AS SPECIFIED
	INSTALL NEW AIR DRAINS TO DETAIL
	REMOVE LOCALISED CEMENT PATCHING AND REPAIR WITH LIME
	RE-RENDER PLINTH
	REMOVE LOW LEVEL INTERNAL PLASTER AND UNDERTAKE SALT REMEDIATION AS SPECIFIED PRIOR TO RE-RENDERING WITH LIME MIX AS SPECIFIED
	INSTALL NEW DAMP PROOF COURSE TO EXISTING FAILED DPC LOCATION

DP.	DOWNPIPE
	WALL VENT
DPC	DAMP PROOF COURSE

	FL = FLOOR CI = CEILING W = WALLS
T	TIMBER
R	RENDER
PM	PRESSED METAL
LP	LATH AND PLASTER
C	CORRUGATED IRON
F	FIBRE BOARD
B	BATTEN PLASTERBOARD
CT	CARPET OVER TIMBER
P	PLASTERBOARD
L	LINO
TP	TIMBER PANELS
CO	CONCRETE
S	SANDSTONE
Ti	TILE



01 GROUND FLOOR PLAN - PROPOSED WORKS
1:200

WARDEN'S COURT (FMR)
62-70 BAYLEY STREET
COOLGARDIE, 6429

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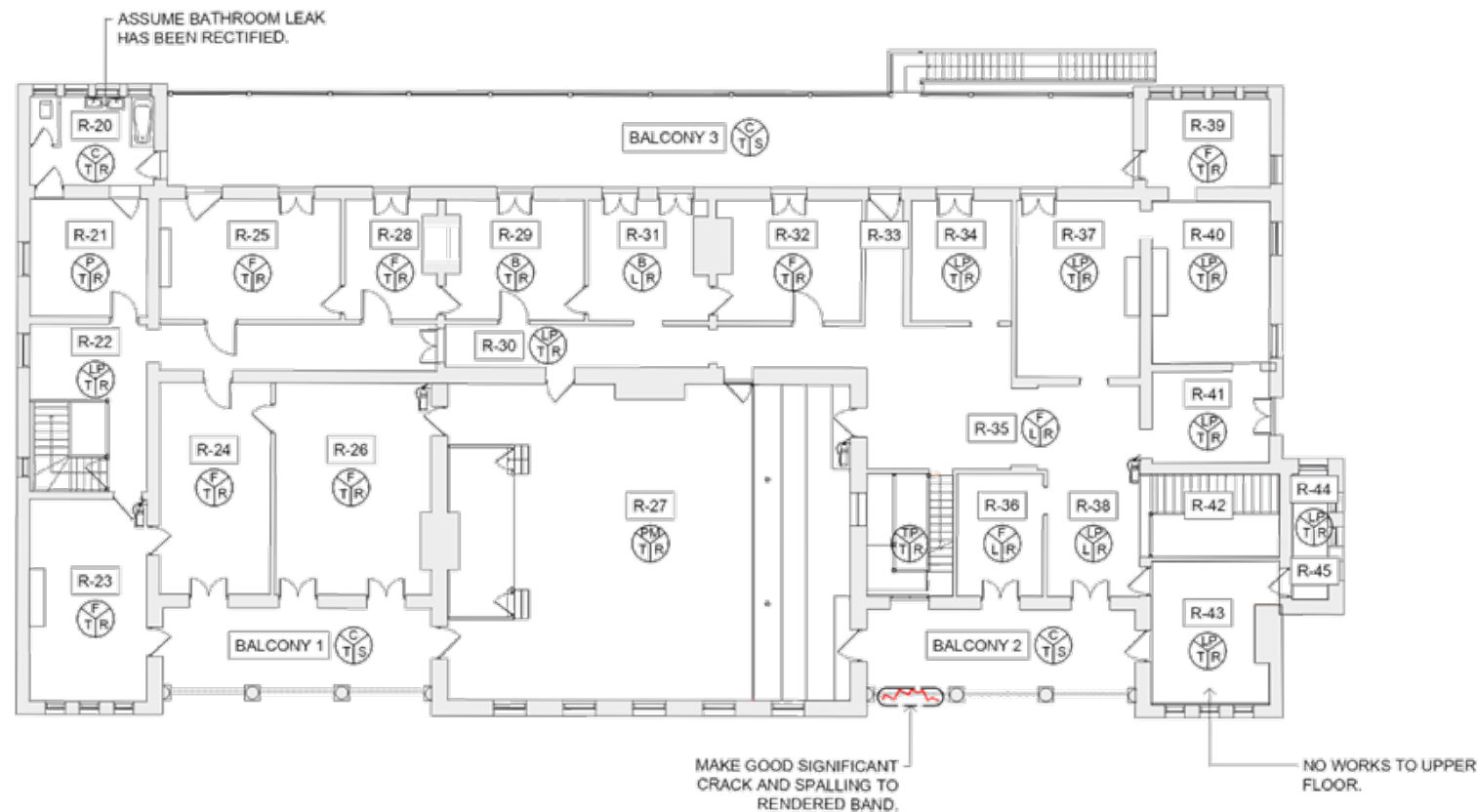
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Scale@A3: 1:200
Drawn: TS
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Revision: A



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	CRACK REPAIRS AS SPECIFIED
	REPLACE DETERIORATED STONE AND MORTAR WITH NEW LIME MIX AS SPECIFIED
	INSTALL NEW AIR DRAINS TO DETAIL
	REMOVE LOCALISED CEMENT PATCHING AND REPAIR WITH LIME
	RE-RENDER PLINTH
	REMOVE LOW LEVEL INTERNAL PLASTER AND UNDERTAKE SALT REMEDIATION AS SPECIFIED PRIOR TO RE-RENDERING WITH LIME MIX AS SPECIFIED
	INSTALL NEW DAMP PROOF COURSE TO EXISTING FAILED DPC LOCATION

DP.	DOWNPIPE
	WALL VENT
DPC	DAMP PROOF COURSE

	FL = FLOOR CI = CEILING W = WALLS
T	TIMBER
R	RENDER
PM	PRESSED METAL
LP	LATH AND PLASTER
C	CORRUGATED IRON
F	FIBRE BOARD
B	BATTEN PLASTERBOARD
CT	CARPET OVER TIMBER
P	PLASTERBOARD
L	LINO
TP	TIMBER PANELS
CO	CONCRETE
S	SANDSTONE
Ti	TILE

01 FIRST FLOOR PLAN - PROPOSED WORKS
1:200

WARDEN'S COURT (FMR)
62-70 BAYLEY STREET
COOLGARDIE, 6429

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SCOPE OF WORKS

- CRACK REPAIRS AS SPECIFIED
- REPLACE DETERIORATED STONE AND MORTAR WITH NEW LIME MIX AS SPECIFIED
- INSTALL NEW AIR DRAINS TO DETAIL
- REMOVE LOCALISED CEMENT PATCHING AND REPAIR WITH LIME
- RE-RENDER PLINTH
- REMOVE LOW LEVEL INTERNAL PLASTER AND UNDERTAKE SALT REMEDIATION AS SPECIFIED PRIOR TO RE-RENDERING WITH LIME MIX AS SPECIFIED
- INSTALL NEW DAMP PROOF COURSE TO EXISTING FAILED DPC LOCATION

LEGEND

- DP. DOWNPIPE
- WALL VENT
- DPC DAMP PROOF COURSE



01 NORTH ELEVATION - PROPOSED WORKS
200 1:200

WARDEN'S COURT (FMR)
62-70 BAYLEY STREET
COOLGARDIE, 6429

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DRAWING NUMBER: 210

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Project: WARDEN'S COURT, DAMP REMEDIATION
Drawing Title: NORTH ELEVATION - PROPOSED WORKS
Date: JUNE, 2025
Client: JLL
Job No: 25-078

Drawing No: 210
Scale/BA3: 1:200
Drawn: TS
Checked: KL
Revision: A

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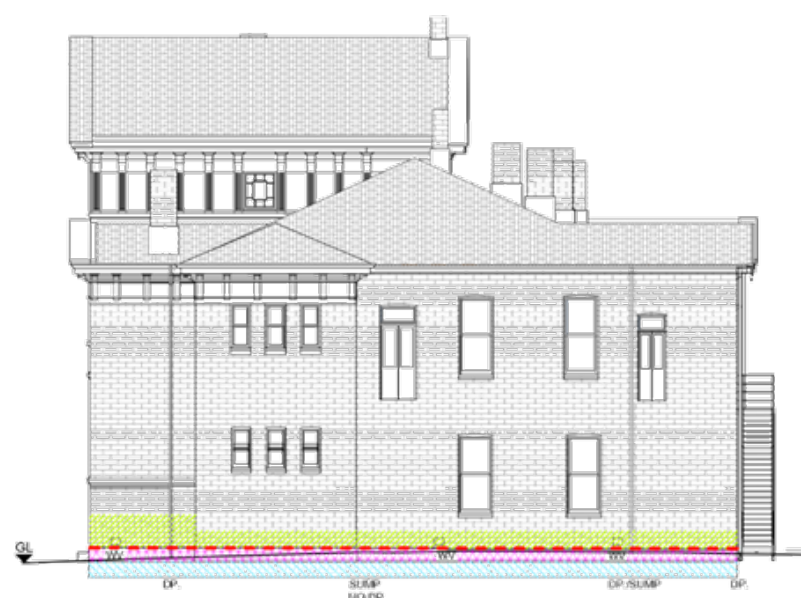
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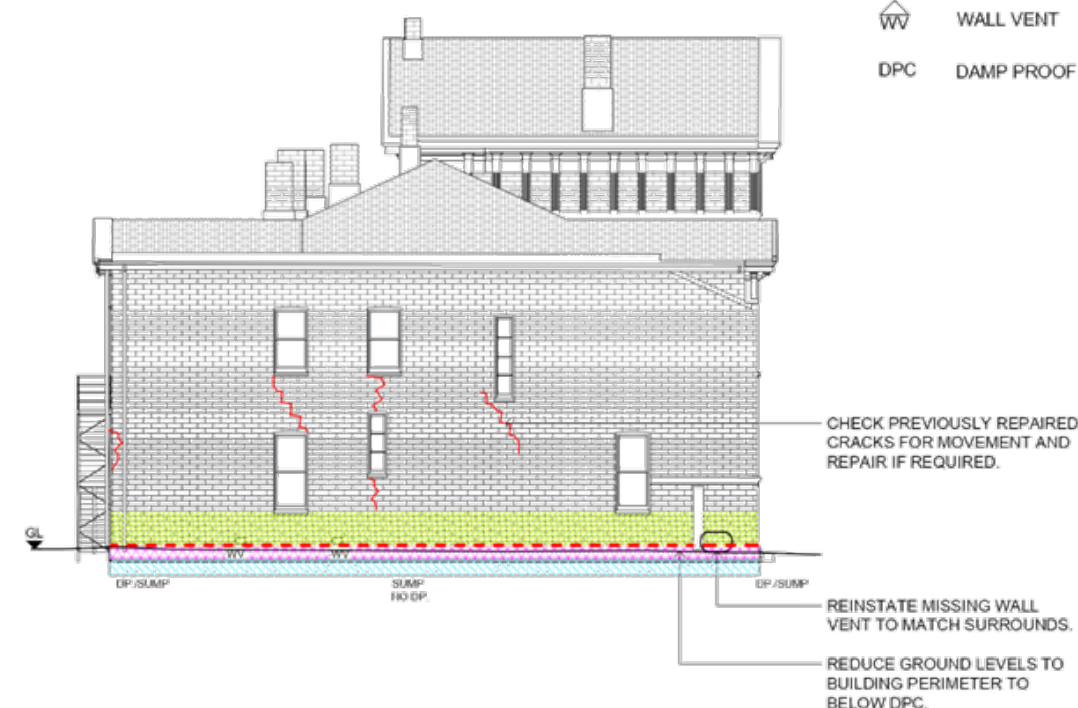
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- REMOVE LOCALISED CEMENT PATCHING AND REPAIR WITH LIME
- RE-RENDER PLINTH
- REMOVE LOW LEVEL INTERNAL PLASTER AND UNDERTAKE SALT REMEDIATION AS SPECIFIED PRIOR TO RE-RENDERING WITH LIME MIX AS SPECIFIED
- INSTALL NEW DAMP PROOF COURSE TO EXISTING FAILED DPC LOCATION

DP. DOWNPIPE
 WALL VENT
 DPC DAMP PROOF COURSE



01 EAST ELEVATION - PROPOSED WORKS
200 1:200



02 WEST ELEVATION - PROPOSED WORKS
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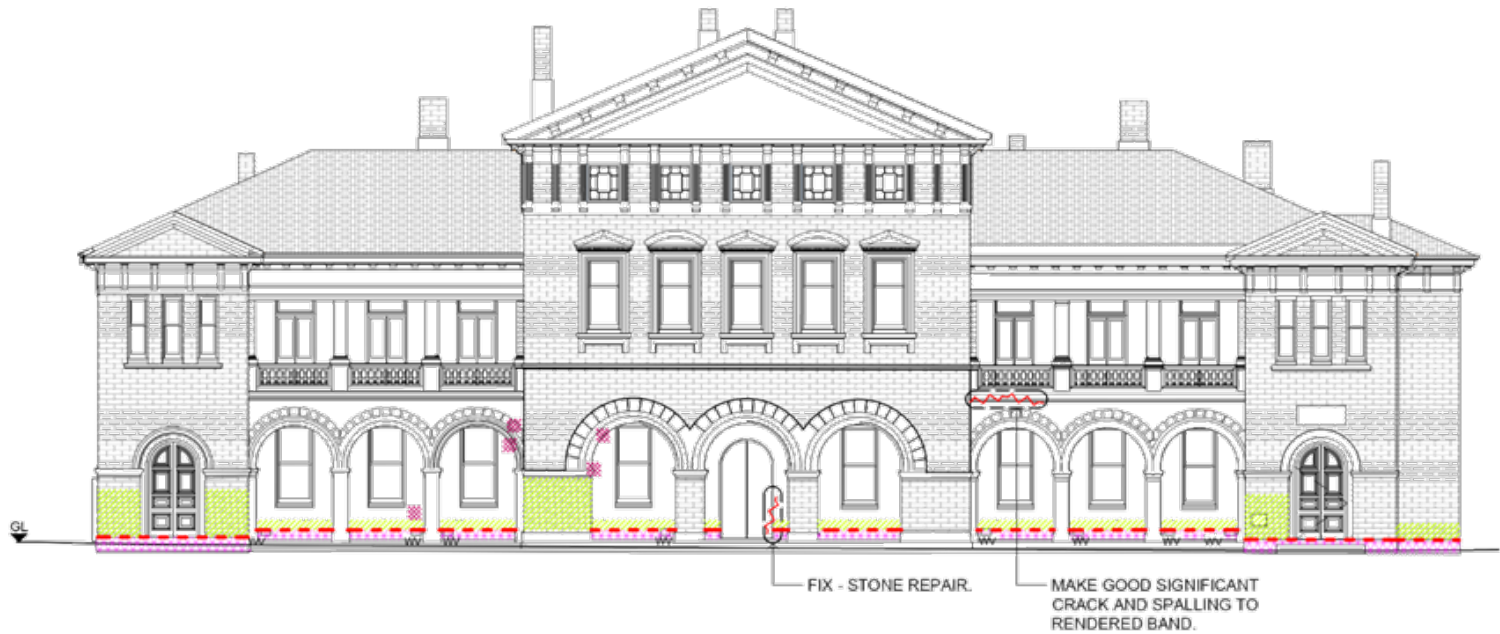
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- SCOPE OF WORKS
- CRACK REPAIRS AS SPECIFIED
 - REPLACE DETERIORATED STONE AND MORTAR WITH NEW LIME MIX AS SPECIFIED
 - INSTALL NEW AIR DRAINS TO DETAIL
 - REMOVE LOCALISED CEMENT PATCHING AND REPAIR WITH LIME
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 - INSTALL NEW DAMP PROOF COURSE TO EXISTING FAILED DPC LOCATION

- LEGEND
- DP. DOWNPIPE
 - WALL VENT
 - DPC DAMP PROOF COURSE



01 SOUTH ELEVATION - PROPOSED WORKS
200 1:200

WARDEN'S COURT (FMR)
62-70 BAYLEY STREET
COOLGARDIE, 6429

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Project: WARDEN'S COURT, DAMP REMEDIATION
Drawing Title: SOUTH ELEVATION - PROPOSED WORKS
Date: JUNE, 2025
Client: JLL
Job No: 25-078

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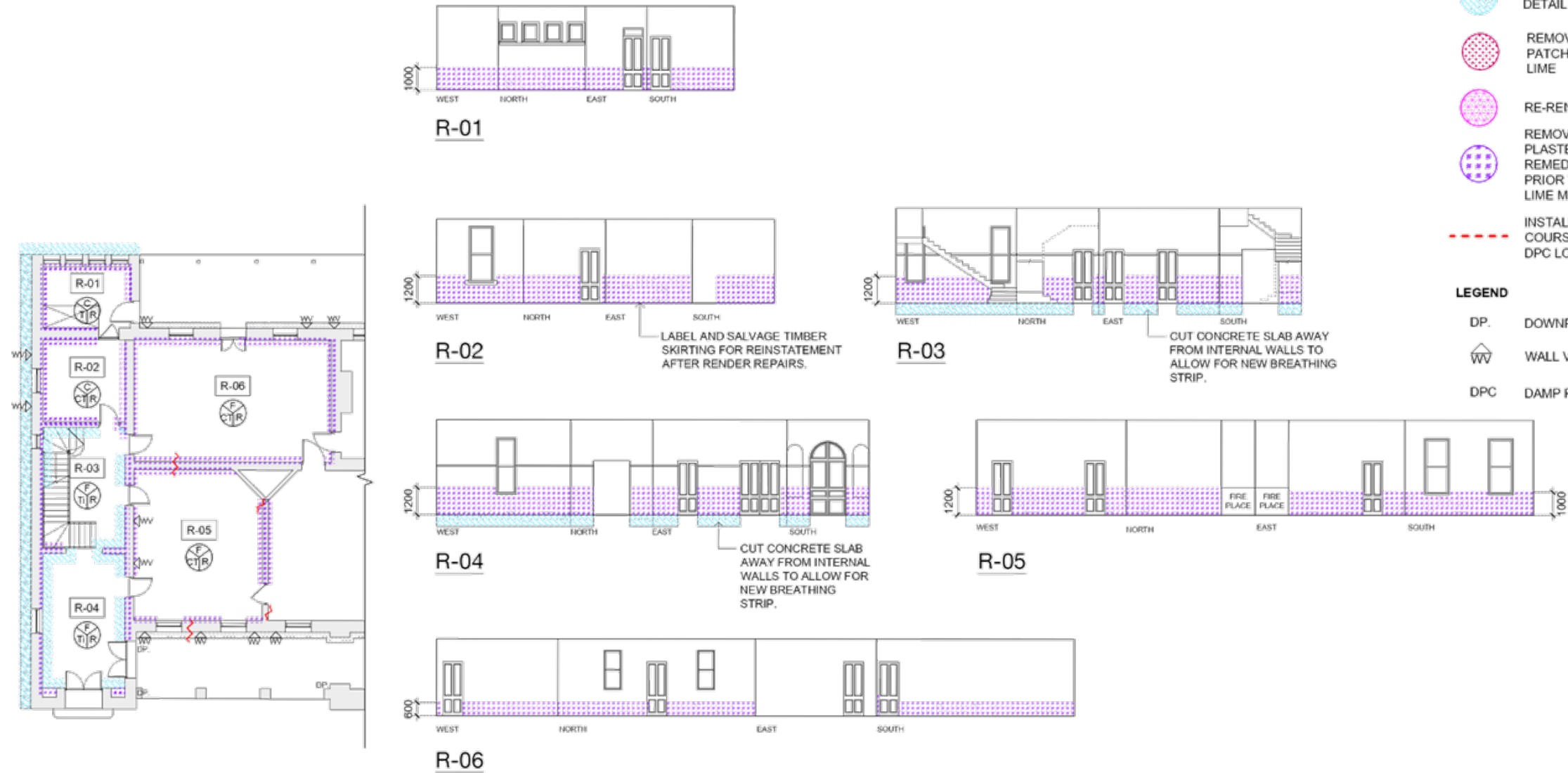
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DPC	DAMP PROOF COURSE



01 ROOM ELEVATIONS - PROPOSED WORKS
1:200

WARDEN'S COURT (FMR)
62-70 BAYLEY STREET
COOLGARDIE, 6429

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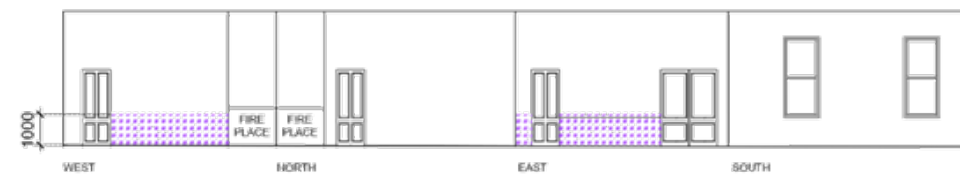
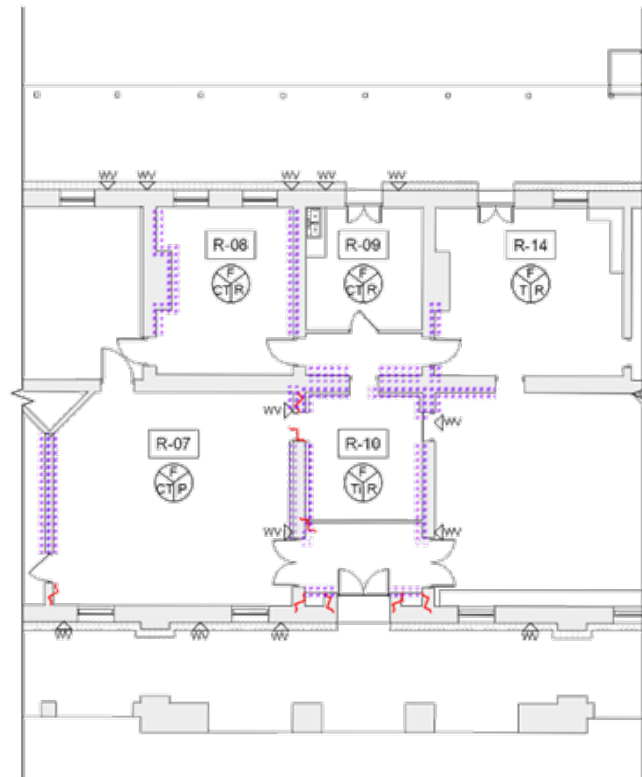
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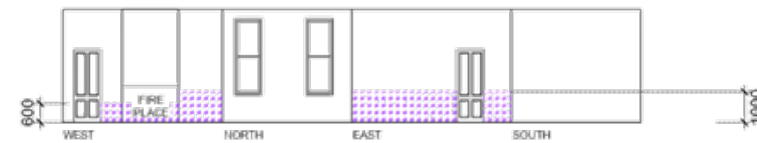
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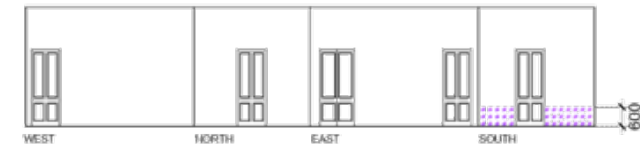
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R-07



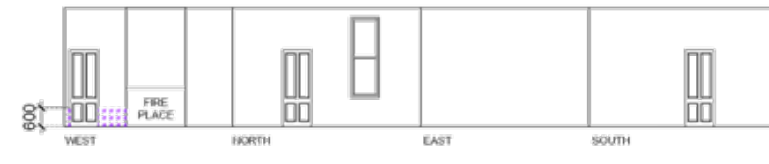
R-08



R-09

R-10

— SALVAGE DADO HEIGHT
TIMBER PANELS TO WALL
FOR REINSTATEMENT
AFTER REMEDIATION
WORKS.



R-14

01 ROOM ELEVATIONS - PROPOSED WORKS
1:200

WARDEN'S COURT (FMR)
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COOLGARDIE, 6429

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Project: WARDEN'S COURT, DAMP REMEDIATION
Drawing Title: ROOM ELEVATIONS - PROPOSED WORKS
Date: JUNE, 2025
Client: JLL
Job No: 25-078

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Revision: A



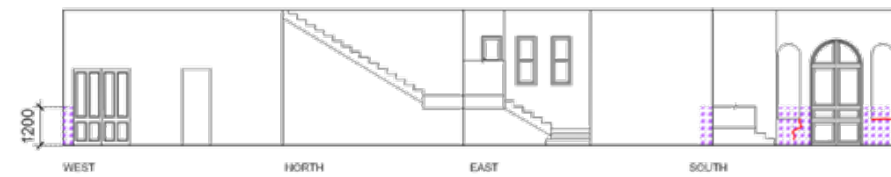
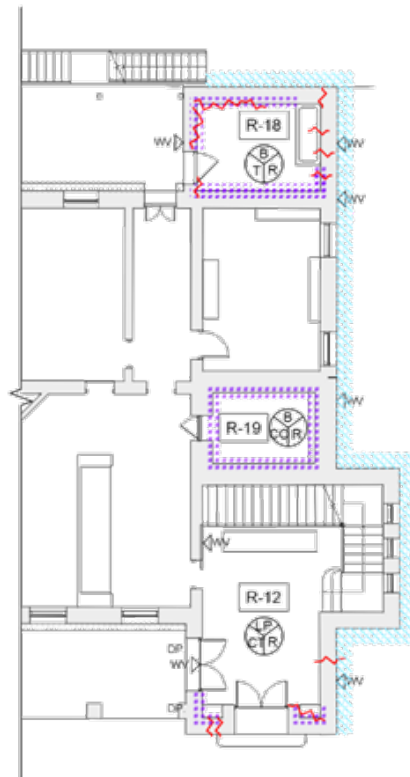
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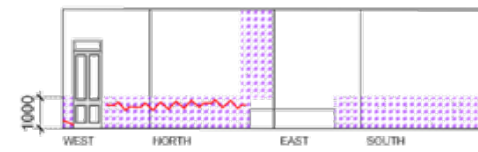
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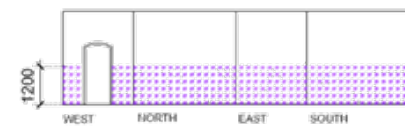
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DPC	DAMP PROOF COURSE



R-12



R-18



R-19

01 ROOM ELEVATIONS - PROPOSED WORKS
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WARDEN'S COURT (FMR)
62-70 BAYLEY STREET
COOLGARDIE, 6429

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DRAWING NUMBER: 302

ISSUED FOR APPROVAL

Project: WARDEN'S COURT, DAMP REMEDIATION
Drawing Title: ROOM ELEVATIONS - PROPOSED WORKS
Date: JUNE, 2025
Client: JLL
Job No: 25-078

Drawing No: 302
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Revision: A



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Department of Planning,
Lands and Heritage

Will

Addressee's ref: PA25/06
Our ref: P0568-52684
Enquiries: Dimity Dennis (08) 6551 9929

Chief Executive Officer
Shire of Coolgardie
Planning@coolgardie.wa.gov.au

Dear Sir

WARDEN'S COURT (FMR)

Thank you for referring the below proposal to the Heritage Council under the provisions of Section 73 of the *Heritage Act 2018*.

Place Number	P0568
Place Name	Warden's Court (fmr)
Street Address	61 Sylvester Street, Coolgardie
Referral date	21 July 2025
Proposal Description	Proposed conservation works at 62-70 Bayley Street, Coolgardie.

We received the following drawings prepared by Element Advisory dated June 2025:

Existing Site Plan
Proposed Ground Floor Plan
Proposed First Floor Plan
Proposed External Elevations (4)
Proposed Internal Elevations (14)

We received the following information prepared by Element Advisory dated June 2025:

Heritage Impact Statement

The proposal has been considered in the context of the identified cultural heritage significance of *Warden's Court (fmr)*, and the following advice is given:

Findings

- *Warden's Court, Coolgardie* has cultural heritage significance as a rare example of a large public building designed in the Federation Academic Classical style in Coolgardie and in Western Australia as a whole.
- This referral is for the proposed conservation works at 62-70 Bayley Street. Works generally focus on low level, localised external and internal stone and render repairs to address rising damp and salt attack issues.
- It is noted that the works are in accordance with sound conservation practice and that original fabric is being retained and reused where possible.

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- The proposal will have a positive benefit on the cultural heritage significance of *Warden's Court (fmr)*.

Advice

The proposal, in accordance with the plans submitted, is supported subject to the following conditions:

1. Where variations to existing materials and/or finishes are required, a material, colour and finishes schedule is to be submitted to the satisfaction of the Director of Historic Heritage Conservation, prior to application for a Building Permit.
2. Further information is to be submitted to the satisfaction of the Director of Historic Heritage Conservation, prior to application for a Building Permit, including detailed information (including drawings where necessary) showing the resolution of the following items:
 - a. Internal and external air drains and breathing strips. This should include sections and address how excavation is being considered around building footings.
 - b. Extent of damp proof course works and methodology.
 - c. Sub-soil drainage works.
 - d. Salt removal and remediation works.

Please note that this advice considers State heritage matters only and does not replace the need for consideration of local heritage matters and Local Planning Policies.

Please be reminded that you are required under r.42(3) of the *Heritage Regulations 2019* to provide us with a copy of the determination within 10 days after making the decision.

If you have any queries about this advice please contact Dimity Dennis at dimity.dennis@dph.wa.gov.au or on 6551 9929.

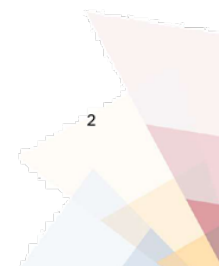
Yours sincerely



Louise Ryan
A/Assistant Manager
Historic Heritage Conservation

26 August 2025

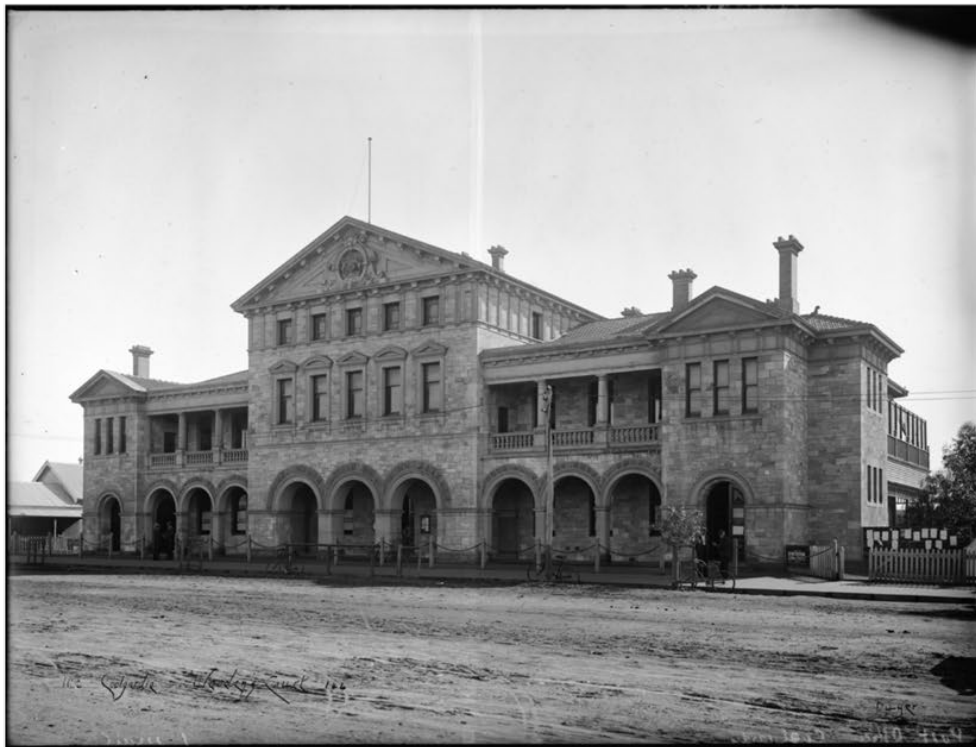
cc: Kyra Lomas: kyra.lomas@elementadvisory.com.au





Wardens Court (fmr), Coolgardie Heritage Impact Statement

June 2025 | 25-078



Cover Image: Warden's Court, Coolgardie (SLWA 010161PD)

We acknowledge the Whadjuk people of the Noongar nation as traditional owners of the land on which we live and work. We acknowledge and respect their enduring culture, their contribution to the life of this city, and Elders, past and present.

Document ID: 25078_Coolgardie Wardens Court (fmr)_Heritage Impact Statement					
Issue	Date	Status	Prepared by	Approved by	
			Name	Name	Signature
1	18.06.25	Final	Tess Sutton, Kyra Lomas	Flavia Kiperman	

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Wardens Court (fmr), Coolgardie
Heritage Impact Statement

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1. Introduction

This Heritage Impact Statement (HIS) has been prepared by Element Advisory part of SLR (Element Advisory) on behalf of Jones Lang Lasalle (JLL) for a submission to the Shire of Coolgardie (the Shire) to assess the heritage impact of the proposed works to the *Wardens Court (fmr)*, Coolgardie.

1.1 Background

Jones Lang Lasalle (JLL) are seeking to deliver a scope of localised damp remediation works at *Warden's Court (fmr)*, located at 62-70 Bayley Street, Coolgardie. The scope relates predominantly to the building's long-standing issue with rising damp, with the proposed works being limited to those that either directly address this issue or are of immediate concern.

Warden's Court (fmr) was included on the Stage Register of Heritage Places (Place ID# 00568) in 2001. A Conservation Plan was prepared for the place in 1998 by Heritage and Conservation Professionals on behalf of the Department of Contract and Management Services and The Department of Land Administration. Salt attack and rising damp have been an ongoing issue at this site for a number of years, with several scopes of works having been undertaken to the building since the completion of the Conservation Plan, including a scope of similar remedial works undertaken in 2018. This scope of works will continue this regular treatment methodology and introduce additional measures which are considered necessary for the further management of this issue.

The assessment of impact contained within this report is intended to assist the Shire of Coolgardie and the Heritage Council of Western Australia (HCWA) with its consideration of the proposal and seeks support for the works to the subject site.

1.2 Subject Site

Warden's Court (fmr) is located to the north of Bayley Street and to the east of Lefroy Street, on Lot 583 on Deposited Plan 67244.

The building was designed by the Public Works Department under the direction of Chief Architect John Grainger, and was completed in 1898. It is of Federation Academic Classical architectural style. The building is two storeys and is the dominant form along Bayley Street, forming part of a precinct of government buildings located on the street.

According to the 1998 Conservation Plan: '*external walls are constructed of local sandstone in random ashlar coursing. There are granite columns to the colonnade on the south elevation with granite plinths and door thresholds.*'

The flooring is concrete to the entry halls and south colonnade, and timber subfloors and floorboards in all other ground and first floor spaces. The building now houses the Coolgardie Visitors Centre & Goldfields Exhibition Museum and is open to the public.

Wardens Court (fmr), Coolgardie
Heritage Impact Statement



Figure 1- Site Plan indicating the subject site (Landgate with Element overlay, 2025)

1.3 Brief History

A brief history of the site has been extracted from the Shire of Coolgardie, the Coolgardie Warden's Court Conservation Plan, completed in 1998 by Heritage and Conservation Specialists, along with additional information added by Element Advisory while undertaking this assessment.

The name Coolgardie is derived from the Aboriginal name "Kurl-Kurti" that refers to a type of Mulga tree which grew near a waterhole. The waterhole was shown to the first Europeans in the area by Nyunbuning.

In the early 1890s a decision was made to provide government facilities at the goldmining towns of Cue, Marble Bar, and Coolgardie. The designs of the buildings at these three goldfields locations were prepared in the Public Works Department (PWD) under the direction of George Temple Poole. In 1895 the first group of Government Buildings comprising the Post and Telegraph Office, Mining Registrar, Warden's Court, Police Station and Sergeant's Quarters was constructed. The buildings had been widely criticised following their completion. The decision to relocate the Warden's Court and Mines Department offices in a separate building further west along Bayley Street, offered the government an opportunity to provide the type of structure the local inhabitants thought appropriate to their status as third largest population centre in the state.

The design included extensive use of decorative elements with Italianate influences. The style of the proposed building contrasted with the earlier Government Buildings designed in the Federation Arts and Crafts style typical of the influence of George Temple Poole and characterised by the combination of elements to give a domestic scale and character to a large building. The contract for

the Warden's Court was let to John Philp of the firm Philp and Royle, on the 19th of July, 1897 for 10,825 pounds, the building was completed in 1898.



Figure 1- The Warden's Court and Government offices in Bayley Street, Coolgardie with the Post Office at far right, 1899 (SROWA, 172B/83)

In an article announcing the near completion of the building, the *Coolgardie Miner*, reported that *'...the materials employed are Bulla Bulling stone in the external walls with cement dressing and Boorabin granite piers and arches in the arcades.'*

By the end of the 1890s Kalgoorlie had replaced Coolgardie as the state's major gold producing area. However, both towns suffered a decline during the early part of the twentieth century. In the 1960's, a plan was developed to save some of the state's gold mining heritage through a project mounted by the Western Australian Tourist Development Authority. The second stage of the project involved the restoration or refurbishment of several buildings in the goldfields. Among these was the Warden's Court and Mines Department offices in Coolgardie. The Warden's Court was refurbished for use as a museum. The Coolgardie Museum was opened by the Minister for Mines Mr. A. Griffith on the 6th of October, 1968 and is still in operation.

In 1971 a new brick and concrete tiled toilet block was constructed on the site to the north western end of the building for the Mining Registrar. Additionally, in 1975, the Inspector of Mines in the north western part of the ground floor to the north western corner of the building was adapted to a new courtroom. The room was extensively refurbished and a raised platform constructed.

During the twentieth century the town of Coolgardie has remained in a state of decline due in part to the decline in the gold mining industry and in part to the eclipse of the town by the adjacent commercial centre of Kalgoorlie. The effect on Coolgardie has been a general absence of development and as a result the conservation to a large extent of the towns heritage.

A scope of conservation works were carried out in 2004 and a further scope of conservation and remedial works were carried out in 2018, both addressing the salt attack and rising damp issue, which has been ongoing at this property for over 20 years.

Wardens Court (fmr), Coolgardie
Heritage Impact Statement



Figure 2: Coolgardie Visitors Centre & Goldfields Exhibition Museum, 2025 (Element Advisory, 2025).

2. Heritage Status and Significance

2.1 Heritage Listings

Warden's Court (fmr) is included on the following heritage lists:

Statutory Listings

Place Name (No.)	Type	Responsible Organisation	Status	Date of Listing
Warden's Court (fmr) (Place No. 00568).	State Register of Heritage Places	Heritage Council (assisted by the Department of Planning, Lands and Heritage)	Registered	04 May 2001

Non-Statutory Listings and Surveys

Place Name (No.)	Type	Responsible Organisation	Status	Date of Listing
Warden's Court (fmr) (Place No. 00568).	Local Heritage Survey (Municipal Inventory)	Shire of Coolgardie	Adopted	27 July 1995
Warden's Court (fmr) (Place No. 00568).	Classified by the National Trust	National Trust of Western Australia	Classified	27 October 1976
Warden's Court (fmr) (Place No. 00568).	Register of the National Estate	-	Permanent	21 March 1995

2.2 Statement of Significance

The following statement of significance has been extracted from the Warden's Court (fmr) (No. 00568) Register Entry, completed by the Heritage Council of Western Australia, 2001:

Warden's Court (fmr), Coolgardie, a Federation Academic Classical style rectangular building constructed of local sandstone in random ashlar coursing (load bearing masonry), has cultural heritage significance for the following reasons:

the place represents the period of prosperity and development in Western Australia, and in Coolgardie in particular, in the 1890s that resulted from the discovery of gold;

the place is a good example of the architecture of the gold rush period of the 1890s. The design of the building, its formal proportions and grand scale, represent the prominent position of government agencies in the developing goldfields in the late 1800s. Its presence in a largely deserted town centre provides a particular aesthetic incongruity, which is typical of former Western Australian gold mining centres, which have long ceased to prosper;

the place, throughout its history, has accommodated the requirements of the Mining Warden in Coolgardie;

the place is associated with Warden Finnerty who held the position of Mining Warden in the town from 1894 to 1900;

the place is a landmark in the main street of Coolgardie and within the Eastern Goldfields region as a whole;

Wardens Court (fmr), Coolgardie
Heritage Impact Statement

together with the former public buildings constructed in 1895, the place forms a significant precinct of government buildings;

the place is an example of a building designed by the Public Works Department under the direction of Chief Architect John Grainger;

the place is a good example of Federation Academic Classical architectural style in Western Australia in the late nineteenth century;

the place is significant in terms of the development of construction technology by the Public Works Department in Western Australia in the 1890s;

the place represents the way of life characteristic of the Goldfields in the 1890s which contrasts with the way of life of the Goldfields today;

as the Coolgardie Museum and Tourist Bureau, the place is significant to the local community and contains extensive displays depicting the development of the town as a gold mining centre; and;

the cultural significance of the place is increased by its very high levels of integrity and authenticity and its generally fair to good condition.

Some of the fabric (see attached photocopies of the schedule of significance) and the two toilet blocks have been assessed as having little significance, while the cement patching to external stone work, the brick infill to original windows on the north eastern corner of the building and the electrical conduit where it has penetrated original air vents, as well as the steel framed carport and various air-conditioning fixtures and elements are considered intrusive.

3. Proposal

3.1 Discussion of the Proposal

The proposal aims to deliver a scope of conservation works to *Warden's Court (fmr)*. Generally, this scope of works is focused on low level, localised external and internal stone and render repairs to the building to manage the rising damp and salt attack issues on the site.

Documentary evidence and physical evidence on site has identified numerous instances of previous works having been undertaken to the external and internal masonry of the *Warden's Court (fmr)*. The issue of salt attack and rising damp has been ongoing at the place for over 20 years.

The 1998 conservation plan notes that there is "some evidence of deterioration of the external fabric resulting mainly from rising damp and the effects of inundation and an inadequate roof drainage system" and goes on to note works that had been undertaken to rectify this. "Part of the building has been treated for damp with a chemically injected damp coursing system, however the remainder of the building remains untreated". This shows that the deterioration has been continuing over a long period of time and requires continual attention.

In 2004 reparations to the stonework were specified by Architectural Design Studio (WA). The works comprised of removal of the deteriorated stone installation of a damp proof course, and installation of new stone into the voids, to all elevations, predominately at low level. It is unknown if these works were completed in full, as no as constructed documentation could be sourced. Physical evidence on site indicates that the stone repairs and replacement were completed to the areas highlighted on the tender drawing set, however, no additional details on mortar mixes or replacement products was available.

In 2018 an additional scope of stone and render repairs was documented by Kal engineering consultants and undertaken by K&S restorations. The works included low level re-rendering internally with a NHL2 render and stone repairs and replacements externally. Additionally, a chemical DPC was injected into the walls and poulticing was undertaken. They lifted floorboards internally, lowered ground levels and removed hard cementitious render. The replacement stone used was Donnybrook sandstone as the original quarry stone was no longer available.

A site inspection undertaken by Element Advisory in April 2025, found that many of these 2004 and 2018 repairs and rendered sections have deteriorated and are fretting, which is not unusual when managing rising damp and salt attack, and when using appropriate sacrificial soft lime mortar in the treatment of this issue.

The following scope of works will look to address this deterioration more extensively and continue the required treatment of the salt attack and rising damp problem evident on site. This will be an ongoing process and is to be supported by regular inspection, maintenance and repair to the place.

3.2 Proposed Works

The following works have been informed by the Development Application drawing set by Element Advisory dated 18/06/2025 Revision A.

1. Stone and Joint Repairs
 - a. Undertake repointing of degraded mortar joints with lime-based mortar. Mix to be determined from mortar analysis results and trials on site.
 - b. Undertake repair and replacement of damaged stone to extent on drawings.
 - c. Repair rendered plinths to all elevations.

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2. Damp mitigation

- a. Upgrade existing north and south air drains to have removable grating to allow for more regular maintenance and inspection.
- b. Install new internal air drains to rooms 3, 4, 10 and 19. Remove and salvage internal floor tiles, cut out concrete slab and hand excavate fill to perimeter walls and create a sterile zone against the affected walls.
- c. Install new breathing strip to east elevation and northeast and northwest corners.
- d. Replace the air drain to the west external elevation with new to upgraded design.
- e. Reduce ground levels around east and west elevations to the building to ensure DPC is no longer breached.
- f. Investigate the previous replacement of the DPC to the East elevation. Install new Damp Proof Course (DPC) to building perimeter as required.
- g. Reinstate missing wall vents to south and north elevations (2no.)

3. Internal Render Repairs

- a. Remove timber wall panelling to rooms 06 and 10 and undertake repairs as per below.
- b. Manually rake off drummy and defective render/plaster to low level internal walls to rooms 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 12, 18 and 19. Extent shown on drawings.
- c. Undertake salt remediation works to stone substrate as per methodology to be trialled on site.
- d. Re-render low level walls with lime rich render mix to be determined from render analysis results (pending) and trials on site.

4. Crack repairs

- a. Undertake masonry crack repairs to major ground floor cracks identified on the drawings. Install stainless steel Helibar product based on severity of crack.
- b. Undertake major crack repair on south elevation to first floor frieze.

3.3 Proposed Drawings and Images



Figures: External stone fretting and mortar failure



Figures: External stone fretting and mortar failure



Figures: Interior rising damp and salt attack with failing render (worst affected areas)

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Figures: Interior rising damp and salt attack with failing render (worst affected areas)



Figures: Interior rising damp and salt attack with failing render (less affected areas)

4. Assessment of Heritage Impact

This section addresses the potential heritage impacts of the proposed works to *Warden's Court (fmr)*. This includes an assessment against the following questions, which have been addressed separately in each table within this section:

- How will the proposal affect the significance of the subject site?
- What measures (if any) are proposed to ameliorate any adverse impacts?
- Will the proposal result in any heritage conservation benefits that might offset any adverse impacts?

To assist in assessing the potential heritage impact of a proposal, we have developed a robust, seven tier system based on the ICOMOS guidelines, with amendments to align the terminology of the ratings with those used by the Heritage Council of Western Australia.

Note: The Heritage Council considers whether a proposed action has either a Major, Moderate, Minor Impact or No Impact. It does not formally assess the Beneficial Ratings set out in the table below.

Rating	Impact Definition
Major Impact	The proposed action would involve permanent changes to, or destruction of an element of highly significant fabric or values. There would be a substantial adverse effect on the heritage value or integrity of the place. There would be a major reduction in the understanding of the heritage value of the place. The impact of the action could be reduced through appropriate mitigation measures but cannot be fully ameliorated.
Moderate Impact	The proposed action would involve permanent changes to, or destruction of an element of significant fabric or values. There would be a moderate reduction in the understanding of the heritage value of the place. The impact of the action could be reduced through appropriate mitigation measures.
Minor Impact	The proposal would have a temporary effect on and/or involve minor damage or changes to an element of significant fabric or values. There would be a minor or temporary reduction in the understanding of the element or the place.
Negligible or No Impact	The proposed action respects the heritage value and integrity of the element or the place. There is no change or impact as a result of the proposed action.
Minor Beneficial	The proposed action would have a minor temporary benefit on the heritage value or integrity of the element or place through conservation of its significant fabric or values. There would be a minor or temporary improvement in understanding the heritage value of the element or place.
Moderate Beneficial	The proposed action would enhance the heritage value or integrity of the element or place by improved conservation of significant fabric or values. There would be a moderate long-term improvement in understanding the heritage value of the place.

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Major Beneficial	The proposed action would substantially enhance the heritage value or integrity of the element or place by improved conservation of highly significant fabric or values. There would be a major long-term improvement in understanding the heritage value of the place.
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4.1 Assessment of Cultural Heritage Significance

The assessment draws on the statement of significance as listed above.

Significance	Potential Impact, mitigation and/or conservation benefits
<i>the place represents the period of prosperity and development in Western Australia, and in Coolgardie in particular, in the 1890s that resulted from the discovery of gold;</i>	No Impact There is no impact on this historic value as a result of these works.
<i>the place is a good example of the architecture of the gold rush period of the 1890s. The design of the building, its formal proportions and grand scale, represent the prominent position of government agencies in the developing goldfields in the late 1800s. Its presence in a largely deserted town centre provides a particular aesthetic incongruity, which is typical of former Western Australian gold mining centres, which have long ceased to prosper;</i>	Moderate Beneficial The proposed conservation works will assist in improving the condition of significant building fabric, ensuring that it remains as a good example of its architectural type. No significant changes to the exterior of the building are proposed, ensuring the built features representative of its architectural style are unchanged.
<i>the place, throughout its history, has accommodated the requirements of the Mining Warden in Coolgardie;</i>	No Impact There is no impact on this historic value as a result of these works.
<i>the place is associated with Warden Finnerty who held the position of Mining Warden in the town from 1894 to 1900;</i>	No Impact There is no impact on this social value as a result of these works.
<i>the place is a landmark in the main street of Coolgardie and within the Eastern Goldfields region as a whole;</i>	Minor Beneficial The proposed conservation works look to improve the external condition of the stone walls and mortar joints, ensuring the aesthetic values of the place as a landmark are retained.
<i>together with the former public buildings constructed in 1895, the place forms a significant precinct of government buildings;</i>	Minor Beneficial The proposed conservation works look to improve the external condition of the building, ensuring its aesthetic contribution to the wider precinct is retained.
<i>the place is an example of a building designed by the Public Works Department under the direction of Chief Architect John Grainger;</i>	Minor Beneficial The works will improve the condition of significant fabric and match the original design intent of the PWD as closely as possible.
<i>the place is a good example of Federation Academic Classical architectural style in Western Australia in the late nineteenth century;</i>	Moderate Beneficial The proposed conservation works will assist in improving the condition of significant building fabric, ensuring that it remains as a good example of its architectural type.
<i>the place is significant in terms of the development of construction technology by the</i>	No Impact There is no impact on this scientific value as a result of these works.

<i>Public Works Department in Western Australia in the 1890s;</i>	
<i>the place represents the way of life characteristic of the Goldfields in the 1890s which contrasts with the way of life of the Goldfields today;</i>	No Impact There is no impact on this social value as a result of these works.
<i>as the Coolgardie Museum and Tourist Bureau, the place is significant to the local community and contains extensive displays depicting the development of the town as a gold mining centre; and;</i>	Minor Impact The works may require the temporary closure of the museum to allow for access and movement of collection items away from the affected walls. This impact will be mitigated where possible by prioritising works to rooms holding less display items, where possible, and will result in a longer-term positive outcome for the building, allowing for its continued use into the future.
<i>the cultural significance of the place is increased by its very high levels of integrity and authenticity and its generally fair to good condition.</i>	Minor Impact These works propose changes to original floor fabric in rooms 03, 04, 10 and 19 for the installation of a new breathing strip. The remainder of the works are limited to areas of previous change and are assisting in keeping the building in good condition. These works will help to improve the condition of surrounding significant fabric through the treatment of salt attack and rising damp to the place, which has been an ongoing issue for this place for over 20 years.

4.2 Assessment of Relevant Policies within the Conservation Management Plan

The Conservation Plan 1998 contains policies which are directly applicable to this proposal. Those which address the conservation of the subject site and its setting have been selected as most pertinent to assessing the heritage impact of this proposal.

CMP Policy	Discussion on Impact
Policy 1.2 The conservation of significant elements should be carried out in accordance with the principles outlined in the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (the Burra Charter). These principles are fundamental to the conservation plan.	No Impact The principles of the Burra Charter have been used to guide these works. In particular, Article 3 Cautious Approach, Article 15 Change and Article 16 Maintenance.
Policy 1.4 All work undertaken to conserve or adapt the site or buildings should be appropriate to the assessed significance of the place and should be guided and supervised by experienced conservation practitioners.	No Impact The works have been scoped and documented by Element Advisory who specialise in conservation of historic places.
Policy 3.4, 4.4 & 5.2 Where the fabric of elements of exceptional, considerable and some significance is in a deteriorated condition it may be replaced with new fabric if the existing fabric is incapable of restoration.	Moderate Impact The external sandstone is of exceptional significance, however cannot be replaced with new stone to exactly match original due to supply limitations. An adequate substitute has been proposed in Donnybrook sandstone, which has been used for previous repairs. Internal original concrete floors are of considerable significance. The concrete floors are proposed to be cut back from the walls, to allow for new air drains to be installed around the perimeter of these rooms. This is a permanent change to original significant fabric, but has been deemed necessary due to the ongoing and

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	severe nature of damage caused by rising damp in these areas.
Policy 9.4 Restoration work should involve the use of the fabric matching the original materials used for construction on the site only. New materials should generally be used, however recycled materials from elsewhere in the building may be considered appropriate. Recycled materials brought in from other places should not be used unless inspected and approved by a heritage architectural consultant.	Moderate Impact Recycled stone material from the site is not available for use in these works. Additionally, the supply of the original stone is understood to be unavailable. The proposed replacement stone is to match the previously replaced stone by K&S restorations in 2013 which is a Donnybrook sandstone material. It is deemed suitable in composition and appearance to be used as a replacement material where stone has deteriorated beyond repair.
Policy 10.2 The stonework should be repointed where necessary using a soft sand/lime mortar mix of matching colour, density and composition to the original mortar. Only a very low proportion of cement should be used as it tends to add salts to the stonework and this causes deterioration. Repointing should be carried out in areas which have been repaired previously as the repair joints are crude in comparison with the original brickwork.	Minor Beneficial Mortar joints are being repointed where deteriorated. The lime re-pointing mix will be determined on site, after mortar sample analysis is received, to match original colour, density and composition, as closely as possible.
Policy 10.5 External cement render and stucco work should be retained and conserved. There should be no harsh processes used on the surface of the material such as sandblasting or high pressure water sprays. Where there is evidence of cracking of the render or stucco work repairs should be carried out as discreetly as possible. Loose material should be removed and the element patched with render which matches the original material in colour, density and composition as closely as possible.	No Impact No harsh processes for cleaning are proposed. The crack repairs to rendered banding are to be undertaken using best practice heritage methodology and are to be finished to match existing.
Policy 10.6 Original air vents should be retained and conserved where these remain extant. Where replacement fabric is required, new vents should match the material and profile of the original.	Moderate Beneficial The new/replacement vents where missing, are to match original as closely as possible.
Policy 10.12 It is recommended that the ground drainage system be repaired and sections of damaged and broken drains be repaired, replaced and cleaned.	Minor Beneficial Further drainage investigations and repairs are proposed as part of this scope of works.
Policy 10.15 The ground drainage system for the building should be designed or reviewed by a heritage architect prior to construction or the implementation of remedial works.	Minor Beneficial Further drainage investigations and repairs are proposed as part of this scope of works.
Policy 11.7 Plaster and paint finish to internal walls should be conserved and retained. Where paint is in a deteriorated condition it should be repainted. It is recommended that prior to painting paint scrapes are taken to determine the original colour scheme. However the original colour scheme should not necessarily be used for new work. The area of the paint scrape may be used for interpretive purposes to indicate the original and subsequent colour schemes of the building.	No Impact Plaster repairs are proposed as part of these works, however is mostly limited to areas of internal render that have previously been re-rendered due to salt attack and rising damp. It is unlikely that paint scrapes in these locations would be beneficial in determining any original scheme. We recommend deferring paint investigations to a point where the CMP is updated or internal/external decorative or repainting works are undertaken.
Policy 11.11 Original concrete floors should be retained and conserved.	Moderate Impact The original concrete floors, of considerable significance, to rooms 03, 04, 10 and 19 are proposed to be modified due to their contribution to the salt attack and rising damp problems in the building. The

	concrete floors will be cut back from the walls, to allow for new air drains to be installed around the perimeter of these rooms. The rest of the concrete floors will remain. This is a permeant change to original significant fabric but has been deemed necessary due to the ongoing and severe nature of damage caused by rising damp in these areas.
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4.3 Analysis of Impact

The proposed works fall under the definition of conservation as per the Burra Charter. They are designed to look after the place so as to retain its cultural significance and will include preservation and maintenance works. The works are more extensive than the previous scopes of works and are deemed necessary due to this issue recurring over the years. More extensive and therefore slightly more intrusive methods have been adopted as part of this scope, to assist in reducing this issue into the future. This includes the cutting of the internal concrete floors back from the internal perimeter of the building and installing new air drains to the worst affected areas. Removal of existing sacrificial lime render to internal walls, additional desalination treatments and re-rendering with new sacrificial treatments is also included as part of the management plan as well as the possible insertion of a damp proof membrane in lieu of the existing, failed membrane. This DPC insertion is subject to further investigations on site and may be undertaken to areas or the whole building perimeter. It is an extensive measure, however, may be necessary as other methods have been unsuccessful at managing this issue in the past.

The additional and more extensive works will have a moderate and minor impact on fabric but are mostly related to fabric that has been previously modified. External and internal walls have been previously modified, with extensive stone replacement having been undertaken and re-rendering works. Air drains will be installed in previously disturbed locations and are improving some current air drain details as required.

Original fabric of considerable significance is impacted by the proposal to cut back the perimeter of the concrete floors to the interior rooms to create air drains in these locations. This is limited to areas of very poor condition and is to be undertaken as part of a package of additional wall desalination and sacrificial rendering.

The remaining conservation works to assist in improving the condition of the building are considered minor and moderately beneficial as they enhance the heritage value and integrity of the place by improved conservation of significant fabric.

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5. Conclusion

This proposal will see localised salt attack and rising damp remediation works at *Warden's Court (fmr)*, located at 62-70 Bayley Street, Coolgardie. These works are necessary to help address the ongoing issue at the place, which has been treated through similar scopes of work in the past. This scope of works will continue this appropriate treatment methodology and introduce additional measures which are considered necessary in this context.

The works consist of internal render replacement, desalination treatment to walls, external masonry repointing, stone repairs and replacements, installation of breathing strips, insertion of a new DPC and crack repairs.

The additional and more extensive works will have a moderate and minor impact on fabric but are mostly related to fabric that has been previously modified. The impacts are mostly ameliorated through the considerable conservation benefits to the place and the ongoing ability for use by the Museum and Visitor Centre, which will be enabled by the conservation of the place.

The report concludes that the proposal will have an overall minor beneficial impact on the heritage values of the subject site which relate to the ongoing conservation and maintenance of the physical building fabric. This project can be supported on this basis.

6. References

Coolgardie Warden's Court, Conservation Plan, Heritage and Conservation Professionals, 1998.

The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, Australia ICOMOS, 2013.

Warden's Court (fmr), Register Entry and Assessment Documentation, Heritage Council of Western Australia, accessed via Inherit, <https://inherit.dplh.wa.gov.au/Public/Inventory/Details/bc71fd18-4876-42e1-a2a0-4ba08a35493e>

Deputy President, Anthony Ball declared a financial interest in item 11.2.3 PA25/08 – 75 Sylvester Street Coolgardie (Coolgardie Bowling Club) – Proposed Shade Structure, and remained out of the meeting.

Cr Julie-Ann Williams declared a financial interest in item 11.2.3 PA25/08 – 75 Sylvester Street Coolgardie (Coolgardie Bowling Club) – Proposed Shade Structure, and left the meeting at 4:56pm.

Cr Corey Matthews declared an impartiality interest in item 11.2.3 PA25/08 – 75 Sylvester Street Coolgardie (Coolgardie Bowling Club) – Proposed Shade Structure, but was not required to leave the meeting.

11.2.3 PA25/08 - 75 SYLVESTER STREET COOLGARDIE (COOLGARDIE BOWLING CLUB) - PROPOSED SHADE STRUCTURE

Location: 75 Sylvester Street Coolgardie (the Coolgardie Bowling Club)

Applicant: Coolgardie RSL Sub-Branch

Disclosure of Interest: Nil

Date: 22 October 2025

Author: Jana Joubert, Town Planning Consultant

SUMMARY

The application is seeking development approval for a shade structure at 75 Sylvester Street, Coolgardie (the Coolgardie Bowling Club).

BACKGROUND

The Coolgardie RSL Sub-Branch is seeking to construct a shade structure at 75 Sylvester Street, Coolgardie on the former bowling green, adjacent to the former location of the State listed Bowling Pavillion.

The Coolgardie Bowling Club premises is subject to the Community User Agreement (CUA), between the Coolgardie RSL Sub-Branch and the Shire, for the exclusive use of portions of Reserve R41891 (Lot 2248) Sylvester Street & Lefroy Road, Coolgardie WA 6429 by the Coolgardie RSL Sub-Branch.

Due to the site's status as a State Listed Heritage Place, any proposal that would affect its heritage values or fabric triggers statutory processes and specialist assessment. To this end, a Development Application was submitted for assessment by the Heritage Council of Western Australia (HCWA) and determination by the Shire.

Site Description

The Coolgardie Bowling Club is situated on the corner of Sylvester and Lefroy Streets with Coolgardie Park bordering the west boundary. The Club was established in 1907, with its clubrooms located in the historic Coolgardie Bowling Pavillion, a structure originating from the 1899 WA Mining and Industrial Exhibition.

The Clubhouse and green sits on Crown Reserve R41891 and is vested in the Shire.

A site plan is included in **Attachment 1**.

COMMENT

History and Significance

The pavilion is a small-scale timber structure of ornate design, built in Federation Filigree style. It is said to have a high degree of rarity as one of the few kiosk structures of this type in Western Australia.

The pavilion serviced as the club's headquarters until the mid-1970s, when it was moved to a new location to the western side of the bowling green to make way for a new building and an expanded green.

In 2006 the Heritage Council received a proposal for the restoration and relocation of the Coolgardie Bowling Pavillion from its location at the bowling club, to a new site adjacent to the Town Hall. Extensive conservation and interpretative works were proposed and were supported by the Heritage Council at the time.

Following this advice, the structure was removed from the site and placed in storage under tarpaulins behind the Men's Shed. The HCWA have acknowledged the fact that these works were never realised and have advised the Shire that the DPLH will be undertaking an investigation and will provide further advice in relation to the matter in due course.

Notwithstanding the presence of the original structure, the site remains a registered State Heritage Place and as such, is protected by the Heritage Act 2018. Any development proposal that may impact the Place requires assessment approval by the HCWA.

Scope of Works

The proposed works are minor in nature and consist of a rectangular shade structure to be constructed on the western boundary, to the north-west of the former bowling green.

The structure measures 18m by 6m, with a rear height of 3m. Development Plans are included in Attachment 3.

Local Planning Framework

The subject site including the immediate surrounding lots are reserved for Public Open Space under the Shire of Coolgardie Local Planning Scheme No. 5 (LPS5), the objectives of which are:

- To set aside areas for public open space, particularly those established under the Planning and Development Act 2005 s. 152.
- To provide for a range of active and passive recreation uses such as recreation buildings and courts and associated car parking and drainage.

Surrounding land uses include the State listed RSL Hall, recreation and community facilities.

State Heritage Listing

The site is a State Registered Place (P3664) and is of cultural heritage significant due to the original presence of the Coolgardie Bowling Pavilion.

The place's entry on the State Register means the Heritage Council will take an active role in advising or determining proposals that materially affect its cultural heritage significant.

Local Assessment

The Coolgardie Bowling Pavillion was recorded as being a Category 2 level, or of 'relatively high' significant in the Shire's Municipal Inventory in 1995, now known as the Local Heritage Survey (LHS). Places that are listed on the LHS only and not identified on a Heritage List are not heritage-protected places and therefore do not have the same level of statutory protections under the Scheme.

However, the Shire encourages the conservation and adaption of these places where possible, as they contribute to the social and cultural values and history of the locality.

The proposal is consistent with the Shire of Coolgardie Strategic Community Plan strategy for the effective management of infrastructure, heritage and environment.

The proposal has therefore been assessed against the requirements of the Scheme, and any relevant State and local policies as outlines in the Legislation and Policy of this report.

Conclusion

The development application for a shade structure at 7 Sylvester Street, Coolgardie (the Coolgardie Bowling Club), has been assessed against the relevant legislation and planning requirements.

The proposal is consistent with the objectives and compliant with the requirements of LPS 5 and relevant State and local policies

Moreover, the HCWA supports the proposal (in accordance with the plans submitted) as it will have no discernible benefit or impact on the cultural heritage significant of Coolgardie Bowling Pavilion. Given the pavilion building is no longer located at the bowling club, the new shade structure will not impact on any landmark values of the place or the setting.

It is therefore recommended that the application be approved, subject to a set of standard conditions.

Options

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

Option 1: Approve the proposal.

Option 2: Approve the proposal with conditions.

Option 3: Refuse the proposal.

CONSULTATIONPublic Consultation

Nil

Referrals/consultation with Government/Service Agencies

Department of Planning, Lands and Heritage.

Development applications for places on the State Register are required to be formally referred to Heritage Council of Western Australia (HCWA) via the Department of Planning, Lands and Heritage (DPLH) for comment, unless the proposed works are minor, or when formal written advice has already been obtained by the proponent, prior to lodgement of a development application.

The proposal was therefore referred to the DPLH for comment as part of the development application process. The HCWA formal advice in relation to the proposal is included in **Attachment 2**.

STATUTORY ENVIRONMENTLegislation

Heritage Act 2018

Planning and Development (Local Planning Schemes) Regulations 2015

Shire of Coolgardie Local Planning Scheme No. 5

State Government Policies

State Planning Policy 3.5 – Historic Heritage Conservation (SPP 3.5)

Structure Plans/Activity Centre Plans

None

Detailed Area Plans/Local Development Plans

None

Local Policies

None

Relevant Guidelines

None

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS**A thriving local economy**

Encouraging the development of local business education and support

Supporting local businesses in the Shire

Accountable and effective leaders

Developing strong partnerships with stakeholders for the benefit of our community

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

ATTACHMENTS

1. **Site Plan**
2. **HCWA Advice**
3. **Development Plans**

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That Council:

1. Approve Development Application reference PA25/08 and accompanying plans in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the Planning and Development (Local Planning Schemes) Regulations 2015, and the provisions of the Shire of Coolgardie's Local Planning Scheme No. 5, subject to the following conditions:

Conditions

- a. This decision constitutes planning approval only and is valid for a period of 2 years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.
- b. This approval only relates to the proposed works as indicated on the approved plans. It does not relate to any other development on the lot.
- c. Construction works are to be undertaken in accordance with the approved development application, engineering drawings and specifications to the satisfaction of the Shire.

Advice Notes

1. This is a Development Approval only and does not remove the responsibility of the applicant/owner to comply with all relevant building, health and engineering requirements of the Shire, or with any

requirements of the Shire of Coolgardie Local Planning Scheme No.5 or with the requirements of any external agency.

2. The applicant is advised that the operation/development is to comply with the *Environmental Protection (Noise) Regulations 1997*.

COUNCIL RESOLUTION #181/2025

Moved: Cr Tammee Keast

Seconded: Cr Tracey Rathbone

That Council:

1. Approve Development Application reference PA25/08 and accompanying plans in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the Planning and Development (Local Planning Schemes) Regulations 2015, and the provisions of the Shire of Coolgardie's Local Planning Scheme No. 5, subject to the following conditions:

Conditions

- a. This decision constitutes planning approval only and is valid for a period of 2 years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.
- b. This approval only relates to the proposed works as indicated on the approved plans. It does not relate to any other development on the lot.
- c. Construction works are to be undertaken in accordance with the approved development application, engineering drawings and specifications to the satisfaction of the Shire.

Advice Notes

1. This is a Development Approval only and does not remove the responsibility of the applicant/owner to comply with all relevant building, health and engineering requirements of the Shire, or with any requirements of the Shire of Coolgardie Local Planning Scheme No.5 or with the requirements of any external agency.
2. The applicant is advised that the operation/development is to comply with the *Environmental Protection (Noise) Regulations 1997*.

In Favour: Crs Paul Wilcox, Tracey Rathbone, Tammee Keast, Daphne Simmons and Corey Matthews

Against: Nil

CARRIED 5/0

Deputy President, Anthony Ball and Cr Julie-Ann Williams returned to the meeting at 4:59pm.



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Department of Planning,
Lands and Heritage



Addressee's ref: PA25/08
Our ref: P3664-52849
Enquiries: Kathryn Exell (08) 6551 9683

Chief Executive Office
Shire of Coolgardie
admin@coolgardie.wa.gov.au

Attention: Kasey Turner

Dear Sir

COOLGARDIE BOWLING PAVILION

Thank you for referring the below proposal to the Heritage Council under the provisions of Section 73 of the *Heritage Act 2018*.

Place Number	P3664
Place Name	Coolgardie Bowling Pavilion
Street Address	Cnr Sylvester & Lefroy Streets, Coolgardie
Referral date	10 September 2025
Proposal Description	Shade Structure

We received the following information:

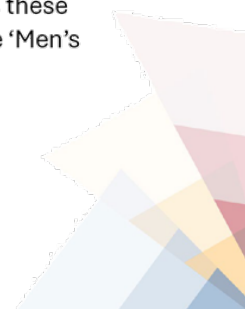
Site Plan, undated
Coolgardie RSL Sub-Branch Stratco Outback Quotation, dated 07/01/2025
Development Application Form

The proposal has been considered in the context of the identified cultural heritage significance of *Coolgardie Bowling Pavilion*, and the following advice is given:

Findings

- *Coolgardie Bowling Pavilion* has cultural heritage significance as a federation filigree style building that is the only remaining building from the WA Mining and Industrial exhibition of 1899.
- In 2006 the Heritage Council received a proposal for the restoration and relocation of the Coolgardie Bowling Pavillion from its location at the bowling club, to a new site adjacent to the Town Hall. Extensive conservation and interpretative works were proposed and were supported by the Heritage Council at the time. It appears these works were never realised, and the structure was moved at some point to the 'Men's Shed' site and placed in storage under tarpaulins.

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ABN 68 565 723 484



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- The proposal is for a new shade structure on the former bowling green, adjacent to the former location of the pavilion. Given the pavilion building is no longer located at the bowling club, the new shade structure will not impact on any landmark values of the place or the setting.
- Although not impacting on the current proposal, it is concerning that the pavilion appears to have been moved without development or building approval and remains in storage in an unknown condition. It is imperative that conservation and interpretation of the *Coolgardie Bowling Pavilion* is immediately investigated and implemented, as the heritage values of the place have been majorly adversely impacted by the removal of the significant building from the registered place. The Department, on behalf of the Heritage Council, will be in contact with the Shire to discuss this issue further.

Advice

The proposal will have no discernible benefit or impact on the cultural heritage significance of *Coolgardie Bowling Pavilion*.

The proposal, in accordance with the plans submitted, is supported.

Please note that this advice considers State heritage matters only and does not replace the need for consideration of local heritage matters and Local Planning Policies.

Please be reminded that you are required under r.42(3) of the *Heritage Regulations 2019* to provide us with a copy of your determination within 10 days after making the decision.

If you have any queries about this advice please contact Kathryn Exell at kathryn.exell@dph.wa.gov.au or on 6551 9683.

Yours faithfully

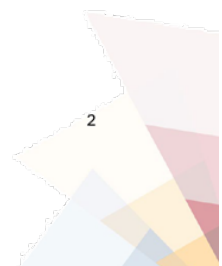


Liza Mathews
Assistant Manager
Historic Heritage Conservation

10 October 2025

cc: Jana Joubert – Jointly Planning (acting for Shire of Coolgardie) – jana@jointlyplanning.com
cc: Tony Ball & Ann Meagher – Coolgardie RSL Sub-Branch (applicant) – coolgardiersl@gmail.com

140 William Street Perth WA 6000 | Locked Bag 2506 Perth WA 6001 | (08) 6551 8002
info@dph.wa.gov.au | www.dph.wa.gov.au
ABN 68 565 723 484





PLEASE CHECK THAT ALL ORDER DETAILS ARE CORRECT.
YOUR ORDER IS NOW BEING PROCESSED BASED ON THE FOLLOWING DETAILS.

JOB DETAILS

DESIGN NUMBER: O1053549
SALES PERSON: Mr Graham Mallet

CUSTOMER DETAILS

CLIENT NAME: Coolgardie RSL Sub Branch
PHONE NUMBER: 0400264225
ACCOUNT CODE: *PPKAL

DELIVERY DETAILS

DELIVERY INSTRUCTIONS: 75 Sylvester Street
Coolgardie

ADDITIONAL INSTRUCTIONS: 6429

**Unit**

Design Type Flat Freestanding Type 4F

Dimensions

Deck Overhang 0
Height Rear 3000mm
Length 18000mm
Width 6000mm

Site Details

WindSpeed N2

Engineering

Column Spacing 6000mm

Components

140 Column Wraps No
Beam Type 150 Outback Beam
Beams Bolt Through Columns No
Column Size 100x100x3.0 SHS
Downpipe Type Downpipe 75mm PVC
Gutter Type Outback Edge 160 Gutter

Roof Details

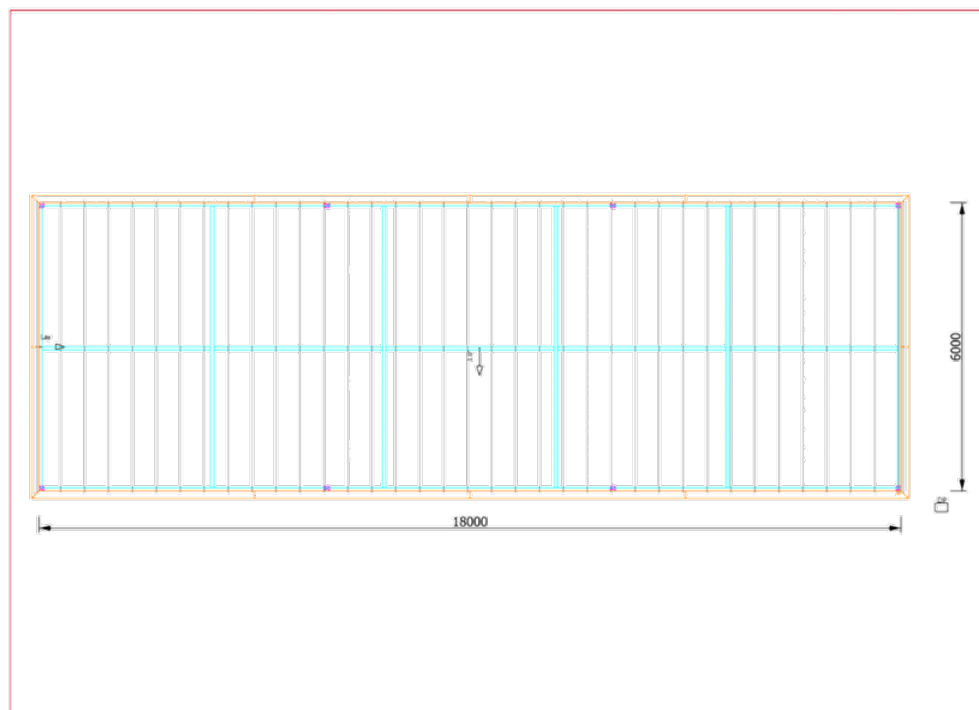
Deck Type Outback Deck
Number of Rooflites 0

Colours

Column Colour Desert™
Downpipe Colour Merino
External Beam Colour Desert™
Gutter Colour Merino
Internal Beam Colour Desert™
Roof Colour Desert™

Footings Details

Footings Size 450x450x750, 75mm corbel
Footings Type In Ground



CUSTOMER SIGNATURE:

DATE: 14/05/2025





VERANDAS • PATIOS • CARPORTS • SUNROOM

Site Location

DesignNumber

O1053549

Sales Person

Mr Graham Mallet

Client Name

Coolgardie RSL Sub Branch

Date

07/01/2025

Site Address

75 Sylvester Street
Coolgardie

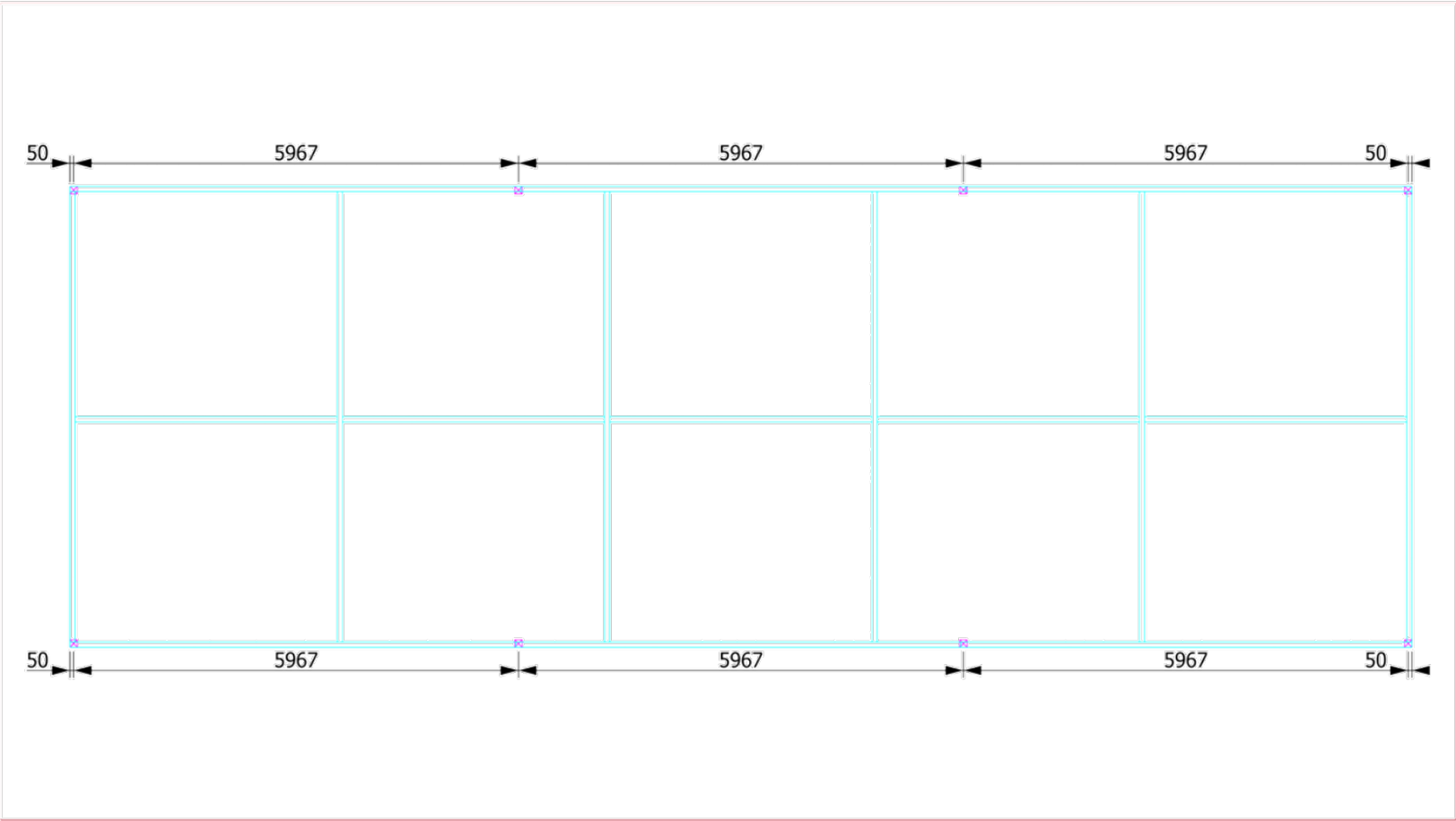




Column Locations

DesignNumber 01053549
Sales Person Mr Graham Mallet
Client Name Coolgardie RSL Sub Branch

Date 07/01/2025
Site Address 75 Sylvester Street
Coolgardie

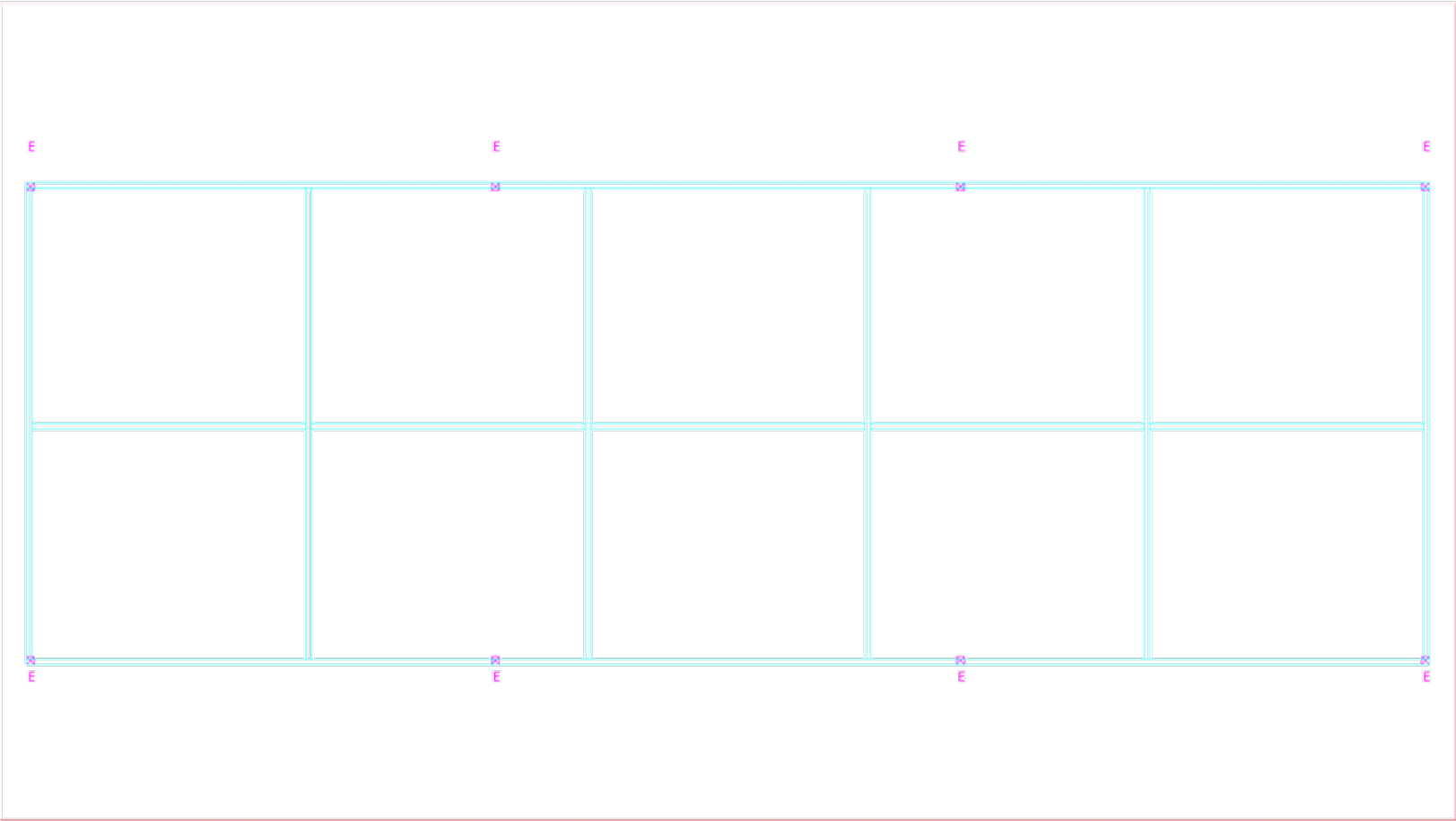




Footings

DesignNumber 01053549
Sales Person Mr Graham Mallet
Client Name Coolgardie RSL Sub Branch

Date 07/01/2025
Site Address 75 Sylvester Street
Coolgardie





STRATCO
OUIBACK
VERANDAS • PATIOS • CARPORTS • SUNROOM

Current View

DesignNumber

O1053549

Sales Person

Mr Graham Mallet

Client Name

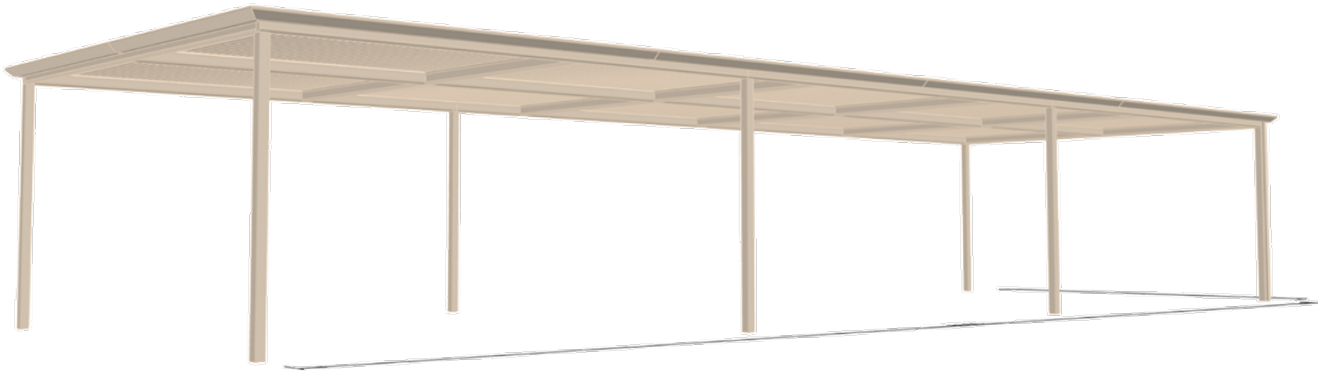
Coolgardie RSL Sub Branch

Date

07/01/2025

Site Address

75 Sylvester Street
Coolgardie



11.2.4 BML VENTURES - REQUEST FOR INVOICE ADJUSTMENT DUE TO CESSATION OF HAULAGE CAMPAIGN

Location: Kambalda
Applicant: BML Ventures
Disclosure of Interest: Nil
Date: 8 October 2025
Author: Mel Nowlan, Engineering Administration

SUMMARY

For Council to consider a request from BML Ventures (Principle) for an invoice adjustment due to the early cessation of their haulage campaign.

BACKGROUND

In an email received by the Shire on 08 October 2025, BML Ventures advised the Shire that at this stage they were unlikely to haul any more ore into Coolgardie due to the local mill being fully booked.

Originally BML Ventures CA07 application was for 200,000 tonnes, however only 105,155.70 tonnes to date have been hauled and therefore the company is seeking Shire consideration for credit of the significantly reduced campaign.

At Special Council meeting held 07 March 2023, Council decided;

COUNCIL RESOLUTION #13/2025

That Council APPROVE retrospectively the proposal from BML Ventures Pty Ltd (Principal) to use 36 kms of Coolgardie North Road and 3 kms of Carins Roads for a campaign comprising of a total of 200,000 tonnes from 01 January 2025 to 30 September 2025 for the contribution of \$343,200 (inc GST) to Account/Job #11202750 (Limited Cartage Campaign).

Comparative chart:

Previous Council approved campaign	New/amended campaign	Difference
200,000 tonnes	105,155.70 tonnes	94,844.30 tonnes
Duration – January 2025 to September 2025	Duration – February 2025 to August 2025	
TOTAL of campaign \$343,200 inc GST Invoiced as IN10533 \$50,000 received February 2025 Balance Owing: \$293,200 inc GST		

COMMENT

The following calculations have been made as per 2024-25 Fees and Charges (as per date of CA07 Application). At the reduced tonnage figure of 105,155.70T the NEW contribution calculations are;

Coolgardie North Road

Maintenance Contribution at \$0.04 per tonne per km at 105,155.7T x 36kms = \$166,566.63 (inc GST)

Carins Road

Maintenance Contribution at \$0.04 per tonne per km at 105,155.7T x 3kms = \$13,880.55 (inc GST)

Considering the Shire has already received \$50,000 payment the total amount owing is \$130,447.18 (inc GST)

BML Ventures						
<i>Coolgardie North Rd (36km)</i>	rate	tonnes	km	Contribution	GST	Total Inc GST
Maintenance	\$0.04	105155.7	36	\$151,424.21	\$15,142.42	\$166,566.63
<i>Carins Road (3km)</i>	rate	tonnes	km	Contribution	GST	Total Inc GST
Maintenance	\$0.04	105155.7	3	\$12,618.68	\$1,261.87	\$13,880.55
TOTAL						\$180,447.18
Deposit received February 2025						\$50,000.00
Final Amount Owing						\$130,447.18

CONSULTATION

William Lloyd, BML Ventures

Shire Staff

STATUTORY ENVIRONMENT

Road Traffic (Administration) Act 2008 Section 132(4)

POLICY IMPLICATIONS

Policy #3.09 – Haulage Campaigns

Policy #3.10 – Heavy Vehicles Conditions for use on Shire Roads

The Local Government Act 1995

FINANCIAL IMPLICATIONS

Any contribution received will be placed in the road construction reserve account for use on the relevant road infrastructure.

STRATEGIC IMPLICATIONS

A thriving local economy

Supporting and encouraging mining and processing industries

Accountable and effective leaders

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

ATTACHMENTS

Nil

VOTING REQUIREMENT

Absolute Majority

OFFICER RECOMMENDATION

That Council,

1. Authorise the outstanding unpaid balance on IN10533 (\$293,200 inc GST) be credited.
 - (a) Coolgardie North Road - Maintenance Contribution (at \$0.04 p/tonne p/km; at 105,155.70 tonnes x 36kms) = \$166,566.63 inc GST to Account/Job #11202750 (Limited Cartage Campaign).
 - (b) Carins Road – Maintenance Contribution (at \$0.04 p/tonne p/km; at 105,155.70 tonnes x 33kms) = \$13,880.55 inc GST to Account/Job #11202750 (Limited Cartage Campaign).
 - (c) Issue new invoice \$130,447.18 inc GST
2. NOTES that BML Ventures is required to apply for all new and future haulage campaign.

COUNCIL RESOLUTION #182/2025

Moved: Cr Tracey Rathbone

Seconded: Cr Daphne Simmons

That Council,

1. Authorise the outstanding unpaid balance on IN10533 (\$293,200 inc GST) be credited.
 - (a) Coolgardie North Road - Maintenance Contribution (at \$0.04 p/tonne p/km; at 105,155.70 tonnes x 36kms) = \$166,566.63 inc GST to Account/Job #11202750 (Limited Cartage Campaign).
 - (b) Carins Road – Maintenance Contribution (at \$0.04 p/tonne p/km; at 105,155.70 tonnes x 3kms) = \$13,880.55 inc GST to Account/Job #11202750 (Limited Cartage Campaign).
 - (c) Issue new invoice \$130,447.18 inc GST
2. NOTES that BML Ventures is required to apply for all new and future haulage campaign.

In Favour: Crs Paul Wilcox, Anthony Ball, Tracey Rathbone, Tammee Keast, Daphne Simmons, Corey Matthews and Julie-Ann Williams

Against: Nil

CARRIED 7/0

Note: Due to an administrative error in point 1(b) the km's listed was amended to read 3km.

11.2.5 LIST OF PAYMENTS - SEPTEMBER 2025

Location: Nil
Applicant: Nil
Disclosure of Interest: Nil
Date: 20 October 2025
Author: Raj Subbiah, Finance Manager

SUMMARY

For Council to receive the list of accounts for September 2025.

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 2025 are: -

1. Sirrom Village Services – Management of Bluebush Village
2. Modularis Pty Ltd – Construction Work Goodenia Crt
3. Versatile Plant & Contracting – Road Maintenance

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 2025****VOTING REQUIREMENT**

Simple majority

OFFICER RECOMMENDATION

That Council:

1. Receive listing (attached) of accounts paid during the month of September 2025 by the Chief Executive Officer under delegated authority of Council.
 - a) Municipal accounts totalling \$2,672,396.72 on municipal vouchers EFT29516 – EFT29663 (inc EFTBPAY) and Direct Debits
 - b) Credit Card totalling \$8,322.22
 - c) Fuel card payments totalling \$59,809.05
 - d) Woolworths Payment Total \$503.65

COUNCIL RESOLUTION #183/2025

Moved: Cr Tracey Rathbone

Seconded: Cr Tammee Keast

That Council:

1. Receive listing (attached) of accounts paid during the month of September 2025 by the Chief Executive Officer under delegated authority of Council.
 - a) Municipal accounts totalling \$2,672,396.72 on municipal vouchers EFT29516 – EFT29663 (inc EFTBPAY) and Direct Debits
 - b) Credit Card totalling \$8,322.22
 - c) Fuel card payments totalling \$59,809.05
 - d) Woolworths Payment Total \$503.65

In Favour: Crs Paul Wilcox, Anthony Ball, Tracey Rathbone, Tammee Keast, Daphne Simmons, Corey Matthews and Julie-Ann Williams

Against: Nil

CARRIED 7/0

Shire of Coolgardie
Payments by Delegated Authority
01 September to 30 September 2025
EFT's

EFT	Date	Name	Description	Amount
EFTBPAY	30/09/2025	Expand Super	Councillor Payment - Qtr 1 FY25/26 Superannuation	\$7,000.00
EFT29516	10/09/2025	Water Corporation	Salmon Gum Road:16/4/25- 5/6/25	\$877.71
EFT29517	10/09/2025	3E Advantage Pty Ltd	Printer Services - July 2025	\$12,064.02
EFT29518	10/09/2025	Aaron Cook	Staff Reimbursement	\$141.05
EFT29519	10/09/2025	Aerodrome Management	Kambalda Airport - Compliance Support Aug 2025	\$4,923.71
EFT29520	10/09/2025	Agent Sales And Service Pty Ltd	Sodium Hypochlorite	\$1,017.50
EFT29521	10/09/2025	Air Liquide	Monthly Cylinder Hire July 2025	\$146.26
EFT29522	10/09/2025	Ampol	Fuel: S.O.C Fleet August 2025	\$11,042.12
EFT29523	10/09/2025	ATF Services Pty Ltd	Temp Fencing Hire - Lady Loch Rd 16/8/25 - 13/9/25	\$805.18
EFT29524	10/09/2025	Auscoinswest	Visitor Centre Stock For Sale	\$388.30
EFT29525	10/09/2025	Australia Post	Postage For August 2025	\$2,574.88
EFT29526	10/09/2025	Bidfood Kalgoorlie	Toilet Paper For Coolgardie	\$51.18
EFT29527	10/09/2025	Boc Limited	Cylinder Service 29/7/25 - 28/8/25	\$209.97
EFT29528	10/09/2025	Boulder Electrical Services	Vibe Pump Station Pumps Electrical Fault	\$1,360.48
EFT29529	10/09/2025	BP Australia Limited	Fuel: S.O.C Fleet Aug 2025	\$6,379.86
EFT29530	10/09/2025	Bunnings Buildings Supplies	Parts To Fix Water Leak At Coolgardie Train Station	\$211.17
EFT29531	10/09/2025	Cannon Hygiene Australia	Sanitary Bin & Airfreshener Annual Service Aug 2025	\$12,351.13
EFT29532	10/09/2025	Civic Legal	Professional Fees - July 2025	\$8,800.00
EFT29533	10/09/2025	Cleanaway Pty Ltd	Refuse Collection Services Aug 2025 (5 Invoices)	\$24,928.58
EFT29534	10/09/2025	Coolgardie Day Celebrations	Sponsorship - Coolgardie Day 2025 (1 invoice)	\$30,000.00
EFT29535	10/09/2025	Coopers Carpet Cleaning Wa	Coopers Carpet Cleaning Service - Community Room And	\$800.00
EFT29536	10/09/2025	Dean'S Auto Glass	Replace Windscreen , Ford Ranger	\$2,212.22
EFT29537	10/09/2025	Department Of Fire & Emergency Services	Quarter 1 Jul - Sep 25/26 Contribution (1 Invoice)	\$103,285.50
EFT29538	10/09/2025	Eagle Petroleum Pty Ltd	Aug 25 - Diesel For BBV (7 Invoices)	\$27,244.00
EFT29539	10/09/2025	ESS Kambalda Village	Meals On Wheels - July 2025	\$10,767.68
EFT29540	10/09/2025	Eurofins Arl Pty Ltd	Coolgardie Wastewater Aug 2025	\$207.90
EFT29541	10/09/2025	Foxtel Management Ptt Ltd	Foxtel Subscription Sep 2025 (Kam Gym)	\$155.00
EFT29542	10/09/2025	Geoffrey Harcombe	Consultancy Services July 7 Aug 2025	\$7,507.28
EFT29543	10/09/2025	Gibson Soak Water Co	Spring Water Kambalda Admin Aug 25	\$109.00
EFT29544	10/09/2025	Goldfields Records Storage	Storage Of Archive Boxes For S.O.C Jul 2025	\$184.66
EFT29545	10/09/2025	Goldfields Truck Power	Fuel Filter For Kohler Genset	\$188.77
EFT29546	10/09/2025	Highway Hoist Services	Service 2 Post Hoist In W/Shop At Coolgardie Works Depot .	\$682.00
EFT29547	10/09/2025	Ingenua Pty Ltd	Engineering Support 12 - 16 May 2025	\$796.40
EFT29548	10/09/2025	Integrated Ict	Managed Services Agreement Aug 2025 (5 Invoices)	\$21,563.02
EFT29549	10/09/2025	Jointly Planning And Mapping	Town Planning And Strategic Projects Aug 2025	\$3,300.00
EFT29550	10/09/2025	Kalgoorlie Quarry Products Pty	Kambalda Airport - Runway Re Sheeting (3 Invoices)	\$21,328.51
EFT29551	10/09/2025	Kennards Hire Pty Ltd	Warden Finnerty'S Portaloos Hire August 2025	\$246.40
EFT29552	10/09/2025	Kmart Australia	Appliances for Youth Activities	\$185.00
EFT29553	10/09/2025	Leeson Electrical Contracting	Supply And Install Replacement Light Switch Mechanism In	\$1,793.50
EFT29554	10/09/2025	Market Creations Agency Pty Ltd	Userway Accessibility Tool - Pro - S.O.C Website	\$1,111.00
EFT29555	10/09/2025	Mcleods Lawyers	Legal Fees	\$829.40
EFT29556	10/09/2025	Mitre 10 Kalgoorlie	Painting Supplies For Coolgardie Truck Stop	\$857.26
EFT29557	10/09/2025	Myosh	W.H.S Annual Subscription	\$5,174.40
EFT29558	10/09/2025	Napa Kalgoorlie	Parts For P362, P372	\$624.50
EFT29559	10/09/2025	New Harmony Trading Pty Ltd	Local Government Services - July 2025	\$3,135.00
EFT29560	10/09/2025	Nov Australia Pty Ltd	Hire Genset For Coolgardie Waste Aug 2025	\$1,050.50
EFT29561	10/09/2025	Omnicom Media Group Australia	Advertising Temporary Road Closure July 2025	\$607.88
EFT29562	10/09/2025	Plumbing Gas And Electrical	H.W.S Maintenance For Bluebush Village Rooms 18-22	\$11,885.76
EFT29563	10/09/2025	Pryce Mining Services Pty Ltd	Hire Genset At Bluebush Village - Aug 2025	\$13,923.47
EFT29564	10/09/2025	Repco - Gpc Pacific Pty Ltd	Parts P351	\$185.40
EFT29565	10/09/2025	Resources Trading Hub	P273 Mower Parts	\$69.64
EFT29566	10/09/2025	Road Trip Essential	Visitor Centre - Stock Items For Sale	\$715.95
EFT29567	10/09/2025	Sirrom Village Services Pty Ltd	Management BBV - August 2025 (2 Invoices)	\$467,875.97
EFT29568	10/09/2025	Site Ware Group	Uniforms For Rangers	\$479.05
EFT29569	10/09/2025	Solomons Flooring	Curtin Supplies Foster Room 14 BBV	\$343.00
EFT29570	10/09/2025	St John Kambalda	Community Transport Service For 2025/2026	\$16,000.00
EFT29571	10/09/2025	State Library Of Western	Library Packs - Coolgardie/Kambalda	\$302.50
EFT29572	10/09/2025	Statewide Bearings	Parts P352	\$117.70
EFT29573	10/09/2025	Steven Tweedie	Provision Of General Governance Advice August 25	\$264.00
EFT29574	10/09/2025	Sykes Transport WA	General Freight Including Forklift Hire	\$594.44
EFT29575	10/09/2025	Synergy	Electricity Various S.O.C Loc 14/6 - 29/7/25(9 Invoices)	\$48,572.38
EFT29576	10/09/2025	Taps Industries Pty Ltd	Vibe Pump Station Repairs	\$9,823.80

Shire of Coolgardie
Payments by Delegated Authority
01 September to 30 September 2025
EFT's

EFT	Date	Name	Description	Amount
EFT29577	10/09/2025	Team Global Express Pty Ltd	General Freight	\$280.38
EFT29578	10/09/2025	The Leisure Institute Of WA	Conference for Aquatic Technical Operators	\$2,182.95
EFT29579	10/09/2025	Total Asphalt & Total Traffic	Emulsion for Kambalda/Coolgardie Depots	\$2,428.80
EFT29580	10/09/2025	Tyrepower Kalgoorlie	Tyres For P386	\$3,214.00
EFT29581	10/09/2025	Uniqco International Pty Ltd	Ad Hoc Data Professional Services Aug 2025	\$8,360.00
EFT29582	10/09/2025	Uon Pty Ltd	Generator Hire Aug 2025	\$992.22
EFT29583	10/09/2025	Vanessa Australia	Visitor Centre Stock For Sale	\$478.08
EFT29584	10/09/2025	Versatile Plant & Contracting	Supply And Deliver Gravel To Jaudi Hill (2 Invoices)	\$159,455.09
EFT29585	10/09/2025	Vision Intelligence Pty Ltd	Kambalda Airport - Hire Cctv Cameras Jul-Aug 2025	\$2,772.00
EFT29586	10/09/2025	WA Hino	Parts P351	\$580.75
EFT29587	10/09/2025	WA Local Government Ass	Association Membership (1 Invoice)	\$25,298.97
EFT29588	10/09/2025	Water Corporation	West Oval Irish Mulga Drive, Kambalda 4/6/25 - 1/8/25	\$8,973.45
EFT29589	10/09/2025	Western Airport Services	Airport Baggage Handling Fee - Aug 25 (1 invoice)	\$35,640.00
EFT29590	10/09/2025	Westrac Pty Ltd	P382 Parts	\$1,185.33
EFT29591	10/09/2025	Wildflora Factory Pty Ltd	Coolgardie Visitor Centre Stock for Sale	\$660.50
EFT29592	10/09/2025	Winc Australia Pty Ltd	Stationery	\$90.30
EFT29593	10/09/2025	Woolworths Ltd	Supplies Daffodil Fundraising Event	\$503.65
EFT29594	18/09/2025	Modularis Pty Ltd	11A Goodenia Court - Construction (3 Invoices)	\$377,363.00
EFT29595	25/09/2025	Australian Taxation Office	Bas Payable August 2025 (1 Invoice)	\$21,635.00
EFT29596	25/09/2025	Water Corporation	Usage Salmon Gum Rd, Kambalda West 1/7/25-30/6/26	\$313.54
EFT29597	25/09/2025	Atf Services Pty Ltd	Fencing Hire - Lady Loch Road 13/09 - 11/10 2025	\$805.18
EFT29598	25/09/2025	Australias Golden Outback	Annual Tourism Development Initiative 25/26 (1 Invoice)	\$35,545.40
EFT29599	25/09/2025	Bunnings Buildings Supplies	Coolgardie Truck Stop Bathroom Facility Supplies	\$452.18
EFT29600	25/09/2025	Civic Legal	Professional Legal Fees (4 Invoices)	\$103,542.68
EFT29601	25/09/2025	Connies Cafe & Cakes	Catering For Staff Meeting 27 August 2025	\$297.00
EFT29602	25/09/2025	Container Refrigeration Pty Ltd	BBV - Hire Refrigerated Containers 1/7/25 - 31/7/25	\$7,467.90
EFT29603	25/09/2025	Davnic Australia	Coolgardie Visitors Centre Stock for Sale	\$366.19
EFT29604	25/09/2025	Dawn Technocomms Pty Ltd	Refund Of Key Bond	\$177.00
EFT29605	25/09/2025	Dean'S Auto Glass	Supply And Fit Windscreen S.O.C.LV	\$1,170.00
EFT29606	25/09/2025	Dormakaba Australia Pty Ltd	Dormakaba - Door Servicing July 2025	\$126.50
EFT29607	25/09/2025	Eagle Petroleum Pty Ltd	BBV Diesel Supplies (5 Invoices)	\$39,634.49
EFT29608	25/09/2025	Easy Signs Pty Ltd	KCRF Teardrop Banners	\$630.20
EFT29609	25/09/2025	Eurofins Arl Pty Ltd	Coolgardie Wastewater Analysis. Aug 2025	\$479.60
EFT29610	25/09/2025	Fiesta Canvas	Cool Gym Raiser Arm Rest Upholstery Fabric Repairs	\$253.00
EFT29611	25/09/2025	Gibson Soak Water Co	Spring Water Kambalda Admin Sep 25	\$83.00
EFT29612	25/09/2025	Goldarc Resources Limited	Rates Refund A15837 Lot P15/05305 Prospecting Lease	\$476.00
EFT29613	25/09/2025	Goldfields Engraving	Name Plaques For Executive Managers And Ceo	\$108.90
EFT29614	25/09/2025	Goldfields Printing Co	Executive Business Cards	\$165.00
EFT29615	25/09/2025	Goldfields Records Storage	1/3 Running Costs 2025/26 (2 Invoices)	\$20,159.37
EFT29616	25/09/2025	Goodnews Newsagency	Aug 25 Newspaper Kambalda Administration Building	\$103.00
EFT29617	25/09/2025	Ground Masters	Assistance To Prepare Burial Plot At Coolgardie Cemetery	\$700.00
EFT29618	25/09/2025	Iga Coolgardie	Aug 25 Newspapers & Kitchen Supplies	\$123.05
EFT29619	25/09/2025	Integrated Ict	Software and Data Backup	\$9,384.54
EFT29620	25/09/2025	It Vision	Licence - Synergy/Altus 01/10 - 31/12 2025 (1 Invoice)	\$25,372.80
EFT29621	25/09/2025	Great Northern Tree Lopping	Prune Trees At Coolgardie Skate Park	\$2,100.00
EFT29622	25/09/2025	Jill	Mthly Outgoings @ Visitors Centre 1/7/25 - 31/7/25	\$7,453.62
EFT29623	25/09/2025	Jointly Planning And Mapping	Town Planning And Strategic Projects Aug 2025	\$2,178.00
EFT29624	25/09/2025	Kalgoorlie Feed Barn	Hessian Bed Covers For Pound	\$437.00
EFT29625	25/09/2025	Kalgoorlie Refrigeration And	Replace X3 V Belts On The Stadium A/C Unit - KCRF	\$1,023.00
EFT29626	25/09/2025	Kambalda Hotel	Catering Daffodil Day Morning Tea	\$209.00
EFT29627	25/09/2025	Kennards Hire Pty Ltd	Warden Finnerty'S Portaloo Hire 26/08/25-09/09/25	\$123.20
EFT29628	25/09/2025	Leeson Electrical Contracting	Electrical Repairs and Materials BBV Sep 2025	\$13,310.90
EFT29629	25/09/2025	Lg Corporate Solutions Pty Ltd	Professional Finance Services Stat Budget (8 Invoices)	\$40,645.00
EFT29630	25/09/2025	M.O.G Fresh	Catering For Council Info Session	\$200.00
EFT29631	25/09/2025	Napa Kalgoorlie	Parts P022 & P293	\$799.12
EFT29632	25/09/2025	New Harmony Trading Pty Ltd	Local Government Services - Aug 2025	\$1,815.00
EFT29633	25/09/2025	Plumbing Gas & Electrical	Repairs & Materials BBV Sep 2025	\$3,267.66
EFT29634	25/09/2025	Pryce Mining Services	SOC Facility Lighting repairs May 2025	\$9,009.84
EFT29635	25/09/2025	Public Transport Authority WA	Ticket Sales KCRF August 25	\$776.79
EFT29636	25/09/2025	Ray White Kambalda	13/8 Myoporom St - Rent For 5/10-04/11 2025	\$1,493.34
EFT29637	25/09/2025	Refresh Waters Pty Ltd	Fresh Water SOC Facilities Aug 2025	\$190.00
EFT29638	25/09/2025	Repco	Parts P372, P273	\$672.10
EFT29639	25/09/2025	Resources Trading Hub	Maintenance Equipment - Minor Asset Drum Lift	\$579.04
EFT29640	25/09/2025	RSM Australia Pty Ltd	RTR & LRCI Grant Acquittal 2024/2025	\$3,093.75
EFT29641	25/09/2025	Shire Of Coolgardie	Transwa Commission KCRF August 25	\$154.76

Shire of Coolgardie
Payments by Delegated Authority
01 September to 30 September 2025
EFT's

EFT	Date	Name	Description	Amount
EFT29642	25/09/2025	Site Ware Group	Ranger Supplies - PPE	\$271.48
EFT29643	25/09/2025	St John Medical Kambalda	Kambalda Medical Centre Jul - Sep 2025 (1 Invoice)	\$171,380.00
EFT29644	25/09/2025	Supagas Pty Limited	Lpg Bulk - KRCF	\$2,672.70
EFT29645	25/09/2025	Synergy	Electricity Charges Street Lights 25/07 -24/08/2025	\$19,950.03
EFT29646	25/09/2025	Tania Phelps	Staff Reimbursement	\$96.03
EFT29647	25/09/2025	Taps Industries Pty Ltd	Emergency Repairs Vibe Pump Station 30/08/2025	\$4,955.02
EFT29648	25/09/2025	Team Global Express Pty Ltd	Freight Sep 25	\$568.90
EFT29649	25/09/2025	Telstra Limited	Landlines & Internet 5/09 - 04/10 2025	\$6,336.96
EFT29650	25/09/2025	The Animal Hospital	Vet Expenses Sep 2025	\$598.25
EFT29651	25/09/2025	Versatile Plant & Contracting	Jaurdi Hills Re-Sheeting September 2025 (1 Invoice)	\$264,207.79
EFT29652	25/09/2025	Wajon Publishing Company	Book Stock For Coolgardie Visitor Centre	\$67.50
EFT29653	25/09/2025	Water Corporation	Water Expenses 8 George Cowcill St 5 Jun - 31 Jul 25	\$214.94
EFT29654	25/09/2025	Westrac Pty Ltd	Parts P345	\$2,229.72
EFT29655	25/09/2025	Winc Australia Pty Ltd	Staff Stationery and Office Supplies	\$2,196.88
EFT29656	30/09/2025	Corey James Matthews	Councillor Payment - Qtr 1 Fy25/26	\$5,302.80
EFT29657	30/09/2025	Daphne Mae Simmons	Councillor Payment - Qtr 1 Fy25/26	\$5,302.80
EFT29658	30/09/2025	Kathryn Ann Lindup	Councillor Payment - Qtr 1 Fy25/26	\$5,302.80
EFT29659	30/09/2025	Malcolm Raymond Cullen	Councillor Payments Qtr 1 Fy25/26	\$10,728.20
EFT29660	30/09/2025	Rose Mitchell	Councillor Payment - Qtr 1 Fy25/26	\$5,302.80
EFT29661	30/09/2025	Sherryl Leanne Botting	Councillor Payment - Qtr 1 Fy25/26	\$5,302.80
EFT29662	30/09/2025	Tracey Rathbone	Councillor Payment - Qtr 1 Fy25/26	\$7,802.18
EFT29663	30/09/2025	Technology One Limited	AMS Program 1/06-30/06 2025	\$3,246.45
				\$2,425,972.08

Shire of Coolgardie
Payments by Delegated Authority
01 September to 30 September 2025
Direct Debits

Chq/EFT	Date	Name	Description	Amount
DD10042.1	02/09/2025	Fleetcare	Payroll Deductions/Contributions	\$798.63
DD10052.2	02/09/2025	Australian Taxation	PAYG Period Ending 02.09.2025 #270 (1 Invoice)	\$38,877.00
DD10054.3	02/09/2025	Beam Clearing House	Superannuation 20.08 - 02.09.2025 PR # 270	\$19,845.83
DD10061.1	16/09/2025	Australian Taxation Office	PAYG - 03.09.2025-16.09.2025 #271 (1 Invoice)	\$37,854.00
DD10061.2	16/09/2025	Beam Clearing House	Superannuation For Payrun #271 Ppe 16.09.2025	\$19,755.82
DD10062.1	16/09/2025	Fleetcare	Payroll Deductions/Contributions	\$952.06
DD10065.1	17/09/2025	Fleetcare	Offset Fleetcare Transaction Payrun 274	\$153.43
DD10087.1	30/09/2025	Fleetcare	Payroll Deductions/Contributions	\$798.63
DD10089.1	30/09/2025	Australian Taxation Office	PAYG 17.09.2025-30.09.2025 #275 (1 Invoice)	\$42,182.00
DD10091.1	30/09/2025	Beam Clearing House	Superannuation Payrun #275 30.09.2025 (1 Invoice)	\$20,515.26
DD10097.1	16/09/2025	Fleetcare	Payroll Deductions/Contributions	\$153.43
DD10104.1	30/09/2025	Fleetcare	Adjustment - Align Fleetcare Bank Deductions & Salary Sacrifice	\$1,841.29
DD10106.1	30/09/2025	Australian Taxation Office	Reversal Of PAYG For Period 17/09 - 30/09 2025 Processed Incorrect Period (1 Invoice)	\$42,182.00
DD10106.2	30/09/2025	Beam Clearing House	Reversal Of Superannuation - Processed Incorrect Period (1 Invoice)	\$20,515.26
				\$246,424.64

Shire of Coolgardie
Payments by Delegated Authority
01 September to 30 September 2025
Direct Debits

Date	Description	Value	Card
27/08/2025	Virgin Australia - Flight Perth To Kalgoorlie For Ranger 16/09/2025	\$ 192.41	2875
27/08/2025	Virgin Australia - Flight Kalgoorlie To Perth For Ranger 22/09/2025	\$ 192.42	2875
27/08/2025	Virgin Australia - Flights Return Perth To Kalgoorlie For Executive Manager 11/09/2025-15/09/2025	\$ 384.83	2875
27/08/2025	Virgin Australia - Flights Reutrn Kalgoorlie To Perth For Deputy Shire President To Attend LG Week 22/09/2025-24/09/2025	\$ 615.72	2875
22/09/2025	Live Payments - Taxi For CEO Attending Local Government Week Convention 22/09/2025	\$ 42.63	2875
1/09/2025	Sqaure Australia - Monthly Subscription For Visitors Centre	\$ 109.00	2859
6/09/2025	Great Western Motel - Accommodation For Shire President To Attend WALGA Zone Meeting In Noresman 04/09/2025	\$ 210.00	2859
29/08/2025	Virgin Australia - Flights Kalgoorlie To Perth Return For Acting CEO 18/09/2025-30/09/2025	\$ 393.95	2859
29/08/2025	Virgin Australia - Flights Kalgoorlie To Perth Return For Acting CEO 04/09/2025-08/09/2025	\$ 393.95	2859
10/09/2025	Virgin Australia - Flights Kalgoorlie To Perth Return For Executive Manager 18/09/2025-22/09/2025	\$ 393.95	2859
11/09/2025	Qantas - Flights Kalgoorlie To Perth For Executive Manager 11/09/2025	\$ 666.32	2859
11/09/2025	Virgin Australia - Flight Perth To Kalgoorlie For Executive Manager 15/09/2025	\$ 216.71	2859
15/09/2025	Virgin Australia - Flights Kalgoorlie To Perth Return For Executive Manager 02/10/2025-06/10/2025	\$ 393.95	2859
15/09/2025	Virgin Australia - Flights Kalgoorlie To Perth Return For Executive Manager 25/09/2025-30/09/2025	\$ 403.06	2859
10/09/2025	Starlink Internet Services - Coolgardie Depot WIFI	\$ 99.00	2859
10/09/2025	Starlink Internet Services - Kambalda Airport WIFI	\$ 139.00	2859
10/09/2025	Starlink Internet Services - Coolgardie Tip WIFI	\$ 99.00	2859
10/09/2025	Starlink Internet Services - Kambalda Tip WIFI	\$ 99.00	2859
10/09/2025	Starlink Internet Services - Toorak Hill WIFI	\$ 139.00	2859
19.09.2025	Seek Limited - Corporate Advertising Of Finance Officer Creditors Job Position	\$ 291.50	2859
24/09/2025	Shire of Coolgardie - Building Permit Fee Coolgardie RSL	\$ 171.65	2859
24/09/2025	Mailchimp - Monthly Subscription For Comms	\$ 19.86	2859
22/09/2025	Facebook - Corporate Employment Advertising on Facebook	\$ 49.96	2859
19/09/2025	BWS Kambalda - Depot Yard Beverages	\$ 65.50	2842
1/09/2025	CBA Bank - Annual Fee	\$ 18.00	2147
4/09/2025	Virgin Australia - Flights Perth to Kalgoorlie Return For EHO 29/09/2025-01/10/2025	\$ 631.92	2147
11/09/2025	Qantas - Flights Kalgoorlie To Perth For Acting CEO 11/09/2025	\$ 666.32	2147
23/09/2025	Virgin Australia - Flights Kalgoorlie To Perth Return For Ranger To Attend Course In Perth 24/11/2025-29/11/2025	\$ 384.83	2147
23/09/2025	Virgin Australia - Flights Kalgoorlie To Perth Return For Ranger To Attend Course In Perth 03/11/2025-08/11/2025	\$ 384.83	2147
24/09/2025	Virgin Australia - Flights Kalgoorlie To Perth Return For Team Leader Ranger Services 14/10/2025-20/10/2025	\$ 196.97	2147
24/09/2025	Virgin Australia - Flights Kalgoorlie To Perth Return For Team Leader Ranger Services 30/09/2025-06/10/2025	\$ 196.98	2147
25/09/2025	WA Police - Business Authority Renewal For Corporate Firearm Licence	\$ 30.00	2147
25/09/2025	WA Police - Business Authority Renewal For Corporate Firearm Licence	\$ 30.00	2147
		\$ 8,322.22	
30/09/2025	AUTOREPAYMENT - THANK YOU	\$8,322.22	

Shire of Coolgardie
Payments by Delegated Authority
01 September to 30 September 2025
Direct Debits

Supplier	Ampol	Plant #	Fuel Card #	Registration	Plant Description	Usage Litres	Amount
Invoice Date	31/08/2025	P266	7071 3401 0042 4679	CG5779	Prime Mover -Hino	98.27	\$ 179.75
Invoice Paid	10/09/2025	P273	7071 3400 8231 1282	Small Plant	Mowers, brushcutters, chainsaws (various)	24.05	\$ 43.14
		P273	7071 3400 9146 6523	Small Plant	Mowers, brushcutters, chainsaws (various)	105.95	\$ 191.81
		P277	7071 3400 8168 0984	1DRW996	Caterpillar Grader	128.90	\$ 237.05
		P315	7071 34008 168 1867	1E1Y029	Toro Mower	8.64	\$ 16.32
		P346	7071 3400 8364 1646	CG144	Volkswagon Amarok	115.71	\$ 215.48
		P351	7071 3400 8746 7253	CG6152	Prime Mover -Hino 700 Series	511.00	\$ 955.06
		P355	7071 3400 9628 2891	1GSR486	Kooya - Hino 500	249.24	\$ 457.52
		P364	7071 3401 0069 9916	CG6177	Toyota RAV4 2WD petrol white	226.17	\$ 400.19
		P370	7071 3400 9610 8476	CG479	Mitsubishi Triton Glx Ute	225.12	\$ 418.62
		P372	7071 3400 9471 1842	1HGY906	Ford Ranger	86.57	\$ 159.56
		P373	7071 3400 9471 4382	1HGL412	Ranger 2021	362.42	\$ 675.10
		P374	7071 3400 9500 2688	CG6234	Mitsubishi Triton Glx	60.45	\$ 111.50
		P376	7070 3400 9540 6756	1HJB259	Ford Ranger	66.6	\$ 124.48
		P377	7071 3400 9688 9711	Generator	Mosa Generator (Coolgardie Refuse Site)	178.68	\$ 332.98
		P388	7071 3401 0020 0335	1HVC502	Ford Escape	46.78	\$ 83.17
		P391	7071 3401 0118 8570	Hamm Roller	CW34 Caterpillar Pneumatic Tire Roller	270.08	\$ 499.39
		P395	7071 3401 0355 5529	CG6270	Mazda BT Coolgardie Works	358.24	\$ 668.84
		P397	7071 3401 0355 5727	CG6272	Mitsubishi Triton - Coolgardie Works	153.38	\$ 285.34
		T1013	7071 3401 0567 1522	Hire Genset	Hire Genset Coolgardie	698.94	\$ 1,304.42
		P398	7071 3401 0355 5776	CG6211	Mitsubishi Triton - Coolgardie Works	63	\$ 116.20
		P393	7070 3400 9321 1927	Articulated truck	Caterpillar 826K Compactor	174.12	\$ 323.69
		P383	7073 3400 9321 1927	Compactor	Caterpillar 826K Compactor	681.66	\$ 1,258.74
		P382	7074 3400 9321 1927	Loader	Caterpillar 962M Wheel Loader	1084.86	\$ 1,983.77
						\$	11,042.12

Supplier	BP	Plant #	Fuel Card #	Registration	Vehicle	Usage Litres	Amount
Invoice Date	31/08/2025	P273	7050 15304261 00999	Small Plant	Mowers, BrushCutters, Chainsaws	63.42	\$ 107.32
Invoice Paid	10/09/2025	P216	7050 90000774 51762	1DOT173	CAT 930H Loader	190.78	\$ 340.55
		P293	7050 15304261 00791	1EBB757	Fuso 2012 Tip Model	380.79	\$ 676.67
		T1004	7050 90000774 19199	Generator	Generator at Kambalda Tip	200.14	\$ 360.71
		P305	7050 15304261 00825	1EFH177	Kubota Tractor	89.07	\$ 157.02
		P344	7050 15304261 01039	CG6097	VW Amorok	53.84	\$ 96.28
		P345	7050 15304261 01229	CG6103	Caterpillar Loader HV033	669.92	\$ 1,184.44
		P348	7050 15304261 01062	CG148	2017 Ford Ranger	295.02	\$ 517.48
		P357	7050 15304261 01138	CG6142	Caterpillar 262DAC	33.60	\$ 60.09

Shire of Coolgardie
Payments by Delegated Authority
01 September to 30 September 2025
Direct Debits

P360	7050 15304261 01161	CG6084	Isuzu Tip Truck	218.03	\$	386.26
P361	7050 15304261 01179	CG6183	Ford Ranger (Ranger)	242.72	\$	431.94
P362	7050 15304261 01187	CG6196	Ford Ranger	153.75	\$	271.65
P364	7050 15304261 01534	CG6177	Toyota RAV4	70.66	\$	117.21
P365	7050 15304261 01328	CG6159	Toyota RAV 4	192.20	\$	318.42
P372	7050 15304261 01344	1HGY906	Ford Ranger	260.70	\$	464.76
P385	7050 15304261 01476	1HTZ098	Volkswagen Amarok	99.33	\$	179.02
P386	7050 15304261 01484	CG5961	Ford Ranger	124.86	\$	214.21
P389	7050 15304261 01526	1HVE647	TORO Mower	20.58	\$	35.83
P394	7050 15304261 01559	CG6260	Mazda BT-50	62.87	\$	113.31
P396	7050 15304261 01575	CG6256	Mitsubishi Triton GLX	196.22	\$	346.69

\$ 6,379.86

Supplier
Eagle Petroleum

Invoice	Invoice Date	Invoice Paid	Location	Usage Litres	Amount
B70031	05/08/2025	26/08/2025	Kambalda Bluebush Village	5000	\$ 9,894.50
B70029	01/08/2025	26/08/2025	Kambalda Bluebush Village	4000	\$ 7,898.00
B70040	08/08/2025	10/09/2025	Kambalda Bluebush Village	2600	\$ 5,145.14
B70175	12/08/2025	10/09/2025	Kambalda Bluebush Village	3400	\$ 6,616.06
B70050	15/08/2025	10/09/2025	Kambalda Bluebush Village	2500	\$ 4,936.25
B70363	19/08/2025	10/09/2025	Kambalda Bluebush Village	4000	\$ 7,897.12

\$ 42,387.07

Shire of Coolgardie
Payments by Delegated Authority
01 September to 30 September 2025
Direct Debits

Invoice Date	Invoice No	Description	Card	Amount
04/08/2025	TI 03B72 178DC8	Cleaning Products for pounds	Kambalda	\$ 15.30
14/08/2025	TI 03B72 178DC9	Kam Youth night refreshements	Kambalda	\$ 137.92
20/08/2025	TI 03B72 178DCA	Supplies for Daffodil fundraising event	Coolgardie	\$ 158.79
21/08/2025	TI 03B72 178DCB	Kambalda Office & Kitchen supplies	Kambalda	\$ 129.05
28/08/2025	TI 03B72 178DCC	Supplies for Seniors staying connected	Kambalda	\$ 62.59
				<u>\$ 503.65</u>

11.2.6 MONTHLY FINANCIAL STATEMENTS FOR THE MONTH ENDED 30 SEPTEMBER 2025

Location: Shire of Coolgardie
Applicant: Shire of Coolgardie
Disclosure of Interest: Nil
Date: 21 October 2025
Author: Raj Subbiah, Finance Manager

SUMMARY

This report recommends that the Monthly Statement of Financial Activity report for the period ending 30 September 2025 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 2025, 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. Monthly Financial Statements - September 2025
2. Management Report - September 2025
3. Major Trading Undertakings - September 2025

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That Council receive the Monthly Financial Activity Statement for the period 01 July 2025 to 30 September 2025.

COUNCIL RESOLUTION #184/2025

Moved: Cr Anthony Ball

Seconded: Cr Daphne Simmons

That Council receive the Monthly Financial Activity Statement for the period 01 July 2025 to 30 September 2025.

In Favour: Crs Paul Wilcox, Anthony Ball, Tracey Rathbone, Tammee Keast, Daphne Simmons, Corey Matthews and Julie-Ann Williams

Against: Nil

CARRIED 7/0

SHIRE OF COOLGARDIE**MONTHLY FINANCIAL REPORT**

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

For the period ended 30 September 2025

LOCAL GOVERNMENT ACT 1995

LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996

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SHIRE OF COOLGARDIE
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 SEPTEMBER 2025

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	14,863,651	15,128,971	13,297,792	(1,831,179)	(12.10%)	▼
Grants, subsidies and contributions	2,353,700	916,187	623,424	(292,763)	(31.95%)	▼
Fees and charges	12,910,361	4,361,467	5,187,801	826,334	18.95%	▲
Interest revenue	111,600	27,309	54,275	26,966	98.74%	▲
Other revenue	371,371	67,843	84,160	16,317	24.05%	▲
	30,610,683	20,501,777	19,247,452	(1,254,325)	(6.12%)	
Expenditure from operating activities						
Employee costs	(7,156,837)	(1,757,127)	(1,310,817)	446,310	25.40%	▲
Materials and contracts	(11,450,564)	(3,472,947)	(2,505,437)	967,510	27.86%	▲
Utility charges	(1,837,710)	(457,407)	(457,607)	(200)	(0.04%)	▲
Depreciation	(8,790,851)	(2,203,477)	(2,105,524)	97,953	4.45%	▲
Finance costs	(1,583,240)	(408,160)	(153,298)	254,862	62.44%	▲
Insurance	(613,000)	(308,250)	(269,744)	38,506	12.49%	▲
Other expenditure	(1,357,616)	(350,089)	(272,222)	77,867	22.24%	▲
	(32,789,818)	(8,957,457)	(7,074,649)	1,882,808	21.02%	
Non cash amounts excluded from operating activities	2(c) 8,840,851	2,203,477	2,105,524	(97,953)	(4.45%)	
Amount attributable to operating activities	6,661,716	13,747,797	14,278,327	530,530	3.86%	
INVESTING ACTIVITIES						
Inflows from investing activities						
Proceeds from capital grants, subsidies and contributions	5,865,534	440,000	91,769	(348,231)	(79.14%)	▼
	5,865,534	440,000	91,769	(348,231)	(79.14%)	
Outflows from investing activities						
Payments for property, plant and equipment	(898,716)	(519,679)	(343,057)	176,622	33.99%	▲
Payments for construction of infrastructure	(8,193,668)	(1,249,209)	(346,258)	902,951	72.28%	▲
	(9,092,384)	(1,768,888)	(689,315)	1,079,573	61.03%	
Amount attributable to investing activities	(3,226,850)	(1,328,888)	(597,546)	731,342	55.03%	
FINANCING ACTIVITIES						
Inflows from financing activities						
Proceeds from new borrowings	0	0	0	0	0.00%	
Transfer from reserves	0	0	0	0	0.00%	
	0	0	0	0	0.00%	
Outflows from financing activities						
Payments for principal portion of lease liabilities	(1,816,539)	(429,685)	(429,685)	0	0.00%	
Transfer to reserves	(359,600)	(801)	(801)	0	0.00%	
	(2,176,139)	(430,486)	(430,486)	0	0.00%	
Amount attributable to financing activities	(2,176,139)	(430,486)	(430,486)	0	0.00%	
MOVEMENT IN SURPLUS OR DEFICIT						
Surplus or deficit at the start of the financial year	2(a) (1,258,727)	(1,258,727)	(1,770,410)	(511,683)	(40.65%)	▼
Amount attributable to operating activities	6,661,716	13,747,797	14,278,327	530,530	3.86%	
Amount attributable to investing activities	(3,226,850)	(1,328,888)	(597,546)	731,342	55.03%	▲
Amount attributable to financing activities	(2,176,139)	(430,486)	(430,486)	0	0.00%	
Surplus or deficit after imposition of general rates	0	10,729,696	11,479,885	750,189	6.99%	

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
STATEMENT OF FINANCIAL POSITION
FOR THE PERIOD ENDED 30 SEPTEMBER 2025

	Actual 30 June 2025	Actual as at 30 September 2025
	\$	\$
CURRENT ASSETS		
Cash and cash equivalents	3,663,724	11,712,562
Trade and other receivables	2,747,663	5,237,532
Other financial assets	257,825	258,626
Inventories	156,263	156,190
Other assets	19,302	2,104
TOTAL CURRENT ASSETS	6,844,777	17,367,014
NON-CURRENT ASSETS		
Trade and other receivables	264,610	264,610
Other financial assets	99,524	99,524
Property, plant and equipment	38,268,360	38,263,889
Infrastructure	114,028,513	113,012,682
Right-of-use assets	1,814,111	1,418,204
Investment property	23,518,441	23,518,441
TOTAL NON-CURRENT ASSETS	177,993,559	176,577,350
TOTAL ASSETS	184,838,336	193,944,364
CURRENT LIABILITIES		
Trade and other payables	5,375,045	2,145,447
Other liabilities	2,254,982	2,796,076
Lease liabilities	1,816,538	1,386,854
Bank Overdraft	0	0
Employee related provisions	526,542	526,542
Other provisions	200,793	160,438
TOTAL CURRENT LIABILITIES	10,173,900	7,015,357
NON-CURRENT LIABILITIES		
Lease liabilities	249,475	249,474
Borrowings	25,463,497	25,463,497
Employee related provisions	114,684	114,684
Other provisions	6,323,853	6,323,853
TOTAL NON-CURRENT LIABILITIES	32,151,509	32,151,508
TOTAL LIABILITIES	42,325,409	39,166,865
NET ASSETS	142,512,927	154,777,499
EQUITY		
Retained surplus	51,318,347	63,582,118
Reserve accounts	257,825	258,626
Revaluation surplus	90,936,755	90,936,755
TOTAL EQUITY	142,512,927	154,777,499

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 2025

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 11 October 2025

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 2024-25 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 effect 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 2025

2 NET CURRENT ASSETS INFORMATION

		Amended Budget Opening	Actual as at	Actual as at
(a) Net current assets used in the Statement of Financial Activity	Note	1 July 2025	30 June 2025	30 September 2025
Current assets		\$	\$	\$
Cash and cash equivalents		3,813,651	3,663,724	11,712,562
Trade and other receivables		2,614,416	2,747,663	5,237,532
Other financial assets		0	257,825	258,626
Inventories		161,479	156,263	156,190
Other assets		1,637	19,302	2,104
		6,591,183	6,844,777	17,367,014
Less: current liabilities				
Trade and other payables		(4,736,527)	(5,375,045)	(2,145,447)
Contract Liabilities		(2,180,489)	(2,254,982)	(2,796,076)
Lease liabilities		(1,816,539)	(1,816,538)	(1,386,854)
Bank Overdraft		0	0	0
Employee related provisions		(460,866)	(526,542)	(526,542)
Other provisions		(214,203)	(200,793)	(160,438)
		(9,408,624)	(10,173,900)	(7,015,357)
Net current assets		(2,817,441)	(3,329,123)	10,351,657
Less: Total adjustments to net current assets	2(b)	1,558,714	1,558,713	1,128,228
Closing funding surplus / (deficit)		(1,258,727)	(1,770,410)	11,479,885
(b) Current assets and liabilities excluded from budgeted deficiency				
Adjustments to net current assets				
Less: Reserve accounts		(257,825)	(257,825)	(258,626)
Add: Current liabilities not expected to be cleared at the end of the year				
- Current portion of lease liabilities		1,816,539	1,816,538	1,386,854
Total adjustments to net current assets	2(a)	1,558,714	1,558,713	1,128,228
		Amended Budget Estimates	YTD Budget Estimates	YTD Actual
		30 June 2026	30 September 2025	30 September 2025
		\$	\$	\$
(c) Non-cash amounts excluded from operating activities				
Adjustments to operating activities				
Add: Depreciation		8,790,851	2,203,477	2,105,524
Movement in current employee provisions associated with restricted cash		50,000	0	0
Total non-cash amounts excluded from operating activities		8,840,851	2,203,477	2,105,524

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 2025

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 2025-26 year is \$10,000 and 10.00% whichever is the greater.

Description	Var. \$ \$	Var. % %	
Revenue from operating activities			
General rates	(1,831,179)	(12.10%)	▼
Coolgardie Mining Camp (reversal of prior year rates)			
Grants, subsidies and contributions	(292,763)	(31.95%)	▼
CDC Support Hub & Haulage Contributions			
Fees and charges	826,334	18.95%	▲
Bluebush Village (\$1,002k), Kambalda Aerodrome (\$99k), Other (\$77k)			
Interest revenue	26,966	98.74%	▲
Rates Instalment & Penalty Interest			
Other revenue	16,317	24.05%	▲
Workers Compensation Claim			
Expenditure from operating activities			
Employee costs	446,310	25.40%	▲
2024-25 Wages Accrual (costs included in 25/26 budget) & not all budgeted positions filled to date			
Materials and contracts	967,510	27.86%	▲
Lower maintenance costs relating to roads, airport, waste, plant and other operating activity efficiencies identified. Additional costs have been incurred for the Bluebush Village management which are offset from higher rental income received.			
Utility charges	0	0.00%	
Nil			
Finance costs	254,862	62.44%	▲
2024-25 Interest Accrual (costs included in 25/26 budget)			
Insurance	38,506	12.49%	▲
Workers Compensation less than budgeted			
Other expenditure	77,867	22.24%	▲
Rates Debt Recovery Costs			
Inflows from investing activities			
Proceeds from capital grants, subsidies and contributions	(348,231)	(79.14%)	▼
Funding received but held in capital grant liabilities as works for related projects have not commenced			
Outflows from investing activities			
Payments for property, plant and equipment	176,622	33.99%	▲
Plant Replacement Program			
Payments for construction of infrastructure	902,951	72.28%	▲
Road Renewal Program			
Surplus or deficit at the start of the financial year	(511,683)	(40.65%)	▼
Refer to Note 2(a) for detail of variances.			
Surplus or deficit after imposition of general rates	0	0.00%	
As per the above explanations			

SHIRE OF COOLGARDIE
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 2025

1 KEY INFORMATION

Funding Surplus or Deficit Components

Funding surplus / (deficit)				
	Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
Opening	(\$1.26 M)	(\$1.26 M)	(\$1.77 M)	(\$0.51 M)
Closing	\$0.00 M	\$10.73 M	\$11.48 M	\$0.75 M

Refer to Statement of Financial Activity

Cash and cash equivalents			Payables			Receivables		
	\$11.97 M	% of total		\$2.15 M	% Outstanding		\$1.80 M	% Collected
Unrestricted Cash	\$8.74 M	73.0%	Trade Payables	\$1.27 M		Rates Receivable	\$3.44 M	70.0%
Restricted Cash	\$3.24 M	27.0%	0 to 30 Days		73.4%	Trade Receivable	\$1.80 M	% Outstanding
			Over 30 Days		26.6%	Over 30 Days		38.9%
			Over 90 Days		26.1%	Over 90 Days		30.6%
Refer to 3 - Cash and Financial Assets			Refer to 8 - Payables			Refer to 6 - Receivables		

Key Operating Activities

Amount attributable to operating activities Amended Budget YTD Budget (a) YTD Actual (b) Var. \$ (b)-(a) \$6.66 M \$13.75 M \$14.28 M \$0.53 M				Rates Revenue YTD Actual \$13.30 M % Variance YTD Budget \$15.13 M (12.1%)			Grants and Contributions YTD Actual \$0.62 M % Variance YTD Budget \$0.92 M (32.0%)			Fees and Charges YTD Actual \$5.19 M % Variance YTD Budget \$4.36 M 18.9%		
Refer to Statement of Financial Activity				Refer to 12 - Grants and Contributions			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) (\$2.23 M) (\$1.33 M) (\$0.60 M) \$0.73 M				Proceeds on sale YTD Actual \$0.00 M % Amended Budget \$0.00 M			Asset Acquisition YTD Actual \$0.35 M % Spent Amended Budget \$8.19 M (95.8%)			Capital Grants YTD Actual \$0.09 M % Received Amended Budget \$5.87 M (98.4%)		
Refer to Statement of Financial Activity				Refer to 5 - Capital Acquisitions			Refer to 5 - Capital Acquisitions					

Key Financing Activities

Amount attributable to financing activities Amended Budget YTD Budget (a) YTD Actual (b) Var. \$ (b)-(a) (\$2.18 M) (\$0.43 M) (\$0.43 M) \$0.00 M				Borrowings Principal repayments \$0.00 M Interest expense (\$0.14 M) Principal due \$25.46 M			Reserves Reserves balance \$0.26 M Net Movement \$0.00 M			Lease Liability Principal repayments (\$0.43 M) Interest expense (\$0.01 M) Principal due \$1.64 M		
Refer to Statement of Financial Activity				Refer to 9 - Borrowings			Refer to 4 - Cash Reserves			Refer to Note 10 - 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 2025

2 KEY INFORMATION - GRAPHICAL



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 2025

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	1,222,024	1,970,109	3,192,133	0	CBA	N/A	N/A
Municipal Cash at Bank	Cash and cash equivalents	0	175,604	175,604	0	ANZ	Variable	N/A
Cash On Hand	Cash and cash equivalents	840	0	840	0	ANZ	N/A	N/A
CBA - Term Deposit Reserves	Financial assets at amortised cost		258,626	258,626	0	CBA	N/A	N/A
CBA Muni Restricted Cash at Bank	Cash and cash equivalents	12,715	0	12,715	0	CBA	Variable	N/A
CBA - Short Term Deposit Road Funding	Cash and cash equivalents	0	650,363	650,363	0	CBA	3.50%	31/09/2025
CBA - Short Term Deposit 01	Cash and cash equivalents	1,500,000	0	1,500,000	0	CBA	4.06%	27/10/2025
CBA Trust Cash at Bank		0	180,907	180,907	0	CBA	N/A	N/A
CBA - Short Term Deposit 02	Cash and cash equivalents	1,500,000		1,500,000		CBA	4.06%	3/11/2025
CBA - Short Term Deposit 03	Cash and cash equivalents	1,500,000		1,500,000		CBA	4.07%	10/11/2025
CBA - Short Term Deposit 04	Cash and cash equivalents	3,000,000		3,000,000		CBA	3.83%	09/10/2025
Total		8,735,579	3,235,609	11,971,188	0			
Comprising								
Cash and cash equivalents		8,735,579	2,976,983	11,712,562	0			
Financial assets at amortised cost - Term Deposits		0	258,626	258,626	0			
		8,735,579	3,235,609	11,971,188	0			

KEY INFORMATION

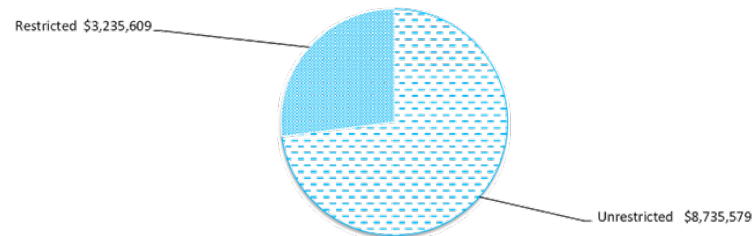
Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks and other short term highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of 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 7 - Other assets.



SHIRE OF COOLGARDIE
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 SEPTEMBER 2025

4 RESERVE ACCOUNTS

Reserve account name	Budget				Actual			
	Opening Balance	Transfers In (+)	Transfers Out (-)	Closing Balance	Opening Balance	Transfers In (+)	Transfers Out (-)	Closing Balance
	\$	\$	\$	\$	\$	\$	\$	\$
Reserve accounts restricted by Council								
Plant & Equipment	76,901	52,863	0	129,764	76,901	239	0	77,140
Sewerage	59,725	82,224	0	141,949	59,725	186	0	59,911
Infrastructure Renewal	88,677	53,302	0	141,979	88,677	275	0	88,952
Aged Accommodation	32,522	31,211	0	63,733	32,522	101	0	32,623
Leave Entitlements	0	50,000	0	50,000	0	0	0	0
Road Contributions	0	40,000	0	40,000	0	0	0	0
Landfill Remediation	0	50,000	0	50,000	0	0	0	0
	257,825	359,600	0	617,425	257,825	801	0	258,626

SHIRE OF COOLGARDIE
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 SEPTEMBER 2025

INVESTING ACTIVITIES

5 CAPITAL ACQUISITIONS

Capital acquisitions	Amended		YTD Actual	YTD Variance
	Budget	YTD Budget		
	\$	\$	\$	\$
Buildings - specialised	695,000	356,250	343,057	13,193
Furniture and equipment	53,716	13,429	0	13,429
Plant and equipment	150,000	150,000	0	150,000
Acquisition of property, plant and equipment	898,716	519,679	343,057	176,622
Infrastructure - Roads	7,043,668	911,709	344,027	567,682
Infrastructure - Footpaths	230,000	0	0	0
Infrastructure - Drainage	200,000	0	0	0
Infrastructure - Sewerage	75,000	37,500	0	37,500
Infrastructure - Parks & Ovals	75,000	0	0	0
Infrastructure - Other Infrastructure	570,000	300,000	2,231	297,769
Acquisition of infrastructure	8,193,668	1,249,209	346,258	902,951
Total of PPE and Infrastructure.	9,092,384	1,768,888	689,315	(1,079,573)
Total capital acquisitions	9,092,384	1,768,888	689,315	1,079,573
Capital Acquisitions Funded By:				
Capital grants and contributions	5,865,534	440,000	91,769	348,231
Contribution - operations	3,226,850	2,208,888	597,546	(1,611,342)
Capital funding total	9,092,384	2,648,888	689,315	(1,263,111)

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 2025

INVESTING ACTIVITIES

5 CAPITAL ACQUISITIONS (CONTINUED) - DETAILED

Account Description	Amended		YTD Actual	Variance Under/(Over)
	Budget	YTD Budget		
Non Specialised Buildings				
Nil	0	0	0	0
Total Non Specialised Buildings	0	0	0	0
Specialised Buildings				
▮ C13179 Kambalda Youth Facility	100,000	0	0	0
▮ C13122A 11 Goodenia Court - Construction Of 3 Units	475,000	356,250	343,057	13,193
▮ C11073 Kcrf Building Upgrades And Renewals	20,000	0	0	0
▮ C11150 Kambalda Recreation Centre - Stadium Floor	30,000	0	0	0
▮ C11032 Coolgardie Recreation Centre	50,000	0	0	0
▮ C13039 Coolgardie Cultural & Community Hub	20,000	0	0	0
▮ Total Specialised Buildings	695,000	356,250	343,057	13,193
Furniture & Equipment				
▮ C04003 It Upgrades And Replacements	53,716	13,429	0	13,429
▮ Total Furniture & Equipment	53,716	13,429	0	13,429
Plant & Equipment				
▮ C13078 Small Plant Purchases	30,000	30,000	0	30,000
▮ C12065 Parks & Gardens Truck	120,000	120,000	0	120,000
▮ Total Plant & Equipment	150,000	150,000	0	150,000
Roads				
▮ R002 Coolgardie North Road Construction	312,000	39,000	0	39,000
▮ R153 Bayley Street	25,000	0	0	0
▮ RRG002A 23-24 Rrg Coolgardie North Rd - Slk 14.90 To Slk 17.10	1,279,811	159,976	0	159,976
▮ RRG002B 24-25 Rrg Coolgardie North Rd - Slk 10.91 To 11.51	188,145	23,518	0	23,518
▮ RRG002C 24-25 Rrg Coolgardie North Rd - Slk 18.10 To 26.90	477,084	59,636	0	59,636
▮ RRG002D 24-25 Rrg Coolgardie North Rd - Slk 13.40 To 17.50	314,472	39,309	0	39,309
▮ RRG002E 25-26 Rrg Coolgardie North Rd - Slk 6.35 To 9.76	285,000	35,625	0	35,625
▮ RRG002F 25-26 Rrg Coolgardie North Rd - Slk 22.20 To 26.90	600,000	75,000	0	75,000
▮ RRG004A 25-26 Rrg Nepean Rd - Slk 1.90 To 4.30	270,000	33,750	0	33,750
▮ RRG005B 25-26 Rrg Victoria Rock Rd - Slk 0.75 To 1.75	150,000	18,750	0	18,750
▮ RRG005A 24-25 Rrg Victoria Rock Rd - Slk 0.15 To 0.75	255,341	31,918	0	31,918
▮ RRG052 Regional Road Group - Jaurdi Hills Road	345,000	43,125	344,027	(300,902)
▮ RTRCOOL Rtr Coolgardie Projects - Budget Purposes Only	418,484	52,311	0	52,311
▮ RTRKAM Rtr Kambalda Projects - Budget Purposes Only	425,331	53,166	0	53,166
▮ FD001 Flood Damage General	275,000	68,750	0	68,750
▮ R039 Durkin Road Construction	168,000	21,000	0	21,000
▮ R053 Ladyloch Road Construction	1,000,000	125,000	0	125,000
▮ RTR022B Rtr - Lefroy Street (Bayley To Sylvester) Slk 0.00 To 0.11	60,000	7,500	0	7,500
▮ RTR022C Rtr Lefroy Street (Woodward To Bayley) - Slk 0.00 To 0.07	45,000	5,625	0	5,625
▮ RTR034A Ford Street (Woodward To Bayley Street) Slk 0.00 To 0.12	150,000	18,750	0	18,750
▮ Total Roads	7,043,668	911,709	344,027	567,682
Footpaths				
▮ RF002 Footpath Renewal - Coolgardie	100,000	0	0	0
▮ RF003 Footpath Renewal - Kambalda	130,000	0	0	0
▮ Total Footpaths	230,000	0	0	0
Drainage				
▮ RD200 Drainage Renewal - Coolgardie	75,000	0	0	0
▮ RD100 Drainage Renewal - Kambalda	125,000	0	0	0
▮ Total Drainage	200,000	0	0	0
Sewerage				
▮ C10007 Coolgardie Sewerage - Water Re-Use System	75,000	37,500	0	37,500
▮ Total Sewerage	75,000	37,500	0	37,500
Parks & Gardens				
▮ PO100 Park Infrastructure Renewal - Kambalda	37,500	0	0	0
▮ PO200 Park Infrastructure Renewal - Coolgardie	37,500	0	0	0
▮ Total Parks & Gardens	75,000	0	0	0
Other Infrastructure				
▮ C13143 Kambalda Dog Pound	50,000	50,000	0	50,000
▮ C13178 Coolgardie Park Lighting	60,000	0	0	0
▮ C11104 Coolgardie Satellite Television Broadcasting Service	30,000	0	0	0
▮ C13180 Cool Truck Bay Bund Wall	80,000	0	2,231	(2,231)
▮ RS004 Kambalda Refuse Site	100,000	0	0	0
▮ C1015 Coolgardie Tip - New Cell	250,000	250,000	0	250,000
▮ Total Other Infrastructure	570,000	300,000	2,231	297,769
Investment Property				
Nil	0	0	0	0
Total Investment Property	0	0	0	0
▮ TOTAL CAPITAL EXPENDITURE	9,092,384	1,768,888	689,315	1,079,573

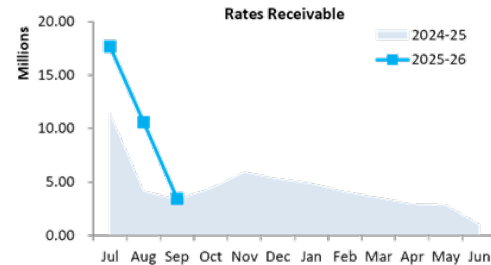
SHIRE OF COOLGARDIE
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 SEPTEMBER 2025

OPERATING ACTIVITIES

6 RECEIVABLES

Rates receivable

	30 Jun 2025	30 Sep 2025
	\$	\$
Opening arrears previous year	874,878	2,276,181
Levied this year	12,711,267	13,297,792
Less - collections to date	(11,309,964)	(10,902,080)
Gross rates collectable	2,276,181	4,671,893
Allowance for impairment of rates receivable	(1,267,380)	(1,232,380)
Net rates collectable	1,008,801	3,439,513
% Collected	83.2%	70.0%



Receivables - general

	Credit	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$	\$
Receivables - general	(108)	902,488	111,301	11,265	451,175	1,476,121
Percentage	0.0%	61.1%	7.5%	0.8%	30.6%	
Balance per trial balance						
Trade receivables						1,476,121
Other receivables						(4,500)
GST receivable						265,814
Pensioner Rebates						60,584
Total receivables general outstanding						1,798,019

Amounts shown above include GST (where applicable)

KEY INFORMATION

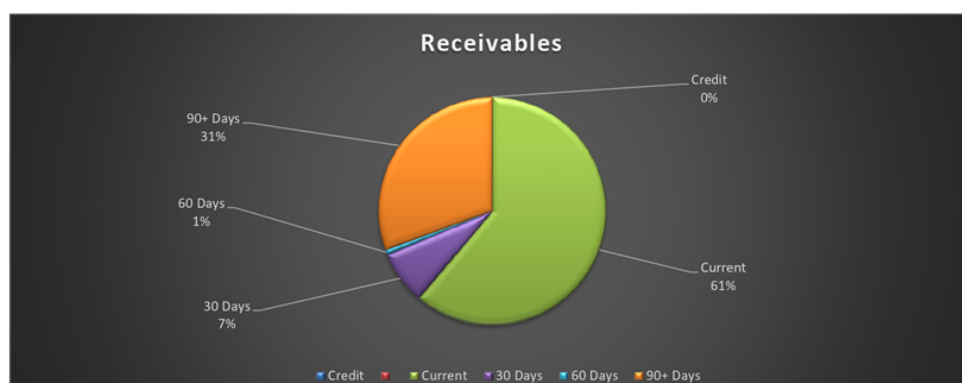
Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business.

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 2025

OPERATING ACTIVITIES

7 OTHER CURRENT ASSETS

	Opening Balance 1 July 2025	Asset Increase	Asset Reduction	Closing Balance 30 September 2025
	\$	\$	\$	\$
Other current assets				
Other financial assets at amortised cost				
Term Deposit Reserves	257,825	801	0	258,626
Inventory				
Visitor Centre Stock	7,539	0	(73)	7,466
Gravel Basecourse	148,724	0	0	148,724
Other assets				
Accrued income	19,302	0	(17,198)	2,104
Total other current assets	433,390	801	(17,271)	416,920
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 2025

OPERATING ACTIVITIES

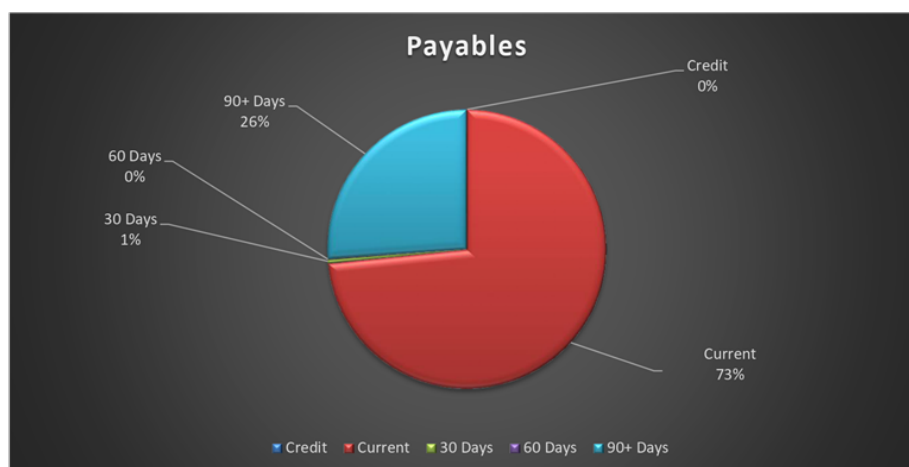
8 PAYABLES

Payables - general	Credit	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$	\$
Payables - general	0	928,964	5,033	1,170	330,529	1,265,696
Percentage	0.00%	73.40%	0.40%	0.10%	26.10%	
Balance per trial balance						
Sundry creditors						1,265,695
Accrued salaries and wages						15,655
ATO liabilities						340,900
Prepaid Rates						117,596
ESL Levy						218,437
Bonds & Deposits						187,164
Total payables general outstanding						2,145,447

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 2025

FINANCING ACTIVITIES

9 BORROWINGS

Repayments - borrowings

Information on borrowings Particulars	Institution	Loan No.	New Loans			Principal Repayments		Principal Outstanding		Interest Repayments	
			1 July 2025	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
			\$	\$	\$	\$	\$	\$	\$	\$	\$
Bluebush Village - Stage 1 Buildings (CBA Refinanced)	CBA	125	7,287,029	0	0	0	0	7,287,029	7,287,029	(33,559)	(390,484)
Bluebush Village - Stage 2 Construction (CBA Refinanced)	CBA	125	1,834,724	0	0	0	0	1,834,724	1,834,724	(8,815)	(98,316)
Bluebush Village - Stage 1 Executive Rooms (CBA Refinanced)	CBA	125	316,757	0	0	0	0	316,757	316,757	(29,951)	(17,157)
Goodenia Court Units (CBA Refinanced)	CBA	125	847,827	0	0	0	0	847,827	847,827	(3,473)	(45,248)
Coolgardie Aquatic Facilities (CBA Refinanced)	CBA	125	77,782	0	0	0	0	77,782	77,782	(319)	(4,168)
Kambalda Aquatic Facilities (CBA Refinanced)	CBA	125	1,085,793	0	0	0	0	1,085,793	1,085,793	(4,461)	(58,183)
Kambalda Aquatic Facilities (CBA Refinanced)	CBA	125	368,687	0	0	0	0	368,687	368,687	(1,513)	(19,757)
Coolgardie Post Office (CBA Refinanced)	CBA	125	332,758	0	0	0	0	332,758	332,758	(1,418)	(17,831)
CBA Overdraft Facility (CBA Refinanced)	CBA	125	812,140	0	0	0	0	812,140	812,140	(3,202)	(41,106)
Bluebush Village - Stage 1 Construction (ANZ Refinanced)	CBA	126	4,646,000	0	0	0	0	4,646,000	4,646,000	(20,582)	(278,760)
Coolgardie Class III Waste Facility (ANZ Refinanced)	CBA	126	1,463,100	0	0	0	0	1,463,100	1,463,100	(6,480)	(87,786)
Kambalda Aerodrome Refurbishment (ANZ Refinanced)	CBA	126	439,000	0	0	0	0	439,000	439,000	(1,944)	(26,340)
Bluebush Village - Stage 2 Construction (ANZ Refinanced)	CBA	126	1,874,995	0	0	0	0	1,874,995	1,874,995	(8,319)	(112,500)
Cashflow Assistance	CBA	126	4,076,905	0	0	0	0	4,076,905	4,076,905	(18,062)	(244,614)
Overdraft Facility	CBA	N/A	0	0	0	0	0	0	0	0	(27,500)
Total			25,463,497	0	0	0	0	25,463,497	25,463,497	(142,098)	(1,469,750)
Current borrowings			0					0			
Non-current borrowings			25,463,497					25,463,497			
			25,463,497					25,463,497			

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

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 2025

FINANCING ACTIVITIES

10 LEASE LIABILITIES

Movement in carrying amounts

Information on leases Particulars	Lease No.	New Leases			Principal Repayments		Principal Outstanding		Interest Repayments	
		1 July 2025	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
		\$	\$	\$	\$	\$	\$	\$	\$	\$
Hino 700 Series (P351)	6320171	66,576	0	0	(4,160)	(66,576)	62,416	0	(284)	(280)
Hino 700 Series (P355)	6344997	66,169	0	0	(4,195)	(66,169)	61,974	0	(410)	(1,142)
BENQ Whiteboards	2073290	10,714	0	0	(2,878)	(10,714)	7,836	0	(238)	(328)
Meraki IT Equipment	190006130	18,162	0	0	(3,485)	(14,164)	14,677	3,998	(178)	(489)
TechnoGym - Kambalda Gym 1	147-0106194-002	44,651	0	0	(4,264)	(27,761)	40,387	16,890	(711)	(2,137)
TechnoGym - Kambalda Gym 2	187-1185-187-003	20,726	0	0	(5,093)	(10,816)	15,633	9,910	(521)	(1,653)
TechnoGym - Coolgardie Gym	187-1185-187-002	41,837	0	0	(2,667)	(10,634)	39,170	31,203	(492)	(1,923)
Vestone - Loader	COO01052022-YG-01	150,998	0	0	(26,059)	(80,034)	124,939	70,964	(3,167)	(7,642)
Vestone - Compactor	COO01052022-YG-01	247,908	0	0	(42,784)	(131,399)	205,124	116,509	(5,199)	(12,547)
Vestone - Kambalda 120 Person Camp	CAS-109046-NOW	1,398,272	0	0	(334,100)	(1,398,272)	1,064,172	0	0	(85,349)
Total		2,066,013	0	0	(429,685)	(1,816,539)	1,636,328	249,474	(11,200)	(113,490)
Current lease liabilities		1,816,538					1,386,854			
Non-current lease liabilities		249,475					249,474			
		2,066,013					1,636,328			

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 2025

OPERATING ACTIVITIES

11 OTHER CURRENT LIABILITIES

	Note	Opening Balance 1 July 2025	Liability transferred from/(to) non current	Liability Increase	Liability Reduction	Closing Balance 30 September 2025
		\$	\$	\$	\$	\$
Other current liabilities						
Other liabilities						
Contract liabilities		27,500	0	0	(17,500)	10,000
Capital grant/contributions liabilities		2,227,482	0	650,363	(91,769)	2,786,076
Total other liabilities		2,254,982	0	650,363	(109,269)	2,796,076
Employee Related Provisions						
Provision for annual leave		361,597	0	0	0	361,597
Provision for long service leave		164,945	0	0	0	164,945
Total Provisions		526,542	0	0	0	526,542
Other Provisions						
Casair Dispute		200,793	0	0	(40,355)	160,438
Total Other Provisions		200,793	0	0	(40,355)	160,438
Total other current liabilities		2,982,317	0	650,363	(149,624)	3,483,056

Amounts shown above include GST (where applicable)

A breakdown of contract liabilities and associated movements is provided on the following pages at Note 12 and 13

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 2025

OPERATING ACTIVITIES

12 GRANTS, SUBSIDIES AND CONTRIBUTIONS

Provider	Unspent grant, subsidies and contributions liability					Grants, subsidies and contributions revenue		
	Liability	Increase in Liability	Decrease in Liability	Liability	Current Liability	Amended Budget Revenue	YTD Budget	YTD Revenue Actual
	1 July 2025		(As revenue)	30 Sep 2025	30 Sep 2025			
	\$	\$	\$	\$	\$	\$	\$	\$
Grants and subsidies								
General Purpose Funding								
Financial Assistance Grants - General Purpose Governance	0	0	0	0	0	294,245	73,561	69,461
Law, Order & Public Safety								
DFES - Bushfire Grant	0	0	0	0	0	12,790	2,198	2,198
Education & Welfare								
Kambalda Community Resource Centre	0	0	0	0	0	132,558	35,389	65,421
Kambalda Recreation Centre	0	0	0	0	0	9,300	2,325	2,360
Coolgardie Community Resource Centre	0	0	0	0	0	127,201	34,050	62,716
Kambalda Community Resource Centre								0
Recreation & Culture								
Youth Services Grant	0	0	0	0	0	10,000	10,000	0
Transport								
Main Roads - Direct Grant	0	0	0	0	0	194,516	194,516	194,516
Financial Assistance Grants - Roads	0	0	0	0	0	344,590	86,148	87,399
Economic Services								
CDC Support Hub	0	0	0	0	0	360,000	225,000	0
	0	0	0	0	0	1,485,200	663,187	484,071
Contributions								
General Purpose Funding								
Governance								
Donations	0	0	0	0	0	2,000	500	3,636
Health								
Goldfields - Womens Health Care	0	0	0	0	0	35,000	0	0
Education & Welfare								
Goldfields - Meals on Meals	0	0	0	0	0	50,000	12,500	45,455
Community Amenities								
Sewerage Contributions	0	0	0	0	0	0	0	59,091
Transport								
Mining Contributions	0	0	0	0	0	0	0	0
Mining Haulage Funds	0	0	0	0	0	780,000	240,000	31,171
Economic Services								
Donations	0	0	0	0	0	1,500	0	0
Recreation & Culture								
Evolution - Youth Futures Lifeguard Program	10,000	0	0	10,000	10,000	0	0	0
	10,000	0	0	10,000	10,000	868,500	253,000	139,353
TOTALS	10,000	0	0	10,000	10,000	2,353,700	916,187	623,424

SHIRE OF COOLGARDIE
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 SEPTEMBER 2025

INVESTING ACTIVITIES

13 CAPITAL GRANTS, SUBSIDIES AND CONTRIBUTIONS

Provider	Capital grant/contribution liabilities					Capital grants, subsidies and contributions revenue		
	Liability	Increase in Liability	Decrease in Liability	Liability	Current Liability	Amended Budget	YTD	YTD Revenue
	1 July 2025		(As revenue)	30 Sep 2025	30 Sep 2025	Revenue	Budget	Actual
	\$	\$	\$	\$	\$	\$	\$	\$
Capital grants and subsidies								
Recreation and Culture								
Kambalda Youth Centre Facility	0	0	0	0	0	100,000	0	0
Transport								
Main Roads - Heavy Vehicle Safety & Productivity Program	0	0	0	0	0	1,239,986	0	0
Main Roads - Regional Road Group	1,011,910	650,363	(91,769)	1,570,504	1,570,504	2,776,569	440,000	91,769
Main Roads - Black Spot	280,000	0	0	280,000	280,000	1,068,979	0	0
Department of Infrastructure - Roads to Recovery	55,101	0	0	55,101	55,101	0	0	0
LRCI - Phase 4 Roads	218,401	0	0	218,401	218,401	0	0	0
	1,565,412	650,363	(91,769)	2,124,006	2,124,006	5,185,534	440,000	91,769
Capital contributions								
General Purpose Funding								
Transport								
Road Haulage Funds	680,000	0	0	680,000	680,000	680,000	0	0
	680,000	0	0	680,000	680,000	680,000	0	0
TOTALS	2,245,412	650,363	(91,769)	2,804,006	2,804,006	5,865,534	440,000	91,769

Shire of Coolgardie

Matters Identified for the period ended 30 September 2025

Topic	Matter Raised	Date Identified	Date Reviewed	Explanation	Action Required	Priority	Management Comment	Status
Going Concern	Net current liability	Jan-25	Sep-25	The Shire reported a net current surplus position of \$10,351,657 (Aug-25: \$13,238,956 Surplus). The surplus is predominately linked to rates raised in August.	Management needs to continually monitor the current position to ensure all short term commitments can be met.	HIGH	Management are aware of the net current asset/liability position and are reviewing all facets of the organisation. It should be noted that the net position is \$12,656,900 better than the position 12 months prior at 30 September 2024.	Ongoing
Going Concern	Cash Position	Jan-25	Sep-25	For the period ended 30 September 2025 the Shire's cash & cash equivalent position is \$11,712,562 (Aug-25: \$6,818,044). Trade Receivables are \$5,237,532 (Aug-25: \$12,620,968) while Trade Payables are \$2,145,447 (Aug-25: \$1,307,737). The significant decrease in Trade Receivables is a result of the rates received in August.	Even with the new loan proceeds received it is highly probable that the Shire will experience cash flow concerns in the coming months. All Rates & Trade Receivables need to be reviewed to assess the likelihood of outstanding balances being received.	HIGH	Management continue to actively pursue the collection of outstanding debtors to assist cash flows for meeting payment obligations. Again, it should be noted that the Shire's cash position is \$9.2m better than September 2024.	Ongoing
Subsidiary Ledgers	Capital Grants & Subsidies Liability	Jan-25	Sep-25	There is currently a balance of \$2,877,845 (Aug-25: \$2,796,075) in Capital Grants & Contract Liabilities.	Management needs to carefully monitor the current position to ensure all short term commitments can be met.	HIGH	Management have included the completion of funded projects in the 2025/26 Draft Budget. Capital projects will commence in Q2 of the 25/26 financial year.	In Progress
Liabilities	Trade Payables	Jan-25	Sep-25	Sundry Creditors are \$1,265,696 (Aug-25: \$1,319,512) at 30 September 2025. \$330,529 or 26% (Aug-25: \$1,319,512 & 18%) of these creditors have been outstanding for 90+ days.	Management need to consider the impact of making such payments will have on the short term cash flow, as well as the impact of non payment will have on working relationships with current suppliers.	MEDIUM	Following recent repayments the balance of creditors sitting on the 90+ days has dropped to \$330,529 at the end of September. Of the \$330,529, \$280,993 relates to amounts currently in dispute.	In Progress
Current Assets	Inventories	Jan-25	Sep-25	Road base stockpile worth \$148,724 purchased in August & September 2024 needs to be reconciled during the month when/if allocated to various works programs.	Management need to ensure measures are in place to accurately track stock movements during the month. Failure to do so will result in inaccurate costings for works programs and make it difficult to detect if any theft may be occurring.	MEDIUM	Stocktake for the visitor centre are now completed monthly and the road base has been allocated to road projects due to commence in the coming months.	In Progress



Background

The Shire of Coolgardie has made significant investment in the development of Bluebush Village, Kambalda Aerodrome and the Coolgardie Waste Facilities. These projects were undertaken as part of a broader strategy to strengthen the Shire's economic base and reduce reliance on traditional rating income.

The purpose of these investments was to:

- Address critical accommodation shortages within the mining industry;
- Unlock economic growth opportunities that align with and complement the mining sector;
- Generate new and sustainable revenue streams from non-rateable sources;
- Reduce the Shire's reliance on rates and external funding sources;
- Support the continued delivery of quality services and infrastructure to the community; and
- Enhance the Shire's long-term financial sustainability through diversification of income sources.

Financial Analysis

The below represents a financial snapshot of the three new revenue streams including;

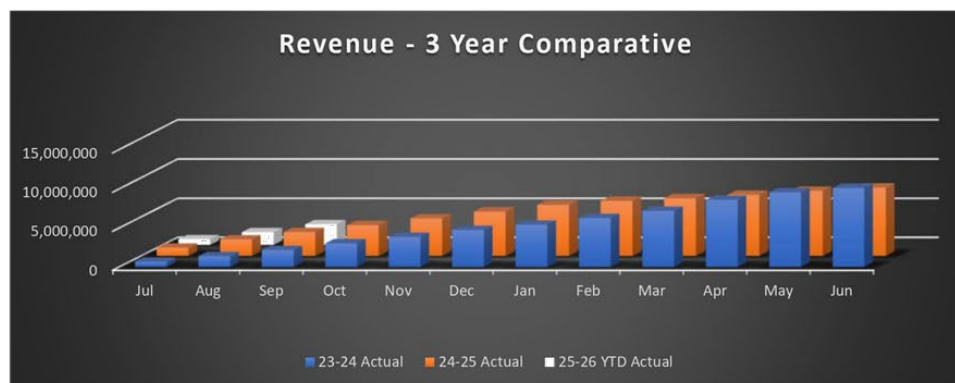
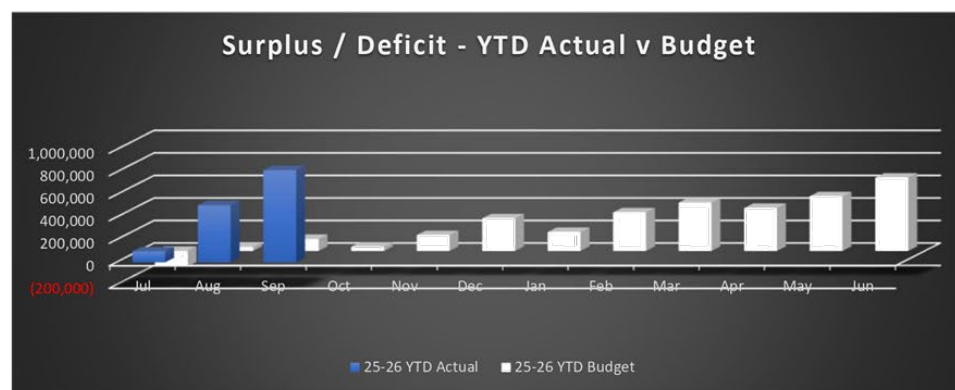
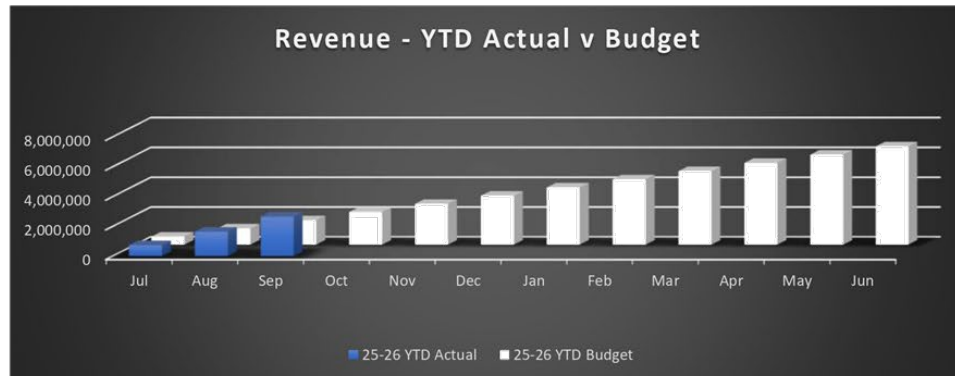
- Revenue generated as a percentage of total operating revenue;
- Revenue as a percentage to rates revenue generated;
- Actual v Budgeted Revenue for the current financial year;
- Actual v Budgeted Net Result for the current financial year;
- 3 Year Comparative of revenue generated;

All financial information is for the period ended 31 July 2025 with some estimates shown for the FY26 budget.

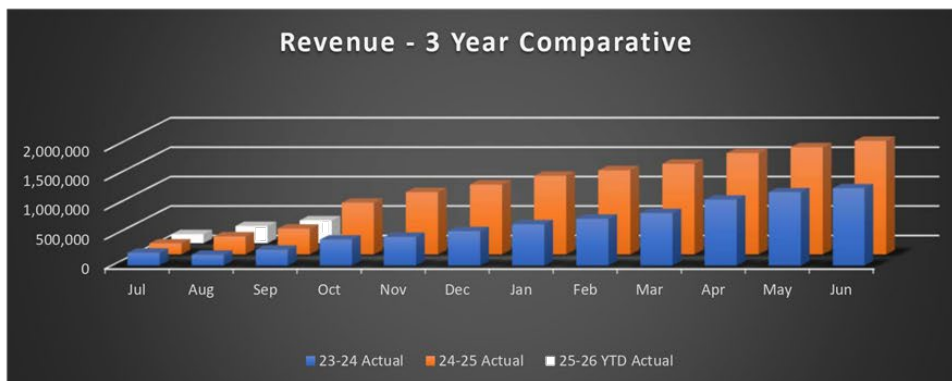
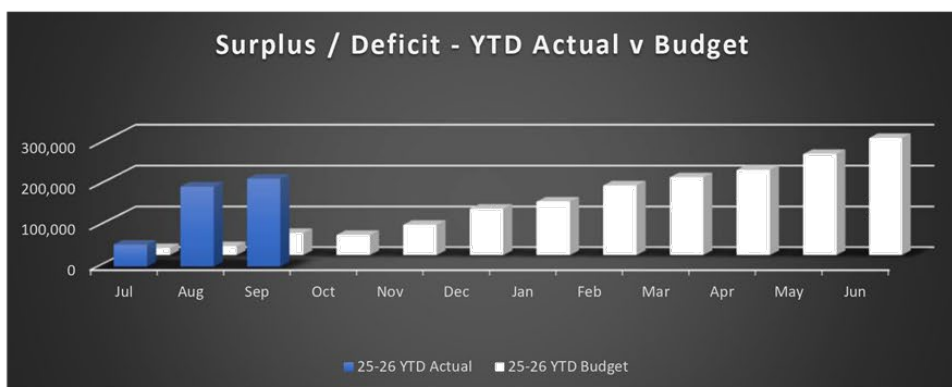
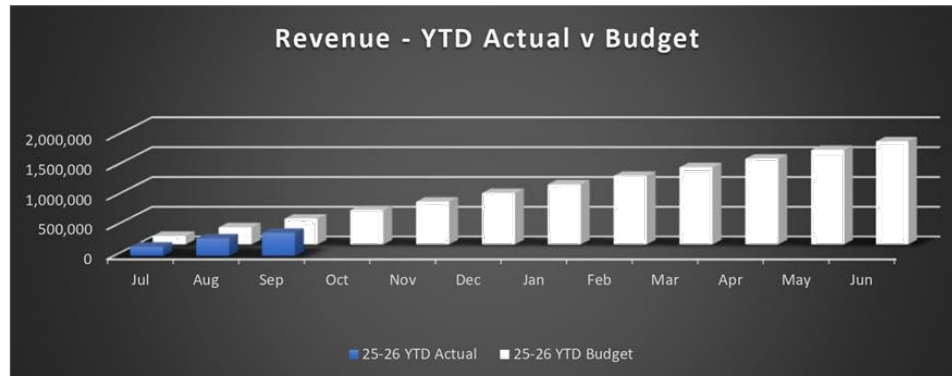
Below is a summary of all three operations;

	Bluebush Village	Waste Facilities	Kambalda Aerodrome	TOTAL
Statement of Financial Activity				
Revenue from operating activities	2,651,784	387,498	364,672	3,403,955
Expenditure from operating activities				
Operational Costs	(1,732,265)	(153,276)	(254,821)	(2,140,361)
Depreciation	(317,919)	(239,478)	0	(557,397)
Interest Expenses	(101,227)	(6,480)	(1,944)	(109,651)
Other	0	(11,852)	0	(11,852)
Total Expenditure	(2,151,410)	(411,087)	(256,765)	(2,819,261)
Non cash amounts excluded from operating activities	317,919	239,478	0	557,397
Amount attributable to operating activities	818,293	215,890	107,907	1,142,090
Financing activities				
Proceeds from borrowings	0	0	0	0
Loan principal repayments	0	0	0	0
Lease principal repayments	(334,100)	0	0	(334,100)
Amount attributable to financing activities	(334,100)	0	0	(334,100)
Surplus / (Deficit)	484,193	215,890	107,907	807,990

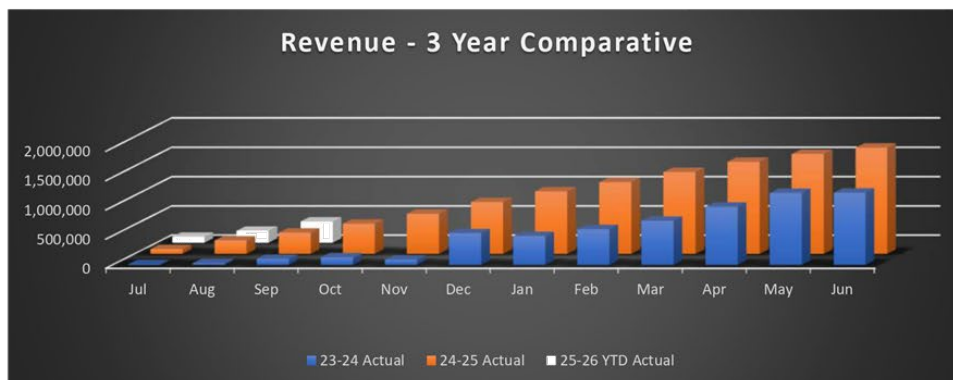
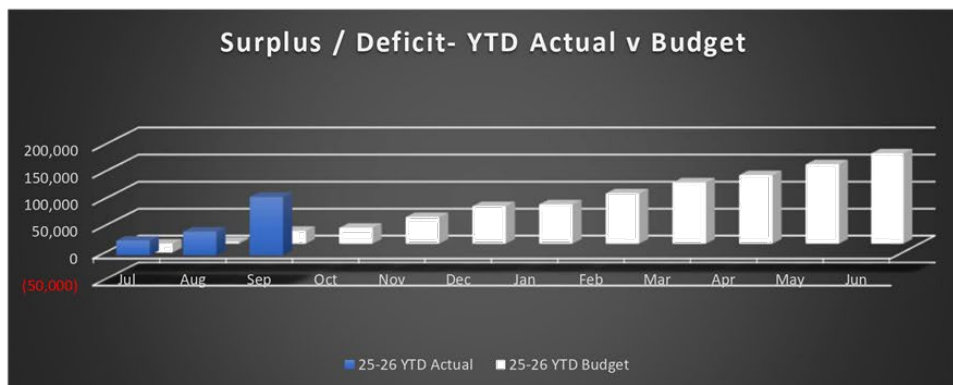
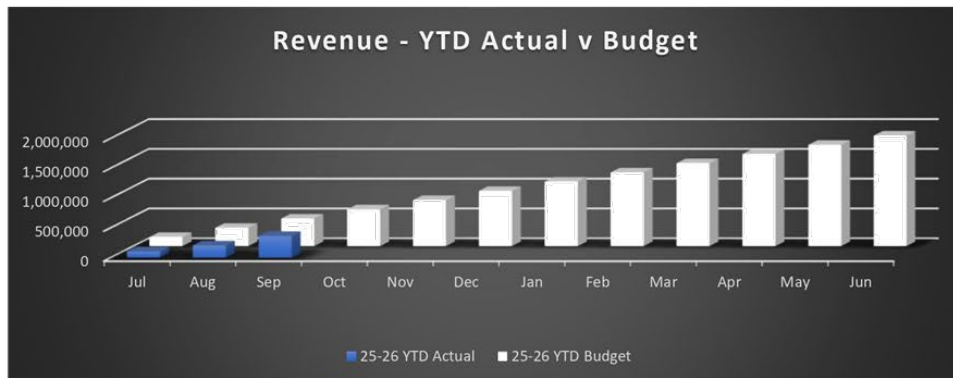
Bluebush Village Facilities



Waste Facilities



Kambalda Aerodrome



11.3 Commercial Services

Nil

12 ELECTED MEMBERS MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

13 NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF MEETING**13.1 Elected Members**

Nil

13.2 Council Officers

Nil

14 MATTERS BEHIND CLOSED DOORS

Nil

15 CLOSURE OF MEETING

The Meeting closed at 5:06pm.