



AGENDA

Ordinary Council Meeting

29 April 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, present and emerging.

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1 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS**1.1 ACKNOWLEDGEMENT OF COUNTRY**

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

2 DECLARATION OF COUNCIL MEMBERS

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

3 RECORD OF ATTENDANCE / APOLOGIES / APPROVED LEAVE OF ABSENCE**4 DECLARATIONS OF INTEREST****4.1 Declarations of Financial Interests – Local Government Act Section 5.60A****4.2 Declarations of Proximity Interests – Local Government Act Section 5.60B****4.3 Declarations of Impartiality Interests –Shire of Coolgardie Code of Conduct for Council Members, Committee Members and Candidates for Election, Code of Conduct for Employees****5 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE**

Nil

6 PUBLIC QUESTION TIME**7 APPLICATIONS FOR LEAVE OF ABSENCE**

8 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

8.1 MINUTES OF THE ORDINARY COUNCIL MEETING HELD ON 25 MARCH 2025

Date: 22 April 2025

Author: Kasey Turner, Executive Assistant

ATTACHMENTS

Nil

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That the Minutes of the Ordinary Council Meeting held on 25 March 2025 be confirmed as a true and accurate record.

8.2 MINUTES OF THE SPECIAL COUNCIL MEETING HELD ON 8 APRIL 2025

Date: 22 April 2025

Author: Kasey Turner, Executive Assistant

ATTACHMENTS

Nil

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That the Minutes of the Special Council Meeting held on 8 April 2025 be confirmed as a true and accurate record.

8.3 MINUTES OF THE SPECIAL COUNCIL MEETING HELD ON 22 APRIL 2025

Date: 23 April 2025

Author: Kasey Turner, Executive Assistant

ATTACHMENTS

Nil

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That the Minutes of the Special Council Meeting held on 22 April 2025 be confirmed as a true and accurate record.

9 PETITIONS / DEPUTATIONS / PRESENTATIONS / SUBMISSIONS

9.1 GOLDFIELDS ST IVES - MINING PROJECT UPDATE

Presenter: Goldfields St Ives – Sarah Kristy, Manager of Environment

Date: 29 April 2025

ATTACHMENTS

Nil

10 **REPORTS OF COMMITTEES**

Nil

11 REPORTS OF OFFICERS

11.1 Executive Services

11.1.1 PETITION

Location: Shire of Coolgardie

Applicant: NIL

Disclosure of Interest: Nil

Date: 17th April 2023

Author: Aaron Cook, Acting Chief Executive Officer

SUMMARY

A petition has been lodged, by Mr Peter McGregor (totalling 157 electors of the Shire), and complies with the requirements of cl 6.10 of the Shire of Coolgardie Meeting Procedures Local Law 2019:

- ***be addressed to the President;*** - is so addressed
- ***be made by electors of the district;*** - purports to be so, and addresses given by petitioners appear to be electors of the Shire
- ***state the request on each page of the petition;*** does so
- ***contain the name, address and signature of each elector making the request, and the date each elector signed;*** - does so
- ***contain a summary of the reasons for the request;*** - does so ***and***
- ***state the name of the person to whom, and an address at which, notice to the petitioners can be given.*** – does so.

In accordance with the Meeting Procedures Local Law, the Shire President, having received the petition, has forwarded it to the CEO to be the subject of a Report to Council.

The Council is unable to deal with any matter on the agenda that relates to the petition, until it has considered the petition, and its merits, or otherwise. This agenda item serves to:

- acknowledge the petition, its request and reason, and
- formalise Council's resolution in regard to the petition, thus enabling Council to further consider any matters on the agenda, that pertain to the petition, pursuant to the Meeting Procedures Local Law.

BACKGROUND

The petitioners state their request to be:

“The immediate dismissal of the CEO, Mr James Trail, Shire President M Cullen and the Shire Councillors”.

And the reason for the request is stated to be:

“Financial mismanagement of Shire finances by Councillors and CEO James Trail. Failure to follow recommendations of Delivering Outcomes report”.

COMMENTThe Request

The immediate dismissal of the CEO, Mr James Trail, Shire President M Cullen and the Shire Councillors.

Council has suspended the current CEO Mr James Trail as it has progressed through a path of an investigation into certain allegations. Once the investigation is finalised a confidential report will be presented to Council for consideration and potential action.

If Council were to consider the recommendation from the petition, to immediately dismiss the CEO, Council would need to seriously consider the issue that without providing procedural fairness would open the Shire of Coolgardie to potential legal action.

It is acknowledged that the community has concerns regarding the suspension of the CEO Mr James Trail and how this process has been undertaken by Council. Council has at all times taken the advice of WALGA and the Shires Solicitors in how to progress this matter.

The Reason

“Financial mismanagement of Shire finances by Councillors and CEO James Trail. Failure to follow recommendations of Delivering Outcomes report”.

The Delivering Outcomes report has been utilised to provide key information for the Workplace Investigator to undertake this aspect of the investigation and to enable procedural fairness and natural justice against the allegations made.

Council understands the gravity of the situation and shares in the community concerns over the time taken to work through this process to a conclusion without opening Council to additional significant legal implications. However, it must be noted that it takes considerable time to investigate and follow a process like this to a conclusion.

Council has undertaken considerable steps to work to bring the negative Financial Situation to a halt and commence re-structuring for a financially sustainable future. The financial health and integrity of the organisation are of importance and will take time to make informed decisions that will have a positive impact on the Shire without actioning matters that reduce the organisations future potential.

Petition Action – The Immediate dismissal of the CEO, Mr James Trail, Shire President M Cullen and the Shire Councillors:

Officer Comment – There are two main factors to the petition and must be dealt with separately.

- 1) **Dismissing the CEO** – This is a significant decision and must be based on a thorough confidential investigation providing procedural fairness and natural justice in determining an outcome at the end of the process.

Any action, like immediate dismissal will have significant implications that could create significant negative legal action against the Shire and removes the procedural fairness from being taken and has the potential to further hold the Shire back having to undertake additional costly processes.

NOTE: CEO James Trail tendered his resignation on the 17th April 2025 and this was acknowledged at the Special Meeting of Council held on Tuesday 22nd April 2025.

- 2) **Dismissing of the Shire President and Councillors** – It should be noted that under the Local Government Act 1995 a petition cannot force a Elected Member to take certain action especially regarding their own position.

As such, the request from the Petition for the Shire President and Councillors to resign is a personal choice of the Shire President and individual Councillors and cannot be actioned by a resolution of Council.

Should the Shire President chose to resign, an Election to fill the vacancy of Shire President would be facilitated within a certain time period, as dictated by the Local Government Act, and the new Shire President would be elected from within the existing Councillors.

The Council vacancy that would be created by this action would, more than likely be held over the next Ordinary election which is to be facilitated in October 2025 and as such the Council would have six Councillors until the Election is conducted.

Should all Elected Members resign, this would force the State Government to take action and would result in the appointment of a Commissioner to oversee Council until the Election is resolved. Alternatively the State Government could delay the Election Process to leave the Commissioner in place for a longer period of time and force the Shire to call its election in 2026.

It should be noted that this action does not facilitate a Council election as this process takes considerable time to facilitate and Council cannot continue without a Council of Elected Members or an appointed Commissioner.

CONSULTATION

Aaron Cook, Acting CEO

STATUTORY ENVIRONMENT

Shire of Coolgardie Meeting Procedures Local Law

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Accountable and effective leaders

High quality corporate governance, accountability and compliance

ATTACHMENTS

1. **Petition - Immediate dismissal of CEO, SP and Councillors**

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That Council, by Simple Majority:

1. Acknowledge the petition delivered by Mr Peter McGregor, and recognise the interest and concern shown by the electors, in signing the petition.
2. Council, whilst taking into account the Petition continue to proceed with the Workplace Investigation, of the CEO Mr James Trail, to ensure procedural fairness and that natural justice has been provided prior to the confidential outcome being considered by Council.
3. That the Shire President and Councillors duly consider their position on Council and note that should they wish to take any action, regarding their position on Council that formal advice must be provided to the Shire President/Acting CEO for processing.
4. Request Mr Peter McGregor to convey Council's resolution to the petitioners, and thanks them for their engagement with Council, and that Council Members, and the ACEO are always available to discuss matters of concern.

11.1.2 COOLGARDIE WASTE SITE OPERATIONAL HOURS

Location: Coolgardie Waste Site
Applicant: Aaron Cook Acting CEO
Disclosure of Interest: Nil
Date: 11 April 2025
Author: Aaron Cook, Acting Chief Executive Officer

SUMMARY

It is presented to Council to reduce the hours of operation of the Coolgardie Waste Site due to the expense of running the facility.

BACKGROUND

Council constructed the Coolgardie Waste Site Class 3 facility several years ago and has been facilitating a 7 day a week operation.

The Coolgardie Waste Facility (CWF) since the time of operating as a Class 3 facility has been running at a significant operating loss.

To put this loss into perspective based on the income and expenditure costs to Council for the site this financial year alone and not including depreciation, is a net loss of -\$810,000 and would be extrapolated out to the 30 June as being -\$1.05 million.

Due to increased cost and the loss from the Kambalda Refuse Site and its conversion to a Transfer Station this facility has recently amended its operating hours significantly to reduce this impact. Whilst the positive results from this has not filtered into the operating costs of the site, the expenses on site have reduced.

COMMENT

The CWF, as part of the greater waste disposal section of Council is running at a significant loss to Council and this needs to be reduced and curtailed as a matter of urgency to limit the impacts of the financials of Council and create greater sustainability into the near future.

This item is presented, after having discussion with the Staff from the CWF, that the hours of operation need to be reviewed and limited as a matter of urgency. The current operating times are:

Monday	9am to	3pm	6 hours
Tuesday	9am to	3pm	6 hours
Wednesday	9am to	3pm	6 hours
Thursday	9am to	3pm	6 hours
Friday	9am to	3pm	6 hours
Saturday	8am to	2pm	6 hours
Sunday	8am to	2pm	6 hours

This results in a total operating open presence of the CWF of 42 hours per week and staff works additional hours when the site is closed.

The Cost of operating the Refuse Site for Wages, plant costs, maintenance, regulatory costs etc total a significant portion of per annum which is projected to be approximately \$850k for the year. Many of these costs are fixed and cannot be changed, however limiting the operating hours of the site and redirecting staff time to other activities will result in an additional saving.

It should be noted that by limiting the hours and days of operations, this will reduce costs at the CWF but we will reallocate these staff to other actions in the Shire and local Community where additional contractor expenses can be reduced and more productivity and action in maintain Council assets, like verges, drains, culverts, road patching etc can be completed. Hence it must be remembered that the wages expenses will then increase in other areas of the organisation along with positive outcomes for the community.

It has been noted that with the refinancing of Councils loans with the CBA that the reduction in the repayments for the CWF will have an impact that has been estimated conservatively at \$500,000 per annum. However, this is not enough to ensure that the CWF is sustainable into the near future.

It is proposed that the CWF opening times be reduced to accommodate the standard delivery time slots and provide the general public of Coolgardie the opportunity to access dispose of their normal waste.

As such it is proposed that the CWF opening hours be reduced to:

Monday	Closed		
Tuesday	Closed		
Wednesday	10am to	2pm	4 hours
Thursday	10am to	2pm	4 hours
Friday	10am to	2pm	4 hours
Saturday	10am to	2pm	4 hours
Sunday	Closed		

This amendment would result in the opening hours to be a total of 16, however if a pre-booked load for a special delivery for Class 3 waste is coordinated staff can open the site.

As was stated earlier not all operational costs will be reduced, however due to the realignment of staff time and the reduction in some operational costs like reduced machinery hours it is expected that the cost savings from this action would have a positive impact estimated at \$325,000 to \$350,000 per annum.

To add the reduction in ages and the reduction in loan expenses has a conservative impact of reducing the net loss of the CWF by \$800,000 per annum.

In addition to the cost savings above the Shire has been required to temporarily cease transporting the waste from Kambalda to Coolgardie and this will also have a reduction in the transportation costs.

Due to the significant nature in undertaken this change it is proposed that the opening hours change as per the Kambalda Transfer Station being effective as of the 02 June 2025.

CONSULTATION

Coolgardie Waste Facility Staff

STATUTORY ENVIRONMENT

Nil

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

The alterations to the opening times as is proposed is expected to have a positive impact of \$325,000 per annum and with the reduction in loan costs of \$500,000 per annum it is hoped that the operating costs of the Coolgardie Waste Facility will be reduced from -\$1.05 Million to an estimated -\$225,000 per annum.

Additional cost saving measures will be sought within the new budget and through the year.

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

Effective management of infrastructure, heritage and environment

Ensuring that waste management practices are compliant

ATTACHMENTS

Nil

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That Council reduce the operating hours of the Coolgardie Waste Facility to 22 hours per week (effective as of 2nd June 2025), other than Class 3 waste opening requests, with the opening times being:

Monday	Closed		
Tuesday	Closed		
Wednesday	10am to	2pm	4 hours
Thursday	10am to	2pm	4 hours
Friday	10am to	2pm	4 hours
Saturday	10am to	2pm	4 hours
Sunday	Closed		

That staff of the Coolgardie Waste Facility be provided alternative work arrangements within their position description requirements.

11.1.3 WASTE MANAGEMENT FEE AND CHARGE AMENDMENT

Location: Nil
Applicant: Mr Aaron Cook ACEO
Disclosure of Interest: Nil
Date: 17 April 2025
Author: Aaron Cook, Acting Chief Executive Officer

SUMMARY

At the Special Council meeting held on the 08 April 2025 an item was presented to amend the Fees and Charges for the Waste Services. One fee was missed in this item that is proposed to be amended in this item.

BACKGROUND

At the Special Council meeting held on the 08 April 2025 an item was presented make a raft of changes to the Fees and Charges for the Waste Services area. After this meeting it was discovered that an Officer error was made, and one item was missed from the resolution.

COMMENT

It is presented in this item that the Fee and Charge be amended:

Waste Oil and Water Mixtures, or Hydrocarbon and Water Mixtures Class 3 – Nata analysis required ~~Y \$170.00~~
Y \$298.32

The reason for this change was stated in the Special Council meeting agenda, but in essence is to ensure that the costs in facilitating a Class 3 Waste Facility are being covered by the fees and charges implemented.

CONSULTATION

This Fee and charge will be advertised as per the Local Government Act requirements.

STATUTORY ENVIRONMENT

Local Government Act 1995

Section 6.16 Imposition of Fees and Charges

Section 6.19 Local Government to Give Notice of Fees and Charges

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

This amendment assists in making sure that Council covers the cost of facilitating a Class 3 Facility.

STRATEGIC IMPLICATIONS**Accountable and effective leaders**

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

Effective management of infrastructure, heritage and environment

Maintaining and renewing infrastructure and building assets

ATTACHMENTS

Nil

VOTING REQUIREMENT

Absolute Majority

OFFICER RECOMMENDATION

That Council as per the Local government Act 1995 s6.16 and s6.19 amend the following line item in the current Waste Facilities Fees and charges and advertise the amendment.

Waste Oil and Water Mixtures, or Hydrocarbon and Water Mixtures Class 3 – Nata analysis required ~~Y \$170.00~~

Y \$298.32

11.1.4 BULKA BAG CLASS 2 WASTE DELIVERY PRICE AGREEMENT

Location: Shire Waste Sites
Applicant: Mr Aaron Cook Acting CEO
Disclosure of Interest: Nil
Date: 17 April 2025
Author: Aaron Cook, Acting Chief Executive Officer

SUMMARY

It is requested that an agreement with EMYJOR be entered into for a period of 12 Months from the 01 May 2025 providing a fixed price per tonne for the waste delivered.

BACKGROUND

The company that delivers Class 2 Bulka Bags to the Coolgardie Waste Site under agreement with the Shire, EMYJOR, has been provided notice that this fee and charge cannot be sustained due to the cost of facilitating the waste disposal site.

Since that advice has been provided and Council has increased the fees and charges for this type of waste disposal, a conversation has been entered into to provide a discount for the disposal of the waste for a period of 12 months. Currently, prior to the notice being provided to EMYJOR, the rate that was being paid to the Shire per tonne was \$77.00 including GST.

COMMENT

Due to the impending closure of the Class 3 Cell at the Coolgardie Waste Facility, urgent assessment of the waste entering the Cell and the charges imposed by Council have been facilitated and these fees and charges were resolved at the Special Council meeting held on the 08 April 2025.

This included the new fee for the disposal of Class 2 Bulka Bags at the facility. Due to the current agreement that was in place with EMYJOR this was needed to be withdrawn by providing notice.

A new rate has been negotiated which is much closer to the market rates in the area and provides the Shire with a better return on the waste disposal to assist in covering operational and Cell costs. The new rate is fixed at \$99.00 per tonne including GST.

It has been proposed that this new agreement be entered into with a signed letter of agreement by both parties commencing on the 05 May 2025 and concluding on the 03 May 2026 for a fixed rate of \$99.00 including GST.

CONSULTATION

EMYJOR

Shire of Coolgardie Waste Manager

STATUTORY ENVIRONMENT

Local Government Act 1995 s 6.16 and s 6.19.

As this is a contracted agreement of set Fees and Charges this falls outside of the Fees and Charges set by Council and is a stand-alone agreement.

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

The increase in fees will greatly assist the Shire to cover operating costs of the Coolgardie Waste Site and prepare for the replacement of the Class 3 Cell.

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

Effective management of infrastructure, heritage and environment

Maintaining and renewing infrastructure and building assets

ATTACHMENTS

Nil

VOTING REQUIREMENT

Absolute Majority

OFFICER RECOMMENDATION

That Council approve the Acting CEO to enter into a 12-month letter of agreement with EMYJOR for the disposal of Class 2 Bulka Bags at the Coolgardie Waste Site for the fixed price of \$99.00 including GST from the 05 May 2025 to the 03 May 2026.

11.1.5 REFINANCING THE ANZ EXISTING BORROWINGS AND INCREASING LOAN DEBT

Location: Nil

Applicant: Nil

Disclosure of Interest: Nil

Date: 16th April 2025

Author: Rebecca Horan, Director of Governance and Administration

SUMMARY

For Council to acknowledge the submissions received against the increasing loan debt however continue with the process.

BACKGROUND

Council at its Ordinary Meeting held on the 25th March 2025 resolved the following:

COUNCIL RESOLUTION #1/2025

Moved: Cr Sherryl Botting

Seconded: Cr Tracey Rathbone

That Council:

- 1) As per the Local Government Act s6.20, authorise the refinancing of the remaining current ANZ loan, balance of est \$8,423,095 plus breakaway costs and any other fees, to the CBA to a 5-year interest only loan and increase the capital loan borrowings by \$4 Million to a total capital debt of \$12.5 Million.
- 2) Bring the existing \$500,000 Overdraft facility from the ANZ to the CBA increasing the existing CBA Overdraft to a maximum overdraft facility of \$2 Million.
- 3) The CEO advertise the public notice, as per the Local government Act s6.20 requirements for a period of 4 weeks.
- 4) The CBA be advised that the contract settlement of borrowings be entered into as of the 28 April 2025.

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

Against: Nil

CARRIED 7/0

COMMENT

As per s6.20 of the Local Government Act public notice was advertised in the West Australian, Kalgoorlie Miner, local noticeboards and the Shire's website with submissions to be provided in writing by 4pm Thursday 24th April 2025.

109 submissions were received with each submission reflecting the same core message.

The increase in the loan principal amount was based on the significant financial implication that the Shire was and is currently facing. It is agreed with the submission that this action does not meet with the Council Policy, however all other options were considered, including seeking the Department of Local Government's assistance in support to advocate for Treasury support, additional grants, increasing revenue where possible, returning outstanding debt to Council and reducing key areas of expenditure.

All of the items listed above have been explored with the end result being that the only way to progress forward was to increase the loan principal amount. For Example:

- WA Treasury were unable to assist the Shire in taking over Councils existing debt as it would have affected the Shire's bank loans resulting in the loans needing to be re-financed again, at additional cost, and increased interest payments to Council increasing the repayment requirements.
- Grants to the Shire are not provided to covert operational activities and if a grant was applied for and accepted for a particular action there would be a requirement for Council to make a significant contribution to the Grant that the Shire was unable to provide. In addition to this there are a significant number of Grants already approved and awaiting action within Council where the funds paid to Council have been already utilised and resultantly Council must find these funds prior to any works being commence and then contributing Councils own portion of the grant.
- All actions where possible have been made to increase Council revenue and this can be seen through various agenda items presented to Council and endorsed; however, do not have immediate affect to resolve the issue.
- Officers have actively followed up on the outstanding Debtors owed to the Shire and whilst this has reduced the quantum was never enough to resolve Councils financial issue.
- Officers have actively looked to reduce all expenditure where possible and again this can be seen in various agenda items and the reduction in services across the Shire. In addition, to control expenditure all purchase orders must be approved by the Acing CEO prior to being authorised and many contractors and consultants have either been advised that the services are not needed or have been significantly reduced. Again, the results of these actions are slow in resulting a positive outcome.

All of the actions above, coupled with the refinancing of the existing loans, has resulted in significant long-term savings to Council, however the amount of outstanding Creditors and financial obligations to the Shire is well in excess of the monies at Councils disposal to enable it to reach the new financial year and to receive the Rates income that is expected in August.

The Shire only has access to a certain amount of Overdraft Facilities, which if utilised is at a much higher interest expense to Council and would not be enough to see Council through to the August. If this was the preferred way forward, and not raising the additional loan debt, there would be an increased pressure to the 25/26 rates bill of an additional \$4 Million over what is estimated to be raised at this point in time.

The raising of the additional debt is in the best interest of the Shire and the ratepayers considering its current financial position. The Policy is recognised and under normal circumstances would be adhered to, but to enable the Council to advance to financial sustainability and to reduce the stress placed on creditors, the additional loan is essential and spreads this burden over the future years rather than additional an additional rate increase for 25/26 budget.

CONSULTATION

Nil

STATUTORY ENVIRONMENT

Local Government Act 1995 s6.20 and s6.21

POLICY IMPLICATIONS

Policy - 2.09 Loans

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Accountable and effective leaders

High quality corporate governance, accountability and compliance

ATTACHMENTS

1. **Siubmissions - Proposed Refinancing and increased borrowings**

VOTING REQUIREMENT

Absolute Majority

OFFICER RECOMMENDATION

That Council: -

1. **Acknowledge that 109 submissions were received against the increased loan debt.**
2. **Continue with the process of the refinancing of ANZ borrowings and increasing loan debt.**

11.1.6 DEBTOR WRITE OFF - NORTHERN STAR RESOURCES

Location: Shire of Coolgardie
Applicant: Nil
Disclosure of Interest: Nil
Date: 17th April 2025
Author: Rebecca Horan, Director of Governance and Administration

SUMMARY

This report recommends that Council approve the balance of \$79,957.48 incl GST for Northern Star Resources currently shown to be outstanding, to be written off.

BACKGROUND

The lease with Northern Star Resources was entered into in 2018, for an initial period of 6 years and with an option to extend for three further terms of 5 years each. The extension options are not a Shire discretionary extension but is based on whether Northern Star Resources have paid their rent, rates and taxes and not being in default for any reason.

The first term expired on 31 July 2024. There was no cause on the lease for not extending the lease as their payments have all been made up to date and there has been no default on the lease performance on their part. On the contrary, Northern Star Resources have been quite proactive and had always made sure the rent review (CPI based only) had been updated, paid on time and also paid any rates and taxes on time and without fail. Therefore, the extension is effective without the need for any further action by either party. The lease is therefore in effect for the first further term of 5 years, expiring on the 31 July 2029.

The Shire issued a letter (on/about 31 July 2024) and invoice (IN10100) to Northern Star Resources to pay a contribution of \$79,957.48 incl GST with respect to new sewerage developments, connections and upgrades required at the Shire's sewerage facility. This was done without any consultation beforehand with Northern Star Resources.

COMMENT

In terms of payments/contributions and expenses recovered from Northern Star Resources, the lease with Northern Star Resources makes provision for rent (with an annual CPI increase), rates and taxes, including proportionate services used.

Rates and taxes have been defined and include:

- A. Council rates, services and charges such as rubbish removal;
- B. Land tax and metropolitan regional improvement tax on single holding basis;
- C. Water, drainage and sewerage rates;
- D. Phone, electricity etc connection;
- E. Any other consumption charge or cost, statutory impost or obligation charged by reason of the tenant's use and occupation of the premises.

Northern Star Resources have not charged or increased their camp size and have not asked for any upgrade with respect to sewerage. Their sewerage consumption and connection costs are already captured in their rates and taxes and are being paid in accordance with the lease.

Under the leases for the new Coolgardie camps developed, there was a provision for the payment of a contribution as these were new developments and because of the increased consumption and usage required, the Shire needed to upgrade its sewerage facility. It was directly related to those leases and as such a specific contribution added to their leases for a specific reason.

As Northern Star Resources did not change their camp size or usage, did not cause the additional consumption and there is no similar provision in their lease, the clawing back of the contribution from Northern Star Resources was incorrect and not in accordance with the provisions of the lease.

This was further confirmed by Northern Star Resources, completing a review of their lease with their legal department.

CONSULTATION

Finance Staff

STATUTORY ENVIRONMENT

Nil

POLICY IMPLICATIONS

Policy 2.19 Bad Debts over \$500 (other than rates or service charges) are to be brought to Council for write off on an annual basis or more often if required.

FINANCIAL IMPLICATIONS**STRATEGIC IMPLICATIONS****Accountable and effective leaders**

High quality corporate governance, accountability and compliance

ATTACHMENTS

1. Northern Star Invoice
2. Letter to Northern Star - Sewerage Upgrades - Confidential

VOTING REQUIREMENT

Absolute Majority

OFFICER RECOMMENDATION

That Council **APPROVE** the outstanding balance of \$79,957.48 including GST for Northern Star Resources to be written off.

11.2 Operation Services

11.2.1 LOT 124 KINGSWOOD STREET, WIDGIEMOOLTHA: REDEVELOPMENT OF WIDGIEMOOLTHA ROADHOUSE AND TAVERN, INCORPORATING HEAVY AND LIGHT VEHICLE REFUELING, WORKFORCE ACCOMMODATION AND SUPPORTING FACILITIES - PA25/01

Location: Lot 124 Kingswood Street, Widgiemooltha

Applicant: Edge Planning & Property

Disclosure of Interest: Nil

Date: 22 April 2025

Author: Jana Joubert, Town Planning Consultant

SUMMARY

Administration was planning to bring the above development application to Council for determination at the April Ordinary Council Meeting.

The application is seeking development approval for the redevelopment of the Widgiemooltha Roadhouse and Tavern, incorporating heavy and light vehicle refuelling, workforce accommodation, and supporting facilities.

The proposal includes:

- Development of a service station which includes an unmanned truck facility plus a light vehicle fuel station;
- Redevelopment of the existing Widgiemooltha Tavern;
- Retaining the existing workforce accommodation, including the larger building in the north-west section;
- Relocation of existing tanks from the Kingswood Street reserve onto the IOR site;
- Associated signage, including a pylon sign, business ID sign and entry/exit signs;
- Retention and relocation of the Widgie Tavern sign and Golden Eagle Nugget.

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

Administration is recommending that this item be deferred for a maximum of 60 days for the following reasons:

- To facilitate further consultation with and an official response from Main Roads WA (MRWA) in relation to the application prior to Council determining the application.

This will ensure that the application has been properly assessed and that all relevant information has been considered prior to Council making a decision.

Details of the application is provided below.

BACKGROUND

Site Description

The proposal relates to Lot 124 Kingswood Street on Deposited Plan 181366 which has an area of 6069m². It is located on the corner of Kingswood Street and the Coolgardie-Esperance Highway in the Widgiemooltha townsite. Both of these roads are sealed.

The site adjoins and is surrounded by vacant (unallocated) Crown land to the north and east.

A 30km section of Coolgardie-Esperance Highway between Widgiemooltha and Kambalda was upgraded in July 2022. The project included the reconstruction and realignment of the road north and south of Goldfields Highway, including the intersection at Kingswood Street at Widgiemooltha.

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

Zoning and Existing Uses

The subject site is zoned 'Rural Townsite' under the Shire's Local Planning Scheme No. 5 (LPS 5).

IOR Pty Ltd (IOR) currently operates a truck refuelling facility at the site, which also contains the existing Widgiemooltha roadhouse and tavern. It also contains workforce accommodation, comprising 9 rooms, and supporting facilities.

The existing activities and structures currently encroach upon both the road reserve as well as the Unallocated Crown Land (UCL) abutting the site's northern boundary.

It is understood that the site forms an important meeting place in Widgiemooltha along with providing essential fuel, food, and accommodation. The site also accommodates an existing post box service which is considered an essential service by local residents.

COMMENT

Planning Assessment

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

A Planning Assessment Sheet is included in **Attachment 6**.

The following matters have been identified as key considerations for the determination of this application:

- Zoning and Land Use Permissibility;
- Traffic and transport;
- Access;
- Parking;
- Servicing;
- Aboriginal and European Heritage considerations;
- Landscaping;
- Signage;
- Bushfire risk;
- Amenity impacts; and
- Environmental impacts.

Zoning and Land Use Permissibility

The subject site is zoned 'Rural Townsite' under the Shire's Local Planning Scheme No. 5 (LPS 5). The objective of the 'Rural Townsite' zone is:

- To provide for a range of land uses that would typically be found in a small country town.

In accordance with LPS 5, the following land use definitions apply:

Service Station means premises other than premises used for a transport depot, panel beating, spray painting, major repairs or wrecking, that are used for –

- the retail sale of petroleum products, motor vehicle accessories and goods of an incidental or convenience nature; or
- the carrying out of greasing, tyre repairs and minor mechanical repairs to motor vehicles.

Tavern means premises the subject of a tavern licence granted under the Liquor Control Act 1988.

Workforce Accommodation means premises, which may include modular or relocatable buildings, used –

- primarily for the accommodation of workers engaged in construction, resource, agricultural or other industries on a temporary basis; and
- for any associated catering, sporting and recreation facilities for the occupants and authorised visitors.

Whilst the site is described as being a ‘Roadhouse’ as defined below:

Roadhouse means premises that has direct access to a State road other than a freeway and which provides the services or facilities provided by a freeway service centre and may provide any of the following facilities or services –

- a full range of automotive repair services;
- wrecking, panel beating and spray painting services;
- transport depot facilities;
- short-term accommodation for guests (caravan parking component probably);
- facilities for being a muster point in response to accidents, natural disasters and other emergencies,

based on a review of the plans and consideration of the suitability of this land use, it is considered that the proposal does not provide the services generally associated with a roadhouse, and would therefore be more appropriately considered as a ‘Service Station’ due to only fuelling facilities being provided on-site.

The proposed land uses are permitted or discretionary on the subject lot in accordance with the requirements of LPS 5 as below:

Land Use Definition	Permissibility
Service Station	D
Tavern	D
Workforce Accommodation	A

The applicant has advised that there is insufficient space and no commercial driver to retain the camping area.

Traffic and Transport

A Traffic Impact Statement (TIS), prepared by Donald Veale Consultants, was submitted in support of the application. The TIS outlines the current and future traffic volumes on the surrounding road network.

The TIS confirms that the proponent has adequately considered the transport aspects of the development and that it would not have an adverse transport impact on the surrounding area.

Access

It is understood that the applicant has extensively liaised with Main Roads WA (MRWA) during the preparation of this application. The main concern raised by MRWA included potential truck queueing at the refuelling facility.

[illegible]

This approach acceptably mitigates any potential queueing, alleviating concerns that there may be impacts on the road network.

In addition, the applicant's attached TIS clearly demonstrates a vast improvement in the capacity of the proposed facility for servicing passing trade. The design caters for more vehicles to be safely accommodated on site, greatly reducing the likelihood of queues extending off-site.

Parking

The parking requirements of the proposed land uses of 'Service Station', 'Tavern' and 'Workforce Accommodation' have been assessed against Schedule 3 - Parking requirements of the Shire's Local Planning Scheme No. 5.

Land Use Class	Scheme Provision	Variable	Required	Provided
Service Station	1.5 spaces per service bay, plus 1 space per employee. (<i>Fuel sales to be managed by Tavern staff.</i>)	No servicing bays proposed.	0	0
Tavern	1 space per 2m ² bar and lounge area. (<i>No requirement for staff</i>)	Bar: 18m ² Lounge: N/A	9 bays	10 bays
Workforce Accommodation	To be determined by the Local Government.	1 bay per room (9 units total)*	9 bays	9 bays
TOTAL			18 bays	19 bays

Per cl. 32 Additional Site and Development Requirements 4(b), where a land use / development is not specified in Schedule 3, the Council shall determine parking requirements, having regard to the nature of development and the number of vehicles likely to be attracted to the development.

*'Workforce Accommodation' is not listed in Schedule 3 and therefore requires discretion to be applied. A reasonable 1 bay per unit/room, consistent with the applicant's TIS, has thus been applied.

One ACROD (disabled) parking bay is also provided in accordance with Australian Standards.

Aboriginal and European Heritage

The Department of Planning, Lands and Heritage's (DPLH) Aboriginal Heritage Inquiry System reveals there are no Registered Aboriginal Sites applying to the subject land. While noting this, land developers have an obligation under the Aboriginal Heritage Act 1972 to protect places and objects in Western Australia that are important to Aboriginal people because of the connections to their culture.

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

The Widgiemooltha town is identified as Place 07388 on inHerit. The townsite is classified as Category 4 in the Municipal Inventory (survey). The statement of significance is the town is 'An important site worth marking.'

Servicing

A servicing strategy due diligence assessment has been undertaken for the proposed redevelopment to demonstrate that all public utilities essential for the development are either already available, or that adequate arrangements for their provision can be made, such that they'll be available when required.

The Strategy has demonstrated that:

- Potable water is already connected to the site through an existing water main running along Kingswood Street.
- Electricity demand is not expected to increase significantly for the site. An on-site private generator is proposed adjacent to the two 20kL rainwater tanks south of the relocated workers accommodation. The provision of solar panels is to be considered for the development at a future stage to increase power consumption efficiency.
- A land application area of 330 m² is required for onsite wastewater disposal and sewer treatment, to be located in the south west corner of the property boundary. An overall 650 m² land application area is allocated for the site which is to include suitable landscaping. The anticipated wastewater volumes can therefore be sufficiently accommodated on-site;
- Dispensing of fuel for the trucks and car refuelling will occur in concrete bunded areas. Stormwater runoff and any spillage that may occur during the dispensing of fuel will be captured by grated gully pits located at the centre of the bunded areas and directed to an Enviro OE30 full retention oily water separator via underground pipe network for hydrocarbon removal.

A Servicing Strategy Assessment Report is included in **Attachment 7**.

Signage

Currently, signage that relates to existing operations is located off-site. The proposal includes the provision of a 9m high pylon sign, as well as a business ID sign and entry/exit road signs.

A Signage Plan is included in **Attachment 8**.

The proposed signage is considered to be of a high standard of design, and appropriate in their distribution in the context of the site, with all content relating to the operation and branding of the proposal.

In addition, in response to the submission received, the proponent has updated their development plans to reflect their intent to retain the Widgie Tavern sign.

It is recommended to include an Advice Note related to appropriate road signage, which is regulated under the *Road Traffic (Vehicles) Regulations 2014*.

Landscaping

The applicant has provided a Landscaping Plan to assist with the assessment of the application, which is included in **Attachment 9**.

Landscaping requirements were considered in accordance with Schedule 2 of LPS 5, which requires Council's discretion.

The site currently includes a centralised cluster of landscaping within the site. This landscaping is required to be removed to facilitate vehicle movements, but also to address bushfire requirements (i.e. reducing the site from BAL-FZ).

The proposed landscaping plan includes the addition of 10 yellow flame trees, 14 Pygmy date palms and the retention of 4 existing trees on site. Trees located on the adjoining lot and within the road reserve are also proposed to be retained.

The landscaped areas equate to 626m² or 10.3% of the site, consistent with best practice planning.

The landscaping plan is supported, subject to a condition being applied for implementation of the proposed landscaping in accordance with the provided plan prior to the commencement of use.

Bushfire risk

The site is situated within a Bushfire Prone area as per the Department of Fire and Emergency Services Bushfire Prone Mapping.

As such, a Bushfire Management Plan is required to be submitted to address bushfire risk and is included in **Attachment 5**.

It is considered that bushfire risk can be appropriately mitigated in accordance with the BMP.

Amenity

Given the local context and the fact that the site is surrounded by vacant (unallocated) Crown land, it is considered that the proposed redevelopment is compatible with adjoining and nearby land uses, and that off-site impacts can be appropriately managed.

Subsequent approvals and Conditions imposed by the Shire, through the development approval, can assist to control the potential amenity impacts of the redevelopment, including:

Lighting

Given the 24-hour nature of the activity onsite, the development will be required to comply with the relevant Environmental Health Regulations and Australian Standards for the Control of Obstructive Effects of Outdoor Lighting (AS4282) relating to outdoor lighting.

Potential concerns relating to lighting are sufficiently managed through the requirement to comply with the relevant Environmental Health Regulations.

Odour/Gas

The proponent will be required to obtain a Dangerous Goods Site Licence from the Department of Mines, Industry Regulations and Safety (DMIRS) to store and sell fuel from the subject site. The following considerations are assessed as part of issuing the licence:

- Spill or leak containment;
- Segregation of dangerous goods;
- Control of ignition sources in hazardous areas;
- Control of hazardous substances that include any gas, vapour, mist, fume or dust;
- Design, construction, maintenance, and location of storage or handling systems, including location and separation distances so that as far as reasonably practicable they can be operated with minimal risk to people, property and the environment; and
- Underground storage or handling systems for petroleum products designed, installed, operated and maintained so that they do not leak.

It is considered that all risks associated with the proximity of the Service Station to any nearby residential properties will be sufficiently managed through the relevant legalisation.

Noise Management and Attenuation

The site is well separated from off-site dwellings and sensitive uses, with an extent of vegetation acting as a buffer. There will no noise issues perceived by nearby residents from the redevelopment.

The existing (legacy) Workforce Accommodation does not require an Acoustic Assessment to be prepared as these measures cannot be imposed retrospectively.

However, as a Condition of Development Approval, it is recommended that the applicant submit a Venue Management Plan for the Tavern component prior to the commencement of the use. The plan must include the following details to the satisfaction and specification of the Shire:

- (a) Hours of Operation of the Tavern Use;
- (b) Setting up and taking down dates, time and equipment used;
- (c) Noise emitting activities, including dates, duration, time and frequency;
- (d) Use and style of amplified music;
- (e) Patron / customer noise management measures;
- (f) Toilet facilities; and
- (g) Compliance with the Environmental Protection (Noise) Regulations 1997.

In addition, deliveries to the tavern are noted to be on the western elevation and screened from view of the street.

Environmental Impacts

It is expected there will be no or minimal off-site environmental impacts associated with the proposed redevelopment.

The site has been previously cleared of native to accommodate the existing development. As per the Landscape Plan, established trees will be retained where indicated.

In addition, the site is appropriately serviced.

Conclusion

The development application for a Service Station, Tavern, and Workforce Accommodation on Lot 124, Kingswood Street, Widgiemooltha, has been assessed against the relevant legislation and planning requirements.

The proposed land uses are permitted or discretionary on the subject lot in accordance with the requirements of LPS 5 and has subsequently been advertised in accordance with the Deemed Provisions.

The proposal is consistent with the objectives and compliant with the requirements of LPS 5 and relevant State and local planning policies, as addressed in this report.

Moreover, the proposal has demonstrated an acceptable level of operation that would not impact on the surrounding road network or result in any obtrusive amenity impacts.

The redevelopment will increase the safety, capacity and efficiency of the facility.

It is therefore recommended that the application be approved, subject to conditions addressing the issues raised in this report.

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: Defer the proposal pending official comments from Main Roads WA.

Option 4: Refuse the proposal.

CONSULTATIONPublic Consultation

The application was advertised for a total period of 14 days in accordance with Clause 64 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

The advertising commenced 25 February and concluded on 11 March 2025.

Advertising was undertaken by way of notice in the local newspaper. The development plans and all supporting documentation were also published on the Shire of Coolgardie's website and a sign was installed on site.

One joint submission was received. The main issues raised within the submission were:

- Parking, particularly the provision of long-vehicle, caravan, and trailer parking;
- Retention of essential services i.e. existing post box service;
- Access to accommodation;
- Environmental concerns, in particular the retention of established trees;
- The removal of the camping area for overnight stays;
- Safety concerns with regard to proposed swept lanes and proposed extension of kerbing.

A summary of the submission received, and a response provided by both the applicant and the Consultant is included as **Attachment 3**.

The main issues raised, along with those identified by the Planning Consultant during the assessment process is discussed in detail in the 'Planning Assessment' section below.

Referrals/consultation with Government/Service Agencies*Department of Planning, Lands and Heritage*

The application was referred to the Department of Planning, Lands and Heritage (DPLH) for their input and comment.

DPLH has no objection to the proposal on land use planning grounds.

Main Roads WA

The subject site abuts Coolgardie-Esperance Highway which is a Category 2 Primary Regional Road. As per the WAPC's Notice of Delegation DEL 2017/02, all development applications (except where the local government first decides to refuse the application) require a referral to the respective referral agency, being Main Roads WA (MRWA).

In addition, the applicant advised that, prior to lodging the Development Application, IOR and the project team liaised extensively with MRWA to work through and address various matters. This concluded with MRWA being supportive of the site layout plan and accepting the Traffic Impact Statement prepared by Donald Veal Consultants (**Attachment 4**).

The proposal was referred to MRWA for comment, and due to a technical fault, and subsequent conversations with MRWA, it is understood that MRWA requires more time to consider the final layout.

It is therefore recommended that this application be deferred, pending an official response from MRWA.

Department of Fire and Emergency Services

The subject site is located within a bushfire prone area and the proposed Service Station is classified as a High-Risk land use, given the potential for the use to lead to the potential ignition, prolonged duration or increased intensity of a bushfire.

As such, under State Planning Policy 3.7 – Planning in Bushfire Prone Areas, the applicant is required to provide a Bushfire Management Plan (BMP) (**Attachment 5**) in support of the proposal. The habitable buildings which are affected by BAL-FZ are subject to previous planning approvals, with some relocated buildings and all new developed infrastructure located in BAL-29 or less. The proposed development is reliant on some of the internal and external vegetation being modified to a low threat state and managed in perpetuity. The BMP includes measures to achieve compliance with the bushfire protection criteria. As such, the BMP is considered to be compliant with SPP 3.7.

The BMP was also referred to the Department of Fire and Emergency Services (DFES) for comment.

No response was received from DFES.

STATUTORY ENVIRONMENT

Legislation

Planning and Development (Local Planning Schemes) Regulations 2015

Shire of Coolgardie Local Planning Scheme No. 5

State Government Policies

Development Control Policy 5.1 - Regional Road (Vehicular Access) (DC 5.1)

State Planning Policy 3.7 – Planning in Bushfire Prone Areas (SPP 3.7)

State Planning Policy 5.4 – Road and Freight Noise Land Use Planning (SPP 5.4)

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. Schedule of Submissions
4. Traffic Impact Statement
5. Bushfire Management Plan
6. Planning Assessment Sheet
7. Servicing Strategy Assessment Report
8. Signage Plan
9. Landscaping Plan

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That Council: -

1. Note Development Application reference PA25/01 and accompanying plans; and
2. Defer Development Application reference PA25/01 for a maximum of 60 days to facilitate further consultation with and an official response from Main Roads WA in relation to the application, prior to Council determining the application.

11.2.2 CHANGE THE BASIS OF RATING - PORTION OF LOT 2435 (FOCUS MINERALS)

Location: Coolgardie
Applicant: Various
Disclosure of Interest: Nil
Date: 04 April 2025
Author: Lee Ann Ober, Contract Rates Officer

SUMMARY

That Council approve the application to the Minister responsible for the Department of Local Government, Sports & Cultural Industry to change the basis of rating from UV to GRV for a portion of Lot 2435 on Plan 107089 in the Shire of Coolgardie.

BACKGROUND

A lease agreement was signed between the Shire of Coolgardie and Focus Minerals on 23rd November 2022.

The lease agreement is to assist in delivering a range of community benefits. –

- 1) Increased use of existing recreation facilities, enhancing the leisure, social and sporting opportunities of the community
- 2) Increased use of the Coolgardie public swimming pool, sporting facilities oval and walking paths
- 3) Support of asset management for critical community infrastructure
- 4) Economic stimulus to local business
- 5) Increase local employment opportunity
- 6) Increasing access and awareness to cultural and historical; activities within the Town
- 7) Potential for financial support of the Coolgardie future fund initiative.

The lease became rateable effective date of 23rd November 2022. Contained in the executed lease were clauses relating to the payment of rates & service charges.

4. Rates & Taxes**4.1 Issue of Statement of Rates and Taxes**

- (a) *The Tenant agrees to pay to the Landlord or to such person as the Landlord may from time to time direct punctually all of the Rates and Taxes*

4.3 Gross Rental Value

The landlord acknowledges and agrees the tenant's proportion of Rates and taxes payable by the tenant will be charged according to the Gross Rental Value of the premises as assessed by the Valuer-General. Within 30 days of the tenant being provided with the Rates and Taxes and the statement detailed in clause 4.1.

The rate notice for the lease was issued for 1st July 2024 – 30 June 2025 for 2024/25 current rating period, and back rated for the periods

1st Dec 2022 – 30 June 2023 and;

1 July 2023 – 30th June 2024

At the time of issuing the rate notice on 10 October 2024 the Shire correctly rated on unimproved value (UV) due to the location being Rural and outside the Coolgardie Townsite boundary. Due to significant staff changes within the Shire, section 4.3 of the Lease agreement was not known to rates staff issuing the initial rate notices.

Focus Minerals lodged their immediate objection to being rated on UV, noting their lease agreement and referencing 4.3 as the reason for their objection and requested the notice to be amended to GRV.

The Shire of Coolgardie reviewed the objection and agreed. The Shire's rates staff then commenced to procedure to 'change the basis of rating', with requesting indicative Gross Rental Value (GRV) from Landgate WA.

The Shire has received the indicative value and will now forward all relevant documentation to DLGSC upon Council approval.

COMMENT

Under section 6.28 of the *Local Government Act 1995* (the Act), the Minister for Local Government is responsible for determining the method of valuation of land to be used by a local government as the basis for a rate.

In determining the method of valuation, the Minister is to have regard to the general principle that the basis for a rate on any land is to be:

- Where the land is used predominantly for rural purposes, the UV of the land.
- Where the land is used predominantly for non-rural purposes, the GRV of the land.

Changing the method of valuation require the Shire of Coolgardie to observe the following principles

- objectivity
- fairness and equity
- consistency
- transparency
- administrative efficiency

The Shire of Coolgardie has a role in ensuring that the rating principles of the Act are correctly applied to rateable land within their district such that rural land is rated on its UV and non-rural land is rated on its GRV.

To this end, the Shire has,

- Identified and recorded these changes in land use.
- Reviewed the predominant use of land affected by significant change to the land use.

The Local Government Act 1995 does not define the term 'land' for the purpose of determining predominant use. When a local government identifies the need to review the predominant use of land of a particular type, in the interests of equity, it should check its district to identify properties of a similar type. Typically, when a property in a rural setting was developed or used for a non-rural purpose.

Reviewing predominant use.

The Local Government Act 1995 does not define the term "predominant". Consequently, an assessment has to be made on a case-by-case basis as a question of "fact and degree" as to whether or not the use of a particular property should be categorised as predominantly rural or non-rural.

The Shire of Coolgardie should take all relevant factors into consideration, including the following:

(a) Activity conducted on the land

Many activities may be associated with the use of a property. The nature, scale and extent of each activity should be taken into account in any assessment of predominant use.

Consulting affected parties.

Significant communication has been held with the ratepayers affected during the Shires assessment of the appropriate valuation system to be used and have been included in written and verbal discussion.

Property Location details of the "change in method" of valuation.

- Property portion of Lot 2435 / Plan 107089 / Crown Reserve 8693, area 2.2529 Sqm and current use is Transient Workers Accommodation
- Details of improvements on the land, accommodation village (500 person workers camp), wet & dry mess.
- Current system of valuation UNIMPROVED used and the proposed change GROSS RENTAL VALUE.
- The impact that the change would have on the rate assessment is the alignment of rateability with the lease agreement.
- Consultation undertaken with affected ratepayer was written notification and ratepayer supports this change.
- Other transient workers accommodation that are located on Mining tenements are rated on Gross Rental Value.
- Consideration to phasing in the effects of the valuation change, was discussed and deemed not necessary.
- The date when the proposed change should take effect 23rd November 2022.
- The method of valuation is UV as the land is located outside the Townsite boundary
- The lease agreement with Focus Minerals was granted under 'exclusive possession'.
- The land is not subject of a mining tenement

CONSULTATION

Acting Chief Executive Officer

Finance Consultant

Finance Manager

Rates Officers

STATUTORY ENVIRONMENT

Local Government Act 1995

Valuation of Land Act 1978

Mining Act 1978

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

Accurate budgeting forecasts

STRATEGIC IMPLICATIONS**Accountable and effective leaders**

High quality corporate governance, accountability and compliance

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

ATTACHMENTS

1. Indicative GRV - supplied by Landgate
2. Fully executed lease - Shire of Coolgardie & Focus Minerals

VOTING REQUIREMENT

Absolute Majority

OFFICER RECOMMENDATION

That Council **APPROVE** an application to the Ministers Office, Department of Local Government Sport and Culture requesting to “change the basis of rating” from Unimproved Value (UV) to Gross Rental Value (GRV) for the lease agreement between the Shire of Coolgardie and Focus Minerals for portion of Lot 2435 on Plan 107089, and have formally gazetted in the Western Australian Gazettal.

11.2.3 LIST OF PAYMENTS - MARCH 2025

Location: Nil
Applicant: Nil
Disclosure of Interest: Nil
Date: 10 April 2025
Author: Raj Subbiah, Finance Manager

SUMMARY

For Council to receive the list of accounts for March 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 March 2025 are: -

1. Sirrom Village – Management of Bluebush Village
2. Dowsing Group Pty Ltd – Footpath Works
3. LGIS – Insurance Instalment

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 March 2025

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That Council RECEIVE listing (attached) of accounts paid during the month of March 2025 by the Chief Executive Officer under delegated authority of Council.

1. Municipal accounts totalling \$1,425,585.79 on municipal vouchers EFT28722 – EFT28816, Cheques 053612 - 053613 and Direct Debits
2. Credit Card totalling \$10,664.60
3. Fuel card payments totalling \$63,611.98
4. Woolworths Cards totalling \$170.46

11.2.4 MONTHLY FINANCIAL STATEMENTS FOR THE MONTH ENDED 31 MARCH 2025

Location: Shire of Coolgardie
Applicant: Shire of Coolgardie
Disclosure of Interest: Nil
Date: 23 April 2025
Author: Raj Subbiah, Finance Manager

SUMMARY

This report recommends that the Monthly Statement of Financial Activity report for the period ending 31 March 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 1 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 attached 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 31 March 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 - March 2025**
- 2. Management Report - March 2025**

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That Council receive the Monthly Financial Activity Statement for the period 01 July 2024 to 31 March 2025.

11.3 Commercial Services

11.3.1 2025/26 DIFFERENTIAL RATING

Location: Shire of Coolgardie
Applicant: Shire of Coolgardie
Disclosure of Interest: Nil
Date: 22 April 2025
Author: Martin Whitely, Consultant

SUMMARY

This report recommends that Council consider the following for the purpose of advertising and seeking public submission on the proposed differential rates model for the 2025/26 financial year:

1. Rates in the dollar and minimum rates for each differential rating category; and
2. Objects and Reasons for Differential Rates.

BACKGROUND

The rating system imposed under the Local Government Act 1995 (the "Act") is primarily based on two basis of rating, Unimproved Value (UV) and Gross Rental Value (GRV).

The Unimproved Value of land is its market value under normal sales conditions assuming that no structural improvements have been made. Land within the Perth Metropolitan Region and town sites through Western Australia is assessed on the "site value" basis which included merged improvements with examples including draining, filling, excavation, grading, and retaining walls. Each year, the Valuer General determines the unimproved values of all land in the State.

GRV means the gross annual rental that the land might reasonably be expected to realise if let on a tenancy from year to year upon condition that the landlord is liable for all rates, taxes and other charges thereon and the insurance and other outgoings necessary to maintain the value of the land.

Differential Rating is when different categories of land within the same valuation methodology are rated at different levels. For example, when mining tenements and rural agricultural land are both rated under the same UV Methodology but at differing cents in the dollar. It is a requirement under section 6.36 of the Act that a local government is to give local public notice of its intention to apply a differential rate category before the differential rate is imposed.

In addition to giving public notice and inviting submissions regarding the proposed differential rates, section 6.33 of the Local Government Act 1995 provides that a local government is not to, without the approval of the Minister, impose a differential general rate which is more than twice the lowest differential rate. Comment

It is intended to recommend differential rating on assessments within both the GRV and UV rating categories.

The statement of Rates Objects and Reasons 2025/26 details Council's rationale for the setting of rates and is an attachment to this report.

The rate in the dollar for the Transient Workforce Accommodation/Workforce Accommodation (TWA) category is proposed to be three point five times (x3.5) the Residential rate category.

This differential rate maintains a proportional share of rating required to raise the necessary revenue to operate efficiently and provide the diverse range of services and programs and associated infrastructure/facilities required for development of residential and urban areas. These services, programs and facilities are available to FIFO workers in the same manner as they are available to all other residents of the Shire and the contribution from this category has been set at a level that reflects this fact. In order to appropriately maintain and manage Council's assets and infrastructure in the longer term, a higher differential rate is proposed for this category to reflect the greater potential and actual intensity of use of Council assets and infrastructure.

The rate in the dollar for the UV Mining category is proposed to be four times (x4) the UV Rural/Pastoral rate category.

Mining operations have resource implications on other Shire services and assets including environmental health, emergency management, town planning services and administration and the impact of higher road infrastructure maintenance costs to the Shire as a result of frequent vehicle use over extensive lengths of roads. These large, high-frequency vehicle movements accelerate the deterioration of local roads far beyond the impact of standard traffic, leading to increased maintenance costs and shorter asset lifespans. The differential rating will assist with the additional costs incurred in maintaining and upgrading road networks that are critical for safe transport, community connectivity, and continued economic activity. This ensures that the mining industry contributes fairly to the upkeep of the infrastructure it heavily relies upon, supporting both operational efficiency and community well-being.

CONSULTATION

The proposed differential rates, together with the attached objects and reasons for each category, must be advertised for a minimum of 21 days and no earlier than 1 May 2025. In addition, the Shire will write directly to every ratepayer in the GRV Transient Workforce Accommodation category which has less than 30 ratepayers.

This period of advertising allows ratepayers to consider the proposed rates and make any submissions for Council's consideration prior to seeking Ministerial approval to impose a differential general rate which is more than twice the lowest differential rate. The advertising process does not prevent Council from amending the differential rates at Budget adoption.

STATUTORY ENVIRONMENT

Local Government Act 1995

6.32. Rates and service charges

- (1) When adopting the annual budget, a local government —
 - (a) in order to make up the budget deficiency, is to impose* a general rate on rateable land within its district, which rate may be imposed either —
 - (i) uniformly; or
 - (ii) differentially;
 - and
 - (b) may impose* on rateable land within its district —

- (i) a specified area rate; or
- (ii) a minimum payment;
- and
- (c) may impose* a service charge on land within its district.

** Absolute majority required.*

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

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

- (3) A local government —

- (a) may, at any time after the imposition of rates in a financial year, in an emergency, impose* a supplementary general rate or specified area rate for the unexpired portion of the current financial year; and
- (b) is to, after a court or the State Administrative Tribunal has quashed a general valuation, rate or service charge, impose* a new general rate, specified area rate or service charge.

** Absolute majority required.*

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

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

6.33. Differential general rates

- (1) A local government may impose differential general rates according to any, or a combination, of the following characteristics —

- (a) the purpose for which the land is zoned, whether or not under a planning scheme as defined in the *Planning and Development Act 2005*; or

- (b) a purpose for which the land is held or used as determined by the local government; or
- (c) whether or not the land is vacant land; or
- (d) any other characteristic or combination of characteristics prescribed.

- (2) Regulations may —

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

- (3) In imposing a differential general rate a local government is not to, without the approval of the Minister, impose a differential general rate which is more than twice the lowest differential general rate imposed by it.

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

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

** Absolute majority required.*

6.35. Minimum payment

- (1) Subject to this section, a local government may impose on any rateable land in its district a minimum payment which is greater than the general rate which would otherwise be payable on that land.
- (2) A minimum payment is to be a general minimum but, subject to subsection (3), a lesser minimum may be imposed in respect of any portion of the district.
- (3) In applying subsection (2) the local government is to ensure the general minimum is imposed on not less than —
 - (a) 50% of the total number of separately rated properties in the district; or
 - (b) 50% of the number of properties in each category referred to in subsection (6),on which a minimum payment is imposed.
- (4) A minimum payment is not to be imposed on more than the prescribed percentage of —
 - (a) the number of separately rated properties in the district; or
 - (b) the number of properties in each category referred to in subsection (6),unless the general minimum does not exceed the prescribed amount.
- (5) If a local government imposes a differential general rate on any land on the basis that the land is vacant land it may, with the approval of the Minister, impose a minimum payment in a manner that does not comply with subsections (2), (3) and (4) for that land.
- (6) For the purposes of this section a minimum payment is to be applied separately, in accordance with the principles set forth in subsections (2), (3) and (4) in respect of each of the following categories —
 - (a) to land rated on gross rental value; and
 - (b) to land rated on unimproved value; and
 - (c) to each differential rating category where a differential general rate is imposed.

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

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

6.36. Local government to give notice of certain rates

- (1) Before imposing any differential general rates or a minimum payment applying to a differential rate category under section 6.35(6)(c) a local government is to give local public notice of its intention to do so.
- (2) A local government is required to ensure that a notice referred to in subsection (1) is published in sufficient time to allow compliance with the requirements specified in this section and section 6.2(1).
- (3) A notice referred to in subsection (1) —
 - (a) may be published within the period of 2 months preceding the commencement of the financial year to which the proposed rates are to apply on the basis of the local government's estimate of the budget deficiency; and
 - (b) is to contain —
 - (i) details of each rate or minimum payment the local government intends to impose; and

- (ii) an invitation for submissions to be made by an elector or a ratepayer in respect of the proposed rate or minimum payment and any related matters within 21 days (or such longer period as is specified in the notice) of the notice; and
 - (iii) any further information in relation to the matters specified in subparagraphs (i) and (ii) which may be prescribed;
- and
- (c) is to advise electors and ratepayers that the document referred to in subsection (3A) —
 - (i) may be inspected at a time and place specified in the notice; and
 - (ii) is published on the local government's official website.
- (3A) The local government is required to prepare a document describing the objects of, and reasons for, each proposed rate and minimum payment and to publish the document on the local government's official website.
- (4) The local government is required to consider any submissions received before imposing the proposed rate or minimum payment with or without modification.
- (5) Where a local government —
 - (a) in an emergency, proposes to impose a supplementary general rate or specified area rate under section 6.32(3)(a); or
 - (b) proposes to modify the proposed rates or minimum payments after considering any submissions under subsection (4),it is not required to give local public notice of that proposed supplementary general rate, specified area rate, modified rate or minimum payment.

POLICY IMPLICATIONS

In accordance with the Department of Local Government Rating Policy – Differential Rates, Council must demonstrate that consideration has been given to the key values of Objectivity, Fairness and Equity, Consistency, Transparency and Administrative Efficiency.

The following indicates how these values are satisfied by the proposed differential rates:

Objectivity:

- The land on which differential general rates is proposed has been rated according to Zoning and Land Use. No land is proposed for differential general rates based on vacant land differential category
- There has been no change to the boundaries of the District in the past five years.
- Two differential general rates have been proposed which is more than twice the lowest differential. These being the Transient Workforce Accommodation (GRV) and Mining (UV) rating categories.

Fairness and Equity:

Council has reviewed its expenditure and considered efficiency measures as part of the budget deliberations. In particular the following items have been budgeted or undertaken:

Efficiency Measures

- Continued use of local suppliers whenever possible and appropriate

- Performance management frameworks to be developed and implemented using service reviews as a mechanism to provide the Council with executive oversight of its operations
- Deliver an efficiency dividend as a % of rate revenue to be achieved through improvements in operations
- Ongoing investment in infrastructure to generate alternative revenue streams and reduce reliance on rates.
- Conduct regular quarterly budget reviews in addition to the regulatory full budget review with material amendments to be implemented as required

Service Improvements

- Significant upgrades to the road network
- Increased annual maintenance program for the road network
- Footpath and drainage improvements
- Recreational area upgrades
- Continued indigenous engagement
- Attraction and retention of skilled workers
- Housing and land initiatives
- Annual community survey to inform services and priorities

In addition:

- The objects of imposing differential rates and reasons for each rate are set out in the attached document that will be publicly available from 1 May 2025.
- These objects and reasons clearly explain why each differential general rate is proposed to be imposed.
- The objects and reasons clearly explain why it is proposed to set the differential general rate at that particular rate.
- All submissions from ratepayers will be presented to Council for consideration at a later meeting and the minutes of this meeting, including responses to ratepayer submissions, will be provided to the Department and the Minister.

Consistency:

- All properties with the same land use characteristics have been rated in the same way, with the exception of vacant land which has been rated based of zoning.
- The proposed differential rates align with the principles of the rating strategy in the Long Term Financial Plan.
- A rate increase of 8% has been applied to the rate in the dollar for all rating categories before any differential rating has been applied.

Transparency and Administrative Efficiency:

- A document has been prepared clearly describing the object of and reason for each differential general rate. This will be made publicly available from 1 May 2025.
- Public notice will be exhibited on a notice board and Council's offices and at each recreation centre (where possible) within the district from 1 May 2025. This public notice will also be published in statewide and local newspapers from 1 May 2025.
- The public notice will detail each differential rate to be imposed, advise ratepayers where to obtain a copy of the objects and reasons, invite submissions from ratepayers on the proposed differential general rates and advise the closing date for submissions of 23 May 2025.
- After the closing date for submissions, each submission received will be presented to Council for consideration prior to resolving to make application to the Minister for approval of the proposed differential rates.

FINANCIAL IMPLICATIONS

The decision to impose differential rating will have a significant impact on the rate revenue generated in any financial year. Below is a table showing the proposed yield for the 2025/26 financial year.

Proposed Differential Rates 2025/26				
Table 3 Basis of Rate	Differential Rates Categories	Proposed 2025/26 Rate Yield \$	Proposed 2025/26 Rate Yield %	Increase / Decrease Rate in \$ %
GRV	Townsite / Other	\$1,825,244	8.53%	8.00%
GRV	Transient Workforce - Workforce Accommodation	\$1,397,026	6.53%	90.92%
UV	Pastoral/Rural	\$650,124	3.04%	8.00%
UV	Mining	\$17,524,626	81.90%	119.84%
Total		\$21,397,021	100.00%	

It should be noted that while the proposed differential rates are calculated on an 8% increase on the 2024/25 rate in dollar, there are several factors contributing to the significant proposed increases in the GRV Transient Workforce Accommodation and UV Mining Categories:

1. As part of the rating strategy some properties have been reclassified, and
2. Previously the Shire has not imposed a differential rate greater than 2 times for any rating category

STRATEGIC IMPLICATIONS**Accountable and effective leaders**

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

ATTACHMENTS

1. **Statement of Objects & Reasons**

VOTING REQUIREMENT

Absolute Majority

OFFICER RECOMMENDATION

That Council

1. **Endorse the Rates Objects and Reasons for Differential Rates, in accordance with section 6.36(3A) of the Act, the document detailing the objects and reasons for each of the proposed rates and minimum payments is to be made available to all ratepayers, and**
2. **Advertise and invite submissions regarding the following proposed differential rates in 2025/2026:**

GRV/UV	Differential Rate Category	Proposed Rate in \$	Minimum Rate
GRV	Townsite / Other	0.089586	\$834
GRV	Transient Workforce Accommodation	0.313551	\$2,919
UV	Mining	0.520300	\$514
UV	Rural/Pastoral	0.130075	\$806

12 ITEMS FOR INFORMATION ONLY

Nil

13 ELECTED MEMBERS MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

14 NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF MEETING

14.1 Elected Members

14.2 Shire Officers

15 MATTERS BEHIND CLOSED DOORS**OFFICER RECOMMENDATION**

That Council considers the confidential report(s) listed below in a meeting closed to the public in accordance with Section 5.23(2) of the Local Government Act 1995:

15.1 Rates 3 Year Sale - A644

This matter is considered to be confidential under Section 5.23(2) - b) and e(iii) of the Local Government Act, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with the personal affairs of any person and a matter that if disclosed, would reveal information about the business, professional, commercial or financial affairs of a person, where the information is held by, or is about, a person other than the local government.

15.2 Rates 3 Year Sale - A645

This matter is considered to be confidential under Section 5.23(2) - b) and e(iii) of the Local Government Act, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with the personal affairs of any person and a matter that if disclosed, would reveal information about the business, professional, commercial or financial affairs of a person, where the information is held by, or is about, a person other than the local government.

15.3 Annual Leave Payout Request

This matter is considered to be confidential under Section 5.23(2) - a) of the Local Government Act, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with a matter affecting an employee or employees.

15.4 Acting CEO Contract

This matter is considered to be confidential under Section 5.23(2) - a) of the Local Government Act, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with a matter affecting an employee or employees.

16 CLOSURE OF MEETING