



UNCONFIRMED MINUTES

Special Council Meeting

14 July 2026

8:30 AM

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

DISCLAIMER

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

ACKNOWLEDGEMENT OF COUNTRY

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

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**MINUTES OF SHIRE OF COOLGARDIE
SPECIAL COUNCIL MEETING
HELD AT THE KAMBALDA RECREATION CENTRE, BARNES DRIVE, KAMBALDA
ON TUESDAY, 14 JULY 2026 AT 8:30 AM**

DECLARATION OF OFFICE

Prior to the commencement of the Special Council Meeting, Mr Ivor Marillier made the prescribed Declaration of Office as Council of the Shire of Coolgardie before the Chief Executive Officer in accordance with section 2.29 of the Local Government Act 1995.

1 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

Shire President, Paul Wilcox, opened the meeting at 8.30 am and welcomed his fellow Councillors, staff and members of the public, and thanked them for their attendance.

1.1 WELCOME TO COUNTRY ANNOUNCEMENT

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

2 DECLARATION OF COUNCIL MEMBERS

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

3 RECORD OF ATTENDANCE / APOLOGIES / APPROVED LEAVE OF ABSENCE**PRESENT:**

Cr Paul Wilcox (Shire President), Cr Tammee Keast, Cr Daphne Simmons, Cr Julie-Ann Williams, Cr Ivor Marillier Ivor Marillier

IN ATTENDANCE:

Sabine Taylor (Chief Executive Officer), Leanne Parola (Executive Manager Governance and Workplace) via electronic means, Allister Butcher (Executive Manager Infrastructure and Assets), Kasey Turner (Executive Assistant), Noeline Poke (Administration Manager), Raj Subbiah (Finance Manager), Martin Whitely (Financial Consultant), Steven Tweedie (Governance Consultant)

APOLOGIES

Nil

LEAVE OF ABSENCE

Deputy President, Anthony Ball (Parental Leave)

MEMBERS OF THE PUBLIC

Jan McLeod, Les Blakey

4 DECLARATIONS OF INTEREST**4.1 Declarations of Financial Interests – Local Government Act Section 5.60A**

Nil

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

Nil

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

Nil

5 PUBLIC QUESTION TIME**Questions asked at the meeting**

Jan McLeod – Widgiemooltha

1. **Why has no rating information been provided with the proposed differential rate ie. Notes 2a) as part of the budget? This would have enabled more informed submissions/questions?**

Shire President response:

The proposed rate revenue and the associated rate increases for each rating category were presented to Council at the May 2026 Ordinary Council Meeting (OCM) and subsequently made available as part of the public advertising process.

Note 2(a) forms part of the Statutory Budget, which will be tabled for Council's consideration at the July 2026 OCM.

2. **Hence no evidence has been provided that Council is complying with Section 6.35 part 3)/4) of the Local Govt. Act with the number (%) of properties to which the minimum rates pertain. What is the evidence that Council is complying with that section of the Act?**

Shire President response:

The current rating model complies with the legislative requirements relating to the number of minimum rated assessments.

The number of assessments within each rating category will also be disclosed in the notes to the Statutory Budget when it is tabled for Council's endorsement.

3. **p.5 How can it be stated that “none of the proposed rates were more than 2 times the lowest rate” when UV Mining proposed 0.468270 is clearly more than double the UV Rural/Pastoral 0.156325? p.5 SCM 14 July 2026.**

Shire President response:

The rate in the dollar that is shown in the recommendation is incorrect and will need to be amended.

The correct rate in the dollar is **0.312650**, which is consistent with the rate advertised during the public consultation process. There will be a request for an amendment to be moved to ensure that the officer recommendation reflects the advertised rate.

4. **Why was there no discussion of the proposed differential rates at the OCM 26 May 2026 when the matter of fairness of the proposed rates was the subject of Q2 by J.McLeod, and the Shire President response was “This matter is to be discussed at this meeting.” PQT OCM 26 May 2026.**

Shire President response:

At the May 2026 Ordinary Council Meeting (OCM), Council resolved to publicly advertise the proposed differential rating and invite submissions from the community.

All submissions received have now been presented for Council's to consider at the Special Council Meeting 14 July 2026. It is my intention is to respond more fulsome to the comments made in the submission in the consideration of the item.

5. **Will fairness & equity be discussed by Councillors at this meeting as the proposed rates “not being fair nor equitable” was stated twice in my submission yet not addressed as a Matter Raised by Management? P12, 13, 22 SCM Agenda 14 July 2026.**

Shire President response:

The Statement of Objects and Reasons addresses the principles of fairness and equity.

It is also important to note that the Statement of Objects and Reasons also considers the Objectivity, Consistency, and Transparency and Efficiency as required by the Department of Local Government, Industry Regulation and Safety's Rating Policy on Differential Rates.

The purpose of today's meeting is to provide Council with the opportunity to consider all submissions received before making a final decision on the proposed rates in the dollar for each rating category for the purposed of finalising the 2026/27 Annual Budget.

6. **Why has this matter not been raised by Management as a concern?**

Chief Executive Officer response:

Management is of the opinion that the matters raised in relation to fairness and equity have been adequately addressed in the summary provided on page 22, together with the detailed explanations contained within the Statement of Objects and Reasons.

7. **Management has completely misinterpreted the reason for including the Mines Dept Fees and Charges as I agree that “these costs are outside the control of the local government” – Management Comment p22 SCM 14 July 2026, but it was to show that the small prospector has to upgrade their tenement to a ML (Mining Lease) after 8 years if they want to retain their tenement, as it seems that this Council and previous Councils have completely ignored the costs association with prospecting/mining. Why does Council not take into account these costs especially when the long-term prospector resides in the Shire, pays Residential Rates and then has to pay Mining Rates, not Prospecting Rates, to the Local Govt. – Shire of Coolgardie?**

Shire President response:

Council believes it has listened to the concerns previously raised by prospectors by adopting a lower rate in the dollar for the Prospecting category in the 2025/26 financial year and has proposed to maintain that approach for 2026/27.

Prior to 2025/26, the Prospecting rate in the dollar was approximately twice that of the UV Rural/Pastoral category. It has since been reduced to 1.25 times the UV Rural/Pastoral rate. It should also be noted that more than 50% of all prospecting tenements are currently subject to the minimum rate.

8. It was stated in J.McLeod's submission that "Mining should have returned to the rate in the \$ prior to the 30% increase of last year. Why was this not considered by Management?

Shire President response:

Careful consideration was given to all rating increases.

The proposed 4% increase across all rating categories is considered reasonable. Recognizing that the Shire is experiencing the same cost pressures as its ratepayers and the broader community.

9. a. Will Council consider the following comparisons?
- b. If not, why not as UV Mining shows an approx. 98% increase and UV Rural/Pastoral a 30% increase compared with G-RV Townsite 12% increase, GRV TWA 13.5% increase?

<u>FY ending June 2025</u>		<u>Proposed: FY ending June 2027</u>	
0.08295	GRV townsite/others	0.093169	12.3% increase
0.16423	GRV TWA	0.2186338	13.5% increase
0.12044	UV Rural/Pastoral	0.156325	29.8% increase
0.23667	UV Mining	0.468270	97.9% increase

Shire President response:

Council acknowledges that significant rate increases occurred in the previous financial year for reasons that have been well publicised.

The proposed 4% increase for the current financial year is considered financially responsible, sustainable and necessary to maintain the delivery of essential local government services.

10. Why have no other options been presented by Management as they 'Agreed' to 3 of the b points raised in the submissions 'Noted' in 2 and referred to the 'Statement of Objects & Reasons' for the other 1? p.22, SCM 14 July 2026.

Chief Executive Officer response:

Management acknowledges that some matters raised in the submission are factually correct. These matters have been considered in developing the proposed rating parameters and the 2026/27 Annual Budget and have been taken into account as part of the overall decision-making process.

6 APPLICATIONS FOR LEAVE OF ABSENCE

Nil

7 CONFIRMATION OF MINUTES OF PREVIOUS MINUTES

Nil

8 REPORTS OF COMMITTEES

Nil

9 REPORTS OF OFFICERS**9.1 Commercial Services****9.1.1 CONSIDERATION OF SUBMISSIONS FOR ADVERTISED 2026/27 DIFFERENTIAL RATES****Location:** Shire of Coolgardie**Applicant:** Nil**Disclosure of Interest:** Nil**Date:** 07 July 2026**Author:** Amy Tregoweth, Rates Coordinator**SUMMARY**

For Council to consider submissions and approve differential rating to allow finalisation of the 2026/27 Annual Budget.

BACKGROUND

At the Ordinary Council Meeting held on 26 May 2026, Council approved the following rate in the dollar and minimum payments for the respective GRV and UV Rating Categories.

GRV/UV	Differential Rate Category	Proposed Rate in \$	Minimum Rate
GRV	Townsite / Other	0.093169	\$867
GRV	Commercial	0.093169	\$867
GRV	Industrial	0.093169	\$867
GRV	Transient Workforce Accommodation	0.186338	\$1,734
UV	Rural/Pastoral	0.156325	\$775
UV	Prospecting	0.195406	\$495
UV	Exploration	0.234488	\$495
UV	Mining/Other	0.468270	\$495

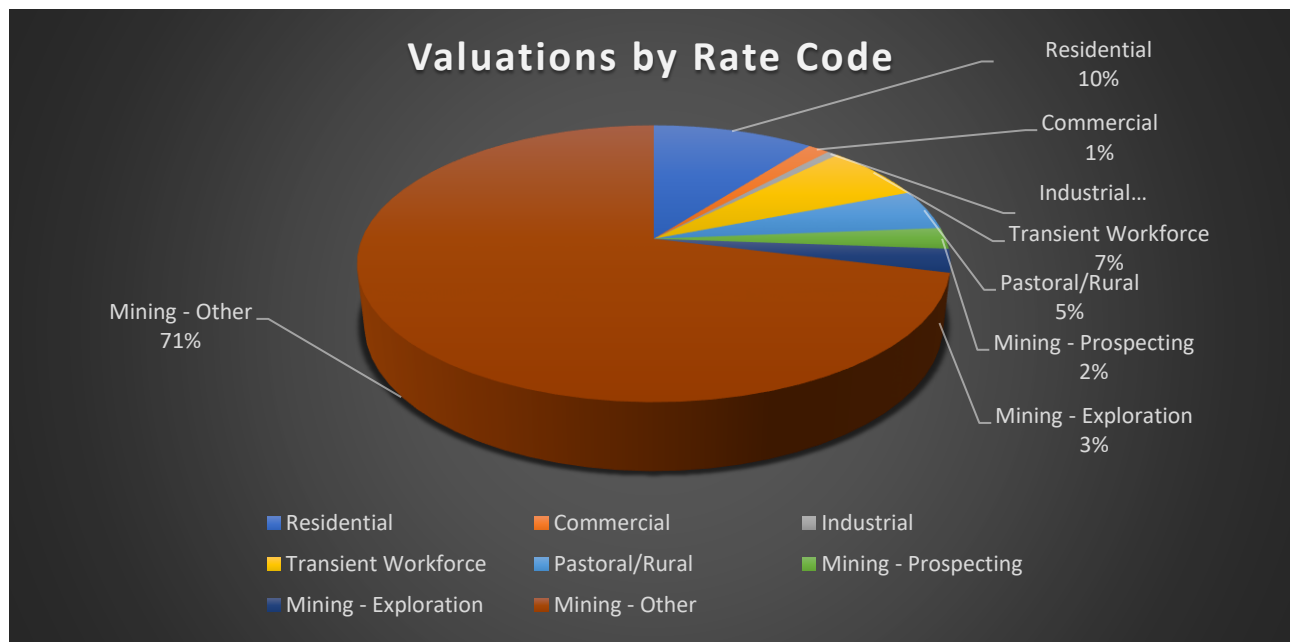
As none of the proposed rates were more than 2 times the lowest rate in either the UV or GRV categories, there was no requirement for the Shire to submit an application to the Department of Local Government, Industry Regulation and Safety (the Department) for approval.

COMMENT

Following Council's approval of the proposed rates in the dollar and minimum payments, public advertising commenced on the Shire's website, and in the Kambalda & Coolgardie administration buildings and Recreation Facilities on 29 May 2026, and in The West Australian & Kalgoorlie Miner on 30 May 2026.

The differential rates were advertised over the minimum 21-day period with submissions closing on 22 June 2026. Two (2) submissions objecting to the proposed differential rates were received by the closing date.

Table 1: Indicative Percentage Rates Contribution



The estimated rate yield for the 2026/27 Draft Budget is \$15.16 million, representing a modest increase of \$39,833 compared to the projected rate revenue for 2025/26. While a 4% increase has been applied across all rating categories, the overall increase in rate revenue is significantly offset by a number of interim rating adjustments incorporated into the budget. These adjustments primarily relate to properties transitioning from Unimproved Value (UV) assessments to Gross Rental Value (GRV) assessments, resulting in a lower overall increase in rate revenue than would ordinarily be expected from the adopted rate increase.

The rates raised contribute to many capital works, programs and services which fall outside of the Shire's everyday operating activities. Some of these projects include;

- Road Renewal Program \$4,001,000
- Construction of Class II Cell \$1,200,000
- Provision of Medical Services \$974,000
- Plant Replacement Program \$574,000
- Land & Building Renewal \$565,000
- Parks & Ovals \$405,000
- Footpaths Construction \$400,000
- Sewerage & Drainage \$400,000
- Other Infrastructure Renewal \$340,000
- Recreational Renewal \$190,000

Revenue received from an increase in rates will be used to return the programs and services to the level that is expected by ratepayers and residents, to enhance lifestyle and encourage residency. Further operational assessment will be undertaken throughout the next budget period as Council conducts regular reviews to ensure all revenue and expenditure streams are in line with current projections.

Efficiency measures

Some of the efficiency measures utilised by staff include;

- Continued review of the need for and remuneration of each vacant position.
- Ongoing review of service providers utilised, and the benefit generated from such suppliers.
- Continued use of local suppliers whenever possible and appropriate.

Service improvements

- Increased provision of medical services
- Maintenance of local road and footpath network and associated infrastructure
- Increase in frequency and areas of road maintenance
- Review of service levels for Shire parks, gardens and ovals

Statement of Object and Reasons

As part of the differential rating process, Council advertised its Statement of Objects and Reasons to provide justification on the proposed rates for 2026/27. The document clearly outlined the purpose and rationale behind each category, recognising the impact that different land and property uses have on Shire infrastructure and the differing requirements of those ratepayers.

Submissions Received

The Shire received two (2) submissions during the advertising period. Management have addressed the matters raised in the submission received in the separate document attached.

Alternate Recommendations

Other than the proposed recommendation Council has the following options when considering endorsement of the differential rating process;

1. Endorsing the advertised differential rates
2. Adopting a GRV differential rate lower than the advertised rate
3. Adopting a UV differential rate lower than the advertised rate
4. Adopting a lower minimum rate for either GRV or UV Rating Category
5. Applying a higher or lower concession for different rating categories

Any further reductions in revenue would require the current draft Statutory Budget to be reviewed and adjusted accordingly to comply with section 6.34 of the Local Government Act 1995 with the net result being some key projects, including Road Works projects being deferred for another 12-month period. Any increase to a proposed minimum rate or rate in the dollar would trigger the 21-day advertising period again, delaying budget adoption.

CONSULTATION

A number of workshops have been held with Council and Shire staff to assist Council in their consideration of the rates setting requirements prior to the adoption of the 2026/27 budget.

In addition to the State circulated newspapers, copies of proposed differential rating were also published on the Shire's website with copies held at Kambalda Shire Administration Office, Kambalda Recreation Facility, Coolgardie Shire Administration Office and the Coolgardie Recreation Centre.

The deadline for submissions was 4.00pm on Monday 22 June 2026. Two (2) submissions were received prior to this deadline.

STATUTORY ENVIRONMENT

Local Government Act 1995

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.

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.

6.76. Grounds of objection

- (1) A person may, in accordance with this section, object to the rate record of a local government on the ground —
 - (a) that there is an error in the rate record —
 - (i) with respect to the identity of the owner or occupier of any land; or
 - (ii) on the basis that the land or part of the land is not rateable land;
 - or
 - (b) if the local government imposes a differential general rate, that the characteristics of the land recorded in the rate record as the basis for imposing that rate should be deleted and other characteristics substituted.
- (2) An objection under subsection (1) is to —
 - (a) be made to the local government in writing within 42 days of the service of a rate notice under section 6.41; and
 - (b) identify the relevant land; and
 - (c) set out fully and in detail the grounds of objection.
- (3) An objection under subsection (1) may be made by the person named in the rate record as the owner of land or by the agent or attorney of that person.
- (4) The local government may, on application by a person proposing to make an objection, extend the time for making the objection for such period as it thinks fit.
- (5) The local government is to promptly consider any objection and may either disallow it or allow it, wholly or in part.

- (6) After making a decision on the objection the local government is to promptly serve upon the person by whom the objection was made written notice of its decision on the objection and a statement of its reason for that decision.

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. These matters were addressed in the Statement of Objects and Reasons circulated as part of the differential rating advertising process.

FINANCIAL IMPLICATIONS

The estimated rate yield in the 2026/27 Draft Budget is \$15.16m and represents a \$39,833 increase on the projected revenue from the 2025/26 financial year.

STRATEGIC IMPLICATIONS

Accountable and effective leaders

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

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

High quality corporate governance, accountability and compliance

ATTACHMENTS

1. Submissions [!\[\]\(1d7296456018fbac83cb1426e3d7c63a_img.jpg\) !\[\]\(86d3249c043645c5bb7d0eafb8ebb6d1_img.jpg\)](#)
2. Submissions - Management Comments [!\[\]\(2a03246033e327add79073ac8058d39f_img.jpg\) !\[\]\(08b10eb12185cd99dccc0b5487777775_img.jpg\)](#)

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That Council: -

1. Acknowledge and note the two (2) submissions regarding the proposed 2026/27 differential rates; and
2. Consider administration's response as detailed in the attachment; and advise the submitters that no change is proposed to be made to the advertised differential rates for 2026/27; and
3. Approve the proposed 2026/27 Differential Rates; and

GRV/UV	Differential Rate Category	Proposed Rate in \$	Minimum Rate
GRV	Townsite / Other	0.093169	\$867
GRV	Commercial	0.093169	\$867
GRV	Industrial	0.093169	\$867
GRV	Transient Workforce Accommodation	0.186338	\$1,734
UV	Rural/Pastoral	0.156325	\$775
UV	Prospecting	0.195406	\$495
UV	Exploration	0.234488	\$495
UV	Mining/Other	0.468270	\$495

4. Request that the CEO finalise the preparation of the 2026/27 Annual Budget.

MOTION**Moved: Cr Julie-Ann Williams****Seconded: Cr Tammee Keast****That Council: -**

- 1. Acknowledge and note the two (2) submissions regarding the proposed 2026/27 differential rates; and**
- 2. Consider administration's response as detailed in the attachment; and advise the submitters that no change is proposed to be made to the advertised differential rates for 2026/27; and**
- 3. Approve the proposed 2026/27 Differential Rates; and**

GRV/UV	Differential Rate Category	Proposed Rate in \$	Minimum Rate
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UV	Prospecting	0.195406	\$495
UV	Exploration	0.234488	\$495
UV	Mining/Other	0.468270	\$495

- 4. Request that the CEO finalise the preparation of the 2026/27 Annual Budget.**

COUNCIL RESOLUTION #111/2026**Moved: Cr Paul Wilcox****Seconded: Cr Tammee Keast****That Council amend the proposed 2026/27 Differential Rate for UV Mining/Other to the below:**

GRV/UV	Differential Rate Category	Proposed Rate in \$	Minimum Rate
UV	Mining/Other	0.312650	\$495

In Favour: Crs Paul Wilcox, Tammee Keast, Daphne Simmons, Julie-Ann Williams and Ivor Marillier**Against: Nil****CARRIED 5/0**

COUNCIL RESOLUTION #112/2026**Moved: Cr Julie-Ann Williams****Seconded: Cr Tammee Keast****That Council: -**

1. Acknowledge and note the two (2) submissions regarding the proposed 2026/27 differential rates; and
2. Consider administration's response as detailed in the attachment; and advise the submitters that no change is proposed to be made to the advertised differential rates for 2026/27; and
3. Approve the proposed 2026/27 Differential Rates; and

GRV/UV	Differential Rate Category	Proposed Rate in \$	Minimum Rate
GRV	Townsite / Other	0.093169	\$867
GRV	Commercial	0.093169	\$867
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UV	Rural/Pastoral	0.156325	\$775
UV	Prospecting	0.195406	\$495
UV	Exploration	0.234488	\$495
UV	Mining/Other	0.312650	\$495

4. Request that the CEO finalise the preparation of the 2026/27 Annual Budget.

In Favour: Crs Paul Wilcox, Tammee Keast, Daphne Simmons, Julie-Ann Williams and Ivor Marillier**Against: Nil****CARRIED 5/0**

CHIEF EXECUTIVE OFFICER
SHIRE OF COOLGARDIE
S. TAYLOR

SHIRE OF COOLGARDIE	
RECORD NO	OFFICER (NAME)
22 JUN 2026	
FILE NO	ACTION DATE

JAN M^CLEOD
WIDGIEMOOLTHA
22-06-2026

RATING 2026/27

Dear Sabine,

I object to the proposed 4% ↑ to the rates due to this increase not being fair nor equitable.

There has been no acknowledgement nor consideration of the 8% ↑ last year nor the 30% ↑ for Mining. Fees and charges also increased by 8%. Such increases were the result of the 'unprecedented' financial mismanagement of the Shire. This year, there should have been a reprieve with a lesser increase and Mining should have returned to the rate in the \$ prior to the 30% ↑ of last year.

Not only have cost-of-living pressures made the paying of bills difficult, but the cost of fuel will rise with the return of the 16¢/L fuel excise on July 1. It will again rise to the full 32¢/L later. Not only will we have to pay more to travel but the price of goods will again rise substantially due to increased transport costs.

Also due to increase on July 1 are the fees and charges payable to the Mines Dept. on mining tenements. I have included the current fees and charges so that Council is aware that a Prospecting licence can only be held for 8 years

after which it has to be upgraded to a Mining lease for the tenement to be retained. Also it includes the minimum expenditure required for each type of tenement. Please remember that these are all due for an increase on July 1, 2026.

It was disappointing not to hear any discussion of the proposed 4% ↑ in rates at the Ordinary Council Meeting on May 26, 2026 apart from that it was stated in the Long Term Financial Plan. This again is disappointing as this Plan contains a number of flaws, chiefly that Bluebush Village sold for \$20.05M whereas it was sold for \$22.055M; debt to be extinguished by FY 36. Hence there is money to give the ratepayers a reprieve and lessen their rates. Also Bluebush Village will now attract rates and being a 328 room camp, their rates will be substantial.

Even though there will be a limited number of submissions against the proposed 4% ↑ in differential rates, be aware that the community is hurting and many have lost faith that Council is listening to and working for us as our representatives.

Again I state that the proposed 4% ↑ is not fair nor equitable especially for Mining, which bore the brunt of the increases last year.

Yours faithfully,

J. M. Leod

22-06-2026

0427 208023



Department of Mines,
Petroleum and Exploration

Fees and Charges 2025–26

Information on Mining Tenements – *Mining Act 1978* Effective 1 July 2025

* WILL INCREASE

1 July 2026

	Maximum Area	Terms (years)	Fees		Minimum Annual Expenditure
			Application	Rent	
Prospecting Licence	200ha	4 years renewable for 1 period of 4 years (for licences applied for after 10 February 2006)	\$466.00	\$4.30 per ha or part thereof minimum \$39.70 for 9 hectares or less	\$40.00 per ha minimum \$2,000
Special Prospecting Licence for Gold	10ha (maximum)	Minimum 3 months or further multiples of 3 months (4 year maximum)	\$466.00	\$4.30 per ha or part thereof minimum \$39.70 for 9 hectares or less	\$2,000
Exploration Licence (Non-Graticular)	200km ² minimum 10km ²	5 years Renewable for 2 periods of up to 2 years and further periods of 1 year	N/A	\$77.00 per km ² or part thereof for years 1–7 \$258.00 for subsequent years	\$300 per km ² minimum \$20,000 Extensions: Years 6–7 \$50,000 per year; thereafter \$100,000 per year
Exploration Licence (Graticular)	70 Blocks 200 Blocks (outside known mineralised areas)	5 years May extend for 2 periods of up to 2 years and further periods of 1 year for licences applied for prior to 10 February 2006 On or after this date term is 5 years, may extend for one period of 5 years and by a further period or periods of 2 years	1 block only \$490.00 More than 1 block \$1760.00	1 block licence applied for after 1/7/1999 \$480.00 All other licences per block Years 1–3 \$173.00 Years 4 and 5 \$310.00 Years 6 and 7 \$424.00 Years 8 on \$803.00	Years 1–3: \$1,000 per block, with minimum \$10,000 for 1 block minimum \$15,000 for 2–5 blocks minimum \$20,000 for 6–20 blocks Years 4–5: \$1,500 per block, with minimum \$10,000 for 1 block minimum \$20,000 for 2–5 blocks minimum \$30,000 for 6–20 blocks Years 6–7: \$2,000 per block, with minimum \$15,000 for 1 block minimum \$30,000 for 2–5 blocks minimum \$50,000 for 6–25 blocks Year 8 onwards: \$3,000 per block, with minimum \$20,000 for 1 block minimum \$50,000 for 2–5 blocks minimum \$70,000 for 6–23 blocks
Mining Lease	N/A	21 years renewable	\$685.00	\$29.30 per ha or part thereof	\$100 per ha minimum \$5,000 if 5ha or less otherwise \$10,000

Note: ha = hectare km² = square kilometre

Fees and Charges 2025–26 | Effective 1 July 2025

	Maximum Area	Terms (years)	Fees		Minimum Annual Expenditure
			Application	Rent	
Mining Lease Minerals Dissolved in Brine	N/A	21 years renewable	N/A	Years 1–5 \$3.35 per ha or part thereof Years 6 on \$7.85 per ha or part thereof If lease is renewed \$7.85 per ha or part thereof	\$100 per ha minimum \$5,000 if 5ha or less otherwise \$10,000
General Purpose Lease	10ha (larger area with Minister's consent)	21 years renewable	\$685.00	\$27.00 per ha or part thereof	Covenant in lieu
Miscellaneous Licence	N/A	21 years renewable	\$685.00	\$27.00 per ha or part thereof	Covenant in lieu
Miscellaneous Licence (search for groundwater)	N/A	21 years renewable	\$685.00	\$1.12 per ha or part thereof	Covenant in lieu
Retention Licence	N/A	Up to 5 years renewable	\$1060.00	\$13.50 per ha or part thereof	As per approved exploration programme
Retention Status Application			\$399.00		
Registration of dealings					
Caveat (per caveat)					\$164.00
Copy document (per document)					\$146.00
Devolution (per devolution)					Nil
Discharge of mortgage					Nil
Injunction (per tenement)					Nil
Mortgage (per tenement)					\$152.00
Partial surrender (not section 65)					\$160.00
Power of attorney					Nil
Tax memorial					\$132.00
Transfer					
Mining tenement (per transfer)					\$155.00
Mortgage (per tenement)					Nil
Withdrawal of Memorial (per tenement, per dealing, memorial)					\$11.50

Fees and Charges 2025–26 | Effective 1 July 2025

Other fees		
Search for mining tenement register		\$10.60
Dealing		\$13.60
Form 5		\$13.00
Other		\$13.60
Certification of a document		\$9.10
Exemption		
Prospecting Licence – one year (per tenement)		\$494.00
Exploration Licence – one year (per tenement)		\$591.00
Mining Lease – one year (per tenement)		\$459.00
Mining Lease – five year (per tenement)		\$2,300.00
Duplicate Instrument of lease (per lease)		Nil
Instrument of licence (per licence)		\$51.00
Miner's Right		\$30.00
Fee for notice of objection -		
(a) general		\$430.00
(b) eligible individual		\$100.00
(c) registered native title body corporate whose land is included or partly included in or shares a common boundary with land the subject of the mining tenement application		Nil
(d) proprietor of land included or partly included on or sharing a common boundary with land the subject of the mining tenement application		Nil
Permit under Section 40E		\$116.00
Permit to enter private land	(minimum \$40.00)	per lot \$10.50
Private land - application to bring under the Act		\$31.00
Restoration (per tenement)		Nil
Proceedings before Warden's Court/Warden		
Plaints (per tenement)/Application for forfeiture		\$564.00
Response and witness summons		\$61.00
All necessary applications and affidavits (includes Interlocutory Application)		\$8.50
Order by Warden including order for an injunction		\$27.50
Copy of evidence per page		\$11.10
Copy of judgements, decisions or order per page		\$2.10
Taxation of bill of costs (\$0.05 in each amount of \$1.00 on amount of lodged bill (min fee is \$12.00))		
If lodged bill exceeds \$1,000, the fee is reduced to \$0.025 in each \$1.00 for the excess, (plus \$50.00)		

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WILL INCREASE

1 July 2026

Bruce D G Olsen

Coolgardie

A lack of Control of a Shire CEO has along with rising costs due to Trumps War and Covid has put pressure on the Residents daily expenditure.

Power Water Fuel Groceries and Rates have increased with little or no increases in Pay.

[Future-proofing a local government authority for a post-mining future - Haslam McKenzie - 2024 - Geographical Research - Wiley Online Library](#)

"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"*

"5 DISCUSSION

The Shire of Coolgardie, in its quest to future-proof itself and rise above the reputation for mendicancy, has taken advantage of the current mining boom, and developed income-generating assets to build a corpus of funds and social and economic resilience for the future. The focus of the strategy has not only been the provision of services and future community infrastructure for the two communities but to also develop local government-owned businesses, which diversify away from mining activities, such as the waste facility, and potentially renewable energy generation.

However, the potential broader value of this case study is to assess how transferable the strategies pursued by the Shire could be for other municipalities. There are key learnings from the Shire of Coolgardie's example.

First, there is leadership. The success of these initiatives is contingent upon strong and consistent leadership and the confidence invested in the Shire to pursue the entrepreneurial activities. Hutchinson et al. (2016) cited Mintzberg (1998) who explained that a local government CEO operates at three levels: the interface with managers and employees to operationalise local government obligations; the stakeholders who engage with local government on a day to day basis; and the political interface, which includes the elected members or councillors. All three dimensions require competencies and capabilities, which Siegal (2010) describes as "leading down," "leading out," and "leading up" if the council is to function effectively and efficiently. "Leading up" and giving elected members the confidence to support the CEO is usually the most fraught aspect of local government leadership. There is close proximity and scrutiny of this level of government to its constituents and the group of councillors who have often been elected on personal or very particular platforms, with varying levels of capacity. As noted by Martin and Simons (2002, p. 65), the elected councillors

(politicians) “are typically seen as being driven by more immediate concerns relating to constituent matters, whereas senior bureaucrats are seen as having career development concerns relating to management and organisation issues associated with service delivery.”

However, the Shire of Coolgardie has had consistency in its leadership with a long-standing mayor (Shire president) with deep local connections, and a CEO who has gained the confidence of the mayor and councillors, demonstrating the hallmarks of “leading up.” The elected councillors change from time to time at local elections, but generally, over the last 5 years, there has been a stable group, which includes a gender mix and an Aboriginal elected representative. Council meetings are vigorous and the future-proofing initiatives have been not without considerable discussion and debate, but once the imprimatur was given for the investments, and in several cases, considerable bank loans, the councillors have been consistent in their support of the CEO and his team. Despite grumblings in the local media regarding the potential risks associated with entrepreneurialism, particularly by council underwriting some of the developments, and through regular communication, the community has generally accepted the quest to future-proof the council, indicating satisfactory “leading down.”

Second, the Shire of Coolgardie had physical assets that it was able to capitalise on, including the voids for sophisticated waste management, the upgrade of the Kambalda airport, and ownership of unencumbered land for TWA. All have been developed for moneymaking ventures and to provide services to the Shire’s constituents. The Shire has demonstrated its commitment to ESG principles, offering solutions to local businesses, which are obligated to demonstrate to government their commitment to the reduction of greenhouse gas emissions, through proximate sophisticated waste disposal and a compliant transport hub. Mining companies are mindful of their corporate social responsibility to both its shareholders and the communities in which they operate. Demonstrating local investment and community engagement through the local government authority has been important for corporate reputation and regulatory compliance.

Third, the councillors and CEO adopted a willingness to engage and “lead out” with local businesses, particularly mining companies. Rather than being cowered by the proximity to the much bigger Shire and regional centre of Kalgoorlie-Boulder, the Shire of Coolgardie offered solutions to business accommodation problems. The Shire has capitalised on the dire housing and accommodation shortages for all of Western Australia, and unlike other local government authorities in regional Western Australia, the Shire of Coolgardie could see the potential advantages for local businesses and the Shire from managed TWA, using their own land. The Shire CEO had the confidence to negotiate with banks and government agencies after there was a firm commitment by business to underwrite some of the ventures, particularly the construction of the TWA.

Fourth, mining companies in their haste to secure mine licences, environmental approvals, and bank security need to prepare mine closure plans. Having the capacity to offload some of their mining and mining support assets such as waste treatment logistics, water supply, and potentially a renewable energy facility to a local government authority is a convenient cost-saving. However, as learned from the Western Mining experience in 2000 when the company “gifted” the airport to the Shire, accepting these assets is often expensive with hidden costs. Clearly assessing and understanding the costs and benefits of asset acceptance has been a

valuable learning for the Shire. Clarity regarding the requisite cash flow for the ongoing maintenance and operation of the assets is necessary, and any subsequent value-add for the Shire, derived from these assets could potentially enhance business and population attraction to the Shire, but not at the expense of the current operation of the Shire.

Fifth, not all the future-proofing initiatives have been owned and developed by the Shire. The Shire was instrumental in assisting a local Aboriginal community to access funding to ensure their ongoing sustainability and rezoning of part of their land, which opens an opportunity for them to develop a business arrangement with a mining services provider.

While none of these entrepreneurial activities have been without risk, the Shire has had the confidence and collateral assets to enter into business agreements, take out sizeable loans, and develop commercial enterprises. The Shire of Coolgardie has not been shy to hire experts to advise them on a range of matters including finance, energy investment, housing, waste management, and community development to test viability and long-term sustainability goals. A key risk however, is maintaining the continuity of leadership and community confidence in the leadership and their investment strategies.

6 CONCLUSION

For 150 years, the fortunes of the Shire of Coolgardie have been closely aligned to the mine life cycle of local mining operations and international resources prices. At the height of several of the booms, the Shire has been overwhelmed by demand for services, infrastructure, information, and compliance obligations while in the bust and downturn years, populations move away, rates decline, and businesses close. Regardless of the status of the mine life cycle, residents continue to expect the same services and to enjoy the same infrastructure delivery from their local government authority. In a Shire such as Coolgardie, with small population centres distributed across two towns with duplicate services and infrastructure, the financial burden is considerable and the source of traditional income is not sufficient for the Shire to remain sustainable. The other tiers of government are not inclined to give local government any latitude in self-determination, controlling the sector through grants, based on fiscal equalisation policies and population and socio-economic wellbeing indicators.

In a time of financial crisis after the Lehman Brothers Bank collapse, the Shire of Coolgardie took steps to future-proof itself, building a corpus of funds to shore up its viability regardless of the status of the mine life cycle. While the majority of the OSR funds generated are through supplying a service or infrastructure to the mining sector such as TWA, the Shire has also developed diversified, non-mining income through the prescient development of waste management facilities, utilising low emissions technology and sophisticated waste treatment and storage. Its location on high volume transport networks and access to abandoned or legacy mine sites have enabled the waste facility to attract clients from other local government authorities, mining and transport companies, and business based in the Perth metropolitan area.

Weller et al. (2020) identified key indicators for a successful transformation process including redeveloping the local economy, redeploying the labour force, maintaining social cohesion, and coordinating change. The Shire of Coolgardie, in their quest to build economic and social

resilience for the future, has worked to achieve these goals while reviving their economic fortunes and supporting outcomes for others in the local community, such as the Kurrawang ACC, for the longer term.

The learnings from this case study are a useful template for other local government authorities seeking to future-proof themselves, but they are not easily achieved. The key has been the effective relationship between the senior leadership at the Shire and the elected council members, which has subsequently influenced the entrepreneurial council decisions and, ultimately, the nature and quality of the services delivered to the local community. Together, they have taken advantage of market conditions and previously unrealised physical assets to build a corpus of funds and money-making enterprises to future-proof themselves, with the intention of being able to smooth out the impacts of the boom and bust cycle of the mining sector and build resilient communities.”

The downward steps to a the Shire of Coolgardie economy 2013 – onwards and to this day the trend is still in place and the selling of Bluebush has in some ways offset a financial deficient.

Due to mines backing out of a 1500 man camp project along with a Shire Presidents failure to control the CEO the Shire of Coolgardie is lucky not to have been another \$163 Million deeper in debt.

Rates Roads Rubbish and lastly the Residents Health and Safety are still the main issues for this Council.

Coolgardie has other serious issues being a noticeable lack of concern by the Shire in regards to our complaints.

- The ill Conceived Ladyloch Road Train Assembly Area.
- The Speeding traffic on Bayley Street
- The Sewage System
- People who do not live in Coolgardie making decisions for Coolgardie Residents
- No Doctor
- Roads that are pot holed
- Bayley Street Footpath trip hazards that Telstra and the council has not repaired.
- Lack of Toilets as the Truck Drivers are leaving their mess behind along with used toilet Paper.

The Council and Administration are not what they say they are doing.

- Open
- Transparent
- Consultation
- Honest
- Waffle

Why is the Shire of Coolgardie still spending money on the Lady Loch Road Train Assembly Area e.g.

- A contaminated Earth wall using dirt from the rubbish dump for \$35374
- A Desktop Noise Assessment from Perth or Brisbane \$9500 which we the ratepayers paid for and yet this document is not for public viewing.
- Yellow painted steel posts \$27500 to stop trucks parking close to an ignition point and yet will not ban people walking through the depot smoking, using pop up BBQ, petrol powered gensets and lighting fires on the verge.
- Resealing funding from Infrastructure Australia \$990000 tranche 3

This HVRA or PCBU was an ill-conceived project using an Antiquated Act "Public Works Act 1902" which in this present day and age does not consider the Councils Duty of Care towards the residents of Coolgardie. This Truck Depot that has at this date over 6 years of residential properties complaining about the Tonal Noise, Diesel Emission, Odour and Dust emanating from the Truck Depot 24 hours a day and the yet the last and present Shire ignore all EPA Regulations, Road and Rail SPP 5.4, GS 3, and receive at times daily complaints to the Shire with little or no response. Seems the signs are not read by the Truck Drivers who ignore the Council Signage and threats of being fined.

This present Shire Administration and Council are not listening they have their own agenda and have refused to acknowledge our complaints.

The fact that the mining camp at Kambalda will soon be sold off will maybe point a dent in the financial situation that the Last Shire Council and CEO's failed Future Proofing caused very little has changed with the new Shire Administration and the Council.

So we the ratepayers of the Coolgardie Shire are required to a 4% a year for the next 10 years increase in rates.

Same old, different day, using the same old financial plan that was put together 12 years ago. A rate rise is one of the last issues we need at present.

The fuel excise is about to come back which will along with Trumps War is not going to make our lives any better in fact the worst is yet to come due to increased costs filtering through the manufacturing system and we the public have financial limitations on what we need to live.



Differential Rating Public Submissions

No.	Ratepayer	Matter Raised	Management Comment
1.	Jan McLeod	No acknowledgement of increase in rates and fees & charges in 25/26	Noted.
2.	Jan McLeod	Cost of living pressures & high fuel prices	Agreed, and has been – and will continue to be - taken into consideration by Council, similarly noting the fact that the Shire is also subject to these rising costs.
3.	Jan McLeod	Increase in Mines Department fees & charges for tenement holders	Noted, however these costs are outside the control of the local government.
4.	Jan McLeod	No discussion of proposed rates increase at 26 May OCM, apart from a mention in LTFP.	A report was tabled at the 26 May meeting titled “2026/27 Differential Rates” detailing the proposed rates and also contained a table showing the proposed yield (in both \$ and % figures), as well as the % increase. The Statement of Objects & Reasons that was adopted as part of that report also included information on the proposed figures.
5.	Bruce Olsen	Rising cost of living	Agreed, and has been – and will continue to be - taken into consideration by Council, similarly noting the fact that the Shire is also subject to these rising costs.
6.	Bruce Olsen	Main issues for Council are roads, rates, rubbish and residents’ health & safety	Agreed, and has been demonstrated in Council’s recent resolution to sell Bluebush Village to keep finances & focus on service provision for ratepayers & residents.

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10 NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF MEETING**10.1 Elected Members**

Nil

10.2 Council Officers

Nil

11 CLOSURE OF MEETING

The Meeting closed at 9.05 am.