

# Statement of Objects and Reasons 2026/2027

This Statement is published by the Shire of Coolgardie in accordance with Section 6.36 of the *Local Government Act 1995* to advise the public of its objectives and reasons for implementing differential rates.

Rates are required to be levied on all rateable properties within the boundaries of the Shire of Coolgardie Municipality in accordance with the *Local Government Act 1995*, Section 6.26

Differential rating allows the Shire to apply different rates in the dollar to groups of properties based on their predominant land use and characteristics. This provides flexibility to ensure each rating category makes an appropriate contribution toward the cost of delivering Shire services, programs and infrastructure.

The use of differential rates recognises that different land uses can place different levels of demand on Shire assets, services and administration. This allows the rating burden to be distributed in a fair and equitable manner, having regard to the nature and scale of activities conducted on the land.

Following consideration of all revenue sources, projected expenditure, capital projects and cost saving measures, the Shire of Coolgardie will be applying a differential rating approach to levying rates for the 2026-2027 financial year under the provisions of Section 6.33 of the *Local Government Act 1995*.

The Shire has also considered the Key Values contained within the Department of Local Government, Industry Regulation and Safety (the Department) "*Rating Policy: Differential Rates*" which can be viewed at: [www.dlgsc.wa.gov.au/departments/publications/publication/rating-policy-differential-rates](http://www.dlgsc.wa.gov.au/departments/publications/publication/rating-policy-differential-rates)

The Department's *Rating Policy: Differential Rates* outlines the following considerations for differential rating:

- **Objectivity**  
The predominant use of land should determine the basis for an objective assessment of relevant criteria. External parties should be able to understand how and why a determination was made.
- **Fairness and Equity**  
Rating principles should be applied fairly and equitably. Each property should make a fair contribution to rates based on a method of valuation appropriately reflecting predominant use.
- **Consistency**  
Rating principles should be applied, and determinations should be made in a consistent manner. Similar properties should be treated in a similar manner. The rating approach taken within neighbouring local governments shall be considered.
- **Transparency and Efficiency**  
Systems and procedures for determining the method of valuation of land should be clearly documented and available for the public to inspect. This is fundamental to the "good governance" principle upon which the Act is based. The right to govern accompanies the obligation to do so openly and fairly.

Below is a summary of proposed rate in the dollar and minimum payments for 2026/27:

Differential Rate Category	Proposed Rate in \$	Minimum Rate
GRV – Residential / Townsite / Other	0.093169	\$867
GRV – Commercial	0.093169	\$867
GRV – Industrial	0.093169	\$867
GRV – Transient Workforce Accommodation	0.186338	\$1,734
UV Pastoral / Rural	0.156325	\$775
UV Mining – Exploration	0.234488	\$495
UV Mining – Prospecting	0.195406	\$495
UV Mining - Other	0.312650	\$495

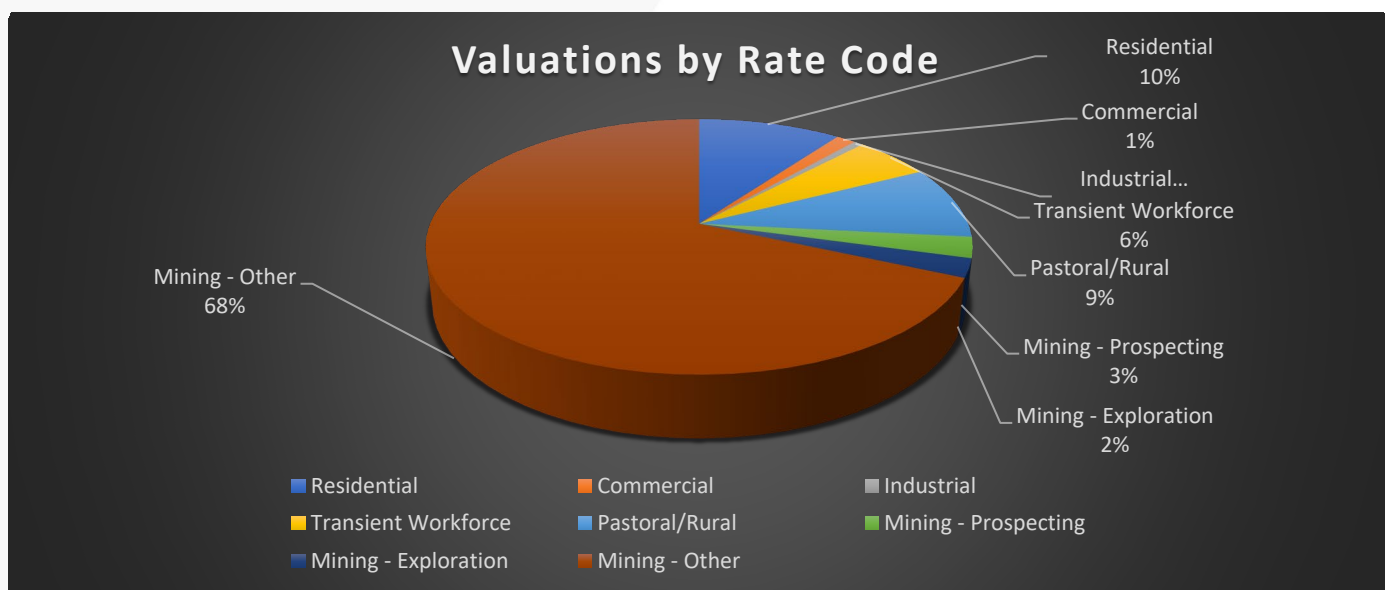
The Shire's management team have completed a full review of the fees and charges for 2026/27 and increased where necessary, reflecting some of the increased costs incurred by the Shire in delivering works and services.

The estimated rate yield of \$15.77 million provides for capital works, services and programs which include:

- Road Renewal Program
- Provision of medical services
- Waste management infrastructure improvements
- Playground renewal program
- Footpath & Drainage Infrastructure Renewal Programs
- Renewal of Plant and Equipment
- Provision of quality community services and infrastructure

Additional 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.

**Table 1: Indicative Percentage Rates Contribution by Land Use / Zoning**



## GROSS RENTAL VALUE PROPERTIES (GRV)

The *Local Government Act 1995* determines that properties of a non-rural purpose be rated using the Gross Rental Valuation (GRV) as the basis for the calculation of annual rates.

The Valuer General provides the GRV for all properties within the Shire of Coolgardie every five years, or on request following significant alterations to the property. In such instances the Shire recalculates the rates for the affected properties and issues interim rates notices.

The current GRV valuations came into effect on 1 July 2022, with the next general revaluation of GRV properties expected to take effect from 1 July 2027.

### TOWNSITE / OTHER

Identified as land being used for residential or public use purposes or zoned as such as identified in the current Shire of Coolgardie Local Planning Scheme. This includes but is not limited to:

- Residential properties (houses or vacant land).
- Land within townsite boundaries that is used by organisations that operate for community benefit (health and medical centres, art centres, sports clubs etc).

**Objects:** The purpose of this differential rate is to ensure that all ratepayers in this category make an equitable contribution towards service provision and for the ongoing maintenance of the Shire's assets primarily used by residential ratepayers.

**Reasons:** Residential ratepayers utilise more community focused services and facilities such as parks, library, services for youth, families and aged, rubbish and sanitation but are less likely to create heavy demand for services such as transport infrastructure.

### INDUSTRIAL

Identified as land being used for industrial purposes or zoned as such as identified in the current Shire of Coolgardie Local Planning Scheme. This includes but is not limited to:

- Land used for industrial purposes
- Vacant land that is zoned as industrial

**Objects:** The object of this differential rate is to apply Shire rates to income producing facilities, to raise revenue to fund costs associated with the provision of services available to these properties or locations.

**Reasons:** Non-Residential properties generate higher volumes of vehicular traffic compared to residential properties. This category acknowledges the costs associated with the provision and maintenance of infrastructure used by industrial businesses.

### COMMERCIAL

Identified as land being used for commercial purposes - or zoned as such as identified in the current Shire of Coolgardie Local Planning Scheme. Land used for commercial purposes is typically small areas amongst residential areas that is used for the enhancement of living, or tourism and culture purposes. Commercial properties include, but are not limited to:

- Shopping centres, chemists, newsagencies
- Restaurants, taverns, cafes and delis
- Service stations
- Hotels, motels and caravan parks

**Objects:** The object of this differential rate is to apply Shire rates to income-producing facilities, to raise revenue to fund costs associated with the provision of services available to these properties or locations.

**Reasons:**

Whilst these properties encourage visitors to the Shire, as well as contribute to the townsites' vitality, their patrons may not directly contribute to the cost of Shire provided services; but do consume amenity related services such as public cleanliness, waste management, parking management (where applicable) and transport infrastructure provided by the Shire. As such, the commercial property ratepayers are required to contribute equitably to the cost of such services that are enjoyed by their patrons.

The Shire strives to encourage local business by supporting sustainability and investing in infrastructure that assists with business, social and economic growth, and funding asset renewal and replacement programs.

**WORKFORCE ACCOMMODATION (Transient Workforce)**

This rate category encompasses properties that are used for providing short term accommodation and associated facilities for transient employees and contractors. It is 'camp-style' lodging as approved either by the Local Planning Scheme, or as approved by the Minister for Local Government where the camp is situated outside of town boundaries.

**Objects:** The object of this differential rate is to ensure that rates are distributed equitably between residents and non-residential workers, who spend a significant portion of the year in and around the Shire of Coolgardie.

**Reasons:** The differential rate applied is to reflect the financial impact and costs to infrastructure and facilities available to Fly In, Fly Out workers in the same manner they are available to other residents of the Shire. Transient Workforce Accommodation properties have the potential to have a greater impact on Council assets and services than other properties due to the high-density number of occupants in a relatively small land parcel e.g., bus coaches of Fly In, Fly Out workers using local roads. Therefore, a higher differential rate is proposed compared to other GRV rating categories.

## UNIMPROVED VALUE PROPERTIES (UV)

*The Local Government Act 1995* provides that properties predominantly used for a rural purpose are assigned an Unimproved Value as supplied and reviewed by the Valuer General on an annual basis. The unimproved value of land refers to the market value of the land in its natural state without improvements such as buildings, fences, dams, etc.

The rate in the dollar set for the UV Rural/Pastoral category forms the basis for calculating all other UV differential rates. Interim valuations are provided regularly to the Shire by the Valuer General for properties where changes have occurred during the year (ie, subdivisions of property, amalgamations, and/or property rezoning). In such instances the Shire recalculates the rates for the affected properties and issues interim rate notices.

**PASTORAL / RURAL**

This category comprises of the properties within the Shire that are primarily used for rural or farming practices or are rural land types outside townsite boundaries.

**Objects:** This rate is to be the base rate by which all non-mining UV rated properties are assessed. Raised revenue is to provide for rural infrastructure and services in addition to the Shire's services, facilities and infrastructure which are available to be accessed by the properties in this category.

**Reasons:** The reason for this rate recognises that all ratepayers on rural land make a reasonable contribution towards – and receive some benefit from - ongoing maintenance and provision of works, services and facilities throughout the Shire.

## PROSPECTING

This category covers all tenements that are used predominantly for prospecting purposes as defined under the *Mining Act 1978*. The Shire recognises that whilst prospecting is considered a mining activity, it deserves separation from the typically more profitable category of UV – Mining.

**Objects:** The differential rate applied to this category considers the cost to provide services and operate facilities that are available to all residents and ratepayers within the Shire, whilst acknowledging that these tenement types are generally early stage and typically not income-producing.

**Reasons:** Whilst all ratepayers are required to contribute to the costs of maintenance and provision throughout the Shire - particularly the maintenance of the rural road network that prospectors heavily rely on – a reduced rate in the dollar has been applied to prospecting leases.

## EXPLORATION

This category covers all tenements that are used predominantly for exploration purposes as defined under the *Mining Act 1978*. The Shire recognises that whilst exploration is considered a mining activity, it deserves separation from the typically more profitable category of UV – Mining.

**Objects:** The differential rate applied to this category considers the cost to provide services and operate facilities that are available to all residents and ratepayers within the Shire, whilst acknowledging that these tenement types are generally not income-producing.

**Reasons:** Whilst all ratepayers are required to contribute to the costs of maintenance and provision throughout the Shire - particularly the maintenance of the rural road network that exploration tenement holders heavily rely on – exploration leases will be rated differentially to reflect the nature of the lease type.

## MINING/OTHER

This rating category covers all Mining Leases, Mineral Leases, General Purpose Leases, and any other lease type not mentioned as defined under the *Mining Act 1978* with a UV valuation. It also includes properties with a UV valuation that are held for mining purposes. This category applies to mining leases in production, processing, or development stages. These properties place the highest demand on Shire infrastructure, particularly roads.

**Objects:** This differential rate is to reflect the level of management required to mitigate the impact of the mining and resource sector on the Shire's townships.

**Reasons:** The rates mining properties pay is to ensure adequate contribution to the cost of Shire services due to heavier transport and higher traffic volumes associated with the resource sector. This has a large impact on Shire infrastructure, resulting in the need for more frequent and robust maintenance. Whilst the differential rate is higher than other categories, it also has a lower minimum rate compared to rural properties.

## SUBMISSIONS

Electors and ratepayers are invited to provide submissions with respect to the proposed rates.

Submissions should be marked "Submission – Differential Rating 2026/27" and be addressed to:

Chief Executive Officer  
Shire of Coolgardie  
PO Box 138  
KAMBALDA WEST WA 6442

Alternatively, submissions can be emailed to [mail@coolgardie.wa.gov.au](mailto:mail@coolgardie.wa.gov.au).

All submissions should be received by the Shire by 4:00pm on **Monday, 22 June 2026** in order to be considered as part of the final rating strategy.