



Special Meeting of Council Agenda

29 May 2025

Shire of Yilgarn NOTICE OF MEETING



Councillors:
Please be advised that the

Special Meeting of Council

Will be held in the Council Chamber
on Thursday, 29 May 2025
Commencing at **5pm**

A handwritten signature in black ink, appearing to be 'N. Warren'.

Nicholas Warren
Chief Executive Officer

27/05/2025

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RECORDS MANAGEMENT

Guidelines for Elected Members

Introduction

Elected members have a unique and pivotal role within the local government and the community. They represent the interests of electors, residents and ratepayers, participate in local government decision making at council and committee meetings, and facilitate communication between the community and the Council.

The State Records Commission policy regarding the records of local government elected members requires the creation and retention of records of the:

"...communications and transactions of elected members which constitute evidence affecting the accountability of the Council and the discharge of its business."

This policy applies regardless of a record's format or where it was received.

Under the *Local Government Act 1995*, the CEO of a local government is responsible for ensuring that all records of that local government are kept in accordance with relevant legislation. Accurately created and managed records provide reliable, legally verifiable evidence of decisions and actions.

Records created or received by elected members that relate to local government business must be captured as part of the local government's corporate memory in accordance with the local government's Recordkeeping Plan.

1 What is a record?

A **record** can be defined as any record of information, in any medium, including letters, files, emails, word processed documents, databases, photographs, text messages, and social media posts relevant to the business of the organization. **Government records** are those records created or received by a government organization, or by an employee or contractor in the course of their work for that organization.

2 Why do I need to keep records?

Records provide evidence of what an organization has done, and why. Keeping records of business activity enables an organization to account for its actions, meet legislative requirements, and make informed and consistent decisions.

Government records include:

- Correspondence and communications
- File notes made after verbal communications, meetings, phone calls etc.

- Video and audio recordings
- Photographs
- Email
- Social Media posts (e.g. Facebook, Twitter)
- Databases
- Websites
- Messages from Apps (e.g. WhatsApp, Messenger)
- TXT messages

When to create and capture a record:

- Information is related to council business
- An action is required
- A decision or commitment is made
- Business need: for future reference by yourself or others
- Historical: identifies Council activity over time.

3 Which records should be captured?

YES – forward to your local government administration
Communications , such as: <ul style="list-style-type: none"> • complaints and compliments • correspondence concerning corporate matters • submissions, petitions and lobbying • information for Council's interest relating to local government business activity and functions
Lobbying – correspondence or petitions, relating to lobbying matters
Telephone, meetings and other verbal conversations – regarding local government projects or business activities
Social Media – where the posts: <ul style="list-style-type: none"> • create interest from the public or media • communicate decisions or commit the local government to an action • seek feedback • address issues of safety, and/or • relate to sensitive or contentious issues
Work diaries / Appointment books – containing information that may be significant to the conduct of the elected member on behalf of the local government
Allowances, benefits and gifts records
Addresses / Speeches / Presentations – delivered as part of an elected member's official duties

NO – do not need to be forwarded to your local government
Duplicate copies – of Council meeting agenda, minutes and papers
Draft documents or working papers – which are already captured at the local government
Publications – such as newsletters, circulars and journals
Invitations – to community events where an elected member is not representing Council or the local government
Telephone, meetings and other verbal conversations which: <ul style="list-style-type: none"> convey routine information only; or do not relate to local government business or functions
Electioneering – or party-political information
Personal records – not related to an elected member's official duties

4 Confidential Documents / Records

Records held within an information management system (IMS) or on hard copy files can be restricted so that only the appropriate officers can access them. If the elected member believes that some of the documentation required for capture into the IMS is of a highly sensitive or confidential nature, the Elected Member should advise the CEO to treat the information as confidential and restrict access to those records.

5 What do I do with records once they are created?

Records of business activity should be entered into Councils official recordkeeping system by forwarding them to Councils Administrative Services Officer (ASO) for processing, confidential records should be forwarded to the CEO.

By doing this, records relating to particular work matters are kept together and are available for all relevant staff to refer to.

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1. DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS

2. ANNOUNCEMENTS FROM THE PRESIDING MEMBER

3. ATTENDANCE

Members

Cr W Della Bosca
Cr B Close
Cr L Granich
Cr G Guerini
Cr L Rose
Cr D Newbury
Cr B Bradford

Council Officers	N Warren	Chief Executive Officer
	C Watson	Executive Manager Corporate Services
	G Brigg	Executive Manager Infrastructure
	F Mudau	Finance Manager

Apologies:

Observers:

Leave of Absence:

4. DECLARATION OF INTEREST

5. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

6. CONFIRMATION OF MINUTES

7. PRESENTATIONS, PETITIONS AND DEPUTATIONS

8. DELEGATES' REPORTS

8.1 Reporting Officer – Executive Manager Corporate Services

8.1.1 Differential Rates – 2025/2026

File Reference	8.1.1.5
Disclosure of Interest	Nil
Voting Requirements	Absolute Majority
Author	Cameron Watson-Executive Manager Corporate Services
Attachments	Submission from Aurumin Limited (Ratepayer) Submission from AMEC (General)

Purpose of Report

To consider the proposed Differential Rate in the dollar for the 2025/2026 financial year for all land categories that was advertised in accordance with the *Local Government Act (1995)*.

Background

At the April 2025 Ordinary meeting, Council resolved the following as the commencement of the Differential Rating process for the 2025/2026 financial year:-

42/2024

Moved Cr Bradford/Seconded Cr Granich

That Council:

- 1. Endorse the Differential Rating – Objects and Reasons for the 2025/2026 rating years as presented;**
- 2. Endorse the following proposed Differential General Rates Categories, Rates in the Dollar and Minimum amounts for the Shire of Yilgarn for the 2025/2026 financial year:**

<i>Land Category</i>	<i>Rate – Cents in the Dollar</i>	<i>Minimum Payment</i>
GRV - Residential/Industrial	9.2691	\$600
GRV - Commercial	7.8315	\$450
GRV - Minesites	15.6075	\$450
GRV -SPQ	15.6075	\$450
UV - Rural	1.1845	\$450
UV - Mining	16.4341	\$450

- Endorse a public notice and consultation process on the proposed Differential General Rates and General Minimum Rates as follows:**
 - Local public notice being placed on Councils website on Thursday, 1st May 2025 with ancillary notices being published as soon as practicable after this, as per the requirements of section 6.36 of the Local Government Act 1995.**
 - Individual ratepayer consultation for all ratepayers in General Rate Categories with less than 30 ratepayers.**

CARRIED (7/0)

The intent for the proposed Rates in the Dollar (RID) endorsed by Council was to apply a minimal rate increase of 2.5% to all rating categories except for UV-Mining which will increase by 8%. It will be proposed that, due to significant increases in the valuation of agricultural land (UV Rural) and Mining Tenements (UV Mining) that a lower RID be applied to maintain the previously endorsed 2.5% and 8% increase in rates raised.

In accordance with Section 6.33 (3) of the Local Government Act 1995, a Local Government is not, without the approval of the Minister, to impose a differential general rate which is more than twice the lowest differential general rate imposed by it.

With the Differential General Rates being proposed in the 2025/2026 Rating Strategy and Objects & Reasons, Council falls under the umbrella of this section of the Act. Note however that it is only applicable to UV Mining.

Accordingly, Ministerial approval is required and the proposal to impose this rate required that it be advertised for a period of not less than 21 days with any submissions received subsequently being presented to Council for consideration.

Comment

The following advertising was carried out, effective 1st May 2025, to comply with the statutory notice period of 21 days:

- Councils Website;
- Councils Facebook Page;
- The Public Notice section of the “Kalgoorlie Miner” newspaper;
- A Special Edition of the local “Crosswords” publication; and
- On the Administration and Public Library Notice Boards.

At the close of the submission period of Friday, 23rd May 2025, two submissions were received, both relating to the UV-Mining rate category. The first was a submission from Arumin Limited, a Ratepayer which, along with Councils response, is included below.

The second was received from the Association of Mining and Exploration Companies (AMEC) and was general in nature and did not represent a specific Ratepayer from within the district. This submission is included below as well but is for Councillor information purposes only.

It is noted that the submission from AMRC does include an alternate rating scenario for the differential rating of the various tenement types and not just as a single group. In this scenario AMEC felt that this would allow for a lower RID to be imposed on the lower valued Prospecting and Exploration type tenements. I have completed some basic modelling on this scenario and found that due the requirements imposed under section 6.35.(3)(b) of the Local Government Act 1995 which requires that no more than 50% of assessments in a rate category be on a minimum rate, it would mean significant RID increases for most tenement type rate categories, as can be shown from the following:

TENEMENT TYPE	INCREASE REQUIRED	RID REQUIRED	ASSESS ON MIN
Exploration	25.00%	18.0738	50.00000%
Prospecting	72.00%	24.8695	49.29577%
Mining	0.00%	14.4590	27.45902%
General Purpose	159.50%	37.5211	36.84211%

Having the one general UV-Mining rate category allows for the “Mining” tenement type which has a significant proportion of assessments not being calculated on a minimum to offset the other tenement types that have the majority of their small number of assessment being calculated on a minimum.

Statutory Environment

Local government Act 1995

6.33. Differential general rates

- (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.

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.

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 of the time and place where a document describing the objects of, and reasons for, each proposed rate and minimum payment may be inspected.
- (4) The local government is required to consider any submissions received before imposing the proposed rate or minimum payment with or without modification.

Strategic Implications

The 2025/2026 Rating Strategy, contains a detailed information on the proposed rating structure.

Policy Implications

Nil

Financial Implications

The endorsed rate in the dollar will form the basis of the 2025/2026 budgeted rates revenue.

Risk Implications

Risk Category	Description	Rating (Consequence x Likelihood)	Mitigation Action
Health/People	Nil	Nil	Nil
Financial Impact	Non or late payment of Rates by Ratepayers.	High (12)	If funding not received, projects and/or services can't be provided or undertaken.
Service Interruption	Non or late payment of Rates by Ratepayers.	Moderate (8)	Effective and efficient collection action.
Compliance	Act and Ministerial Policy differential rating requirements.	Moderate (9)	Ensure all requirements undertaken.
Reputational	Nil	Nil	Nil
Property	Nil	Nil	Nil
Environment	Nil	Nil	Nil

Risk Matrix						
Consequence Likelihood		Insignificant	Minor	Moderate	Major	Catastrophic
		1	2	3	4	5
Almost Certain	5	Moderate (5)	High (10)	High (15)	Extreme (20)	Extreme (25)
Likely	4	Low (4)	Moderate (8)	High (12)	High (16)	Extreme (20)
Possible	3	Low (3)	Moderate (6)	Moderate (9)	High (12)	High (15)
Unlikely	2	Low (2)	Low (4)	Moderate (6)	Moderate (8)	High (10)
Rare	1	Low (1)	Low (2)	Low (3)	Low (4)	Moderate (5)

Officer Recommendation

That Council:

1. Council notes that it has complied with Sections 6.36 of the Local Government Act 1995 in respect advertising requirements and preparation of the 2025/2026 “Rating Strategy” and “Objects and Reasons” documents;
2. Note that there were two submissions received;
3. Endorse the following proposed Differential General Rates Categories, Rates in the Dollar and Minimum amounts for the Shire of Yilgarn for the 2025/2026 financial year:

<u>Land Category</u>	<u>Rate – Cents in the Dollar</u>	<u>Minimum Payment</u>
GRV - Residential/Industrial	8.9291	\$600
GRV - Commercial	7.9996	\$450
GRV - Minesites	15.9882	\$450
GRV -Single Persons Quarters	15.9882	\$450
UV - Rural	1.1567	\$450
UV - Mining	15.2183	\$450

and

4. Make application to the Minister for Local Government to impose the UV Mining Differential Rate, being more than twice the lowest differential UV rate.

Nic Warren
Chief Executive Officer
Shire of Yilgarn
PO Box 86
SOUTHERN CROSS WA 6426

20 May 2025

Dear Sir

SUBMISSION - DIFFERENTIAL RATING SHIRE OF YILGARN 2025-2026

We would like to express our concern at the Shire's proposed UV Mining rate.

The proposed rates would deter investment, reduce exploration activity in the Shire, discourage one of the key industries that underpins the local economy, and potentially lead to job losses and project reductions or cancellations that hurt the entire community.

Proposed rate increase

The Shire has proposed a rate in dollar for UV Mining properties, which will be applied across the board to all types of mining tenements, of 16.4341 cents in the dollar, an 8% increase from the current rate of 15.2168 cents.

Each year Shire rates increase by default because the unimproved value of a tenement is calculated based on tenement rents. As the State Government raises tenement rents annually, these increases flow through to local government rate assessments and automatically drives an increase in shire rates.

Last year the rents increased by 5% for exploration and prospecting licences, and 10% for mining leases and general purposes leases. Consequently, even without any change to the rate in the dollar by the local government, shire rates payable will increase by 5% for exploration and prospecting licences and 10% for mining leases and general purposes leases this year. By the Shire further increasing the rate in the dollar, there is in effect, a double dip on the increase.

Since 2020, the State has increased tenement rents as follows and detailed further in **Table 1:**

- 22.5% for Exploration Licences
- 40% for Prospecting Licences
- 43% for Mining Leases
- 47.5% for General Purpose Leases

This means that rates leviable have automatically increased by a corresponding amount.

To put the total increase into perspective, a 10-block exploration licence in the Shire last year, will already see an increase in their rates from \$612.48 to \$642.91 (5%) as a result in the increase in the unimproved value due to the State's rent increase. With the additional proposed increase in the rate in dollar by the Shire, this will increase the total rates payable to \$694.34 (**a 13% increase**).

Similarly, a 100-hectare mining lease in the Shire last year, would see an increase in their rates from \$1,978.18 to \$2,176.00 as a result in the increase in the unimproved value due to the State's rent increase. With the proposed additional increase in the rate in dollar by the Shire, this will now increase the total rate payable to \$2,350.08 (**a 19% increase**).

The intention of the statutory annual expenditure conditions imposed on mining tenements is well established as being to encourage efficient exploration and mining of the State's resource. The proposed rate increase however would also result in the mining lease satisfying over 52% of the annual expenditure required based solely on the costs of rent and rates, before a cent is invested in exploration or mining.

Table 2 provides examples to show the increase in UV Mining Rates across the mining tenement types in Yilgarn over the past few years.

Impact on exploration and mining

Western Australia's policy environment has long recognized the need to encourage exploration and mining. The exploration and mining industry is a significant contributor to the local and State economy not only through rates and rent revenue but in creating jobs, business and opportunities for small businesses and residents in the Shire.

Maintaining a stable and competitive cost environment is critical for resource companies when deciding where to explore and develop new projects. While some commodities have experienced a resurgence in mining interest, this growth is fragile, and highly sensitive to cost escalation. It is also noted that not all commodities are benefiting from the surge, with nickel and lithium being current examples.

These compounding rate increases will deter investment, lead to a slowdown in local exploration activity, premature surrender of tenements and risk undermining the economic viability of projects, both existing and planned, choking off the pipeline of future projects in the Shire which requires long term investment and planning to develop.

Exploration companies, in particular, operate on tight budgets. They often hold large numbers of tenements with little or no revenue during the discovery phase. Ongoing increases in rates require companies in the Shire to prudently assess whether to drop tenements or scale back exploration programs, as carrying costs increase. Even for established mines, the increase in rates liability will divert funds that would otherwise be invested in expanding operations and extending mine life. The net effect will be fewer drilling programs, fewer new discoveries, and fewer future mines in Yilgarn - ultimately shrinking the Shire's rate base in the long run.

Commitment to the Shire of Yilgarn

Aurumin Limited values its relationship with the communities in which we operate - including those in the Shire of Yilgarn. In the Yilgarn, we have always tried to source product locally where possible and support local business, including being an annual sponsor of the Southern Cross Motor Cycle Club 2-day enduro event.

We want to continue being a positive presence and creating shared value. We believe in this region's mineral potential and its people. We want to see Yilgarn thrive and become an attractive destination for new mines and families and other industries alike.

We urge the Shire to reconsider the proposed rate increases. This decision will have lasting and long-term repercussions.

I would be happy to discuss this matter further on mobile 0411 886 084

Yours faithfully

A handwritten signature in blue ink, appearing to read "M. Rowbottam".

Mark Rowbottam

Executive Manager – Corporate Development
Aurumin Limited

Cc:
Hon Roger Cook BA GradDipBus MBA MLA, Premier; Minister for State Development; Trade and Investment;
Economic Diversification
Hon Hannah Beazley BA MLA, Minister for Local Government
Hon David Michael MLA, Minister for Mines and Petroleum
Hon Stephen Dawson MLC, Minister for Regional Development
Mr Jai Thomas, Acting Director General, Department of Energy, Mines, Industry Regulation and Safety



Attachment 1

Table 1: Increase in rents (and therefore unimproved value) of Exploration Licences, Prospecting Licences, Mining Leases and General-Purpose Leases since 2021

Year	Exploration Licence Rent rate	Annual increase in rent rate (%)	Total increase in rent rate (%)	Prospecting Licence Rent Rate	Annual increase in rent rate (%)	Total increase in rent rate (%)	Mining Lease Rent Rate	Annual increase in rent rate (%)	Total increase in rent rate (%)	General Purpose Lease Rent Rate	Annual increase in rent rate (%)	Total increase in rent rate (%)
2020-21	\$138.00			\$3.00			\$20.00			\$17.90		
2021-22	\$141.00	2.20%	2.20%	\$3.30	10.00%	10.00%	\$22.00	10.00%	10.00%	\$19.70	10.10%	10.10%
2022-23	\$146.00	3.50%	5.80%	\$3.50	6.10%	16.70%	\$24.00	9.10%	20.00%	\$22.00	11.70%	22.90%
2023-24	\$161.00	10.30%	16.70%	\$4.00	14.30%	33.30%	\$26.00	8.30%	30.00%	\$24.00	9.10%	34.10%
2024-25	\$169.00	5.00%	22.50%	\$4.20	5.00%	40.00%	\$28.60	10.00%	43.00%	\$26.40	10.00%	47.50%

Table 2: Increase in rates payable for mining tenements since 2021

Year	Rates payable on Exploration Licence 10sbks	Rates payable on Prospecting Licence (200HA)	Rates payable on Mining Lease (100HA)	Rates payable on General Purpose Lease (100HA)
2021-22	\$603.04	\$524.38	\$1,747.93	\$1,564.40
2022-23	\$560.69	\$524.90	\$1,749.66	\$1,566.74
2023-24	\$544.52	\$522.14	\$1,790.21	\$1,641.02
2024-25	\$612.48	\$608.67	\$1,978.18	\$1,826.02
2025-2025	\$694.34	\$690.23	\$2,350.08	\$2,169.30
Increase	15%	32%	34%	39%

COUNCILS RESPONSE

The overarching premise of this submission, as per submissions received in prior years, is the increase in tenement rents imposed by the State of Western Australia and their potential impact on Council rates. While this premise may have some merit, the percentage calculations being indicated are false.

*To put the total increase into perspective, a 10-block exploration licence in the Shire last year, will already see an increase in their rates from \$612.48 to \$642.91 (5%) as a result in the increase in the unimproved value due to the State's rent increase. With the additional proposed increase in the rate in dollar by the Shire, this will increase the total rates payable to \$694.34 (**a 13% increase**).*

*Similarly, a 100-hectare mining lease in the Shire last year, would see an increase in their rates from \$1,978.18 to \$2,176.00 as a result in the increase in the unimproved value due to the State's rent increase. With the proposed additional increase in the rate in dollar by the Shire, this will now increase the total rate payable to \$2,350.08 (**a 19% increase**).*

By necessity, the Rate in the Dollar (RID) indicated in Councils rating strategy and advertising is based on prior years UV Mining valuations as updated valuations would not yet have been received. As in prior years, once updated valuations are received, the advertised RID is adjusted to raise the required rate revenue.

Over the time period indicated by the respondent, Councils RID has dropped from 17.3923 cents in the dollar (20/21 Fin Yr) to 15.2168 cents in the dollar (24/25 Fin Yr), a reduction of 2.1755 or 12.51%. During this same period, the valuation of all non-minimum mining tenements increased from \$8,343,013 to \$11,950,502. In short, the increases in valuation have been recognised by Council and the RID is adjusted to reflect the increased valuations.

It should be noted that a small increase of 0.01% to the UV-Mining RID will be proposed in 2025/26, this will enable the setting of an 8% increase as allowed for in the current Rating - Objects & Reasons.

The reasoning behind the higher rate raise for UV-Mining over UV-Rural is intended to bring the rate raise of the two industries closer to parity and to reflect the significantly increased utilisation by Miners of Councils infrastructure, primarily roads. Where, in the past, a Mining House who wanted to utilise large capacity haulage vehicles would have invested in their own private haul infrastructure, recently there is a trend to utilise Council's road assets albeit having the improvement costs being borne by the Mining House. Whether this is because of increasing compliance and "Red tape" or just that the Mining Houses consider it easier to interact and deal with Council, this has a significant impact when it comes to Councils Management input into negotiating access and monitoring the status of improvement works.

22/05/2025

Cr. Wayne Della Bosca

Shire President

Shire of Yilgarn

C/O email: cr_wdellabosca@yilgarn.wa.gov.au

Dear Shire President,

Local Government Rates – Shire of Yilgarn

On behalf of the Association of Mining and Exploration Companies, I ask that you reconsider the proposed differential rating for UV Mining Lease proposed for the 2025/2026 financial year.

Since the 2024/2025 financial year, there has been an increase across all ratable land categories. UV Mining Rate is proposed to change from \$0.152168 in the 2024/25 to \$0.164341, representing an 8% increase since the previous financial year. GRV Mine sites and GRV Single Persons Quarters are both rated at \$0.156075, representing a 2.5% increase on the previous year.

As you would be aware, the UV Rate is calculated based on the Government's mining tenement rents. Any increase in tenement rents leads to a corresponding increase in the UV. As a result, when the State increases tenement rents, which it does so annually, a Shire automatically receive that same percentage increase in valuation, which in turn raises the amount payable in Shire rates.

There has been no change to the level of minimal service that mining and mineral exploration companies receive.

On top of this rate increase, the Shire of Yilgarn have chosen an 'one size fits all' approach by combining 'mining', mineral 'exploration' and 'prospecting' in the same land category. There is no justification for them to be in the same Rating Category.

According to the *Statement of Objects and Reason*, the Shire aims to "raise additional revenue to fund cost impacts to the Shire of the mining sector".

The scale and nature of mining operations also varies considerably between sites, projects and commodities. Mineral exploration activities generally comprise a small team from the company and the subcontractor's drilling crew, which have limited impact, if any, on LGA community services and facilities due to the remoteness of many tenements. Explorers will not have any more impact on the Shire's Road infrastructure, than the average resident or tourist.

In fact, in many instances tenements lay idle and vacant as they are caught up in land access, red tape, regulatory approvals and extremely costly delays. It takes on average a minimum of one year for an exploration licence to be granted provided there are no third-party appeals or unexpected delays. Despite paying tenement rental and shire rates during this period, there is no direct demand for LGA services or facilities. Further delays can be caused by weather conditions and drilling contractor or rig availability.

After obtaining the required approvals and Aboriginal Cultural Heritage survey clearances, drilling programs are also generally of a short-term duration. This involves self-contained mobile accommodation facilities, in remote locations and restricted to the duration of the licence.

The limited 'land use' factor is acknowledged in all other Australian jurisdictions where mineral exploration tenements are exempt from shire rates, apart from WA.

Accordingly, the reasons for why the rate differs from other categories is explained as a way to *"Support the large investment that the Shire of Yilgarn makes in road and road drainage infrastructure to service remote mining activities on rural roads throughout the municipality and reflects the extra maintenance, impacts and frequency that is required to ensure a minimum level of serviceability above that normally required to meet the needs of farmers (Rural UV)..."*

Most mining companies provide their own roads, power, water, air services and garbage disposal. Despite being self-contained, are also still faced with increased shire rates without a corresponding increase in services from the Shire.

It is acknowledged that some mining companies are using the Shire roads and that contributes to the costs of the road's management. I also understand that these companies have Road User Agreements with the Shire to support these costs.

Another concerning aspect is including GRV – Mine Sites and GRV – Single Persons Quarters (SPQs) as separate rating categories that are rated at \$0.156075. Given the remoteness of most mining operations, companies often provide their own accommodation to house incoming workers. As a result, they are subject to multiple land categories—most notably, the GRV – Single Persons Quarters rate is 59% higher than the GRV – Residential/Industrial rate (\$0.092691). The Shire's Statement of Reasons explains this significant discrepancy by stating: *"Mass accommodation properties have the potential to have a greater impact on Council services and assets than other properties due to their number of occupants on a relatively small land parcel."*

The scale, duration and land uses of mining and mineral exploration activities are very different.

AMEC strongly urges a reconsideration by the Shire of Yilgarn of the proposed differential rates.

AMEC considers that:



- The Shire should withdraw the rating proposal and meet with companies to discuss the issues and other alternatives before proceeding.
- The Shire should recognise the significance difference between exploration companies and mining companies and apply different rating categories and different rates (with a much lower rate for exploration companies and comparable with rating for pastoral activities).
- The Shire to re-evaluate the rates and inclusion GRV – Single Persons Quarters and GRV Mine sites

AMEC would be pleased assist the Shire and co-ordinate further engagement with our members.

Yours sincerely



Warren Pearce

Chief Executive Officer

10 APPLICATIONS FOR LEAVE OF ABSENCE

11 MOTIONS FOR WHICH PREVIOUS NOTICE HAS BEEN GIVEN

**12 NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION
OF THE MEETING**

13 MEETING CLOSED TO THE PUBLIC-CONFIDENTIAL ITEMS

14 CLOSURE