

SHIRE OF LEONORA



**MINUTES OF ORDINARY COUNCIL MEETING
HELD IN COUNCIL CHAMBERS, LEONORA
ON TUESDAY 18TH NOVEMBER, 2025
COMMENCING AT 10:20AM.**

ORDINARY COUNCIL MEETING MINUTES

SHIRE OF LEONORA
ORDER OF BUSINESS FOR MEETING HELD
TUESDAY 18TH NOVEMBER, 2025.

COLOUR

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White

Orange

Pink

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1.0 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

1.1 The Shire President, Cr PJ Craig declared the meeting open at 10:20am.

1.2 Visitors or members of the public in attendance

Kate Mills, Puzzle Consulting
Steven Tweedie, Consultant

2.0 DISCLAIMER NOTICE

3.0 COUNCIL MEETING INFORMATION NOTES

4.0 PUBLIC QUESTION TIME

4.1 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Nil

4.2 PUBLIC QUESTION TIME

Nil

5.0 ANNOUNCEMENT FROM THE PRESIDING MEMBER

Shire President, Cr PJ Craig made the following announcements:

It has been a busy month with several meetings having been attended.

- Most recently, last Friday the 14th, the GVROC (Goldfields Voluntary Regional Organisation of Councils) AGM was hosted by the Shire of Leonora. With mention that Lorraine Bonza from the Shire of Dundas was appointed Chairperson of the GVROC and Ron Chambers from the Shire of Esperance as Deputy Chair, both of whom are representatives on the State Council.
- Immediately following that, the Northern Goldfields Working Group meeting was held, with further details to be discussed later.

6.0 RECORD OF ATTENDANCE / APOLOGIES / LEAVE OF ABSENCE

6.1 Attendance

President (Chairperson)
Deputy President
Councillors

PJ Craig
RA Norrie
F Harris
AE Taylor
TM Nardone
CA Cotterill

Chief Executive Officer	NF Sprigg dos Santos
Manager of Business Services	TD Matson
Manager of Community Services	KJ Lord
Executive Assistant (Minutes)	AW Baxter
	SC Watene
Visitors	
Puzzle Consulting	K Mills
Consultant	S Tweedie

6.2 Apologies
Nil

6.3 Applications for Leave of Absence
Nil

6.4 Approved Leave of Absence

7.0 DECLARATION OF INTEREST

7.1 Declaration of Financial Interest
Nil

7.2 Declaration of Proximity Interest
Nil

7.3 Declaration of Impartiality Interest
Nil

8.0 CONFIRMATION OF MINUTES FROM PREVIOUS MEETING

COUNCIL DECISION

Moved: Cr RA Norrie
Seconded: Cr TM Nardone

That the minutes of the Ordinary Council Meeting held on 21 October, 2025 be confirmed.

CARRIED (7 VOTES TO 0)
*For; Cr PJ Craig, Cr RA Norrie, Cr F Harris, Cr TM Nardone
Cr AE Taylor, Cr CA Cotterill, Cr NF Sprigg dos Santos*

ORDINARY COUNCIL MEETING MINUTES

9.0 PRESENTATIONS

9.1 Petitions
Nil

9.2 Presentations
Nil

9.3 Deputations
Nil

9.4 Delegates Reports
Nil

10.0 REPORTS

10.1 REPORTS OF AUDIT, RISK AND IMPROVEMENT COMMITTEES
Nil

10.0 REPORTS

10.2 CHIEF EXECUTIVE OFFICER REPORTS

10.2.(A) PROPOSED LEASE EXTENSION – GWALIA PROPERTIES PTY LTD (LOTS 996 AND 997, LEONORA)

SUBMISSION TO: Ordinary Council Meeting
Meeting Date: 18th November 2025

AGENDA REFERENCE: 10.2.(A) NOV 25

SUBJECT: Proposed Lease Extension – Gwalia Properties Pty Ltd (Lots 996 and 997, Leonora)

LOCATION/ADDRESS: Lots 996 and 997 on deposited plan 186578

NAME OF APPLICANT: Gwalia Properties Pty Ltd

FILE REFERENCE: Gwalia Properties Pty Ltd

AUTHOR, DISCLOSURE OF ANY INTEREST AND DATE OF REPORT

NAME: Ty Matson

OFFICER: Chief Executive Officer

INTEREST DISCLOSURE: Nil

DATE: 13th November 2025

SUPPORTING DOCUMENTS:

1. Attachment One Title Lot 997
2. Attachment Two Title Lot 996
3. Attachment Three Shire Letter of Support
4. Attachment Four Site Map

BACKGROUND

Gwalia Properties Pty Ltd currently lease lots 996 and 997 on deposited plan 186578 (**attachment 1 and 2**) through the Department of Planning Lands and Heritage. These leases are due to expire on 30 September 2027.

In 2024 Gwalia Properties Pty Ltd informed the Shire that it intended to build an accommodation facility on the land and requested a letter from the Shire supporting the request to the State Government (DPLH) for a lease extension. On the basis it would be used for accommodation purposes the Shire provided a letter of support (**attachment 3**).

In August 2025 the CEO attending a meeting with representatives of Gwalia Properties Pty Ltd, Campbell Transport and Main Roads WA to discuss a proposal to use the lots to service quadruple (quad) road trains operated by Campbells Transport. The CEO advised both Campbells Transport and Gwalia Properties Pty Ltd that the proposed use was inconsistent with the Shire's stated position to reduce heavy haulage within the Leonora Townsite. A number of other sites outside of Leonora townsite were suggested by the Shire.

Despite the Shires concerns Gwalia Properties Pty Ltd pursued the project. In September 2025 the Shire supported Gwalia Properties request to DPLH to change the permitted lease use from 'storage'

ORDINARY COUNCIL MEETING MINUTES

to light industry. This is the current zoning under the Town Planning Scheme, and the request was reasonable.

The site is bordered by Tower Street to the east and Forrest Street to the South. Tower Street is rated to allow access to quad road trains (60 metres plus) and is managed by Main Roads WA. Forrest Street, a Shire road, is not designed or constructed to allow 63 metre road trains weighing over 200 tonnes loaded. Access therefore must come from Tower Street.

Lots 996 and 997 are located in close proximity to residential housing. Whilst not stated, it is likely that transport operations would operate 24 hours a day, 7 days a week in line with current operations. Noise is likely to be generated from both the vehicles and servicing of those vehicles, particularly as trucks enter and leave the site. Trucks will currently be able to depart the site to the south or the north.

The proposed entry location is on a sweeping bend in a 50 km/h zone. Given the size of the trucks there is a safety issue due to conflicts with other traffic. This is however a matter for Main Roads WA to consider as they manage Tower Street.

Council has provided preliminary endorsement of the heavy freight bypass. Once constructed it is proposed that the Council seek management of Tower Street with the current RAV rating lowered to limit triple or quad road train access. The proposed entry to lots 996 and 997 will be within Tower Street and will therefore be inconsistent with its intended use.

It is recognised that there is a shortage of suitable transport depots across the Northern Goldfields.. The final alignment of the bypass is being discussed and will require final Council endorsement. It is likely that suitable areas for transport depots will be made available during this process. This however could take some time to implement.

A formal planning application has not yet been received, and consideration of any planning proposal is not the intent of this report. A proposed plan has however been submitted to the Shire as part of preliminary discussions. The land use of *Transport Depot* is permitted under the Shire of Leonora Local Planning Scheme 2.

The Shire's September 2024 support for an extension of the lease was provided on the basis that the intent of Gwalia Properties Pty Ltd was to construct accommodation on the site. Given that this position has now changed and the proposed use is inconsistent with the town's direction, consideration should be given as to Council's support or otherwise on DPLH extending the lease of lots 996 and 997.

STAKEHOLDER ENGAGEMENT

The Shire has not undertaken Stakeholder engagement on this matter.

STATUTORY ENVIRONMENT

The *Land Administration Act* sets out the following provisions:

14. *Minister to consult local governments before exercising certain powers in relation to Crown land*

- (1) *Before exercising in relation to Crown land any power conferred by this Act (other than Part 5), the Minister must, unless it is impracticable to do so, consult the local government of the district in which the Crown land is situated concerning the proposed exercise of power.*

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- (2) *For the purposes of subsection (1), the Minister consults the local government if the Minister —*
- (a) *gives written notice of the proposed exercise of power to the local government; and*
 - (b) *in the notice invites the local government to provide comments on the proposed exercise of power within 42 days after the date of the notice; and*
 - (c) *considers any comments received within the 42-day period referred to in paragraph (b) or any longer period allowed under subsection (3).*
- (3) *The Minister may, on application by the local government, allow a longer period for comments in response to a notice given under subsection (2).*

POLICY IMPLICATIONS

There are no policy implications related to this item.

FINANCIAL IMPLICATIONS

There are no financial implications related to this item.

STRATEGIC IMPLICATIONS

Council has action 2.1.2.1 in the Council Plan 2025-2035 to *Assess opportunities to attract transportation business to the district*. The proposed use is consistent with the action. It is however considered that the site is not suitable for heavy freight movements.

RISK MANAGEMENT

There is potential risk on either supporting the extension of the lease or requesting that the lease is not extended. Whilst the decision on the lease is a matter for the DPLH, Council may suffer reputation damage with stakeholders based on its decision to support or not support the intended use of the leased land. The risk is considered 'likely' to occur; however the consequence is considered minor for not supporting the use and major for supporting the proposed use.

Reputational damage is likely from residents in Leonora resulting in a 'Major' consequence whilst utilising Councils Risk Strategy. It is considered an Insignificant should it not be supported. The consequence is therefore Medium for not supporting and High for providing its support.

There remains a risk that should the lease not be extended that it will remain underutilised. This risk is considered low as there will be demand for any land within Leonora for industrial for other purposes.

RECOMMENDATIONS

1. That Council
 - (a) Instruct the Chief Executive Officer to write to the Department of Planning Lands and Heritage recommending the lease over lots 996 and 997 on deposited plan 186578 not be extended should the intent be to use it for a Transport Depot.
 - (b) Instruct the Chief Executive Officer to write to Main Roads WA outlining its concerns should access to lots 996 and 997 on deposited plan 186578 be considered for heavy haulage vehicles from Tower Street.
 - (c) Instruct the Chief Executive Officer to continue to explore alternative locations for heavy haulage transport operations outside of the Leonora Townsite.

VOTING REQUIREMENT

Simple Majority

COUNCIL DECISION

Moved: Cr AE Taylor

Seconded: Cr F Harris

1. That Council
 - (a) Instruct the Chief Executive Officer to write to the Department of Planning Lands and Heritage recommending the lease over lots 996 and 997 on deposited plan 186578 not be extended should the intent be to use it for a Transport Depot.
 - (b) Instruct the Chief Executive Officer to write to Main Roads WA outlining its concerns should access to lots 996 and 997 on deposited plan 186578 be considered for heavy haulage vehicles from Tower Street.
 - (c) Instruct the Chief Executive Officer to continue to explore alternative locations for heavy haulage transport operations outside of the Leonora Townsite.

CARRIED (7 VOTES TO 0)

*For; Cr PJ Craig, Cr RA Norrie, Cr F Harris, Cr TM Nardone
Cr AE Taylor, Cr CA Cotterill, Cr NF Sprigg dos Santos*

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

LR3060 289

RECORD OF CERTIFICATE
OF
CROWN LAND TITLE
UNDER THE TRANSFER OF LAND ACT 1893
AND THE LAND ADMINISTRATION ACT 1997

The undermentioned land is Crown land in the name of the STATE OF WESTERN AUSTRALIA, subject to the interests and Status Orders shown in the first schedule which are in turn subject to the limitations, interests, encumbrances and notifications shown in the second schedule.


REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 997 ON DEPOSITED PLAN 186578

STATUS ORDER AND PRIMARY INTEREST HOLDER:
(FIRST SCHEDULE)

STATUS ORDER/INTEREST: LEASEHOLD

PRIMARY INTEREST HOLDER: GWALIA PROPERTIES PTY LTD OF PO BOX 9050 ALICE SPRINGS NT 0871
(L O486250) REGISTERED 2/9/2020

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. O486250 LEASE. SUBJECT TO THE TERMS AND CONDITIONS AS SET OUT IN THE LEASE.
REGISTERED 2/9/2020.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF CROWN LAND TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: LR3060-289 (997/DP186578)
PREVIOUS TITLE: LR3060-289
PROPERTY STREET ADDRESS: 112 TOWER ST, LEONORA.
LOCAL GOVERNMENT AUTHORITY: SHIRE OF LEONORA
RESPONSIBLE AGENCY: DEPARTMENT OF PLANNING, LANDS AND HERITAGE (SLSD)

NOTE 1: L599729 CORRESPONDENCE FILE 00905-1984-03RO



TITLE NUMBER	
Volume	Folio
LR3060	288

RECORD OF CERTIFICATE
OF
CROWN LAND TITLE
UNDER THE TRANSFER OF LAND ACT 1893
AND THE LAND ADMINISTRATION ACT 1997

The undermentioned land is Crown land in the name of the STATE OF WESTERN AUSTRALIA, subject to the interests and Status Orders shown in the first schedule which are in turn subject to the limitations, interests, encumbrances and notifications shown in the second schedule.


REGISTRAR OF TITLES 

LAND DESCRIPTION:

LOT 996 ON DEPOSITED PLAN 186578

**STATUS ORDER AND PRIMARY INTEREST HOLDER:
(FIRST SCHEDULE)**

STATUS ORDER/INTEREST: LEASEHOLD

PRIMARY INTEREST HOLDER: GWALIA PROPERTIES PTY LTD OF PO BOX 9050 ALICE SPRINGS NT 0871
(L O486257) REGISTERED 2/9/2020

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)**

1. O486257 LEASE. SUBJECT TO THE TERMS AND CONDITIONS AS SET OUT IN THE LEASE.
REGISTERED 2/9/2020.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF CROWN LAND TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: LR3060-288 (996/DP186578)
PREVIOUS TITLE: LR3060-288
PROPERTY STREET ADDRESS: 15 FORREST ST, LEONORA.
LOCAL GOVERNMENT AUTHORITY: SHIRE OF LEONORA
RESPONSIBLE AGENCY: DEPARTMENT OF PLANNING, LANDS AND HERITAGE (SLSD)

NOTE 1: L599729 CORRESPONDENCE FILE 00906-1984-04RO



24 September 2024

Mrs. Jess Carcuro

Regional Manager
Outback Parks and Lodges
PO Box 25523 St Georges Terrace
Perth WA 6831

Dear Jess,

Thank you for your recent request for support in securing an extension of the current lease or purchase of Lots 996 and 997 Leonora.

As you are aware Leonora is experiencing a critical shortage of short-term works and tourist accommodation. Given the current boom in minerals and the increasing number of tourists this situation is anticipated to extend into the foreseeable future.

As you are aware the Shire has met on a number of occasions with Outback Parks and Lodges and Gwalia Properties Trust the current leaseholders to discuss options. The Shire has every confidence that the proposed development on the site will alleviate the current shortage.

The Shire of Leonora fully supports the acquisition of Lots 996 and 997 for the proposal to proceed. Please do not hesitate to reach out for further assistance or to pass on my details if it helps in progressing the land acquisition.

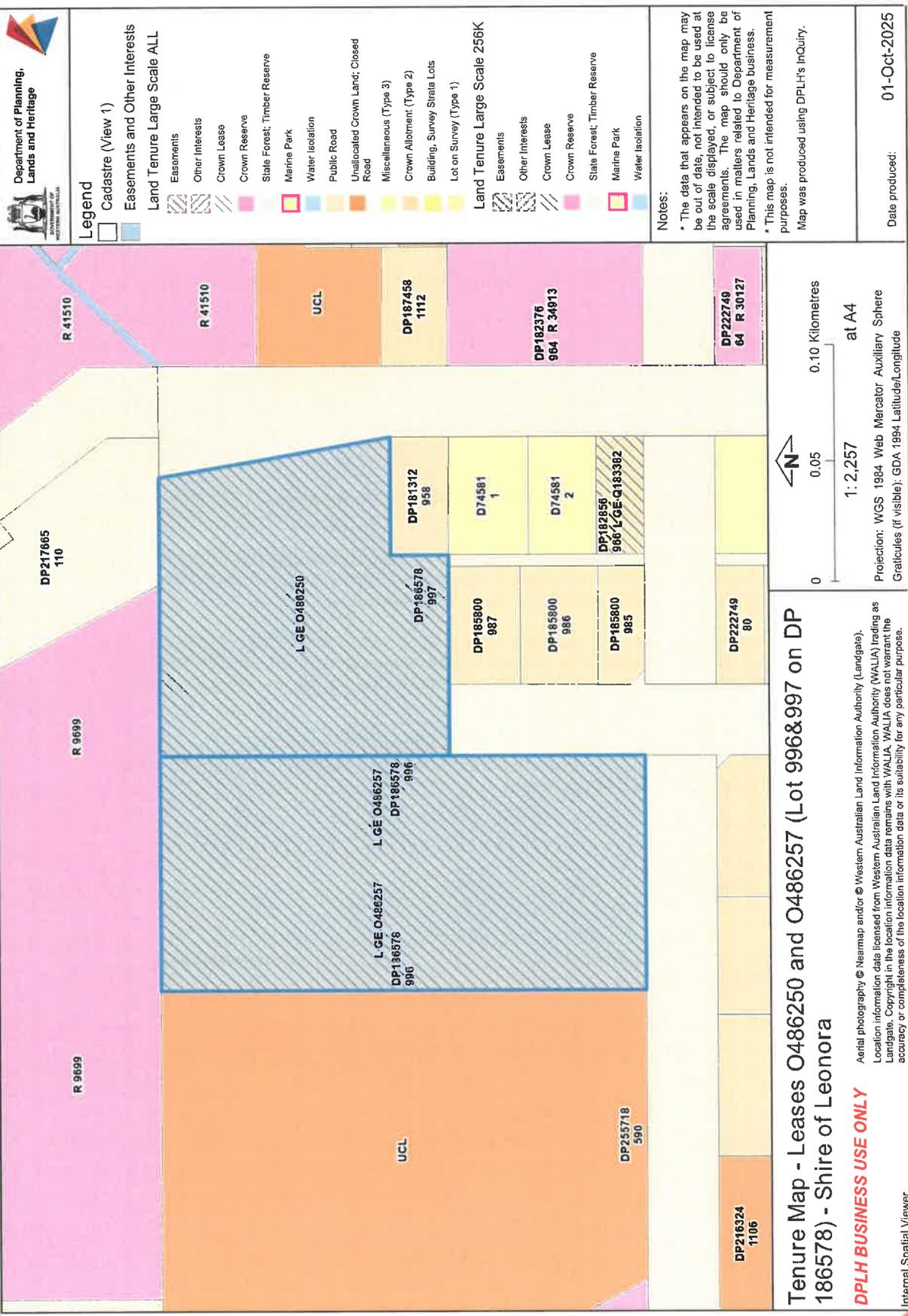
Yours faithfully



Ty Matson
Chief Executive Officer-

ORDINARY COUNCIL MEETING MINUTES

18 NOVEMBER 2025



Tenure Map - Leases O486250 and O486257 (Lot 996&997 on DP 186578) - Shire of Leonora

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Internal Spatial Viewer

ORDINARY COUNCIL MEETING MINUTES

10.0 REPORTS

10.3 MANAGER OF BUSINESS SERVICES

10.3.(A) MONTHLY FINANCIAL STATEMENTS - SEPTEMBER 2025

SUBMISSION TO: Ordinary Council Meeting
Meeting Date: 18th November 2025

AGENDA REFERENCE: 10.3.(A) NOV 25

SUBJECT: Monthly Financial Statements - September 2025

LOCATION/ADDRESS: Nil

NAME OF APPLICANT: Nil

FILE REFERENCE: 1.6 Current Budget

AUTHOR, DISCLOSURE OF ANY INTEREST AND DATE OF REPORT

NAME: Kiara Lord

OFFICER: Executive Officer

INTEREST DISCLOSURE: Nil

DATE: 13th November 2025

SUPPORTING DOCUMENTS: 1. Monthly Financial Statements - September 2025

BACKGROUND

In complying with the Local Government *Financial Management Regulations 1996*, a monthly statement of financial activity must be submitted to an Ordinary Council meeting within 2 months after the end of the month to which the statement relates. The statement of financial activity is a complex document but gives a complete overview of the “cash” financial position as at the end of each month. The statement of financial activity for each month must be adopted by Council and form part of the minutes.

It is understood that parts of the statement of financial activity have been submitted to Ordinary Council meetings previously. In reviewing the Regulations, the complete statement of financial activity is to be submitted, along with the following reports that are not included in the statement.

Monthly Financial Statements for the month ended 30th September 2025 consisting of:

- (a) Compilation Report
- (b) Statement of Financial Activity – 30th September 2025
- (c) Material Variances – 30th September 2025

STATUTORY ENVIRONMENT

Part 4 – Financial reports— s. 6.4

34. *Financial activity statement report – s. 6.4*

(1A) *In this regulation –*

ORDINARY COUNCIL MEETING MINUTES

committed assets means revenue unspent but set aside under the annual budget for a specific purpose.

34. (1) *A local government is to prepare each month a statement of financial activity reporting on the revenue and expenditure, as set out in the annual budget under regulation 22(1)(d), for that month in the following detail —*
- (a) annual budget estimates, taking into account any expenditure incurred for an additional purpose under section 6.8(1)(b) or (c);*
 - (b) budget estimates to the end of the month to which the statement relates;*
 - (c) actual amounts of expenditure, revenue and income to the end of the month to which the statement relates;*
 - (d) material variances between the comparable amounts referred to in paragraphs (b) and (c); and*
 - (e) the net current assets at the end of the month to which the statement relates.*
34. (2) *Each statement of financial activity is to be accompanied by documents containing —*
- (a) an explanation of the composition of the net current assets of the month to which the statement relates, less committed assets and restricted assets;*
 - (b) an explanation of each of the material variances referred to in subregulation (1)(d); and*
 - (c) such other supporting information as is considered relevant by the local government.*
34. (3) *The information in a statement of financial activity may be shown —*
- (a) according to nature and type classification; or*
 - (b) by program; or*
 - (c) by business unit.*
34. (4) *A statement of financial activity, and the accompanying documents referred to in subregulation (2), are to be —*
- (a) presented at an ordinary meeting of the council within 2 months after the end of the month to which the statement relates; and*
 - (b) recorded in the minutes of the meeting at which it is presented.*
34. (5) *Each financial year, a local government is to adopt a percentage or value, calculated in accordance with the AAS, to be used in statements of financial activity for reporting material variances.*

POLICY IMPLICATIONS

There are no policy implications resulting from the recommendation of this report.

FINANCIAL IMPLICATIONS

There are no financial implications resulting from the recommendation of this report.

ORDINARY COUNCIL MEETING MINUTES

STRATEGIC IMPLICATIONS

There are no strategic implications resulting from the recommendation of this report.

RECOMMENDATIONS

That Council accept the Monthly Financial Statements for the month ended 30th September 2025, consist of:

- (a) Compilation Report
- (b) Statement of Financial Activity – 30th September 2025
- (c) Material Variances – 30th September 2025

VOTING REQUIREMENT

Simple Majority

COUNCIL DECISION

Moved: Cr TM Nardone

Seconder: Cr RA Norrie

That Council accept the Monthly Financial Statements for the month ended 30th September 2025, consist of:

- (a) Compilation Report
- (b) Statement of Financial Activity – 30th September 2025
- (c) Material Variances – 30th September 2025

CARRIED (7 VOTES TO 0)

*For; Cr PJ Craig, Cr RA Norrie, Cr F Harris, Cr TM Nardone
Cr AE Taylor, Cr CA Cotterill, Cr NF Sprigg dos Santos*

ORDINARY COUNCIL MEETING MINUTES



11 November 2025

Mr Ty Matson
Chief Executive Officer
Shire of Leonora
PO Box 56
LEONORA WA 6438

Moore Australia

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Dear Ty

COMPILATION REPORT TO SHIRE OF LEONORA

We have compiled the accompanying special purpose financial report of Shire of Leonora which comprise the statement of financial position as at 30 September 2025, the statement of financial activity, notes providing statement of financial activity supporting information, explanation of material variances for the year then ended and a summary of material accounting policy information. These have been prepared in accordance with *Local Government Act 1995* and associated regulations as described in Note 1 to the financial report. The specific purpose for which the special purpose financial statements have been prepared is also set out in Note 1 of the financial report. We have provided the supplementary information of Shire of Leonora as at 30 September 2025 and for the period then ended based on the records of the Shire of Leonora.

THE RESPONSIBILITY OF SHIRE OF LEONORA

The CEO of Shire of Leonora is solely responsible for information contained in the special purpose financial report and supplementary information, the reliability, accuracy and completeness of the information and for the determination that the basis of accounting used is appropriate to meet their needs and for the purpose that the financial report was prepared.

OUR RESPONSIBILITY

On the basis of information provided by Shire of Leonora we have compiled the accompanying special purpose financial report in accordance with the requirements of *APES 315 Compilation of Financial Information* and the *Local Government Act 1995*, associated regulations and to the extent that they are not inconsistent with the *Local Government Act 1995*, the Australian Accounting Standards.

We have applied our expertise in accounting and financial reporting to compile these financial statements in accordance with the basis of accounting described in Note 1 to the financial report except for the matters of non-compliance with the basis of preparation identified with Note 1 of the financial report. We have complied with the relevant ethical requirements of *APES 110 Code of Ethics for Professional Accountants*.

Supplementary information attached to the financial report has been extracted from the records of Shire of Leonora and information presented in the special purpose financial report.

ASSURANCE DISCLAIMER

Since a compilation engagement is not an assurance engagement, we are not required to verify the reliability, accuracy or completeness of the information provided to us by management to compile these financial statements. Accordingly, we do not express an audit opinion or a review conclusion on these financial statements.

The special purpose financial report was compiled exclusively for the benefit of Shire of Leonora who are responsible for the reliability, accuracy and completeness of the information used to compile them. Accordingly, the special purpose financial report may not be suitable for other purposes. We do not accept responsibility for the contents of the special purpose financial report.

NOTE REGARDING BASIS OF PREPARATION

We draw attention to Note 1 to the financial report where matters of non-compliance with the basis of preparation have been detailed. Supplementary information is provided for management information purposes and does not comply with the disclosure requirements of the Australian Accounting Standards.

Russell Barnes
Director
Moore Australia (WA) Pty Ltd

Moore Australia (WA) Pty Ltd trading as agent – ABN 99 433 544 961.
An independent member of Moore Global Network Limited - members in principal cities throughout the world.
Liability limited by a scheme approved under Professional Standards Legislation.

SHIRE OF LEONORA
MONTHLY FINANCIAL REPORT
(Containing the required statement of financial activity and statement of financial position)
For the period ended 30 September 2025

LOCAL GOVERNMENT ACT 1995
LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996

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Please refer to the compilation report

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ORDINARY COUNCIL MEETING MINUTES

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

Note	Amended Budget Estimates (a) \$	YTD Budget Estimates (b) \$	YTD Actual (c) \$	Variance* \$ (c) - (b) \$	Variance* % ((c) - (b))/(b) %	Var.
OPERATING ACTIVITIES						
Revenue from operating activities						
General rates	10,711,726	10,711,726	10,671,728	(39,998)	(0.37%)	▼
Rates excluding general rates	203,390	203,390	203,390	0	0.00%	
Grants, subsidies and contributions	3,308,160	577,040	457,717	(119,323)	(20.68%)	▼
Fees and charges	3,208,108	802,027	870,871	68,844	8.58%	▲
Interest revenue	160,000	40,000	12,444	(27,556)	(68.89%)	▼
Other revenue	130,000	32,500	75,013	42,513	130.81%	▲
Profit on asset disposals	101,961	0	0	0	0.00%	
	17,823,345	12,366,683	12,291,163	(75,520)	(0.61%)	
Expenditure from operating activities						
Employee costs	(5,108,109)	(1,277,027)	(1,293,122)	(16,095)	(1.26%)	
Materials and contracts	(7,662,245)	(1,915,561)	(1,175,200)	740,361	38.65%	▲
Utility charges	(334,900)	(83,725)	(56,345)	27,380	32.70%	▲
Depreciation	(4,468,779)	(1,117,195)	0	1,117,195	100.00%	▲
Insurance	(367,920)	(91,980)	(373,689)	(281,709)	(306.27%)	▼
Other expenditure	(302,735)	(75,684)	(106)	75,578	99.86%	▲
Loss on asset disposals	(94,101)	0	0	0	0.00%	
	(18,338,789)	(4,561,172)	(2,898,462)	1,662,710	36.45%	
Non cash amounts excluded from operating activities	2(c) 4,460,919	1,117,195	(67,206)	(1,184,401)	(106.02%)	▼
Amount attributable to operating activities	3,945,475	8,922,706	9,325,495	402,789	4.51%	
INVESTING ACTIVITIES						
Inflows from investing activities						
Proceeds from capital grants, subsidies and contributions	2,340,737	660,184	862,660	202,476	30.67%	▲
Proceeds from disposal of assets	614,000	0	0	0	0.00%	
	2,954,737	660,184	862,660	202,476	30.67%	
Outflows from investing activities						
Acquisition of property, plant and equipment	(2,509,047)	(327,850)	(187,700)	140,150	42.75%	▲
Acquisition of infrastructure	(4,222,464)	(993,058)	(2,242,704)	(1,249,646)	(125.84%)	▼
	(6,731,511)	(1,320,908)	(2,430,404)	(1,109,496)	(83.99%)	
Amount attributable to investing activities	(3,776,774)	(660,724)	(1,567,744)	(907,020)	(137.28%)	
FINANCING ACTIVITIES						
Outflows from financing activities						
Transfer to reserves	(5,682,660)	0	(7,225)	(7,225)	0.00%	
Amount attributable to financing activities	(5,682,660)	0	(7,225)	(7,225)	0.00%	
MOVEMENT IN SURPLUS OR DEFICIT						
Surplus or deficit at the start of the financial year	2(a) 5,513,959	5,513,959	5,186,871	(327,088)	(5.93%)	▼
Amount attributable to operating activities	3,945,475	8,922,706	9,325,495	402,789	4.51%	▲
Amount attributable to investing activities	(3,776,774)	(660,724)	(1,567,744)	(907,020)	(137.28%)	▼
Amount attributable to financing activities	(5,682,660)	0	(7,225)	(7,225)	0.00%	
Surplus or deficit after imposition of general rates	0	13,775,941	12,937,397	(838,544)	(6.09%)	▼

KEY INFORMATION

- ▲ ▼ Indicates a variance between Year to Date (YTD) Budget and YTD Actual data outside the adopted materiality threshold.
 - ▲ Indicates a variance with a positive impact on the financial position.
 - ▼ Indicates a variance with a negative impact on the financial position.
- Refer to Note 3 for an explanation of the reasons for the variance.

This statement is to be read in conjunction with the accompanying notes.

Please refer to the compilation report

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ORDINARY COUNCIL MEETING MINUTES

SHIRE OF LEONORA
 STATEMENT OF FINANCIAL POSITION
 FOR THE PERIOD ENDED 30 SEPTEMBER 2025

	Actual 30 June 2025 \$	Actual as at 30 September 2025 \$
CURRENT ASSETS		
Cash and cash equivalents	12,597,480	17,590,258
Trade and other receivables	1,239,159	9,333,203
Inventories	173,216	152,958
TOTAL CURRENT ASSETS	14,009,855	27,076,419
NON-CURRENT ASSETS		
Other financial assets	59,715	59,715
Inventories	45,052	45,052
Property, plant and equipment	38,151,801	38,339,502
Infrastructure	101,380,291	103,622,994
TOTAL NON-CURRENT ASSETS	139,636,859	142,067,263
TOTAL ASSETS	153,646,714	169,143,682
CURRENT LIABILITIES		
Trade and other payables	790,101	5,428,987
Contract liabilities	1,061,388	2,493,975
Capital grant/contributions liabilities	943,651	180,991
Employee related provisions	266,978	199,772
TOTAL CURRENT LIABILITIES	3,062,118	8,303,725
NON-CURRENT LIABILITIES		
Employee related provisions	142,881	142,881
Other provisions	2,040,102	2,040,102
TOTAL NON-CURRENT LIABILITIES	2,182,983	2,182,983
TOTAL LIABILITIES	5,245,101	10,486,708
NET ASSETS	148,401,613	158,656,974
EQUITY		
Retained surplus	53,588,456	63,836,592
Reserve accounts	6,027,844	6,035,069
Revaluation surplus	88,785,313	88,785,313
TOTAL EQUITY	148,401,613	158,656,974

This statement is to be read in conjunction with the accompanying notes.

Please refer to the compilation report

ORDINARY COUNCIL MEETING MINUTES

SHIRE OF LEONORA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 SEPTEMBER 2025

1 BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICIES

BASIS OF PREPARATION

This prescribed financial report has been prepared in accordance with the *Local Government Act 1995* and accompanying regulations.

Local Government Act 1995 requirements

Section 6.4(2) of the *Local Government Act 1995* read with the *Local Government (Financial Management) Regulations 1996*, prescribe that the financial report be prepared in accordance with the *Local Government Act 1995* and, to the extent that they are not inconsistent with the Act, the Australian Accounting Standards. The Australian Accounting Standards (as they apply to local governments and not-for-profit entities) and Interpretations of the Australian Accounting Standards Board were applied where no inconsistencies exist.

The *Local Government (Financial Management) Regulations 1996* specify that vested land is a right-of-use asset to be measured at cost, and is considered a zero cost concessionary lease. All right-of-use assets under zero cost concessionary leases are measured at zero cost rather than at fair value, except for vested improvements on concessionary land leases such as roads, buildings or other infrastructure which continue to be reported at fair value, as opposed to the vested land which is measured at zero cost. The measurement of vested improvements at fair value is a departure from AASB 16 which would have required the Shire to measure any vested improvements at zero cost.

Local Government (Financial Management) Regulations 1996, regulation 34 prescribes contents of the financial report. Supplementary information does not form part of the financial report.

Accounting policies which have been adopted in the preparation of this financial report have been consistently applied unless stated otherwise. Except for cash flow and rate setting information, the financial report has been prepared on the accrual basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

PREPARATION TIMING AND REVIEW

Date prepared: All known transactions up to 03 November 2025

Matters of non-compliance with Basis of Preparation

1. Balances as at 30 June 2025 have not been audited and may be subject to change.
2. Depreciation has not been raised during the current financial year.

THE LOCAL GOVERNMENT REPORTING ENTITY

All funds through which the Shire controls resources to carry on its functions have been included in the financial statements forming part of this financial report.

All monies held in the Trust Fund are excluded from the financial statements.

MATERIAL ACCOUNTING POLICIES

Material accounting policies utilised in the preparation of these statements are as described within the 2025-26 Annual Budget. Please refer to the adopted budget document for details of these policies.

Critical accounting estimates and judgements

The preparation of a financial report in conformity with Australian Accounting Standards requires management to make judgements, estimates and assumptions that effect the application of policies and reported amounts of assets and liabilities, income and expenses.

The estimates and associated assumptions are based on historical experience and various other factors believed to be reasonable under the circumstances; the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

As with all estimates, the use of different assumptions could lead to material changes in the amounts reported in the financial report.

The following are estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year and further information on their nature and impact can be found in the relevant note:

- Fair value measurement of assets carried at reportable value including:
 - Property, plant and equipment
 - Infrastructure
- Impairment losses of non-financial assets
- Expected credit losses on financial assets
- Measurement of employee benefits
- Measurement of provisions

Please refer to the compilation report

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ORDINARY COUNCIL MEETING MINUTES

SHIRE OF LEONORA
 NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
 FOR THE PERIOD ENDED 30 SEPTEMBER 2025

2 NET CURRENT ASSETS INFORMATION

	Amended Budget Opening 1 July 2025	Actual as at 30 June 2025	Actual as at 30 September 2025
(a) Net current assets used in the Statement of Financial Activity			
Current assets	\$	\$	\$
Cash and cash equivalents	12,597,480	12,597,480	17,590,258
Trade and other receivables	967,513	1,239,159	9,333,203
Inventories	173,216	173,216	152,958
	13,738,209	14,009,855	27,076,419
Less: current liabilities			
Trade and other payables	(191,367)	(790,101)	(5,428,987)
Other liabilities	(2,005,039)	(2,005,039)	(2,674,966)
Employee related provisions	(223,961)	(266,978)	(199,772)
	(2,420,367)	(3,062,118)	(8,303,725)
Net current assets	11,317,842	10,947,737	18,772,694
Less: Total adjustments to net current assets	2(b) (5,803,883)	(5,760,866)	(5,835,297)
Closing funding surplus / (deficit)	5,513,959	5,186,871	12,937,397
(b) Current assets and liabilities excluded from budgeted deficiency			
Adjustments to net current assets			
Less: Reserve accounts	(6,027,844)	(6,027,844)	(6,035,069)
Add: Current liabilities not expected to be cleared at the end of the year			
- Current portion of employee benefit provisions held in reserve	223,961	266,978	199,772
Total adjustments to net current assets	2(a) (5,803,883)	(5,760,866)	(5,835,297)
(c) Non-cash amounts excluded from operating activities			
Adjustments to operating activities			
Less: Profit on asset disposals	(101,961)	0	0
Less: Movement in liabilities associated with restricted cash	0	0	(67,206)
Add: Loss on asset disposals	94,101	0	0
Add: Depreciation	4,468,779	1,117,195	0
Total non-cash amounts excluded from operating activities	4,460,919	1,117,195	(67,206)

CURRENT AND NON-CURRENT CLASSIFICATION

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. Unless otherwise stated assets or liabilities are classified as current if expected to be settled within the next 12 months, being the local governments' operational cycle.

Please refer to the compilation report

ORDINARY COUNCIL MEETING MINUTES

SHIRE OF LEONORA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 SEPTEMBER 2025

3 EXPLANATION OF MATERIAL VARIANCES

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date actual materially.

The material variance adopted by Council for the 2025-26 year is \$30,000 or 10.00% whichever is the greater.

Description	Var. \$ \$	Var. % %
Revenue from operating activities		
General rates	(39,998)	(0.37%) ▼
Timing of interim rates to be raised		
Grants, subsidies and contributions	(119,323)	(20.68%) ▼
Annual budget profiled at 3/12th. YTD budget includes amounts from grants not received such as Local Partners Transition - DSS, Community Led Job Support Hub - DSS, Direct Grant - MRWA and Sponsorship - Golden Gift, and Gensis Community Development fund.		
Fees and charges	68,844	8.58% ▲
Refuse disposal fees have been raised in total, giving an increase to the actual fees and charges. Fees received from liquid waste disposal are less than 3/12 as per budgeted amount.		
Interest revenue	(27,556)	(68.89%) ▼
Annual budget profiled at 3/12th. Timing of actual interest received does not align.		
Other revenue	42,513	130.81% ▲
Annual budget profiled at 3/12th. Disposal of asset has not been processed on the asset register, proceeds has been included in other revenue until Annual Financial Statements for the year ended 30 June 2025 have been completed.		
Expenditure from operating activities		
Materials and contracts	740,361	38.65% ▲
Budget profiled at 3/12th. Maintenance costs for roads and facilities have has not occurred on this basis.		
Utility charges	27,380	32.70% ▲
Annual budget profiled at 3/12th. Timing of power and water billing doesn't align to monthly budget profiling.		
Depreciation	1,117,195	100.00% ▲
Annual budget profiled at 3/12th. Depreciation has not been processed.		
Insurance	(281,709)	(306.27%) ▼
Annual budget profiled at 3/12th. Timing of insurance payments doesn't align to monthly budget profiling.		
Other expenditure	75,578	99.86% ▲
Annual budget profiled at 3/12th. YTD budget includes amounts expensed for elected members and golden gift donations which have not occurred.		
Non cash amounts excluded from operating activities	(1,184,401)	(106.02%) ▼
Annual budget profiled at 3/12th. Depreciation and asset disposals yet to be processed.		
Inflows from investing activities		
Proceeds from capital grants, subsidies and contributions	202,476	30.67% ▲
Annual budget profiled at 3/12th. YTD budget includes amounts from capital grants not received such as Regional Road Group - MRWA, Dol and Charge Up Workplace - Horizon Power.		
Outflows from investing activities		
Acquisition of property, plant and equipment	140,150	42.75% ▲
Capital works has not been allocated to months.		
Acquisition of infrastructure	(1,249,646)	(125.84%) ▼
Capital works has not been allocated to months.		
Surplus or deficit at the start of the financial year	(327,088)	(5.93%) ▼
The 2024-25 annual financial report is not yet finalised.		
Surplus or deficit after imposition of general rates	(838,544)	(6.09%) ▼
Due to variances described above.		

Please refer to the compilation report

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ORDINARY COUNCIL MEETING MINUTES

10.0 REPORTS

10.3 MANAGER OF BUSINESS SERVICES

10.3.(B) ACCOUNTS FOR PAYMENT SEPTEMBER - NOVEMBER 2025

SUBMISSION TO: Ordinary Council Meeting
Meeting Date: 18th November 2025

AGENDA REFERENCE: 10.3.(B) NOV 25

SUBJECT: Accounts for Payment September - November 2025

LOCATION/ADDRESS: Nil

NAME OF APPLICANT: Nil

FILE REFERENCE: 1.8 Financial Statements

AUTHOR, DISCLOSURE OF ANY INTEREST AND DATE OF REPORT

NAME: Kiara Lord

OFFICER: Manager Business Services

INTEREST DISCLOSURE: Nil

DATE: 13th November 2025

SUPPORTING DOCUMENTS:

1. November 2025 Accounts for Payment
2. Credit Cards October 2025

BACKGROUND

Attached statements consist of accounts paid by Delegated Authority totalling **\$1,746,477.04** since the previous council meeting consisting of:

- (1) Credit Card Transactions October 2025 totalling **\$18,583.65**
- (2) Direct Bank Transactions totalling **\$96,905.17**;
- (3) Batch Payments totalling **\$1,313,468.60**; and
- (4) Payroll Payments from **Pay Periods Ending 27/10/2025 and 10/11/2025** totalling **\$336,103.27**

STATUTORY ENVIRONMENT

Local Government Act 1995 S6.10 & *Financial Management (1996) Regulation 12 & 13* apply to how the information is to be presented within this report for authorisation by Council.

POLICY IMPLICATIONS

There are no policy implications resulting from the recommendation of this report.

FINANCIAL IMPLICATIONS

There are no financial implications resulting from the recommendation of this report.

ORDINARY COUNCIL MEETING MINUTES

STRATEGIC IMPLICATIONS

There are no strategic implications resulting from the recommendation of this report.

RECOMMENDATIONS

That Council accepts the accounts for payment, as detailed:

- (1) Credit Card Transactions October 2025 totalling **\$18,583.65**
- (2) Direct Bank Transactions totalling **\$96,905.17**;
- (3) Batch Payments totalling **\$1,313,468.60**; and
- (4) Payroll Payments from **Pay Periods Ending 27/10/2025 and 10/11/2025** totalling **\$336,103.27**

VOTING REQUIREMENT

Simple Majority

COUNCIL DECISION

Moved: Cr TM Nardone

Seconded: Cr NF Sprigg dos Santos

That Council accepts the accounts for payment, as detailed:

- (1) Credit Card Transactions October 2025 totalling **\$18,583.65**
- (2) Direct Bank Transactions totalling **\$96,905.17**;
- (3) Batch Payments totalling **\$1,313,468.60**; and
- (4) Payroll Payments from **Pay Periods Ending 27/10/2025 and 10/11/2025** totalling **\$336,103.27**

CARRIED (7 VOTES TO 0)

*For; Cr PJ Craig, Cr RA Norrie, Cr F Harris, Cr TM Nardone
Cr AE Taylor, Cr CA Cotterill, Cr NF Sprigg dos Santos*



**Accounts for Payment
Presented to Council
18th November 2025**

ORDINARY COUNCIL MEETING MINUTES

Accounts for Payment - October 2025

Shire of Leonora					
Monthly Report – List of Direct Bank Transactions Paid by Delegated Authority					
Submitted to Council on the 18th November 2025					
The following list of accounts relate to Direct Bank Transactions paid under delegation by the Chief Executive Officer, since the previous list of accounts. Transactions are dated from 15th September, 2025 to 31st October, 2025 and total \$96,905.17					
CHIEF EXECUTIVE OFFICER					
Date	Transaction	Name	Item	Payment by Delegated Authority	Balance
15/09/2025	BR00091	3E Advantage	Monthly Photocopier Fees - September 2025	4,630.56	4,630.56
19/09/2025	DD10	Click Super	ClickSuper (Clearing House)	26,113.65	30,744.21
22/09/2025	BR00093	ClickSuper	Click Super Fee - September, 2025	25.85	30,770.06
30/09/2025	BR00109	National Australia Bank	Account Fees - September, 2025	22.00	30,792.06
30/09/2025	BR00110	National Australia Bank	EFTPOS Merchant Fee - September 2025 - Rec Centre	25.00	30,817.06
30/09/2025	BR00111	National Australia Bank	EFTPOS Merchant Fee - September 2025 - Depot	25.00	30,842.06
30/09/2025	BR00112	National Australia Bank	EFTPOS Merchant Fee - September 2025 - Airport	25.94	30,868.00
30/09/2025	BR00113	National Australia Bank	EFTPOS Merchant Fee - September 2025 - CRC	27.74	30,895.74
30/09/2025	BR00114	National Australia Bank	EFTPOS Merchant Fee - September 2025 - Info Centre	30.68	30,926.42
30/09/2025	BR00115	National Australia Bank	NAB Connect Fee - September, 2025	61.23	30,987.65
30/09/2025	BR00116	National Australia Bank	EFTPOS Merchant Fee - September 2025 - Admin	1,524.12	32,511.77
01/10/2025	BR00118	Alex Taylor	23 Queen Victoria Rent - October 2025	2,166.67	34,678.44
01/10/2025	BRJ00117	Avdam	FDMSA - Avgas merchant fees - October 2025	16.50	34,694.94
01/10/2025	DD11	ClickSuper	ClickSuper (Clearing House)	26,661.80	61,356.74
03/10/2025	DD12	Click Super	ClickSuper (Clearing House)	355.66	61,712.40
06/10/2025	BR000120	Quest	Merchant Fees - September 2025	11.00	61,723.40
06/10/2025	DD13	National Australia Bank	Council Credit Cards - October 2025	18,583.65	80,307.05
09/10/2025	BR000121	SiteDocs	Annual SiteDocs subscription	10,207.25	90,514.30
15/10/2025	BR00122	3E Advantage	Photocopier expenses October 2025	5,635.89	96,150.19
23/10/2025	BR00123	Click Super	Monthly Superannuation Fee	25.96	96,176.15
30/10/2025	BR00122	National Australia Bank	NAB Connect Fee Access and Usage - October 2025	53.98	96,230.13
31/10/2025	BR00122	National Australia Bank	Merchant Fee October - Rec Centre	25.00	96,255.13
31/10/2025	BR00123	National Australia Bank	Merchant Fee October - Depot/Events	25.00	96,280.13
31/10/2025	BR00124	National Australia Bank	Merchant Fee October - Info/Library	25.28	96,305.41
31/10/2025	BR00125	National Australia Bank	Merchant Fee October - Airport	25.59	96,331.00
31/10/2025	BR00126	National Australia Bank	Merchant Fee October - CRC	27.40	96,358.40
31/10/2025	BR00127	National Australia Bank	Account Keeping Fees October 2025	37.00	96,395.40
31/10/2025	BR00128	National Australia Bank	Merchant Fee October - Admin	509.77	96,905.17

ORDINARY COUNCIL MEETING MINUTES

Accounts for Payment - October 2025

Shire of Leonora						
Monthly Report – List of Accounts Paid by Delegated Authority						
Submitted to Council on the 18th November 2025						
<p>Batch Payments totalling \$1,313,468.60 have been paid by delegated authority by the Chief Executive Officer and has been checked and are fully supported by remittances and duly certified invoices with checks being carried out as to prices, computations and costing. Bank Details are reconciled against those invoices by two officers.</p>						
CHIEF EXECUTIVE OFFICER						
Batch Ref	ID	Date	Name	Item	Payment by delegated Authority	Balance
EFT00022	01	17/10/2025	Bunnings Building Supplies Pty Ltd	Building and gardening supplies for depot, museum and LELC	5,097.00	5,097.00
EFT00022	02	17/10/2025	PFD Food Services Pty Ltd	Catering and consumables for Hoover House	4,035.16	9,132.16
EFT00022	03	17/10/2025	Metroll Kalgoorlie	Replacement pole for depot parking	181.50	9,313.66
EFT00022	04	17/10/2025	Kalgoorlie Retravision	Replacement phone and case for CDC	1,515.00	10,828.66
EFT00022	05	17/10/2025	Eagle Petroleum (WA) Pty Ltd	Bulk diesel delivery for depot and Shell card transactions for September 2025	42,821.02	53,649.68
EFT00022	06	17/10/2025	CyberSecure Pty Limited	Monthly server monitoring	1,048.30	54,697.98
EFT00022	07	17/10/2025	McMahon Burnett Transport	Freight for depot and admin supplies	1,669.48	56,367.46
EFT00022	08	17/10/2025	Horizon Power	Power and supply charges for Rec centre	541.74	56,909.20
EFT00022	09	17/10/2025	Bidfood Kalgoorlie	Catering and consumables for Hoover House	2,654.58	59,563.78
EFT00022	10	17/10/2025	Nomad Pumbing	Plumbing works for Hoover House, LELC and other shire properties	71,397.44	130,961.22
EFT00022	11	17/10/2025	Makers Tribe Studio	Art classes for School Holidays	4,000.00	134,961.22
EFT00022	12	17/10/2025	Bookeasy Australia Pty Ltd	Monthly Room Manager fee	84.70	135,045.92
EFT00022	13	17/10/2025	Specialist Sales Pty Ltd	Weed management supplies	1,040.00	136,085.92
EFT00022	14	17/10/2025	Win Television WA-086	Advertising on Channel 9	183.70	136,269.62
EFT00022	15	17/10/2025	Addlife Health	Medical for depot staff	260.00	136,529.62
EFT00022	16	17/10/2025	Lash Sublime Pty Ltd	Lash and brow course hosted by JSH	23,838.05	160,367.67
EFT00022	17	17/10/2025	GTN Services	Servicing of fleet vehicles and water for depot	4,729.75	165,097.42
EFT00022	18	17/10/2025	Combined Tyres	Tyres for fleet vehicles	2,772.00	167,869.42
EFT00022	19	17/10/2025	Des Taylor	Poultry mix for depot	90.00	167,959.42
EFT00022	20	17/10/2025	Office National Kalgoorlie	Bulk A4 paper	495.00	168,454.42
EFT00022	21	17/10/2025	Sandra Kelly	Reimbursement for double payment of rates	1,131.54	169,585.96
EFT00022	22	17/10/2025	Motor Pass	Motor Pass transactions September 2025	1,291.57	170,877.53
EFT00022	23	17/10/2025	Outback Highway Development Council Inc	Outback Highway Development Council AGM registration	550.00	171,427.53
EFT00022	24	17/10/2025	Nick Gahan	Reimbursement for diesel	63.19	171,490.72
EFT00022	25	17/10/2025	Hersey's Safety Pty Ltd	Depot PPE supplies	3,117.73	174,608.45
EFT00022	26	17/10/2025	St John Ambulance Western Australia Ltd	First aid training for shire staff	9,962.45	184,570.90
EFT00022	27	17/10/2025	Canine Control	Ranger services	4,670.20	189,241.10
EFT00022	28	17/10/2025	Leinster Community Daycare	Relief staff for LELC	703.30	189,944.40
EFT00022	29	17/10/2025	Harvey Norman AV/IT Kalgoorlie	Replacement freezer for rec centre	900.00	190,844.40
EFT00022	30	17/10/2025	Xstra Group Pty Ltd	Monthly CRC PAXX hosting	498.74	191,343.14

ORDINARY COUNCIL MEETING MINUTES

Accounts for Payment - October 2025

Batch Ref	ID	Date	Name	Item	Payment by delegated Authority	Balance
EFT00022	31	17/10/2025	Netlogic Information Technology	IT support	2,881.33	194,224.47
EFT00022	32	17/10/2025	Supagas Pty Ltd	Gas bottles for staff facilities and housing	1,800.48	196,024.95
EFT00022	33	17/10/2025	ATO - Netlogic	ATO - Netlogic 15% payment	256.10	196,281.05
EFT00022	34	17/10/2025	Central Hotel	Accommodation for JSH trainer	330.00	196,611.05
EFT00022	35	17/10/2025	Moore Australia	Financial assistance with BAS and intergrated reporting	8,140.00	204,751.05
EFT00022	36	17/10/2025	Leonora Village.	Accommodation for Ranger	488.00	205,239.05
EFT00022	37	17/10/2025	LG Professionals WA	Attendance at annual conference MCS	1,860.00	207,099.05
EFT00022	38	17/10/2025	Australian Airport Association	Wildlife training	651.00	207,750.05
EFT00022	39	17/10/2025	Remote Construction and Maintenance	Leonora Safe House construction - deposit	9,769.50	217,519.55
EFT00022	40	17/10/2025	Nim Zangmo	Reimbursement for VISA medical	541.06	218,060.61
EFT00022	41	17/10/2025	Telstra	Phone and internet charges shire facilities	6,606.67	224,667.28
EFT00022	42	17/10/2025	ATO Luck Thai	ATO Luck Thai 15% payment	1,726.73	226,394.01
EFT00023	01	24/10/2025	Luck Thai Cleaning	Cleaning of Shire buildings	9,784.78	236,178.79
EFT00023	02	24/10/2025	Makers Tribe Studio	October art classes	3,200.00	239,378.79
EFT00023	03	24/10/2025	Mcleods Barristers and Solicitors	Assistance with lease agreements	475.53	239,854.32
EFT00023	04	24/10/2025	Teletrac Navman	Monthly GPS tracking fees	2,225.30	242,079.62
EFT00023	05	24/10/2025	CSSTech	New phones for MCS and CEO	4,792.60	246,872.22
EFT00023	06	24/10/2025	KB Security Group	Assistance with CCTV at depot, CEO house ANPR cameras	13,948.00	260,820.22
EFT00023	07	24/10/2025	GTN Services	Servicing of fleet vehicles and water for depot	1,284.14	262,104.36
EFT00023	08	24/10/2025	AYA Group Pty Ltd	Catering and consumables for Youth, CRC, Gwalia, LELC and admin	9,985.46	272,089.82
EFT00023	09	24/10/2025	Moore Australia	Financial assistance with BAS and intergrated reporting	9,604.10	281,693.92
EFT00023	10	24/10/2025	PFD Food Services Pty Ltd	Catering and consumables for Hoover House	1,165.50	282,859.42
EFT00023	11	24/10/2025	Bunnings Building Supplies Pty Ltd	Various supplies for projects at the depot and Gwalia	1,595.15	284,454.57
EFT00023	12	24/10/2025	Elite Gym Hire	Monthly gym equipment hire	2,302.51	286,757.08
EFT00023	13	24/10/2025	Horizon Power	Power and supply charges for Shire properties	23,819.87	310,576.95
EFT00023	14	24/10/2025	Katie Livesey	Reimbursement and CEO discretionary fund grant	1,181.13	311,758.08
EFT00023	15	24/10/2025	Vanessa Williams	Reimbursement for WWCC and travel costs	302.62	312,060.70
EFT00023	16	24/10/2025	Federal Court of Australia	Refund for cancelled accommodation booking	5,460.00	317,520.70
EFT00023	17	24/10/2025	Telstra	Phone and internet charges for grader camp and crc	3,795.00	321,315.70
EFT00023	18	24/10/2025	Landgate	Online shop - Valuation and title searches	65.20	321,380.90
EFT00023	19	24/10/2025	Goldfields Engraving	New honour boards for Council chambers and vinly names	1,984.26	323,365.16
EFT00023	20	24/10/2025	Leonora Motor Inn	Accommodation for consultants	240.00	323,605.16
EFT00023	21	24/10/2025	Skippers Aviation Pty Ltd	Flights for JSH trainers	1,896.00	325,501.16

ORDINARY COUNCIL MEETING MINUTES

Accounts for Payment - October 2025

Batch Ref	ID	Date	Name	Item	Payment by delegated Authority	Balance
EFT00023	22	24/10/2025	Cjmaddock	Photographs for Tourism and area promotion	2,430.00	327,931.16
EFT00023	23	24/10/2025	Leonora Airside Pty Ltd	Cleaning of airport facilities	297.00	328,228.16
EFT00023	24	24/10/2025	Air Liquide W.A. Ltd	Monthly container services charges	25.22	328,253.38
EFT00023	25	24/10/2025	Supagas Pty Ltd	Gas bottle for Hoover House	126.61	328,379.99
EFT00023	26	24/10/2025	Helen Smith	Additional Ranger support for wild dog issue in Leinster	5,868.50	334,248.49
EFT00023	27	24/10/2025	Terry Sargent	EHO Work for SoL	9,273.00	343,521.49
EFT00025	01	07/11/2025	Northern Goldfields Electrical Pty Ltd	Electrical work at various shire buildings	15,773.45	359,294.94
EFT00025	02	07/11/2025	Netlogic Information	Computer/IT consulting October	630.29	359,925.23
EFT00025	03	07/11/2025	Landgate	Online shop - Title searches	97.80	360,023.03
EFT00025	04	07/11/2025	Luck Thai Cleaning	Cleaning of shire buildings	9,784.78	369,807.81
EFT00025	05	07/11/2025	Peter Craig	Reimbursement for conference expenses	713.82	370,521.63
EFT00025	06	07/11/2025	Fiona Sturges	Reimbursement for depot supplies	173.35	370,694.98
EFT00025	07	07/11/2025	Nick Gahan	Reimbursement for fuel for truck	69.48	370,764.46
EFT00025	08	07/11/2025	Leonora Post Office	Postage for August, September and October	1,512.82	372,277.28
EFT00025	09	07/11/2025	Sigma Chemicals	Pool cleaner replacement parts	248.22	372,525.50
EFT00025	10	07/11/2025	Perth Traffic Training	Traning courses hosted by JSH	7,800.00	380,325.50
EFT00025	11	07/11/2025	Kalgoorlie Paint Centre	Paint for airport maintenance	727.00	381,052.50
EFT00025	12	07/11/2025	European Foods	Coffee beans for Hoover House	960.00	382,012.50
EFT00025	13	07/11/2025	Western Australian Museum	99 Copies of 110 Water in the bag for Library and museum	2,640.10	384,652.60
EFT00025	14	07/11/2025	Department of Social Services	Return of Women's group grant and unspent JSH funds	690,743.47	1,075,396.07
EFT00025	15	07/11/2025	Central Hotel	Depot BBQ supplies	469.50	1,075,865.57
EFT00025	16	07/11/2025	ATO - Netlogic	15% Payment to ATO	111.23	1,075,976.80
EFT00025	17	07/11/2025	ATO Luck Thai	15% Payment to ATO	1,726.73	1,077,703.53
EFT00025	18	07/11/2025	Goldfields Records Storage	1/3 Contribution towards Goldfields Records Storage	19,965.00	1,097,668.53
EFT00025	19	07/11/2025	Horizon Power	Power and supply shire buildings and street lights	13,612.40	1,111,280.93
EFT00025	20	07/11/2025	Altus Planning	Building consulting	1,150.88	1,112,431.81
EFT00025	21	07/11/2025	BOC Limited	Depot and medical centre gas supplies	176.57	1,112,608.38
EFT00025	22	07/11/2025	Solomons Flooring (Goldfields)	Supplies for floor repairs	228.00	1,112,836.38
EFT00025	23	07/11/2025	Airport Lighting Specialists	Airport safety equipment	11,647.46	1,124,483.84
EFT00025	24	07/11/2025	Lambron Contracting Pty Ltd.	Water cart hire for race track	8,000.00	1,132,483.84
EFT00025	25	07/11/2025	Harvey Norman AV/IT Kalgoorlie	Replacement oven for 26 Queen Vic	3,350.00	1,135,833.84
EFT00025	26	07/11/2025	Kalsigns Pty Ltd	Airport signage	1,881.80	1,137,715.64
EFT00025	27	07/11/2025	Northern Goldfields Earthmoving Pty Ltd	Grading of shire roads as per tender	50,087.61	1,187,803.25
EFT00025	28	07/11/2025	Canine Control	Ranger services	4,670.20	1,192,473.45
EFT00025	29	07/11/2025	Bidfood Kalgoorlie	Catering and consumables for Hoover House	957.82	1,193,431.27
EFT00025	30	07/11/2025	Leonora Motor Inn	Accommodation for P.Craig	180.00	1,193,611.27
EFT00025	31	07/11/2025	Win - Nine Life Channel	Advertising of Gwalia on channel 9	183.70	1,193,794.97
EFT00025	32	07/11/2025	Heatley's Sales Pty Ltd	Batteries for garden equipment	394.31	1,194,189.28
EFT00025	33	07/11/2025	Tutt Bryant Equipment - WA	Gaskets and air filters for plant equipment	167.49	1,194,356.77

ORDINARY COUNCIL MEETING MINUTES

Accounts for Payment - October 2025

Batch Ref	ID	Date	Name	Item	Payment by delegated Authority	Balance
EFT00025	34	07/11/2025	Altus Planning	Town planning services	3,135.00	1,197,491.77
EFT00025	35	07/11/2025	Terry Sargent	EHO onsite and offsite support	9,075.00	1,206,566.77
EFT00025	36	07/11/2025	Nomad Pumbing	Plumbing work for various shire buildings	14,412.20	1,220,978.97
EFT00025	37	07/11/2025	Alex Taylor	Reimbursement for conference expenses	763.57	1,221,742.54
EFT00025	38	07/11/2025	Vanguard Print	Freight and handling of Northern Goldfields maps and brochures	305.46	1,222,048.00
EFT00025	39	07/11/2025	Seven Network Operations Ltd	Advertising on channel 7	1,112.10	1,223,160.10
EFT00025	40	07/11/2025	Pilbara Environmental	Cactus spraying through out the shire	39,451.51	1,262,611.61
EFT00025	41	07/11/2025	Market Creations	Assistance with Annual Report documents	1,914.00	1,264,525.61
EFT00025	42	07/11/2025	CyberSecure Pty Limited	Monthly data protection	1,048.30	1,265,573.91
EFT00025	43	07/11/2025	Hames Sharley	Legal assistance with Town Planning Scheme	1,064.25	1,266,638.16
EFT00025	44	07/11/2025	Bunnings Building Supplies Pty Ltd	Garden and building supplies for depot projects	805.89	1,267,444.05
EFT00025	45	07/11/2025	Bookeasy Australia Pty Ltd	Monthly Room Manager subscription	84.70	1,267,528.75
EFT00025	46	07/11/2025	Kalgoorlie Retravision	Replacement TV for 30 Queen Vic	1,785.00	1,269,313.75
EFT00025	47	07/11/2025	Central Regional TAFE.	Enrollment for LELC staff	171.00	1,269,484.75
EFT00025	48	07/11/2025	Department of Fire and Emergency Services	2025/26 Emergency Service Levy	4,582.40	1,274,067.15
EFT00025	49	07/11/2025	Eagle Petroleum (WA) Pty Ltd	Fuels and oils for Mechanics workshop	5,547.52	1,279,614.67
EFT00025	50	07/11/2025	Image Extra	Rumble strips for shire roads	4,646.40	1,284,261.07
EFT00025	51	07/11/2025	Perth Reptile Company	Snake handling course	11,302.50	1,295,563.57
EFT00025	52	07/11/2025	Hersey's Safety Pty Ltd	Uniforms for depot staff	616.10	1,296,179.67
EFT00025	53	07/11/2025	Avdata Australia	Standpipe water charges	4,622.73	1,300,802.40
EFT00025	54	07/11/2025	PFD Food Services Pty Ltd	Catering and consumables for Hoover House	4,982.40	1,305,784.80
EFT00025	55	07/11/2025	Leonora Village.	Accommodation for Ranger	525.00	1,306,309.80
EFT00025	56	07/11/2025	Europcar WA	Car hire for G.Gafney - Project management	1,188.31	1,307,498.11
EFT00025	57	07/11/2025	Pacific Biologics Pty Ltd	Mosquito controll supplies	1,459.39	1,308,957.50
EFT00025	58	07/11/2025	Council First Pty Ltd	Professional services and STP transactions	4,511.10	1,313,468.60
GRAND TOTAL					1,313,468.60	

Signed: 12 DECEMBER 2025
 President: 
 18 NOVEMBER 2025

ORDINARY COUNCIL MEETING MINUTES

Accounts for Payment - October 2025

Shire of Leonora					
Monthly Report – List of Accounts Paid by Delegated Authority					
Submitted to Council on the 18th November 2025					
The following list of accounts has been paid under delegation by the Chief Executive Officer, since the previous list of accounts. Transactions contain Wages & Payroll Liability payments since the previous list of accounts paid by Delegated Authority totalling \$336,103.27					
CHIEF EXECUTIVE OFFICER					
Cheque	Date	Name	Item	Payment by Delegated Authority	Balance
PJ000023	28/10/2025	Shire of Leonora - Wages	Salaries & Wages PPE 27/10/25	121,902.12	121,902.12
PJ000024	28/10/2025	Shire of Leonora	Liabilities PPE 27/10/25	44,443.06	166,345.18
PJ000025	11/11/2025	Shire of Leonora - Wages	Salaries & Wages PPE10/11/25	124,002.73	290,347.91
PJ000026	12/11/2025	Shire of Leonora - Wages	Liabilities PPE 10/11/25	45,755.36	336,103.27
GRAND TOTAL				336,103.27	



President:

ORDINARY COUNCIL MEETING MINUTES

18 NOVEMBER 2025

14/11/2025 Credit Card Charges Card 5772 - 10 2025 - CRC

Date	Supplier	Description	Total	GST
28/10/2025	NAB	Card fee	9.00	No
31/10/2025	Department of Transport	DAEP - Replacement ID card	33.30	No
31/10/2025	Department of Transport	DAEP - Replacement ID card	33.30	No
31/10/2025	Department of Transport	DAEP - Replacement ID card	33.30	No
31/10/2025	Department of Transport	DAEP - Replacement ID card	33.30	No
31/10/2025	Births Deaths and Marriages	Identification document	38.00	No
31/10/2025	Department of Transport	DAEP - New ID card	49.70	No
31/10/2025	Births Deaths and Marriages	Identification document	58.00	No
31/10/2025	Births Deaths and Marriages	Identification document	58.00	No
31/10/2025	Department of Transport	DAEP - Drivers licence renewal	168.00	No
31/10/2025	Department of Transport	DAEP - Drivers licence re-issue	231.50	No
			745.40	



CEO Signature:



Employee Declaration

I declare that the above charges are a true and correct record in accordance with my responsibilities.

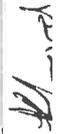
Signed: 12 DECEMBER 2025

President:  18 NOVEMBER 2025

ORDINARY COUNCIL MEETING MINUTES

14/11/2025 Credit Card Charges Card 5772 - 10 2025 - CEO

Date	Supplier	Description	Total	GST
2/10/2025	Harvey Norman Online	Phone case for admin phone	97.85	Yes
6/10/2025	Western Australia Police	Annual firearms licence	60.00	No
7/10/2025	Leinster Tavern	Accommodation - LELC First Aid Training	160.00	Yes
7/10/2025	Leinster Tavern	Accommodation - LELC First Aid Training	160.00	Yes
7/10/2025	Leinster Tavern	Accommodation - LELC First Aid Training	160.00	Yes
10/10/2025	Bunnings Kalgoorlie	Gardening supplies for 30 Queen Vic	627.25	Yes
13/10/2025	Kalgoorlie Pharmacy	Epi pen for LELC	84.99	Yes
13/10/2025	Crown Towers Perth	Reimbursement for Councilor accommodation	-317.26	Yes
13/10/2025	Kalgoorlie Vienna Coffee	Refreshments - meeting	18.50	Yes
13/10/2025	Plaza Hotel Kalgoorlie	Accommodation - P.Craig	647.04	Yes
14/10/2025	Uber	Travel - Conference - CDO	30.81	Yes
14/10/2025	Uber	Travel - Conference - CDO	53.37	Yes
15/10/2025	Uber	Travel - Conference - CDO	17.27	Yes
15/10/2025	Uber	Travel - Conference - CDO	22.62	Yes
16/10/2025	Uber	Travel - Conference - CDO	18.29	Yes
16/10/2025	Uber	Travel - Conference - CDO	49.11	Yes
16/10/2025	Quest Innaloo	Accommodation CDO - Conference	816.68	Yes
20/10/2025	Starlink	Youth centre internet	139.00	Yes
20/10/2025	Adobe	Annual subscription	383.86	Yes
22/10/2025	Uber	Travel - Conference - CDO	5.00	Yes
22/10/2025	Uber	Travel - Conference - CDO	46.28	Yes
22/10/2025	White House Hotel	Meeting refreshments	160.00	Yes
23/10/2025	Uber	Travel - Conference - CDO	25.42	Yes
27/10/2025	Starlink	CEO internet	219.00	Yes
28/10/2025	NAB	Card fee	9.00	No
			3,694.08	


CEO Signature: 
MADC Chairman:

Employee Declaration
I Declare that the above charges are a true and correct record in accordance with company policy.

ORDINARY COUNCIL MEETING MINUTES

14/11/2025 Credit Card Charges Card 5772 - 10 2025 - MCS

Digitally signed by

President:

14 NOVEMBER 2025

18 NOVEMBER 2025

Date	Supplier	Description	Total	GST
1/10/2025	Kalgoorlie Boulder Chamber of Commerce	Advertising of business on GE connect 2025/26	105.00	Yes
28/10/2025	NAB	Card fee	9.00	No
28/10/2025	Big W Online	Halloween Youth centre	86.25	Yes
28/10/2025	Woolworths Online	Halloween Youth centre	139.10	Yes
30/10/2025	Kmart Online	Refund	-20.00	Yes
30/10/2025	Harvey Norman	Evacuation Centre Supplies	143.90	Yes
30/10/2025	Kmart Online	Evacuation Centre Supplies	179.00	Yes
30/10/2025	BCF	Evacuation Centre Supplies	579.92	Yes
31/10/2025	Woolworths Kalgoorlie	Youth Centre supplies	16.50	Yes
31/10/2025	Bunnings	Supplies for Hoover House garden	262.36	Yes
31/10/2025	Coles Kalgoorlie	Catering supplies for Hoover House	406.77	Yes
			1,907.80	

Employee Declaration

I Declare that the above charges are a true and correct record in accordance with company policy.

CEO Signature: _____

MCS Signature: _____




ORDINARY COUNCIL MEETING MINUTES

14/11/2025 Credit Card Charges Card 5772 - 10 2025 - MBS

Signed:

17 DECEMBER 2025

President:

18 NOVEMBER 2025

Date	Supplier	Description	Total	GST
14/10/2025	Scribe	Annual Subscription - Scribe App (\$852 USD)	1,312.99	NO
22/10/2025	Mayflower WA	Flowers for Hill Funeral	221.91	Yes
23/10/2025	Plaza Hotel Kalgoorlie	Accommodation - EO - attending Emergency Management Forum Kalgoorlie	258.85	Yes
23/10/2025	Plaza Hotel Kalgoorlie	Accommodation - MWS - attending Emergency Management Forum Kalgoorlie	305.03	Yes
24/10/2025	Quest Kalgoorlie	Accommodation - EO - attending Emergency Management Forum Kalgoorlie	354.24	Yes
24/10/2025	Rydges Kalgoorlie	Accommodation - MWS - attending Emergency Management Forum Kalgoorlie	486.19	Yes
28/10/2025	MAB	Card Fee	9.00	NO
28/10/2025	Starlink	Grader camp / depot internet	195.00	Yes
			3,143.21	



CEO Signature:



MRC Signature:

Employee Declaration
I Declare that the above charges are a true and correct record in accordance with company policy

ORDINARY COUNCIL MEETING MINUTES

10.0 REPORTS

10.3 MANAGER OF BUSINESS SERVICES

10.3.(C) CHANGING METHODS OF VALUATION OF LAND

SUBMISSION TO: Ordinary Council Meeting
Meeting Date: 18th November 2025

AGENDA REFERENCE: 10.3.(C) NOV 25

SUBJECT: Changing Methods of Valuation of Land

LOCATION/ADDRESS: Sir Samuel - 60km North of Leinster (M 36/696)

NAME OF APPLICANT: Shire of Leonora

FILE REFERENCE: 14.10

AUTHOR, DISCLOSURE OF ANY INTEREST AND DATE OF REPORT

NAME: Glenn Bone

OFFICER: Project Officer

INTEREST DISCLOSURE: Nil

DATE: 1st November 2025

SUPPORTING DOCUMENTS: 1. Liontown - Technical Land Description

BACKGROUND

In the past, Council has agreed to the principle of applying 'spot rating' to accommodation villages of various mining sites.

At the meeting held on 19 August 2025, Council commenced the process for a Change of Method of Valuation and accordingly resolved at Item 10.3.(A)

That Council commence formalities for changing the method of valuation for the accommodation village and associated infrastructure located on the following tenement:

- *M 36/696 – LRL (AUST) PTY LTD (Kathleen Valley Lithium Tantalum Mine).*

COMMENT

The principal details relevant to the change of method of valuation for part of M 36/696, are set out below:

PROPOSED CHANGE OF METHOD OF VALUATION OF LAND:

LRL (AUST) PTY LTD

Property Details:

Assessment 5561	M 36/696
Name	Kathleen Valley Lithium Tantalum Project
Location	Sir Samuel - 60km North of Leinster

ORDINARY COUNCIL MEETING MINUTES

Improvements:

Accommodation Village	Accommodates up to 764 persons
Mine Life	Kathleen Valley – More than 20 years

Valuation System

Current UV rating for M 36/696 (A.5561)	\$12,825.43 (2025/26 rates for the whole of the tenement area)
Proposed GRV (notional) – village	\$2,000,000
Notional 2025/26 rating (without phase-in)	\$161,000 (full year)
Estimated Effective Date	31 December 2025 (2025/26 rates will be pro-rata)

Similar Properties:

Currently there are eight other mining operations in the Shire that are subject to GRV 'spot rating'. In addition, a further mining camp is located within the Leonora town site.

Phase-in Consideration:

Any proposal for a change of method of valuation should also include consideration as to whether there should be a phase-in of the intended change. As mentioned elsewhere, Schedule 6.1 enables a local government to phase-in the impact of the change over a period of three years.

In practical terms, such a move would ameliorate the financial impact on the Bellevue operation quite considerably. Instead of being faced with the total impact immediately, the extra cost would be borne progressively by one third in Year 1, two thirds in Year 2 and finally, the full impact in Year 3. This would result in the operators saving approximately one year's impact of the new rating impost over the triennium.

From the Shire's point of view, the cost (reduced income) of a phase-in for the Liantown accommodation village based on 2025/26 notional Year 1 full rating, would be more than \$161,000 over the triennium.

A further dissuasion to the use of the phase-in approach also arises due to the 12-month embargo on capital improvements, as entrenched in the Government's policy. Consequently, the implementation of the phase-in approach would indeed equate to the loss of about one year's impact of the new rating impost, plus of course the loss of at least a further 12 months rates portion imposed because of the embargo. The rating principle pursued by the Shire over several decades with each of the other mining camps (prior to the current policy), has been to consistently apply the full rating capacity from the outset.

Consequently, to allow a further concession on potential rating income would of course add to the issue of equity being applied across the board.

For the reasons stated above, it is considered the phase-in approach should not be used on this occasion.

STAKEHOLDER ENGAGEMENT

As a compliance requirement to the now Department of Creative Industries, Tourism and Sport (DCITS) Rating Policy – Valuation of Land – Mining, a letter explaining Council's proposal was

ORDINARY COUNCIL MEETING MINUTES

forwarded to LRL (AUST) PTY LTD following the 19 August 2025 Council meeting. The policy stipulates that the holder is to be given at least 28 days after receiving the information to make submissions to the local government on the proposal.

As a final point and to put the matter beyond all doubt for compliance with the Department's guidelines, the consultation advice of the Shire's GRV rating intentions were sent on 11 September 2025 (electronically) to the company mentioned above. As a period of at least 28 days from receipt of the Shire's correspondence is to be allowed for the lodgement of submissions, the closure time was set at 4.30 pm on Friday 10 October 2025.

No submission was received.

The Liantown village will be the ninth mining village within the Shire of Leonora to be placed under the GRV rating umbrella and will sit comfortably in second place just behind the sizable Agnew operation.

The unfortunate outcome is that rating is a tax and the Shire is bound by those same principles as the Minister's determinations pursuant to section 6.28(1) of the Local Government Act 1995.

Those principles are the key values of:

- Objectivity
- Fairness and Equity
- Consistency
- Transparency and Administrative Efficiency

The Shire's position is that it needs to observe these key values with consistency and it is therefore the local government's desire to implement GRV rating of the Liantown mining village in the same manner as has been done for the previous eight mining villages within the Shire of Leonora.

STATUTORY ENVIRONMENT

Local Government Act 1995

Section 6.28 – Stipulates that the Minister for Local Government is responsible for determining the method of valuation of land to be used by a local government as the basis for a rate.

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

- Where the land is used predominately for rural purposes, the UV of the land; and
- Where the land is used predominately for non-rural purposes, the GRV of the land.

Section 6.31 – Enables a local government to phase-in valuations in accordance with the provisions of Schedule 6.1.

Schedule 6.1(2) – Deals with phasing-in of valuations where a determination is made by the Minister under section 6.28 to change the method of valuing land from UV to GRV. A local government may phase-in the impact (cost) of the change over a three-year period.

POLICY IMPLICATIONS

Council has no policies in respect to this matter.

ORDINARY COUNCIL MEETING MINUTES

Minister for Local Government – Valuation of Land - Mining

FINANCIAL IMPLICATIONS

Currently the land on which the Liantown accommodation village is located, is rated on unimproved valuations. This takes no account of the infrastructure sitting on the land. A change to GRV will provide an increase in rate revenue when the infrastructure is brought to account.

Notional values are now to hand and on a rating basis over 2025/26, the following income gain can be calculated:

Liantown accommodation village (M 36/696), \$2,000,000 @0.08050c rate in the dollar (2025/26) = \$161,000.

On the expenditure side, there are some upfront costs. The first of these relates to the indicative GRV which cost \$1,753. The second expenditure item is for the survey of the relevant site to enable a formal description of the rating area in the *Government Gazette* following the Minister's approval.

Fortunately, the survey cost for the Liantown village will be markedly different to that experienced in the past for previous applications to the Minister. This arises because Landgate – Property & Valuations, was able to provide this service at a cost of \$550.

Later, there will be a further cost from Landgate – Property & Valuations in respect to the supply of a formal GRV. It is not known what this cost will be.

STRATEGIC IMPLICATIONS

The change in method of valuation for the new mining village will enable the Shire to maintain consistency in its rating approach of similar ventures.

RISK MANAGEMENT

The delay in action of this agenda item can create risk to both financial and reputational factors for the Shire of Leonora. By not applying a consistent approach across all ratepayers, including where development improvements have been raised, we risk a high level of distrust from the community, however applying a fair, consistent approach reduces this risk to nil. As far as financial risk, by not seeking a change in valuation, we set a precedent for not raising rates on developed properties which can impact on future rates revenue. Again, the consistency of the approach will reduce this risk to low.

ORDINARY COUNCIL MEETING MINUTES

RECOMMENDATIONS

That Council in accordance with the provisions of section 6.28 of the *Local Government Act 1995*, prepare an application to the Minister for Local Government to change the basis of rating from Unimproved Values to Gross Rental Values, for the following mining operation:

- LRL (AUST) PTY LTD
- Liantown accommodation village – Part of M 36/696 (Ass 5561) – with effect from 31 December 2025, or thereabouts.
- Technical Description:

All that portion of land being part of Lot 57, as shown on DP220403 and Mining Tenement: 36/696. Starting from a point at coordinate 256858.0 metres East, 6960745.0 metres North (MGA2020 Zone 51) and extending northeasterly 50 degrees, 0 minutes, 0.0 seconds, 550.0 metres; thence southeasterly 140 degrees, 0 minutes, 0.0 seconds, 500.0 metres; thence southwesterly 230 degrees, 0 minutes, 0.0 seconds, 550.0 metres; thence northwesterly 320 degrees, 0 minutes, 0.0 seconds, 500.0 metres to the starting point.

Approximate Area: 27.5 hectares

VOTING REQUIREMENT

Simple Majority

COUNCIL DECISION

Moved: Cr AE Taylor

Seconder: Cr RA Norrie

That Council in accordance with the provisions of section 6.28 of the *Local Government Act 1995*, prepare an application to the Minister for Local Government to change the basis of rating from Unimproved Values to Gross Rental Values, for the following mining operation:

- LRL (AUST) PTY LTD
- Liantown accommodation village – Part of M 36/696 (Ass 5561) – with effect from 31 December 2025, or thereabouts.
- Technical Description:

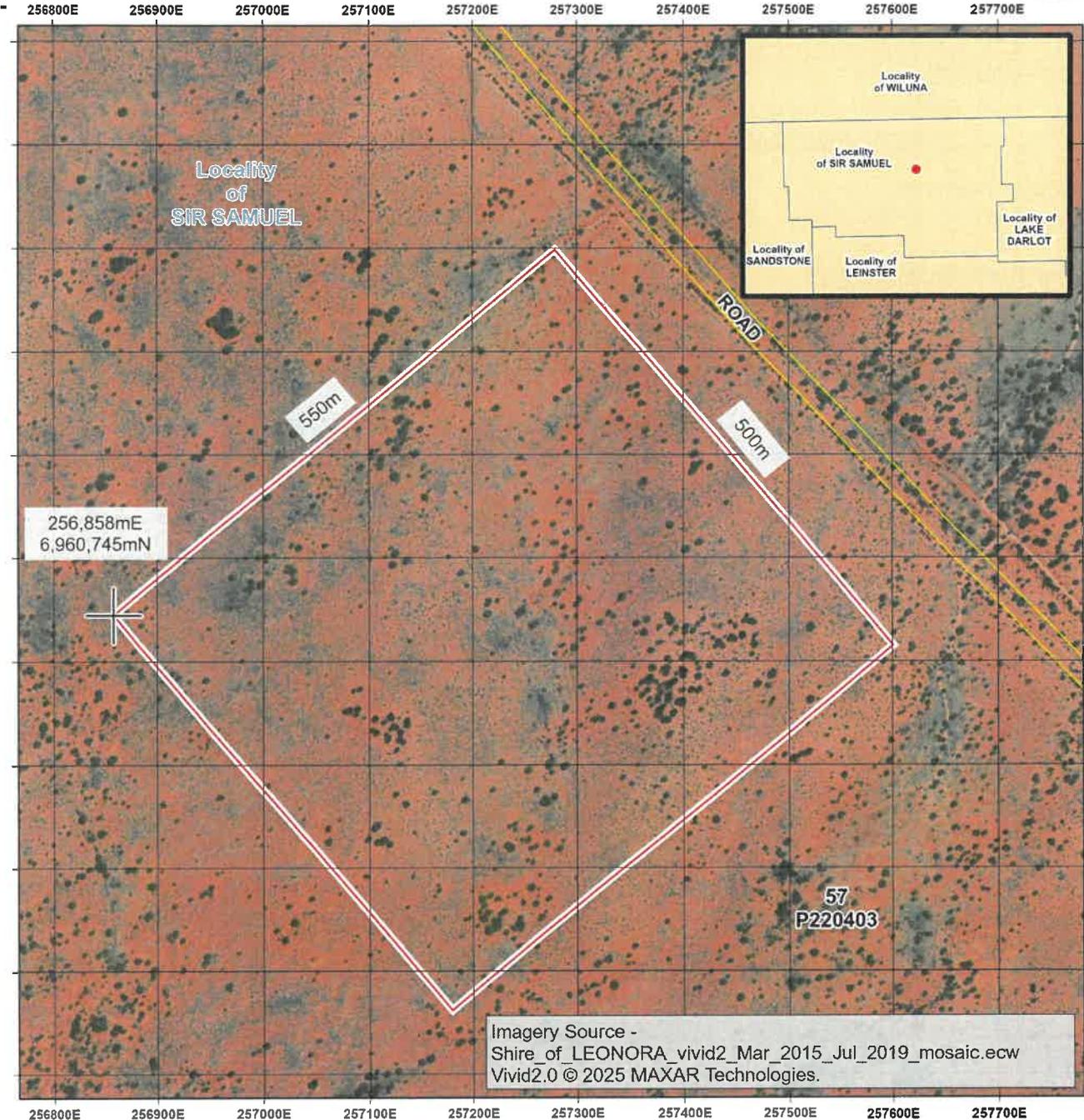
All that portion of land being part of Lot 57, as shown on DP220403 and Mining Tenement: 36/696. Starting from a point at coordinate 256858.0 metres East, 6960745.0 metres North (MGA2020 Zone 51) and extending northeasterly 50 degrees, 0 minutes, 0.0 seconds, 550.0 metres; thence southeasterly 140 degrees, 0 minutes, 0.0 seconds, 500.0 metres; thence southwesterly 230 degrees, 0 minutes, 0.0 seconds, 550.0 metres; thence northwesterly 320 degrees, 0 minutes, 0.0 seconds, 500.0 metres to the starting point.

Approximate Area: 27.5 hectares

CARRIED (7 VOTES TO 0)

*For; Cr PJ Craig, Cr RA Norrie, Cr F Harris, Cr TM Nardone
Cr AE Taylor, Cr CA Cotterill, Cr NF Sprigg dos Santos*

ORDINARY COUNCIL MEETING MINUTES



Dragonfly Village - Technical Description

Dragonfly Village
Liontown Resources Ltd
Kathleen Valley Lithium Project

All that portion of land being part of Lot 57, as shown on DP220403 and Mining Tenement: 36/696.

Starting from a point at coordinate 256858.0 metres East, 6960745.0 metres North (MGA2020 Zone 51) and extending northeasterly 50 degrees, 0 minutes, 0.0 seconds, 550.0 metres; thence southeasterly 140 degrees, 0 minutes, 0.0 seconds, 500.0 metres; thence southwesterly 230 degrees, 0 minutes, 0.0 seconds, 550.0 metres; thence northwesterly 320 degrees, 0 minutes, 0.0 seconds, 500.0 metres to the starting point.

Approximate Area: 27.5 hectares

0 50 100 150 200 250 m

GDA2020 MGA Zone 51

Job Number 0181298
Produced: 25/09/2025

Geospatial Team, Location Services, Landgate
Email: mapping@landgate.wa.gov.au



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ORDINARY COUNCIL MEETING MINUTES

10.0 REPORTS

10.3 MANAGER OF BUSINESS SERVICES

10.3.(D) AMENDMENT TO EXISTING APPROVAL FOR CARAVAN PARK

SUBMISSION TO: Ordinary Council Meeting
Meeting Date: 18th November 2025

AGENDA REFERENCE: 10.3.(D) NOV 25

SUBJECT: Amendment to Existing Approval for Caravan Park

LOCATION/ADDRESS: Lot 42 (No. 1B) Rochester Street, Leonora

NAME OF APPLICANT: NT Link c/- Future Urban

FILE REFERENCE: Development / Development Applications / DA02/26

AUTHOR, DISCLOSURE OF ANY INTEREST AND DATE OF REPORT

NAME: Ben Laycock

OFFICER: Altus Planning (Planning Consultant)

INTEREST DISCLOSURE: Nil

DATE: 13th November 2025

SUPPORTING DOCUMENTS:

1. Plans and Supporting Info
2. Letter to Accompany DA

BACKGROUND

An application has been received from NT Link c/- Future Urban seeking an amendment to DA02/24 (Additions to Caravan Park) which was granted on 14 June 2024. Specifically, the application before Council comprises of the following:

- a reduction of 9 caravan sites and 5 camping sites to facilitate six (6), 4-bedroom units (24 rooms) for workers accommodation, providing an overall site total of 85 rooms;
- removal of one (1) tree on-site;
- increase in overall site cover from 12.5% (approximately 1,692m²) to 16% (approximately 2,178m²);
- increase in onsite car parking provision from 24 to 45 spaces (note: the application states there are 24 bays existing, however the previous approved plans showed 17); and
- internal access driveway through to 1A Rochester Street to provide an integrated development outcome between the two sites.

COMMENT

Lot 42 (No. 1B) Rochester Street, Leonora (**subject site**) is zoned 'Special Use' under the Shire's Local Planning Scheme No. 2 (**LPS2**) and more specifically, within Special Use Zone No. 2 (**SU2**). Pursuant to clause 21 of LPS2, the provisions relating to Special Use zones are as follows:

(1) Schedule 1 sets out —

ORDINARY COUNCIL MEETING MINUTES

- (a) *special use zones for specified land that are in addition to the zones in the zoning table; and*
- (b) *the classes of special use that are permissible in that zone; and*
- (c) *the conditions that apply in respect of the special uses.*

- (2) *A person must not use any land, or any structure or buildings on land, in a special use zone except for a class of use that is permissible in that zone and subject to the conditions that apply to that use.*

Note: Special use zones apply to special categories of land use which do not comfortably sit within any other zone in the Scheme.

Schedule 1 lists 'Caravan Park' as the Special Use for SU2 with the conditions simply stating "As determined by the local government".

In accordance with clause 38 of LPS2, the land use 'Caravan Park' is defined as follows:

caravan park means premises that are a caravan park as defined in the Caravan Parks and Camping Grounds Act 1995 section 5(1);

The associated definition of 'Caravan Park' under the Caravan Parks and Camping Grounds Act 1995 is as follows:

caravan park means an area of land on which caravans, or caravans and camps, are situated for habitation;

Notwithstanding the above wording, caravan parks commonly provide a range of accommodation products such as cabins and chalets as per the general definitions captured in clause 37 of LPS2:

cabin means a dwelling forming part of a tourist development or caravan park that is —

- (a) *an individual unit other than a chalet; and*
- (b) *designed to provide short-term accommodation for guests;*

chalet means a dwelling forming part of a tourist development or caravan park that is —

- (a) *a self-contained unit that includes cooking facilities, bathroom facilities and separate living and sleeping areas; and*
- (b) *designed to provide short-term accommodation for guests;*

The Shire has previously approved additions to the Caravan Park for the purposes of providing worker accommodation. Most recently, this included six (6), four-bedroom accommodation in June 2024.

The present application has been submitted as an amendment to the abovementioned June 2024 approval, pursuant to clause 77(1)(c) of the Deemed Provisions contained at Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. Clause 77(1)(c) of the Deemed Provisions is for amendments which would not substantially change the development approved. In the opinion of the officer, the proposal would substantially change the development in so far as it will further remove nine (9) caravan sites and five (5) camping sites, whilst doubling the number accommodation units originally proposed in the 2024 application and therefore should

be dealt with as a fresh application. The Applicant has provided sufficient information for the application to be assessed as such.

The application is being presented to Council principally to address land use classification. The application states that the additional 24 rooms will be for worker accommodation and the Applicant has further advised that the driver for the additional accommodation relates to two (2) short-term bookings next year which require worker accommodation for two (2) critical large shutdowns in the region for 3 weeks and 7 weeks respectively. Outside of these bookings, the rooms can be made available for anyone who wants to book them, e.g. tourists and workers.

LPS2 includes 'Workforce Accommodation' as a specific land use which is defined as follows:

workforce accommodation means premises, which may include modular or relocatable buildings, used —

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

'Workforce Accommodation' is not a land use listed under the SU2 zone.

Notwithstanding the above, and on the basis of the information provided by the Applicant, the proposal could be considered as providing 'cabins' which would be in keeping with a 'Caravan Park' land use, particularly if the cabins/units are for 'short-term accommodation' which is defined in LPS2 as:

short-term accommodation means temporary accommodation provided either continuously or from time to time with no guest accommodated for periods totalling more than 3 months in any 12 month period;

Should Council resolve to approve the proposed development, a condition of approval is recommended to this effect. This would seemingly align with the Applicant's upcoming booking requirements, whilst preserving accommodation availability for other guests/visitors in keeping with a Caravan Park land use. This may be the more appropriate way to classify the proposal given the Applicant's supporting information suggests that the development is not 'primarily' for the accommodation of workers but rather a component of.

Land use classification aside and in the absence of any other specific development standards or requirements prescribed by LPS2 or any local planning policy, development in the SU2 zone is at the discretion of the local government. In this regard, the officer considers that the proposal is satisfactory having regard to the following:

- The height, bulk and scale of the proposed accommodation units is compatible with other built form on-site and in the locality more generally.
- The nearest accommodation unit will be setback 15.9m from Rochester Street. This is comparable with the existing Office on-site, as well as the immediately adjacent accommodation units approved at 1A Rochester Street.
- The proposed lot boundary setback of 0.86m will not adversely impact the adjoining development at 1A Rochester Street, noting also that both developments operate in concert with one another.

- The proposed rear boundary setback is consistent with existing developments on the site, as well as the immediately adjacent units approved at 1A Rochester Street.
- The proposal will result in the loss of one (1) tree, proposed to be offset by the planting of approximately 15 native shrubs/small trees.
- The proposed additional parking on-site is commensurate with the additional units proposed, equating to approximately one (1) bay per unit/room. The application also shows further additional parking within the adjacent road reserves, however, works within the road reserve are to be dealt with separate to a development application.
- The net increase in rooms/sites available for booking is 10 (i.e. 24 rooms proposed, 14 sites being removed). In accordance with the Western Australian Planning Commission's Transport Impact Assessment Guidelines, developments that result in no more than 10 vehicle movements in the development's peak hour are considered to be low impact.
- Whilst the land is within the trigger distance of a 'Strategic Freight and/or Major Traffic Route' (being Tower Street), no further consideration of State Planning Policy 2.5 – Road and Rail Noise is required given Tower Street comprises of one lane in each direction and is greater than 150m from the subject site's boundary.
- In terms of the loss of caravan and camping sites, the Applicant has provided data from 1 October 2024 to 30 September 2025 which notes that the caravan park will be able to meet the prior year's occupancy demand, with surplus capacity to accommodate growth/higher demand than the 2024-25 period. Officer's do not have any available data to confirm or dispute this and therefore it is taken at face value. Should Council be concerned about the lack of caravan and camping sites available, the Applicant has indicated a willingness to accept an initial time-limited approval of two (2) years. This does not currently form part of the Officer Recommendation however such a condition can be imposed pursuant to clause 72 of the Deemed Provisions.

Finally, the Applicant continues to rely on both 1A & 1B Rochester Street functioning together. The ideal planning outcome where developments traverse multiple properties is for both the lands be amalgamated to form one (1) lot or for the landowners to enter into some form of legal agreement to tie the two (2) lots together. In the current circumstances, it is noted that the landowners share directors and other than two (2) car park bays and commercial vehicle access, the sites could run independently if there was a change in ownership and some form of falling out. Previous approvals have addressed this issue via a condition requiring an Operational Management Plan to address, among other matters, how the sites will operate together and the Officer Recommendation adopts a continuation of such an approach.

STAKEHOLDER ENGAGEMENT

The applicant and the Shire have been in communication regarding this project, and further stakeholder reengagement may be undertaken should this Development Application continue.

STATUTORY ENVIRONMENT

Planning and Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015

ORDINARY COUNCIL MEETING MINUTES

Shire of Leonora Local Town Planning Scheme No. 2.

POLICY IMPLICATIONS

There are no policy implications resulting from the recommendation of this report.

FINANCIAL IMPLICATIONS

There are no immediate financial implications for the Shire aside from the administrative costs associated with processing the application which are provided for in Council's annual budget and have been partially offset by the development application fee paid by the Applicant.

STRATEGIC IMPLICATIONS

The Shire's Strategic Community Plan outlines the following objective:

2.1 Be the central economic hub for business and industry in the Northern Goldfields

This development application does align with this objective.

RISK MANAGEMENT

This application is being submitted as an amendment to a previously approved development application by Council. It is considered that the decision may set a precedent for future applications, and there is some minor economic risk to providing limited accommodation that would be unable to sustain economic development within the region, however information provided by the applicant to the contracted town planning consultant has identified lower levels of risk associated with this, particularly with the conditions being proposed.

ORDINARY COUNCIL MEETING MINUTES

RECOMMENDATIONS

That Council:

1. Consider that the proposed accommodation units are consistent with a Caravan Park land use; and
2. Approve the application for the proposed additions to the Caravan Park Lot 42 (No. 1B) Rochester Street, Leonora, subject to the following conditions and advice notes:

Conditions

1. The development hereby approved shall occur in accordance with the revised plans and specifications submitted with the application and these shall not be altered or modified without the prior written approval of the Shire.
2. The development hereby permitted shall comply with the 'short-term accommodation' definition as contained in Local Planning Scheme No. 2.
3. All stormwater generated by the proposed development shall be managed and disposed of in accordance with the approved Stormwater Plan.
4. Satisfactory building plans being approved by the Shire.
5. Prior to occupation of the development, vehicle parking, manoeuvring and circulation areas shall be designed and constructed in accordance with:
 - i. The approved plans;
 - ii. Australian/New Zealand Standard AS/NZS 2890.2:2018, Parking facilities, Part 2: Off street commercial vehicle facilities.
 - iii. Australian/New Zealand Standard AS/NZS 2890.1:2004, Parking facilities, Part 1: Off street car parking.
6. The car parking is to be maintained to the satisfaction of the Shire for the duration of the development.
7. Within twelve months of occupation, the landscaping and irrigation of the development site is to be installed in accordance with the approved landscape plan and thereafter maintained to the satisfaction of the Shire.
8. Prior to occupation of the development, a Waste Management Plan must be prepared and include the following detail to the satisfaction of the Shire of Leonora:
 - i. the number, volume and type of bins, and the type of waste to be placed in the bins;
 - ii. management of the bins and the bin storage areas, including cleaning, rotation and moving bins to and from the bin collection areas; and
 - iii. frequency of bin collections.
9. All works must be carried out in accordance with the Waste Management Plan and maintained at all times, for the duration of development.

ORDINARY COUNCIL MEETING MINUTES

10. Prior to occupation of the development, an Operational Management Plan (OMP) is to be submitted to and approved by the Shire of Leonora. The approved Operational Management Plan is to be implemented thereafter to the satisfaction of the Shire.

Advice Notes

- a. This decision constitutes planning approval only and is valid for a period of two years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.
- b. The applicant is advised that this planning approval does not negate the requirement for the additional approvals which may be required under separate legislation. It is the applicants responsibility to obtain any additional approvals required before the development/use lawfully commences.
- c. Should the applicant be aggrieved by the decision of the Council (in part or whole) there is a right pursuant to the Planning and Development Act 2005 to have the decision reviewed by the State Administrative Tribunal. Such application must be lodged within 28 days from the date of the decision.
- d. All noise from the development and associated equipment is required to comply with the Environmental Protection (Noise) Regulations 1997.
- e. The applicant is advised that this approval does not relate to any signage, with a separate application to be lodged and approved by the Shire of Leonora.
- f. The landowner/applicant is advised that no street verge trees are to be removed. Street verge trees are to be retained and protected from damage, including unauthorised pruning, unless otherwise approved by the local government. In this regard, the landowner/applicant is advised to liaise with the Shire of Leonora prior to commencement of works.
- g. Short-term accommodation is defined within Local Planning Scheme No. 2 as follows:
short-term accommodation means temporary accommodation provided either continuously or from time to time with no guest accommodated for periods totalling more than 3 months in any 12 month period;
- h. In relation to the Operational Management Plan (OMP), this is intended to outline operational matters such as traffic and parking management, staff numbers, operating hours, noise management, complaints handling procedures and guest code of conduct, at a minimum. The OMP is to address Lot 41 (No. 1A) and Lot 42 (No. 1B) Rochester Street, Leonora

VOTING REQUIREMENT

Simple Majority

ORDINARY COUNCIL MEETING MINUTES

COUNCIL DECISION

Moved: Cr F Harris

Seconded: Cr CA Cotterill

That Council:

1. Consider that the proposed accommodation units are consistent with a Caravan Park land use; and
2. Approve the application for the proposed additions to the Caravan Park Lot 42 (No. 1B) Rochester Street, Leonora, subject to the following conditions and advice notes:

Conditions

1. The development hereby approved shall occur in accordance with the revised plans and specifications submitted with the application and these shall not be altered or modified without the prior written approval of the Shire.
2. The development hereby permitted shall comply with the 'short-term accommodation' definition as contained in Local Planning Scheme No. 2.
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 - iii. Australian/New Zealand Standard AS/NZS 2890.1:2004, Parking facilities, Part 1: Off street car parking.
6. The car parking is to be maintained to the satisfaction of the Shire for the duration of the development.
7. Within twelve months of occupation, the landscaping and irrigation of the development site is to be installed in accordance with the approved landscape plan and thereafter maintained to the satisfaction of the Shire.
8. Prior to occupation of the development, a Waste Management Plan must be prepared and include the following detail to the satisfaction of the Shire of Leonora:
 - i. the number, volume and type of bins, and the type of waste to be placed in the bins;
 - ii. management of the bins and the bin storage areas, including cleaning, rotation and moving bins to and from the bin collection areas; and
 - iii. frequency of bin collections.

ORDINARY COUNCIL MEETING MINUTES

9. All works must be carried out in accordance with the Waste Management Plan and maintained at all times, for the duration of development.
10. Prior to occupation of the development, an Operational Management Plan (OMP) is to be submitted to and approved by the Shire of Leonora. The approved Operational Management Plan is to be implemented thereafter to the satisfaction of the Shire.

Advice Notes

- a. This decision constitutes planning approval only and is valid for a period of two years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.
- b. The applicant is advised that this planning approval does not negate the requirement for the additional approvals which may be required under separate legislation. It is the applicants responsibility to obtain any additional approvals required before the development/use lawfully commences.
- c. Should the applicant be aggrieved by the decision of the Council (in part or whole) there is a right pursuant to the Planning and Development Act 2005 to have the decision reviewed by the State Administrative Tribunal. Such application must be lodged within 28 days from the date of the decision.
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- h. In relation to the Operational Management Plan (OMP), this is intended to outline operational matters such as traffic and parking management, staff numbers, operating hours, noise management, complaints handling procedures and guest code of conduct, at a minimum. The OMP is to address Lot 41 (No. 1A) and Lot 42 (No. 1B) Rochester Street, Leonora

CARRIED (7 VOTES TO 0)

*For; Cr PJ Craig, Cr RA Norrie, Cr F Harris, Cr TM Nardone
Cr AE Taylor, Cr CA Cotterill, Cr NF Sprigg dos Santos*



Level 1, 74 Pirie Street
Adelaide SA 5000
PH: 08 8221 5511
W: www.futureurban.com.au
E: info@futureurban.com.au
ABN: 76 651 171 630

October 14, 2025

Ty Matson
Chief Executive Officer
Shire of Leonora

Via email: admin@leonora.wa.gov.au cc kiara.lord@leonora.wa.gov.au

Dear Ty,

RE: AMENDMENT TO DEVELOPMENT APPROVAL – LEONORA VILLAGE

I write on behalf of NT Link ('the Applicant').

The Applicant is seeking an amendment to the existing development approval for the additions to existing caravan park at Lot 42 (No. 1B) Rochester Street, Leonora as part of Application/Reference No. 2324-004-07.

In particular, the proposed amendment is sought pursuant to Clause 77(1)(c) in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, comprising:

- a reduction of 9 caravan sites and 5 camping sites to facilitate six (6), 4-bedroom units (24 rooms) for workers accommodation, providing an overall site total of 85 rooms;
- increase in overall site cover;
- increase in onsite car parking provision from 24 to 45 spaces; and
- internal access driveway through to 1B Rochester Street to provide an integrated development outcome between the two sites.

A copy of the amended plans reflecting the amendments described above is enclosed for your review and consideration.

The amended accommodation units will retain the configuration of the greater existing caravan park facility, designed to look, feel and perform like the amendment was always there.

All significant trees will be retained as part of the amended design to ensure overall site amenity is maintained.

Whilst the proposed amendment involves a reduction in caravan park sites, the overall site will be maintained and function as a caravan park use, which currently caters for both tourists and workers, thereby not substantially changing the development approved.

Reduction in Caravan Park Sites

In respect to the loss of caravan park sites, an analysis of booking data statistics from the operators first year of trading (1 October 2024 – 30 September 2025) has been carried out to understand the demand of caravan sites. This data is provided in **Table 1** overleaf, as can be derived from last year's data, the reduction in the number of sites will still comfortably meet demand.

ORDINARY COUNCIL MEETING MINUTES



Table 1 Caravan Site Demand Analysis

Total sites (excl 8 permanents)	43				
<i>First year of ARA trading</i>	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	Average
Number of site/nights available	3,956	3,870	3,913	3,956	3,924
Number of nights occupied	816	731	2,340	2,185	1,518
Occupancy %	21%	19%	60%	55%	39%
Proposed reduction in sites (#)	14				
Proposed reduction in sites (%)	33%				
Total proposed # of sites	29				

	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	Average
Number of site/nights available	2,668	2,610	2,639	2,668	2,646
Number of nights occupied in prior year	816	731	2,340	2,185	1,518
Capacity to meet demand based on prior year?	Yes	Yes	Yes	Yes	
% of sites still available after prior year occupancy applied	69%	72%	11%	18%	43%

As is well known, the demand for sites is very seasonal and event specific. There are exceptions to the above data when major events such as the Golden Gift weekend and the Easter Bowls tournament take place, however the town offers overflow caravan sites at the local oval to cater for such. Retaining additional sites for these one-off annual events is not commercially feasible when there is demand for additional workers accommodation.

If need be, the operator can offer additional camping sites on the lawned area of the facility, with guests utilising the car parks in the facility. Importantly, the proposed accommodation units can be readily removed or converted from caravan park use in the future.

In summary, it is our view that the proposed amendment:

- would not substantially change the development approved;
- will result in a negligible increase in traffic volumes from the existing approval that will not present any adverse impacts to the surrounding road network; and
- will remain compatible with and sympathetic to adjoining land and the broader locality.

For the above reasons, we submit that the proposed amendment warrants approval.

Should you have any queries in relation to this amendment, please do not hesitate to contact the undersigned on 0458 076 252 or christopher@futureurban.com.au.

Signed: 12 DECEMBER 2025
President: 
18 NOVEMBER 2025

ORDINARY COUNCIL MEETING MINUTES



Yours sincerely,

A handwritten signature in black ink, appearing to read 'C. Webber', is written over a light grey rectangular background.

Christopher Webber
Associate Director

Encl. Amended Design Drawings
CT

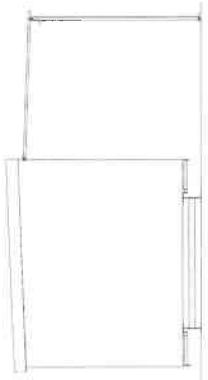
Adm

Signed:
President:

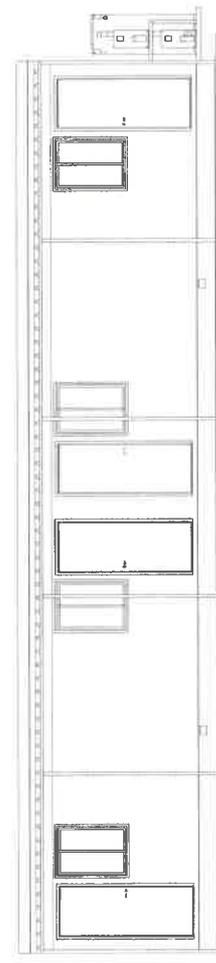
ORDINARY COUNCIL MEETING MINUTES



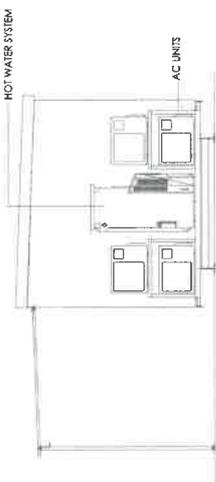
ELEVATION TWO 1:75



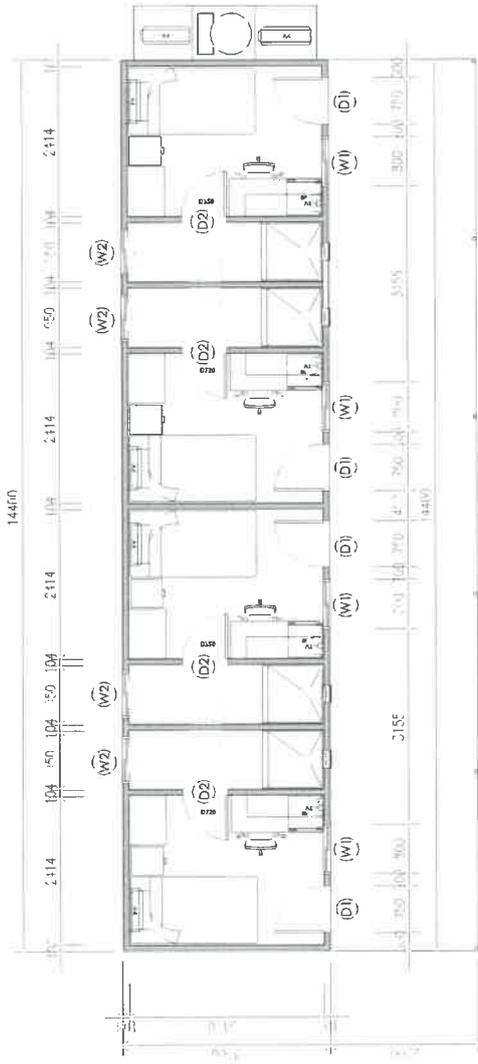
ELEVATION FOUR 1:75



ELEVATION ONE 1:75



ELEVATION THREE 1:75



FLOOR PLAN 1:75

ITEM	DESCRIPTION
DT	2046 X 726 EXTERNAL SOLID CORE DOOR PAINT FINISHED
W1	1090H X 600W SLIDING GLASS WINDOW
W2	3350H X 725W SLIDING GLASS WINDOW

DRAWING NO.	DATE	ISSUE	BY	CHKD	APP'D
2882-A01	16/01/25	AM			

PROJECT DESCRIPTION:
LEONORA VILLAGE
1A ROCHESTER ST
LEONORA WA 6438

INT	REV	DATE	DESCRIPTION

DATE	DESCRIPTION

ntlink
TRANSPORTABLE BUILDINGS
PH: 08 9453 7177
9733 GALLERY
ALICE SPRINGS
NSW 4153
EMAIL: sales@ntlink.com.au
www.ntlink.com.au

BUILDING INFORMATION
BLDG REF: 1
BLDG JOB NO.:
BLDG NAME:
BLDG ADDRESS:
BLDG CITY:
BLDG STATE:
BLDG POSTCODE:
BLDG DATE:
BLDG TYPE:
BLDG USE:
BLDG STATUS:
BLDG OWNER:
BLDG CONTACT:
BLDG CONTACT NO.:
BLDG CONTACT EMAIL:
BLDG CONTACT ADDRESS:
BLDG CONTACT CITY:
BLDG CONTACT STATE:
BLDG CONTACT POSTCODE:
BLDG CONTACT PHONE:
BLDG CONTACT FAX:
BLDG CONTACT WEBSITE:
BLDG CONTACT SOCIAL MEDIA:
BLDG CONTACT OTHER:
BLDG CONTACT COMMENTS:
BLDG CONTACT NOTES:
BLDG CONTACT REMARKS:
BLDG CONTACT REVISIONS:
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BLDG CONTACT SIGNATURE:
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BLDG CONTACT STATUS:
BLDG CONTACT TYPE:
BLDG CONTACT VALUE:
BLDG CONTACT RISK:
BLDG CONTACT COMPLIANCE:
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BLDG CONTACT TESTING:
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BLDG CONTACT LIABILITY:
BLDG CONTACT INDEMNIFICATION:
BLDG CONTACT RELEASE:
BLDG CONTACT AGREEMENT:
BLDG CONTACT CONTRACT:
BLDG CONTACT ORDER:
BLDG CONTACT INVOICE:
BLDG CONTACT RECEIPT:
BLDG CONTACT DELIVERY:
BLDG CONTACT ACCEPTANCE:
BLDG CONTACT SIGNOFF:
BLDG CONTACT COMPLETION:
BLDG CONTACT HANDOVER:
BLDG CONTACT OCCUPANCY:
BLDG CONTACT USE:
BLDG CONTACT PERFORMANCE:
BLDG CONTACT MONITORING:
BLDG CONTACT EVALUATION:
BLDG CONTACT REVIEW:
BLDG CONTACT FEEDBACK:
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BLDG CONTACT SUSTAINABILITY:
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BLDG CONTACT FLEXIBILITY:
BLDG CONTACT SCALABILITY:
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BLDG CONTACT ACCESSIBILITY:
BLDG CONTACT INCLUSIVITY:
BLDG CONTACT EQUITY:
BLDG CONTACT JUSTICE:
BLDG CONTACT FAIRNESS:
BLDG CONTACT TRANSPARENCY:
BLDG CONTACT ACCOUNTABILITY:
BLDG CONTACT RESPONSIBILITY:
BLDG CONTACT ETHICS:
BLDG CONTACT INTEGRITY:
BLDG CONTACT HONESTY:
BLDG CONTACT COURTESY:
BLDG CONTACT RESPECT:
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WINDOW & DOOR SCHEDULE	ITEM	DESCRIPTION
DT	2046 X 726 EXTERNAL SOLID CORE DOOR PAINT FINISHED	
W1	1090H X 600W SLIDING GLASS WINDOW	
W2	3350H X 725W SLIDING GLASS WINDOW	



Ben Laycock
Planning Consultant on behalf of Leonora Shire
E: ben@altusplan.com.au

11 November 2025

Dear Ben,

RE: Development application for additional cabins at 1B Rochester St (Caravan Park)

This letter is written to provide the Councillors with additional context to our application in the absence of being able to present at the Council meeting.

Current capacity

Leonora Village's existing accommodation is heavily booked for the foreseeable future, leaving minimal availability. Events such as the Golden Gift—an important community celebration we are proud to support—and mine shutdowns, which are vital to the operations of nearby mining sites, frequently require access to 50 or more rooms with the services our facility provides.

The proposed expansion will allow us to consistently allocate 50 or more rooms specifically for these short-stay scenarios. Without this increase in capacity, we will be limited in our ability to support both community and industry.

Impact to servicing the caravan/camping industry

The proposed location for the buildings has been considerately chosen for two key reasons:

1. The targeted sites are among the most outdated in the park, with substandard power and water services and no sewer connections. Installing sewer infrastructure would require excavation that would damage the roots of nearby significant trees and ultimately kill them. In contrast, the proposed buildings can be installed without excavation or harm to trees.

These sites are rarely used and, when occupied—typically during peak season long weekends—often result in negative guest reviews, impacting both our reputation and Leonora's visitor experience. Upgrading these sites for caravan use is not financially viable due to low occupancy rates. Removing them allows us to redirect resources toward improving the remaining caravan sites that are consistently utilised.



2. The new accommodation will retain all significant trees and be oriented inward to the Caravan Park, complementing our recent development on 1A Rochester St and creating a seamless extension. This design is intended to unify the two allotments, enhancing the overall amenity interface and encouraging better use of the infrastructure and facilities we've already invested in.

The development of Leonora Village has already significantly improved amenities made available for caravan guests, including access to a recreation room, modern laundry facilities, a gym, ice room, shop conveniences and dining options.

We recognise the importance of maintaining adequate caravan site availability and quality in Leonora and share this commitment. We have plans to upgrade caravan amenities—such as the ablution block, laundry facilities, and high-use sites—to progressively enhance the experience for all guests. However, commencing these improvements before the substandard sites are removed would undermine the desired outcome, as their current condition creates a stark inconsistency in standards across the park.

Historically, we have tried to attract overnight bookings from long-term prospectors camping outside town when they need to use laundry and ablution facilities. If our proposal is approved we are happy to offer day-access for these services, which would also complement users of the Shire's free caravan sites as well as alleviate the very short period of pressure on the caravan sites.

Justification for additional rooms

The installation of these rooms is underpinned by a clients short-term shutdown bookings in April (3 weeks) and October (7 weeks) 2026, which require the services available within our facility to be accommodated. By taking the commercial risk to install these buildings for a valued client it also ensures we can preserve availability for other casual clientele and large short-term group bookings throughout the year, including the Golden Gift and similar events.

Temporary Approval and Future Review

If preferred, we are open to a temporary approval of these additional rooms to meet the current caravan, accommodation and community needs, with a review in two years time. Should it be determined that the number of caravan sites are insufficient at the conclusion of the two year period, we would be willing to remove or repurpose the additional rooms to ensure a balanced offering for both short-term accommodation and traditional caravan users.



Future intentions (not part of this application)

1. We hope that as a result of the Shire's rezoning process, both 1A and 1B Rochester Street are rezoned under the same special use zone that permits both workforce accommodation and caravan park uses for more cohesive planning and development that responds to market demands.
2. As land along the rail corridor becomes available, we would welcome the opportunity to acquire the parcel adjacent to our Kurrajong Street entrance. This would allow us to further invest in Leonora Village's infrastructure and services it offers. If agreeable, we are happy to allocate a portion of this land to future caravan sites, we hope to generate future demand through our above investing proposal on existing infrastructure. We understand access to this land is at least 12 months away.

Our Commitment to Leonora

Over the past 12 months, we have made one of the largest private investments in Leonora in over a decade—delivering new infrastructure and amenities, employing only local subcontractors, and expanding our team of permanent Leonora-based staff.

We continue to build on Outback Parks & Lodges' legacy of community sponsorship and take pride in the service we provide to all our guests. Our vision for Leonora is long-term, and we are actively seeking opportunities to reinvest in the towns growing opportunities.

A supportive Shire and Council are essential to this vision. We welcome conversations with any Council member or community stakeholder to discuss our application or any aspect of our operations.

Yours sincerely,

Matt & Jess Carcuro

Directors, Leonora Village

0458 578 299 (Matt) 0439 321 448 (Jess)

ORDINARY COUNCIL MEETING MINUTES

10.0 REPORTS

10.4 MANAGER OF COMMUNITY SERVICES

Nil

10.0 REPORTS

10.5 ENVIRONMENTAL HEALTH OFFICER REPORTS

Nil

10.0 REPORTS

10.6 ELECTED MEMBERS REPORTS

Nil

11.0 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

12.0 QUESTIONS FROM MEMBERS WITHOUT NOTICE

Nil

13.0 NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF THE MEETING

13.1 ELECTED MEMBERS

Nil

13.0 NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF THE MEETING

13.2 OFFICERS

Nil

14.0 MEETING CLOSED TO PUBLIC

14.1 MATTERS FOR WHICH THE MEETING MAY BE CLOSED

Nil

14.0 MEETING CLOSED TO PUBLIC

14.2 PUBLIC READING OF RESOLUTIONS THAT MAY BE MADE PUBLIC

15.0 STATE COUNCIL AGENDA

Nil

16.0 NEXT MEETING

Friday 12th December 2025 at 10:00am.

Signed: 12 DECEMBER 2025
President: 
18 NOVEMBER 2025

ORDINARY COUNCIL MEETING MINUTES

17.0 CLOSURE OF MEETING

There being no further business, the Chairperson, Cr PJ Craig declared the meeting closed at 10:47am.

