



**City of
Kalgoorlie
Boulder**

AGENDA

**Notice is hereby given
for the Ordinary Council Meeting**

commencing at 7:00 PM

on

27 MAY 2024

at the

Kalgoorlie Town Hall

16 May 2024



NOTICE OF MEETING

An Ordinary Council Meeting of the City of Kalgoorlie-Boulder will be held in the **Kalgoorlie Town Hall** on **Monday, 27 May 2024** commencing at **7:00 PM**.

Regards

A handwritten signature in black ink, appearing to read "Andrew Brien". The signature is stylized with a long, sweeping line extending upwards and to the right.

ANDREW BRIEN

Chief Executive Officer

Council Chamber Seating Plan



Nature of Council's Role in Decision-Making

Advocacy:	When Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.
Executive Strategic:	The substantial direction setting and oversight role of the Council, e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.
Legislative:	Includes adopting local law, town planning schemes and policies.
Review:	When Council reviews decisions made by officers.
Quasi-Judicial:	<p>When Council determines an application/matter that directly affects a person's rights and interests. The Judicial character arises from the obligations to abide by the principles of natural justice.</p> <p>Examples of Quasi-Judicial authority include town planning applications, building licenses, applications for other permits/licenses (e.g. under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.</p>

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1 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

2 OPENING PRAYER

To be conducted by Pastor Joseph Yipwe from Churchwest.

3 DISCLAIMER READING

The Mayor will read the disclaimer to those present.

Please note this meeting is being recorded and streamed live on the Council's website in accordance with the City's Public Participation in Council Meeting Policy, which can be viewed on Council's website

All reasonable care is taken to maintain your privacy; however, as a visitor in the public gallery, your presence may be recorded. By remaining in the public gallery, it is assumed your consent is given if your image is broadcast.

The recommendations contained in this Agenda are Officer's Recommendations only and should not be acted upon until Council has resolved to adopt those recommendations.

The resolutions of Council should be confirmed by perusing the Minutes of the Council Meeting at which these recommendations were considered.

Members of the public should also note that they act at their own risk if they enact any resolution prior to receiving official written notification of Council's decision.

4 RECORD OF ATTENDANCE

4.1 Attendance

In Attendance:

Members of Staff:

Visitors:

Press:

4.2 Apologies

Apologies – Elected Members:

Apologies - Members of Staff:

4.3 Leave of Absence (Previously Approved)

Leave of Absence:

Cr Nardia Turner will be on leave from 23 May to 13 June 2024.

5 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

6 PUBLIC ACCESS AND PUBLIC QUESTION TIME

6.1 Public Access

6.2 Public Question Time

7 PETITIONS / DEPUTATIONS / PRESENTATIONS

8 NOTATIONS OF INTEREST

8.1 Interest Affecting Impartiality City of Kalgoorlie-Boulder Code of Conduct

8.2 Financial Interest Local Government Act Section 5.60A

8.3 Proximity Interest Local Government Act Section 5.60B

9 APPLICATIONS FOR LEAVE OF ABSENCE

9.1 Applications for Leave of Absence

9.2 Procedural Motion to Suspend Section 9.1 Standing Orders Local Law 2013

RECOMMENDED PROCEDURAL MOTION

That section 9.1 of the *Standing Orders Local Law 2013*, which requires members of Council to rise to speak, be suspended.

10 ANNOUNCEMENTS BY THE PERSON PRESIDING WITHOUT DISCUSSIONS

10.1 Mayor Announcements

11 CONFIRMATION OF MINUTES

That the minutes of the Ordinary Meeting of Council held on 22 April 2024 be confirmed as a true record of that meeting.

12 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

13 URGENT BUSINESS APPROVED BY THE PERSON PRESIDING OR BY DECISION

14 REPORTS OF COMMITTEES

14.1 Strategic and General Purposes Committee Minutes - 24 April 2024

14.1.1 Corporate Performance Reporting

Responsible Officer:	Andrew Brien Chief Executive Officer Frances Liston Executive Manager Governance and Risk Services
Responsible Business Unit:	Office of the CEO Governance
Disclosure of Interest:	Nil
Voting Requirements:	Absolute Majority
Nature of Council's Role in Decision-Making:	Executive Strategic
Attachments:	1. Corporate Business Plan [7.1.1.1 - 37 pages] 2. Action Progress Report April 2024 [7.1.1.2 - 118 pages]

SUMMARY STATEMENT

Council is asked to receive the attached Corporate Performance Report which provides a status update of the City's adopted action items set out in the Corporate Business Plan and to amend the Corporate Business Plan to add an additional action item, being "Implement the Public Health Plan".

REPORT

Performance Reporting

Attachment 2 to this report is the City's Corporate Performance Reports that will be provided to Council on a quarterly basis.

This report sets out the current status of each of the City's Actions that are to be delivered in furtherance of the City's Corporate Business Plan (CBP) and Community Strategic Plan (CSP).

Amendment to Corporate Business Plan

The Public Health Plan was adopted by Council in the 26 June Ordinary Council Meeting 2023 and was not incorporated as an action in the Corporate Business Plan. It is proposed to amend the Corporate Business Plan to include that as an action which in turn will allow for reporting against this Public Health Plan in a manner consistent with other strategies and plans.

Regulation 19DA of Local Government (Administration) Regulations 1996 states:
(5) *“A local government may modify a corporate business plan, including extending the period the plan is made in respect of and modifying the plan if required because of modification of the*

local government’s strategic community plan”.

(6) *A council is to consider a corporate business plan, or modifications of such a plan, submitted to it and is to determine* whether or not to adopt the plan or the modifications.*

COMMUNITY ENGAGEMENT CONSULTATION

No community consultation was considered necessary in relation to the recommendations of the report.

BUDGET IMPLICATIONS

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

STATUTORY IMPLICATIONS

There are no statutory implications resulting from the recommendations of this report.

POLICY IMPLICATIONS

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

COMMUNITY STRATEGIC PLAN LINKS

This report links to the Strategic Community Plan through the following Guiding Theme/s:

EMPOWERED: We ensure considered decision making based on collaborative, transparent and accountable leadership.

COMMITTEE RECOMMENDATION

That Council:

1. Receive the Status Report of the Corporate Business Plan Actions as attached; and
2. Amend the Corporate Business Plan to add an additional action item, being “Implement the Public Health Plan”.

14.1.2 Record Keeping Policy Report

Responsible Officer:	Frances Liston Executive Manager Governance and Risk Services
Responsible Business Unit:	Governance
Disclosure of Interest:	Nil
Voting Requirements:	Simple
Nature of Council's Role in Decision-Making:	Review
Attachments:	1. Record Keeping Policy [7.1.2.1 - 4 pages]

SUMMARY STATEMENT

The Committee is asked to recommend Council authorise the CEO to amend the Record Keeping Policy in accordance with the proposed change below.

REPORT

The City's Record Keeping Policy is attached (Attachment 1). It has been identified that this policy incorrectly refers to a "Freedom of Information Policy" which does not presently exist.

It is propose to amend this policy as follows:

1. Deleted "Freedom of Information Policy";
2. Add in its place "relevant City policies".

COMMUNITY ENGAGEMENT CONSULTATION

No community consultation was considered necessary in relation to the recommendations of the report.

BUDGET IMPLICATIONS

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

STATUTORY IMPLICATIONS

There are no statutory implications resulting from the recommendations of this Report.

POLICY IMPLICATIONS

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

COMMUNITY STRATEGIC PLAN LINKS

This report links to the Strategic Community Plan through the following Guiding Theme/s:

SAFE: We will be safe and free from harm and crime.

COMMITTEE RECOMMENDATION

That Council authorise the CEO to amend section 7 of the City's Record Keeping Policy as follows:

1. Deleted "Freedom of Information Policy"; and
2. Add in its place "relevant City policies".

14.1.3 Response to Motion - Kalgoorlie Town Hall

Responsible Officer:	Mia Hicks Director of Community Development
Responsible Business Unit:	Community Development
Disclosure of Interest:	Nil
Voting Requirements:	Absolute Majority
Nature of Council's Role in Decision-Making:	Review
Attachments:	Nil

SUMMARY STATEMENT

Council is asked to consider the following report on the options and costs for the full activation of the Kalgoorlie Town Hall to be opened to the public as requested through the 'Motion of Which Previous Notice Has Been Given' from the 29 January 2024 Ordinary Council Meeting.

REPORT

At the Ordinary Council Meeting of 29 January 2024, Council requested a report on the options and costs for opening the Kalgoorlie Town Hall (KTH) as follows:

That Council request the CEO to report to Council on options and costs for the full activation of the Kalgoorlie Town Hall for it to be opened to the public including full use of toilet facilities.

The KTH was opened on Hannan Street in September 1908.

Over the years, the KTH has been opened intermittently to the public, most recently in 2021, to allow access to customer service and Mayoral administration. The History and Heritage team was also once based at the KTH from 2010 to 2018 to undertake archiving, provide regular tours and monitor access to specific areas.

Today, the public can explore the facility through paid guided tours offered on a biweekly basis and there are no City staff based or working in the KTH. To meet a full activation of the KTH, including enabling broad public access without facilitated tours and to provide Elected Members with an area to meet with the public, City Officers considered the following options:

- 1) Relocation of History and Heritage team to the KTH.

This is not recommended due to the War Museum and local history archives being located at the Boulder Town Hall.

For this to be effective, the History and Heritage team would need to work at the KTH to fulfill their History and Heritage service functions and would therefore need additional staffing to support public access.

2) Caretaker only model.

Not recommended due to:

- a. requirement to ensure that staff are not working alone; and
- b. issues raised by staff who had previously worked at the KTH that one team member is insufficient to monitor visitors and support Councillors who may wish to conduct meetings there.

3) Caretaker and concierge model.

This is the preferred model.

This model would permit the opening of the KTH from Monday to Friday from 9 am to 3 pm with a lunch time closure to permit a break for the staff. Due to the historical elements of the KTH, it is recommended that some areas are closed to the public to ensure their safety and protection of historical assets.

A Caretaker would be engaged to undertake regular cleaning during the day including polishing, vacuuming, cleaning toilets and wiping glass showcases. With the anticipated increase in use of the toilets, it is recommended that they are cleaned every two hours.

A Customer Service Officer (Concierge) would be available to meet and greet visitors, facilitate tour bookings, and monitor visitor movement around the KTH. The KTH would also act as a satellite customer service centre.

To support Elected Members conducting meetings at the KTH, an administration officer would also be on site to provide administrative support to Elected Members.

If Council supports this preferred model the following, at a minimum, would need to be done prior to the KTH being opened to the public:

1. Restoration works in the Mayor's office and relocation of displaced furnishings into the office;
2. Recruitment of required positions; and
3. Establishment of customer service base at the KTH including installation of IT assets.

Council is asked to further consider whether it considers the KTH should otherwise be opened to the public "as is", bearing in mind:

1. The current Sporting Hall of Fame collection located on the second level is not a City collection and is poorly displayed;

2. There is need for some painting and carpeting works in the KTH (and potential additional works) which are currently being worked through by City officers; and
3. There is an immediate requirement to address the recent pigeon infestation in the KTH.

COMMUNITY ENGAGEMENT CONSULTATION

No community consultation was considered necessary in relation to the recommendations of the report.

BUDGET IMPLICATIONS

The costs to undertake the preferred model would be the allocation of one full-time caretaker (existing role) operating partially from KTH, two part-time customer service/administration officers and miscellaneous items (cleaning and maintenance) totaling approximately \$150,000 per annum.

To ensure that the facility is suitable for public and elected member use, sufficient IT and administration equipment including resources will be required.

STATUTORY IMPLICATIONS

There are no statutory implications resulting from the recommendations of this report.

POLICY IMPLICATIONS

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

COMMUNITY STRATEGIC PLAN LINKS

This report links to the Strategic Community Plan through the following Guiding Theme/s:

CONNECTED: We will be connected to our history, culture and community.

CONNECTED: Culture, heritage, and place are valued, shared, and celebrated.

COMMITTEE RECOMMENDATION

That Council:

1. Endorse the delivery of Option three (Caretaker and Concierge model) set out in this report.
2. Prior to enacting resolution one, the CEO is requested to:
 - a. Provide to Council a Conservation Plan and Maintenance Works Plan in relation to the Kalgoorlie Town Hall;
 - b. Provide to Council an estimate of costs associated with carrying out the works identified in the above plans; and
 - c. Engage with the Sporting Hall of Fame Committee to identify ways to better activate the Sport Star of the Year collection.

15 REPORTS OF OFFICERS

15.1 Chief Executive Officer

15.1.1 Rates Concession Applications 2023/24

Responsible Officer:	Xandra Curnock Executive Manager Finance
Responsible Business Unit:	Finance
Disclosure of Interest:	Nil
Voting Requirements:	Absolute Majority
Nature of Council's Role in Decision-Making:	Executive Strategic
Attachments:	Nil

SUMMARY STATEMENT

Council is asked to consider the recommendations relating to 2023/24 rate concession applications from not-for-profit organisations, community and sporting group and decide if the applicants are eligible to receive a rates concession based on the reasons stated in this report.

REPORT

Council's Rates Concession Policy (Rateable Land) was established to provide rating relief to not for profit recreation, sporting and community groups and organisations within the City of Kalgoorlie-Boulder. The City of Kalgoorlie-Boulder recognises the value and importance of their services and the contributions that these groups make to the community.

On application Council can grant a concession or waiver of rates in accordance with its discretionary powers provided by section 6.47 of the *Local Government Act 1995*. The concession removes the liability to pay the whole or part of general land rates.

The granting of a concession or waiver of rates is entirely at the discretion of Council and is,

In accordance with the Local Government Act 1995 –

6.47 Concessions

Subject to the Rates and Charges (Rebates and Deferrals) Act 1992, a local government may at the time of imposing a rate or service charge or at a later date resolve to waive a rate or service charge or resolve to grant other concessions in relation to a rate or service charge.*

** Absolute majority required.*

6.48. Regulation of grant of discounts and concessions

Regulations may prescribe circumstances in which a local government is not to exercise a power under section 6.46 or 6.47 or regulate the exercise of the power.

In accordance with the Local Government (Financial Management) Regulations 1996

69A. When a concession under Act s. 6.47 cannot be granted

A local government is not to exercise a power to grant a concession in relation to a rate or service charge under section 6.47 of the Act in circumstances where the concession is based on whether or not, or the extent to which, the land in respect of which the rate or service charge is imposed is occupied by a person who owns the land.

Under section 2.3 of the City's Rates Concession Policy (Rateable land), the Council may grant a rates concession to not for profit organisations (NFP), community groups and sporting clubs at a concessional rate of 50% or 100%. Applicants must meet the policy's criteria requirements to be eligible for a concession. A copy of the policy is included as Attachment A of the report.

For not for profit (NFP) organisations, community, and sporting groups to prove their eligibility they must provide evidence that their activities are not of a commercial nature in competition with a private competitor and any of their related activities provide a recreational, cultural, or social benefit to the wider community.

Rate Concession Applicants

Community Groups

Community groups play a vital role in enhancing the well-being and vibrancy of towns. Their objective is to create spaces for interaction and collaboration that enhance the quality of life for all residents. They often participate in events or performances, workshops and activities with profits or fundraising efforts donated to those in need.

1. Goldfields Repertory Club

Property Address: 7 Brookman Street, Kalgoorlie

The Repertory Club is a community theatre-based group of volunteers promoting, performing, and teaching theatrical arts in the City of Kalgoorlie-Boulder.

The Club provides social and cultural benefits to its members and fosters, promotes, and cultivates dramatic art, literature, and music in the community.

All profits are invested back in the club facilities for the community to enjoy.

2. Veteran Car Club

Property Address: 13 Whitlock Street, South Kalgoorlie

The Veteran's Car Club is a community group that provides benefits to its members and the wider community. Its income is derived from membership fees and fund-raising events.

The Local branch provides fundraising support to many local community groups (i.e., Rotary, RFDS, Community Fair Society St Barbara's Day), in their attempts to fund raise for the community. The other charities who receive donations are the Royal Flying Doctor Service and Lions Club.

The club provides its premises to used free of charge use to its premises the Goldfields Disabled Sports Association (at no cost to the Association).

The Veteran' Club of WA and other regional branch clubs receive council rate concessions as their activities have been deemed as 'beneficial for the wider community.'

3. Lions Club Hannans

Property Address: 21-23 Porter Street, Kalgoorlie

The Lion's Club is a community-based service club that provides financial and service support to community members.

The club's objectives are to provide financial, cultural, social, and moral assistance to the disabled, disadvantage, and the elderly within the community.

The club provides fundraising support to the Royal Flying Doctor Service (RFDS), local schools, local families in need and other local not for profit organisations such as Women's Refugee.

4. Goldfields Brass Band

Property Address: 72 Burt Street, Boulder

The Goldfields Brass Band are a small community group, who provides social and cultural benefits to its members and fosters, promotes, and cultivates music in the community.

The band members assist at charitable, patriotic, and civil functions and all net revenue is injected back into the Club to assist with the Club operating expenses.

Not for Profit Organisations

Not for Profit organisations contribute to the community by addressing social, cultural, or environmental needs. Their work benefits the community at large often providing essential services that governments may not directly offer for example food banks, shelters, disability support, counselling services and educational programs on tight budgets, relying on donations, grants, and volunteers.

5. Kalgoorlie/Boulder Lotteries House

Property Address: 42 Wilson Street, Kalgoorlie

Kalgoorlie-Boulder Lotteries House are a community-based organisation whose core business is to provide low-cost office space rentals to other local not for profit organisations/associations and non-government organisations at a non-commercial rate.

Current Tenants include Anglicare, Cancer Council, Individual Disability Advocacy, Yorgum Healing Services Aboriginal Corporation and Forrest Personnel (Disability Employment Specialists).

6. Living Alternatives Ltd (Pregnancy Problem House)

Property Address: 31 Charlotte Street, Piccadilly

Pregnancy Problem House is an organisation that offers free support and counselling to women and couples with who are experiencing challenges of pregnancy in regional Western Australia. They offer non-judgmental understanding, accurate information, and personalised care that is confidential.

7. Goldfields Individual & Family Support (GIFSA)

Property Address: 126-130 Egan Street Kalgoorlie

Property Address: 1-3 Wittenoom Street, Kalgoorlie

Property Address: 5 Wittenoom Street, Kalgoorlie

GIFSA is a government funded organisation through the National Disability Insurance Scheme (NDIS) who provide support services to people with disabilities. They operate across the Goldfields and Esperance region.

GIFSA relies on other forms of funding to provide additional programs not funded by the NDIS, in the form of grants from the private sector. GIFSA application advises any profits derived from the leases will be reinvested into the disability community as per their strategic plan and operating directives.

8. South Link Metropolitan Youth Link (SMYL)

Property Address: 60 Moran Street, Boulder

South Link Metropolitan Youth Link's ethos is to facilitate the development of and equitable access to education, training, and employment opportunities for the purpose of relieving the community of poverty, sickness, suffering, destitution, misfortune, distress, or helplessness.

SMYL uses the premises as a training centre for the delivery of Federally funded Language, Literacy and Numeracy programs and targets disengaged young people, migrants, indigenous and people with disabilities to develop language and literacy skills prior to engagement in further education, training, and/or employment.

9. Kalgoorlie-Boulder Business Development Centre (KBBDC)

Property Address: 173 Piccadilly Street, Piccadilly

The KBBDC is an organisation which offers emerging small businesses an opportunity to rent office space and conference room facilities at a low cost. Their intention is to assist the wider community by reducing unemployment, increasing services available locally and increasing economic growth.

The small rental income received by tenants is not distributed and instead utilised for wages, building maintenance, property enhancements, payment of utilities, advertising, and accountant fees.

When KBBDC was built, it was given the status of non-rateable, as the land was originally vested in the City's name, giving KBBDC a peppercorn lease. In 2015, the city staff encouraged KBBDC to put in a request to the Council to have the land vested in its own name.

KBBDC became a fully rateable entity after the City handed back its management order to the State. A new management order was issued to KBBDC on 24/10/2017. As a result of the change in holder status, KBBDC are now responsible for all outgoings including rates and service charges.

KBBDC advised they have operated at a loss for the past two financial years and if they are to continue operating at this trajectory, they will eventually need to cease operating. The extra financial burden to pay council rates means any planned renovations, maintenance and expansions to the property have been placed on hold.

Benefits to the wider community are:

provide a low-cost space to encourage unemployed or small business owners to occupy and grow.

fulfill a necessary service in the community and are not competing with another local, commercial business (that offers a similar service).

assists unemployed to be gainfully employed by of employment, education, training, and enterprise programs to assist people to develop skills and find work; and

assist small businesses to start their venture at a very low cost.

KBBDC is seeking a rates concession to be able to continue to offer low rent for their tenants to ensure they have the best chance of success.

Sporting Groups or Clubs

Community sporting groups play a vital role in fostering social connections, promoting physical health, and enhancing community well-being. By providing a space for people to engage in sports and recreational activities, these groups contribute positively to the overall quality of life in the community. Most community sporting groups operate with the help of volunteers who dedicate their time and effort to organise events, maintain facilities, coach participants, and rely on fundraising initiatives to operate.

10. Eastern Goldfields Clay Target Club

Property Address: Lot 268 Great Eastern Highway, Yilkari

The Club is a not-for-profit sporting group that provides the safe practice of Clay target Shooting in all forms. They arrange matches and competitions for members and affiliated clubs to improve the standards of Clay target Shooting.

They host open days, social gatherings, corporate gatherings (to introduce attendees to Clay target Shooting). Revenue raised throughout the year from events is directly put back into the club to cover the everyday running of the club (water, electricity, insurance, maintenance, etc.) and purchase consumables to be used during these events.

11. Boulder Rifle Club

Property Address: Lot 269 Great Eastern Highway, Yilkari

The Boulder Rifle Club is a sporting club that provides a Rifle Range for members of the club, responsible community groups and individual members of the public to practice all forms of rifle target shooting in a safe environment.

Members are charged a range fee of \$10 which covers consumables, score cards and target frame maintenance. All revenue raised goes directly back into the running of the club.

12. Kalgoorlie Golf Club Inc (KGC)

Property Address: Lot 120 St Albans Road, Hannans

Property Address: Lot 552 St Albans Road, Hannans

Property Address: 130 St Albans Road, Hannans

Property Address: 23 Nankiville Road, Hannan

KGC is a sporting group who holds a Management Order with the State of WA. KGC ceased operating in November 2010 with the opening of the new Kalgoorlie Golf Course. Its club house and residence at the old golf course was demolished in September 2016 to make way for Goldfields Masonic Homes Pringle Village.

KGC have not had income since the closure of the course in November 2010 and has no current financial statements. All funds the KGC held are held in trust by the Goldfields Golf Club until the KGC ends.

In October 2017, the Kalgoorlie Golf Club Inc wrote to the Department of Planning, Lands and Heritage requesting the relinquishment of the Management order on Reserve 35227. The DOPLH advised that this could not be done until all contaminated soil from the greens was removed from site. This was completed in March 2020. KGC submitted a new request for the relinquishment of management order was made in September 2020.

The Department of Planning, Lands and Heritage (DPLH) have recently transferred more of this Reserve to Masonic Home and now broken the remaining land into four lots.; Lot 120 St Albans Road, Lot 552 St Albans Road, Lot 23 Nankiville Road and Lot 130 St Albans Road. As a consequence, each lot became a rateable lot.

KGC have received advice from DPLH they could not relinquish the management order while they are dealing with other parties for parts of land contained in the reserve. The City of Kalgoorlie Boulder is one of the parties.

13. Kalgoorlie Bowling Club

Property Address: Lot 3888 Maritana Street, Kalgoorlie

Property Address: Lot 3923 Maritana Street, Kalgoorlie

The Kalgoorlie Bowling Club is a sporting club who promotes the game of lawn bowls and provides social and recreational benefits to the wider community. The Club creates year-round opportunities for participation in the sport of bowls for all ages, genders ethnic backgrounds and abilities; and provides a friendly welcoming environment where members can spend some of their leisure time for sport, recreation, social interaction, or relaxation.

The bowling club is situated on two land parcels; one freehold (Front Green, car park & Club house) and a Management Order it holds with the State of WA (Back Green). The Club holds a 'Club Liquor Licence' and their license covers both greens.

The Club generates its revenue through social bowls, bingo sales and bar services, so it can recoup costs of rates and utility charges through these streams of income.

It is recommended that the Club receive a 50% concession (under section 3, 50% Concession, points 1-6) of the Rates Concession Policy CORP-F-010, as part of its income is partially derived from commercial type activities, i.e., sale of alcohol.

Recommendation

It is the Officer's recommendation applicants receive a rates concession at the below mentioned percentage rate for their related properties for general land rates as

detailed in Table 1 below. Applicants have demonstrated they meet the eligibility criteria under the council’s Rates Concession Policy CORP-F-010.

Applicants 1 to 12 receive a 100% rate concession.

Applicant 13 receive 50% rates concession (due to the Club holding a 'Club Liquor Licence')

Applicants have demonstrated the valuable work they do for the local community which often includes providing essential services, fostering community spirit, and enhancing the quality of life for residents while operating on limited budgets and relying heavily on volunteers.

Granting a rates concession to community groups is a strategic investment in the community’s well-being. It acknowledges the vital role these groups play and supports their continued success. The council’s approval of this recommendation would demonstrate a commitment to fostering a vibrant, supportive, and engaged community.

Table 1. 2023/24 Rate Concessions Applicants

Applicant Type & Name	General Rates Levied \$	Recommended Rebate %	Recommended Rebate \$
Community Groups			
Goldfields Repertory Club	1,056.47	100	1,056.47
Veteran Car Club	1,019.00	100	1,019.00
Lions Club Hannans	1,147.47	100	1,147.47
Goldfields Brass Band	1,019.00	100	1,019.00
subtotal	4,241.94		4,241.94
Not for Profit Groups			
Kalgoorlie/Boulder Lotteries House	6,576.15	100	6,576.15
Living Alternatives Ltd	1,639.35	100	1,639.35
GIFSA	24,710.69	100	24,710.69
GIFSA	3,080.23	100	3,080.23
GIFSA	1,019.00	100	1,019.00
South Link Metropolitan Youth Link	2,402.04	100	2,402.04
KBBDC	9,499.28	100	9,499.28
subtotal	48,926.74		48,926.74
Sporting Groups or Clubs			

Eastern Goldfields Clay Target Club	12,978.15	100	12,978.15
Boulder Rifle Club	23,793.28	100	23,793.28
Kalgoorlie Golf Club Inc	3,059.63	100	3,059.63
Kalgoorlie Golf Club Inc	4,487.45	100	4,487.45
Kalgoorlie Golf Club Inc	13,380.76	100	13,380.76
Kalgoorlie Golf Club Inc	1,958.16	100	1,958.16
Kalgoorlie Bowling Club	2,855.65	50	1,427.83
Kalgoorlie Bowling Club	2,243.73	50	1,121.87
subtotal	64,756.81		59,657.43
TOTAL	117,925.49		112,826.11

COMMUNITY ENGAGEMENT CONSULTATION

No community consultation was considered necessary in relation to the recommendations of the report.

BUDGET IMPLICATIONS

The impact to rates revenue collected for 2023/24 will be a reduction of \$112,826.11. However, there is no overall impact to the 2023/24 Budget as the budget allocation for COA 103012220 - Rates Concessions Muni Account is \$120,000.00.

STATUTORY IMPLICATIONS

Local Government Act 1995 – Sections, s6.26, s6.47, s6.48

Rates and Charges (Rebates and Deferments) Act 1992

Local Government (Financial Management) Regulations 1996 – Regulations Part 5 - 69A

POLICY IMPLICATIONS

The Rates Concession Policy (Relatable land) applies as set out in the report.

COMMUNITY STRATEGIC PLAN LINKS

This report links to the Strategic Community Plan through the following Guiding Theme/s:

EMPOWERED: We ensure considered decision making based on collaborative, transparent and accountable leadership.

OFFICER RECOMMENDATION

That Council approves the rates concession at the percentage rate for applicants' related properties as outlined in the report.

15.1.2 Statement of Financial Activity March 2024

Responsible Officer:	Casey Radford Finance Manager
Responsible Business Unit:	Finance
Disclosure of Interest:	Nil
Voting Requirements:	Simple
Nature of Council’s Role in Decision-Making:	Legislative
Attachments:	1. Statement of Financial Activity March 2024 [15.1.2.1 - 30 pages]

SUMMARY STATEMENT

Council is asked to receive the completed Statement of Financial Activity for the period ending 31 March 2024, which is prepared in accordance with regulation 34 of the *Local Government (Financial Management) Regulations 1996* (“the Regulations”).

REPORT

The Statement of Financial Activity was introduced by the Department of Local Government from 1 October 2005; the change was implemented to provide elected members with a better idea of operating and capital revenues and expenditures. It was also intended to link operating results with balance sheet items and reconcile with the end of month balances.

In accordance with the Regulations, a report must be compiled on variances greater than the percentage agreed by Council which is currently plus (+) or minus (-) 10% or \$50,000, whichever is the greater.

For the year to date to 31 March 2024 income is over budget by 0.31% and expenditure is over budget by 2.04%, commentary is provided at nature and type level. A nil variance means that the year-to-date actual value is identical to the year-to-date budget estimate. Comments are therefore provided where the variances value is >10% and >\$50,000 under or over budget.

Summary of material variances

Revenue from operating activities

Description	Comment	Var. \$	Var. %	Nature of Variance
Other Revenue	Income received as contributions from other Goldfields Councils for the operating costs of the Job Support Hub for the Community-Led support program in the Goldfields region, higher than budgeted expectations due to an extension of the program. Profit on sale of land transactions.	599,734	11.68%	Permanent

Profit on Asset Disposals	Profit on sale of plant, equipment and vehicles.	(298,665)	(80.72%)	Permanent
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Expenditure from operating activities

Description	Comment	Var. \$	Var. %	Nature of Variance
Employee Costs	Costs for salaries and wages were higher than budgeted year to date for public works and roads \$680k, parks and reserves \$154k, water and sewerage \$139k, health inspections \$135k and economic development \$128k.	(1,452,205)	(6.43%)	Timing
Non-cash amounts excluded from operating activities	Adjustments to Revenue and Expenses for depreciation, profit and loss on sale of assets and adjustments for provisions.	974,573	5.21%	Permanent

Inflows from investing activities

Description	Comment	Var. \$	Var. %	Nature of Variance
Proceeds from capital grants, subsidies and contributions	Delays to projects due to securing contractors and approvals. Mainly grants for sewerage projects (\$4m) which won't start until August 2024. Roads to recovery grant funding (\$250k), regional roads \$300k and heritage funding \$100k.	98,247	0.97%	Timing
Proceeds from disposal of assets	Price received for assets sold or traded	166,354	0.00%	Permanent

Outflows from investing activities

Description	Comment	Var. \$	Var. %	Nature of Variance
Payment for construction of infrastructure	Delays to the recycled water pipeline and pump upgrades at the Racecourse dam \$199k.	191,458	1.07%	Timing
Payments for investment property	Delays to Endowment block renewal works and power upgrades \$71k due to negotiations ongoing with contractors for Demolition of old Coles/Kmart building and Heritage listing.	70,068	60.93%	Timing

Inflows from financing activities

Description	Comment	Var. \$	Var. %	Nature of Variance
Transfers from reserves	Transfers will occur when funds invested are returned in June.	8,517,000	51.28%	Timing

Outflows from financing activities

Description	Comment	Var. \$	Var. %	Nature of Variance
Transfers to reserves	Transfers to reserves are more than budget due to higher-than-expected interest earned	(360,795)	(2.94%)	Timing

COMMUNITY ENGAGEMENT CONSULTATION

No community consultation was considered necessary in relation to the recommendations of the report.

BUDGET IMPLICATIONS

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

STATUTORY IMPLICATIONS

There are no statutory implications resulting from the recommendations of this report.

POLICY IMPLICATIONS

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

COMMUNITY STRATEGIC PLAN LINKS

This report links to the Strategic Community Plan through the following Guiding Theme/s:

EMPOWERED: We ensure considered decision making based on collaborative, transparent and accountable leadership.

CAPABLE: We will have the resources to contribute to our community and economy.

OFFICER RECOMMENDATION

That Council receive the Statement of Financial Activity for the period ending 31 March 2024.

15.1.3 Accounts Payable Report - April 2024

Responsible Officer:	Casey Radford Finance Manager
Responsible Business Unit:	Finance
Disclosure of Interest:	Nil
Voting Requirements:	Simple
Nature of Council’s Role in Decision-Making:	Review
Attachments:	<ol style="list-style-type: none"> 1. Municipal EFT Payments - April 2024 [15.1.3.1 - 21 pages] 2. Municipal Cheque Payments - April 2024 [15.1.3.2 - 1 page] 3. Municipal Direct Debit Payments - April 2024 [15.1.3.3 - 1 page] 4. Municipal Credit Card Payments - April 2024 [15.1.3.4 - 6 pages] 5. Municipal Fuel Card Payments - April 2024 [15.1.3.5 - 5 pages] 6. Municipal Coles Card Payments - April 2024 [15.1.3.6 - 1 page]

SUMMARY STATEMENT

Council is asked to receive the list of payments made from the Municipal and Trust funds including a summary report of the Corporate Credit Card transactions and other purchasing cards incurred by authorised card holders.

REPORT

The Chief Executive Officer (CEO) has been delegated the power to make payments from the Municipal and Trust funds in accordance with budget allocations. The City provides payment facilities to suppliers either by cheque, electronic funds transfer (EFT), direct debit or credit card.

Attached to this report are the lists of all EFT and cheque payments made during the month of April 2024 and a list of corporate credit card transactions and fuel card transactions by card holder of the same period totalling \$7,423,430.52.

Municipal EFT	\$	7,036,188.85
Municipal Cheque	\$	982.37
Direct Debit	\$	337,972.33
Credit Cards	\$	34,149.61
Fuel Cards	\$	12,770.02
Coles Cards	\$	1,367.34
Grand Total	\$	7,423,430.52

COMMUNITY ENGAGEMENT CONSULTATION

No community consultation was considered necessary in relation to the recommendations of the report.

BUDGET IMPLICATIONS

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

STATUTORY IMPLICATIONS

The accounts payable for the month of April 2024 have been prepared in accordance with the requirements of the *Local Government (Financial Management) Regulations 1996*.

POLICY IMPLICATIONS

All purchases by authorised officers are to be completed in accordance with the Purchasing Policy.

COMMUNITY STRATEGIC PLAN LINKS

This report links to the Strategic Community Plan through the following Guiding Theme/s:

EMPOWERED: We ensure considered decision making based on collaborative, transparent and accountable leadership.

CAPABLE: We will have the resources to contribute to our community and economy.

OFFICER RECOMMENDATION

That Council receive the list of payments totalling \$7,423,430.52 as presented for the month of April 2024.

15.1.4 Schedule of Fees and Charges 2024/2025

Responsible Officer:	Casey Radford Finance Manager
Responsible Business Unit:	Finance
Disclosure of Interest:	Nil
Voting Requirements:	Absolute Majority
Nature of Council's Role in Decision-Making:	Executive Strategic Legislative
Attachments:	<ol style="list-style-type: none"> 1. Schedule of Fees and Charges 2024/25 [15.1.4.1 - 26 pages] 2. Register of Significant Changes for Fees and Charges 2024/25 [15.1.4.2 - 8 pages]

SUMMARY STATEMENT

Council is asked to consider and approve the proposed Schedule of Fees and Charges for the 2024/2025 financial year and request the Chief Executive Officer to give local public notice of the Council's intention to impose the Schedule of Fees and Charges 2024/2025, to apply from 1 July 2024, in accordance with section 6.19 of the Local Government Act 1995.

REPORT

A review of the City's Schedule of Fees and Charges is a necessary step in the budgeting process. In accordance with section 6.16(1) of the Local Government Act 1995, the City may impose and recover a fee or charge for any goods or service it provides or proposes to provide, other than a service for which a service charge is imposed.

The City has completed a review of the current and proposed fees and charges for 2024/25 and applied a baseline increase of 3.6%. The 3.6% increase has been calculated after considering various indicators available at this time, including:

- The December 2022 to December 2023 annual CPI increase, Perth is 3.6% - <https://www.abs.gov.au/statistics/economy/price-indexes-and-inflation/consumer-price-index-australia/latest-release>; and
- WALGA's March Economic Briefing 2024 includes a forecast of the Local Government Cost Index (LGCI) to June 2024 of 3.9% - <https://walga.asn.au/awcontent/Web/Documents/Economics/WALGA-Economic-Briefing-March-2024.pdf>

During the fees and charges review, the City has considered the impact of this increase and made recommendations that take into consideration current economic conditions, historical increases, legislated and/or regulated fees, and any previous Council resolutions for these fees and charges. A summary of new or removed fees or charges and those that are proposed to increase by more or less than 3.6% is provided in an attachment for review.

In addition, at the time of preparing this report, there are several WA State Government departments that have not advised of their proposed fees and charges for the 2024/25 financial year, including Landgate and the Department of Justice. A report will be prepared to council in July to amend any charges that are adjusted by these agencies.

COMMUNITY ENGAGEMENT CONSULTATION

No community consultation was considered necessary in relation to the recommendations of the report.

BUDGET IMPLICATIONS

A baseline 3.6% increase has been applied to the Schedule of Fees and Charges for the 2024/2025 year, in line with the December 2023 increase CPI for Perth.

STATUTORY IMPLICATIONS

Section 6.16 of the Local Government Act 1995 requires the Local Government to impose its fees and charges either at the time of adopting the budget or some other time during the year. If Council wishes to adopt the fees and charges outside of the budget process, then the Local Government is required to give local public notice in accordance with section 6.19 of the Local Government Act 1995.

Regulation 5(2)(b) of the Local Government (Financial Management) Regulations 1996 requires the CEO to assist the Council to undertake reviews of fees and charges regularly (and not less than once in every financial year).

POLICY IMPLICATIONS

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

COMMUNITY STRATEGIC PLAN LINKS

This report links to the Strategic Community Plan through the following Guiding Theme/s:

CAPABLE: We will have the resources to contribute to our community and economy.

OFFICER RECOMMENDATION

That Council:

1. Approve the attached Schedule of Fees and Charges 2024/2025; and
2. Request the Chief Executive Officer to give local public notice of the Council's intention to impose the Schedule of Fees and Charges 2024/2025, to apply from 1 July 2024, in accordance with section 6.19 of the Local Government Act 1995.

15.1.5 Local Government Sustainability - Standing Committee Inquiry

Responsible Officer:	Andrew Brien Chief Executive Officer
Responsible Business Unit:	Office of the CEO
Disclosure of Interest:	Nil
Voting Requirements:	Simple
Nature of Council’s Role in Decision-Making:	Advocacy
Attachments:	1. Making a Submission [15.1.5.1 - 3 pages] 2. Submission Draft [15.1.5.2 - 14 pages]

SUMMARY STATEMENT

Council is asked to endorse the draft submission prepared by the CEO in relation to local government sustainability inquiry being undertaken by the Federal Standing Committee on Regional Development, Infrastructure and Transport (the Committee).

REPORT

Background

The Committee adopted an inquiry into local government sustainability on 21 March 2024, following a referral from the Minister for Infrastructure, Transport, Regional Development and Local Government, the Hon Catherine King MP.

The Committee is seeking written submissions by 3 May 2024 from organisations and individuals that provide recommendations relating to any or all of the inquiry’s terms of reference. The process and overview of making a submission is outlined in the attached document.

The Committee will inquire into and report on Local Government (LG) matters, with a particular focus on:

- The financial sustainability and funding of LG;
- The changing infrastructure and service delivery obligations of LG;
- Any structural impediments to security for local government workers and infrastructure and service delivery;
- Trends in the attraction and retention of a skilled workforce in the LG sector, including impacts of labour hire practices;
- The role of the Australian Government in addressing issues raised in relation to the above; and
- Other relevant issues.

Based on the Terms of Reference, it is recommended that the CEO prepare and lodge a submission on behalf of the City in relation to the topic areas set out below.

The proposed general position is that financial sustainability is vital for LG’s ability to provide essential services, maintain infrastructure, and enhance community well-

being. Advocacy, prudent financial management, and collaboration are key to achieving these goals.

Essential Services and Community Impact:

- LG has the most direct engagement and interaction with community and delivers a range of critical services and activities that directly impact residents' lives and contribute to quality of life in the regions.
- Identifying and maintaining appropriate revenue streams for the delivery of these services and activities is a challenge.
- The withdrawal of many services by other levels of government and the private sector means the LG is left to fund a shortfall in the market (often in areas that are not usual LG activities but which are important to retain community identity and social fabric).

Revenue Sources for Local Councils:

- When LGs enter into the commercial space it is usually to fill a void in the market that the community requires.
- LGs do not traditionally compete against the private sector unless there is a specific need identified by the community.
- Revenue sources include:
 - Rates and Service Charges (property ownership);
 - User Fees and Charges (eg. garbage, water);
 - Grants and Subsidies (higher levels of government for specific purposes or general operational expenses); and
 - Commercial revenue streams (eg. airports, commercial property).

Advocacy for Equitable Funding:

- LGs often face financial constraints due to increasing demands for services, lack of ability to raise additional revenue and the ongoing decline of the Financial Assistance Grants.
- Advocacy efforts involve lobbying for a fair share of tax revenue (state or federal funds).

Challenges and Considerations:

- Fiscal Pressure: Balancing budgets while meeting community expectations can be challenging.
- Infrastructure Maintenance: Aging infrastructure requires ongoing maintenance and upgrades, with appropriate long term fund allocations.
- Unforeseen Events: Natural disasters, economic downturns, or emergencies can strain local budgets and resilience planning is essential.

Innovations and Efficiency:

- LGs explore innovative financing models, such as public-private partnerships (PPPs) or social impact bonds.
- Efficiency measures, like streamlining processes and adopting technology, help optimise resource utilisation.

Collaboration with Higher Levels of Government:

- The Australian Government plays a critical role in supporting LGs by providing funding for specific projects (e.g. road upgrades and community centres) and contributing to broader policy frameworks.

- Collaborative efforts ensure a holistic approach to community development.

COMMUNITY ENGAGEMENT CONSULTATION

No community consultation was considered necessary in relation to the recommendations of the report.

BUDGET IMPLICATIONS

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

STATUTORY IMPLICATIONS

There are no statutory implications resulting from the recommendations of this report.

POLICY IMPLICATIONS

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

COMMUNITY STRATEGIC PLAN LINKS

This report links to the Strategic Community Plan through the following Guiding Theme/s:

EMPOWERED: We continue to believe in the principles of representational democracy and are enabled to make decisions about our lives.

OFFICER RECOMMENDATION

That Council endorse the draft submission and request the CEO to lodge the final version with the Federal Standing Committee on Regional Development, Infrastructure and Transport in relation to local government sustainability.

15.2 Development and Growth

15.2.1 Outcome of Expression of Interest - Disposal of Areas 1 and 2, Broadwood

Responsible Officer:	Alex Wiese Director Development and Growth
Responsible Business Unit:	Development and Growth
Disclosure of Interest:	Nil
Voting Requirements:	Simple
Nature of Council's Role in Decision-Making:	Executive Strategic
Attachments:	1. CONFIDENTIAL - EOI submission [15.2.1.1 - 17 pages]

SUMMARY STATEMENT

Council is asked to consider the outcome of the expression of interest (EOI) for the disposal (sale) of Area 1 (Lots 95 to 106, Somerville) and Area 2 (Lots 47, 97 and 769 Broadwood).

REPORT

Background

Residential and commercial development has previously been considered on two parcels of undeveloped land known as Area 1 (Lots 95 to 106, Somerville), and Area 2 (Lots 47, 97 and 769 Broadwood), totalling 36.1ha. Areas 1 and 2 are held in freehold by the City and are zoned 'Urban Development' under the City's Local Planning Scheme No. 2 (LPS 2). Both parcels of land have registered Aboriginal Heritage, and consultation with the relevant Aboriginal Knowledge Holders, and a Section 18 consent under the *Aboriginal Heritage Act 1972*, are required prior to the development of the land.

The City has previously received a market-led proposal to purchase Areas 1 and 2, from the integrated property group M/Group, who offered to purchase both parcels of land for \$9,414,420 in 2021. The matter was originally considered at an Ordinary Council Meeting on 13 December 2021 and Council resolved to table the item until it could be fully assessed by the incoming CEO. At an Ordinary Council Meeting on 26 April 2022 Council voted on a recommendation to accept the offer and advise M/Group to liaise directly with Aboriginal Knowledge Holders to ensure that Aboriginal Heritage was appropriately considered. The motion was lost 5-7.

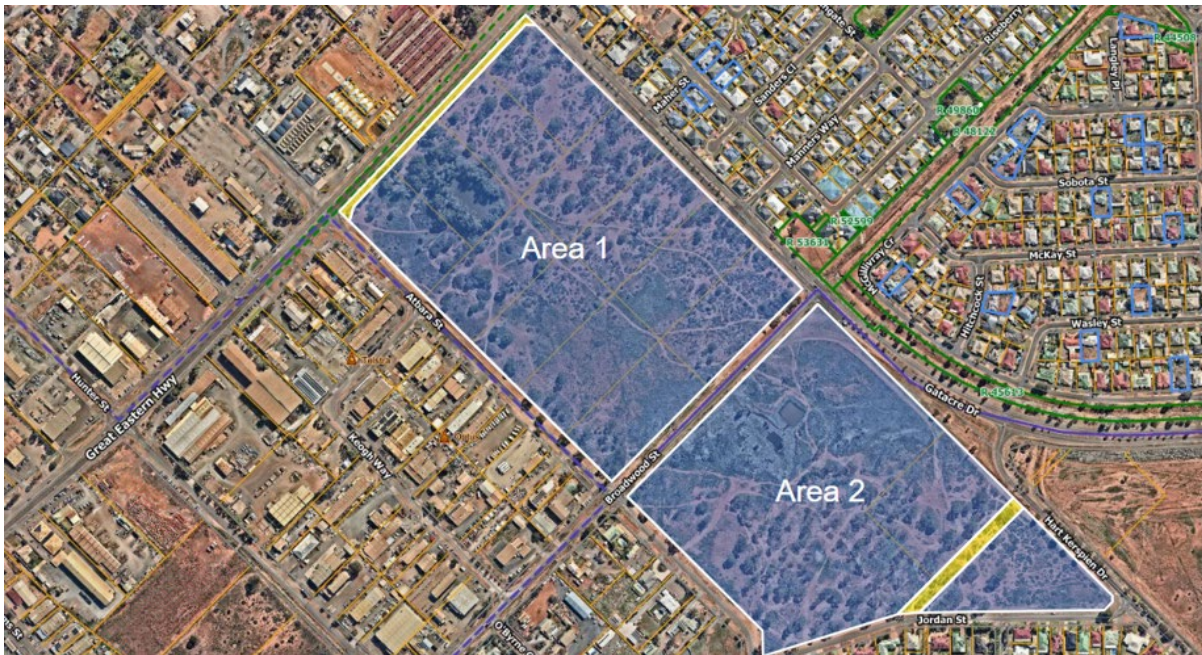


Figure 1: Aerial Map of Areas 1 and 2

A further report about development opportunities on Areas 1 and 2 was considered by Council at the Ordinary Council Meeting of 18 December 2023, and Council resolved to effect local public notice for the disposal (sale) of the areas. The public notice “Expression of Interest – Disposal (Sale) of Areas 1 (Lots 95-106, Somerville) and 2 (Lots 47, 97 and 769, Broadwood) WA 6430” was advertised on 24 February 2024 and submissions closed on 6 April 2024.

The purpose of this EOI is to enable respondents to formulate their submission to the City and to enable the City to decide which, if any, of the submissions that it receives would be most advantageous to the City.

Under the EOI process the City:

- a. is not bound to accept the most financially attractive submission and may decline to accept any submission;
- b. may discontinue or suspend the EOI process;
- c. may negotiate with one or more respondents;
- d. may accept or reject any submission; and
- e. may call for new submissions or commence a new EOI or alternative procurement process.

This report summarises the submission and inquiry relating to the EOI.

Officer Comment

One submission was received from a local business (refer to confidential attachment 15.2.1.1). The proposal was to purchase a small portion of Lot 95 (approximately 1.5ha) at the corner of Great Eastern Highway and Atbara Street (within Area 1). An inquiry about the EOI was received from another party, but this did not result in a submission.

LPS 2 sets the following objectives for the ‘Urban Development’ zone:

- To provide an intention of future land use and a basis for more detailed structure planning in accordance with the provisions of the Scheme;

- To provide for a range of residential densities to encourage a variety of residential accommodation; and
- To provide for progressive and planned development of future urban areas for residential purposes, and for commercial and other uses normally associated with residential development.

LPS 2 also requires the development/subdivision of Areas 1 and 2 to be done in accordance with an approved Structure Plan, as the land is zoned Urban Development. In addition, Areas 1 and 2 have registered Aboriginal Heritage, which requires a Section 18 consent under the *Aboriginal Heritage Act 1972*. Section 18 applications are made to the Aboriginal Cultural Heritage Committee, and assessed by the Committee, which makes a recommendation to the Minister for Aboriginal Affairs and recommends any conditions which should be attached to the consent if granted. The Minister is required to consider the Committee's recommendation, having regard to the general interest of the community, with special consideration given to the interests of relevant Aboriginal people affected. Department of Planning, Lands and Heritage's Consultation Policy for Section 18 applications says that, before submitting a Section 18 application, the landowner should consult with the relevant Aboriginal people.

Development cannot proceed on the site without both these requirements being met.

EOI Outcome

The EOI submission to purchase approximately 1.5ha of Lot 95 has been rejected by the City. The submission did not demonstrate how planning and Aboriginal Heritage requirements would be met, and it is not possible for a portion of Area 1 and 2 to be developed in isolation. The submitter has been notified in writing of the outcome.

PUBLIC CONSULTATION

Public consultation was undertaken in the following manner:

Requirement:

Statutory s3.58 of the *Local Government Act 1995*.

Duration:

Six weeks from 24 February 2024 to 6 April 2024.

Method:

Public Notice in the *Kalgoorlie Miner* and *The West Australian*, and the City of Kalgoorlie-Boulder website.

Submissions Received:

One.

BUDGET IMPLICATIONS

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

STATUTORY IMPLICATIONS

There are no statutory implications resulting from the recommendations of this report.

POLICY IMPLICATIONS

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

COMMUNITY STRATEGIC PLAN LINKS

This report links to the Strategic Community Plan through the following Guiding Theme/s:

SAFE: We support families and youth.

CONNECTED: Culture, heritage, and place are valued, shared, and celebrated.

SUSTAINABLE: We advocate for the provision of land use.

CAPABLE: We are combating Fly-In Fly-out (FIFO) and targeting residential population growth of 3% per annum.

OFFICER RECOMMENDATION

That Council:

1. Notes the single submission in response to Expression of Interest 2024/3 for the disposal (sale) of Area 1 (Lots 95 to 106, Somerville) and Area 2 (Lots 47, 97 and 769 Broadwood) was rejected as it did not address planning and aboriginal heritage considerations; and
2. Review the decision to commence a new EOI process in 2025.

15.2.2 Disposal of Lots 9001, 3863, 1756 and 1765 Johnston Street, South Kalgoorlie

Responsible Business Unit:	Planning, Development and Regulatory Services
Disclosure of Interest:	Nil
Voting Requirements:	Simple
Nature of Council’s Role in Decision-Making:	Executive Strategic
Attachments:	Nil

SUMMARY STATEMENT

Council is asked to consider the disposal process for the City of Kalgoorlie-Boulder (the City) owned Lots 3863, 1756, 1765 and 9001 Johnston Street, Victory Heights (the land) through a private treaty and Expression of Interest (EOI) process for potential residential subdivision and development.

BACKGROUND

Address:	Lots 3863, 1756,1765 and 9001 Johnston Street, Victory Heights.	
Lot Size:	Lot 1756 – 1,012m ² Lot 1765 – 1,012m ² Lot 3863 – 29,986m ² Lot 9001 – 13,378m ²	
Zoning:	LPS2:	Lot 1756 – Residential R40 (no road frontage – requires amalgamation with Lot 3863). Lot 1765 – Residential R40 and Public Open Space (portion) Lot 3863 – Residential R40, Public Open Space (portion) and local road (portion). Lot 9001 – Residential R40 and Public Open Space (portion).
Existing Land Use:	Vacant land	
Proposed Land Use:	Residential	
Adjacent / Nearby Land Uses:	Residential and Goldfields Oasis Recreation Centre	

REPORT

Description of Land

The City owns in freehold a triangular parcel of land in Victory Heights bordered by Johnston Street to the north and north-west, Kingsmill Street to the east, and Davis Street to the south – refer to Figure 1 below.

The site is less than 2km from the Boulder Town Centre, approximately 3km to the Kalgoorlie-Boulder Airport, and approximately 4km from the Kalgoorlie Central Business District. The Goldfields Oasis Recreation Centre is on the opposite side of Johnston Street.

The land is vacant and generally flat with a cover of small trees and low sparse shrubs.

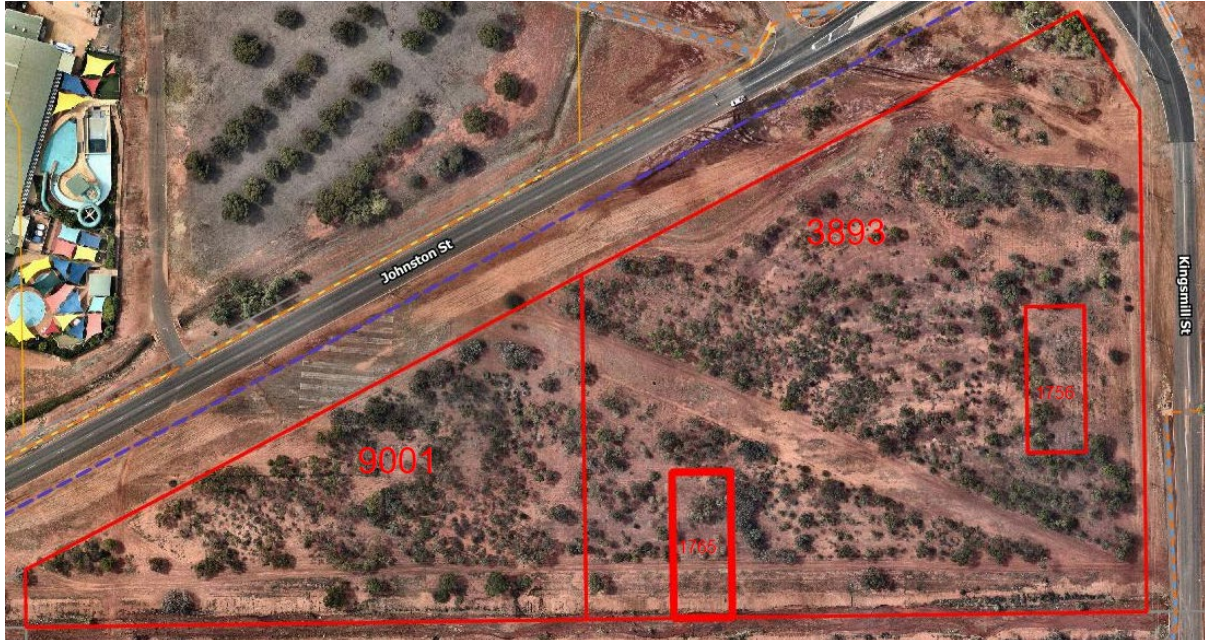


Figure 1. Subject City-owned Land

The key planning-related details of the properties are summarised in the table below.

Site	Lot Area	LPS2 Zoning	Indicative Residential Development Potential
Lot 9001 Johnston Street, Victory Heights	10,691m ²	Residential – R40	The maximum permitted yield based on gross land area (GLA) is: 48 single house lots or grouped dwellings; or 71 to 173 apartments or multiple dwellings depending on the number of bedrooms.
	2,687m ²	Public Open Space	
Lot 3863 Johnston Street, Victory Height	29,986m ²	-	Residential R40 Portion: The maximum permitted yield based on GLA is: 113 single house (lots) or grouped dwellings; or 165 to 402 apartments or multiple dwellings depending on the number of bedrooms.
	24,800m ²	Residential – R40	
	3,300m ²	Public Open Space Reserve	
	1,886m ²	Local Road Reserve	

Lots 1756 and 1765	1,012m ²	Residential – R40	Lot 1756 has no road frontage, therefore for development to occur it must be amalgamated with Lot 3863.

The plan below (Figure 2) illustrates the sites' zoning under LPS2.

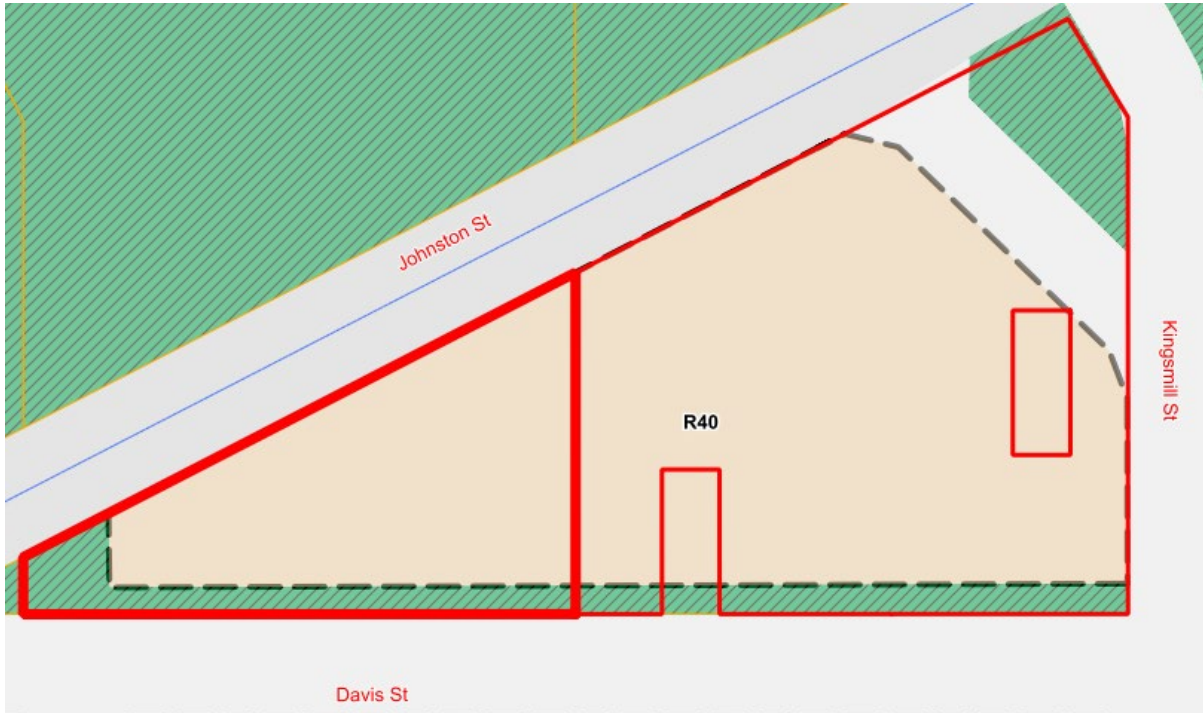


Figure 2. Zoning Plan

Need for Housing

To assist in alleviating Kalgoorlie-Boulder's housing crisis, future-proof the City and encourage population growth in the district, the City is facilitating housing development through various means, including the release and disposal of land for housing projects, including the enhancement of infrastructure such as sewer networks that service new residential developments.

Residential Subdivision/Development Delivery Options

The subdivision and development of the site could be achieved through the following delivery models:

1. Subdivision and development by the City.
2. Subdivision and development through a joint venture partnership between the City and another party.
3. Disposal of the land (and subdivision and development by another party).

All options will result in providing much needed housing in the district.

Options 1 and 2 provide the City with control over the subdivision and development process but would require significant capital allowance. In addition, project delivery of this type is not a core function of the City and would require external resources such as:

- Engaging suitably skilled and experienced staff to undertake the project. This is likely to be additional to the current staff complement.
- Undertaking the project, including the provision of utility services, infrastructure, project management, administration, etc.

Funding for the project would also need to be included in the Long-Term Financial Plan and Budget.

Option 3 does not require the City to fund the project cost. The funds from the disposal of the property would be placed in the City's Future Projects Reserve to acquire other property, or provide other facilities, services or activities for the community.

Accordingly, the disposal of the property (Option 3) is considered the preferred and recommended delivery model.

Disposal of Land

A review of the certificates of title for the lots indicates that the lots are in fee simple (freehold). The title for Lots 1756 and 1765 and 9001 includes an encumbrance that the land is subject to certain mineral and other reservations to the Crown on the natural surface and to a depth of 12.19m. Essentially if there is a precious mineral on the surface and to a depth of 12.19m of those lots, the owner does not have the right to mine that mineral as it is owned by the Crown. This does not impede the residential subdivision/development of the property.

The land comprises four lots, including Lot 1756 having no direct road frontage. It is considered that the amalgamation of the lots is not a prerequisite to disposal as the new owner can arrange the amalgamation and re-subdivision concurrently, and this would not significantly affect the purchasing price. Additionally, the City will not be borne with the cost and resources to obtain the Western Australian Planning Commission's approval and comply with the approval conditions.

A review of utility infrastructure in the area indicates that sewer currently runs along the opposite side of Kingsmill Street, water main along the opposite side of Davis Street, and electricity/power along Johnston Street, Kingsmill Street and Davis Street. However, the property is not connected to these utility services, and the feasibility of the service connections will require further investigation, be dependent on the development/subdivision design of the land, and likely influence purchase offers.

It is considered that there is currently not reasonable value added for the City to provide utility services to the site considering the need to engage the relevant expertise and resources to deliver the project, fund the capital works, and incur the associated lengthy timeframes. Also, the location and capacity of services depends on the final design outcomes.

A current market valuation of the property based on the R40 density requirements and the site condition as is, would need to be obtained. If the City wishes to further consider the value of amalgamating the four lots and/or providing utility services prior to land disposal, it could obtain comments from the valuer on his matter. The valuation will need to be included in the local public notice required under section 3.58 (4) of the *Local Government Act 1995 (Act)*

The City could dispose of the land through public auction, public tender or private treaty under section 3.58 of the Act. The preferred option is to dispose of the

property via private treaty (sections 3.58(3) and (4) of the Act as it allows the City to negotiate the purchase price, and terms and conditions, with the prospective purchaser(s); this would be through an EOI process and then through a local public notice process.

Should no submission be received during the EOI period, it is recommended that a report be presented to Council to consider options to progress the development/subdivision and/or disposal of the property

COMMUNITY ENGAGEMENT CONSULTATION

To dispose of the property through private treaty (section 3.58 (3) of the Act, the City will advertise for EOIs from parties interested in purchasing the land.

The City is required to give local public notice of the accepted proposed disposition (EOI submission) in accordance with section 3.58 (3) and (4) of the Act.

PUBLIC CONSULTATION

Public consultation must be undertaken in the following manner:

Requirement:

EOI – Discretionary

Accepted Proposed Disposition – Statutory, in accordance with sections 3.58 (3) and (4) of the Act.

Duration:

EOI – Typically 42 days

Accepted Proposed Disposition – Minimum of 14 days.

Method:

EOI – Advertisement (City website and *Kalgoorlie Miner* newspaper).

Accepted Proposed Disposition – Local Public Notice (City website and *Kalgoorlie Miner* newspaper).

BUDGET IMPLICATIONS

There will be budget implications relating to a market valuation, legal fees, and other land disposal related fees. These costs will be allocated depending on when or if the property's disposal is commenced.

STATUTORY IMPLICATIONS

The City is required to comply with sections 3.58 and 3.59 of the Act, and section 8A of *Local Government (Functions and General) Regulations 1996* when undertaking land transactions, including property disposal and leasing. This land disposal is not considered to be a major land transaction as the value is expected to be less than \$10 million or 10% of the City's operating revenue for the 2023/2024 financial year,

therefore the land disposal does not require a business plan or six weeks of State-wide advertising, and only requires local public notice and associated advertising.

POLICY IMPLICATIONS

Council adopted the Land Acquisition and Disposal Policy in May 2023, and the Land Acquisition and Disposal Strategy in June 2023. The frameworks in the policy and strategy guide the City's management of its land and property assets. The policy requires that proceeds from the sale of City land should be placed in the City's Future Projects Reserve. It is considered that the proposed disposal meets the requirements of the City's Acquisition and Disposal Policy and Strategy.

COMMUNITY STRATEGIC PLAN LINKS

This report links to the Strategic Community Plan through the following Guiding Theme/s:

SAFE: We support families and youth.

SUSTAINABLE: We advocate for the provision of land use.

CAPABLE: We are combating Fly-in Fly-out (FIFO) and targeting residential population growth of 3% per annum.

OFFICER RECOMMENDATION

That Council:

1. Authorise the Chief Executive Officer to effect a local public notice in accordance with s3.58 of the *Local Government Act 1995* for the disposal (sale) of Lots 3863, 1756, 1765 and 9001 Johnston Street, Victory Heights with the property disposal process being by private treaty in accordance with sections 3.58(3) and (4) of the *Local Government Act 1995* and an expression of interest.
2. Requests the Chief Executive Officer to present a report to Council to consider:
 - a. The disposal of the property having regard to the submissions and purchase offers received during the expression of interest period.
 - b. The options to progress the development/subdivision and/or disposal of the property should no submission is received during the expression of interest period.

15.2.3 Change of use to operate a Holiday House (D028/24) at Lot 3247 (34) Conliffe Place, South Kalgoorlie 6430

Responsible Business Unit:	Development and Growth
Disclosure of Interest:	Nil
Application Number:	D028/24
Owner's Name:	Lachlan Giblett Hay-Hendry and Bree Kiddey
Applicant's Name:	Lachlan Giblett Hay-Hendry
Development Value:	\$20,000
Voting Requirements:	Simple
Nature of Council's Role in Decision-Making:	Quasi Judicial
Attachments:	1. CONFIDENTIAL - Management Plan [15.2.3.1 - 6 pages]

SUMMARY STATEMENT

Council is asked to approve a change of use from residential to a holiday house at Lot 3247 (No. 34) Conliffe Place, South Kalgoorlie 6430. As the proposal is a "D" (discretionary) use under Local Planning Scheme No. 2 (LPS 2), and the decision powers are not delegated to the Chief Executive Officer, the approval of Council is sought.

REPORT

Background

Lot 3247 (No. 34) Conliffe Street (the site) contains a residential house approved after subdivision of the area. The applicant proposes to establish a holiday house that will operate within the existing residential building.

The land use of holiday house in 'Residential' zoned areas is not exempt from the requirement for development approval under the *Planning and Development (Local Planning Schemes) Regulations 2015*. Therefore, a development approval from Council is required.

Application Description and Detail

Address:	Lot 3247 (No. 34) Conliffe Place, South Kalgoorlie 6430
Lot Size:	774m ²
Zoning	LPS2: Residential/R30
Existing Land Use:	Residential
Proposed Land Use:	Holiday house
Adjacent / Nearby Land Uses:	Residential

Details of the Proposal

The applicant proposes to operate a holiday house at the site. The holiday house will provide short term accommodation. The applicant/owner will not reside at the property. A property manager will visit the property from time to time to assist with general caretaking and leasing.

Description of the Site

The site is 774m² in area and contains an established residential house. The site is situated amongst other established properties, with an established mature streetscape. The site has an existing vehicle access off Conliffe Place. The dwelling has a two-vehicle carport and additional space for a further two vehicles to be parked in the front yard for the exclusive use of the property.



Figure 1: Aerial view of the site

Site History/Previous Approvals

The City’s records indicate the residential house on the site was constructed some time prior to 2000.

Previous Relevant Decisions of Council

There are no previous decisions of Council that are directly relevant to the proposal.

Applicant’s Submission

The applicant has submitted the following proposal:

Number of short-term occupiers	Maximum of six occupiers
Area of occupation	Entire dwelling/yard
Service provided	<ul style="list-style-type: none"> • Three-bedroom dwelling for short-term accommodation. • Private parking exclusively for guests. • Property manager will assist with check in/check out, guest requirements, and general caretaker services.

Days of operation	The existing dwelling will be available for bookings seven days a week and will operate 24 hours a day to accommodate overnight stays.
Handling of complaints	<p>The application details proposed guidelines to address any complaints related to noise and car parking. Guests will receive a Code of Conduct (as outlined in the Management Plan, Attachment 15.1.2.3) that includes no partying or hosting events at the premises, and a requirement for noise to be kept to a minimum between the hours of 8:30pm and 8:00am.</p> <p>In the event of complaints, the Manager will act promptly and take necessary steps which may include issuing warnings, escalating the matter to site booking support staff, or contacting local authorities if warranted.</p>

Public consultation

Public consultation was undertaken in the following manner:

Requirement

Schedule 2, part 8 cl.64 (4) of the *Planning and Development (Local Planning Schemes) Regulations 2015* states that a non-complex application is advertised by doing any or all of the following, as determined by the local government:

- Cl.64 (4)(a) in accordance with clause 87 public notice in the newspaper and website publishing.
- Cl.64 (4)(b) giving owners and occupiers in the vicinity of the development who, in the opinion of the local government, are likely to be affected by the granting of development approval.
- Cl.64 (4)(c) erecting, in the manner approved by the commission, a sign or signs.

Duration

14 days, being 17 April to 1 May 2024.

Due regard was given to the City’s Local Planning Policy (LPP2) Advertising Planning Proposals and Schedule 2, part 8 cl. 64 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Method

As any impacts of the proposal would be local in nature, City officers determined that the notification to the owners and occupiers of adjacent and surrounding properties was sufficient to ascertain any potential effects the proposal may have on surrounding properties.

Submissions Received

No submissions were received resulting from the public consultation.

Consultation with Other Agencies

No agency consultation was considered necessary in relation to the recommendations of the report.

Assessment Considerations

Zoning and Land Use Permissibility

The site is zoned "Residential" under the LPS 2 and is afforded a residential density of R30. The proposed use of the site is classed as holiday house which is a "D" use, meaning that it is at the Council's discretion to approve or refuse the proposed use.

The assessment of the proposal relates only to the proposed use. The applicant is not proposing any building works associated with the new land use.

Development Standards

The proposal does not include any building works and therefore the Residential Design Codes (R-codes) are not relevant.

Traffic and Parking

LPS 2 requires the property to have space for two vehicles to park within the property boundary. The property has a two-vehicle carport and additional space for two car bays within the gated front yard.

The impacts of the maximum number of occupants associated with the holiday house use (six persons) is considered consistent with the impacts of a large or extended family occupying the property.

Noise

Noise associated with the proposed use is required to be consistent with the requirements of the *Environmental Protection (Noise) Regulations 1997*. The applicant has also submitted a Management Report that outlines the process of dealing with any complaints by neighbours from antisocial behaviour, excessive noise and car parking.

Conclusion

It is considered that the approval of the existing property for a holiday house will not result in significant impacts on surrounding properties and the area's local amenity. It is therefore recommended that the application be approved with the conditions as recommended.

BUDGET IMPLICATIONS

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

STRATEGIC IMPLICATIONS

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

STATUTORY IMPLICATIONS

If aggrieved by the decision of the Council or any development conditions applied, the applicant will have a right to appeal to the State Administrative Tribunal. A review must be lodged within 28 days of the decision being made by the City. An advice note to this effect will be included in the decision notice.

Under the Short-Term Rental Accommodation Act 2024, all providers of short-term rental accommodation (STRA) within Western Australia, both hosted and un-hosted, will be required to register their property by 1 January 2025. This includes confirming compliance with existing legislative requirements for STRA.

POLICY IMPLICATIONS

The proposal is consistent with the City's Local Planning Policy – Advertising Planning Proposals Policy. There are no policy implications resulting from the recommendations of this report.

COMMUNITY STRATEGIC PLAN LINKS

This report links to the Strategic Community Plan through the following Guiding Theme/s:

CAPABLE: We promote and support local tourism opportunities including facilitating tourism infrastructure and services.

OFFICER RECOMMENDATION

That Council approves the proposed change of use to holiday house at Lot 3247 (No. 34) Conliffe Place, South Kalgoorlie 6430 subject to the following conditions:

1. This development must substantially commence within two years from the date of the decision, unless an extension of the approval is received from the City, prior to this approval expiring.
2. This development must take place in accordance with the plans received with the application and approved by the City.

15.2.4 Change of use to operate a Commercial Laundromat (D026/24) at Lot 50 (No. 139) Forrest Street, Kalgoorlie, 6430.

Responsible Business Unit:	Development and Growth
Disclosure of Interest:	Nil
Application Number:	D026/24
Owner's Name:	Tucker Dust Investments
Applicant's Name:	GLH Services Pty Ltd
Development Value:	Nil
Voting Requirements:	Simple
Nature of Council's Role in Decision-Making:	Quasi-judicial
Attachments:	1. CONFIDENTIAL - Application for Development Approval Change of use to operate a Commercial Laundroma [15.2.4.1 - 37 pages]

SUMMARY STATEMENT

Council is asked to approve a change of use from 'Warehouse' to 'Industry-light' to permit the operation of a commercial laundry at Lot 50 (No. 139) Forrest Street, Kalgoorlie. As the proposed use is an 'A' use under Local Planning Scheme No. 2 (LPS2), and the decision powers are not delegated to the Chief Executive Officer, the approval of Council is sought.

REPORT

Background

Address:	Lot 50 (No. 139) Forrest Street, Kalgoorlie, 6430
Lot Size:	3035m ²
Zoning	LPS2: Mixed-Use/R-AC4
Existing Land Use:	Warehouse
Proposed Land Use:	Industry-light
Adjacent / Nearby Land Uses:	Residential, Warehouse and Storage, Commercial

Lot 50 (No. 139) Forrest Street, Kalgoorlie (the site) contains an existing building comprised of a warehouse area of 1303m², an existing storage area of 141m², a cool room of 200m², an awning area of 60m², and a lockable bin storage area of 141m². The site was previously used as a warehouse and has 17 on-site parking bays.

Details of the Proposal

The applicant proposes to establish an ‘Industry-light’ use, being the operation of a commercial laundry, which will operate within the existing building. The proposed laundry will operate commercial washing machines, dryers, and other support equipment from 7:00am to 7:00pm, Monday to Friday, with seven staff employed over two shifts.

In a ‘Mixed Use’ zone a change of use to ‘Industry-light’ is not exempt from planning approval, and development approval must be obtained from the local government (Council) before proceeding with the development.

Description of the Site

The site area is 3,035m² and includes an established commercial building. The site is amongst other established commercial businesses, warehouses, storage facilities, and residential buildings, with the adjacent residential properties separated by the rear laneway.

The site has two existing vehicle crossovers on Forrest Street with separate access and egress, 17 vehicle bays, and two delivery bays. The site has limited landscaping, which has been poorly maintained.



Figure 1: Aerial view of the site

Site History/Previous Approvals

The City’s records include the following applications:

Application No.	Date	Description	Outcome
12979	19/06/1998	Alterations to building	Approved
DCU665	30/09/2015	Kids’ activity centre	Withdrawn

P218/98	21/05/1998	Addition of cool rooms, chillers, and an awning to existing warehouse	Approved
P332/98	07/08/1998	Amalgamation	Approved

Previous Relevant Decisions of Council

There are no previous decisions of Council that are directly relevant to the proposal.

Applicant's Submission

No significant changes are proposed to the building other than the internal modifications required for the operation of the proposed commercial laundry. The proposal does not include any dry-cleaning services.

The proposed hours of operation are 7:00am to 7:00pm Monday to Friday, which is consistent with the *Environmental Protection (Noise) Regulations 1997*. The applicant proposes to install four additional parking bays for staff. The total traffic movements from the delivery and dispatch of laundry are proposed to be similar to the previous warehouse use.

The application includes a laundry operation plan for the management of the operations of the laundry to support compliance with regulatory requirements related to solid waste, liquid waste and noise.

Public Consultation

Public consultation was undertaken in the following manner:

Requirement:

Schedule 2, part 8 cl.64 (4) of the *Planning and Development (Local Planning Schemes) Regulations 2015* states that a non-complex application is advertised by doing any or all of the following, as determined by the local government:

- Cl.64 (4)(a) in accordance with clause 87 public notice in the newspaper and website publishing.
- Cl.64 (4)(b) giving owners and occupiers in the vicinity of the development who, in the opinion of the local government, are likely to be affected by the granting of development approval.
- Cl.64 (4)(c) erecting, in the manner approved by the commission, a sign or signs.

Duration:

14 days, being 17 April to 1 May 2024.

Due regard was given to the City's Local Planning Policy (LPP2) Advertising Planning Proposals, and Schedule 2, part 8 cl. 64 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Method:

City officers determined that the notification of the proposal to owners and occupiers of adjacent and surrounding properties was sufficient to ascertain any potential concerns that neighbours may have regarding the use.

Submissions Received:

No submissions were received resulting from the public consultation.

Consultation with Other Agencies

No agency consultation was considered necessary in relation to the recommendations of the report.

Assessment Considerations

Zoning and Land Use Permissibility

The site is zoned 'Mixed Use' with a residential density coding of R-AC4 under LPS2. The proposed use has been defined as 'Industry-light' under LPS2, meaning "premises used for an industry where impacts on the amenity of the area in which the premises are located can be mitigated, avoided or managed".

In the 'Mixed Use' zone of LPS2, 'Industry-light' is an 'A' use which is required to be advertised, and any submissions received must be considered in the assessment of the proposal.

Development Standards

The proposal does not include any works and therefore the development standards found on Table 7 and Table 8 of the LPS2 are not relevant. The relevant parking requirements are addressed below.

Traffic and Parking

LPS2 requires 'Industry-light' uses to have one parking bay per 100m² of ground floor area. The site therefore requires a total of 16 car parking spaces. The applicant is proposing a total of 21 parking bays, which exceeds LPS2 requirements. It is considered that the site infrastructure relating to traffic movements, parking, and loading/unloading is adequate for the proposed use.

The site has separate access and egress arrangements which will result in safe vehicle movements to and from the site. It is considered that any impacts resulting from the proposed activity on the surrounding areas will be minimal, and consistent with other similar commercial activities in the area.

Noise

The proposed operating hours are within the requirements of the *Environmental Protection (Noise) Regulations 1997*, and it is considered that any noise impacts during the operation of the facility will be consistent with these regulations.

Waste Management

A condition has been included in the draft conditions requiring a Waste Management Plan to be prepared and lodged with the City for approval in accordance with the WALGA Waste Management Plan Guidelines.

City of Kalgoorlie-Boulder Health Local Laws 2001: Application to Establish an Offensive Trade.

The proposed commercial laundry operation may be required to register with the City as an offensive trade under the City of Kalgoorlie-Boulder Health Local Laws 2001.

Conclusion

It is considered that, with the recommended conditions, the change of use from 'Warehouse' to 'Industry-light' to permit the operation of a commercial laundry is consistent with impacts of commercial activities generally and will not result in increased impacts to the surrounding areas. It is therefore recommended that the application be approved with the conditions as recommended.

BUDGET IMPLICATIONS

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

STRATEGIC IMPLICATIONS

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

STATUTORY IMPLICATIONS

If aggrieved by the decision of the Council or any development conditions applied, the applicant will have a right to appeal to the State Administrative Tribunal. A review must be lodged within 28 days of the decision being made by the City. An advice note to this effect will be included in the decision notice.

POLICY IMPLICATIONS

The proposal is consistent with the *Planning and Development (Local Planning Schemes) Regulations 2015*. The City's Local Planning Policy – Advertising Planning Proposals Policy has been given due regard, however as the potential impacts are local and well defined, the statutory requirement of 14 days is considered appropriate.

COMMUNITY STRATEGIC PLAN LINKS

This report links to the Strategic Community Plan through the following Guiding Theme/s:

SUSTAINABLE: We support opportunities for commercial and industrial land.

EMPOWERED: We ensure considered decision making based on collaborative, transparent and accountable leadership.

OFFICER RECOMMENDATION

That Council approves the proposed commercial laundry operation at Lot 50 (No. 139) Forrest Street, Kalgoorlie, subject to the following conditions:

1. The development must substantially commence within two years from the date of this decision, unless an extension of the approval is granted by the City.
2. The development must take place in accordance with the plans received with the application and approved by the City.
3. Operating hours are limited to 7:00am to 7.00pm Monday to Friday.
4. Before the laundry operates, a Waste Management Plan shall be submitted to the City for approval.
5. Any liquid waste from air conditioning, or other liquid generating plant or activities, shall be retained on site or connected to the City's sewer system and comply with AS/NZ3500, subject to any pretreatment requirements prior to discharge.
6. Prior to use, a detailed landscaping plan consistent with LPS2 clause 32 table 7 and clause 34 must be submitted and approved by the City.

15.2.5 Goldfields Aboriginal Business Chamber (GABC) Sponsorship

Responsible Officer:	Alex Wiese Director Development and Growth
Responsible Business Unit:	Development and Growth
Disclosure of Interest:	Nil
Voting Requirements:	Simple
Nature of Council’s Role in Decision-Making:	Executive Strategic
Attachments:	<ol style="list-style-type: none"> 1. Application - GABC - YUWA Aboriginal Business Conference and Stronger Business Expo [15.2.5.1 - 17 pages] 2. Sponsorship Policy (EXEC-CEO-006) [15.2.5.2 - 5 pages]

SUMMARY STATEMENT

Council is asked to consider the sponsorship of the Goldfields Aboriginal Business Chamber (GABC) for the inaugural 2024 Yuwa Aboriginal Business Conference and Stronger Business Expo (the Yuwa Conference).

REPORT

The GABC has applied to the City’s Event Sponsorship program (refer to attachment 15.2.5.1) for \$35,000 cash and \$22,500 in-kind support for the 2024 Yuwa Aboriginal Business Conference and Stronger Business Expo. The in-kind support is to cover the fees and charges associated with the hire of the Goldfields Art Centre, and Arts Centre staff support.

Background

The GABC is a community initiative that highlights the strength of local Aboriginal entities and business owners and supports economic participation of local Aboriginal businesses. The GABC emerged from industry feedback on the lack of visibility of Aboriginal businesses, the barriers experienced by Aboriginal businesses in engaging in commercial opportunities, and the community’s desire to define their own narrative on Aboriginal business matters. The GABC also supports local Aboriginal businesses by increasing commercial visibility and providing greater opportunities for business with major industries in the Goldfields-Esperance region.

Sponsorship Application Details

The GABC is seeking sponsorship support to host a five-day First Nations economic development conference in Kalgoorlie-Boulder from 14 October 2024 to 18 October 2024. The date has been selected to coincide with the Indigenous Business Month. The GABC is also proposing online participation to allow people from all over Australia, and the world, to join the event, positioning the conference as a global conversation.

The Yuwa Conference celebrates the diversity of Aboriginal businesses in areas of arts, mining and environmental stewardship. The conference has the potential to position Kalgoorlie-Bolder at the forefront of Indigenous business innovation and collaboration in Australia.

Proposed keynote speakers include Jody Broun, CEO of the National Indigenous Australians Agency (NIAA); David Eaton, Commissioner for Small Business; Nornie Bero, a famous Torres Strait Islander chef and restaurateur; and Veena Sahajwalla, a renowned scientist. It is also proposed the MC will be Stan Grant, and there are also a number of presentations focusing on mining, civil and utilities; caring for Country; and tourism and business.

Officer Comment

The application has been assessed and complies with the Sponsorship Policy (refer to attachment 15.2.5.2), and is considered to support the delivery of outcomes in the City's Strategic Community Plan 2020/30, and Innovate Reconciliation Action Plan (RAP) 2021-2023 (which continues as the City's RAP). It is recommended that Council approves the sponsorship of the 2024 GABC Yuwa conference for the amount of \$35,000 cash and \$22,500 in-kind support from the 2024/25 Economic Development Sponsorship budget.

COMMUNITY ENGAGEMENT CONSULTATION

No community consultation was considered necessary in relation to the consideration of the sponsorship proposal.

BUDGET IMPLICATIONS

There are sufficient funds in the City's Economic Development Sponsorship account to fund the event to the level proposed in the Officer's recommendation.

STATUTORY IMPLICATIONS

There are no statutory implications resulting from the recommendations of this report.

POLICY IMPLICATIONS

This Sponsorship application complies with the City's Sponsorship Policy.

COMMUNITY STRATEGIC PLAN LINKS

This report links to the Strategic Community Plan through the following Guiding Theme/s:

SAFE: We will deliver a safe and activated community that can be used day and night.

SUSTAINABLE: Our unique natural environment is maintained, enhanced and connected. Establishing appropriate forums and resources to coordinate and drive Aboriginal economic development.

OFFICER RECOMMENDATION

That Council approve entering into the sponsorship agreement with the Goldfields Aboriginal Business Chamber in the amount of \$35,000 cash and \$22,500 in-kind support (Goldfields Art Centre venue hire and staff costs) for the 2024 Yuwa Aboriginal Business Conference and Stronger Business Expo, to be held from 14-18 October 2024 and on such other conditions as the CEO considers appropriate.

15.2.6 Proposed Amendment to Local Planning Scheme No 2 – Lot 4565 Broadwood Street, Broadwood

Responsible Business Unit:	Development and Growth
Disclosure of Interest:	Nil
Voting Requirements:	Simple
Nature of Council’s Role in Decision-Making:	Legislative
Attachments:	1. CONFIDENTIAL - Compiled Submission - Proposed Scheme Amendment [15.2.6.1 - 96 pages]

SUMMARY STATEMENT

An application has been received to amend the City’s Local Planning Scheme No. 2 (LPS2) to add ‘Workforce Accommodation’ as a discretionary use for Lot 4565 Broadwood Street, Broadwood 6430 (Lot 4565).

The proposed scheme amendment will allow Council to consider for approval a 50-unit (196 person) workforce accommodation development, for which planning by the proponent has been underway for some time. Workforce accommodation is currently an “X” (prohibited use) in the ‘Mixed Use’ zone of LPS2.

On the basis that there is a lack of site-specific circumstances that are unique to the site, and the proposal is not of a special or urgent nature, which substantiates a scheme amendment, it is recommended that the amendment not be adopted (initiated).

REPORT

On 18 March 2024, CLE Town Planning + Design (the applicant) wrote to the City requesting that Council consider “an amendment to LPS2 to amend Table 4: Specified additional uses for zoned land in Scheme area, to include Lot 4565 Broadwood Street, Broadwood as A7, with an additional discretionary – ‘D’ use of ‘Workforce Accommodation’ subject to the condition development as per standards of the Commercial zone; and amend the Scheme Map accordingly”.

The applicant argues that their client’s designer (Omni Design) had engaged with the City during the planning and design of a 50-unit (196 persons) workforce accommodation development proposed for Lot 4565. While this is correct, the applicant was informed and aware of the advanced nature of LPS2 and that failure to lodge and receive determination prior to the Gazettal of LPS2 could affect the application and its permissibility. Under Western Australia law, planning applications are determined under the local planning scheme that is in effect at the time of the decision.

The Joint Development Assessment Panel (JDAP) application has been put on hold pending the decision of Council regarding the scheme amendment application. The application includes a number of plans relating to the proposed development

including a development concept and landscape plan, an environmental acoustic assessment, a transport impact assessment, a waste management plan, and stormwater drainage design.

Background

Site and Location

Lot 4565 is a freehold title lot with an area of 1.6ha. The site is approximately 4km south-west of the Kalgoorlie Central Business District, 5km west of the Boulder Town Centre, and approximately 1km north-west of the Kalgoorlie-Boulder Airport.

The lot is privately owned and currently contains a motor vehicle repair (trailer and caravan) business, extensive hardstand areas, and a mix of structures used for various purposes not related to the vehicle repair business. The site is generally flat and is connected to utility services.

The surrounding area bounded by Broadwood Street and O'Byrne Crescent has established large scale residential lots of approximately 5,000m², with established single houses and some light industrial and commercial service activities in the rear yards. The north-western side of Broadwood Street is comprised of mostly light industry and service commercial uses, and a large office complex that is occupied by the Department of Mining, Industrial Regulation and Safety.



Figure 1. Aerial of Lot 4565 Broadwood Street



Figure 2 – Locality Aerial

Development Proposal

The proposed amendment is intended to facilitate a workforce accommodation development as shown in the development concept plans contained in Attachment 1, including:

- 50 x transportable units providing accommodation for 196-persons;
- A communal kitchen facility, gymnasium, outdoor pool and amenities;
- Landscaped lot boundaries and street interface, with communal open space areas across the site; and
- 39 standard car bays, two ACROD parking bays, 17 minibus parking bays and two vehicle entry points.

The applicant was advised during several pre-lodgement meetings and written communication in early and mid-2023 that the site was zoned ‘Extensive Residential’ under Local Planning Scheme No. 1, and that it was proposed to be zoned ‘Residential’ under the draft LPS2, with the caveat that the ultimate zoning is determined by the Minister for Planning. The applicant has provided a timeline of the process relating to the proposed development in their application for the scheme amendment.

Planning Considerations

The proposed amendment has been considered in the context of the local planning framework including the Local Planning Strategy 2013-2033, LPS2, and the City’s local planning policies especially LPP1 – Workforce Accommodation Policy.

Local Planning Strategy

The City's Local Planning Strategy (the strategy) was endorsed by the Western Australian Planning Commission on 9 July 2013 and sets the strategic direction for land use management and planning for the 2013-2033 period. Lot 4565 is adjacent to the West Kalgoorlie general industrial area which has continued to develop as a principal industrial area for Kalgoorlie-Boulder.

The applicant is of the view that:

- the strategy discusses that a portion of the City's population is transient, and therefore suitable accommodation for mining workforces should be provided to ensure that the industry does not impact on available accommodation for tourism;
- the amendment is consistent with the strategy's identification of the area as industry/light industry; and
- the Mixed Use zone in LPS2 appears contradictory to the strategy's objectives, as a mix of commercial and residential uses in this location may conflict with the existing uses in the area.

Whilst these comments have some merit, they must be considered in the context that the Strategy is almost 11 years old. The Mixed Use zoning of the area introduced in LPS2 was seriously considered by the Department of Planning, Lands and Heritage (DPLH), and the Western Australian Planning Commission, and approved by the Minister; it is an appropriate contemporary response to address the transition between residential development in the east and industrial development in the west.

Local Planning Scheme No. 2

LPS2 was gazetted on 31 October 2023 with the zoning of the area bordered by Broadwood Street, O'Byrne Crescent and Atbara Street changing to Mixed Use from the previous zoning of Extensive Residential in former Town Planning Scheme No. 1 (TPS1), with the R2 density coding (minimum 5000m² lot size) remaining the same.

The draft LPS2 was originally advertised as zoning the area 'Residential', however DPLH, the Western Australian Statutory Planning Committee, and the Minister for Planning; Lands; Housing; Homelessness considered this would have had an unintended consequence of making many uses in the area non-conforming. Therefore, the zoning of the area was gazetted as Mixed Use to maintain the existing land use permissibility for a mix of non-residential uses and is the most suitable zone to reflect the intended land use mix for the area.

Workforce accommodation is a new land use in LPS2 and is an 'X' use (not permitted) in the Mixed Use zone. The use was not permitted as it had generally not been supported in more built-up areas.

Previously, workforce accommodation was not listed in TPS1 and in such cases, there was a pathway to approve the use subject to advertising the proposal. It is an 'A' use in the Residential zone as originally proposed in the advertised LPS2.

Due to modifications which sought to address broader zoning matters that changed the zoning of Lot 4565 and adjacent areas to Mixed Use, workforce accommodation became a use not permitted on Lot 4565 in the final gazetted LPS2.

The objectives for the Mixed Use zone are as follows:

- *“To provide for a wide variety of land uses which are compatible with residential uses.*
- *To allow for development of a mix of varied but compatible land uses, such as housing, offices, showrooms, amusement centres, eating establishments and appropriate activities which do not generate nuisances detrimental to the amenity of the district or to the health, welfare and safety of its residents.”*

The applicant is of the view that:

- The primary objective of the amendment is to facilitate a workforce accommodation facility to support the industrial, commercial and mining uses in the locality.
- The amendment is consistent with the objectives of the Mixed Use zone, facilitating temporary residential accommodation that further diversify the uses in the zone.

The proposed workforce accommodation has been planned by the proponent for some time, and the impacts of the zoning transition of Lot 4565 is acknowledged. However, the key consideration of the proposed amendment is whether workforce accommodation is an appropriate use that could be developed on the land, especially having regard to the orderly and proper planning framework of the area.

Lot 4565 has significant redevelopment potential given its proximity to the Kalgoorlie-Boulder Airport, the Kalgoorlie and Boulder town centres, its land size and the availability to services. It is considered that the site is not uniquely suitable for workforce accommodation, and rather is appropriate for a range of uses that are currently possible under the LPS2 zoning.

Workforce accommodation is possible under numerous zones in LPS2, and it is considered that there is sufficient zoned land within Kalgoorlie-Boulder to accommodate the proposed use.

The zoning of the area was changed to Mixed Use with the introduction of LPS2 only some seven months ago, and a scheme amendment of this nature is not considered appropriate so soon after the review of the previous scheme.

Having regard to the above, it is considered that there is a lack of particular site-specific circumstances that are unique, and the proposal is not of a special or urgent nature which substantiates the adoption (initiation) of the proposed scheme amendment.

Local Planning Policy - Workforce Accommodation Policy

The City's local planning policy LPP1 - Workforce Accommodation Policy provides guidance on assessing and determining development applications for workforce accommodation and managing the development of workforce accommodation to maximise the City's residential workforce; and ensure it is designed appropriately and contributes to the City's vision to be a place people call home.

In relation to the policy provisions, the applicant is of the view that:

- Workforce use classification - the development concept demonstrates that the amendment area is capable of workforce accommodation designed in accordance with the policy.
- Time limited approval - the temporary approval period needs to consider the operator and decommission program which cannot be resolved until detailed

designs have been finalised and as part of the development application process.

- Need - as this amendment seeks to enable proposals to be considered by the City, the potential impact on the demand for and current capacity of existing workforce accommodation facilities across the City will ultimately be confirmed.
- Location - the amendment area is a suitable location for workforce accommodation, being in an established light industrial area, adjacent to a General Industry zone, and near the regional transport network. The amendment seeks to consolidate complementary uses within an urban area and encourage integration with the surrounding area and businesses.
- Design - as this amendment seeks to enable the use to be considered, details of a proposal's compliance with the development standards will be resolved.
- The amendment area's character and setting are largely single storey with minimal landscaping within the streetscape or street setbacks, and informed by the General Industry zoned land and uses on the opposite side of Broadwood Street, and proximity to the airport and light industrial uses. The use is consistent with this and is able to achieve the built form outcomes identified in the policy.
- Communal facilities and open space - details of the amenities will be addressed by a comprehensive future development proposal and are considered to be achievable within the amendment area.

Whilst the policy is focused on development applications for workforce accommodation, the policy also applies to providing guidance for the consideration of workforce accommodation proposals under other legislation, and as the proposed scheme amendment is to enable workforce accommodation on the site through the approval of a development application, due regard should be given to the policy in consideration of the proposed amendment.

The application does not demonstrate that there is a need for workforce accommodation at Lot 4565 in the context of the need provisions of the policy, including the workforce accommodation provision and capacity such as permissibility in other zoned land; and approved developments that are yet to be constructed in the district; and industry demand.

Other Considerations

The City's Strategic Community Plan 2020/30 includes the strategic objective of: "Capable - Combating fly-in-fly-out (FIFO) and targeting residential population growth of 3% per annum". It is considered that there is sufficient zoned land across the Kalgoorlie-Boulder district that enables workforce accommodation under LPS2; the proposed amendment is inconsistent with this strategy.

Conclusion

In consideration of the above matters, including that planning of the proposed workforce accommodation development that has been underway for some time by the proponent, and the context of transition in zoning of Lot 4565 and the adjacent area, and the local planning framework, it is recommended that the proposed scheme amendment not be adopted (initiated) for the reasons contained in the Officer's recommendation.

COMMUNITY ENGAGEMENT CONSULTATION

Section 84 of the *Planning and Development Act 2005* requires an adopted (initiated) proposed scheme amendment to be advertised. Part 5 of the *Planning and Development (Local Planning Schemes) Regulations 2015* prescribes the public advertising requirements for proposed amendments.

PUBLIC CONSULTATION

Should Council resolve to initiate the amendment, public consultation for proposed 'standard' scheme amendments that have been adopted (initiated) by the City is required to be undertaken in the following manner:

Requirement:

Statutory, in accordance with Section 84 of the *Planning and Development Act 2005* and Part 5, Division 3, Regulation 47 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Duration:

42 days

Method:

- Notification of the amendment published in the *Kalgoorlie Miner* newspaper.
- Impacted landowners and relevant public authorities notified in writing of the amendment details.
- Amendment details placed on the City's website.
- Hard copies of the amendment documentation available for inspection at the City's administration building.

BUDGET IMPLICATIONS

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

STATUTORY IMPLICATIONS

The City may amend LPS2 by adopting (initiating) a proposed scheme amendment, and the amendment being approved by the Minister for Planning (the Minister) and published in the Government Gazette, under section 75 of the *Planning and Development Act 2005*.

Part 5 of the *Planning and Development (Local Planning Schemes) Regulations 2015* details the process for amending a local planning scheme.

If a proposed amendment is adopted (initiated) by the City, it must be advertised following the Minister's approval for advertising.

After advertising, the City can provide a recommendation to the Minister to support the amendment without modification; support the amendment with proposed modifications to address issues raised in the submissions; or not support the amendment.

The Minister may approve the adopted (initiated) amendment (even if the City subsequently does not wish to proceed with the amendment) or require the amendment to be modified prior to being approved or refused.

The proposed amendment is considered to be a standard amendment in terms of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

POLICY IMPLICATIONS

The proposed scheme amendment has been assessed against the City's LPP1 - Workforce Accommodation Policy. It is considered that the proposal undermines the intent of the policy as the City's longer-term aim is to maximise the residential workforce with the vision for the district to be a place people call home. The proposal is also inconsistent with the policy objective of discouraging work camps or short-stay facilities used only to accommodate fly-in-fly-out employees/contractors.

COMMUNITY STRATEGIC PLAN LINKS

This report links to the Strategic Community Plan through the following Guiding Theme/s:

SAFE: We support families and youth.

SUSTAINABLE: We advocate for the provision of land use.

CAPABLE: We are combating Fly-In Fly-out (FIFO) and targeting residential population growth of 3% per annum.

OFFICER RECOMMENDATION

That Council does not adopt (initiate) an amendment to the City of Kalgoorlie-Boulder Local Planning Scheme No.2 (LPS2) to amend Table 4: Specified additional uses for zoned land in Scheme area, to include Lot 4565 Broadwood Street, Broadwood as A7, with an additional discretionary – 'D' use of 'Workforce Accommodation' subject to the condition "development as per standards of the Commercial zone", and amend the Scheme Map accordingly; for the following reasons:

1. The proposal undermines the objectives of the Mixed Use zone under LPS2 which is to allow for the development of a mix of varied but compatible uses, as the amendment is to facilitate workforce accommodation only over the entire site.
2. There is sufficient zoned land across the Kalgoorlie-Boulder district that enables workforce accommodation under LPS2.
3. The zoning of the area was recently changed to Mixed Use with the introduction of LPS2, and an amendment of this nature is not appropriate so soon after the scheme review, new scheme gazettal and consequent zone change.
4. There is a lack of particular site-specific circumstances that are unique, and the proposal is not of a special or urgent nature, which substantiates the adoption of the amendment.
5. The proposal is inconsistent with the City's local planning policy – LPP1 Workforce Accommodation Policy, as it does not demonstrate that there is a

need for workforce accommodation at Lot 4565 in the context of the (need) provisions of the policy.

6. The proposal is inconsistent with the orderly and proper planning of the area.

15.2.7 Change of use to operate a Motel (P107/23) at Lot 2766 (No 12) Throssell Street, Somerville 6430

Responsible Business Unit:	Development and Growth
Disclosure of Interest:	Nil
Application Number:	P107/23
Owner’s Name:	Bencarra Pty Ltd and Vier Pty Ltd
Applicant’s Name:	Elite Compliance Pty Ltd
Development Value:	Nil
Voting Requirements:	Simple
Nature of Council’s Role in Decision-Making:	Quasi-judicial
Attachments:	1. Application for Planning Approval to operate a Motel P107/23 [15.2.7.1 - 22 pages]

SUMMARY STATEMENT

Council is asked to approve a change of use from office to motel at Lot 2766 (No. 12) Throssell Street, Somerville. As the proposed use is a “D” (discretionary) use under Local Planning Scheme No. 2 (LPS2), and the decision powers are not delegated to the Chief Executive Officer, the approval of Council is sought.

REPORT

Application Description and Details

Address:	Lot 2766 (No. 12) Throssell Street, Somerville 6430
Lot Size:	6071m ²
Zoning	LPS2: Mixed Use/R10/50
Existing Land Use:	Office
Proposed Land Use:	Motel
Adjacent / Nearby Land Uses:	Residential, Warehouse and Storage, Offices and Commercial

Background

Lot 2766 Throssell Street, Somerville (the site) contains two single-storey office buildings, an outbuilding and a large carport. There are 47 existing parking bays within the site.

Details of the Proposal

The applicant proposes to convert the larger building and the outbuilding into self-contained motel rooms, consisting of 31 rooms, with a layout to each accommodate one to four people. The rooms will be self-contained, with a kitchenette, bathroom, and laundry.

The development will include a new security fence, which will change the site’s access arrangements as it only permits one access from Throssell Street and proposes a new access from Forrest Street (west). The proposal includes the remarking and use of 47 existing car parking bays, including two ACROD bays, and a delivery bay.

Description of the Site

The site has an area of 6071m² and is relatively flat, with a frontage to Throssell Street. There are four buildings on the site; two single storey office buildings (the largest has verandas on all sides), an outbuilding and a carport.

The site is situated across from other established commercial businesses and a residential property; the City’s animal management facility and depot are on a neighbouring lot; the land to the rear is vacant and nominated for a stage two development at some time in the future.



Figure 1: Site Map of Lot 2766 (12) Throssell Street, Somerville

Site History/Previous Approvals

The City’s records include the following applications;

Application No.	Date	Description	Outcome
13326	25/02/2013	Flagpole	Approved
25394	21/04/2017	Sea container	Approved
6741	24/05/1993	N/A	Approved
DCU542	22/01/2013	Flagpole	Approved
P018/13	01/02/2013	Flagpole	Approved

P040/17	24/03/2017	Fencing and placement of sea container	Approved
P163/23	05/12/2023	Front fence	Approved

Previous Relevant Decisions of Council

A perimeter fence (P163/23) was approved on 5 December 2023, which is yet to be constructed, and has the effect of closing the second vehicle access from Throssell Street. The approval includes a new vehicle access from Forrest Street (west). Closure of the second access off Throssell Street will require the verge and footpath to be reinstated and is addressed through a condition of the approval.

A portion of Forrest Street will also need to be constructed; this has also been addressed through a condition requiring the design and construction of the extension to Forrest Street to the proposed gate, with the inclusion of a turning head.

The plans lodged with this application are consistent with the planning approval for the fence (P163/23).

Applicant's Submission

Area of occupation (internal and external)	Proposal to refurbish the existing vacant office building (726m ²) and a smaller building (57m ²) to establish a 31-room motel covering a total area of 783m ² . The existing office of 515m ² and nine parking bays are to continue to operate as an office.
Services provided (number of motel rooms/suites)	31 rooms are proposed consisting of four room types to accommodate between one and four guests. The proposed rooms are self-contained, offering a kitchen and combined toilet/shower and laundry facilities.
Access and parking	<ul style="list-style-type: none"> • Two-way access is proposed via an existing Throssell Street crossover and from Forrest Street (west). • A total of 47 parking bays are proposed which includes two ACROD bays and a delivery bay. • The applicant will retain the nine parking bays for the existing office block.
Waste management compound	<ul style="list-style-type: none"> • A waste compound has been proposed at the rear of the building.

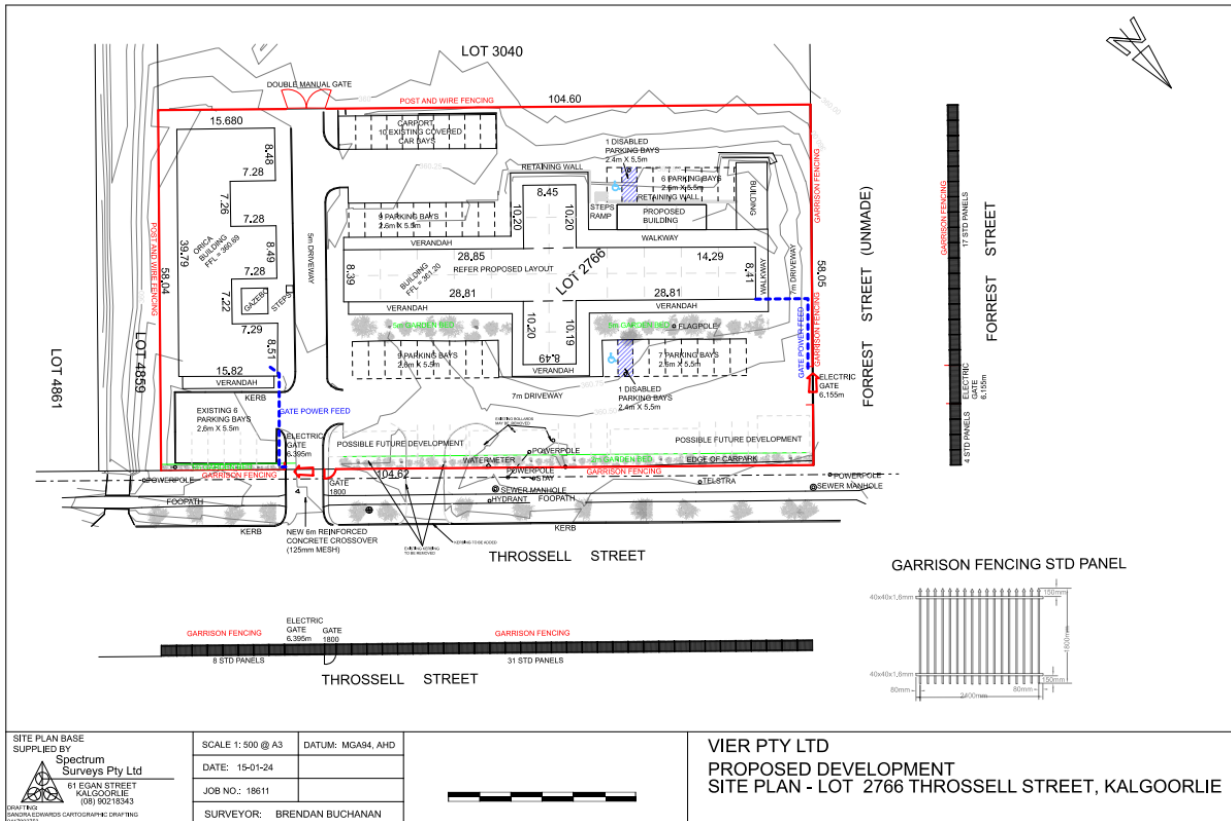


Figure 2: Proposed Site Layout

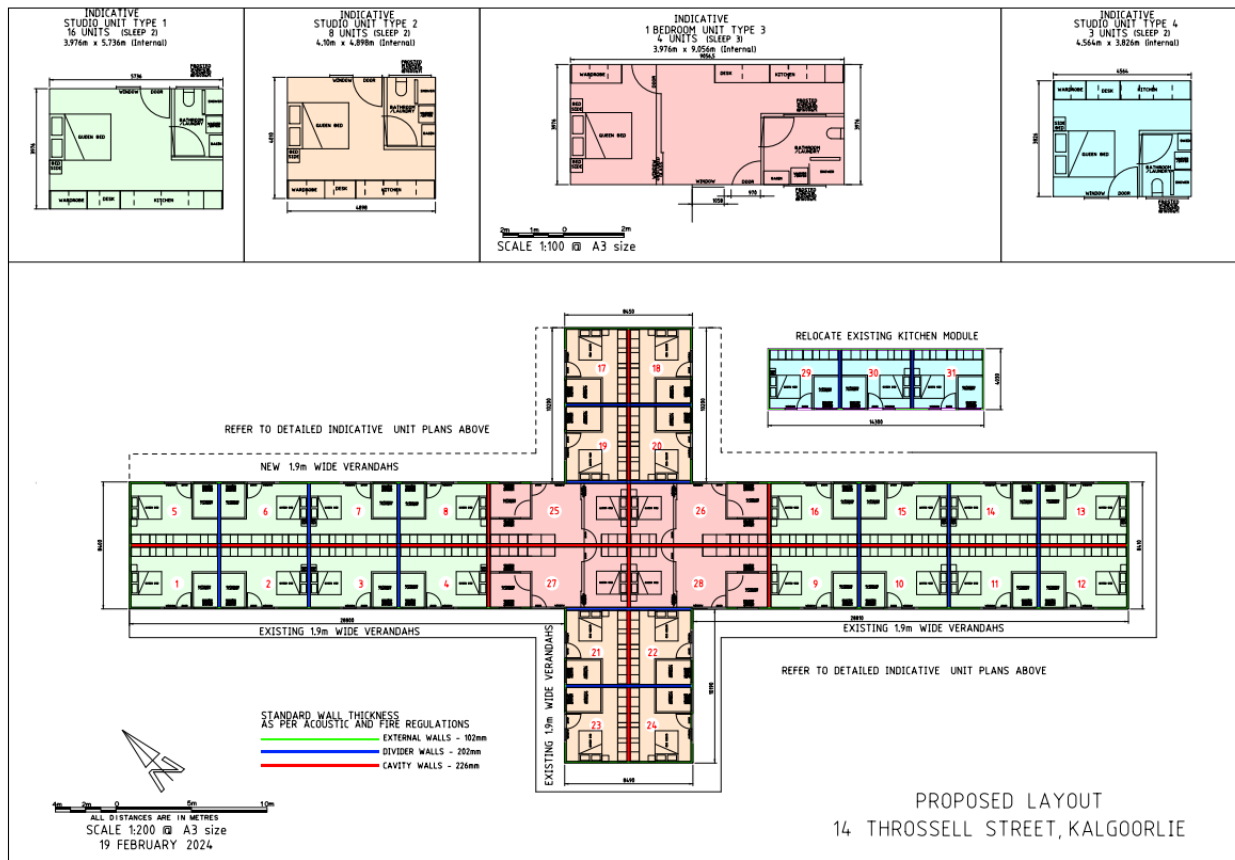


Figure 3: Proposed Room Layout

Public Consultation

Public consultation was undertaken in the following manner:

Requirement

Schedule 2, part 8 cl.64 (4) of the *Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations) states that a non-complex application is advertised by doing any or all of the following, as determined by the local government:

- Cl.64 (4)(a) in accordance with clause 87 public notice in the newspaper and website publishing.
- Cl.64 (4)(b) giving owners and occupiers in the vicinity of the development who, in the opinion of the local government, are likely to be affected by the granting of development approval.
- Cl.64 (4)(c) erecting, in the manner approved by the commission, a sign or signs.

Duration

14 days, being 4 April to 18 April 2024.

Due regard was given to the City's Local Planning Policy (LPP2) Advertising Planning Proposals, and Schedule 2, part 8 cl. 64 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Method

In this instance the City's officers determined that the notification (advertising) to the owners and occupiers of adjacent and surrounding properties was sufficient to ascertain any potential effects the proposal may have on surrounding areas.

Submissions Received:

The City received no submissions from the consultation.

Consultation with Other Agencies

No agency consultation was considered necessary in relation to the recommendations of the report.

Assessment Considerations

Zoning and Land Use Permissibility

The site is zoned 'Mixed Use' with a residential density coding of R10/50 under LPS2.

The zone objectives are:

- To provide for a wide variety of land uses which are compatible with residential uses.
- To allow for the development of a mix of varied but compatible land uses, such as housing, offices, showrooms, amusement centres, eating establishments and appropriate activities which do not generate nuisances detrimental to the amenity of the district or to the health, welfare and safety of its residents.

The use 'Motel' means “premises (a) used to accommodate guests in a manner similar to a hotel; and (b) with specific provision for the accommodation of guests with motor vehicles”. Motel is a discretionary 'D' use under LPS2. The proposed use is not permitted unless the City exercises its discretion by granting development approval and requires public consultation (advertising) and consideration of submissions (if any) prior to the application determination.

The proposed motel is considered compatible with, and contributes to, the mix of uses in the surrounding area; it provides much needed additional accommodation in the district. The re-use of the existing building is considered sustainable use of existing infrastructure.

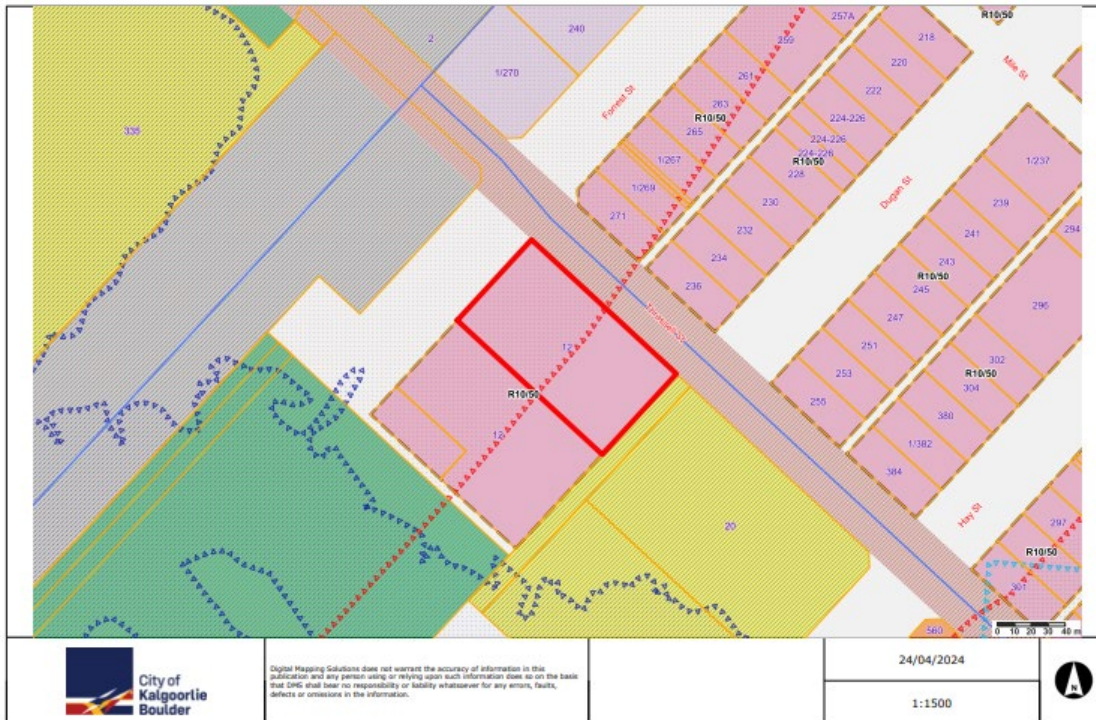


Figure 4: Zoning Map of Lot 2766 (12) Throssel Street, Somerville

Development Standards

The proposal meets the relevant development standards under LPS2 for the development of a motel within the 'Mixed Use' zone.

Parking Adequacy and Traffic

LPS2 requires a motel to have one parking space (bay) per motel unit, and one space (bay) per two staff. The applicant has proposed 47 parking bays for the site. The existing office has a minimum requirement of 13 parking bays for the office and the proposed motel will require 31 parking bays. The proposed 47 parking bays meet the parking requirements of the proposed development.

Overall, there is sufficient space for vehicle parking, maneuvering, and deliveries. The operation of the motel will have minimal impact on the surrounding road network.

Noise

The proposed motel will be affected by rail noise as it is relatively close to the main east-west railway line. Accordingly, City officers have drafted a condition that requires the applicant to submit an Acoustic Report demonstrating compliance with the State Planning Policy 5.4 Road and Rail Noise and the *Environmental Protection (Noise) Regulations 1997* before applying for a building permit.

Landscaping

LPS2 requires a minimum of 15% of the site area to be appropriately landscaped. The site at one time was well landscaped, however most of the landscaped planting has failed. A condition is included requiring a landscaping plan to be submitted to the City for approval and for the works associated with this plan to be completed prior to the motel's operation.

Conclusion

It is considered that the approval of the motel will not result in unacceptable impacts on surrounding properties and the local road network. It is recommended that the proposal be approved subject to the recommended conditions.

BUDGET IMPLICATIONS

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

STRATEGIC IMPLICATIONS

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

STATUTORY IMPLICATIONS

If aggrieved by the decision of the Council or any development conditions applied, the applicant will have a right to appeal to the State Administrative Tribunal. A review must be lodged within 28 days of the decision being made by the City. An advice note to this effect will be included in the decision notice.

POLICY IMPLICATIONS

Advertising of the proposal was consistent with the City's Local Planning Policy – Advertising Planning Proposals Policy. There are no policy implications resulting from the recommendations of this report.

COMMUNITY STRATEGIC PLAN LINKS

This report links to the Strategic Community Plan through the following Guiding Theme/s:

SUSTAINABLE: We support opportunities for commercial and industrial land.

EMPOWERED: We provide opportunities for genuine engagement with the community to inform the Council's decision-making.

OFFICER RECOMMENDATION

That Council approves the proposed motel at Lot 2766 (No. 12) Throssell Street, Somerville, subject to the following conditions:

1. The development must substantially commence within two years from the date of this decision, unless an extension of the approval is granted by the City.
2. The development must take place in accordance with the plans received with the application and stamped as approved by the City.
3. Vehicle parking, loading, access and circulation areas must be sealed, kerbed, drained, line marked and maintained to the satisfaction of the City in accordance with the approved plans.
4. Any liquid waste from air conditioning, or other liquid generating plant or activities, shall be retained on-site or connected to the City's sewer system and comply with AS/NZ3500, subject to any pre-treatment requirements prior to discharge.
5. Prior to the submission of a building permit, the redundant crossover on Throssell Street shall be removed and the verge, kerb and footpath reinstated to the satisfaction of the City.
6. Prior to the submission of a building permit, detailed plans for the construction of Forrest Street to permit vehicle access to the proposed gate, including service vehicles, and the provision of a turning head, shall be submitted to the City for approval. The design details shall include the capacity to accommodate stormwater discharging from Throssell Street.
7. Prior to submission of a building permit an Acoustic Assessment prepared by a suitably qualified person addressing the impacts of railway noise on occupants is required to be submitted and approved by the City. The Acoustic Assessment Report shall include noise mitigation measures and recommendations to demonstrate compliance with the *Environmental Protection (Noise) Regulations 1997* and incorporate the "Quiet House Design and Use" standards; the recommendations of the report shall be implemented and maintained thereafter, to the satisfaction of the City.
8. Prior to the submission of a building permit a detailed landscaping plan must be submitted and approved by the City; and shall include the grade and location of proposed trees, shrubs and groundcovers, and proposed method of irrigation.
9. Prior to use, the extension of Forrest Street as required by this approval shall be constructed in accordance with approved plans.
10. Prior to use, the crossover onto Throssell Street must be approved and constructed in accordance with the City's standards and guidelines.
11. Prior to use, all sewerage connections must be installed to the satisfaction of the City.
12. Prior to use, a Waste Management Plan must be submitted to the City for approval.
13. Prior to use, the pre-treatment device(s) must be inspected by the City.
14. Prior to use, the bin enclosure must meet the following requirements to the satisfaction of the City:
 - a. be fenced and lockable, including a potable water tap;
 - b. include a floor constructed of an impermeable material with a minimum thickness of 75mm; and

- c. have a floor graded to a drainage pit and connected to the City's sewer system.
15. Prior to use, the landscape planting shall be installed, reticulated, and/or irrigated according to the approved plan and maintained thereafter, to the City's satisfaction.

15.2.8 Expanded Fibre Telecommunications Infrastructure (D013/24) at Lot 1 Trans Access Road, Rawlinna 6464

Responsible Business Unit:	Development and Growth
Disclosure of Interest:	Nil
Application Number:	D013/24
Owner's Name:	Australian Rail Track Corporation Ltd
Applicant's Name:	Catalyst ONE Pty Ltd
Development Value:	\$1,500,000
Voting Requirements:	Simple
Nature of Council's Role in Decision-Making:	Quasi-judicial
Attachments:	1. Application for Development Approval Expanded Telecommunications Infrastructure [15.2.8.1 - 101 pages]

SUMMARY STATEMENT

Council is asked to approve a Development Application for the expansion of an existing fibre telecommunications infrastructure owned by Telstra on Lot 1 Trans Access Road, Rawlinna. As the proposal is an "A" use under Local Planning Scheme No. 2 (LPS2), and the decision powers are not delegated to the Chief Executive Officer, the approval of Council is sought.

REPORT

Application Description and Details

Address:	Lot 1 Trans Access Road, Rawlinna 6434
Lot Size:	6926 m ²
Zoning	LPS2: Rural
Existing Land Use:	Fibre Telecommunications Infrastructure
Proposed Land Use:	Fibre Telecommunications Infrastructure
Adjacent / Nearby Land Uses:	Rawlinna townsite, railway station and rail corridor, airfield, and rural activities.

Background

Telstra currently holds a lease for a portion of Lot 1 Trans Access Road, Rawlinna, for a telecommunications facility that operates as part of the InterCapital Fibre Network. Telstra plans to enhance this facility to meet growing customer demand by installing additional infrastructure.

The site comprises roof and ground-mounted solar panels, a mini power exchange hut, cable shelter, a guyed mast anchor associated with a 55m high lattice tower mast, and a weather station.

Details of the Proposal

The proposal involves the expansion of existing infrastructure and installation of two new power huts, two new permanent diesel generators, 64 large solar panel arrays, and an expanded compound to accommodate the additional infrastructure.

Description of the Site

The site is located south of the Rawlinna Townsite and railway station, and adjacent to the Rawlinna Airfield. The area is generally flat with sparse vegetation; the existing infrastructure is located within a fenced compound.



Figure 1: Aerial view of the site

Site History/Previous Approvals

City records have no evidence of any previous approvals.

Previous Relevant Decisions of Council

Nil

Applicant's Submission

The applicant has submitted a planning assessment report in support of the application. This report addresses the fibre network project; proposed works; regulatory framework; and planning response to the *Planning and Development (Local Planning Schemes) Regulations 2015* (matters to be considered in determining the application), State Planning Policy (SPP) 5.2 Telecommunications Infrastructure (visual impact provisions), SPP 3.7 Planning in Bushfire Prone Areas, and LPS2 (Rural zone objectives and land use).

The applicant's report concludes that the proposal will not conflict with surrounding land uses, decrease the general amenity of the area or have a detrimental impact on the local environment; is consistent with the relevant planning provisions; and ensures that telecommunications infrastructure and services are provided efficiently and cost-effectively to meet community needs.

Public Consultation

Public consultation was undertaken in the following manner:

Requirement

Schedule 2, part 8 cl.64 (4) of the *Planning and Development (Local Planning Schemes) Regulations 2015* states that a non-complex application is advertised by doing any or all of the following, as determined by the local government:

- Cl.64 (4)(a) in accordance with clause 87 public notice in the newspaper and website publishing.
- Cl.64 (4)(b) giving owners and occupiers in the vicinity of the development who, in the opinion of the local government, are likely to be affected by the granting of development approval.
- Cl.64 (4)(c) erecting, in the manner approved by the commission, a sign or signs.

Duration:

14 days, being 17 April 2024 to 1 May 2024.

Method:

In this instance the City's officers determined that notification (advertising) to owners and occupiers of adjacent and surrounding properties was sufficient to ascertain any potential effects the proposal may have on surrounding properties.

Submissions Received:

The City received no submissions from the consultation.

Consultation with Other Agencies

The city consulted the Department of Planning Lands and Heritage (DPLH). No response was received.

Assessment Considerations**Zoning and Land Use Permissibility**

The site is zoned 'Rural' under LPS2. The existing and proposed use is classified as 'Telecommunications Infrastructure' which is an 'A' use in the Rural zone. An 'A' use is required to be advertised, and any submissions received must be considered in the assessment of the proposal.

The proposal is the expansion of essential telecommunication infrastructure necessary for the continued operation of the Australian economy, and the safety and wellbeing of the community. The proposal does not compromise the objectives of the Rural zone as prescribed in LPS2.

Development Standards

LPS2 does not prescribe specific development standards for telecommunications infrastructure, however, State and Federal government prescribe a number of standards and codes that regulate the development and expansion of telecommunications infrastructure in Australia

State Planning Policy

Telecommunications Act 1997

The proposal requires development approval as the works are classified as not being a low-impact facility under the *Telecommunications Act 1997*.

State Planning Policy 5.2 – Telecommunications Infrastructure (SPP5.2)

SPP5.2 outlines provisions for effective telecommunications services and networks that consider the visual character of local areas.

Clause 5.1.1 (ii) of SPP5,2 states “Telecommunications infrastructure should be sited and designed to minimise visual impact and whenever possible:

Be located where it will not be prominently visible from significant viewing locations such as scenic routes, lookouts and recreation sites;

Be located to avoid detracting from a significant view of a heritage item or place, a landmark, a streetscape, vista or a panorama, whether viewed from public or private land;

Not be located on sites where environmental, cultural heritage, social and visual landscape values may be compromised; and

Display design features, including scale, materials, external colours and finishes that are sympathetic to the surrounding landscape”.

The proposal is considered to meet these policy measures as the visual impacts of the proposed infrastructure in the broad rural landscape and against the existing tower and related infrastructure is considered to be minimal; and no environmental, cultural heritage, social or landscape values are considered compromised by the placement of the proposal.

State Planning Policy 3.7 – Planning in Bushfire Prone Areas (SPP3.7)

The proposal is located within a designated bushfire prone area, and SPP3.7 seeks to prevent increasing the risk or consequence of bushfires in the area.

Guidelines for Planning in Bushfire Prone Areas refer to telecommunications facilities as ‘unavoidable development’, where full compliance with SPP3.7 would be unreasonable. Accordingly, a Bushfire Attack Level (BAL) assessment is not considered required.

The applicant has advised that the proposal, including the proposed diesel generators, will not emit undue heat or sparks, and will not provide a source of fuel for bushfires.

Parking Adequacy and Traffic

There are no parking or traffic implications.

Noise

There are no parties that will be directly impacted by noise from the facility.

Conclusion

The proposed expansion forms part of essential communication infrastructure within Western Australia and the statewide infrastructure. It is recommended that Council approves the application with conditions as outlined in the officer’s recommendation.

BUDGET IMPLICATIONS

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

STRATEGIC IMPLICATIONS

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

STATUTORY IMPLICATIONS

If aggrieved by the decision of the Council or any development conditions applied, the applicant will have a right to appeal to the State Administrative Tribunal. A review must be lodged within 28 days of the decision being made by the City. An advice note to this effect will be included in the decision notice.

POLICY IMPLICATIONS

The proposal is consistent with the City's Local Planning Policy – Advertising Planning Proposals Policy. There are no policy implications resulting from the recommendations of this report.

COMMUNITY STRATEGIC PLAN LINKS

This report links to the Strategic Community Plan through the following Guiding Theme/s:

SUSTAINABLE: We advocate for the provision of land use.

FUTURISTIC: We plan for the future proofing of our City by being a thinking and innovative society.

OFFICER RECOMMENDATION

That Council approves the Development Application (D013/24) for the proposed expanded fibre telecommunications infrastructure at Lot 1 Trans Access Road, Rawlinna, as set out in the submitted plans, and subject to the following conditions:

1. The development must substantially commence within two years from the date of this decision, unless an extension is approved by City.
2. The development must take place in accordance with the plans received with the application and approved by the City.

15.2.9 Uses in Community Facilities at Roberts, Rhodes and Connolly Streets

Responsible Business Unit:	Planning Development and Regulatory Services
Disclosure of Interest:	Nil
Application Number	Nil
Owner’s Name	City of Kalgoorlie-Boulder
Applicant’s Name	Nil
Development Value	Nil
Voting Requirements:	Simple
Nature of Council’s Role in Decision-Making:	Legislative
Attachments:	1. Management Order - Reserve 7315 [15.2.9.1 - 2 pages]

SUMMARY STATEMENT

Council is asked to consider an additional land use for Reserve 7315, Lot 4410 (21A) Rhodes Street, South Kalgoorlie for ‘Community Purpose’ to enable a greater range of community uses to occur on the site.

REPORT

Background

Address:	Lot 4410 (21A) Rhodes Street, South Kalgoorlie 6430
Lot Size:	6728m ²
Zoning LPS2:	Civic and Community Reserve
Existing Land Use:	Recreation
Proposed Land Use:	Recreation and Community Purpose
Adjacent / Nearby Land Uses:	Library and Community Purposes, Girl Guides and Community Centre, Family and Community Centre, and Residential.

Crown Reserve 7315 (R7315), Lot 4410 (21A) Rhodes Street, South Kalgoorlie is within the community facilities precinct in South Kalgoorlie known as the Eastern Goldfields Community Centre.

R7315 is currently used for active recreation, community wellbeing, education, and activity programs for seniors. Details of the subject and other reserves in this node are summarised in the below table:

Site	Crown Land Title		LPS 2 Zoning	Facility
	Reserve Status	Reserve Purpose		
Reserve 7315 (Lot 4410, 21A Rhodes Street), South Kalgoorlie	Reserve under management order to the City *	Recreation	Civic and Community Reserve	Men's Shed
Reserve 39223 (Lot 4209, 13 Roberts Street), South Kalgoorlie	Reserve under management order to the City *	Library and Community Purposes	Civic and Community Reserve	Eastern Goldfields Community Centre William Grundt Memorial Library
Reserve 41984 (Lot 4856, 7 Connolly Street), South Kalgoorlie	Reserve under management order to the City *	Girl Guides and Community Centre	Civic and Community Reserve	CY O'Connor Hall
Reserve 41985 (Lot 4411, 9 Connolly Street), South Kalgoorlie	Reserve under management order to the City *	Family and Community Centre	Civic and Community Reserve	Sandalwood Family Centre

* The City has power to lease for a maximum term of 21 years subject to the consent of the Minister for Planning; Lands; Housing; Homelessness

Details of the Proposal

As noted above, R7315 is currently used for active recreation, community wellbeing, education, and activity programs for seniors. However, the community activities would not normally be considered as falling within the definition of uses included within the 'Recreation Purposes' definition.

To ensure that the range of uses complies with the reserve purpose, the use of 'Community Purpose' needs to be added to the permitted reserve uses. The proposed change is consistent with Local Planning Scheme No. 2 (LPS2), which defines Community Purpose as "the provision of educational, social or recreational facilities or services by organisations involved in activities for community benefit".

Description of the Site



Figure 1. Reserve 7315

Site History/Previous Approvals

The City’s records include the following applications:

Application No.	Date	Description	Outcome
20176	17/07/2008	Workshop	Approved
22502	27/07/2011	Patio – (Arbour)	Approved
24641	04/06/2015	Concrete Slab and Storage	Approved
24985	04/04/2016	Fit out (Men’s Shed)	Approved
22536	14/09/2017	Shed	Approved

Previous Relevant Decisions of Council

Nil

Public consultation

No community consultation was considered necessary in relation to the recommendations of the report.

Consultation with Other Agencies

No agency consultation was considered necessary in relation to the recommendations of the report.

Conclusion

The addition of the land use of ‘Community Purpose’ to R7315 is recommended and in line with the historical use of the Reserve. The services provided by the Eastern Goldfields Community Centre are valuable social services that enhance the Kalgoorlie-Boulder community, and the proposed change to the reserve will ensure these activities continue.

COMMUNITY ENGAGEMENT CONSULTATION

No community consultation was considered necessary in relation to the recommendation of the report.

BUDGET IMPLICATIONS

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

STATUTORY IMPLICATIONS

The actions recommended in this report are consistent with the requirements of the *Land Administration Act 1997* and the associated regulations. To add 'Community Purpose' to the reserve, the City is required to request the Minister for Planning; Lands; Housing; Homelessness to change the purpose by Ministerial Order under section 51 of the *Land Administration Act 1997*.

POLICY IMPLICATIONS

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

COMMUNITY STRATEGIC PLAN LINKS

This report links to the Strategic Community Plan through the following Guiding Theme/s:

SAFE: We support families and youth.

CONNECTED: We provide public spaces that facilitate a diverse range of activities and strengthen social bonds within the community.

FUTURISTIC: We plan for the future proofing of our City by being a thinking and innovative society.

SUSTAINABLE: We advocate for the provision of land use.

OFFICER RECOMMENDATION

That Council:

1. Endorse the additional land use designation of 'Community Purpose' to Reserve 7315 (Lot 4410) on Plan 77298, 21A Rhodes Street, South Kalgoorlie.
2. Request the CEO writes to the Minister for Planning; Lands; Housing; Homelessness to request the additional land use designation 'Community Purpose' to Reserve 7315 (Lot 4410) on Plan 77298, 21A Rhodes Street, South Kalgoorlie, pursuant to s42 of the *Land Administration Act (1997)*.

15.3 Community Development

15.3.1 Annual Grant Program 2024/25

Responsible Officer:	Mia Hicks Director of Community Development
Responsible Business Unit:	Community Development
Disclosure of Interest:	Nil
Voting Requirements:	Simple
Nature of Council’s Role in Decision-Making:	Executive Strategic Review
Attachments:	1. CONFIDENTIAL - AGP 2024-25 - Final Assessment - Memo for OCM [15.3.1.1 - 47 pages]

SUMMARY STATEMENT

Council is asked to endorse the recommendations for funding for the 2024/25 Annual Grant Program (AGP).

REPORT

The AGP provides one-off grants and three-year service agreements for not-for-profit community groups and organisations, with a focus on community development initiatives, capital works projects and events or activities.

This report outlines the details for new applications submitted, as well as existing service agreements held by organisations with the City.

A total of 11 applications were submitted across the four categories for funding in the 2024/25 financial year through the City’s Smarty Grants Portal.

The AGP was open from Monday, 12 February 2024 and closed 5:00pm Friday, 26 April 2024.

Applicants who successfully meet the selection criteria for the AGP may receive either a three (3) year service agreement, a one-off contribution for major projects, events, or capital works, or other funding as nominated by Council.

Applications have been assessed against the City’s Strategic Community Plan 2020-30 and the Annual Grant Program Guidelines.

New Applications

Nine (9) applications are recommended for funding by the City for the 2024/25 FY totalling \$185,247.33 in addition to a carried over amount of \$434,914 for previously approved three-year service agreements.

A summary of recommendations is provided below, with full application details provided in Confidential Attachment 1 – AGP – Final Assessment Memo.

Applicant: Kalgoorlie-Boulder Basketball Association (KBBA)

Overview: The aim of this project is to develop sustainable pathways for female basketball players transitioning from the Junior League to the National Basketball League 1 West Women (NBL1WW) without the need to leave the region to seek opportunities.

The project will build local female talent by strengthening their basketball skills preparing them for selection in the Women's State Basketball League (WSBL) team. The primary goal of the project is to ensure equal opportunities for female players in the sport, fostering growth and talent retention at a regional level.

Previous City Funding received: KBBA received funding of \$3 million towards the facility upgrades of their stadium located at 2 Brookman Street in 2023/24 FY.

Percentage of funding requested (of total project costs): 53.85%

Percentage of funding recommended: 30.23%.

Recommendation: Approve a one-off grant of \$29,300 for the delivery of Year One of the Goldfields Women's Basketball Development Pathway Project, comprising of -

- two women's Talent Identification Outreach sessions,
- two women's coaching clinics with State level coaches,
- two mentoring partnership visits,
- two Women's Basketball Leadership sessions, and
- four school holiday clinics.

The KBBA's application for \$70,000 consists of a budget outlining two years of project activities with a request for one-year of \$70,000 in funding for the project's initiation. The KBBA did not apply, nor breakdown the requirements for a three-year service agreement in terms of activities, and therefore, funding has been recommended for one year which will allow them to acquit the funding.

Applicant: Palace Theatre Recreation Centre Inc.

Overview: The Palace Theatre Recreation Centre Inc. is a not-for-profit organisation situated at 127 Burt Street, Boulder. Established in 1980, it operates as a community managed venue, providing a roller-skating venue to residents of Kalgoorlie-Boulder and the Goldfields. The Theatre provides a safe space for diverse range of activities, especially for families, and funding is requested to cover daily operational expenses (such as utilities, insurances, etc).

Previous City Funding received: The organisation received a 3-year service agreement from 2020/21 to 2022/23 FY for \$30,000 (\$10,000 per annum over three years) and \$7,500 through the 2023/24 Community Grant Program (CGP).

Percentage of funding requested (of Total project costs): 49.5%.

Percentage of funding recommended: 49.5%.

Recommendation: Approve a 3-year service agreement grant of \$45,000 (\$15,000 per annum over 3 years) for operational expenses, building maintenance, and a junior marshall training program.

Applicant: Eastern Goldfields Talent Development Centre (EGTDC)

Overview: The Eastern Goldfields Talent Development Centre (EGTDC) is a new not-for-profit aimed at supporting talented athletes in Kalgoorlie-Boulder with tailored

coaching and specialist training. Transitioning from the Goldfields Sports Development Network, EGTDC has requested funding for three key programs:

- **Strength and Conditioning Program:** Led by an AUSactive-accredited trainer, this program provides structured training in school Terms 3 and 4 to enhance athletes' strength, endurance, stability, speed, agility, and recovery.
- **Athlete Education Workshops:** Blended-learning sessions offer practical skills and knowledge in sport psychology, nutrition, injury prevention, and leadership.
- **Coaching Networking Event:** A face-to-face workshop for local coaches, facilitating skill development, networking, and the sharing of best practice.

Previous City Funding received: The organisation received a 3-year service agreement from 2020/21 to 2023/24 FY for \$24,000.

Percentage of funding requested (of Total project costs): 21.4%

Percentage of funding recommended: 13.9%.

Recommendation: Approve a 3-year service grant of \$19,500 (\$6,500 per annum over 3 years) for the delivery of Community Based Workshops, Strategic Planning and Coaching Network and Workshop Events for high performance athletes in Kalgoorlie-Boulder.

The City's Club Development Plan provides support to local clubs for governance and club development; any activities proposed by the EGTDC that will duplicate the activities funded in the Plan have not been recommended for funding.

Applicant: Sandalwood Family Centre (SFC)

Overview: The Sandalwood Family Centre (SFC) in Kalgoorlie-Boulder launched an Intergenerational Play Group in 2021, with the support of a CKB one-off grant to the amount of \$10,000 in 2020/21.

This initiative successfully bridges the gap between seniors and young families, providing a sense of connection, learning, and shared experiences. The program engages participants of all ages in various activities, fostering relationships and a sense of belonging. The award-winning playgroup meets weekly during the term, averaging 47 attendees per session, surpassing original estimates.

SFC seeks funding to develop additional outreach sessions to meet the growing demand and further enhance the program's success.

Previous City Funding received: The organisation received a one-off grant of \$10,000 in 2020/21.

Percentage of funding requested (of Total project costs): 45.12%

Percentage of funding recommended: 45.12%.

Recommendation: Approve a one-off grant of \$10,000 for the further development of the Intergenerational Playgroup Program, including outreach activities.

Applicant: Kalgoorlie Scout Group (KSG)

Overview: The Kalgoorlie Scout Hall's kitchen and storage rooms require rebuilding and upgrading to enhance hygiene and efficiency for youth members.

A modern kitchen would enable the hall to host community events and rent the space to other groups. This upgrade would also support scouting infrastructure for

events such as climbing, archery, and pioneering, providing a place for volunteers to stay and store equipment. The storage room upgrade will preserve the hall's century-long history in photos, uniforms, and regalia by providing proper space for display and safe storage.

Percentage of funding requested (of Total project costs): 40%

Percentage of funding recommended: 33.33%.

Recommendation: Approve a capital works grant of \$8,333.33. Whilst the organisation requested \$10,000 as part of the AGP Guidelines, the City will only cover a total of one-third of the total costs for capital works.

Applicant: FORM Building a State of Creativity

Overview: Scribblers Festival, Western Australia's leading arts and literature program for young people, encourages creativity through storytelling. Since 2018, Scribblers has engaged over 60,000 participants across schools and communities.

In April or May 2025, the Scribblers Festival will expand to the Goldfields with school programming and a Family Fun Day at the Goldfields Arts Centre.

The festival will feature world-class authors, illustrators, and storytellers to spark creativity and love for reading and writing in students. The family event includes workshops, main stage programming, and local creatives showcasing Goldfields' unique voices, and brings high profile story tellers to Kalgoorlie-Boulder schools.

The event will provide paid employment and profile-raising opportunities for local and emerging artists. The family fun day will be free for the community to attend.

Scribblers seeks funding support for two days of school programming and one community Family Fun Day including in-kind venue hire for the Goldfields Arts Centre. Collaborations with local stakeholders are welcomed for event planning.

Percentage of funding requested (of Total project costs): 36.08%

Percentage of funding recommended: 36.08%

Recommendation: Approve a one-off grant of \$64,000 cash and \$15,000 in-kind for the venue hire of the Goldfields Arts Centre for the delivery of the 2025 Scribblers on the Road Festival.

Applicant: Kalgoorlie Volleyball Association Incorporated (KVA)

Overview: The Kalgoorlie Volleyball Association (KVA) promotes a vibrant volleyball community and is based at Maku Stadium. The KVA offers inclusive opportunities for all ages and skill levels, focusing on teamwork, sportsmanship, and personal skill development. Funding is requested for the Equipment Training and Development program. If access to the existing facility is not available at any stage, the equipment can be relocated to an alternate facility to facilitate the sport.

Percentage of funding requested (of Total project costs): 100%

Percentage of funding recommended: 100%

Recommendation: Approve a one-off grant of \$12,114

Applicant: Royal Lifesaving Society WA

Overview: This project provides culturally appropriate swimming and water safety lessons to cultural and linguistically diverse and Aboriginal children, youth, and

adults, as well as water safety talks and basic first aid (heartbeat club) sessions for parents and caregivers.

The goal is to equip participants with skills and knowledge to improve water safety and confidence. Key outcomes include - improved access to swimming and water safety programs, increased use of public pools, skill development, and enhanced social and well-being benefits.

Percentage of funding requested (of Total project costs): 50%

Percentage of funding recommended: 50%

Recommendation: Approve a 3-year service agreement of \$45,000 (\$15,000 per annum over 3 years).

COMMUNITY ENGAGEMENT CONSULTATION

The City held AGP Application Workshops at the Goldfields Arts Centre on Tuesday, 14 February 2024 and Wednesday, 22 February 2024, which were attended by 13 interested applicants.

The AGP was broadly promoted to the community on the City’s website, social media channels, radio, and the Kalgoorlie Miner.

City officers promoted the AGP Application Workshops to participating community groups and attendees during the ‘Welcome to the Goldfields’ event held at Centennial Park on Saturday, 10 February 2024, and held additional conversations with 10 community members who enquired about the program.

BUDGET IMPLICATIONS

Pre-existing approved 3 YSA and Council endorsement of the new AGP grants will result in AGP expenditure for the 2024/25, 2025/26 and 2026/27 financial year as follows:

Financial Year	Expenditure
2024/25	\$605,161.33 (pre-existing 3YSA of \$434,914 and 2024/25 approved grants of \$160,247.33)
2025/26	\$213,464 (pre-existing 3YSA of \$176,964 and 2024/25 approved 3YSA of \$36,500)
2026/27	\$36,500 (final instalment of 2024/25 approved 3YSA)

STATUTORY IMPLICATIONS

There are no statutory implications resulting from the recommendations of this report.

POLICY IMPLICATIONS

The recommendations of this report are guided by the City’s Community Assistance Scheme Policy CS-AL-009.

COMMUNITY STRATEGIC PLAN LINKS

This report links to the Strategic Community Plan through the following Guiding Theme/s:

SAFE: We will be safe and free from harm and crime.

CONNECTED: We will be connected to our history, culture and community.

FUTURISTIC: We plan for the future proofing of our City by being a thinking and innovative society.

SUSTAINABLE: We are a green ecologically sustainable City for current and future generations.

EMPOWERED: We continue to believe in the principles of representational democracy and are enabled to make decisions about our lives.

OFFICER RECOMMENDATION

That Council:

1. Endorse a total of \$115,414 in grant funding and \$15,000 in kind in the *Over \$10,000 Category* of the City's AGP for the following:
 - a. \$10,000 for the Sandalwood Family Centre Intergenerational Playgroup;
 - b. \$64,000 and \$15,000 in-kind for the FORM Building a State of Creativity Scribblers on the Road 2025;
 - c. \$12,114 for the Kalgoorlie Volleyball Association for Equipment Training and Development Program;
 - d. \$29,300 for the Kalgoorlie Boulder Basketball Association for the Goldfields Women's Basketball Development Pathway Project.
2. Endorse a total of \$8,333.33 in grant funding in the *Capital Works Category* of the City's AGP for the Kalgoorlie Scouts Group for repairs and upgrades to the Kalgoorlie Scouts Hall.
3. Endorse of total of \$36,500 per annum with a total of \$109,500 in grant funding over the three-year period in the *Three-year Service Agreement Category* of the City's AGP for the 2024/25 to 2026/27 Financial Years for the following:
 - a. \$15,000 per annum (\$45,000 over 3 years) for the Palace Theatre Recreation Centre for Operational Costs;
 - b. \$6,500 per annum (\$19,500 over 3 years) for the Eastern Goldfields Talent Development Centre's Elite Sports Athlete Development Program;
 - c. \$15,000 per annum (\$45,000 over 3 years) for the Royal Lifesaving Society WA for the Kalgoorlie-Boulder Multicultural and Aboriginal Swimming and Water Safety Project;
4. Authorise the Chief Executive Officer to set out the Key Performance Indicators for each project and execute the funding agreements with successful recipients; and
5. Notes the outcomes of the assessment as contained in the confidential attachment to this report and determines that all applications not contained in this resolution are unsuccessful;
6. Request the Chief Executive Officer to advise the unsuccessful applicants and provide feedback on their application.

15.4 Engineering

15.4.1 Project Report Kalgoorlie City Centre

Responsible Officer:	Arno Gouws Manager Project Management Lui Camporeale Director of Engineering
Responsible Business Unit:	Engineering
Disclosure of Interest:	Nil
Voting Requirements:	Simple
Nature of Council's Role in Decision-Making:	Executive Strategic
Attachments:	1. CONFIDENTIAL - Annexure Final Report - KCC Project [15.4.1.1 - 2 pages]

SUMMARY STATEMENT

Council is asked to accept the Project report on the project outcomes including costs, delays and variations in relation to original scope of works and required amendments.

REPORT

At the Ordinary Meeting of Council on 26 September 2023, a confidential report was tabled requesting a variation to the contract value for Ertech Pty Ltd due to major delays that impacted the project completion date. After due consideration of the report, Council resolved as follows:

- i. Authorise the Chief Executive Officer to negotiate proposed amendments as outlined in the confidential report for the Kal City Centre Project;*
- ii. Authorise the budget amendments as outlined in the confidential report and that these amendments be reflected in the mid-year budget review; and*
- iii. Request a final report be provided to Council on the project outcomes including costs, delays and variations in relation to original scope of works and required amendments prior to the end of the 2023/24 financial year.*

This report seeks to provide Council with a final account of costs, delays and variations to the original scope of works.

Objectives and scope of the project

The overall objective of the project was to:

- i. Preserve Legacy: Celebrate Kalgoorlie's history and cultural diversity through design elements that honour its past, including its indigenous roots and mining legacy.*

- ii. Community Engagement: Create inviting public spaces that encourage social interaction, recreation, and cultural exchange, catering to both residents and visitors.
- iii. Economic Development: Drive economic growth by enhancing the attractiveness of the city centre, attracting investment, and supporting local businesses, particularly in tourism and hospitality.
- iv. Environmental Sustainability: Incorporate sustainable design principles, including local material sourcing, green infrastructure, and biodiversity preservation, to ensure the long-term viability of the project.
- v. Place Management: Implement effective place management strategies to maintain a welcoming and safe environment for all users, while promoting the unique identity of Kalgoorlie's city centre.

The City of Kalgoorlie-Boulder engaged Ertech Pty Ltd in March 2022 to develop St Barbara's Square for \$14,839,984.09 excl GST. The Contractor's scope included:

- Earthworks;
- The installation of hydraulic infrastructure;
- The installation of a water play feature;
- The installation of custom playground elements including nature play space;
- The installation of electrical, communication and lighting infrastructure; and
- Construction of high-quality landscaping including granite, concrete paving, in-situ concrete works, irrigation and seating.

Construction began in April 2022 with an original completion date of December 2022, extended to November 2023 due to significant project delays such as.

- Supply chain disruptions and labour shortages, coupled with geopolitical tensions affecting transport, increased procurement and delivery delays to items that were sourced internationally;
- Unforeseen latent conditions such as rock in trenches despite geotechnical investigations, historic elements and considerations within the square;
- Coles / Kmart building not being demolished by Aldi as originally anticipated;
- Added parameters mandated by health regulations and additional modifications to structures for safety purposes which prolonged timelines; and
- Prolonged design review and alterations to the original scope for the stage canopy, hydraulic switchboard and main canopy.

These delays resulted in cost overruns, leading to an initial claim by the contractor of \$1,780,798.08 excl GST (increase to contract value). While projects commonly face miscellaneous issues, a standard practice is to allocate a contingency provision (around 10% of the contract sum) to address such issues, although it was not separately provided in this contract.

The delays claimed sought to address the mentioned impacts in addition to prolonged design review, delayed responses, and alterations to the original scope. Adherence to contract terms by both Contractor and the City was crucial to avoid disputes and wasteful expenditure. Mitigations taken however, significantly reduced the overall delay claim amounts to \$1,101,817.34 excl GST.

The project's final expenditure in the table below offers an overview of all financial transactions and costs incurred throughout the project's lifecycle. It consolidates expenditures across various categories, including labour, materials, equipment, overheads, variations, extension in time claims and miscellaneous expenses.

Variation/Extension of Time	Costs excl. GST
Variations 1 to 73	- \$ 203,651.82
Extension of time 1 to 26	\$ 1,305,469.16
Total Increase in Cost	\$ 1,101,817.34
Total Percentage Increase	7.16 %

A detailed list of all variations and approved extension of time claims is contained in Annexure 15.4.1.1.

COMMUNITY ENGAGEMENT CONSULTATION

No community consultation was considered necessary in relation to the recommendations of the report.

BUDGET IMPLICATIONS

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

STATUTORY IMPLICATIONS

There are no statutory implications resulting from the recommendations of this report.

POLICY IMPLICATIONS

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

COMMUNITY STRATEGIC PLAN LINKS

This report links to the Strategic Community Plan through the following Guiding Theme/s:

CONNECTED: We provide public spaces that facilitate a diverse range of activities and strengthen social bonds within the community.

OFFICER RECOMMENDATION

That Council accepts the report on costs, delays and variations for the Kalgoorlie City Centre Project.

15.5 Corporate and Commercial

15.5.1 Attendance Asia Pacific Hotel Industry Conference and Exhibition

Responsible Officer:	Glenda Abraham Director of Corporate and Commercial
Responsible Business Unit:	Corporate and Commercial
Disclosure of Interest:	Nil
Voting Requirements:	Simple
Nature of Council’s Role in Decision-Making:	Review
Attachments:	Nil

SUMMARY STATEMENT

Council is asked to receive this report which provides insights from the recently attended Australasian Hotel Industry Conference and Exhibition (AHICE) in Adelaide on the 1 and 2 May 2024. The information gathered from the AHICE may assist the Council in planning local tourism initiatives and future developments.

REPORT

The AHICE hosted over 80 leading industry experts, displayed an accommodation prototype, and provided multiple opportunities for Council to network, gain insights from industry leaders on innovation within the travel, leisure, lifestyle and accommodation sector.

Overall themes from the conference included:

- There is an expansion of luxury brands in the travel sector with travellers seeking more bespoke, “top end” features during their stays. Several hotel chains have created “super luxury” brands within their portfolio to meet this market demand.
- Hotels need to consider ancillary services to attract and retain their visitors. These include nutrition, wellness spas, high end food and beverage packages. People are looking for an immersive holiday that combines both local culture and the start-to-finish hotel experience.
- Corporate travel has changed with more employers declining frequent, short stays, opting for fewer, longer stays.
- Post Covid, travellers are spending more on travel, expecting more from their hotel experience, and staying longer. There has been a change in the market with flexible working arrangements, enabling travellers to package both their holidays and work commitments.
- Intergenerational travel is becoming more common and considered the next wave of tourism. Accommodation providers need to consider larger room

sizes, multi-purposes spaces, and incorporate more disability friendly facilities.

- Booking.com stated 86% of travellers in the last 12 months are researching the ethical, social, sustainable and green ratings of hotels when deciding to book.
- Market performance in the sector is exceeding expectations with strong demand from international and domestic investors. The trend is expected to continue with limited stock, cashed up investors, and substantial growth in the Average Daily Rate (ADR) and Occupancy and Revenue Per Available Room (RevPAR).

Council representatives and staff also viewed the Hilton Garden Inn prototype and were able to meet with executives and engineers of the Hilton management group to discuss the local Kalgoorlie Golf Course Hilton project.

Additional opportunities for strategic partnerships were uncovered in the networking events to help the City with future hotel developments.

COMMUNITY ENGAGEMENT CONSULTATION

No community consultation was considered necessary in relation to the recommendations of the report.

BUDGET IMPLICATIONS

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

STATUTORY IMPLICATIONS

There are no statutory implications resulting from the recommendations of this report.

POLICY IMPLICATIONS

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

COMMUNITY STRATEGIC PLAN LINKS

This report links to the Strategic Community Plan through the following Guiding Theme/s:

FUTURISTIC: We plan for the future proofing of our City by being a thinking and innovative society.

FUTURISTIC: We facilitate research into innovation and entrepreneurial activities to drive jobs, growth and economic diversification.

CAPABLE: We promote and support local tourism opportunities including facilitating tourism infrastructure and services.

OFFICER RECOMMENDATION

That Council receive the report and note the key themes in their decisions for future initiatives.

16 QUESTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN

17 CONFIDENTIAL ITEMS

18 DATE OF NEXT MEETING

The next Ordinary Council Meeting will be held on 24 June 2024.

19 CLOSURE