

Ordinary Meeting of Council - 22 May 2023 Attachments

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CONFIDENTIAL **Chief Executive Officer Performance Review**

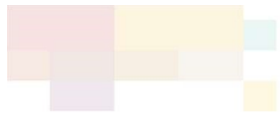
1 May 2023

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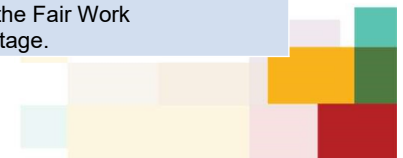
Key Performance Indicators

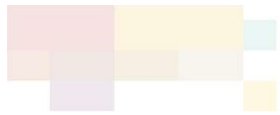
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Key Performance Indicator Focus - People

Key Performance Indicator Focus (People)	Assessment Progress	Status
Implementation of the recommendations of the Culture Review as endorsed by Council	Progress reports to be provided to Council on a quarterly basis	To further assist in implementing the recommendations of the Culture Review, a new position of Organisational Development Manager (ODM) has been created to work directly with the CEO and Executive Manager People and Culture to provide day to day oversight of the strategies and develop additional strategies and actions to help further improve organisational culture.
Employee Satisfaction Survey	Annual Survey	Outcomes of the 2022 Culture Survey have been included in the project plan being managed by the ODM.
Culture Score	Annual Survey	As part of the implementation of the culture change project additional pulse surveys are to be undertaken on a regular basis which will feed into the annual review process moving forward.
Finalisation of the Enterprise Agreement	Enterprise Agreement to be completed within agreed timeframes	The EA was lodged in early January as planned. The State IRC has indicated in early April that the EA has been assigned to a commissioner for review. No Further action can be taken until the Commission has advised of next steps.
Finalisation of the back-pays for staff	Status reports to Council	The City is still awaiting the review outcomes by the Fair Work Ombudsman. No further action required at this stage.

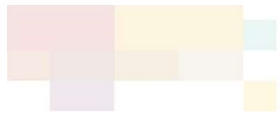




Key Performance Indicator Focus - Governance

Key Performance Indicator Focus (Governance)	Assessment Progress	Status
Legislative compliance	Assessment against CAR requirements	Completed CAR presented to Council and Audit Committee for review and adoption.
Implementation of recommendations of any DLGSC reviews	Report to Council and review by DLGSC by October 2022	Progress report to be provided to the Department of Local Government in May 2023.
Review of Delegations	Report to Council by October 2022	Review of delegations from CEO to other staff completed and all delegations now included in the Attain System and published on the Council's website.
Development and implementation of Governance Framework	Report to Council by October 2022	Governance framework developed and adopted by Council in December 2022.
Review of Local Laws	Review timetable to be presented to Council by October 2022 and then ongoing reporting of compliance	No progress this quarter due to resourcing constraints and competing priorities for the Governance Team
Development and Implementation of an Internal Audit Plan	Report to Audit Committee by December 2022	Internal Audit Plan to be presented to the Audit Committee in June 2023 (as per Committee Resolution March 2023)

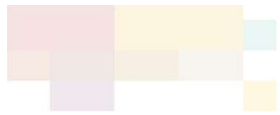




Key Performance Indicator Focus - Financial

Key Performance Indicator Focus (Financial)	Assessment Progress	Status
Assessment of Audit Findings	Report to Council	2021-22 audit findings presented to Council OCM 24 April 2023. One moderate and three minor findings reported.
Financial Health Indicators	Report to Council	FHI for 2021-22 estimated to be 96 (not audited) as per Annual Report presented to Council OCM 24 April 2023.
Development of Long-Term Finance Plan	Report to Council by December 2022	LTFP 2023-2033 developed and approved by Council OCM 24 April 2023

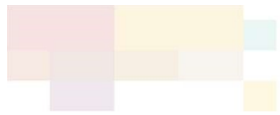




Key Performance Indicator Focus – Service Delivery

Key Performance Indicator Focus (Service Delivery)	Assessment Progress	Status
Implementation of Council Resolutions	Ongoing status reports	Report presented to Council in March 2023.
Community and Business Perceptions surveys	Annual Survey	The Community and Business Perception Surveys will be released on 1 May 2023 and the report will be completed by 30 June 2023.
Actioning of Elected Member requests	Ongoing status reports	Ongoing

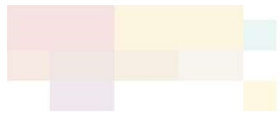




Key Performance Indicator Focus - Relationships

Key Performance Indicator Focus (Relationships)	Assessment Progress	Status
External stakeholder satisfaction	Annual survey and anecdotal feedback	To be undertaken first quarter 2023
Meeting Outcomes	Regular reports to Council	The major focus over the last quarter has been in relation to water (Minister and Water Corporation), Department of Local Government, industry groups and local members.





Key Performance Indicator Focus - Projects

Key Performance Indicator Focus (Projects)	Assessment Progress	Status
Development and implementation of a project management framework incorporating reporting mechanism to keep council informed of major projects	Framework to be developed and implemented by December 2022	Council adopted the framework in December – no further action required.
Key projects to be identified by Council.	Projects to be identified and agreed by October 2022	Project progress report approved by Council in March with next progress report due June 2023.





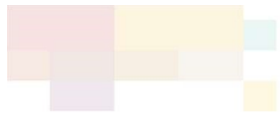
Culture Review

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Focus Area 1 – Enterprise Agreement

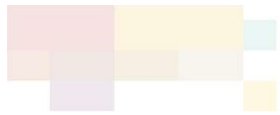
Activities Required	Status August	Status December	Status April
Complete a comprehensive salary benchmarking activity	Completed	Additional work has been undertaken to complete benchmarking for executive positions	All of the benchmarking has been completed and used in the context of the organisational structure. Given the constant changing of the employment environment, the data will need to be updated on an annual basis and will be used as part of any future requests for reclassification. This item is now considered completed.
Realign pay to a job evaluation system that provides equity and consistency	Completed	No further action required	Completed.
Complete the Enterprise Agreement within 12 months	In progress	Completed with in-principle agreement reached November 2022. Transition to State IR system will occur in January 2023 with the lodgment of the draft Agreement	Enterprise Agreement awaiting certification by the WAIRC. This item is now considered completed.



Focus Area 2 – Leadership Capability

Activities Required	Status August	Status December	Status April
360 and development planning for the Executive and management teams	In progress	Consultant engaged to undertake work with the Executive Team to address specific issues identified through the Culture Survey.	Workshop undertaken in February which has identified the required standards and issues to be resolved by the senior leadership team. Development of specific action plans is being incorporated in the annual performance review process for the Executive Team which will cascade to all levels of management.
Leadership Development Program to be developed	In progress	Consultant engaged to undertake work with the Executive Team to address specific issues identified through the Culture Survey.	Refer to comment above
Build a program for highflyers to ensure succession	Subject to review	In order to remove the perception of favoritism it has been recommended to remove this program and incorporate into annual performance reviews.	The terminology has been amended to better reflect the desired outcomes from the Culture Review. Training & Development has been better incorporated into annual reviews and is structured around role requirements rather than as a reward.
Leadership competencies to be developed and embedded in the performance review	In progress	Consultant engaged to undertake work with the Executive Team to address specific issues identified through the Culture Survey.	A combination of role, profession and level competencies is included in the annual review process with the adopted values underpinning a key part of the annual assessment at all levels.

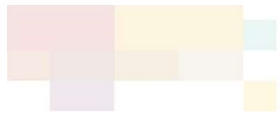




Focus Area 3 –Organisational Structure

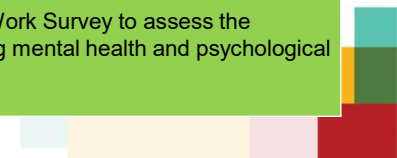
Activities Required	Status August	Status December	Status April
Realign the structure to ensure equity in levels of responsibility	Completed	Minor changes to reporting relationships has continued to ensure appropriate accountability in the structure	A further review of the structure will be undertaken following the resignation of the Director Corporate and Commercial. Any major changes to the structure will be reported to Council when they have been identified.
Rebuild the management team level and ensure the spans of control effectively lead the organisation	Completed	Minor changes to reporting relationships has continued to ensure appropriate accountability in the structure	The structure has been implemented for almost 12 months and whilst there have been improvements, the opportunity to review the structure will be taken with the resignation of the Director Corporate and Commercial





Focus Area 4 – Workplace Environment and Safety

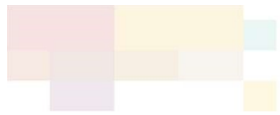
Activities Required	Status August	Status December	Status April
Continue with a series of workshops to outline behaviour requirements and people have been terminated after conducting this behaviour	In progress	This has continued to progress and is now part of business as usual and is being more effectively managed.	This has continued to progress and is now part of business as usual and is being more effectively managed.
Teams to continue discussions to ensure that behaviours are aligned	In progress	Ongoing work in this area is still required to ensure that minimum standards are effectively implemented across the entire organisation.	Work has continued in this space with the alignment of the corporate values and expected behaviours from the Code of Conduct being managed more effectively. During the staff induction process all staff are provided with overview of the Values and expectations of leadership in relation to behaviours in the workplace.
In teams where there are unacceptable behaviours leaders actively manage these	In progress	Training of middle managers is still required to ensure that they have the necessary skills to more effectively manage bad behaviours across all work areas.	Managers and supervisors are being effectively supported by People and Culture to manage unacceptable behaviours with a marked reduction in complaints over the last six months.
Senior leaders to demonstrate acceptable behaviours	In progress	Whilst there has been work in this area the culture survey indicates that additional work is still required. To be addressed through the 360 and leadership development program.	There has been some progress made in this space, the organisation is yet to determine appropriate metrics to determine levels of improvement outside of the annual culture survey. With the introduction of the pulse surveys specific focus will be introduced in relation to leadership behaviours.
Offer resilience training to all staff deliver mental health first aid training to all leaders across the organisation	In progress	Mental Health first aid program run. Will be implemented as part of annual training program going forward.	Conducting a People at Work Survey to assess the wellbeing of staff including mental health and psychological safety.





Focus Area 5 – Human Resources

Activities Required	Status August	Status December	Status April
Continue with a series of workshops to outline behaviour requirements and people have been terminated after conducting this behaviour	In progress	This has continued to progress and is now part of business as usual and is being more effectively managed.	This has continued to progress and is now part of business as usual and is being more effectively managed.
Teams to continue discussions to ensure that behaviours are aligned	In progress	Ongoing work in this area is still required to ensure that minimum standards are effectively implemented across the entire organisation.	Work has continued in this space with the alignment of the corporate values and expected behaviours from the Code of Conduct being managed more effectively. During the staff induction process all staff are provided with overview of the Values and expectations of leadership in relation to behaviours in the workplace.
In teams where there are unacceptable behaviours leaders actively manage these	In progress	Training of middle managers is still required to ensure that they have the necessary skills to more effectively manage bad behaviours across all work areas.	Managers and supervisors are being effectively supported by People and Culture to manage unacceptable behaviours with a marked reduction in complaints over the last six months.
Senior leaders to demonstrate acceptable behaviours	In progress	Whilst there has been work in this area the culture survey indicates that additional work is still required. To be addressed through the 360 and leadership development program.	There has been some progress made in this space, the organisation is yet to determine appropriate metrics to determine levels of improvement outside of the annual culture survey. With the introduction of the pulse surveys specific focus will be introduced in relation to leadership behaviours.
Offer resilience training to all staff deliver mental health first aid training to all leaders across the organisation	In progress	Mental Health first aid program run. Will be implemented as part of annual training program going forward.	Conducting a People at Work Survey to assess the wellbeing of staff including mental health and psychological safety.



Focus Area 6 – Staff Recruitment and Retention

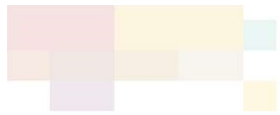
Activities Required	Status August	Status December	Status April
Identify key areas where vacancies are significantly impacting performance and prioritise of these	In progress	Work is ongoing in this area with additional resources being made available to improve recruitment practices	There are a few areas where it is proving difficult to attract suitable candidates. Work is being undertaken to develop further attraction strategies in an effort to fill positions.
HR to develop and implement strategies for faster recruitment HR to define and implement staff retention strategies including resolving the EBA and pay	In progress	Work is ongoing in this area with additional resources being made available to improve recruitment practices	All positions in HR are now filled with the exception of a new senior HR officer to provide some additional experience to support the Executive Manager. All pay classifications have been finalised and the EA is currently with the WAIRC.





Focus Area 7 – Culture and Values

Activities Required	Status August	Status December	Status April
Leadership team to be trained in culture and values based leadership	In progress	Consultant engaged to undertake work with the Executive Team to address specific issues identified through the Culture Survey.	Workshop held in February with specific focus on operating frameworks and values based accountability. Anecdotal feedback from staff has indicated a positive change in several area, noting that further work is still required.
Run focus groups to develop values	Completed	Roll out of corporate values is continuing with staff values awards receiving multiple nominations each month	Corporate values are on display at the Administration Centre and being prepared for other facilities.
Roll out values to all areas run workshops to enhance cultural understanding	Completed	Embedding of corporate values continues to be a focus with the now incorporated into all position descriptions as they are reviewed.	A specific session has also now been included as part of staff induction along with embedding the values into the annual performance reviews.
Build a genuinely values based culture	In progress	Consultant engaged to undertake work with the Executive Team to address specific issues identified through the Culture Survey.	Workshop has clearly articulated the required stands and put in place strategies to action including the appointment of the Project Manager - Organisational Change.
Build a culture coaching team to generate cultural change activities	In progress	Consultant engaged to undertake work with the Executive Team to address specific issues identified through the Culture Survey.	To be addressed through the work being done by the Project Manager - Organisational Change.



Focus Area 8 – Executive Leadership Presence

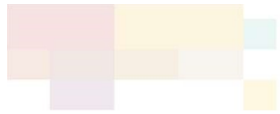
Activities Required	Status August	Status December	Status April
All staff meetings held quarterly	Subject to review	Staff meetings held as required by CEO	During the last quarter there have been no specific organisational wide issues to raise. Informal sessions have been in conjunction with other activities.
CEO breakfast monthly	Subject to review	CEO coffee catch ups have been implemented as an alternative to provide staff with the opportunity to meet in smaller groups with CEO and provide feedback directly.	Feedback from staff in relation to CEO Coffee Catch-ups has been positive. Staff are requesting to be involved in these sessions and it follows on from the staff induction process.
Executives visit all locations monthly	Not yet started	A number of sessions have been held across different work locations by CEO and the Executive Team. Subject to scheduling Executive Leadership Team meetings are to be held in different locations in the new year	Several meetings have been held in different work locations with a new addition of "get to know" each other where the ELT meet the staff and have an informal chat.





Focus Area 9 – Improve Communication

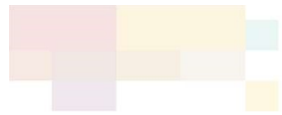
Activities Required	Status August	Status December	Status April
Develop and implement a communication cascade plan	In progress	Review undertaken of other organisations to assist in determining most appropriate mechanisms and approaches to achieve this.	Preparing internal communication consultation with staff to ascertain best methods for communication and review of intranet.
Implement a monthly newsletter	Completed	This was implemented however following staff consultation has been discontinued and is being replaced with other forms of updates.	P&C provide a weekly newsletter welcoming new starters and providing other City information.
Leaders held accountable for communication to their teams	In progress	The development and implementation of communication KPIs are being developed and will be incorporated into all Executive and Management Annual Reviews	Review of the outcomes of the Annual Review process will be undertaken during the next quarter to assess improvements in communication.
Executive to provide minutes of meetings for cascading of information	In progress	No specific update this quarter	Brief notes on all Council meetings immediately following provided to managers for further cascading to teams.
All teams must have biweekly meetings at a minimum	Subject to review	This matter has been raised with staff and whilst it was identified in the initial review, the focus now appears to be on communication from the Executive rather than at team level	Daily contact with all managers on operational issues, with monthly formal meeting with Management team. Also monthly one on one meetings with each Manager to formally receive detailed feedback from each Dept. On all projects and operations.



Focus Area 10 – Recognition

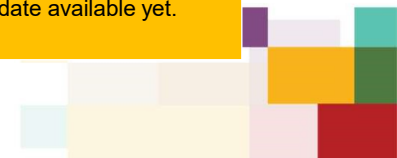
Activities Required	Status August	Status December	Status April
Develop a recognition strategy and implement this	In progress	Staff values awards have been implemented and are starting to provide some form of recognition to staff.	Staff value awards continue to provide recognition.
Leadership groups to actively provide recognition	In progress	No specific update this quarter	Developing a recognition of service process for 5+ year milestones.

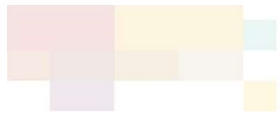




Focus Area 11 – Accountability

Activities Required	Status August	Status December	Status April
Update all PDs	In progress	Ongoing work with all new positions being advertised in the new format and existing positions being progressively updated.	Completed as part of the Performance Review process.
Develop team plans that align with the corporate plan	Not yet started	Work has commenced on the alignment of organisational KPIs with individual work areas.	Pulse software Corporate Planning and Reporting to be implemented April – June 2023.
Develop KPIs for everyone	In progress	No specific update this quarter	Revised KPIs are being set for all employees as part of the Performance Review process together with PD updates.
Leaders actively monitor the KPIs	In progress	No specific update this quarter	As above, however no formal date available yet.

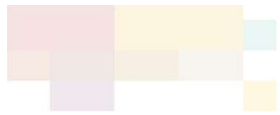




Focus Area 12 – Training and Development

Activities Required	Status August	Status December	Status April
Based on 2022 performance review data develop a training plan for the organisation for implementation in 2023	Not yet started	Training and Development plans are to be rolled out with the undertaking of annual reviews due to commence first quarter of 2023	All performance reviews due for completion by the end of April with specific training and development plans to be included for assessment at an organisational level to enable prioritisation based on budget allocations.
All training in the interim to be focused on organisational priorities such as values training resilience training and leadership training	In progress	No specific update this quarter	Completed Executive Leadership training.





Focus Area 13 – Get rid of silos

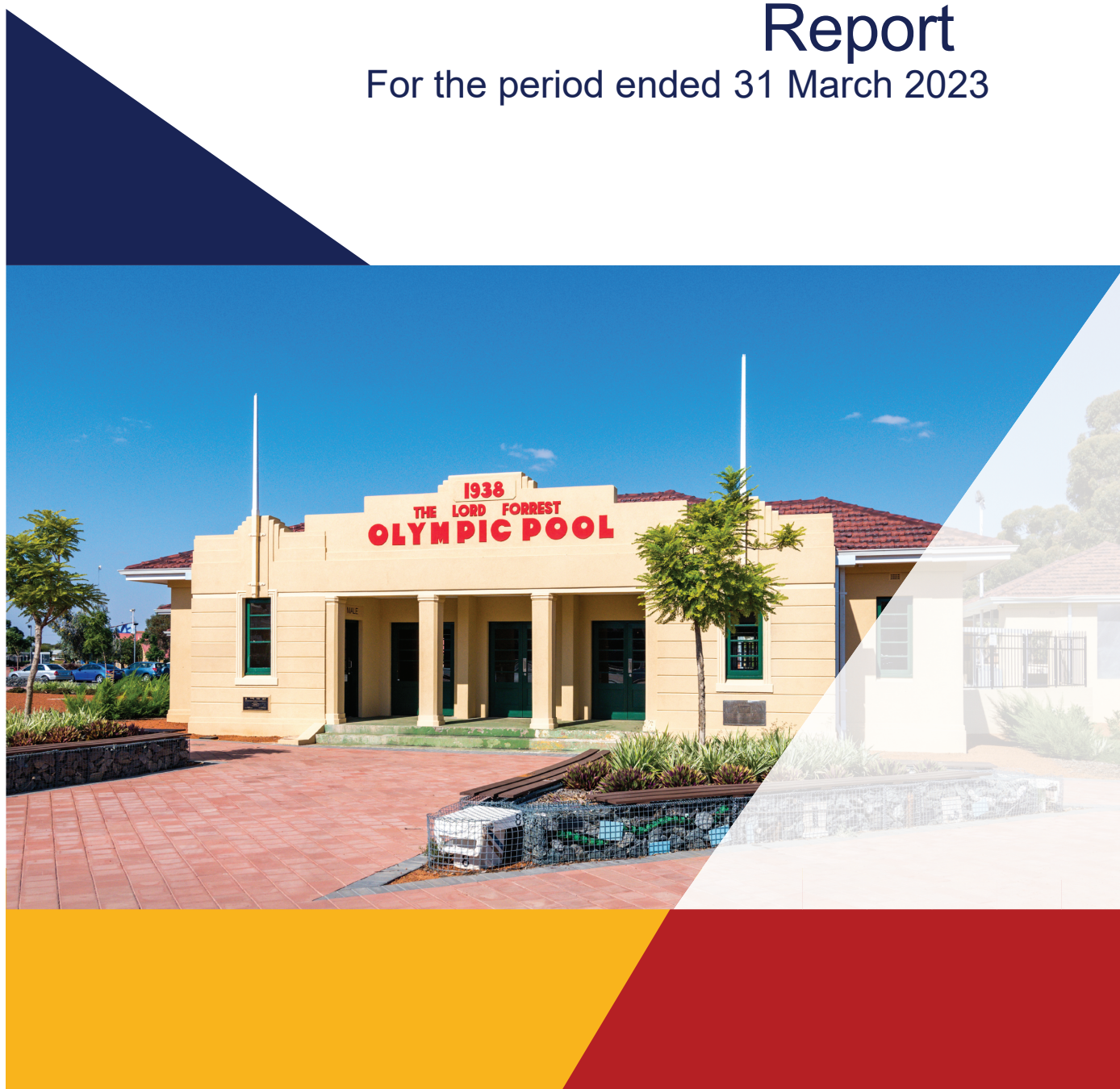
Activities Required	Status August	Status December	Status April
Team building across the organisation	Not yet started	A number of minor team building events have been undertaken over the quarter and these will continue to be built upon in 2023	Team building events have included – Easter thank you morning tea at all City facilities, Harmony Day morning tea, Inaugural International Women’s Day Celebrations and recent Pop-Up Outback on Ice staff event.
Cross functional project groups	Not yet started	Two specific groups are being established, the first is focused on Health and Safety and the second is a consultative committee to assist in the undertaking of reviews and input to management practices and other organisational issues	Major projects have multi-disciplinary teams established to ensure all input is taken into consideration in the delivery of projects. Examples are KCC and KBYP projects
All values work to be carried out in cross functional teams to commence earlier than 2023	In progress	No specific update this quarter	Discussion on Values has been set as a Managers Meeting agenda item, which is to be explored and embedded in process and daily interactions





Monthly Financial Report

For the period ended 31 March 2023



CITY OF KALGOORLIE-BOULDER

**MONTHLY FINANCIAL REPORT
(Containing the Statement of Financial Activity)
For the period ending 31 March 2023**

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

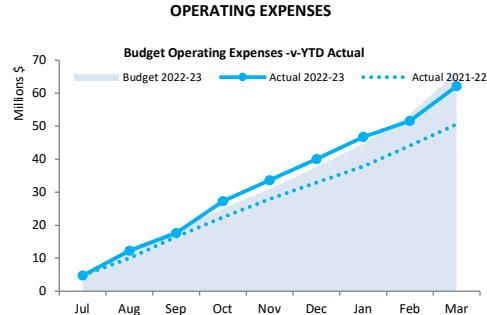
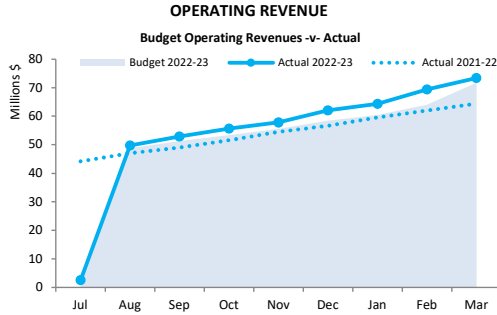
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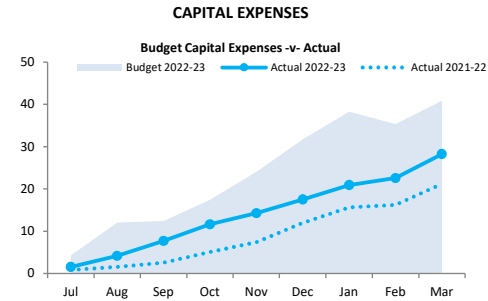
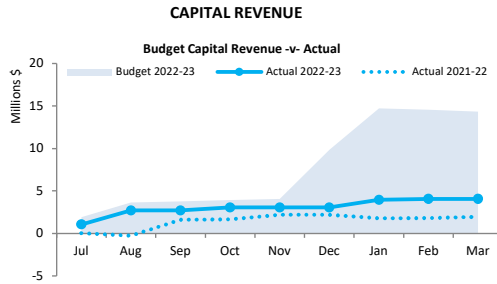
**MONTHLY FINANCIAL REPORT
FOR THE PERIOD ENDED 31 MARCH 2023**

SUMMARY INFORMATION - GRAPHS

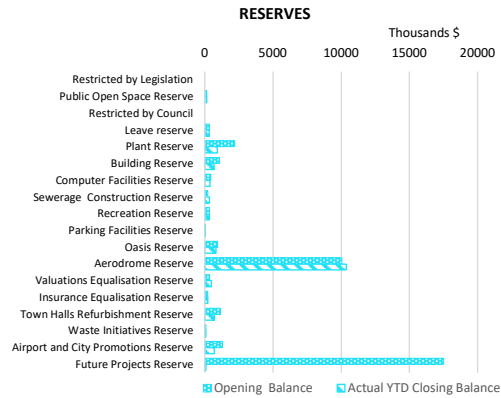
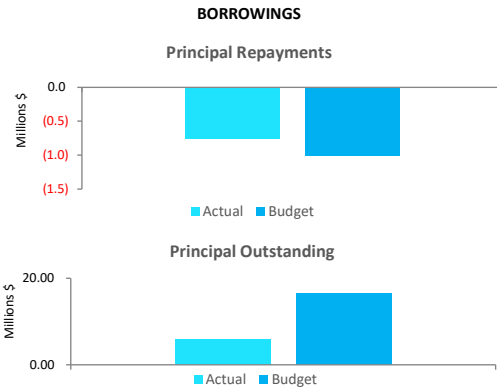
OPERATING ACTIVITIES



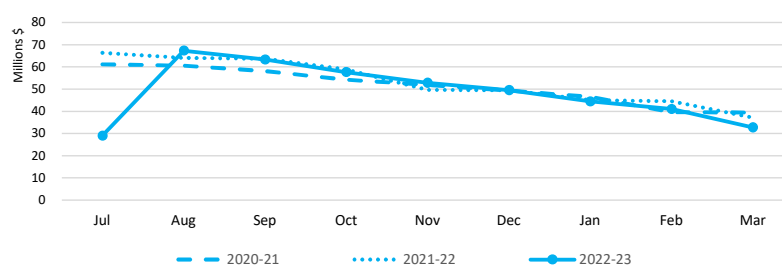
INVESTING ACTIVITIES



FINANCING ACTIVITIES



Closing funding surplus / (deficit)



This information is to be read in conjunction with the accompanying Financial Statements and Notes.

**MONTHLY FINANCIAL REPORT
FOR THE PERIOD ENDED 31 MARCH 2023**

EXECUTIVE SUMMARY

Funding surplus / (deficit) Components

Funding surplus / (deficit)				
	Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
Opening	\$6.84 M	\$6.84 M	\$6.84 M	\$0.00 M
Closing	\$0.00 M	\$28.73 M	\$32.71 M	\$3.98 M

Refer to Statement of Financial Activity

Cash and cash equivalents		
	\$	% of total
Unrestricted Cash	\$29.62 M	64.1%
Restricted Cash	\$16.58 M	35.9%

Refer to Note 2 - Cash and Financial Assets

Payables		
	\$	% Outstanding
Trade Payables	\$3.60 M	
0 to 30 Days		66.5%
Over 30 Days		33.4%
Over 90 Days		15.9%

Refer to Note 5 - Payables

Receivables		
	\$	% Collected
Rates Receivable	\$6.27 M	80.4%
Trade Receivable	\$10.13 M	
Over 30 Days		47.6%
Over 90 Days		38.5%

Refer to Note 3 - Receivables

Key Operating Activities

Amount attributable to operating activities			
Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
\$20.01 M	\$26.02 M	\$31.34 M	\$5.32 M

Refer to Statement of Financial Activity

Rates Revenue		
	\$	% Variance
YTD Actual	\$29.02 M	
YTD Budget	\$29.05 M	(0.1%)

Refer to Statement of Financial Activity

Operating Grants and Contributions		
	\$	% Variance
YTD Actual	\$2.33 M	
YTD Budget	\$3.26 M	(28.5%)

Refer to Note 12 - Operating Grants and Contributions

Fees and Charges		
	\$	% Variance
YTD Actual	\$34.12 M	
YTD Budget	\$35.47 M	(3.8%)

Refer to Statement of Financial Activity

Key Investing Activities

Amount attributable to investing activities			
Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
(\$52.96 M)	(\$26.48 M)	(\$24.14 M)	\$2.34 M

Refer to Statement of Financial Activity

Proceeds on sale		
	\$	%
YTD Actual	\$0.16 M	
Amended Budget	\$0.79 M	20.6%

Refer to Note 6 - Disposal of Assets

Asset Acquisition		
	\$	% Spent
YTD Actual	\$28.28 M	
Amended Budget	\$69.60 M	40.6%

Refer to Note 7 - Capital Acquisitions

Capital Grants		
	\$	% Received
YTD Actual	\$3.90 M	
Amended Budget	\$15.21 M	25.6%

Refer to Note 7 - Capital Acquisitions

Key Financing Activities

Amount attributable to financing activities			
Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
\$26.10 M	\$22.34 M	\$18.67 M	(\$3.67 M)

Refer to Statement of Financial Activity

Borrowings	
	\$
Principal repayments	\$0.76 M
Interest expense	\$0.15 M
Principal due	\$5.91 M

Refer to Note 8 - Borrowings

Reserves	
	\$
Reserves balance	\$16.58 M
Interest earned	\$0.42 M

Refer to Note 10 - Cash Reserves

Lease Liability	
	\$
Principal repayments	\$0.23 M
Interest expense	\$0.04 M
Principal due	\$2.02 M

Refer to Note 9 - Lease Liabilities

This information is to be read in conjunction with the accompanying Financial Statements and notes.

KEY TERMS AND DESCRIPTIONS

FOR THE PERIOD ENDED 31 MARCH 2023

NATURE OR TYPE DESCRIPTIONS

REVENUE

RATES

All rates levied under the *Local Government Act 1995*. Includes general, differential, specified area rates, minimum rates, interim rates, back rates, ex-gratia rates, less discounts and concessions offered. Excludes administration fees, interest on instalments, interest on arrears, service charges and sewerage rates.

OPERATING GRANTS, SUBSIDIES AND CONTRIBUTIONS

Refers to all amounts received as grants, subsidies and contributions that are not non-operating grants.

NON-OPERATING GRANTS, SUBSIDIES AND CONTRIBUTIONS

Amounts received specifically for the acquisition, construction of new or the upgrading of identifiable non financial assets paid to a local government, irrespective of whether these amounts are received as capital grants, subsidies, contributions or donations.

REVENUE FROM CONTRACTS WITH CUSTOMERS

Revenue from contracts with customers is recognised when the local government satisfies its performance obligations under the contract.

FEES AND CHARGES

Revenues (other than service charges) from the use of facilities and charges made for local government services, sewerage rates, rentals, hire charges, fee for service, photocopying charges, licences, sale of goods or information, fines, penalties and administration fees. Local governments may wish to disclose more detail such as rubbish collection fees, rental of property, fines and penalties, and other fees and charges.

SERVICE CHARGES

Service charges imposed under *Division 6 of Part 6 of the Local Government Act 1995. Regulation 54 of the Local Government (Financial Management) Regulations 1996* identifies these as television and radio broadcasting, underground electricity and neighbourhood surveillance services. Exclude rubbish removal charges.

INTEREST EARNINGS

Interest and other items of a similar nature received from bank and investment accounts, interest on rate instalments, interest on rate arrears and interest on debtors.

OTHER REVENUE / INCOME

Other revenue, which can not be classified under the above headings, includes dividends, discounts, rebates, reimbursements etc.

PROFIT ON ASSET DISPOSAL

Excess of assets received over the net book value for assets on their disposal.

EXPENSES

EMPLOYEE COSTS

All costs associated with the employment of person such as salaries, wages, allowances, benefits such as vehicle and housing, superannuation, employment expenses, removal expenses, relocation expenses, worker's compensation insurance, training costs, conferences, safety expenses, medical examinations, fringe benefit tax, etc.

MATERIALS AND CONTRACTS

All expenditures on materials, supplies and contracts not classified under other headings. These include supply of goods and materials, legal expenses, maintenance agreements, communication expenses, advertising expenses, membership, periodicals, publications, hire expenses, rental, postage and freight etc. Local governments may wish to disclose more detail such as contract services, consultancy, information technology, rental or lease expenditures.

UTILITIES (GAS, ELECTRICITY, WATER)

Expenditures made to the respective agencies for the provision of power, gas or water. Exclude expenditures incurred for the reinstatement of roadwork on behalf of these agencies.

INSURANCE

All insurance other than worker's compensation and health benefit insurance included as a cost of employment.

LOSS ON ASSET DISPOSAL

Shortfall between the value of assets received over the net book value for assets on their disposal.

DEPRECIATION ON NON-CURRENT ASSETS

Depreciation expense raised on all classes of assets. Excluding Land.

INTEREST EXPENSES

Interest and other costs of finance paid, including costs of finance for loan debentures, overdraft accommodation and refinancing expenses.

OTHER EXPENDITURE

Statutory fees, taxes, allowance for impairment of assets, member's fees or State taxes. Donations and subsidies made to community groups.

**STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2023**

BY NATURE OR TYPE

	Ref	Amended Budget	YTD Budget	YTD Actual	Variance \$	Variance % ((c) - (b))/(b)	Var.
	Note	(a)	(b)	(c)	(c) - (b)		
		\$	\$	\$	\$	%	
Opening funding surplus / (deficit)	1(c)	6,844,027	6,844,027	6,844,027	0	0.00%	
Revenue from operating activities							
Rates		29,052,559	29,047,839	29,022,233	(25,606)	(0.09%)	
Operating grants, subsidies and contributions	12	4,163,563	3,258,275	2,329,446	(928,829)	(28.51%)	▼
Fees and charges		42,973,349	35,465,220	34,121,089	(1,344,131)	(3.79%)	
Interest earnings		1,692,921	1,269,680	1,457,074	(187,394)	(14.76%)	▲
Other revenue		3,686,044	2,693,911	6,336,203	3,642,292	135.20%	▲
Profit on disposal of assets	6	44,966	17,986	136,878	118,892	661.03%	▲
		81,613,402	71,752,911	73,402,923	1,650,012	2.30%	
Expenditure from operating activities							
Employee costs		(27,384,495)	(20,416,996)	(21,264,047)	(847,051)	(4.15%)	
Materials and contracts		(23,310,776)	(17,352,082)	(14,354,597)	2,997,485	17.27%	▲
Utility charges		(4,455,855)	(3,179,891)	(2,415,010)	764,881	24.05%	▲
Depreciation on non-current assets		(26,499,783)	(19,874,554)	(19,435,308)	439,246	2.21%	
Interest expenses		(1,386,045)	(1,093,744)	(1,077,122)	16,622	1.52%	
Insurance expenses		(954,356)	(743,170)	(732,886)	10,284	1.38%	
Other expenditure		(4,064,121)	(2,926,693)	(2,866,485)	60,208	2.06%	
Loss on disposal of assets	6	(1,107,000)	(830,223)	(430)	829,793	99.95%	▲
		(89,162,431)	(66,417,353)	(62,145,885)	4,271,468	(6.43%)	
Non-cash amounts excluded from operating activities	1(a)	27,561,817	20,686,791	20,080,687	(606,104)	(2.93%)	
Amount attributable to operating activities		20,012,788	26,022,349	31,337,725	5,315,376	20.43%	
Investing activities							
Proceeds from non-operating grants, subsidies and contributions	13	15,205,806	13,544,934	3,900,095	(9,644,839)	(71.21%)	▼
Proceeds from disposal of assets	6	793,000	793,000	163,621	(629,379)	(79.37%)	▼
Proceeds from financial assets at amortised cost - self supporting loans	8	121,759	77,737	77,737	0	0.00%	
Payments for property, plant and equipment and infrastructure	7	(69,080,953)	(40,894,135)	(28,282,974)	12,611,161	30.84%	▲
Amount attributable to investing activities		(52,960,388)	(26,478,464)	(24,141,521)	2,336,943	(8.83%)	
Financing Activities							
Proceeds from new debentures	8	10,847,830	6,327,901	0	(6,327,901)	(100.00%)	▼
Transfer from reserves	10	19,781,762	19,781,762	29,947,748	10,165,986	51.39%	▲
Payments for principal portion of lease liabilities	9	(317,097)	0	(226,408)	(226,408)	0.00%	▼
Repayment of debentures	8	(1,015,992)	0	(758,932)	(758,932)	0.00%	▼
Transfer to reserves	10	(3,192,928)	(3,769,511)	(10,291,333)	(6,521,822)	(173.02%)	▼
Amount attributable to financing activities		26,103,575	22,340,152	18,671,075	(3,669,076)	(16.42%)	
Closing funding surplus / (deficit)	1(c)	0	28,728,063	32,711,306	3,983,243	(13.87%)	▲

KEY INFORMATION

▲ ▼ Indicates a variance between Year to Date (YTD) Budget and YTD Actual data as per the adopted materiality threshold.

Refer to Note 16 for an explanation of the reasons for the variance.

This statement is to be read in conjunction with the accompanying Financial Statements and Notes.

**MONTHLY FINANCIAL REPORT
FOR THE PERIOD ENDED 31 MARCH 2023**

BASIS OF PREPARATION

BASIS OF PREPARATION

The financial report has been prepared in accordance with Australian Accounting Standards (as they apply to local governments and not-for-profit entities) and interpretations of the Australian Accounting Standards Board, and the *Local Government Act 1995* and accompanying Regulations.

The *Local Government Act 1995* and accompanying Regulations take precedence over Australian Accounting Standards where they are inconsistent.

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

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

THE LOCAL GOVERNMENT REPORTING ENTITY

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

All monies held in the Trust Fund are excluded from the financial statements. A separate statement of those monies appears at Note 14 to these financial statements.

SIGNIFICANT ACCOUNTING POLICES

CRITICAL ACCOUNTING ESTIMATES

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

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

The balances, transactions and disclosures impacted by accounting estimates are as follows:

- estimation of fair values of certain financial assets
- estimation of fair values of fixed assets shown at fair value
- impairment of financial assets

GOODS AND SERVICES TAX

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO). Receivables and payables are stated inclusive of GST receivable or payable. The net amount of GST recoverable from, or payable to, the ATO is included with receivables or payables in the statement of financial position. Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities which are recoverable from, or payable to, the ATO are presented as operating cash flows.

ROUNDING OFF FIGURES

All figures shown in this statement are rounded to the nearest dollar.

PREPARATION TIMING AND REVIEW

Date prepared: All known transactions up to 02 May 2023

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2023**

**NOTE 1
STATEMENT OF FINANCIAL ACTIVITY INFORMATION**

(a) Non-cash items excluded from operating activities

The following non-cash revenue and expenditure has been excluded from operating activities within the Statement of Financial Activity in accordance with *Financial Management Regulation 32*.

	Notes	Amended Budget	YTD Budget (a)	YTD Actual (b)
		\$	\$	\$
Non-cash items excluded from operating activities				
Adjustments to operating activities				
Less: Profit on asset disposals	6	(44,966)	(17,986)	(136,878)
Movement in other provisions (non-current)				781,827
Add: Loss on asset disposals	6	1,107,000	830,223	430
Add: Depreciation on assets		26,499,783	19,874,554	19,435,308
Total non-cash items excluded from operating activities		27,561,817	20,686,791	20,080,687

(b) Adjustments to net current assets in the Statement of Financial Activity

The following current assets and liabilities have been excluded from the net current assets used in the Statement of Financial Activity in accordance with *Financial Management Regulation 32* to agree to the surplus/(deficit) after imposition of general rates.

	Amended Budget Opening 30 June 2022	Last Year Closing 30 June 2022	Year to Date 31 March 2023
Adjustments to net current assets			
Less: Reserves - restricted cash	10	(36,232,357)	(16,575,942)
Less: Loan receivable - club/institutions		(104,117)	(26,139)
Add: Borrowings	8	1,015,992	1,241,002
Add: Provisions employee related provisions	11	311,317	311,317
Add: Lease liabilities	9	291,315	275,223
Total adjustments to net current assets		(34,717,850)	(14,774,539)

(c) Net current assets used in the Statement of Financial Activity

Current assets

Cash and cash equivalents	2	50,993,734	46,200,629
Rates receivables	3	2,980,613	6,274,883
Receivables	3	7,528,407	10,128,487
Other current assets	4	7,568,553	7,651,278
Less: Current liabilities			
Payables	5	(13,806,429)	(8,761,592)
Borrowings	8	(1,015,993)	(1,241,002)
Contract liabilities	11	(9,946,863)	(9,993,295)
Lease liabilities	9	(291,315)	(275,223)
Provisions	11	(2,448,830)	(2,498,318)
Less: Total adjustments to net current assets	1(b)	(34,717,850)	(14,774,539)
Closing funding surplus / (deficit)		6,844,027	32,711,306

CURRENT AND NON-CURRENT CLASSIFICATION

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

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2023**

**OPERATING ACTIVITIES
NOTE 2
CASH AND FINANCIAL ASSETS**

Description	Classification	Unrestricted	Restricted	Total Cash	Institution	Interest Rate	Maturity Date
		\$	\$	\$			
Cash and Cash Equivalents		29,624,478	16,576,151	46,200,628			
Total		29,624,478	16,576,151	46,200,628			
Comprising							
Cash and cash equivalents		29,624,478	16,576,151	46,200,628			
		29,624,478	16,576,151	46,200,628			

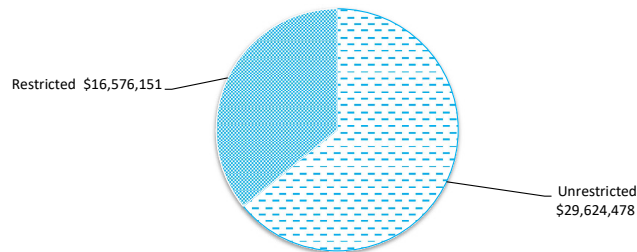
KEY INFORMATION

Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks and other short term highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value. Bank overdrafts are reported as short term borrowings in current liabilities in the statement of net current assets.

The local government classifies financial assets at amortised cost if both of the following criteria are met:

- the asset is held within a business model whose objective is to collect the contractual cashflows, and
- the contractual terms give rise to cash flows that are solely payments of principal and interest.

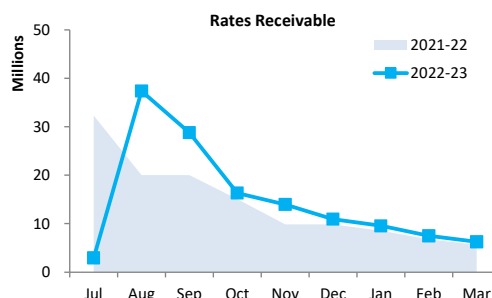
Financial assets at amortised cost held with registered financial institutions are listed in this note other financial assets at amortised cost are provided in Note 4 - Other assets.



**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2023**

**OPERATING ACTIVITIES
NOTE 3
RECEIVABLES**

Rates receivable	30 June 2022	31 Mar 2023
	\$	\$
Opening arrears previous years	2,544,886	2,980,613
Levied this year	27,518,843	29,022,233
Less - collections to date	(27,083,116)	(25,727,963)
Gross rates collectable	2,980,613	6,274,883
Net rates collectable	2,980,613	6,274,883
% Collected	90.1%	80.4%



Receivables - general	Credit	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$	\$
Receivables - general	0	3,666,612	519,502	120,279	2,693,559	6,999,952
Percentage	0.0%	52.4%	7.4%	1.7%	38.5%	
Balance per trial balance						
Sundry receivable						6,999,952
GST receivable						(43,692)
Prepayments						447,072
Loans receivable - clubs/institutions						26,139
Accrued Income						2,699,016
Total receivables general outstanding						10,128,487

Amounts shown above include GST (where applicable)

KEY INFORMATION

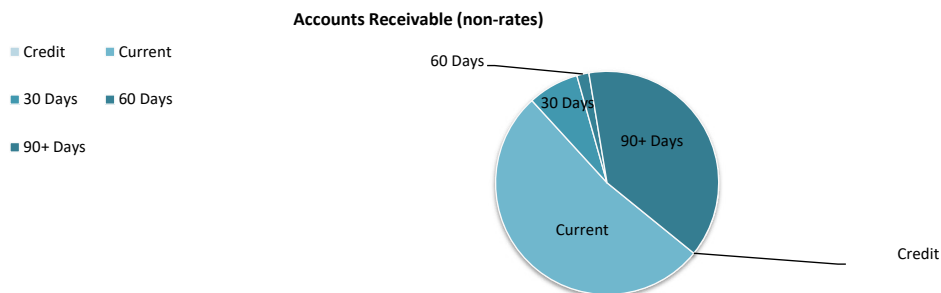
Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business.

Trade receivables are recognised at original invoice amount less any allowances for uncollectable amounts (i.e. impairment). The carrying amount of net trade receivables is equivalent to fair value as it is due for settlement within 30 days.

Classification and subsequent measurement

Receivables which are generally due for settlement within 30 days except rates receivables which are expected to be collected within 12 months are classified as current assets. All other receivables such as, deferred pensioner rates receivable after the end of the reporting period are classified as non-current assets.

Trade and other receivables are held with the objective to collect the contractual cashflows and therefore the City measures them subsequently at amortised cost using the effective interest rate method.



**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2023**

**OPERATING ACTIVITIES
NOTE 4
OTHER CURRENT ASSETS**

	Opening Balance 1 July 2022	Asset Increase	Asset Reduction	Closing Balance 31 March 2023
	\$	\$	\$	\$
Other current assets				
Other financial assets at amortised cost				
Financial assets at amortised cost - sundry receivables	7,378,978	118,006	0	7,496,984
Inventory				
Fuel	92,123	0	(22,677)	69,446
Oasis Stock	7,052	1,223	0	8,275
Golf course Stock	81,772	0	(13,941)	67,831
GAC Stock	8,629	113	0	8,742
Total other current assets	7,568,554	119,342	(36,618)	7,651,278
Amounts shown above include GST (where applicable)				

KEY INFORMATION

Other financial assets at amortised cost

The City classifies financial assets at amortised cost if both of the following criteria are met:

- the asset is held within a business model whose objective is to collect the contractual cashflows, and
- the contractual terms give rise to cash flows that are solely payments of principal and interest.

Inventory

Inventories are measured at the lower of cost and net realisable value.

Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2023**

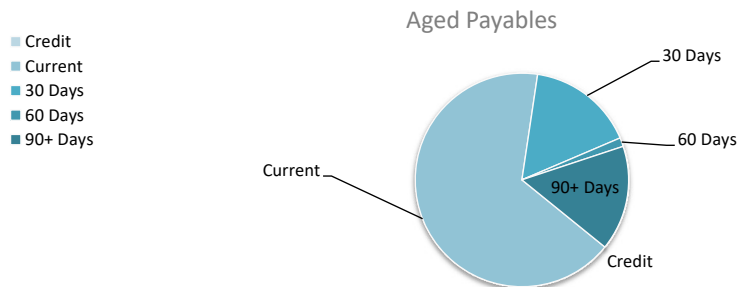
**OPERATING ACTIVITIES
NOTE 5
PAYABLES**

Payables - general	Credit	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$	\$
Payables - general	0	2,397,006	583,951	48,233	574,421	3,603,611
Percentage	0%	66.5%	16.2%	1.3%	15.9%	
Balance per trial balance						
Sundry creditors						3,603,647
Accrued salaries and wages						1,377,622
ATO liabilities						18
Other payables						1,562,497
Rates Paid in Advance						2,217,808
Total payables general outstanding						8,761,592

Amounts shown above include GST (where applicable)

KEY INFORMATION

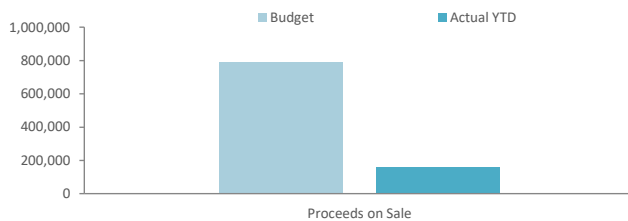
Trade and other payables represent liabilities for goods and services provided to the Shire prior to the end of the period that are unpaid and arise when the Shire becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured, are recognised as a current liability and are normally paid within 30 days of recognition. The carrying amounts of trade and other payables are considered to be the same as their fair values, due to their short-term nature.



NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2023

OPERATING ACTIVITIES
NOTE 6
DISPOSAL OF ASSETS

Asset Ref.	Asset description	Budget				YTD Actual			
		Net Book Value	Proceeds	Profit	(Loss)	Net Book Value	Proceeds	Profit	(Loss)
		\$	\$	\$	\$	\$	\$	\$	\$
	Plant and equipment								
	Law, order, public safety								
	Budgeted	30,000	8,000	0	(22,000)	0	0	0	0
	Health								
	Budgeted	57,000	33,000	0	(24,000)	0	0	0	0
MV649	TOYOTA PRADO DSL WGN A/T GXL 4277430	0	0	0	0	2,059	47,025	44,966	0
	Community amenities								
	Budgeted	0	0	0	0	0	0	0	0
MV608	2015 HOLDEN COLORADO SPACE CAB TRAY TOP	0	0	0	0	15,000	14,769	0	(231)
	Recreation and culture								
	Budgeted	577,000	160,000	0	(417,000)	0	0	0	0
	Transport								
	Budgeted	1,137,000	543,000	0	(594,000)	0	0	0	0
MV646	2018 HOLDEN EQUINOX LT FWD STATION SEDAN	0	0	0	0	0	12,280	12,280	0
MV648	SUBARU FORRESTER 2.5iL AUTOMATIC PETROL	0	0	0	0	0	15,705	15,705	0
MV661	HOLDEN COLORADO LS CREW CAN 4WD	0	0	0	0	3,840	23,012	19,172	0
MV673	2019 FORD RANGER XLT D/CAB UTE WITH CANOPY	0	0	0	0	6,075	38,763	32,688	0
MV642	2017 Rg Holden Colorado LS Crew Cab 2WD	0	0	0	0	0	12,068	12,068	0
	Economic services								
	Budgeted	22,000	8,000	0	(14,000)	0	0	0	0
	Other property and services								
	Budgeted	77,000	41,000	0	(36,000)	0	0	0	0
MV511	HYUNDAI ILOAD VAN TURBO DIESEL	0	0	0	0	199	0	0	(199)
		1,900,000	793,000	0	(1,107,000)	27,173	163,621	136,879	(430)



**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2023**

**INVESTING ACTIVITIES
NOTE 7
CAPITAL ACQUISITIONS**

Capital acquisitions	Amended		YTD Actual	YTD Actual Variance
	Budget	YTD Budget		
	\$	\$	\$	\$
Buildings	5,058,288	3,073,190	2,047,647	(1,025,543)
Furniture and equipment	784,198	269,721	900,209	630,488
Plant and equipment	2,131,344	1,646,243	391,399	(1,254,844)
Light Vehicles	1,361,000	1,014,464	519,161	(495,303)
Work In Progress	27,849,689	15,922,859	10,795,457	(5,127,401)
Investment Property	3,456,523	2,082,241	87,685	(1,994,556)
Right Of Use - Plant & Equipment	0	0	58,375	58,375
Infrastructure - roads	21,697,678	14,437,616	11,589,928	(2,847,688)
Infrastructure - Footpaths	700,000	376,488	78,885	(297,603)
Infrastructure - Airport	15,000	11,250	0	(11,250)
Infrastructure - Sewerage	4,360,144	358,323	607,110	248,787
Infrastructure - Parks & Reserves	650,000	450,491	12,732	(437,759)
Infrastructure - Street Lights	300,000	49,997	0	(49,997)
Infrastructure - Effluent	250,000	211,252	214,885	3,633
Infrastructure - Landfill	990,000	990,000	979,500	(10,500)
Payments for Capital Acquisitions	69,603,864	40,894,135	28,282,974	(12,611,161)
Capital Acquisitions Funded By:				
	\$	\$	\$	\$
Capital grants and contributions	15,205,806	13,544,934	3,900,095	(9,644,839)
Borrowings	8,447,830	0	0	0
Lease liabilities	2,776,523	58,375	58,375	0
Other (disposals & C/Fwd)	793,000	793,000	163,621	(629,379)
Cash backed reserves				
Plant Reserve	2,189,000	2,189,000	2,693,000	504,000
Building Reserve	735,100	735,100	400,000	(335,100)
Computer Facilities Reserve	165,000	165,000	165,000	0
Sewerage Construction Reserve	215,847	215,847	2,290,000	2,074,153
Recreation Reserve	(328,147)		0	0
Parking Facilities Reserve	(48,034)		0	0
Oasis Reserve	752,000	752,000	858,000	106,000
Aerodrome Reserve	585,000	585,000	755,000	170,000
Insurance Equalisation Reserve	(226,944)		0	0
Town Halls Refurbishment Reserve	168,000	168,000	590,000	422,000
Waste Initiatives Reserve	(70,887)		0	0
Airport and City Promotions Reserve	550,000	550,000	750,000	200,000
Future Projects Reserve	13,747,803	13,747,803	21,446,748	7,698,945
Contribution - operations	23,946,967	7,390,076	(5,786,866)	(13,176,942)
Capital funding total	69,603,864	40,894,135	28,282,974	(12,611,161)

SIGNIFICANT ACCOUNTING POLICIES

Each class of fixed assets within either plant and equipment or infrastructure, is carried at cost or fair value as indicated less, where applicable, any accumulated depreciation and impairment losses.

Assets for which the fair value as at the date of acquisition is under \$5,000 are not recognised as an asset in accordance with *Financial Management Regulation 17A (5)*. These assets are expensed immediately.

Where multiple individual low value assets are purchased together as part of a larger asset or collectively forming a larger asset exceeding the threshold, the individual assets are recognised as one asset and capitalised.

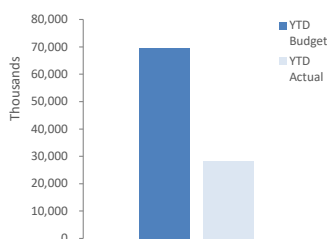
Initial recognition and measurement for assets held at cost

Plant and equipment including furniture and equipment is recognised at cost on acquisition in accordance with *Financial Management Regulation 17A*. Where acquired at no cost the asset is initially recognise at fair value. Assets held at cost are depreciated and assessed for impairment annually.

Initial recognition and measurement between mandatory revaluation dates for assets held at fair value

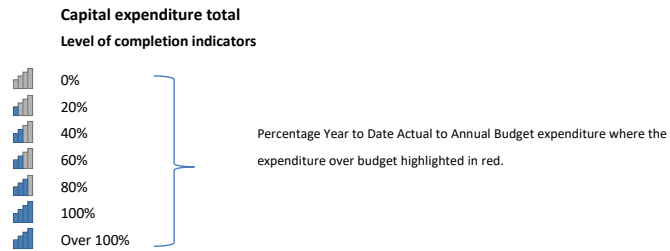
In relation to this initial measurement, cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition. For assets acquired at zero cost or otherwise significantly less than fair value, cost is determined as fair value at the date of acquisition. The cost of non-current assets constructed by the City includes the cost of all materials used in construction, direct labour on the project and an appropriate proportion of variable and fixed overheads.

Payments for Capital Acquisitions






**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2023**

**INVESTING ACTIVITIES
NOTE 7
CAPITAL ACQUISITIONS (CONTINUED)**



Level of completion indicator, please see table at the end of this note for further detail.

	Account Description	Amended			Variance (Under)/Over
		Budget	YTD Budget	YTD Actual	
		\$	\$	\$	\$
	Golf Course Site Work (New/Upgrade)	5,880,303	2,922,985	1,919,126	(1,003,859)
	Cbd Revitalisation Project (New/Upgrade)	14,970,000	10,876,664	7,137,475	(3,739,189)
		20,850,303	13,799,649	9,056,601	(4,743,048)

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2023**

**FINANCING ACTIVITIES
NOTE 8
BORROWINGS**

Repayments - borrowings

Information on borrowings Particulars	1 July 2022	New Loans		Principal Repayments		Principal Outstanding		Interest Repayments	
		Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
	\$	\$	\$	\$	\$	\$	\$	\$	\$
Housing									
Residential Housing - Staff	0		2,100,000	0	0	0	2,100,000	0	0
Community amenities									
Loan 352 (340)- Methane Control	407,060	0	0	(46,652)	(62,457)	360,408	344,603	(9,574)	(12,512)
Loan - Sewerage	0	0	4,527,830	0	0	0	4,527,830		0
Recreation and culture									
Loan 352 (336) - Library Extensions	416,420	0	0	(47,725)	(63,894)	368,695	352,526	(9,795)	(12,799)
Loan 352 (339) - Oasis Alternative Energy	387,760	0	0	(44,441)	(59,496)	343,319	328,264	(9,120)	(11,918)
Loan 352 (341) - RFSC Construction	1,648,694	0	0	(188,954)	(252,968)	1,459,740	1,395,726	(38,779)	(50,675)
Loan 352 (343)- Museum Relocation	578,741	0	0	(66,329)	(88,799)	512,412	489,942	(13,612)	(17,789)
Loan 352 (344) - Oasis Alternative Energy	339,025	0	0	(38,855)	(52,019)	300,170	287,006	(7,974)	(10,421)
Loan 352 (345)- Shepherson Oval Lighting	465,899	0	0	(53,396)	(71,485)	412,503	394,414	(10,958)	(14,320)
Loan 352 (350) - Ray Finlayson Sporting Complex	1,292,382	0	0	(148,118)	(198,297)	1,144,264	1,094,085	(30,398)	(39,723)
Loan 352 (338) - Kalgoorlie Bowling Club SSL	7,837	0	0	(898)	(1,202)	6,939	6,635	(184)	(241)
Transport									
Loan - LED Street Lights	0	0	300,000	0	0	0	300,000	0	0
Economic services									
Loan - Brookman St Land	0	0	2,800,000	0	0	0	2,800,000	0	0
Other property and services									
Loan 352 (342) - Endowment Block Roof	399,859	0	0	(45,827)	(61,353)	354,032	338,506	(9,405)	(12,290)
Loan - Air Con Admin Building	0	0	1,120,000	0	0	0	1,120,000	0	0
	5,943,677	0	10,847,830	(681,195)	(911,970)	5,262,482	15,879,537	(139,800)	(182,688)
Self supporting loans									
Education and welfare									
Loan 355 Masonic Homes Ssl	681,761	0	0	(72,403)	(96,881)	609,358	584,880	(13,839)	(18,112)
Recreation and culture									
Loan 352 (326)- Goldfields Tennis Club - Ssl	46,542	0	0	(5,334)	(7,141)	41,208	39,401	(1,095)	(1,431)
	728,303	0	0	(77,737)	(104,022)	650,566	624,281	(14,934)	(19,543)
Total	6,671,980	0	10,847,830	(758,932)	(1,015,992)	5,913,048	16,503,818	(154,734)	(202,231)
Current borrowings	1,015,993					1,241,002			
Non-current borrowings	5,655,987					4,672,046			
	6,671,980					5,913,048			

All debenture repayments were financed by general purpose revenue.

Self supporting loans are financed by repayments from third parties.

The City has no unspent debenture funds as at 30th June 2022, nor is it expected to have unspent funds as at 30th June 2023.

KEY INFORMATION

Borrowing costs are recognised as an expense when incurred except where they are directly attributable to the acquisition, construction or production of a qualifying asset. Where this is the case, they are capitalised as part of the cost of the particular asset until such time as the asset is substantially ready for its intended use or sale.

Fair values of borrowings are not materially different to their carrying amounts, since the interest payable on those borrowings is either close to current market rates or the borrowings are of a short term nature. Non-current borrowings fair values are based on discounted cash flows using a current borrowing rate.

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2023**

**FINANCING ACTIVITIES
NOTE 9
LEASE LIABILITIES**

Movement in carrying amounts

Information on leases Particulars	1 July 2022	New Leases		Principal Repayments		Principal Outstanding		Interest Repayments	
		Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
	\$	\$	\$	\$	\$	\$	\$	\$	\$
Recreation and culture									
Lease - E6N0162159	1,413	0	0	(4,382)	(1,413)	(2,969)	0	(51)	(51)
Lease - Diamond 10222	457,712	0	0	(71,024)	(94,699)	386,688	363,013	(2,596)	(3,461)
Lease - Reserve 41254	0	0	2,776,523	0	(26,491)	0	2,750,032	0	(23,509)
Lease - Diamond 10322	0	58,375	0	(4,865)	(7,783)	53,510	(7,783)	(423)	(677)
Economic services									
Lease - Lot 500	1,199,619	0	0	(44,486)	(59,610)	1,155,133	1,140,009	(30,518)	(40,396)
Other property and services									
Lease - E6N0159905	23,151	0	0	(10,253)	(13,230)	12,898	9,921	(360)	(480)
Lease - E6N0160151	12,799	0	0	(4,960)	(6,399)	7,839	6,400	(174)	(232)
Lease - QTE 002755 & QTE002740	489,821	0	0	(86,439)	(115,252)	403,382	374,569	(8,035)	(10,713)
Total	2,184,518	58,375	2,776,523	(226,408)	(324,877)	2,016,485	4,636,161	(42,157)	(79,519)
Current lease liabilities	291,315					275,223			
Non-current lease liabilities	1,893,203					1,741,262			
	2,184,518					2,016,485			

All lease repayments were financed by general purpose revenue.

KEY INFORMATION

At inception of a contract, the City assesses if the contract contains or is a lease. A contract is or contains a lease, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. At the commencement date, a right of use asset is recognised at cost and lease liability at the present value of the lease payments that are not paid at that date.

The lease payments are discounted using that date. The lease payments are discounted using the interest rate implicit in the lease, if that rate can be readily determined. If that rate cannot be readily determined, the City uses its incremental borrowing rate.

All contracts classified as short-term leases (i.e. a lease with a remaining term of 12 months or less) and leases of low value assets are recognised as an operating expense on a straight-line basis over the term of the lease.

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2023**

**OPERATING ACTIVITIES
NOTE 10
RESERVE ACCOUNTS**

Reserve name	Opening Balance	Budget Interest Earned	Actual Interest Earned	Budget Transfers In (+)	Actual Transfers In (+)	Budget Transfers Out (-)	Actual Transfers Out (-)	Budget Closing Balance	Actual YTD Closing Balance
	\$	\$	\$	\$	\$	\$	\$	\$	\$
Reserve accounts									
Restricted by Legislation									
Public Open Space Reserve	133,431	2,123	3,463	0	0	0	0	135,554	136,894
Restricted by Council									
Leave reserve	311,317	4,954	8,080	0	0	0	0	316,271	319,397
Plant Reserve	2,189,674	34,845	23,273	0	1,400,000	(2,189,000)	(2,693,000)	35,519	919,947
Building Reserve	1,048,104	16,679	16,821	0	0	(735,100)	(400,000)	329,683	664,925
Computer Facilities Reserve	437,490	6,962	9,668	0	100,000	(165,000)	(165,000)	279,452	382,158
Sewerage Construction Reserve	215,847	3,435	8,457	0	2,400,000	(215,847)	(2,290,000)	3,435	334,304
Recreation Reserve	328,147	5,222	8,517	0	0	(328,147)	0	5,222	336,664
Parking Facilities Reserve	48,034	764	1,247	0	0	(48,034)	0	764	49,281
Oasis Reserve	937,731	14,923	20,808	0	722,000	(752,000)	(858,000)	200,654	822,539
Aerodrome Reserve	10,048,055	159,900	261,958	0	800,000	(585,000)	(755,000)	9,622,955	10,355,013
Valuations Equalisation Reserve	320,888	5,106	12,222	150,000	150,000	0	0	475,994	483,110
Insurance Equalisation Reserve	226,944	3,611	5,890	0	0	(226,944)	0	3,611	232,834
Town Halls Refurbishment Reserve	1,117,620	17,785	17,587	0	150,000	(168,000)	(590,000)	967,405	695,207
Waste Initiatives Reserve	70,887	1,128	1,840	0	0	(70,887)	0	1,128	72,727
Airport and City Promotions Reserve	1,287,581	20,490	17,846	0	150,000	(550,000)	(750,000)	758,071	705,427
Future Projects Reserve	17,510,607	278,655	1,657	3,042,928	4,000,000	(13,747,803)	(21,446,748)	7,084,387	65,516
	36,232,357	576,583	419,333	3,192,928	9,872,000	(19,781,762)	(29,947,748)	20,220,106	16,575,942

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2023**

**OPERATING ACTIVITIES
NOTE 11
OTHER CURRENT LIABILITIES**

	Note	Opening Balance 1 July 2022	Liability transferred from/(to) non current	Liability Increase	Liability Reduction	Closing Balance 31 March 2023
		\$		\$	\$	\$
Other current liabilities						
Other liabilities						
- Contract liabilities		1,895,808	0	0	0	1,895,808
- Bonds and deposits held		8,051,055	0	46,432	0	8,097,487
Total other liabilities		9,946,863	0	46,432	0	9,993,295
Employee Related Provisions						
Annual leave		1,363,648	0	49,488	0	1,413,136
Long service leave		953,482	0	0	0	953,482
Total Employee Related Provisions		2,317,130	0	49,488	0	2,366,618
Other Provisions						
Provision of Public Open Space		131,700	0	0	0	131,700
Total Other Provisions		131,700	0	0	0	131,700
Total other current liabilities		12,395,693	0	95,920	0	12,491,613
Amounts shown above include GST (where applicable)						

A breakdown of contract liabilities and associated movements is provided on the following pages at Note 12

KEY INFORMATION

Provisions

Provisions are recognised when the City has a present legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result and that outflow can be reliably measured. Provisions are measured using the best estimate of the amounts required to settle the obligation at the end of the reporting period.

Employee Related Provisions

Short-term employee benefits

Provision is made for the City's obligations for short-term employee benefits. Short-term employee benefits are benefits (other than termination benefits) that are expected to be settled wholly before 12 months after the end of the annual reporting period in which the employees render the related service, including wages, salaries and sick leave. Short-term employee benefits are measured at the (undiscounted) amounts expected to be paid when the obligation is settled. The City's obligations for short-term employee benefits such as wages, salaries and sick leave are recognised as a part of current trade and other payables in the calculation of net current assets.

Other long-term employee benefits

The City's obligations for employees' annual leave and long service leave entitlements are recognised as employee related provisions in the statement of financial position.

Long-term employee benefits are measured at the present value of the expected future payments to be made to employees. Expected future payments incorporate anticipated future wage and salary levels, durations of service and employee departures and are discounted at rates determined by reference to market yields at the end of the reporting period on government bonds that have maturity dates that approximate the terms of the obligations. Any remeasurements for changes in assumptions of obligations for other long-term employee benefits are recognised in profit or loss in the periods in which the changes occur. The City's obligations for long-term employee benefits are presented as non-current provisions in its statement of financial position, except where the City does not have an unconditional right to defer settlement for at least 12 months after the end of the reporting period, in which case the obligations are presented as current provisions.

Contract liabilities

An entity's obligation to transfer goods or services to a customer for which the entity has received consideration (or the amount is due) from the customer.

Capital grant/contribution liabilities

Grants to acquire or construct recognisable non-financial assets to identified specifications be constructed to be controlled by the City are recognised as a liability until such time as the City satisfies its obligations under the agreement.

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2023

NOTE 12
OPERATING GRANTS, SUBSIDIES AND CONTRIBUTIONS

Provider	Unspent operating grant, subsidies and contributions liability				Operating grants, subsidies and contributions revenue		
	Liability 1 July 2022	Increase in Liability	Decrease in Liability (As revenue)	Liability 31 Mar 2023	Amended Budget Revenue	YTD Budget	YTD Revenue Actual
	\$	\$	\$	\$	\$	\$	\$
Operating grants and subsidies							
General purpose funding							
Federal Assistance Grant Scheme	0	0	0	0	2,387,000	1,790,250	421,008
Law, order, public safety							
Bush Fire Brigade Grant - LGGS Grant	0	0	0	0	2,500	1,872	(808)
State Emergency Service - LGGS Grant	0	0	0	0	36,619	14,648	20,668
Health							
Aboriginal Environmental Health	215,824	0	0	215,824	244,000	244,000	209,298
Education and welfare							
Mens Shed Association Grant	0	0	0	0	0	0	0
Youth Grants	0	0	0	0	25,000	18,747	0
Sucide Prevention	89,549	0	0	89,549	0	0	0
Other Welfare - Grants Received	0	0	0	0	625,700	469,275	582,727
Community amenities							
Bus Shelter Maintenance	0	0	0	0	8,000	5,994	0
Recreation and culture							
Children's Book Week Govt Grant	0	0	0	0	3,200	2,394	14,200
Outdoor Concert Series Grant	0	0	0	0	61,486	38,339	71,486
Community - Every Hub	30,000	0	0	30,000	0	0	0
GAC - In the House	91,881	0	0	91,881	179,916	111,910	99,745
Events & Festivals Sponsorship	0	0	0	0	0	0	30,292
Transport							
Regional Road Group Direct Grant	0	0	0	0	460,458	436,183	700,458
Roadwise Grants	0	0	0	0	61,000	45,738	31,170
Airport Grants	0	0	0	0	0	0	0
Economic services							
GVROC Reimbursements & Contributions	0	0	0	0	0	0	(2,804)
Sale of Effluent Water	0	0	0	0	0	0	128,809
Other property and services							
Trainee Government Subsidies	0	0	0	0	0	0	9,891
	427,254	0	0	427,254	4,094,879	3,179,349	2,316,141
Operating contributions							
General purpose funding							
Rates - Incentive Income	0	0	0	0	5,000	3,744	5,000
Youth Council Fundraising	0	0	0	0	3,000	2,250	0
Men's Shed Donations Received	0	0	0	0	500	369	0
Seniors Income	0	0	0	0	5,000	3,744	455
Community amenities							
Bus Shelter Maintenance Contribution	0	0	0	0	0	0	7,850
Hammond Park Donations	0	0	0	0	100	72	0
Recreation and culture							
Events & Festivals Sponsorship	0	0	0	0	75,000	68,747	0
	0	0	0	0	88,600	78,926	13,305
TOTALS	427,254	0	0	427,254	4,183,479	3,258,275	2,329,446

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2023

NOTE 13
NON-OPERATING GRANTS, SUBSIDIES AND CONTRIBUTIONS

Provider	Capital grant/contribution liabilities				Non operating grants, subsidies and contributions revenue		
	Liability 1 July 2022	Increase in Liability	Decrease in Liability (As revenue)	Liability 31 Mar 2023	Amended Budget Revenue	YTD Budget	YTD Revenue Actual
	\$	\$	\$	\$	\$	\$	\$
Non-operating grants and subsidies							
Education and welfare							
State Government Funding - Youth Hub	0	0	0	0	2,100,000	1,225,000	0
Lotterywest - Youth Hub	0	0	0	0	1,566,667	913,885	0
State Government Funding - Boulder Camp	0	0	0	0	510,000	297,500	0
Other Welfare - Grants Received	0	0	0	0	0	155,438	0
Community amenities							
Boulder Landcare Group - Karkula Park Toilet Block	0	0	0	0	600,000	350,000	0
Transport							
Govt Grant - Blackspot (Federal)	196,411	0	0	196,411	1,704,323	994,182	258,000
Govt Grant - Roads To Recovery	207,819	0	0	207,819	1,600,000	933,331	90,000
Govt Grant - Blackspot (State)	0	0	0	0	200,000	116,662	64,000
State Special Grant	0	0	0	0	220,000	128,331	0
Regional Roads Group Projects (Rrg)	404,995	0	0	404,995	1,583,333	923,608	413,332
Strategic Industrial Land Infrastructure Grant	0	0	0	0	2,097,650	1,730,000	2,477,430
Bike Plan Development Grant	0	0	0	0	135,000	22,500	44,000
Govt Grant - Special Federal - Fag'S Aboriginal Roads	0	0	0	0	0	0	53,333
Economic services							
CBD Transformation Project Grant	0	0	0	0	7,632,500	6,132,500	500,000
Other property and services							
ICT - CCTV	649,687	0	0	649,687	0	0	0
	1,458,912	0	0	1,458,912	19,949,473	13,922,937	3,900,095

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2023**

**NOTE 14
TRUST FUND**

Funds held at balance date which are required by legislation to be credited to the trust fund and which are not included in the financial statements are as follows:

Description	Opening Balance 1 July 2022	Amount Received	Amount Paid	Closing Balance 31 Mar 2023
	\$	\$	\$	\$
Public Open Space	525,623	0	0	525,623
General	114,007	2,000	0	116,007
Property Tenancy	50,240	28,467	0	78,707
	689,870	30,467	0	720,337

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2023

NOTE 15
BUDGET AMENDMENTS

Amendments to original budget since budget adoption. Surplus/(Deficit)

GL Code	Description	Council Resolution	Classification	Increase in			Amended Budget Running Balance
				Non Cash Adjustment	Available Cash	Decrease in Available Cash	
				\$	\$	\$	\$
Budget adoption							0
			Opening Surplus(Deficit)				(184,059)
345007	Operating Revenue movement for Staff Housing Rental Income		Operating Revenue		20,475		(163,584)
245014	Operating Expense movement for Staff Housing Rental Expenses		Operating Expenses			(20,475)	(184,059)
245015	Operating Expense movement for Staff Housing Rental Expenses		Operating Expenses			(10,000)	(194,059)
345008	Operating Revenue movement for Staff Housing Rental Income		Operating Revenue		22,000		(172,059)
245017	Operating Expense movement for Staff Housing Rental Expenses		Operating Expenses			(12,000)	(184,059)
245007	Operating Expense movement for Staff Housing Rental Expenses		Operating Expenses			(22,000)	(206,059)
245016	Operating Expense movement for Staff Housing Rental Expenses		Operating Expenses			(3,000)	(209,059)
260009	Operating Expense movement for Staff Housing Rental Expenses		Operating Expenses		25,000		(184,059)
245019	Operating Expense movement for Staff Housing Rental Expenses		Operating Expenses			(16,000)	(200,059)
245020	Operating Expense movement for Staff Housing Rental Expenses		Operating Expenses			(16,000)	(216,059)
465088	Capital Expenses movement from Loophole Renewal Works		Capital Expenses		52,000		(164,059)
491001	Capital Expenses movement for Furniture purchase for 38/38 Great Eastern Highway		Capital Expenses			(20,000)	(184,059)
495002	Capital Expenses movement for Purchasing of residential properties		Capital Expenses			(1,350,000)	(1,534,059)
0804032	Operating Expense movement for Seniors Projects		Operating Expenses		25,000		(1,509,059)
234003	Operating Expense movement for Seniors Projects		Operating Expenses			(25,000)	(1,534,059)
251007	Budget Amendment for the purchase of mobile garbage bins and bin repair parts		Operating Expenses		130,000		(1,404,059)
452002	Budget Amendment for the purchase of mobile garbage bins and bin repair parts		Capital Expenses			(80,000)	(1,484,059)
452014	Budget Amendment for the purchase of mobile garbage bins and bin repair parts		Capital Expenses			(50,000)	(1,534,059)
204006	Operating Expense movement for Executive Travel		Operating Expenses			(20,000)	(1,554,059)
291027	Operating Expense movement for Executive Travel		Operating Expenses		20,000		(1,534,059)
268009	Operating Expense movement for the delay of KidsFest		Operating Revenue		30,000		(1,504,059)
268051	Budget Amendment for the Pop-Up Project in 2023FY		Operating Revenue			(350,000)	(1,854,059)
1106162	Operating Expense movement for the upgrades to the bar POS systems		Operating Expenses		5,000		(1,849,059)
1106102	Operating Expense movement for the upgrades to the bar POS systems		Operating Expenses			(5,000)	(1,854,059)
204012	Operating Expense movement to enable CCTV to be repaired and upgraded at GAC		Operating Expenses		25,000		(1,829,059)
1106062	Operating Expense movement to enable CCTV to be repaired and upgraded at GAC		Operating Expenses			(25,000)	(1,854,059)
1106162	Operating Expense movement due to hire shows cancelling and rescheduling		Operating Expenses		5,000		(1,849,059)
1106432	Operating Expense movement due to hire shows cancelling and rescheduling		Operating Expenses			(5,000)	(1,854,059)
1106162	Operating Expense movement due to hire shows cancelling and rescheduling		Operating Expenses		5,000		(1,849,059)
1106172	Operating Expense movement due to hire shows cancelling and rescheduling		Operating Expenses			(5,000)	(1,854,059)
1402492	Upgrading switches as per business case "ICT Network Hardware Replacement"		Operating Expenses		14,344		(1,839,715)
491019	Upgrading switches as per business case "ICT Network Hardware Replacement"		Capital Expenses			(14,344)	(1,854,059)
345012	Operating Revenue movement for Transitional Rental Housing Rental Income		Operating Revenue		10,000		(1,844,059)
345013	Operating Revenue movement for Transitional Rental Housing Rental Income		Operating Revenue		50,000		(1,794,059)
245022	Operating Revenue movement for Transitional Rental Housing Rental Payment		Operating Expenses			(25,000)	(1,819,059)
245023	Operating Revenue movement for Transitional Rental Housing Rental Payment		Operating Expenses			(60,000)	(1,879,059)
291040	Operating Expense movement for procurement consultant Expenses		Operating Expenses			(19,833)	(1,898,892)
291057	Operating Expense movement for procurement consultant Expenses		Operating Expenses		19,833		(1,879,059)
268002	Budget Amendment for Christmas Decorations		Operating Expenses		33,000		(1,846,059)
286008	Budget Amendment for Christmas Decorations		Operating Expenses		33,000		(1,813,059)
468003	Budget Amendment for Christmas Decorations		Capital Expenses			(66,000)	(1,879,059)
345013	Operating Revenue movement for Staff Accommodation		Operating Revenue		24,450		(1,854,609)
245023	Operating Expense movement for Staff Accommodation		Operating Expenses			(24,450)	(1,879,059)
345013	Operating Expense movement for Staff Accommodation		Operating Revenue		13,340		(1,865,719)
245023	Operating Expense movement for Staff Accommodation		Operating Expenses			(13,340)	(1,879,059)
				0	562,442	(2,257,442)	

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2023**

**NOTE 16
EXPLANATION OF MATERIAL VARIANCES**

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date Actual materially.
The material variance adopted by Council for the 2022-23 year is \$50,000 or 10.00% whichever is the greater.

Revenue	31/03/2023 YTD Actual (b)	31/03/2023 YTD Budget (a)	2022/23 Budget	Variance % (b)-(a)	Reportable	Variance \$
	\$	\$	\$	%		
0301 RATE REVENUE	(29,613,703)	(29,600,571)	(29,733,559)	0.04%		13,132
0302 OTHER GENERAL PURPOSE FUNDING	(1,498,440)	(2,696,204)	(3,594,943)	-44.42%	Report	-1,197,764
0402 MEMBERS OF COUNCIL	0	0	0	0.00%		0
0403 OTHER GOVERNANCE	(330)	(270)	(360)	22.22%		60
0501 FIRE PREVENTION	(14,392)	(11,619)	(15,500)	23.87%		2,773
0502 ANIMAL CONTROL	(136,987)	(108,281)	(146,745)	26.51%		28,706
0503 OTHER LAW, ORDER & PUBLIC SAFETY	(54,429)	(42,026)	(73,169)	29.51%		12,403
0701 MATERNAL AND INFANT HEALTH	0	0	0	0.00%		0
0702 PREVENTIVE SERVICES - INSPECTION/ADMIN	(428,117)	(452,942)	(503,616)	-5.48%		-24,825
0703 PREVENTIVE SERVICES - PEST CONTROL	0	0	0	0.00%		0
0704 Preventive Services - Meat Inspection	0	(171)	(230)	-100.00%		-171
0705 PREVENTIVE SERVICES - OTHER	0	0	0	0.00%		0
0706 OTHER HEALTH	0	0	0	0.00%		0
0801 PRE SCHOOLS	0	0	0	0.00%		0
0802 EDUCATION	0	0	0	0.00%		0
0803 CARE OF FAMILIES AND CHILDREN	0	0	0	0.00%		0
0804 AGED AND DISABLED - SENIOR CITIZENS CENTRES	(25,552)	(28,863)	(38,500)	-11.47%		-3,311
0805 HACC	268	0	0	0.00%		-268
0806 AGED AND DISABLED - MEALS ON WHEELS	0	0	0	0.00%		0
0808 AGED AND DISABLED - OTHER	0	0	0	0.00%		0
0809 OTHER WELFARE	(1,382,758)	(2,259,578)	(1,414,436)	-38.80%	Report	-876,820
0901 STAFF HOUSING*	(51,601)	(124,934)	(179,465)	-58.70%	Report	-73,333
0902 OTHER HOUSING	0	0	0	0.00%		0
1001 SANITATION - HOUSEHOLD REFUSE	(8,039)	(5,940)	(7,920)	35.34%		2,099
1002 SANITATION - OTHER	(7,085,655)	(7,540,806)	(8,010,429)	-6.04%		-455,151
1003 SEWERAGE	(10,658,854)	(9,938,892)	(10,645,278)	7.24%		719,961
1004 URBAN STORMWATER DRAINAGE	0	0	0	0.00%		0
1005 PROTECTION OF ENVIRONMENT	0	(747)	(1,000)	-100.00%		-747
1006 TOWN PLANNING & REGIONAL DEVELOPMENT	(185,884)	(127,638)	(170,200)	45.63%	Report	58,246
1007 OTHER COMMUNITY AMENITIES	(7,850)	(218,244)	(11,000)	-96.40%	Report	-210,394
1101 PUBLIC HALLS & CIVIC CENTRES	(44,972)	(43,596)	(58,154)	3.16%		1,376
1102 SWIMMING AREAS AND BEACHES	0	0	0	0.00%		0
1103 OTHER RECREATION & SPORT	(4,269,058)	(3,856,760)	(5,383,156)	10.69%	Report	412,298
1104 LIBRARIES	(42,886)	(33,174)	(44,250)	29.27%		9,712
1105 HERITAGE	(9,748)	(3,591)	(4,800)	171.46%		6,157
1106 OTHER CULTURE	(661,953)	(527,311)	(676,012)	25.53%	Report	134,643
1201 CONST ROADS BRIDGES DEPOTS	(4,669,887)	(5,964,101)	(7,408,764)	-21.70%	Report	-1,294,215
1202 MTCE ROADS BRIDGES DEPOTS	(75,170)	(138,988)	(176,000)	-45.92%	Report	-63,818
1203 ROAD PLANT PURCHASES	(91,912)	0	0	0.00%		91,912
1204 PARKING FACILITIES	(27,315)	(18,747)	(25,000)	45.70%		8,568
1205 TRAFFIC CONTROL	0	0	0	0.00%		0
1206 AERODROMES	(11,935,795)	(12,189,121)	(16,252,158)	-2.08%		-253,326
1207 WATER TRANSPORT FACILITIES	0	0	0	0.00%		0
1301 RURAL SERVICES	0	0	0	0.00%		0
1302 TOURISM & AREA PROMOTION	(54,877)	(4,167)	(5,563)	1216.95%	Report	50,710
1303 BUILDING CONTROL	(192,674)	(201,865)	(294,000)	-4.55%		-9,191
1304 SALEYARDS & MARKETS	0	0	0	0.00%		0
1305 PLANT NURSERY	0	0	0	0.00%		0
1306 ECONOMIC DEVELOPMENT	(3,345,244)	(8,346,428)	(11,023,000)	-59.92%	Report	-5,001,184
1307 PUBLIC UTILITY SERVICES	0	0	0	0.00%		0
1308 OTHER ECONOMIC SERVICES	0	0	0	0.00%		0
1401 PRIVATE WORKS	0	0	0	0.00%		0
1402 GENERAL ADMINISTRATION OVERHEADS	(24,504)	(45,797)	(14,400)	-46.49%		-21,293
1403 PUBLIC WORKS OVERHEADS	0	(9,000)	(12,000)	-100.00%		-9,000
1404 PLANT OPERATION COSTS	(93)	0	0	0.00%		93
1405 SALARIES & WAGES	(102,678)	(123,732)	(165,000)	-17.02%		-21,054
1406 BUSINESS UNIT OPERATIONS	(601,639)	(633,742)	(796,855)	-5.07%		-32,103
1407 GOLDFIELDS RECORD STORAGE	0	0	0	0.00%		0
1408 TOWN PLANNING SCHEMES	0	0	0	0.00%		0
1409 UNCLASSIFIED	(85)	0	0	0.00%		85
1601 FINANCE & BORROWING	(207)	0	0	0.00%		207
	(77,303,021)	(85,297,846)	(96,885,462)	-9.37%	11	7,994,825

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2023

NOTE 16
EXPLANATION OF MATERIAL VARIANCES

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date Actual materially.
The material variance adopted by Council for the 2020-21 year is \$50,000 or 10.00% whichever is the greater.

Expenses	31/03/2023 YTD Actual (b)	31/03/2023 YTD Budget (a)	2022/23 Budget	Variance % (b)-(a)	Reportable	Variance \$
	\$	\$	\$	%		
0301 RATE REVENUE	663,377	738,799	992,373	-10.21%	Report	-75,422
0302 OTHER GENERAL PURPOSE FUNDING	0	0	0	0.00%		0
0402 MEMBERS OF COUNCIL	984,827	1,107,977	1,452,644	-11.11%	Report	-123,149
0403 OTHER GOVERNANCE	1,185,183	1,485,741	1,550,105	-20.23%	Report	-300,558
0501 FIRE PREVENTION	38,473	56,770	77,669	-32.23%		-18,297
0502 ANIMAL CONTROL	348,148	405,185	499,915	-14.08%	Report	-57,037
0503 OTHER LAW, ORDER & PUBLIC SAFETY	1,088,287	1,273,016	1,607,490	-14.51%	Report	-184,729
0701 MATERNAL AND INFANT HEALTH	8,016	3,843	5,126	108.58%		4,173
0702 PREVENTIVE SERVICES - INSPECTION/ADMIN	894,841	1,017,136	1,216,589	-12.02%	Report	-122,295
0703 PREVENTIVE SERVICES - PEST CONTROL	823	29,997	40,000	-97.26%		-29,174
0704 PREVENTATIVE SERVICES - MEAT INSPECTION	0	0	0	0.00%		0
0705 PREVENTIVE SERVICES - OTHER	8,421	6,444	8,600	30.68%		1,977
0706 OTHER HEALTH	646	747	1,000	-13.56%		-101
0801 PRE SCHOOLS	9,845	9,900	13,205	-0.56%		-55
0802 EDUCATION	30,676	675	900	4444.57%		30,001
0803 CARE OF FAMILIES AND CHILDREN	86,165	61,865	99,953	39.28%		24,300
0804 AGED AND DISABLED - SENIOR CITIZENS CENTRES	428,190	507,058	597,162	-15.55%	Report	-78,867
0805 HACC	9,512	0	0	0.00%		9,512
0806 AGED AND DISABLED - MEALS ON WHEELS	0	0	0	0.00%		0
0808 AGED AND DISABLED - OTHER	0	0	0	0.00%		0
0809 OTHER WELFARE	1,486,656	1,249,227	1,885,796	19.01%	Report	237,429
0901 STAFF HOUSING*	360,946	307,135	423,437	17.52%	Report	53,812
0902 OTHER HOUSING	0	0	0	0.00%		0
1001 SANITATION - HOUSEHOLD REFUSE	5,761,971	6,151,836	8,472,509	-6.34%		-389,864
1002 SANITATION - OTHER	1,105,801	1,026,795	1,411,439	7.69%		79,006
1003 SEWERAGE	3,238,230	3,236,073	4,163,287	0.07%		2,157
1004 URBAN STORMWATER DRAINAGE	0	0	0	0.00%		0
1005 PROTECTION OF ENVIRONMENT	11,429	38,189	52,612	-70.07%		-26,760
1006 TOWN PLANNING & REGIONAL DEVELOPMENT	1,003,788	1,186,131	1,552,932	-15.37%	Report	-182,343
1007 OTHER COMMUNITY AMENITIES	323,939	346,541	467,771	-6.52%		-22,602
1101 PUBLIC HALLS & CIVIC CENTRES	522,953	571,080	754,051	-8.43%		-48,127
1102 SWIMMING AREAS AND BEACHES	0	0	0	0.00%		0
1103 OTHER RECREATION & SPORT	14,864,880	16,236,431	22,100,650	-8.45%		-1,371,551
1104 LIBRARIES	662,364	767,407	964,389	-13.69%	Report	-105,043
1105 HERITAGE	262,839	318,753	369,289	-17.54%	Report	-55,914
1106 OTHER CULTURE	2,484,191	2,427,703	3,556,363	2.33%		56,488
1201 CONST ROADS BRIDGES DEPOTS	7,343,900	7,783,856	10,406,019	-5.65%		-439,956
1202 MTCE ROADS BRIDGES DEPOTS	5,550,849	8,302,639	12,083,898	-33.14%	Report	-2,751,789
1203 ROAD PLANT PURCHASES	167,033	599,878	799,854	-72.16%	Report	-432,845
58 FINANCE & BORROWING	0	0	0	0.00%		0
1204 PARKING FACILITIES	256,942	284,330	340,052	-9.63%		-27,388
1205 TRAFFIC CONTROL	0	0	0	0.00%		0
1206 AERODROMES	3,864,095	4,287,333	5,636,862	-9.87%		-423,238
1207 WATER TRANSPORT FACILITIES	0	0	0	0.00%		0
1301 RURAL SERVICES	0	0	0	0.00%		0
1302 TOURISM & AREA PROMOTION	1,103,032	1,256,905	1,576,567	-12.24%	Report	-153,873
1303 BUILDING CONTROL	551,797	659,654	752,053	-16.35%	Report	-107,857
1304 SALEYARDS & MARKETS	0	0	0	0.00%		0
1305 PLANT NURSERY	22,938	25,617	36,960	-10.46%		-2,679
1306 ECONOMIC DEVELOPMENT	1,268,771	1,344,756	1,877,738	-5.65%		-75,985
1307 PUBLIC UTILITY SERVICES	0	0	0	0.00%		0
1308 OTHER ECONOMIC SERVICES	194,736	161,153	203,260	20.84%		33,583
1401 PRIVATE WORKS	0	0	0	0.00%		0
1402 GENERAL ADMINISTRATION OVERHEADS	13,453	133,426	-75,522	100.00%	Report	-119,973
1403 PUBLIC WORKS OVERHEADS	2,443,131	111,881	-10,616	100.00%	Report	2,331,250
1404 PLANT OPERATION COSTS	592,342	8,602	155,184	6786.16%	Report	583,740
1405 SALARIES & WAGES	(30,114)	0	0	0.00%		-30,114
1406 BUSINESS UNIT OPERATIONS	679,117	644,519	805,368	5.37%		34,598
1407 GOLDFIELDS RECORD STORAGE	390	0	0	0.00%		390
1408 TOWN PLANNING SCHEMES	0	0	0	0.00%		0
1409 UNCLASSIFIED	248,056	244,351	325,845	1.52%		3,705
1601 FINANCE & BORROWING	0	0	0	0.00%		0
	62,145,885	66,417,352	89,250,777	-6.43%	19	(4,271,468)

EFT MUNICIPAL PAYMENTS APRIL 2023				
EFT NUMBER	DATE	VENDOR	DESCRIPTION	VALUE
EFT-124059	27/04/2023	WA TREASURY CORPORATION	FINANCE - LN-355-MASONIC HOMES SSL FINANCE - LN-352B-CONSOLIDATED LOANS - 340 339 326 338 342 336 344 345 343 341 350	\$ 285,390.34
EFT-123940	21/04/2023	3E ADVANTAGE PTY LTD	ICT - FIXED RENTAL - PRINTING LEASE (1/03/2023 - 31/03/2023)	\$ 7,681.09
EFT-123941	21/04/2023	AIR LIQUIDE AUSTRALIA LIMITED	DEPOT - HIRE FEE FOR CYLINDER PERIOD 1/12/22 TO 31/12/2022	\$ 208.00
EFT-123942	21/04/2023	AIRPORT ELECTRICAL PTY LTD	AIRPORT - PHOTOMETRIC TESTING ON NORTHERN GA APRON	\$ 1,925.00
EFT-123943	21/04/2023	ASPECT STUDIO PTY LTD	ENG - KALGOORLIE CITY CENTRE PROJECT - TENDER T003/19/20. DETAILED DESIGN KAL CITY CENTRE ECONOMIC TRANSFORMATION	\$ 5,606.70
EFT-123944	21/04/2023	ATLAS LINEN KALGOORLIE (ELMSIDE CORPORATION)	GC - WEEKLY DELIVERIES OF MILK AND LINEN HIRE	\$ 107.25
EFT-123945	21/04/2023	ATO PAYG	FINANCE - PAYG PPE 16/04/23	\$ 216,978.00
EFT-123946	21/04/2023	AUSTRALASIAN PERFORMING RIGHT ASSOCIATION LTD - APRA/ONEMUSIC	OASIS - MUSIC LICENSING FEES	\$ 2,394.23
EFT-123947	21/04/2023	AUSTRALIAN LABORATORY SERVICES PTY LTD (ALS)	WASTE - SAMPLE ANALYSIS FOR BOTH REGULATORY AND OPERATIONAL SAMPLING FOR THE SEWER WASTEWATER TREATMENT PLANT AND RECYCLED WATER	\$ 914.05
EFT-123948	21/04/2023	AUSTRALIAN SERVICES UNION	FINANCE - UNION PAYMENT PPE 16/04/23	\$ 850.70
EFT-123949	21/04/2023	BAILEYS FERTILISER (AKC PTY LTD)	GC - GYPSUM & SURE GREEN GOLD LAWN PRODUCTS FOR GC	\$ 5,533.00
EFT-123950	21/04/2023	BATTERIES N MORE	GC - PURCHASE OF HANDHELD UHF CB RADIO QUAD PACK FOR THE GOLF COURSE, PROSHOP, BAR AND FUNCTIONS TO USE	\$ 419.00
EFT-123951	21/04/2023	BIDFOOD KALGOORLIE	GC -GROCERY & SERVING SUPPLIER FOR THE GOLF COURSE.	\$ 1,210.53
EFT-123952	21/04/2023	BIDFOOD KALGOORLIE (GOLDLINE DISTRIBUTORS)	EGCC - GROCERY AND SUPPLIES FOR IN-CENTRE MEALS	\$ 496.92
EFT-123953	21/04/2023	BIG SKY ENTERTAINMENT WA PTY LTD	EVENTS - MF 23 - ROVING ENTERTAINMENT (5 X 45 MIN SETS, INCLUDING TRAVEL AND ACCOMMODATION).	\$ 7,700.00
EFT-123954	21/04/2023	BRENDON PENN CRANE HIRE (BSC GROUP PTY LTD)	WATER - CRANE HIRE TO MOB AND DEMOB DIESEL PUMP, LOAD UP PUMP AND FUEL POD AT OLD BLD LAGOON SITE	\$ 447.70
EFT-123955	21/04/2023	BROWN'S PARTY HIRE	EGCC - EQUIPMENT HIRE FOR IN-CENTRE MEALS LAUNCH. GC - KBCCI VARIETY DAY EVENT SET FOR FRIDAY 24 MARCH 2023. HIRE OF ROUND TABLES AND TRESTLES	\$ 620.88
EFT-123956	21/04/2023	BUNNINGS BUILDING SUPPLIES P/L	WATER - CHLORINE TABLETS FOR RECYCLED WATER GAC - BATTERIES FOR CANDLES AND LANTERNS	\$ 612.40
EFT-123957	21/04/2023	BUSH BLOSSOM GALLERY	ENG - PHASE 3 - MENTORING AND STAKEHOLDER ENGAGEMENT NOV 22 - MAR 23, PHASE 4 - INSTALLATION 3 APR - 30 JUN 2023	\$ 40,750.00
EFT-123958	21/04/2023	CABCHARGE PAYMENTS PTY LTD	ENG - CABCHARGE	\$ 219.70
EFT-123959	21/04/2023	CASTLELAKE HOLDINGS PL & VERITAS MANAGEMENT ACCOUNTING PL	PLANNING - CROSSOVER CONTRIBUTION - PERMIT 2328	\$ 1,146.00
EFT-123960	21/04/2023	CHAS CLARKSON	ED - GROTTTO 23 - SANTA'S GROTTTO ITEMS: MAILBOX , SANTA SACK , THRONE, DEER, FREIGHT.	\$ 15,999.00
EFT-123961	21/04/2023	CHEMICAL ESSENTIALS PTY LTD	RANGERS - POUND CHEMICAL - F10 3 LITRE, HAND GEL PUMP PACK - 500ML	\$ 1,310.10
EFT-123962	21/04/2023	CHEMICALS AUSTRALIA OPERATIONS PTY LTD T/A IXOM OPERATIONS PTY LTD	OASIS - EXPECTED 6 X 920KG CHLORINE GAS WATER - PICCADILLY STORM WATER PUMP STATION - CHLORINE BOTTLE HIRE	\$ 4,796.26
EFT-123963	21/04/2023	CHILD SUPPORT AGENCY	FINANCE - CHILD SUPPORT PPE 16/04/23	\$ 284.25
EFT-123964	21/04/2023	CITY OF KALGOORLIE-BOULDER SOCIAL CLUB	FINANCE - SOCIAL CLUB DEDUCTION - PPE 16/04/23	\$ 571.20
EFT-123965	21/04/2023	CONSTRUCTION TRAINING FUND	FINANCE - CTF COLLECTIONS MAR 23 - APP#27728 (804941), CTF COLLECTIONS MAR 23 - APP#27738 (805081), CTF COLLECTIONS MAR 23 - APP#27740 (805171),CTF COLLECTIONS MAR 23 - APP#27746 (805502), CTF COLLECTIONS MAR 23 - APP#27750 (805742), CTF COLLECTIONS MAR 23 - APP#27735 (805866), CTF COLLECTIONS MAR 23 - APP#27753 (805870), CTF COLLECTIONS MAR 23 - APP#27745 (806344), CTF COLLECTIONS MAR 23 - APP#27759 (806419), CTF COLLECTIONS MAR 23 - APP#27760 (806419), CTF COLLECTIONS MAR 23 - APP#27757 (806420), CTF COLLECTIONS MAR 23 - APP#27758 (806420)	\$ 6,305.49
EFT-123966	21/04/2023	COOPERS CARPET CLEANING WA PTY LTD	PROPERTY - ADMIN CLEANING OF CARPET DUE TO MILK	\$ 150.00
EFT-123967	21/04/2023	COUNTRY CLUB INTERNATIONAL PTY LTD	DEPOT - MICROBES FOR ESD WASTE TO WATER SYSTEM	\$ 424.60
EFT-123968	21/04/2023	COYLES MOWER & CHAINSAW CENTRE	GC - PLANT EQUIPMENT PARKS - BRUSH CUTTER END CAPS	\$ 483.40
EFT-123969	21/04/2023	CREATIVE TEN SOFTWARE	AIRPORT - CLOUDTEN FIDS SUBSCRIPTION FOR MARCH 2023	\$ 902.00

EFT-123970	21/04/2023	CROWN EQUIPMENT PTY LTD	DEPOT - UNIT REQUIRES NEW BATTERIES BATTERY REPLACEMENT	\$ 2,824.95
EFT-123971	21/04/2023	CULTURE COUNTS AUSTRALIA PTY LTD	GAC - 2023 CULTURE COUNTS SUBSCRIPTION RENEWAL	\$ 1,650.00
EFT-123972	21/04/2023	DAPHNE FLORIST	PROPERTY - SYNERGY POWER REIMBURSEMENT CASSIDY STREET	\$ 1,194.46
EFT-123973	21/04/2023	DEPARTMENT OF PLANNING, LANDS AND HERITAGE	ED - LEASE CHARGES N908769 AGREEMENT	\$ 55,550.00
EFT-123974	21/04/2023	DEPARTMENT OF TRANSPORT (VEHICLE SEARCH INVOICES ONLY)	RANGERS - VEHICLES REGO SEARCH ENQUIRIES	\$ 483.80
EFT-123975	21/04/2023	DORSETT RETAIL PTY LTD T/A KALGOORLIE RETRAVISION	PROPERTY - KALGOORLIE TOWN HALL OVEN - FRIDGE -DISHWASHER - 60CM 15 PLACE FREESTANDING DISHWASH-CODE , 619L SIDE-BY-SIDE FRIDGE (ICE/WATER-CODE WESTIN/WSE6640BA, PROPERTY -KALGOORLIE TOWN HALL 60CM 80L PYROLYTIC OVEN - DARK STA-CODE CHEF /CVEP614DB	\$ 4,186.00
EFT-123976	21/04/2023	DULUX AUSTRALIA	PROPERTY - OASIS DLX DURAMAX GL HOT LIPS 340G CODE 31DD1203-340G	\$ 24.44
EFT-123977	21/04/2023	EAGLE PETROLEUM (WA) PTY LTD	DEPOT - TITAN TWO STROKE 1L, DRUM	\$ 2,415.60
EFT-123978	21/04/2023	EAST GOLD DAIRY DISTRIBUTORS	GC - MILK SUPPLIES AT THE GOLF COURSE.	\$ 339.25
EFT-123979	21/04/2023	ECONOMIC REGULATION AUTHORITY	WATER - ANNUAL STANDING CHARGES - CHARGED QUARTERLY	\$ 1,347.48
EFT-123980	21/04/2023	EFTSURE PTY LTD	FIN - EFTSURE ANNUAL LICENSE FEE FOR 01/04/23 TO 31/03/24 FOR FRAUD PROTECTION AND SUPPLIER BANKING VERIFICATION SOFTWARE	\$ 8,316.00
EFT-123981	21/04/2023	ELECTRICITY RETAIL CORPORATION T/AS SYNERGY	ELECTRICITY - SIR RICHARD MOORE OVAL PICCADILLY STREET - FROM 08/02/23 - 28/02/23 EGCC - 13 ROBERTS STREET - FROM 08/02/23 - 28/02/23 RAILWAY BRIDGE WALKWAY LIGHTS - FROM 31/01/23- 27/03/23 CHESTERTON PUMP - LEVIATHAN STREET BOULDER WA - FROM 08/02/23 - 28/02/23 OLD BOULDER LAGOONS - LYNCH STREET BOULDER - FROM 08/02/23 - 28/02/23 STREET LIGHT BOX AT 80 HANNAN STREET - FROM 31/01/23 - 30/03/23 SHOP 10 272 HANNAN STREET - FROM 31/01/23 - 30/03/23 PICCADILLY PUMP STATION - FROM 08/02/23 - 28/02/23 SEWER PUMP STATION - FROM 31/02/23 - 28/03/23 CASSIDY STREET -ST BARBARA SQUARE AND STREET LIGHTS - FROM 08/02/23 - 28/02/23 DIGGERS DAWS OVAL BOULDER - FROM 08/02/23 - 28/02/23 LOT A20 THROSSEL STREET DEPOT - FROM 08/02/23 - 28/02/23 SHOP 7 272 HANNAN STREET - FROM 31/01/23 - 30/03/23 13 ROBERTS STREET - LIBRARY - FROM 08/02/23 - 28/02/23 KALGOORLIE TOWN HALL - FROM 08/02/23 - 28/02/23 ADMIN BUILDING 577 HANNAN STREET - FROM 08/02/23 - 28/02/23 SHOP 9 272 HANNAN STREET - FROM 31/01/23 - 30/03/23 LYNCH STREET BOULDER - SBWWTP - FROM 08/002/23 - 28/02/23 4 57 CHEETHAM STREET - FROM 03/12/22 - 08/02/23 4 57 CHEETHAM STREET - FROM 30/09/22 - 02/12/22 RACE COURSE PUMP STATION - FROM 08/02/23 - 28/02/23 SHOP 2 272 HANNAN STREET - FROM 31/01/23 - 31/03/23 CENTENNIAL PARK - PATRONI ROAD - FROM 01/02/23 - 31/03/23 AIRPORT - LOT 4531 GATACRE STREET - FROM 08/02/23 - 28/02/23 SHOP 6 272 HANNAN STREET - FROM 31/01/23 - 30/03/23 POWER WATCH - FOR PARKS - FROM 01/01/23 - 31/03/23	\$ 69,328.31
EFT-123982	21/04/2023	ELITE GYM HIRE	OASIS - GYM EQUIPMENT - AB WHEEL, BOOTY BANDS (SET OF 5), LABOUR - SERVICE 3 X TAGES SPIN BIKES, OASIS - GYM WIPES , TRICEP ROPE	\$ 2,014.80
EFT-123983	21/04/2023	EMIL SAULE	WASTE - SAFETY HASP & STAPLE ZINC	\$ 169.00
EFT-123984	21/04/2023	EMYJOR SERVICES PLUMBING, EXCAVATION & CONTROLLED WASTE	WATER - FLOW & PRESSURE TEST - HAWKINS ST PROPERTY- KCC ENDOWMENT WORK-PLUMBING WORK IS TO HIDE THE PIPES AND	\$ 12,931.33
EFT-123985	21/04/2023	ESPRESSO ESSENTIAL (WA) PTY LTD	LIBRARY - FREIGHT, ESSENTIAL MILK 1 X 750 GM BAG, COMPOSTABLE COFFEE CUP-WHITE MEDIUM (25) SLEEVE, ICON 1KG BAG, EXPRESS CHOCOLATE 1 X 750 GM	\$ 128.88
EFT-123986	21/04/2023	FIESTA CANVAS	PARKS - SHADE SAIL REPAIRS PARKS - REPAIR CENTENNIAL PARK FLAGS	\$ 4,378.00
EFT-123987	21/04/2023	G BOWDEN PLUMBING	PARKS - PLUMBING REPAIRS - REPAIR DAMAGED TAP, REPLACED A SECTION OF PIPE AND INSTALLED A NEW HOSE TAP PLUS LUGGED ELBOW AT HAMMOND PARK.	\$ 1,518.00
EFT-123988	21/04/2023	GLOBAL COMMUNICATION SERVICES (HAHN ELECTRICAL CONTRACTING PTY LTD)	DEPOT - MULTI-UNIT DESKTOP CHARGER	\$ 1,127.50
EFT-123989	21/04/2023	GOLDEN CITY MOTORS (TRIWEST CORPORATION PTY LTD)	FLEET - NEW FORD RANGER 2023 SOFT TONNEAU COVER	\$ 781.04
EFT-123990	21/04/2023	GOLDFIELDS ARTS CENTRE	GAC - YOH FEST WITH REFUND REQUEST REF-70	\$ 1,395.85

EFT-123991	21/04/2023	GOLDFIELDS CANVAS	FLEET - REPAIR FOAM IN SEAT IN TRUCK KBC 197F DUAL CAB PASSENGERS SEAT, REPAIR FOAM N SEAT IN TRUCK KBC 216H SINGLE CAB PASSENGERS SEAT	\$ 873.40
EFT-123992	21/04/2023	GOLDFIELDS DEAN'S AUTOGLASS	FLEET - KBC745L STONE CHIP REPAIR TO WINDSCREEN	\$ 150.00
EFT-123993	21/04/2023	GOLDFIELDS MINING SUPPLIES	GC - IRRIGATION SUPPLIES - 150MM ARIGIB GIBAULT 158-182 RETIC - IRRIGATION SUPPLIES FOR OASIS PLAYING FIELDS - COUPLER METRIC 40-40, RETIC - COUPLER METRIC 50-50	\$ 855.12
EFT-123994	21/04/2023	GOLDFIELDS PRESSURE CLEANERS	RESERVES - LABOUR REMOUNT PRESSURE CLEANER TO 300F RESERVES - HOT WATER PRESSURE CLEANER REPLACEMENT FOR TRUCK	\$ 15,570.50
EFT-123995	21/04/2023	GOLDFIELDS PRINTING CO PTY LTD	MKT - PRINTING X 500 2023 COMMUNITY PERCEPTIONS SURVEYS AND REPLY PAID ENVELOPES	\$ 671.00
EFT-123996	21/04/2023	GOLDFIELDS SEPTIC DISPOSALS (AIPIM NOMINEES PTY LTD)	PROPERTY - BOULDER CAMP WEEKLY PUMP OUT OF THE PORTABLE TOILET AT BOULDER CAMP	\$ 924.00
EFT-123997	21/04/2023	GOLDFIELDS SIGN WORKS, ENGRAVING AND TROPHY SPECIALISTS	WASTE - AUTHORISED BIN AND AUTHORISED SECOND BIN STICKERS FOR THE 2023 FY, 700 X LIGHT PINK A5 STICKERS THAT SAY 'AUTHORISED SECOND BIN 2023', 1700 X DARK PINK A5 STICKERS WITH BLANK SPACE (TO WRITE AN ADDRESS IN) THAT SAY 'AUTHORISED BIN 2023'	\$ 5,148.00
EFT-123998	21/04/2023	GOLDFIELDS TRUCK POWER	TOURISM - 1HUM TRAM CERTIFICATE OF INSPECTION BY GOLDFIELDS TRUCK POWER	\$ 239.50
EFT-123999	21/04/2023	GOLDFIELDS WHOLESAL	EGCC - FRESH PRODUCE FOR DELIVERY OF FRESH KITCHEN MEALS AS PART OF AGED CARE STRATEGY	\$ 251.20
EFT-124000	21/04/2023	GOLDNET PTY LTD	WATER - 20MB COMMS SERVICES AT SBWWTP	\$ 3,300.00
EFT-124001	21/04/2023	GPC ASIA PACIFIC PTY LTD T/A NAPA AUTO PART	FLEET-R2694P FILTER CARTRIDGE-OIL FLEET-A1950 FILTER-AIR, RCA372P FILTER-CABIN AIR FLEET-A1950 FILTER-AIR, RCA372P FILTER-CABIN AIR, Z79A FILTER-OIL SPIN ON FLEET - RCA224P FILTER-CABIN AIR GC - DXA474 ALT 12V 40A DENSO STYLE	\$ 420.93
EFT-124002	21/04/2023	GPH RECRUITMENT	PROPERTY - TRADE ASSISTANCE/ MAINTENANCE LABOURERS X 3 PERSONNEL	\$ 13,640.09
EFT-124003	21/04/2023	HAMPTON TRANSPORT SERVICES PTY LTD	WORKS - KP ROAD MAINTENANCE GRADE	\$ 126,283.36
EFT-124004	21/04/2023	HARVEY NORMAN AV/IT KALGOORLIE	AIRPORT - KITCHEN APPLIANCES	\$ 474.00
EFT-124005	21/04/2023	HEATLEY SALES PTY LTD (HEATLEYS)	DEPOT - WORKS DEPOT YEARLY CLOTHING ISSUE	\$ 1,102.65
EFT-124006	21/04/2023	HOSMAR PTY LTD T/A TOTAL ASPHALT	ENG - RFT - T011 20/21 & T023 21/22 - SUPPLY AND CONSTRUCTION OF PREMIER ST: GRAEME ST TO EUREKA ST AS PER QUOTE 028LT23 - SPRAY & SEAL ENG - RFT - T011 20/21 & T023 21/22 SUPPLY AND CONSTRUCTION OF THROSSEL ST: EGAN TP TO MELDRUM AS PER QUOTE 181LT23 - SUPPLY AND LAY WORKS - RFT NUMBER T011 - 20/21- SUPPLY 5000L CRS EMULSION EX-BIN TO CKB MAINTENANCE TRUCK (FLOCON UNIT) ENG - RFT - T011 20/21 & T023 21/22 - SUPPLY AND CONSTRUCTION OF EGAN ST - CARPARK (BEHIND CRITERION)	\$ 147,206.43
EFT-124007	21/04/2023	HS COMPANY PTY LTD T/A HARDY SPICER	FLEET - KBC556G RENEW DRIVE SHAFT COUPLING AND YOKE	\$ 631.71
EFT-124008	21/04/2023	INITIAL HYGIENE	PROPERTY - GOLF COURSE-4 SIGNATURE AF SINGLE CANISTER-5 SIGNATURE M FHU 22L-1 NAPPY SERVICE (1X26L)-SERVICE DESCRIPTION FOR PERIOD 30/11/2022 - 30/12/2022 PROPERTY - GOLF COURSE-4 SIGNATURE AF SINGLE CANISTER-5 SIGNATURE M FHU 22L-1 NAPPY SERVICE (1X26L)-SERVICE DESCRIPTION FOR PERIOD 30/04/2023 - 30/05/2023 PROPERTY - HAMMOND PARK-2 SHARPS DISPOSAL HEAVY DUTY (1.4L) -SERVICE DESCRIPTION FOR PERIOD 30/04/2023 - 30/05/2023 INVOICE 97632923 PROPERTY - GOLF COURSE-4 SIGNATURE AF SINGLE CANISTER-5 SIGNATURE M FHU 22L-1 NAPPY SERVICE (1X26L)-SERVICE DESCRIPTION FOR PERIOD 31/08/2022 - 29/09/2022 PROPERTY - GOLF COURSE-4 SIGNATURE AF SINGLE CANISTER-5 SIGNATURE M FHU 22L-1 NAPPY SERVICE (1X26L)-SERVICE DESCRIPTION FOR PERIOD 30/09/2022 - 30/10/2022 PROPERTY - GOLF COURSE-4 SIGNATURE AF SINGLE CANISTER-5 SIGNATURE M FHU 22L-1 NAPPY SERVICE (1X26L)-SERVICE DESCRIPTION FOR PERIOD 30/04/2023 - 30/05/2023 PROPERTY - GOLF COURSE-4 SIGNATURE AF SINGLE CANISTER-5 SIGNATURE M FHU 22L-1 NAPPY SERVICE (1X26L)-SERVICE DESCRIPTION FOR PERIOD 31/10/2022 - 30/11/2022 PROPERTY - OASIS - 1 SIGNATURE TF FHU 22L (WHITE) - 7 WHITE SIG NAPPY BIN W PEDAL 1 X 26L-29 SIGNATURE M FHU 22L (WHITE) - 18 SHARPS DISPOSAL HEAVY DUTY (1.4L) SERVICE DESCRIPTION FOR PERIOD 31/03/2023 - 29/04/2023	\$ 16,757.56

EFT-124009	21/04/2023	J BLACKWOOD & SON PTY LTD (BLACKWOODS)	DEPOT - PPE STOCK FOR STORES EVENTS - POP-UP 23 - SPILL KIT AND HAZARD SIGNS RESERVES - SANITISER FOR HIGH PRESSURE CLEANING OF VERGES WASTE - BUCKETS AND MARKERS FOR BATTERY COLLECTION - NEVER BIN A BATTERY CAMPAIGN	\$ 1,039.75
EFT-124010	21/04/2023	JASON BALL	RATES - REFUND ON ASSESSMENT A26994	\$ 3,011.12
EFT-124011	21/04/2023	JASON SIGNMAKERS SIGNS & LIGHT ENGINEERING	ENG - RFT 030 21/22 - SUPPLY OF 10-L-100-104- SIGNAGE AS PER QUOTE 34716 WORKS TRAFFIC SAFETY CONES	\$ 4,245.01
EFT-124012	21/04/2023	JEMO PTY LTD T/A SNAP KALGOORLIE	GAC - MELBOURNE COMEDY A1 POSTER	\$ 38.10
EFT-124013	21/04/2023	JOBFIT HEALTH GROUP PTY LTD	P&C- PRE- EMPLOYMENT MEDICALS	\$ 278.30
EFT-124014	21/04/2023	KALGOORLIE FEED BARN PTY LTD	RESERVES - GLYPHOSATE ORDER FOR WEED SPRAYING RANGERS - ANIMAL FOOD	\$ 5,975.00
EFT-124015	21/04/2023	KALGOORLIE MITRE 10 (CARDAJAM PTY LTD)	PROPERTY - KINGSBURY PARK SCREW MTL H/W W/SEAL 12GX35 CODE 2218923	\$ 60.00
EFT-124016	21/04/2023	KALGOORLIE NEWSAGENCY	LIBRARY- NEWSPAPERS AND MAGAZINES	\$ 535.05
EFT-124017	21/04/2023	KALPUMPS SALES & SERVICE	WATER - EMERGENCY WORKS REPAIRS AND SERVICE OF 6INCH DIESEL PUMP TO ENSURE WATER SUPPLY TO LYNAS	\$ 2,636.70
EFT-124018	21/04/2023	KALSIGNS PTY LTD	WASTE - WASTE EDUCATION - STICKERS FOR BATTERY COLLECTION BUCKETS	\$ 257.07
EFT-124019	21/04/2023	KEYS BROS REMOVALS & STORAGE	PROPERTY - KEYS THE MOVING SOLUTION - STORAGE CHARGE	\$ 180.00
EFT-124020	21/04/2023	KPCD PTY LTD	ICT - NBN SUBSCRIPTION FOR 50 EGAN AND 3/269 DUGAN	\$ 2,444.94
EFT-124021	21/04/2023	LAKES ELECTRICAL (LED GOLDFIELDS)	GAC - 2.5MM CORE RUBBER FLEXIBLE CABLE	\$ 528.00
EFT-124022	21/04/2023	LGRCEU	FINANCE - UNION PAYMENT 16/04/23	\$ 77.00
EFT-124023	21/04/2023	MARKET CREATIONS AGENCY PTY LTD	MARKETING - COUNCIL CONNECT ADDITIONAL SUPPORT 20 HOURS	\$ 3,080.00
EFT-124024	21/04/2023	MARKETFORCE PTY LTD	MARKETING - SOCIAL MEDIA AUDIT	\$ 5,280.00
EFT-124025	21/04/2023	MARONI ELECTRICAL	OASIS - SUPPLY AND INSTALL CAT6 DATA CABLE TO SCHNEIDER CONTROL BOX IN MAIN POWER ROOM FROM GYM STOREROOM PROPERTY-OASIS-ATTEND GOLDFIELDS OASIS TO INSPECT SAUNA LIGHTS AND REPLACE FAILED BATTEN ON POOL DECK- REPLACED 2 GLOBES IN THE SAUNA LIGHTS. REPLACED FAILED BATTEN WITH NEW ON POOL DECK.	\$ 1,254.00
EFT-124026	21/04/2023	MATTBEN PTY LTD T/AS FREIGHT LINES GROUP	WATER - TRANSPORTATION OF CHLORINE BOTTLES. EMPTY BOTTLES. KALGOORLIE TO PERTH	\$ 719.14
EFT-124027	21/04/2023	MCM PROTECTION PTY LTD	PROPERTY-GOLF COURSE REPLACE BATTERY PROPERTY- PATROLS LOCK UP 7 DAYS A WEEK - FEB 23 PROPERTY- PATROLS LOCK UP HAMMOND PARK 7 DAYS A WEEK , PATROLS 5 PATROLS TO AIRPORT NIGHTS A WEEK , PATROLS TO OASIS CLUB ROOMS 7 DAYS A WEEK 2 PER NIGHT , PATROLS TO ADMINISTRATION WEEKEND 2 PER DAY , PATROLS TO UNLOCK & LOCK DIGGER DAWNS PARK 7 DAYS A WEEK , PATROLS LOCK UP MORRISON OVAL 7 DAYS A WEEK	\$ 14,729.68
EFT-124028	21/04/2023	MODUS COMPLIANCE PTY LTD	PLANNING - BUILDING CERTIFICATION SERVICES	\$ 704.00
EFT-124029	21/04/2023	MSS SECURITY PTY LTD	AIRPORT - PASSENGER AND SECURITY SCREENING FEES FEB 2023	\$ 64,137.66
EFT-124030	21/04/2023	NEXT GEN BUILDING PTY LTD	PROPERTY-ENDOWMENT UPGRADE RISING DAMP TREATMENT	\$ 30,920.72
EFT-124031	21/04/2023	OFFICE NATIONAL KALGOORLIE (DONWAR PTY LTD)	OASIS - LIVI ESSENTIALS COMPACT HAND TOWEL 1 PLY 150 SHEET 20X250MM CARTON16, PENTE BLN105 ENERTEL-X RETRACTABLE GEL INK PEN FINE 0.5MM BLACK D&G - INITIATIVE SPIRAL NOTEBOOK SIDE BOUND 200 PAGE A5, POST-IT DS330-BK POP UP NOTE DISPENSER DESIGNER SERIES BLACK/CLEAR, UNI-BALL UB200 VISION ELITE ROLLERBALL PEN 0.8MM BLUE, INITIATIVE ANTIBACTERIAL MULTI-SURFACE CLEANING WIPES TUB 50	\$ 1,917.46
EFT-124032	21/04/2023	PARKS & LEISURE AUSTRALIA	OASIS - CORPORATE PARKS AND LEISURE AUSTRALIA MEMBERSHIP	\$ 1,100.00
EFT-124033	21/04/2023	PLEXUS TOWN PLANNING	D&G - STATUTORY PLANNING SERVICES	\$ 49,486.88
EFT-124034	21/04/2023	PRECISION SCREEN PTY LTD.	DEPOT - SEAL 115X95X12 01 SEAL OIL 115MM X 95MM X 12MM - FREIGHT, M SEALS 01 PUGHEAD TANK SEAL, SEAL 115X95X12 01 SEAL OIL 115MM X 95MM X 12MM	\$ 357.07
EFT-124035	21/04/2023	RED DESERT COOLING	PARKS - REPAIR POWER TO TOILETS AND AVIARIES AT HAMMOND PARK RETIC - VALVE REPAIRS	\$ 588.50
EFT-124036	21/04/2023	REECE PTY LTD	RETIC - ENKI MICRO JOINER - 19MM	\$ 134.20

EFT-124037	21/04/2023	REECE'S EVENTS HIRE	EVENTS - MARQUEE HIRE - ICE RINK COVERAGE	\$ 52,404.01
EFT-124038	21/04/2023	RELPH ELECTRICAL CONTRACTORS (CONLEE PTY LTD)	ENG - BURT STREET – FLOODLIGHTS ON STREET POLES BETWEEN HAMILTON AND BROOKMAN STREETS	\$ 2,649.90
EFT-124039	21/04/2023	RENTOKIL INITIAL (ALLRID PEST MANAGEMENT)	PROPERTY - AIRPORT 5 CARRY OUT COMMERCIAL PEST TREATMENT AT THE PROPERTY - MARCH 2023 SERVICE.	\$ 1,100.00
EFT-124040	21/04/2023	RETAIL DECISIONS PTY LTD T/AS MOTORPASS (COLES)	GC - GENERAL GROCERIES AND CONSUMABLES AT THE GOLF COURSE	\$ 26.00
EFT-124041	21/04/2023	RIKLAN EMERGENCY MANAGEMENT SERVICES PTY LTD	CDC - FIRST AID 3 PARTICIPANTS CDC - 2 DAY FORKLIFT CDC - WAH, CS AND 2 DAY FORKLIFT TRAINING CDC - WAH, CS AND 2 DAY FORKLIFT TRAINING	\$ 1,500.00
EFT-124042	21/04/2023	ROBERTSON CASEY JAMES	ENG - DESIGN DRAFTING SERVICES FOR THE 2023/2024 ROADS RESURFACING WORKS PROGRAMME.	\$ 4,080.00
EFT-124043	21/04/2023	RSEA PTY LTD	RANGERS - UNIFORM FOR NEW STARTER RANGER - BOLLE GLASSES SAFETY, RANGERS - EAR MUFF VERISHIELD, STEEL BLUE SAFETY BOOTS, EMBROIDERY, KHAKI CARGO PANTS PPE - GLOVES & RUBBER BOOTS - ITEM NO BO GREY 12-0 BLUNDSTONE -B024 GUMBOOT SAFE PENETRATION RESIS GREY 12 CDC - PPE	\$ 919.37
EFT-124044	21/04/2023	SOUTHERN CROSS AUSTEREO PTY LTD	EVENTS - SATS 23 - RADIO CAMPAIGN FOR ALL THREE CONCERTS.	\$ 2,475.00
EFT-124045	21/04/2023	SPECTRUM PICTURE FRAMING	MARKETING - DISMANTLE, REPRINT AND REMOUNTING OF STAFF VALUES GOLD FRAMING X 6	\$ 2,896.00
EFT-124046	21/04/2023	TANYA RICHARDSON	CDC - REIMBURSEMENT - INTERVIEW CLOTHES FOR CLIENT	\$ 45.00
EFT-124047	21/04/2023	THE ANIMAL HOSPITAL (THE TRUSTEE FOR THE GRANT FAMILY TRUST)	RANGERS - ANIMAL DESTRUCTION DISPOSAL AND/OR MEDICAL COSTS	\$ 1,092.55
EFT-124048	21/04/2023	THE STANDARD CREATIVE CO	ADMIN - VINYL TO LARGE AND SMALL ARCH FOR STAFF CHRISTMAS PARTY ADMIN - SET OF 3 ARCHES FOR STAFF CHRISTMAS PARTY	\$ 400.00
EFT-124049	21/04/2023	THE TRUSTEE FOR LONG XIANG ZHANG FAMILY TRUST T/A MAC'S DELI	EGCC - CATERING FOR MONTHLY OWLS MEETING 30/03/2023 FRIDAY 24TH MARCH 2023	\$ 316.00
EFT-124050	21/04/2023	TIDE TOWN PTY LTD T/A ESPERANCE TIDE	EVENTS - POP-UP 23 - TWO-PAGE ADVERTORIAL IN MARCH EDITION.	\$ 1,100.00
EFT-124051	21/04/2023	T-QUIP (TOTAL TORO)	GC - LAWN MOWER BELTS FROM T-QUIP - FLEET-VBPGA7445 BELT - 11A1130, ROUNDING , VBPGA7445 BELT - 11A1130, VBPGA7445 BELT - 11A1130, VBPGA7445 BELT - 11A1130, VBPGA7445 BELT - 11A1130 PARTS FOR PGC 136 / 137 - GC- GAPLP816120 LAPP.PASTE 120 GRIT GREEN 15KG	\$ 1,441.20
EFT-124052	21/04/2023	TRAVEL MANAGERS	ENG - FLIGHTS FOR EMPLOYEES 936 & 3398 TO ATTEND WATER BANK CONSULTATION WITH WISE IN PERTH ON 17-18 APRIL 2023.	\$ 1,715.24
EFT-124053	21/04/2023	ULIANA NEKRASOVA	RATES - REFUND ON ASSESSMENT A2340	\$ 3,000.00
EFT-124054	21/04/2023	VORGEE PTY LTD	OASIS - VORGEE STOCK ORDER - SILICONE CAP - NBCF, OASIS - SUPERFLEX SILICONE CAP, VORTECH JNR- CLEAR LENS, OASIS- CHARACTER CAP - JNR, CLASSIC SILICONE CAP, DOLPHIN- CLEAR LENS, EAR PUTTY - SILICONE, FREIGHT, JUNIOR CLASSIC SILICONE CAP, KIDS ALIVE-STARFISH - CLEAR LENS, MISSILE- CLEAR LENS, STARFISH MASK- CLEAR LENS - KIDS ALIVE, VORTECH - CLEAR LENS, VOYAGER - TINTED LENS	\$ 4,096.40
EFT-124055	21/04/2023	WATER CORPORATION	WATER - TRICKLE IRRIGATION AT PORTER STREET KALGOORLIE LOT ROUNDABOUT FROM 13/01/23 – 10/03/23 543 COLLINS STREET PICCADILLY LOT 543 RES 7318 VARDEN STREET PARK FROM 10/01/23 - 10/03/23 PLAYGROUND AT VARDEN STREET PICCADILLY LOT 1431 RES 7320 FROM 12/01/23 - 10/03/23 ROUNDABOUT AT CNR THROSSELL HAY ST KALGOORLIE LOT ROAD RESERVE FROM 05/01/23 - 2/03/23 CSA TENNIS COURT TOILETS AT FEDERAL ROAD, BOULDER FROM 12/01/23 - 10/03/23	\$ 2,243.19
EFT-124056	21/04/2023	WATTLEUP TRACTORS	FLEET - BLADES FOR HOWARD SLASHER - TRACTOR P1015/KBC856S	\$ 606.66
EFT-124057	21/04/2023	WESTNET ENERGY (ALINTA)	GAS - LOT 9000 GATACRE DR BROADWAY FROM 09/12/22 - 15/03/23 LOT 4007 MARSHALL ST RFSC OVAL FROM 27/02/23 - 27/03/23 LOT 4007 MARSHALL ST RFSC OVAL FROM 31/01/23 - 27/02/23 LOT 4861 THROSSELL ST FROM 15/12/22 - 23/03/23	\$ 691.50
EFT-124058	21/04/2023	WRIGHT EXPRESS AUSTRALIA PTY LTD (PUMA)	MARCH 2023 FUEL PUMA	\$ 13,250.24
EFT-123814	14/04/2023	ALLAN PENDAL	FINANCE - REIMBURSEMENT COUNCIL MEETING EXPENSES	\$ 600.00
EFT-123815	14/04/2023	ALU GLASS (LEGION PTY LTD)	PROPERTY - KTH REGLAZE TWO PANES OF GLASS TO TIMBER DOUBLE HACK AND GLAZE BOTTOM FLOOR WILSON STREET SIDE WINDOW	\$ 906.00
EFT-123816	14/04/2023	ALYKA PTY LTD	MARKETING - INSTALLATION OF HOT JAR ANALYTICS CODE INTO GOLDFIELDS ARTS CENTRE WEBSITE	\$ 341.00
EFT-123817	14/04/2023	AMANDA REIDY	COUNCILLOR FEES FOR THE MONTH OF APRIL 2023	\$ 2,697.00

EFT-123818	14/04/2023	AMY ASTILL	COUNCILLOR FEES FOR THE MONTH OF APRIL 2023	\$ 2,697.00
EFT-123819	14/04/2023	AQUATIC SERVICES WA	OASIS - AQUATIC SERVICE	\$ 1,597.20
EFT-123820	14/04/2023	ARTS AND CULTURE GOLDFIELDS ASSOCIATION INC T/A ARTGOLD	KCC FIRST NATIONS PUBLIC ART PROJECT - COMMUNITY ENGAGEMENT MURAL KCC - AED - TINA CARMODY - TOTEM SCULPTURE WORK - ARTIST COMMISSION AGREEMENT	\$ 35,750.00
EFT-123821	14/04/2023	ATLAS LINEN KALGOORLIE (ELMSIDE CORPORATION)	GAC - TABLE LINEN DRY CLEANING	\$ 490.28
EFT-123822	14/04/2023	ATO PAYG	FINANCE - PAYG PPE 02/04/23	\$ 237,343.00
EFT-123823	14/04/2023	ATOM SUPPLY	PROPERTY - KINGSBURY PARK WHEEL CUT OFF METAL 125X1.0MM ULTRA THIN EHT CODE 88850865 WORKSHOP - BOILER MAKING STOCK: 90200036 611473 ELECTRODE HARDFACING COBALARC 750 3.2MM CIGWELD 5KG	\$ 568.11
EFT-123824	14/04/2023	AUSTRALIA POST- (POSTAGE ACCOUNT ONLY)	ADMIN - POSTAGE FOR MARCH 2023	\$ 3,762.92
EFT-123825	14/04/2023	AUSTRALIAN COLLEGE	P&C - MARKETING & COMMUNICATION CERT IV TRAINEESHIP FOR EMPLOYEE #3888	\$ 3,200.00
EFT-123826	14/04/2023	AUSTRALIAN INSTITUTE OF MANAGEMENT EDUCATION AND TRAINING	CDC - CERT 4 TAE40116 TRAINING AND ASSESSMENT	\$ 3,000.00
EFT-123827	14/04/2023	AUSTRALIAN LABORATORY SERVICES PTY LTD (ALS)	WATER - SAMPLE ANALYSIS FOR BOTH REGULATORY AND OPERATIONAL SAMPLING FOR THE SEWER WASTEWATER TREATMENT PLANT AND RECYCLED WATER.	\$ 344.03
EFT-123828	14/04/2023	AUSTRALIAN SERVICES UNION	FINANCE - UNION PAYMENT PPE 02/04/23	\$ 876.60
EFT-123829	14/04/2023	AUTOBARN KALGOORLIE	FLEET - SEAT COVERS FOR KBC 77AQ	\$ 349.00
EFT-123830	14/04/2023	AVANTGARDE TECHNOLOGIES PTY LTD	ICT - RFT018 21/22 KALGOORLIE-BOULDER CCTV EXPANSION PROJECT WORKS	\$ 308,275.88
EFT-123831	14/04/2023	BASE ENTERTAINMENT PTY LTD	GAC - CELTIC ILLUSION WITH REFUND REQUEST REF-65	\$ 24,741.62
EFT-123832	14/04/2023	BATTERIES N MORE	GC - U1-280 BATTERY FOR PCG117	\$ 150.00
EFT-123833	14/04/2023	BIDFOOD KALGOORLIE (GOLDLINE DISTRIBUTORS)	GAC - FUNCTION ROOM HIRE EGCC - GROCERY AND SUPPLIES FOR IN-CENTRE MEALS	\$ 1,315.31
EFT-123834	14/04/2023	BIG SKY ENTERTAINMENT WA PTY LTD	EVENTS - MF 23 - ROVING ENTERTAINMENT (4 X 45 MIN SETS, INCLUDING TRAVEL AND ACCOMMODATION)	\$ 7,302.90
EFT-123835	14/04/2023	BLACK MOUNTAIN GOLD NL	RATES - REFUND ON ASSESSMENTS A36213 & A33863	\$ 328.62
EFT-123836	14/04/2023	BOC GAS & GEAR	OASIS - BALLOON GAS OASIS - OXYGEN	\$ 536.88
EFT-123837	14/04/2023	BUNNINGS BUILDING SUPPLIES P/L	GAC - STORAGE CONTAINER 6.4L, STORAGE CONTAINER 13L, STORAGE CONTAINER 26.5L, STORAGE CONTAINER 52L, SUPPLIES FOR VENUE TECH - ENERGIZER LITHIUM 3V CR2 BATTERY - 1 PACK CDC - BUNNINGS ORDER PROPERTY - OASIS - FASTENER DRIVE IMPACT IRWIN++50MM SOCKET ADAPT 3PCE SET-0055448 ,PADBOLT HIGH SECURITY-0080660, SNAP HOOK 0237925, SNAP HOOK 0237926, PLUGS WALL BLUE 2260661 - PROPERTY-OASIS-FASTENER DRIVE IMPACT IRWIN++50MM SOCKET ADAPT 3PCE	\$ 1,055.46
EFT-123838	14/04/2023	CBC BEARINGS & POWER TRANSMISSION (WA) PTY LTD	FLEET - KBC880N BEARINGS FOR TRUCK BODY DUST COVER FROM CBC BEARINGS WORKSHOP - O-RING KITS FROM CBC BEARINGS	\$ 905.30
EFT-123839	14/04/2023	CELEBRATION CITY (RED EDGE EVENTS)	EVENTS - SATS 23 - CURTAINS FOR SOUNDSHELL STAGE.	\$ 240.00
EFT-123840	14/04/2023	CENTRAL REGIONAL TAFE	P&C - CERT IV WHS APPROVED STUDY FOR EMPLOYEE #3372	\$ 92.80
EFT-123841	14/04/2023	CENTRECARE INCORPORATED	P&C- EMPLOYEE ASSISTANCE PROGRAM	\$ 1,980.00
EFT-123842	14/04/2023	CHILD SUPPORT AGENCY	FINANCE - CHILD SUPPORT PPE 02/04/23	\$ 429.77
EFT-123843	14/04/2023	CITY BUILDING SUPPLIES PTY LTD	PROPERTY - TREATMENT PLANT-RAVEN DOOR SEAL RP115 1000MM CHROME THRESHOLD PLATE-CODE 100009862. PROPERTY - ENDOWMENT BLOCK 2-272 HANNAN ST SHOP -CEILING PANEL SUPATONE BRIGHT 10MM 0591 X 1191-CODE PRODUCT CODE 100008169 PROPERTY - ENDOWMENT BLOCK CEILING PANEL SUPATONE BRIGHT 10MM 0591 X 1191-CODE 100008169	\$ 426.26

EFT-123844	14/04/2023	CITY OF KALGOORLIE-BOULDER	FINANCE - BSL COMMISSIONS MAR 23 - APP#27725 (804070), APP#27729 (804334), APP#27730 (804454), APP#27734 (804565), APP#27735 (804805), APP#27733 (804806), APP#27737 (804857), APP#27736 (804955), APP#277338 (805081), APP#27741 (805086), APP#27742 (805169), APP#27740 (805171), APP#27743 (805176), APP#27747 (805338), APP#27746 (805502), APP#27750 (805742), APP#27744 (805789), APP#27752 (805796), APP#27754 (805867), APP#27753 (805870) FINANCE - BSL COLLECTIONS FOR NOV 2022 WITH REFUND REQUEST REF-59 FINANCE - CTF LEVY MARCH 2023 - APP#27728 (804941), APP#27738 (805081), APP#27740 (805171), APP#27746 (805502), APP#27750 (805742), APP#27735 (805886), APP#27753 (805870), APP#27745 (806344), APP#27759 (806419), APP#27760 (806419), APP#27757 (806420), APP#27758 (806420)	\$ 204.00
EFT-123845	14/04/2023	CITY OF KALGOORLIE-BOULDER SOCIAL CLUB	FINANCE - SOCIAL CLUB DEDUCTION - PPE 02/04/23	\$ 560.00
EFT-123846	14/04/2023	CIVILSTORM PTY LTD	ENG - SUPPLY AND CONSTRUCTION OF SHARED USED PATH (MARITANA ST - KEENAN ST) - WABN GRANT AS PER QUOTE T22024_RFQ_L_B - SCOPE OF WORKS	\$ 20,482.00
EFT-123847	14/04/2023	CLOUD COLLECTION PTY LTD T/A CLOUD PAYMENT GROUP	RATES - DEBT RECOVERY - DEBT COLLECTION AGENCY CLOUDS STATEMENT 3840 - FEB 2023 & STATEMENT 3928 - MAR 2023	\$ 1,096.87
EFT-123848	14/04/2023	COYLES MOWER & CHAINSAW CENTRE	RESERVES - CHAINSAW MATERIALS - 20" STIHL BAR , 20" 72DL 063 CHAIN, 16" 7DL 063 CHAINS	\$ 1,650.00
EFT-123849	14/04/2023	CROWN EQUIPMENT PTY LTD	DEPOT - UNIT REQUIRES NEW BATTERIES BATTERY REPLACEMENT	\$ 528.72
EFT-123850	14/04/2023	CRW HOLDINGS (WA) T/AS KALGOORLIE PAINT CENTRE	RESERVES - GALMET DURAGAL SILVER AEROS 480GM	\$ 144.60
EFT-123851	14/04/2023	DAVID GRILLS	COUNCILLOR FEES FOR THE MONTH OF APRIL 2023	\$ 2,697.00
EFT-123852	14/04/2023	DEBORAH BOTICA	COUNCILLOR FEES FOR THE MONTH OF APRIL 2023	\$ 2,697.00
EFT-123853	14/04/2023	DEPARTMENT OF MINES, INDUSTRY REGULATION & SAFETY (DMIRS) - BUILDING & ENERGY DIVISION (BSL)	FINANCE - BSL COLLECTIONS MAR 23 - APP#27725 (804070), APP#27729 (804334), APP#27730 (804454), APP#27734 (804565), APP#27735 (804805), APP#27733 (804806), APP#27737 (804857), APP#27736 (804955), APP#27738 (805081), APP#27741 (805086), APP#27742 (805169), APP#27740 (805171), APP#27743 (805176), APP#27747 (805338), APP#27746 (805502), APP#27750 (805742), APP#27744 (805789), APP#27752 (805796), APP#27754 (805867), APP#27753 (805870) BSL COLLECTIONS FOR NOV 2022 WITH REFUND REQUEST REF-60	\$ 4,261.97
EFT-123854	14/04/2023	DEPARTMENT OF TRANSPORT (VEHICLE SEARCH INVOICES ONLY)	RANGERS- VEHICLES REGO SEARCH ENQUIRIES	\$ 262.40
EFT-123855	14/04/2023	EAGLE PETROLEUM (WA) PTY LTD	DEPOT - 4371001 TITAN TWO STROKE OIL IL, DEPOT- DRUM OF UNLEADED PETROL 205L	\$ 5,981.56
EFT-123856	14/04/2023	ECONOMIC REGULATION AUTHORITY	WATER - ANNUAL WATER LICENCE FEE ISSUED ON THE ANNIVERSARY OF THE WATER SERVICES LICENSE WL4 29/4/2022 TO 28/4/2023	\$ 2,885.00
EFT-123857	14/04/2023	ELECTRICITY RETAIL CORPORATION T/AS SYNERGY	ELECTRICITY - GREENVIEW ESTATE PARK - LOT 206 ASLETT DRIVE HANNANS PARK 20/01/23 - 20/03/23	\$ 93,879.25
EFT-123858	14/04/2023	ELEVATED WORK SERVICES PTY LTD (PREVIOUSLY HOWE ELECTRICS)	RESERVES - T014 - 18/19 - CLEAR TREES FROM ELECTRICAL CABLES STUMP GRIND	\$ 3,220.02
EFT-123859	14/04/2023	ELLERY BROOKMAN	CD - LEGAL FEES FOR LEASE OF LOT 4209 (13) ROBERTS STREET KALGOORLIE	\$ 1,933.80
EFT-123860	14/04/2023	EMYJOR SERVICES PLUMBING, EXCAVATION & CONTROLLED WASTE	PROPERTY- ENDOWMENT - CLEAR GREASE TRAP BLOCKAGE.	\$ 495.00
EFT-123861	14/04/2023	FOSTERS GROUP T/A CARLTON UNITED BREWERIES (CUB)	GC - GREAT NORTHERN SUPER CRISP LAGER X 2 KEG GC - GREAT NORTHERN SUPER CRISP LAGER 330ML 4X6 PACK BOTTLES X 8, GREAT NORTHERN SUPER CRISP LAGER 375ML 30 X SINGLE CANS X 4, CORONA EXTRA 2X12 PACK 355ML BOTTLES X 2, PIRATE LIFE SOUTH COAST PALE ALE 355ML 4X4 PACK CANS X 1, MOUNTAIN GOAT VERY ENJOYABLE BEER 375ML 4X6 PACK CANS X 1	\$ 1,518.92
EFT-123862	14/04/2023	G.A KING & M STOREN T/AS WHISKEY & BOOTS	GAC - PRESENTER FEE	\$ 4,400.00
EFT-123863	14/04/2023	GEORGIA LANDER	GAC - REIMBURSEMENT BAR SUPPLIES BYSTANDER	\$ 121.20
EFT-123864	14/04/2023	GLENN WILSON	COUNCILLOR FEES FOR THE MONTH OF APRIL 2023	\$ 4,548.33
EFT-123865	14/04/2023	GOLDFIELDS ARTS CENTRE	GAC - CELTIC ILLUSION WITH REFUND REQUEST REF-66 IAN MOSS & TROY CASSAR-DALEY WITH REFUND REQUEST REF-67	\$ 17,348.30
EFT-123866	14/04/2023	GOLDFIELDS AUTO ELECTRICAL	FLEET - KBC724N ELECTRICAL REPAIRS BY GOLDFIELDS AUTO ELECTRICAL KBC452N REPAIRS TO DRIVE LIGHTS AND ANDERSON PLUG AS PER D16700 KBC956J WIRE UP DC OUTLETS IN PAINTERS UTE BY GOLDFIELDS AUTO ELECTRICAL QUOD16717 KBC638G CHECK TAILLIGHTS AND REPAIR BY GOLDFIELDS AUTO ELECTRICAL AS PER D16727	\$ 2,213.07
EFT-123867	14/04/2023	GOLDFIELDS LOCKSMITHS	DEPOT - SPARE KEYS TO BE CUT FOR RETICULATION SHED AT THE DEPOT PROPERTY- ADMIN MALE TOILET LOCKERS- 20 KEYS CUT	\$ 183.25

EFT-123868	14/04/2023	GOLDFIELDS PRESSURE CLEANERS	RESERVES - LOW PRESSURE NOZZLE, HP SS JET 1/4NPT 15DEG 4.5	\$ 157.74
EFT-123869	14/04/2023	GOLDFIELDS SEPTIC DISPOSALS (AIPIM NOMINEES PTY LTD)	PROPERTY - KARLKURLA PARK TOILETS 1ST SEPTIC	\$ 737.00
EFT-123870	14/04/2023	GOLDFIELDS TOYOTA & ISUZU (ACTION BAY PTY LTD)	FLEET - PURCHASE OF TOYOTA CAMRY ASCENT HYBRID, TRADE IN KBC 558L 2015 VOLKSWAGEN TIGUAN	\$ 18,929.24
EFT-123871	14/04/2023	GOLDFIELDS TRUCK POWER	FLEET - KBC331H COOLER GASKET KBC80AN PASSENGER MIRROR	\$ 303.88
EFT-123872	14/04/2023	GOLDNET PTY LTD	WATER - 5OMB COMMUNICATION SERVICES APRIL 2023	\$ 3,080.00
EFT-123873	14/04/2023	GOLDTRIBE CORPORATION PTY LTD	RATES - REFUND ON ASSESSMENTS A35612 & A35613	\$ 849.69
EFT-123874	14/04/2023	GPC ASIA PACIFIC PTY LTD T/A NAPA AUTO PART	FLEET - KBC745L SERVICE FILTERS - A1746 FILTER-AIR, R2694P FILTER CARTRIDGE-OIL	\$ 105.33
EFT-123875	14/04/2023	GPH RECRUITMENT	PROPERTY- TRADE ASSISTANCE/ MAINTENANCE LABOURERS X 3 PERSONNEL	\$ 4,790.94
EFT-123876	14/04/2023	HARVEY NORMAN AV/IT KALGOORLIE	EGCC - BREVILLE THE KITCHEN WIZZ 15 PRO , LG NEOCHEF 42L MICROWAVE 1200W BLACK	\$ 839.00
EFT-123877	14/04/2023	HEATLEY SALES PTY LTD (HEATLEYS)	P&C - PPE FOR EMPLOYEE #3664	\$ 199.63
EFT-123878	14/04/2023	HEATLEY SALES PTY LTD (HEATLEYS)	DEPOT - WORKS DEPOT YEARLY CLOTHING ISSUE	\$ 1,449.84
EFT-123879	14/04/2023	HOSMAR PTY LTD T/A TOTAL ASPHALT	ENG - RFT - T011 21/22 & T023 21/22 - SUPPLY AND CONSTRUCTION OF HAWKINS ST: HARE ST TO MEMORIAL DR - SPRAY & SEAL ENG - RFT - T011 20/21 & T023 21/22 - SUPPLY AND CONSTRUCTION OF SLOSS PLACE: PREMIER ST TO CULDESAC - SPRAY & SEAL ENG - RFT - T011 20/21 & T023 21/22 - SUPPLY AND CONSTRUCTION OF PARSONS ST: BOURKE ST TO VARDEN ST - SPRAY & SEAL ENG - RFT - T011 20/21 - SUPPLY OF WAVERLY - VIVIAN & OROYA INTERSECTIONS - SPRAY & SEAL	\$ 179,003.51
EFT-123880	14/04/2023	IDENTITY SECURITY PTY LTD	AIRPORT - YEARLY SUBSCRIPTION FOR IDENTITY SECURITY	\$ 2,066.90
EFT-123881	14/04/2023	INITIAL HYGIENE	PROPERTY-GOLF COURSE 4 SIGNATURE AF SINGLE CANISTER (WHITE)-5 SIGNATURE M FHU 22L (WHITE)-SERVICE DESCRIPTION FOR PERIOD 31/08/2022 - 29/09/2022 PROPERTY-GOLF COURSE-4 SIGNATURE AF SINGLE CANISTER-5 SIGNATURE M FHU 22L-1 NAPPY SERVICE (1X26L)-SERVICE DESCRIPTION FOR PERIOD 31/10/2022 - 29/11/2022 PROPERTY-AIRPORT-9 SIGNATURE TF FHU 22L (WHITE)-3 WHITE SIG NAPPY BIN W PEDAL 1 X 26L-SERVICE DESCRIPTION FOR PERIOD 31/03/2023 - 29/04/23	\$ 27,607.46
EFT-123882	14/04/2023	IT VISION	FIN - ALTUS FINANCIALS SUITE - PROJECT MANAGEMENT & IMPLEMENTATION CONSULTING SERVICES	\$ 35,913.91
EFT-123883	14/04/2023	J BLACKWOOD & SON PTY LTD (BLACKWOODS)	WORKSHOP - 01903681 OIL ENGINE FLUSH EOF 300ML DEPOT-HAMMER COMPO PART 07648009, DEPOT-SET PICK AND HOOK LONG PART 02203531 DEPOT-DUST MASK DEPOT - GREASE PREMIUM H/D 450G CASTROL (STOCK FOR DEPOT STORES) GC - DOLLY DRUM PU CASTORS 410KG PARKS - 01738155 ROLL BAGS GARBAGE 32UM 240L BLACK (100) WORKSHOP - SPANNER SET METRIC/AF RING/OE 24PC, WORKSHOP - WRENCH SET CROWFOOT 3/8"DR MET 10PC , KEY HEX KIT BALL END LONG JBS 9 PC MET WASTE - PPE	\$ 5,588.05
EFT-123884	14/04/2023	JASON SIGNMAKERS SIGNS & LIGHT ENGINEERING	ENG - RFT-T030 -21/22 -SUPPLY AND CONSTRUCTION OF ROAD SIGNS	\$ 119.46
EFT-123885	14/04/2023	JB HI-FI COMMERCIAL	BUILDING - PURCHASE OF INSPECTION EQUIPMENT FOR POOL BARRIER INSPECTION PROGRAM	\$ 144.14
EFT-123886	14/04/2023	JEMO PTY LTD T/A SNAP KALGOORLIE	GAC -SHOW POSTERS - IAN MOSS & TROY CASSAR-DALEY MARKETING - AGE-FRIENDLY STRATEGY BOOKLET - PRINTING 50 COPIES	\$ 953.72
EFT-123887	14/04/2023	JLW TURF SERVICES	GC - HERBICIDE & UMBRELLA	\$ 1,474.00
EFT-123888	14/04/2023	JOANNE MONAGHAN	BOOKINGS - OLYMPIANS BASKETBALL WITH REFUND REQUEST REF-68	\$ 213.20
EFT-123889	14/04/2023	JOBFIT HEALTH GROUP PTY LTD	P&C- PRE- EMPLOYMENT MEDICALS	\$ 101.20
EFT-123890	14/04/2023	JOHN BOWLER	COUNCILLOR FEES FOR THE MONTH OF APRIL 2023	\$ 10,102.33
EFT-123891	14/04/2023	JOHN MATHEW	COUNCILLOR FEES FOR THE MONTH OF APRIL 2023	\$ 2,697.00
EFT-123892	14/04/2023	JOHN MATTHEW & SONS	CDC - WATER CONSUMPTION (50 EGAN ST, JOB SUPPORT HUB) PROPERTY - LEASING 22B PADDINGTON DRIVE	\$ 2,403.88
EFT-123893	14/04/2023	KALGOORLIE FEED BARN PTY LTD	RANGERS - ANIMAL FOOD	\$ 440.00

EFT-123894	14/04/2023	KALGOORLIE METRO PROPERTY GROUP (KMPG PTY LTD)	PROPERTY - RENT FOR 2A TINDALS CRES, HANNANS 24/04/23 - 23/05/23 RENT FOR 38/38 GREAT EASTERN HIGHWAY 19/04/23 - 18/05/23 RENT FOR 7/5 O'CONNOR STREET 21/04/23 - 20/05/23 RENT FOR 9/36 PIESSE STREET BOULDER 16/04/23 - 15/05/23 RENT FOR 2/97 BOURKE STREET PICCADILLY 23/04/23 - 22/005/23 RENT FOR 2 EUREKA STREET HANNANS 23/04/23 - 22/05/23	\$ 14,904.17
EFT-123895	14/04/2023	KALGOORLIE MITRE 10 (CARDAJAM PTY LTD)	PROPERTY - HAMMOND PARK CHIPBD SCREW 10-8X100 CL3 PHIL	\$ 108.70
EFT-123896	14/04/2023	KALGOORLIE NEWSAGENCY	LIBRARY - NEWSPAPERS AND MAGAZINES	\$ 211.05
EFT-123897	14/04/2023	KALGOORLIE REFRIGERATION AND AIRCONDITIONING	PROPERTY - OASIS 17.2.2023 - OASIS SPLIT SYSTEM LEAKING - ATTENDED SITE TO CHECK OVER AT LEAKING DRAINS WHICH HAD COLLAPSED LOWER LEVEL ROOF. PROPERTY - OASIS-NEW BEARINGS AND HOUSINGS - LABOUR TO FIT NEW PARTS AND RE-ALIGN PULLEYS PROPERTY - AIRPORT AIRCON LABOUR 2 TRADESMAN X 5 HRS (TOTAL)1 X 3 PHASE CIRCUIT BREAKER PROPERTY - ADMIN PAULS OFFICE SPLIT SYSTEM-14.2.2023 - ATTENDED SITE,	\$ 4,658.50
EFT-123898	14/04/2023	KALPUMPS SALES & SERVICE	WATER - REIMBURSEMENT OF FINE PAID ON OUR BEHALF FOR NOT TRANSFERRING TRAILER REGISTRATION TO CKB	\$ 387.20
EFT-123899	14/04/2023	KARRILLON GROUNDWATER BPS PTY LTD	WASTE - CONTRACTED LANDFILL GROUNDWATER MONITORING SERVICES	\$ 1,980.00
EFT-123900	14/04/2023	KBCCI (KALGOORLIE-BOULDER CHAMBER OF COMMERCE & INDUSTRY)	ED - SPONSORSHIP OF 2023 BUSINESS AWARDS EN6 ED - SPONSORSHIP OF 2023 WHAT'S DOWN THE TRACK EN6 ED - SPONSORSHIP OF 2023 WOMENS LEADERSHIP FORUM	\$ 13,420.00
EFT-123901	14/04/2023	KEYS BROS REMOVALS & STORAGE	PROPERTY - KEYS THE MOVING SOLUTION - STORAGE CHARGE	\$ 765.00
EFT-123902	14/04/2023	KIM ECKERT	COUNCILLOR FEES FOR THE MONTH OF APRIL 2023	\$ 2,697.00
EFT-123903	14/04/2023	KINN & CO	EVENTS - POP-UP 23 - KINN AND CO	\$ 30,162.84
EFT-123904	14/04/2023	KIRSTY DELLAR	COUNCILLOR FEES FOR THE MONTH OF APRIL 2023	\$ 2,697.00
EFT-123905	14/04/2023	KM FABRICATIONS (WA)	PROPERTY - AIRPORT - REPAIRS TO DOUBLE PIVOT DOORS.	\$ 2,090.00
EFT-123906	14/04/2023	LEIDOS SECURITY DETECTION & AUTOMATION AUSTRALIA GROUP PTY LTD	AIRPORT - PREVENTATIVE MAINTENANCE SERVICE OF THE AIRPORT SCREENING EQUIPMENT	\$ 29,620.80
EFT-123907	14/04/2023	LGRCEU	FINANCE - UNION PAYMENT PPE 02/04/23	\$ 77.00
EFT-123908	14/04/2023	LOCAL GOVERNMENT PROFESSIONALS AUSTRALIA WA	EXEC - FULL MEMBERSHIP FOR EMP#3797	\$ 132.75
EFT-123909	14/04/2023	MATCHBURY ENTERPRISES PTY LTD T/A SYKES TRANSPORT WA	TURF - DELIVERY OF 6 PELLETS FROM BAILEYS, PERTH TO CKB DEPOT, KALGOORLIE GC - TRANSPORT FEE FOR CLUB	\$ 1,266.91
EFT-123910	14/04/2023	MCM PROTECTION PTY LTD	PROPERTY - LOOPLINE CHRISTMAS LIGHT SECURITY FOR TOY RUN-7AM-2PM PROPERTY - SIR RICHARDSON MOORE OVAL -MCM LOCKING OF GATES PROPERTY - DIGGER DAWS OVAL -MCM LOCKING OF GATES ICT-FOR SOLVING THE ARMING PROBLEM IN THE BUILDING. PROPERTY - EGCC STAFF ALARM CODING- CALL OUT PROPERTY-GAC -ALARM RESPONSE CKB ART CENTRE 21113, 21110, 24248, WASTE WATER TREATMENT PLANT ELECTRICAL GATE PROPERTY- MEN SHEDS ALARM CODES RFT012 201/21	\$ 7,574.60
EFT-123911	14/04/2023	MELLEN BURNS	GAC - PHOTOGRAPHY FOR BYSTANDER	\$ 450.00
EFT-123912	14/04/2023	MICHAEL MCKAY	COUNCILLOR FEES FOR THE MONTH OF APRIL 2023	\$ 2,697.00
EFT-123913	14/04/2023	MODUS COMPLIANCE PTY LTD	PLANNING - BUILDING CERTIFICATION SERVICES	\$ 176.00
EFT-123914	14/04/2023	NEXT MEDIA	GC - ADVERTISEMENT FOR OCTOBER ADDITION	\$ 1,485.00
EFT-123915	14/04/2023	OFFICE NATIONAL KALGOORLIE (DONWAR PTY LTD)	IT - ONK ANNEXURE B EQUIPMENT TERMINATION PAYOUT PROPERTY-ADMIN OFFICE CHAIR P&C	\$ 29,230.92
EFT-123916	14/04/2023	QHSE INTEGRATED SOLUTION PTY LTD	P&C - SKYTRUST SUBSCRIPTION	\$ 1,538.90
EFT-123917	14/04/2023	RAECO INTERNATIONAL PTY LTD	LIBRARY - STATIONERY - BOOK PROCESSING ITEMS	\$ 485.65
EFT-123918	14/04/2023	RED DESERT COOLING	WATER - PUMP MOTOR STARTER PANEL - OLD BOULDER	\$ 10,284.89
EFT-123919	14/04/2023	REPCO	GC - WORKSHOP PARTS	\$ 468.61
EFT-123920	14/04/2023	RETAIL DECISIONS PTY LTD T/AS MOTORPASS (COLES)	GC - GENERAL GROCERIES AND CONSUMABLES TOMATOES ROLLS BREAD GC - GENERAL GROCERIES AND CONSUMABLES BREAD LETTUCE ONIONS	\$ 76.44

EFT-123921	14/04/2023	RIKLAN EMERGENCY MANAGEMENT SERVICES PTY LTD	CDC - 4 PARTICIPANTS FIRST AID TRAINING- GROUP CDC - FORKLIFT COURSE , PASSPORT PHOTOS CDC - TRAINING FOR CLIENTS X 4 CDC - 3 PARTICIPANTS FIRST AID TRAINING CDC - FORKLIFT 2 DAY COURSE, PASSPORT PHOTOS CDC - WAH, CS AND 2 DAY FORKLIFT TRAINING	\$ 4,479.00
EFT-123922	14/04/2023	RSEA PTY LTD	CDC- FPC SANDAL WOOD TRAINING PPE- POLAK CREW X 8 SAFER STREETS PATROL UNIFORMS	\$ 420.35
EFT-123923	14/04/2023	SECUREPAY PTY LTD	GAC- WEB PAYMENTS TRANSACTION FEE	\$ 176.72
EFT-123924	14/04/2023	STRATEGIC ART SERVICES	EVENTS - AP 23 - MODULAR WALLS & LABOUR	\$ 10,741.50
EFT-123925	14/04/2023	SUPER CHEAP AUTO PTY LTD	FLEET - 621167 TRAILER ADAPTOR STUB 7 SM ROUND TO FLAT, 621167 TRAILER ADAPTOR STUB 7 SM ROUND TO FLAT FOR VEHICLE 633R, 621167 TRAILER ADAPTOR STUB 7 SM ROUND TO FLAT FOR VEHICLE 429R , 621167 TRAILER ADAPTOR STUB 7 SM ROUND TO FLAT FOR VEHICLE 96AC, 621167 TRAILER ADAPTOR STUB 7 SM ROUND TO FLAT FOR VEHICLE 09AF, 621167 TRAILER ADAPTOR STUB 7 SM ROUND TO FLAT FOR VEHICLE 99AD, RANGER - 621167 TRAILER ADAPTOR STUB 7 SM ROUND TO FLAT FOR VEHICLE 11AF	\$ 133.91
EFT-123926	14/04/2023	SUZIE WILLIAMS	COUNCILLOR FEES FOR THE MONTH OF APRIL 2023	\$ 2,697.00
EFT-123927	14/04/2023	TERRENCE WINNER	COUNCILLOR FEES FOR THE MONTH OF APRIL 2023	\$ 2,697.00
EFT-123928	14/04/2023	THE RIGGING SHED	PROPERTY - OASIS KITWIRE ROPE ASSY - 4MM X APPROX 40MTR STAINLESS STEEL 1X19 G316 WIRE ROPES, COMPLETE WITH 4MM/M6 SWAGE STUD AT EACH END	\$ 858.00
EFT-123929	14/04/2023	THE TRUSTEE FOR LONG XIANG ZHANG FAMILY TRUST T/A MAC'S DELI	P&C - CATERING FOR EMPLOYEE INDUCTION - WRAP PLATTER - STANDARD FRESH FRUIT PLATTER - MEDIUM CAKE PLATTER - STANDARD	\$ 146.00
EFT-123930	14/04/2023	T-QUIP (TOTAL TORO)	RESERVES - SIDE BROOM (POLY) 1250/1600, SIDE BROOM (POLY) 1250/1600 GC - PARTS FOR PLANT - BRAKE PAD KIT (X4), FILTER ENG OIL, FILTER-AIR OUTER, FILTER-FUEL INLINE, GC - BRAKE SHOR KIT (X4) REAR GC - PARTS PLANT - FILTER ENG OIL SPIN-ON., FILTER HYD OIL SPIN-ON, FILTER-AIR OUTER, GC - FILTER-DIESEL SPIN ON. GC - TOP08-9197 TINE-SIDE EJECT	\$ 5,221.70
EFT-123931	14/04/2023	TRAVEL MANAGERS	P&C - FLIGHTS FOR EMPLOYEE # 3255 TO ATTEND CONFERENCE AND TRAINING IN PERTH	\$ 2,159.34
EFT-123932	14/04/2023	TRILITY SOLUTIONS PTY LTD T/AS HYDRAMET	OASIS - ATTEND SITE INVESTIGATE AND REPAIR 2 MAIN POOL UV'S	\$ 4,323.29
EFT-123933	14/04/2023	TY ELSTON	RATES - REFUND ON ASSESSMENT A36184	\$ 190.83
EFT-123934	14/04/2023	VISIMAX	RANGER - 40032 - SNAPPY SNARE 125M, 40277 - NOTEBOOK - SMALL, 4028 - CLOTH PATCH, BLUE, FREIGHT & HANDLING , MISCAM FOLDABLE PIGEON TRAP (97X62X31CM), MISCAM SINGLE PIGEON TRAP (31X31X31CM), RANGER - 40284 - CLOTH PATCHR, COORDINATOR, BLUE, EMBROIDERED	\$ 1,600.78
EFT-123935	14/04/2023	WARREN SYMINTON RALPH PTY LTD	AIRPORT - LEGAL FEE - LEASE	\$ 890.59
EFT-123936	14/04/2023	WATER INFRASTRUCTURE SCIENCE & ENGINEERING (WISE)	WATER - RECYCLED WATER SYSTEM FOR STAGE 3 UPGRADES	\$ 40,986.40
EFT-123937	14/04/2023	WAYNE JOHNSON	COUNCILLOR FEES FOR THE MONTH OF APRIL 2023	\$ 2,697.00
EFT-123938	14/04/2023	WEST AUSSIE MIGRATION PTY LTD	P&C - VISA FOR EMP GOLF COURSE	\$ 13,698.19
EFT-123939	14/04/2023	WESTERN DESERT RACERS PTY LTD	ED - SPONSORSHIP FOR 2022 KALGOORLIE DESERT RACE	\$ 55,000.00
EFT-123721	06/04/2023	ACUSHNET AUSTRALIA PTY LTD	GC - PRO SHOP STOCK PURCHASES	\$ 3,124.00
EFT-123722	06/04/2023	ADMEDIA AUSTRALIA	EVENTS - POP-UP 23 - TV ADVERTISEMENT FOR POP UP PROJECT	\$ 605.00
EFT-123723	06/04/2023	ANGIES BAR & KIOSK	AIRPORT - 2 LITRE MILK CARTON	\$ 50.00
EFT-123724	06/04/2023	ATOM SUPPLY	PROPERTY - OASIS BRUSH PAINT INDUSTRIAL 75MM CODE -3846002	\$ 73.68
EFT-123725	06/04/2023	AUSTRALIAN INSTITUTE OF MANAGEMENT	P&C - AIMWA FRONTLINE LEADER DEVELOPMENT PROGRAM (30/01/2023 - 03/02/2023) 2 SESSIONS 2.5 DAYS EACH	\$ 23,431.14
EFT-123726	06/04/2023	AVANTGARDE TECHNOLOGIES PTY LTD	LIBRARY - PROJECT COMPUTER HARDWARE	\$ 3,456.75
EFT-123727	06/04/2023	BAILEYS FERTILISER (AKC PTY LTD)	TURF - TRISTAR FERTILISER	\$ 2,200.00
EFT-123728	06/04/2023	BASTIAN D'ARGENT	OASIS - REIMBURSEMENT OF MEMBERSHIP FEES	\$ 19.16
EFT-123729	06/04/2023	BELLINI BULK HAULAGE PTY LTD	PARKS - 1T MT BURGESS 2 PARKS - BLACK MULCH PER CUBIC METER	\$ 1,521.60

EFT-123730	06/04/2023	BIDFOOD KALGOORLIE	GC -GROCERY & SERVING SUPPLIER FOR THE GOLF COURSE	\$ 855.68
EFT-123731	06/04/2023	BIDFOOD KALGOORLIE (GOLDLINE DISTRIBUTORS)	AIRPORT - CLEANING SUPPLIES	\$ 412.50
EFT-123732	06/04/2023	BOORD CONSTRUCTION PTY LTD	ENG - SHAMROCK STREET AND OUTRIDGE TERRACE INTERSECTION WORKS - SUPPLY AND INSTALL HANDRAIL AS REQUESTED	\$ 7,071.30
EFT-123733	06/04/2023	BOULDER MEDICAL CENTRE	OSH - HEP A & B SHOTS FOR EMPLOYEE #3034	\$ 139.00
EFT-123734	06/04/2023	BRADY AUSTRALIA PTY LTD T/A SETON AUSTRALIA	DEPOT - ARM EXTENDER	\$ 1,705.00
EFT-123735	06/04/2023	BUNNINGS BUILDING SUPPLIES P/L	WORKS - REPLACEMENT CHAIN LOCK FOR PICCADILLY FARM DUE TO VANDALISM AIRPORT - GARDEN SUPPLIES AND LIGHT GLOBES	\$ 630.29
EFT-123736	06/04/2023	CALLAWAY GOLF SOUTH PACIFIC PTY LTD	GC - CALLAWAY BRANDED GOLF CLUBS BALLS ACCESSORIES (TOWELS AND UMBRELLAS) GLOVES APPAREL HEADWEAR SHOES GOLF BAGS AND PUTTERS FOR PRO SHOP STOCK	\$ 2,153.63
EFT-123737	06/04/2023	CALLION INVESTMENTS PTY LTD TRADING AS GOLDFIELDS PEST CONTROL SERVICE	WATER - WEED SPRAYING OLD BLD AND SBWWTP SITES MARCH 2023	\$ 3,520.00
EFT-123738	06/04/2023	CANNING POOL AND PUMP CENTRE (KALG) PTY LTD	PROPERTY - 2 TINDAL SPA SERVICE	\$ 80.00
EFT-123739	06/04/2023	CENTURION TRANSPORT CO PTY LTD	OASIS - DELIVERY FROM SIGMA CHEMICALS PERTH TO KAL	\$ 146.08
EFT-123740	06/04/2023	CHEMICALS AUSTRALIA OPERATIONS PTY LTD T/A IXOM OPERATIONS PTY LTD	WATER - PICCADILLY RECYCLED WATER PUMP STATION - CHLORINE USAGE	\$ 2,844.60
EFT-123741	06/04/2023	CITY BUILDING SUPPLIES PTY LTD	PROPERTY - SRMO H3 112X30 DOOR JAMB 5.2M DESIGN PINE 1/5.2 9(POS)	\$ 789.34
EFT-123742	06/04/2023	CLEANAWAY	GC - GREASE TRAP SERVICING	\$ 180,295.19
EFT-123743	06/04/2023	COMFORT STYLE KALGOORLIE	LIBRARY - REPLACEMENT SOFA FOR MAIN LIBRARY. RUG FOR AV AREA TO IMPROVE ACOUSTICS AND REMOVE ECHO IN THE ROOM.	\$ 3,748.00
EFT-123744	06/04/2023	COOPERS CARPET CLEANING WA PTY LTD	OASIS - CRECHE CARPET CLEANING	\$ 230.00
EFT-123745	06/04/2023	COYLES MOWER & CHAINSAW CENTRE	RESERVES - 16 67DL 063 CHAINS, RESERVES - 16\ 003 BARS WORKSHOP-BPR6ES SPARK PLUGS WORKSHOP-BPR6ES SPARK PLUGS, CMR6H SPARK PLUGS	\$ 874.00
EFT-123746	06/04/2023	CURTIN UNIVERSITY	D&G - INNOVATION CENTRAL PERTH INNOVATOR PROJECT AND FIELDWORK PLACEMENT UMBRELLA AGREEMENT	\$ 16,500.00
EFT-123747	06/04/2023	DENNIS KENNEDY	RATES - REFUND ON ASSESSMENT A24607	\$ 2,500.00
EFT-123748	06/04/2023	ELECTRICITY RETAIL CORPORATION T/AS SYNERGY	ELECTRICITY - U B 2 TINDALS CR, HANNANS FOR THE PERIOD 20/01/23 - 13/03/23	\$ 177.35
EFT-123749	06/04/2023	ELITE GYM HIRE	OASIS - GYM SUPPLIES - ELITE POWER ANKLE STRAPS, FREIGHT, WIPES BUCKET DISPENSER, SECA 813 SCALES	\$ 335.90
EFT-123750	06/04/2023	EMYJOR SERVICES PLUMBING, EXCAVATION & CONTROLLED WASTE	WATER - SEWER OPERATIONAL WORKS INCLUDING BLOCKAGES, OVERFLOWS, FLOW CHECKS	\$ 18,601.83
EFT-123751	06/04/2023	G BOWDEN PLUMBING	PROPERTY - LOOPLINE 16/02/23 - REPLACE 40MM FLUSH CONE SEAL TO FEMALE TOILET AT LOOPLINE PARK	\$ 616.00
EFT-123752	06/04/2023	GALT GEOTECHNICS	ENG - CHARLES STREET WATER BANK PROJECT - ADDITIONAL 3 BOREHOLES FOR THE KBRC HARVESTING DAM.	\$ 182,707.80
EFT-123753	06/04/2023	GOLDEN LINE FENCING	PARKS - REMOVE AND REPLACE DAMAGED PANELS AND POSTS AT USHER PARK	\$ 3,245.00
EFT-123754	06/04/2023	GOLDFIELDS AUTO ELECTRICAL	FLEET - KBC80AN SPOT LIGHT REVERSE BEEPER AND PARTS AS PER D16689	\$ 973.45
EFT-123755	06/04/2023	GOLDFIELDS DREAM CLEANING	GAC - JANUARY 2022 - CLEANING SERVICES	\$ 6,578.00
EFT-123756	06/04/2023	GOLDFIELDS RECORDS STORAGE	IM - FEBRUARY 2023 - 140 LTR BIN DESTRUCTION, GRS MONTHLY USE CHARGE - FEBRUARY 2023 - SML BOXES, GRS MONTHLY USE CHARGE - JANUARY 2023 - PLAN BOXES, HERITAGE - GRS MONTHLY USE CHARGE - FEBRUARY 2023 - STD BOXES, IM - GRS MONTHLY USE CHARGE - FEBRUARY 2023 - STD BOXES	\$ 2,218.60
EFT-123757	06/04/2023	GOLDFIELDS TOURISM NETWORK ASSOC INC	TOURISM - 6 MONTHS FINANCIAL MEMBERSHIP GOLDEN QUEST DISCOVERY TRAIL ASSOCIATION INC 2022-2023	\$ 6,325.00
EFT-123758	06/04/2023	GOLDFIELDS TRUCK POWER	FLEET-8943949300 GASKET; CORE - EAST, 8980638630 CORE; OIL COOLANT - EASTP331H, 8976011440 GASKET; EGR PIPE, 8943907750 GASKET; INL MAN - EAST, 8976017770 GASKET; INL PIP - EAST, 8973870090 GASKET; THROTTLE - EAST, 8976018010 GASKET; ELEMENT - EAST, 1096232990 GASKET; OIL FILTER - EAST, 8943990020 GASKET; OIL COOLANT, 8980454490 GASKET; OIL COOLANT, FR FREIGHT - EAST	\$ 1,577.01
EFT-123759	06/04/2023	GPC ASIA PACIFIC PTY LTD T/A NAPA AUTO PART	FLEET - KBC873R BRAKE COMPONENTS - R1769 SHOE SET-BRAKE KBC394S SERVICE FILTERS -A1838 FILTER - AIR, R2648P FILTER-CARTRIDGE OL, RCA164P FILTER-CABIN AIR	\$ 341.84
EFT-123760	06/04/2023	GREEN WORKZ PTY LTD	GC - CHEMICALS/FERTILISER - ACCELEPRYN 750ML, DRIVE 20L	\$ 4,328.50
EFT-123761	06/04/2023	GROSVENOR LODGE PTY LTD	WASTE - YARRI ROAD REFUSE FACILITY MANAGEMENT FEB 2023 & MARCH 2023	\$ 442,490.84

EFT-123762	06/04/2023	HEATLEY SALES PTY LTD (HEATLEYS)	DEPOT - PPE FOR EMPLOYEE #3664	\$ 194.29
EFT-123763	06/04/2023	HEATLEY SALES PTY LTD (HEATLEYS)	DEPOT - WORKS DEPOT YEARLY CLOTHING ISSUE	\$ 1,391.12
EFT-123764	06/04/2023	HOSMAR PTY LTD T/A TOTAL ASPHALT	ENG - RFT - T011 20/21 & T023 21/22 - SUPPLY AND CONSTRUCTION OF ST JOHN GR: FLANAGAN PD TO CULDESAC - SPRAY & SEAL HARTLEY: HICKS RD TO CULDESAC SHAW ST & ROBERTSON ST: BOURKE ST TO MARSHAL ST BOURKE ST: MARSHALL ST TO WOODMAN ST HAWKINS ST: MEMORIAL ST TO GOLF COURSE KIRWAN CT: COTTER ST TO CULDESAC O'CONNOR WAY: MARSHALL ST TO MARSHALL ST MARSHALL ST: END OF ROAD TO O'CONNOR WAY VARIATIONS FOR FEBRUARY PMB SEAL PROGRAM WYLE WAY: PREMIER ST TO DOWNEY WAY DE BERNALES ST: COTTER ST TO NANKIVILLE RD MARSHALL ST: O'CONNOR WAY TO BOURKE ST DOWNEY WAY: WYLIE WAY TO HICKS RD WYLIE WAY: DOWNEY WAY TO DOWNEY WAY HICKS RD: GRAEME ST TO COTTER ST TRYTHALL PL: FLANAGAN RD TO CULDESAC BENNETTS PL: COTTER ST TO CULDESAC FLANAGAN PDE: COTTER ST TO BENNETTS PL BURTON PL: BOURKE ST TO CULDESAC FINNERTY CT: COTTER ST TO CULDESAC SHAW ST: WITTENOOM ST TO PICCADILLY ST WITTENOOM ST: CHAPPLE ST TO #28 WITTENOOM ST: WOODMAN ST TO MARSHALL ST WITTENOOM ST AND ARTHUR ST	\$ 974,169.05
EFT-123765	06/04/2023	J BLACKWOOD & SON PTY LTD (BLACKWOODS)	WORKSHOP - 04075502 TRUCK WASH SUPER WASH CHEMTECH CT18 20L WASTE - YARRI RD - 8 X 20KPH SIGNS PN 03086749	\$ 1,564.29
EFT-123766	06/04/2023	JOBFIT HEALTH GROUP PTY LTD	P&C - PRE- EMPLOYMENT MEDICALS	\$ 827.20
EFT-123767	06/04/2023	KALGOORLIE FEED BARN PTY LTD	PARKS - DUCK & TURKEY PELLETS FOR ROTARY PEACE PARK	\$ 140.00
EFT-123768	06/04/2023	KALGOORLIE METRO PROPERTY GROUP (KMGP PTY LTD)	PROPERTY - WATER INVOICE 38/38 GREAT EASTERN HIGHWAY - 06/01/2023 TO 02/03/2023	\$ 20.96
EFT-123769	06/04/2023	KALGOORLIE OVERLAND MOTEL	WASTE - EVENT - GVROC WORKSHOP	\$ 600.00
EFT-123770	06/04/2023	KALPUMPS SALES & SERVICE	OASIS - KALPUMPS REPLACE EXPANSION JOINT BOILER ROOM	\$ 572.00
EFT-123771	06/04/2023	KARRILLON GROUNDWATER BPS PTY LTD	WATER - QUARTERLY BORE DATA COLLECTION FOR SOUTH BOULDER WASTEWATER TREATMENT PLANT.	\$ 1,375.00
EFT-123772	06/04/2023	KEVIN KETTERER	ENG - BREAKFAST WALGA STATE CONFERENCE	\$ 56.75
EFT-123773	06/04/2023	KHALED ISSA	PLANNING - DEMOLITION BOND REFUND REQUEST REF-64 & REF-63	\$ 3,300.00
EFT-123774	06/04/2023	KINN & CO	EVENTS - POP-UP 23 - KINN AND CO	\$ 120,651.33
EFT-123775	06/04/2023	LIQUOR CITY (KALGOORLIE) PTY LTD	GC - BEVERAGE STOCK	\$ 1,389.12
EFT-123776	06/04/2023	LOGIC ENTERPRISES (WA) PTY LTD T/AS LOGIC HEALTH	P&C - PRE-EMPLOYMENT MEDICAL AND D&A TESTING	\$ 3,258.00
EFT-123777	06/04/2023	MARKETFORCE PTY LTD	MARKETING - DIGITAL STRATEGY MARKETING - GOOGLE SET UP SEO AND KEYWORDS 4 CAMPAIGNS AND TEAM TRAINING	\$ 23,512.50
EFT-123778	06/04/2023	MATCHBURY ENTERPRISES PTY LTD T/A SYKES TRANSPORT WA	TURF - DELIVERY FROM BAILEYS, PERTH TO CKB DEPOT, KALGOORLIE	\$ 239.94
EFT-123779	06/04/2023	MCLEODS BARRISTERS & SOLICITORS	D&G - LEGAL ADVICE - PARKS PTY LTD – LOTS 978, 982 AND 4437 VIVIAN STREET, BOULDER	\$ 16,302.99
EFT-123780	06/04/2023	MCM PROTECTION PTY LTD	PROPERTY - RAY FINLAYSON ALARM RESPONSE DKT NO 20027 PROPERTY - EGCC CALL OUT FOR PROBLEM WITH ALARM 24/02/2023	\$ 4,011.70
EFT-123781	06/04/2023	MELISSA CHAPMAN	PROPERTY - RESIDENTIAL TENANCY AGREEMENT	\$ 1,920.00
EFT-123782	06/04/2023	MLB PAINT DISTRIBUTORS	WORKSHOP - 1402EPLUS5W30205 ENVIRO+ 5W/30 205L	\$ 2,242.35
EFT-123783	06/04/2023	MODUS COMPLIANCE PTY LTD	PLANNING - BUILDING CERTIFICATION SERVICES	\$ 6,864.00
EFT-123784	06/04/2023	NEVILLE BROWNING	HERITAGE - 5 COPIES OF BAYONETS AND BARBED WIRE	\$ 250.00
EFT-123785	06/04/2023	NICOLE SARICH	BOOKINGS - KEY BOND FOR LORD FORREST COMPLEX WITH REFUND REQUEST REF-61	\$ 213.20

EFT-123786	06/04/2023	OFFICE NATIONAL KALGOORLIE (DONWAR PTY LTD)	P&C - 7101332 - STAEDTLER 301 LUMOCOLOR WHITEBOARD PEN BLACK BOX 10, STAEDTLER 430 STICK BALLPOINT PEN FINE BLUE BOX 10 LIBRARY -7071241-INITIATIVE PACKING TAPE D&G - STATIONERY ORDER OASIS - CLEANING SUPPLIES	\$ 1,962.54
EFT-123787	06/04/2023	ONSITE RENTAL GROUP OPERATIONS PTY LTD	PROPERTY - BOULDER CAMP TOILET PORTABLE 01/2/2023-28/02/2023	\$ 220.06
EFT-123788	06/04/2023	OVERWATCH TRAFFIC SERVICES PTY LTD	ENG - TRAFFIC MANAGEMENT AS PER JOBS - 33723,33847,33922 AND 34023	\$ 2,657.60
EFT-123789	06/04/2023	PFD FOOD SERVICES PTY LTD	GC - GROCERY SUPPLIES EGCC - GROCERY AND SUPPLIES FOR IN-CENTRE MEALS	\$ 1,091.80
EFT-123790	06/04/2023	RED DESERT COOLING	WATER - RFQ009 21/22 ELECTRICAL INSTRUMENT AND CONTROL MAINTENANCE RECYCLED WATER. WORKS AT SOUTH BOULDER WASTEWATER TREATMENT PLANT AIRPORT - MULTIPLE AC'S HAVING ISSUES THROUGHOUT THE AIRPORT TERMINAL WATER - RFQ009 21/22 ELECTRICAL INSTRUMENT AND CONTROL MAINTENANCE RECYCLED WATER PUMP STATION - OLD BOULDER	\$ 2,840.43
EFT-123791	06/04/2023	REECE PTY LTD	RETIC - PARTS FOR ROSENBERG CRES PARK IRRIGATION REPAIRS RETIC - ENKI MICRO JOINER 13MM	\$ 83.16
EFT-123792	06/04/2023	RELIABLE APPLIANCES	WASTE - YARRI RD - DEGASSING OF 100 APPLIANCES WASTE - YARRI RD - DEGASSING CALL OUT FEE	\$ 3,412.00
EFT-123793	06/04/2023	REPCO	WORKSHOP - 10009 TYRE SEALANT-SUPER DUTY	\$ 234.30
EFT-123794	06/04/2023	RESOURCES TRADING (KARRI HOLDINGS PTY LTD)	RESERVES - CAPRI BIN LINERS 80L (250)	\$ 558.80
EFT-123795	06/04/2023	RETAIL DECISIONS PTY LTD T/AS MOTORPASS (COLES)	GC - GENERAL GROCERIES AND CONSUMABLES AT THE GOLF COURSE	\$ 263.99
EFT-123796	06/04/2023	RIKLAN EMERGENCY MANAGEMENT SERVICES PTY LTD	CDC - 2 DAY FORKLIFT COURSE CDC - WAH/CSE FOR CLIENT	\$ 730.00
EFT-123797	06/04/2023	RONGOIHAERE KEENE	CAS - INDIVIDUAL GRANT	\$ 1,000.00
EFT-123798	06/04/2023	RSEA PTY LTD	SAFER STREETS - PATROL UNIFORMS CDC - STARTUP PPE RSEA FOR FPC START UP PARKS - SHIRTS FOR EMP #210	\$ 288.03
EFT-123799	06/04/2023	SEATADVISOR PTY LTD (TICKETSEARCH)	GAC - BOOKING FEES FOR TICKET SALES	\$ 706.21
EFT-123800	06/04/2023	SHERAE KNL - PETLINK	RANGERS - ANIMAL TRANSPORT FROM SOUTHERN CROSS TO PERTH	\$ 975.00
EFT-123801	06/04/2023	SPECIALIST WHOLESALERS PTY LTD T/A TRUCKLINE	WORKSHOP - AF25551 AIR FILTER	\$ 48.41
EFT-123802	06/04/2023	TEAM BUFFALO (BUFFALO SOLUTIONS PTY LTD)	OASIS - CUSTOMER SERVICE TRAINING	\$ 8,569.00
EFT-123803	06/04/2023	TECHNOGYM AUSTRALIA PTY LTD	OASIS - TECHNOGYM APP YEARLY MAINTENANCE FEE	\$ 275.00
EFT-123804	06/04/2023	TELSTRA CORPORATION	ICT - PHONE AND INTERNET USAGE CHARGES TO 10 MARCH 23 ICT - PHONE AND INTERNET USAGE CHARGES 08/03/23 - 07/04/23 ICT - MOBILE 0147145141 USAGE APRIL TO MARCH	\$ 7,259.67
EFT-123805	06/04/2023	THE TALBOT FAMILY TRUST T/A HEALTHY PC	GC - PC SUBSCRIPTION & SERVICES JULY MAINTENANCE AUGUST MAINTENANCE	\$ 4,430.80
EFT-123806	06/04/2023	THE TRUSTEE FOR LONG XIANG ZHANG FAMILY TRUST T/A MAC'S DELI	GAC - CATERING FOR PRODUCER MORNING TEA	\$ 30.00
EFT-123807	06/04/2023	TKPH PTY LTD T/A OTR TYRES	FLEET - HV PUNCTURE REPAIR TBR CARRY OUT PUNCTURE REPAIR ON POS 3 AND 4 FLEET - KALGOORLIE WORKSHOP STRIP AND FIT OTRP533C, GRADER O' RING 24"	\$ 2,233.30
EFT-123808	06/04/2023	TOLL IPEC PTY LTD	HEALTH - POSTAGE FREIGHT AND TRANSPORT OF HEALTH SAMPLES DEPOT-FREIGHT FROM THE DECEMBER 2022 TO FEB 2023	\$ 169.81
EFT-123809	06/04/2023	UNITED STEEL T/A UNITED STEEL PERTH	DEPOT - DWYER ST DRAIN BARRIER FROM UNITED STEEL	\$ 369.60
EFT-123810	06/04/2023	WATER CORPORATION	WATER - AIRPORT AT LOT 4531 GATACRE STREET BROADWOOD FROM 16/02/23 - 16/03/23	\$ 23,590.22
EFT-123811	06/04/2023	WATER INFRASTRUCTURE SCIENCE & ENGINEERING (WISE)	WATER - RECYCLED WATER SYSTEM FOR STAGE 3 UPGRADES	\$ 8,221.50
EFT-123812	06/04/2023	WATER2WATER PTY LTD (WATERWISE WA)	PROPERTY-SFC12A 12 MONTHS CONTRACTED SERVICE FEE IN ADVANCE-12 MONTHLY RENTAL MAXI FLOW FILTRATION SYSTEM J10037 + PARTNER CC FS 090930300245 LOCATION WATER WASTE PLANT ADMIN-SFC12A 12 MONTHS CONTRACTED SERVICE FEE IN ADVANCE-12 MONTHLY RENTAL AQUANET BOTTLE COOLER 060100371 LOCATION RECEPTION HANNAN STREET KALGOORLIE	\$ 2,640.00
EFT-123813	06/04/2023	YETI'S RECORDS MANAGEMENT CONSULTANCY	IM - CONSULTANT SERVICE - CATALOGUING	\$ 4,576.00
			TOTAL EFT PAYMENTS	\$ 5,011,452.40

CHEQUE PAYMENTS APRIL 2023				
CHEQUE NUMBER	DATE	VENDOR	DESCRIPTION	VALUE
CHQ-056082	21/04/2023	CITY OF KALGOORLIE BOULDER WILLIAM GRUNDT LIBRARY	LIB - PETTY CASH MILK KITCHEN SUPPLIES BATTERY	\$ 222.50
CHQ-056081	13/04/2023	CITY OF KALGOORLIE BOULDER - KALGOORLIE GOLF COURSE	GC - PETTY CASH - KITCHEN INGREDIENTS	\$ 433.65
			TOTAL CHQ PAYMENTS	\$ 656.15

DIRECT DEBIT PAYMENTS APRIL 2023				
DIRECT DEBIT NUMBER	DATE	VENDOR	DESCRIPTION	VALUE
DE-207	03/04/2023	DIAMOND CAPITAL ASSISTANCE	GC - LEASE PRINCIPAL PAYMENT PERIOD 01/04/23-30/04/23	\$ 1,165.07
DE-214	14/04/2023	CHEVRON AUSTRALIA DOWNSTREAM FUELS PTY LTD (PUMA ENERGY)	DEPOT - T011 18/19 - BULK FUEL SUPPLY -CKB DEPOT STOCK DIESEL FUEL FROM CHEVRON	\$ 894.15
DE-213	14/04/2023	CHEVRON AUSTRALIA DOWNSTREAM FUELS PTY LTD (PUMA ENERGY)	DEPOT - RFT011-18/19- CKB DEPOT STOCK DIESEL FUEL FROM CHEVRON	\$ 28,388.80
DE-211	05/04/2023	SMART SALARY	FINANCE - EMPLOYEE SALARY SACRIFICE - PRE-TAX 02/04/2023	\$ 9,884.40
DE-210	05/04/2023	EASI (EZIWAY)	FINANCE - EMPLOYEE SALARY SACRIFICE - PRE TAX 02/04/2023	\$ 2,670.05
DE-212	01/04/2023	SMART SALARY	FINANCE - EMPLOYEE SALARY SACRIFICE - PRE-TAX 19/02/2023	\$ 8,795.06
			TOTAL DIRECT DEBIT PAYMENTS	\$ 51,797.53

CREDIT CARD PAYMENTS APRIL 2023				
DATE	CARHOLDER	SUPPLIER	DESCRIPTION	VALUE
29/03/2023	DIRECTOR DEVELOPMENT AND GROWTH	WOOLWORTHS ONLINE	D&G - RANGERS 10 YEAR SERVICE MORNING TEA CATERING.	127.85
12/04/2023	DIRECTOR DEVELOPMENT AND GROWTH	SONOGRAPHY WA PL	OHS - MEDICAL EXPENSES	250.00
12/04/2023	DIRECTOR DEVELOPMENT AND GROWTH	PAYPAL	RANGERS – EXPENSE FOR FORMITIZE SUBSCRIPTION.	329.89
19/04/2023	DIRECTOR DEVELOPMENT AND GROWTH	INGOT HOTEL	DEVELOPMENT AND GROWTH - ACCOMMODATION EXPENSES	253.25
20/04/2023	DIRECTOR DEVELOPMENT AND GROWTH	SQ *CAFE MAISON SOUTH HED	DEVELOPMENT AND GROWTH - PORT HEDLAND TRAVEL EXPENSES	32.90
20/04/2023	DIRECTOR DEVELOPMENT AND GROWTH	THE HEDLAND HOTEL	DEVELOPMENT AND GROWTH - PORT HEDLAND ACCOMMODATION	18.00
20/04/2023	DIRECTOR DEVELOPMENT AND GROWTH	INGOT HOTEL	DEVELOPMENT AND GROWTH - ACCOMMODATION EXPENSES	- 35.96
20/04/2023	DIRECTOR DEVELOPMENT AND GROWTH	THE HEDLAND HOTEL	DEVELOPMENT AND GROWTH - PORT HEDLAND ACCOMMODATION	38.00
20/04/2023	DIRECTOR DEVELOPMENT AND GROWTH	THE HEDLAND HOTEL	DEVELOPMENT AND GROWTH - PORT HEDLAND ACCOMMODATION	100.00
21/04/2023	DIRECTOR DEVELOPMENT AND GROWTH	INGOT HOTEL	DEVELOPMENT AND GROWTH - PORT HEDLAND TRAVEL EXPENSES	253.25
22/04/2023	DIRECTOR DEVELOPMENT AND GROWTH	INGOT HOTEL	DEVELOPMENT AND GROWTH - PORT HEDLAND TRAVEL EXPENSES	- 53.18
28/04/2023	DIRECTOR DEVELOPMENT AND GROWTH	ANNUAL FEE - CARD FEE	ANNUAL FEE CARD FEE	8.00
09/04/2023	MANAGER ICT	WANEWSDTI	ICT-COUNCILORS ONLINE NEWS SUBSCRIPTION	22.15
09/04/2023	MANAGER ICT	STARLINK AUSTRALIA PTY LT	ICT- ESSENTIAL SOFTWARE	139.00
18/04/2023	MANAGER ICT	NINITE.COM 866.925.0825	ICT - ESSENTIAL 8 SOFTWARE - NINITE	241.96
19/04/2023	MANAGER ICT	HARVEY NORMAN AV/IT	ICT- FLAT MOUNT LARGE	99.00
24/04/2023	MANAGER ICT	HARVEY NORMAN AV/IT	ICT - MICROSOFT WLS DISPLAY ADAPTER V2	98.00
28/04/2023	MANAGER ICT	ANNUAL FEE - CARD FEE	ANNUAL FEE CARD FEE	8.00
29/03/2023	CHIEF EXECUTIVE OFFICER	QANTAS AIRW_ABN16009661901	EXEC - FLIGHTS TO ALGA NGA FOR CR DELLAR	2,983.63
29/03/2023	CHIEF EXECUTIVE OFFICER	QANTAS AIRW_ABN16009661901	EXEC - FLIGHTS TO ALGA NGA FOR CR WINNER	3,128.52
31/03/2023	CHIEF EXECUTIVE OFFICER	COMFORT INN BAY OF I	EXEC - ACCOMMODATION FOR COUNCILLOR ECKERT FOR GVROC MEETING ON 31/03/2023	175.00
11/04/2023	CHIEF EXECUTIVE OFFICER	SQ *PASTA2GO	EXEC - CATERING FOR WORKSHOP/BRIEFING 11/04/2023	245.45
13/04/2023	CHIEF EXECUTIVE OFFICER	QANTAS AIRW_ABN16009661901	EXEC - FLIGHTS FOR 3720 TO ATTEND IPAA AND HOMELESSNESS ADVISORY GROUP MEETINGS.	1,089.02
17/04/2023	CHIEF EXECUTIVE OFFICER	KMART 1352	EXEC - VOUCHER PURCHASED FOR REWARD AND RECOGNITION FOR MARCH 2023	105.95
17/04/2023	CHIEF EXECUTIVE OFFICER	EATPIZZA* ONLINE	EXEC - CATERING FOR AGENDA BRIEFING ON 17/4/2023	147.16
16/04/2023	CHIEF EXECUTIVE OFFICER	AMPOL COOLGARDI 55408F	EXEC - FUEL FOR CKB OWNED VEHICLE FOR 3620	139.50
18/04/2023	CHIEF EXECUTIVE OFFICER	THE HEDLAND HOTEL	EXEC - ACCOMMODATION FOR 688 DURING RCAWA PORT HEDLAND MEETING	391.89
18/04/2023	CHIEF EXECUTIVE OFFICER	THE HEDLAND HOTEL	EXEC - ACCOMMODATION FOR MAYOR DURING RCAWA PORT HEDLAND MEETING	391.89
18/04/2023	CHIEF EXECUTIVE OFFICER	FAT BUDDHA THAI FOOD	CD - CATERING FOR OUTBACK ON ICE STAFF FUNCTION - TUESDAY 18/4/2023	2,770.00
20/04/2023	CHIEF EXECUTIVE OFFICER	BP EXPRESS ASCOT 2244	EXEC - FUEL FOR HIRE CAR USED BY 3720 FOR IPAA AND HOMELESSNESS ADVISORY GROUP MEETINGS	17.91
20/04/2023	CHIEF EXECUTIVE OFFICER	INGOT HOTEL	EXEC - ACCOMMODATION FOR 3720 FOR HOMELESSNESS ADVISORY GROUP & IPAA MEETING	151.95
21/04/2023	CHIEF EXECUTIVE OFFICER	JESTERS PIES KALGOORLI	EXEC - CATERING FOR POLICY'S WORKSHOP 21.04.2023	25.50
21/04/2023	CHIEF EXECUTIVE OFFICER	O CONNOR FRESH SUPA	EXEC - CATERING FOR POLICY WORKSHOP ON 21/4/2023	28.56
21/04/2023	CHIEF EXECUTIVE OFFICER	THE HEDLAND HOTEL	EXEC - MEAL AND CREDIT CARD SURCHARGE FOR 688 DURING RCA WA MEETING	30.45
26/04/2023	CHIEF EXECUTIVE OFFICER	DE BERNALES	EXEC - MEETING WITH JOB APPLICANT - 3720 AND 3797	15.23
27/04/2023	CHIEF EXECUTIVE OFFICER	COLES 4837	EXEC - LIGHT CATERING FOR CEO REVIEW COMMITTEE MEETING ON 27/04/2023	8.00
27/04/2023	CHIEF EXECUTIVE OFFICER	WOOLWORTHS/KALGOORLIE PLZ	EXEC - CATERING FOR ELT WORKSHOP 28/04/2023	26.74
27/04/2023	CHIEF EXECUTIVE OFFICER	SQ *BREAKFAST,BURGERS,BAR	EXEC - CATERING FOR OCM 24/4/2023	348.00
27/04/2023	CHIEF EXECUTIVE OFFICER	QANTAS AIRW_ABN16009661901	EXEC - FLIGHTS FROM KALGOORLIE TO PERTH FOR 3720 FOR ALGA NGA	401.76
27/04/2023	CHIEF EXECUTIVE OFFICER	QANTAS AIRW_ABN16009661901	EXEC - FLIGHTS FROM PERTH TO CANBERRA FOR 3720 FOR ALGA NGA	6,229.72
28/04/2023	CHIEF EXECUTIVE OFFICER	ANNUAL FEE - CARD FEE	ANNUAL FEE CARD FEE	8.00

30/03/2023	REGIONAL MANAGER JOB SUPPORT HUB	CBS - BIRTHS DEATHS	CDC - BIRTH CERTIFICATE FOR CLIENT	101.25
31/03/2023	REGIONAL MANAGER JOB SUPPORT HUB	AP BOULDER LPO	CDC - ENVELOPE AND STAMP FOR CLIENT BIRTH CERTIFICATE	6.30
31/03/2023	REGIONAL MANAGER JOB SUPPORT HUB	SQ *CAFE DHARMA	CDC - COFFEE FOR 2 CLIENTS TAKING PART IN THE JOB HUB PHOTOSHOOT	11.00
31/03/2023	REGIONAL MANAGER JOB SUPPORT HUB	REGISTRY OF BDM	CDC - NT BIRTH CERTIFICATE FOR CLIENT	62.30
03/04/2023	REGIONAL MANAGER JOB SUPPORT HUB	KMART 1352	CDC - WORK CLOTHING FOR CLIENT	84.00
03/04/2023	REGIONAL MANAGER JOB SUPPORT HUB	DOT - LICENSING	CDC - PHOTO CARD FOR CLIENT	23.40
03/04/2023	REGIONAL MANAGER JOB SUPPORT HUB	KALGOORLIE COURT-DOJ	CDC - BIRTH CERTIFICATE FOR CLIENT	53.00
04/04/2023	REGIONAL MANAGER JOB SUPPORT HUB	BIRTH DEATH MARRIAGE	CDC - BIRTH CERTIFICATE NORTHERN TERRITORY FOR CLIENT	62.30
04/04/2023	REGIONAL MANAGER JOB SUPPORT HUB	AP BOULDER LPO	CDC - WA POLICE CLEARANCE FOR CLIENT	58.70
12/04/2023	REGIONAL MANAGER JOB SUPPORT HUB	DOT - GOLDFIELDS REM	CDC - EASTERN REGIONAL GOLDFIELDS PRISON DEPARTMENT OF TRANSPORT GROUP ID SUPPORT	77.10
12/04/2023	REGIONAL MANAGER JOB SUPPORT HUB	DOT - GOLDFIELDS REM	CDC - EASTERN REGIONAL GOLDFIELDS PRISON DEPARTMENT OF TRANSPORT GROUP ID SUPPORT	200.00
12/04/2023	REGIONAL MANAGER JOB SUPPORT HUB	DOT - GOLDFIELDS REM	CDC - EASTERN GOLDFIELDS REGIONAL PRISON DEPARTMENT OF TRANSPORT SUPPORT	200.00
17/04/2023	REGIONAL MANAGER JOB SUPPORT HUB	R&R KAL PTY LTD	CDC - FUEL FOR CLIENT UNDERTAKING TRAINING - RM APPROVED	48.76
17/04/2023	REGIONAL MANAGER JOB SUPPORT HUB	AP BOULDER LPO	CDC - NATIONAL POLICE CLEARANCE FOR CLIENT	58.70
17/04/2023	REGIONAL MANAGER JOB SUPPORT HUB	AP BOULDER LPO	CDC - SPLIT PAYMENT - DRIVERS LICENSE RENEWAL FOR CLIENT	80.00
17/04/2023	REGIONAL MANAGER JOB SUPPORT HUB	AP BOULDER LPO	CDC - DRIVERS LICENSE RENEWAL	83.50
18/04/2023	REGIONAL MANAGER JOB SUPPORT HUB	ALL MINE & CONSTRUCT	CDC - ASSOCIATED TO PRIOR COURSE FEES FOR CLIENT	25.00
18/04/2023	REGIONAL MANAGER JOB SUPPORT HUB	AP KALGOORLIE PS	CDC - NATIONAL POLICE CLEARANCE FOR CLIENT	58.70
19/04/2023	REGIONAL MANAGER JOB SUPPORT HUB	EXPRESS ONLINE TRAININ	CDC - WHITE CARD TRAINING ONLINE FOR CLIENT	41.31
26/04/2023	REGIONAL MANAGER JOB SUPPORT HUB	KMART 1352	CDC - WORK CLOTHING FOR CLIENT	87.00
26/04/2023	REGIONAL MANAGER JOB SUPPORT HUB	MYO*WESTERN ROADTRAIN	CDC - MC COURSE FOR CLIENT	900.00
26/04/2023	REGIONAL MANAGER JOB SUPPORT HUB	DOT - LICENSING	CDC - PHOTO ID	23.40
26/04/2023	REGIONAL MANAGER JOB SUPPORT HUB	AP BOULDER LPO	CDC - POSTAGE	58.70
28/04/2023	#N/A	ANNUAL FEE - CARD FEE	ANNUAL FEE CARD FEE	8.00
28/03/2023	ACCOUNT FEES	ACCOUNT FEES - CC MAINTENANCE FEE	ACCOUNT FEES	110.00
28/03/2023	ACCOUNT FEES	ACCOUNT FEES - CC FP USER FEE	ACCOUNT FEES	184.14
28/03/2023	MANAGER COMMUNITY DEVELOPMENT	TIME MAGAZINE	LIBRARY - ANNUAL SUBSCRIPTION TO TIME MAGAZINE, PAID ONLINE. NOT AVAILABLE TO PURCHASE LOCALLY.	199.80
31/03/2023	MANAGER COMMUNITY DEVELOPMENT	SOUTH KALGOORLIE COR	EGCC - SENIORS - MILK FOR BINGO PURCHASED AS NORMAL ORDER HAD RUN OUT.	11.00
03/04/2023	MANAGER COMMUNITY DEVELOPMENT	KMART 1352	EGCC - SENIORS - SENIORS CRAFT ACTIVITY APRIL SUPPLIES - WOOL BIRD KEYRINGS	39.25
03/04/2023	MANAGER COMMUNITY DEVELOPMENT	BUNNINGS 435000	LIBRARY - GENERAL CLEANING SUPPLIES, CLEANING CLOTHS, CLOTH TAPE	30.96
06/04/2023	MANAGER COMMUNITY DEVELOPMENT	COLES 4837	EGCC - SENIORS - 6 WEEK SENIORS SELF-DEFENSE CLASS WRAP UP & EASTER CELEBRATION HOT CROSS BUNS ETC	34.50
06/04/2023	MANAGER COMMUNITY DEVELOPMENT	KMART 1352	EGCC - SENIORS - EASTER AFTERNOON TEA - ITEMS FOR GAMES, DECORATIONS AND PRIZES	54.00
12/04/2023	MANAGER COMMUNITY DEVELOPMENT	COLES 4837	EGCC - SENIORS - GAFFA TAPE FOR CARPET BOWLS	13.60
14/04/2023	MANAGER COMMUNITY DEVELOPMENT	GENOVESE CARBARN SHOP	EGCC - SENIORS - THANK YOU CARDS FOR COOLGARDIE BUS TRIP - 1 FOR COOLGARDIE SHIRE & 1 X FOR CAPS SCH *	12.50
18/04/2023	MANAGER COMMUNITY DEVELOPMENT	COLES 4837	MENS SHED - BBQ & GAMES AFTERNOON SUPPLIES	207.89
21/04/2023	MANAGER COMMUNITY DEVELOPMENT	RED DOT STORES	EGCC - SENIORS - 80S THEME 35 YEAR ANNIVERSARY - PRIZES & ACTIVITY SUPPLIES - NOTEBOOKS, COLOURING I *	45.00
21/04/2023	MANAGER COMMUNITY DEVELOPMENT	COLES 4837	EGCC - SENIORS - JUICE FOR IN CENTRE MEALS - FROZEN FOOD AND CHOCS FOR SENIORS AFTERNOON TEAS, TISSU *	230.30
21/04/2023	MANAGER COMMUNITY DEVELOPMENT	THE REJECT SHOP	EGCC - SENIORS 80S THEME 35 YEAR ANNIVERSARY - DRINKS, TEA, STORAGE CONTAINERS, DECORATIONS	240.00
21/04/2023	MANAGER COMMUNITY DEVELOPMENT	KMART 1352	EGCC - SENIORS - 80S THEME 35 YEAR ANNIVERSARY - DECORATIONS & CRAFT ACTIVITIES SUPPLIES	245.75
26/04/2023	MANAGER COMMUNITY DEVELOPMENT	RED DOT STORES	EGCC - SENIORS - PAPER PLATES FOR 35 YEAR ANNIVERSARY AFTERNOON TEA	6.99
27/04/2023	MANAGER COMMUNITY DEVELOPMENT	KMART 1352	EGCC - SENIORS - KMART RECEIPT - HELIUM GAS - 35 YEAR ANNIVERSARY	55.00
27/04/2023	MANAGER COMMUNITY DEVELOPMENT	SQ *KRYPTO CAKES	EGCC - SENIORS - CUPCAKES 35 ANNIVERSARY EGCC	315.00
28/04/2023	MANAGER COMMUNITY DEVELOPMENT	ANNUAL FEE - CARD FEE	ANNUAL FEE CARD FEE	8.00

27/03/2023	COORDINATOR CITY PRESENTATION	HANNANS MARKET PLACE B	DEPOT - 6X COUNTRY DAIRY FULL CREAM 2L, NES MILO	30.69
30/03/2023	COORDINATOR CITY PRESENTATION	AGCSA	TURF - EVENT REGISTRATION: EMP 3663 (MEMBER): 2023 AUSTRALIAN SPORTS TURF MANAGEMENT CONFERENCE	1,295.36
31/03/2023	COORDINATOR CITY PRESENTATION	BUNNINGS 435000	PARKS - WATERING CAN PLASTIC HORTICO 9L GREEN, 4X YATES THRIVE INDOOR PLANT FOOD 500ML PLANTS&FERNS	56.46
31/03/2023	COORDINATOR CITY PRESENTATION	KARRI HOLDINGS PL	PARKS - 2X BIN LINER H/DUTY 240L ROLL 100PC	398.00
03/04/2023	COORDINATOR CITY PRESENTATION	COLES 4837	DEPOT - 8X COLES DAIRY FC MILK 2LITRE, 2X TETLEY TEA BAGS TEAC 100PACK	32.40
03/04/2023	COORDINATOR CITY PRESENTATION	CARDAJAM PTY LTD	PARKS - SECATEUR BYPASS EROG TWIST SJ, SECATEUR BYPASS 15MM NETA, PRUNER EURO BYPASS DELUXE W/POUCH *	121.40
17/04/2023	COORDINATOR CITY PRESENTATION	COLES 4837	DEPOT - 8X COLES DAIRY FC MILK 2LITRE	24.80
26/04/2023	COORDINATOR CITY PRESENTATION	BATTERIES N MORE KAL	DEPOT - 70M HDMI EXTENDER OVER SINGLE, EXTENDER HDMI SGL CAT6 50M	278.00
26/04/2023	COORDINATOR CITY PRESENTATION	HANNANS MARKET PLACE B	DEPOT - 6X CUNTRY DAIRY MILK FULL CREAM	17.70
26/04/2023	COORDINATOR CITY PRESENTATION	TNS ACCESS & SECURITY	PARKS - 4X CUT KEY (SINGLE SIDED)	24.10
28/04/2023	COORDINATOR CITY PRESENTATION	ANNUAL FEE - CARD FEE	ANNUAL FEE CARD FEE	8.00
27/03/2023	DIRECTOR COMMERCIAL AND CORPORATE	O CONNOR FRESH SUPA	EXEC - MEETING EXPENSE	52.50
29/03/2023	DIRECTOR COMMERCIAL AND CORPORATE	HR DAILY	P&C - SUBSCRIPTION	1,149.00
30/03/2023	DIRECTOR COMMERCIAL AND CORPORATE	CABCHARGE PAYMENTS PTY	P&C - CAABCHARGE EXPENSE	702.68
31/03/2023	DIRECTOR COMMERCIAL AND CORPORATE	QUAY PERTH	OASIS - ACCOMMODATION COST FOR CONFERENCE	192.01
02/04/2023	DIRECTOR COMMERCIAL AND CORPORATE	INTUIT QUICKBOOKS	FINANCE - QUICKBOOKS SUBSCRIPTION - GST EXEMPT AS CITY PAYS IT ON BEHALF OF AMC	35.00
03/04/2023	DIRECTOR COMMERCIAL AND CORPORATE	HOUSE KALGOORLIE	EM - FORKS FOR COUNCILLORS CONFERENCE ROOM	52.50
03/04/2023	DIRECTOR COMMERCIAL AND CORPORATE	SQ *BREAKFAST,BURGERS,BAR	EM - CATERING FOR CONCEPT FORUM	334.00
04/04/2023	DIRECTOR COMMERCIAL AND CORPORATE	OFFICE NATIONAL KALGOO	FINANCE - PRINTING PAPER	14.95
05/04/2023	DIRECTOR COMMERCIAL AND CORPORATE	EB *1SPATIAL WORLD TOU	ICT - TRAINING EXPENSE EMPLOYEE 3673	80.00
06/04/2023	DIRECTOR COMMERCIAL AND CORPORATE	VIRGIN AUSTR	ICT - FLIGHTS EXPENSE TO ATTEND A COPURSE FOR EMPLOYEE - 3673	2.71
06/04/2023	DIRECTOR COMMERCIAL AND CORPORATE	VIRGIN AUSTR	ICT - FLIGHTS EXPENSE TO ATTEND A COURSE FOR EMPLOYEE 3673	279.01
06/04/2023	DIRECTOR COMMERCIAL AND CORPORATE	CROWNMETROPOLMELBOURNE	AIRPORT - ACCOMMODATION EXPENSE TO ATTEND A CONFERENCE FOR EMPLOYEE - 3871	1,730.59
07/04/2023	DIRECTOR COMMERCIAL AND CORPORATE	QANTAS AIRW_ABN16009661901	ICT - EMPLOYEE 3673 AIRFARE TO ATTEND A COURSE	292.00
07/04/2023	DIRECTOR COMMERCIAL AND CORPORATE	QANTAS AIRW_ABN16009661901	AIRPORT - FLIGHTS EXPENSE TO ATTEND A CONFERENCE FOR EMPLOYEE 3871	1,196.71
07/04/2023	DIRECTOR COMMERCIAL AND CORPORATE	QANTAS AIRW_ABN16009661901	AIRPORT - FLIGHTS EXPENSE TO ATTEND A CONFERENCE FOR EMPLOYEE 3871	1,196.71
08/04/2023	DIRECTOR COMMERCIAL AND CORPORATE	NEWS LIMITED	EM - SUBSCRIPTION FOR MAYORS NEWSPAPER - THE AUSTRALIAN	40.00
13/04/2023	DIRECTOR COMMERCIAL AND CORPORATE	STATE LAW PUBLISHER	EXEC - ADVERTISING GAZETTE FOR AUTHORISED OFFICERS	140.40
19/04/2023	DIRECTOR COMMERCIAL AND CORPORATE	COLES 4837	EM - CATERING FOR SPECIAL AUDIT AND RISK COMMITTEE MEETING ON 19/04/2023	43.20
20/04/2023	DIRECTOR COMMERCIAL AND CORPORATE	BNB FOOD RETAIL PTY LT	EXEC - INTERNAL FUNCTIONS - ELT WORKSHOP - 21/04/2023	88.00
28/04/2023	DIRECTOR COMMERCIAL AND CORPORATE	ANNUAL FEE - CARD FEE	ANNUAL FEE CARD FEE	8.00
31/03/2023	MANAGER RECREATION CENTRE	FACEBK KHFFWLBYA2	OASIS - LETS MOVE CAMPAIGN ADVERTISING	6.06
01/04/2023	MANAGER RECREATION CENTRE	SOUNDTRACK YOUR BRAND	OASIS - MUSIC SUBSCRIPTION FOR THE CENTRE	118.00
03/04/2023	MANAGER RECREATION CENTRE	COLES 4837	OASIS - MEGA LAUNCH PRIZES	12.00
03/04/2023	MANAGER RECREATION CENTRE	RED DOT STORES	OASIS - LETS MOVE TROPHY	13.00
05/04/2023	MANAGER RECREATION CENTRE	TWILIO SENDGRID	OASIS - EMAIL CREDITS AND STORAGE	135.21
06/04/2023	MANAGER RECREATION CENTRE	FACEBK H6FMLMFXA2	OASIS - PAID ADVERTISING FOR EMPLOYMENT OPPORTUNITIES	100.00
13/04/2023	MANAGER RECREATION CENTRE	WOOLWORTHS/KALGOORLIE PLZ	OASIS - YOUTH AND WELFARE MORNING TEA	36.55
13/04/2023	MANAGER RECREATION CENTRE	WOOLWORTHS/KALGOORLIE PLZ	OASIS - CATERING FOR YOUTH SESSION	94.65
13/04/2023	MANAGER RECREATION CENTRE	RED DOT STORES	OASIS - YOUTH WELFARE CATERING	86.00
14/04/2023	MANAGER RECREATION CENTRE	HARVEY NORMAN AV/IT	OASIS - POLAROID'S FOR STAFF BOARD	209.85
17/04/2023	MANAGER RECREATION CENTRE	WOOLWORTHS/KALGOORLIE PLZ	OASIS - RESTOCK OF WATER FOR RECEPTION SALES	50.10
17/04/2023	MANAGER RECREATION CENTRE	O CONNOR FRESH SUPA	OASIS - CATERING FOR CUSTOMER SERVICE TRAINING	36.50

28/03/2023	COORDINATOR EVENTS	GOLDFIELDS PRINTING	TOURISM 23 - PRINTING FOR PHOTO CARDS.	99.00
02/04/2023	COORDINATOR EVENTS	BUNNINGS 350000	EVENTS - POP-UP 23 - FAIRY LIGHTS FOR ICE SKATING RINK.	97.00
04/04/2023	COORDINATOR EVENTS	WOOLWORTHS/KALGOORLIE PLZ	YOUTH COUNCIL - CATERING FOR YOUTH COUNCIL MEETING.	33.70
03/04/2023	COORDINATOR EVENTS	BUNNINGS 435000	TOURISM 23 - BATTERIES FOR TABLE SETTINGS.	56.94
05/04/2023	COORDINATOR EVENTS	BUNNINGS 435000	EVENTS - MF 23 - MARKER FLAGS.	34.98
05/04/2023	COORDINATOR EVENTS	BUNNINGS 435000	EVENTS - MF 23 - SPRAY PAINT FOR MARKING AT EVENTS.	42.00
05/04/2023	COORDINATOR EVENTS	RSEA PTY LTD - KALGOOR	EVENTS - MF 23 - TRAFFIC CONES.	119.50
11/04/2023	COORDINATOR EVENTS	KMART 1352	EVENTS - MF 23 - WIPES FOR PARENT ROOM AT EVENT.	8.25
11/04/2023	COORDINATOR EVENTS	GOLDFIELD AUTO SPR P	EVENTS - MF 23 - LOCK FOR EVENT / YOUTH TRAILER.	69.29
13/04/2023	COORDINATOR EVENTS	SETON	EVENTS - MF 23 - FLAG MARKERS	96.43
14/04/2023	COORDINATOR EVENTS	BUNNINGS 435000	EVENTS - MF 23 - BLOWER AND BIN LINERS.	214.87
14/04/2023	COORDINATOR EVENTS	KARRI HOLDINGS PL	EVENTS - MF 23 - BIN LINERS.	141.35
16/04/2023	COORDINATOR EVENTS	O CONNOR FRESH SUPA	EVENTS - MF 23 - WATER REFILL.	26.50
22/04/2023	COORDINATOR EVENTS	A&D (KALGOORLIE) PTY	EVENTS - POP-UP 23 - PROVISION OF CATERING FOR ADULTS ONLY EVENT.	1,250.00
22/04/2023	COORDINATOR EVENTS	O CONNOR FRESH SUPA	EVENTS - MF 23 - WATER REFILLS.	39.75
24/04/2023	COORDINATOR EVENTS	DEPT OF RACING GAMIN	TOURISM 23 - OCCASSIONAL LIQUOR LICENSE FOR CONFERENCE DINNER.	119.50
24/04/2023	COORDINATOR EVENTS	DEPT OF RACING GAMIN	TOURISM 23 - OCCASSIONAL LIQUOR LICENSE FOR COCKTAIL EVENT.	119.50
26/04/2023	COORDINATOR EVENTS	WOOLWORTHS/KALGOORLIE PLZ	YOUTH - YOUTH COUNCIL CATERING.	31.30
28/04/2023	COORDINATOR EVENTS	ANNUAL FEE - CARD FEE	ANNUAL FEE CARD FEE	8.00
12/04/2023	MANAGER ENGINEERING	BUNNINGS 435000	ENG - TAPE MEASURE	65.00
28/04/2023	MANAGER ENGINEERING	ANNUAL FEE - CARD FEE	ANNUAL FEE CARD FEE	8.00
30/03/2023	COORDINATOR GOLDFIELDS ARTS CENTRE	DOMINOS ESTORE KALGOORLIE	GAC - APPRECIATION LUNCH FOR STAFF	85.78
31/03/2023	COORDINATOR GOLDFIELDS ARTS CENTRE	COLES EXPRESS 6963	GAC - ICE BAGS FOR GALLERY OPENING	24.00
31/03/2023	COORDINATOR GOLDFIELDS ARTS CENTRE	LIQUORLAND 5111	GAC - WINE FOR GALLERY OPENING	65.00
31/03/2023	COORDINATOR GOLDFIELDS ARTS CENTRE	COLES 4837	GAC - GOLDFIELDS YARN GALLERY OPENING - CATERING	71.40
31/03/2023	COORDINATOR GOLDFIELDS ARTS CENTRE	WOOLWORTHS/KALGOORLIE PLZ	GAC - CATERING FOR GOLDFIRLS YARN GALLERY OPENING	202.89
02/04/2023	COORDINATOR GOLDFIELDS ARTS CENTRE	MAILCHIMP	GAC - MAILCHIMP - MARCH 2023	331.59
05/04/2023	COORDINATOR GOLDFIELDS ARTS CENTRE	TNS ACCESS & SECURITY	GAC - PURPLE KEYS FOR CONTRACTORS	271.50
06/04/2023	COORDINATOR GOLDFIELDS ARTS CENTRE	SOUNDTRACK YOUR BRAND	GAC - SOUNDTRACK - APRIL 2023	35.00
12/04/2023	COORDINATOR GOLDFIELDS ARTS CENTRE	COLES 4837	GAC - DATING BLACK CAST MORNING TEA	36.20
14/04/2023	COORDINATOR GOLDFIELDS ARTS CENTRE	BILBY YARNS	GAC - YARN FOR WORKSHOP	55.00
14/04/2023	COORDINATOR GOLDFIELDS ARTS CENTRE	WOOLWORTHS/KALGOORLIE PLZ	GAC - BAR STOCK - WATER	100.20
19/04/2023	COORDINATOR GOLDFIELDS ARTS CENTRE	O CONNOR FRESH SUPA	GAC - MILK FOR FUNCTION	5.95
19/04/2023	COORDINATOR GOLDFIELDS ARTS CENTRE	DEPT OF RACING GAMIN	GAC - LIQUOR LICENCE EXTENSION FOR GEMG CONFERENCE	119.50
20/04/2023	COORDINATOR GOLDFIELDS ARTS CENTRE	COLES 4837	GAC - CATERING FOR BYSTANDER HANDOVER EVENT	68.50
21/04/2023	COORDINATOR GOLDFIELDS ARTS CENTRE	COLES 4837	GAC - CATERING FOR BYSTANDER HANDOVER EVENT	27.71
26/04/2023	COORDINATOR GOLDFIELDS ARTS CENTRE	COLES 4837	GAC - CATERING FOR EVENT	170.71
27/04/2023	COORDINATOR GOLDFIELDS ARTS CENTRE	SOUTH KALGOORLIE COR	GAC - MILK FOR FUNCTION	3.90
28/04/2023	COORDINATOR GOLDFIELDS ARTS CENTRE	ANNUAL FEE - CARD FEE	ANNUAL FEE CARD FEE	8.00
29/03/2023	AIRPORT SUPERVISOR	STARLINK AUSTRALIA PTY LT	AIRPORT - STARLINK SUBSCRIPTION	139.00
31/03/2023	AIRPORT SUPERVISOR	CREDIT ADJUSTMENT - FRAUD REVERSAL	AIRPORT - RECOVERED TRANSACTIONS FROM STOLEN CARD	- 5.00
31/03/2023	AIRPORT SUPERVISOR	CREDIT ADJUSTMENT - FRAUD REVERSAL	AIRPORT - RECOVERED TRANSACTIONS FROM STOLEN CARD	- 42.00
31/03/2023	AIRPORT SUPERVISOR	CREDIT ADJUSTMENT - FRAUD REVERSAL	AIRPORT - RECOVERED TRANSACTIONS FROM STOLEN CARD	- 65.26

31/03/2023	AIRPORT SUPERVISOR	CREDIT ADJUSTMENT - FRAUD REVERSAL	AIRPORT - RECOVERED TRANSACTIONS FROM STOLEN CARD	- 75.00
31/03/2023	AIRPORT SUPERVISOR	CREDIT ADJUSTMENT - FRAUD REVERSAL	AIRPORT - RECOVERED TRANSACTIONS FROM STOLEN CARD	- 118.95
31/03/2023	AIRPORT SUPERVISOR	CREDIT ADJUSTMENT - FRAUD REVERSAL	AIRPORT - RECOVERED TRANSACTIONS FROM STOLEN CARD	- 130.86
31/03/2023	AIRPORT SUPERVISOR	CREDIT ADJUSTMENT - FRAUD REVERSAL	AIRPORT - RECOVERED TRANSACTIONS FROM STOLEN CARD	- 450.00
03/04/2023	AIRPORT SUPERVISOR	DEBIT ADJUSTMENT - DEBIT ADJ	AIRPORT - RECOVERED TRANSACTIONS FROM STOLEN CARD	450.00
04/04/2023	AIRPORT SUPERVISOR	SUPER CHEAP AUTO	AIRPORT - FLEET CLEANING ITEMS	32.99
05/04/2023	AIRPORT SUPERVISOR	KALGOORLI CASE DRILL	AIRPORT - BOLTS FOR CBS REPAIRS	170.06
17/04/2023	AIRPORT SUPERVISOR	SUPER CHEAP AUTO	AIRPORT - TOUCH UP ITEMS FOR TRAY	43.96
18/04/2023	AIRPORT SUPERVISOR	AP KALGOORLIE PS	AIRPORT - POSTAGE OF CARPARKING AGREEMENT	17.00
20/04/2023	AIRPORT SUPERVISOR	O CONNOR FRESH SUPA	AIRPORT - GROCERY ITEMS	3.95
26/04/2023	AIRPORT SUPERVISOR	RED DOT STORES	AIRPORT - OFFICE SUPPLIES	12.00
26/04/2023	AIRPORT SUPERVISOR	GOLDFIELDS CANVAS	AIRPORT - CANVAS REPAIR	216.22
28/04/2023	AIRPORT SUPERVISOR	ANNUAL FEE - CARD FEE	ANNUAL FEE CARD FEE	8.00
03/04/2023	LEAD POLICY AND RESEARCH ADVISOR	WOOLWORTHS/KALGOORLIE PLZ	ADMIN - STAFF AMENITIES	168.00
05/04/2023	LEAD POLICY AND RESEARCH ADVISOR	KMART 1352	CD - YOUTH COUNCIL FORMAL SHIRTS	90.00
06/04/2023	LEAD POLICY AND RESEARCH ADVISOR	CANVA* I03746-5323610	MARKETING - CANVA YEARLY SUBSCRIPTION - 2023	180.67
20/04/2023	LEAD POLICY AND RESEARCH ADVISOR	RED DOT STORES	ADMIN - MAYOR'S BLANKET APPEAL EXPENSES	119.97
28/04/2023	LEAD POLICY AND RESEARCH ADVISOR	ANNUAL FEE - CARD FEE	ANNUAL FEE CARD FEE	8.00
28/03/2023	CARETAKER HAMMOND PARK	WOOLWORTHS/KALGOORLIE PLZ	PARKS - 2X WW FROZEN BLUEBERRIES 1KG, 4X ESSENTIALS FROZEN PEAS 1KG	32.80
30/03/2023	CARETAKER HAMMOND PARK	CARDAJAM PTY LTD	PARKS - MVRK PIRANHA 230MM MK INDUSTRIAL SNIPS	37.00
30/03/2023	CARETAKER HAMMOND PARK	BUNNINGS 435000	PARKS - GARDEN HOSE NYLEX 12MMX20M FLEXTREME, TAP TIMER MANUAL POPE 2HR MECHANICAL	50.87
18/04/2023	CARETAKER HAMMOND PARK	PLANET PET & AQUARIUM	PARKS - A/P WEANER RATS 5PK	27.29
18/04/2023	CARETAKER HAMMOND PARK	WOOLWORTHS/KALGOORLIE PLZ	PARKS - 4X NUT PEANUT RST/SALT 750G, 4X NUT ALMOND NATURAL 750G, 2X MISTY MT CF EGGS 600G, 2X MULTIX *	76.80
19/04/2023	CARETAKER HAMMOND PARK	PLANET PET & AQUARIUM	PARKS - 2X LARGE CRICKETS - TUB	20.00
28/04/2023	CARETAKER HAMMOND PARK	ANNUAL FEE - CARD FEE	ANNUAL FEE CARD FEE	8.00
03/04/2023	MANAGER OPERATIONS	SQ *CITY DISCOUNT TYRES M	TYRE PUNCTURE REPAIR - P83AQ	50.00
05/04/2023	MANAGER OPERATIONS	COLES 4837	DEPOT - HOTCROSS BUNS FOR M/TEA	30.00
06/04/2023	MANAGER OPERATIONS	SUPER CHEAP AUTO	GC - SNATCH STRAP FOR GOLF COURSE	59.00
06/04/2023	MANAGER OPERATIONS	SUBWAY KALGOORLIE	GC - CATERING	198.00
11/04/2023	MANAGER OPERATIONS	STATEWIDE BEARINGS	GC - MOWER PARTS - P101	45.10
11/04/2023	MANAGER OPERATIONS	STATEWIDE BEARINGS	GC - PARTS FOR MOWER - P101	48.40
17/04/2023	MANAGER OPERATIONS	COYLES MOWER & CHAIN	PARKS - PART FOR CHAINSAW	10.00
18/04/2023	MANAGER OPERATIONS	PIVOTEL SATELLITE	DEPOT - SATELLITE MONTHLY PHONE CHARGE	79.00
21/04/2023	MANAGER OPERATIONS	TRAVELMANAGERS AUSTRALIA	EXECUTIVE LEADERSHIP PROGRAMME 1-3 MAY	1,289.92
27/04/2023	MANAGER OPERATIONS	TRAVELMANAGERS AUSTRALIA	EXECUTIVE LEADERSHIP PROGRAMME 1-3 MAY (BOOKING SERVICE FEE)	33.00
28/04/2023	MANAGER OPERATIONS	ANNUAL FEE - CARD FEE	ANNUAL FEE CARD FEE	8.00
30/03/2023	SENIOR OFFICER TOURISM	KALGOORLIE NEWSAGENC	TOURISM - STATIONERY	14.95
30/03/2023	SENIOR OFFICER TOURISM	OFFICE NATIONAL KALGOO	TOURISM - STATIONERY	65.13
21/04/2023	SENIOR OFFICER TOURISM	DEPARTMENT OF TRANSPOR	TOURISM - PERMIT	140.50
28/04/2023	SENIOR OFFICER TOURISM	ANNUAL FEE - CARD FEE	ANNUAL FEE CARD FEE	8.00
28/03/2023	DIRECTOR COMMUNITY DEVELOPMENT	KMART 1352	ADMIN - STAFF APPRECIATION EASTER BASKETS SUPPLIES	24.00
28/03/2023	DIRECTOR COMMUNITY DEVELOPMENT	EB *TOURISM BREAKFAST-	TOURISM - EVENT TICKETS FOR TOURISM BREAKFAST - 3640 & 3679	66.16
28/03/2023	DIRECTOR COMMUNITY DEVELOPMENT	COLES 4837	ADMIN - STAFF APPRECIATION EASTER BASKETS SUPPLIES	168.00

29/03/2023	DIRECTOR COMMUNITY DEVELOPMENT	COLES 4837	ADMIN - STAFF APPRECIATION EASTER BASKET SUPPLIES	30.00
05/04/2023	DIRECTOR COMMUNITY DEVELOPMENT	WOOLWORTHS/KALGOORLIE PLZ	ADMIN - MAYOR'S BLANKET APPEAL SUPPLIES	7.20
05/04/2023	DIRECTOR COMMUNITY DEVELOPMENT	COLES 4837	ADMIN - STAFF APPRECIATION EASTER BASKET SUPPLIES	101.00
05/04/2023	DIRECTOR COMMUNITY DEVELOPMENT	RED DOT STORES	ADMIN - MAYOR'S BLANKET APPEAL SUPPLIES	239.94
06/04/2023	DIRECTOR COMMUNITY DEVELOPMENT	WOOLWORTHS/KALGOORLIE PLZ	ADMIN - STAFF APPRECIATION EASTER BASKET SUPPLIES	23.75
06/04/2023	DIRECTOR COMMUNITY DEVELOPMENT	DUNNINGS ROADHOUSE 5	EXEC - FUEL FOR KBC15AQ - FUEL CARD DECLINED - 3640	76.30
08/04/2023	DIRECTOR COMMUNITY DEVELOPMENT	COLES EXPRESS 6909	EXEC - FUEL FOR CAR - FUEL CARD WAS DECLINED - 3640	72.09
10/04/2023	DIRECTOR COMMUNITY DEVELOPMENT	BP S THERN CROS1932	EXEC - FUEL FOR KBC15AQ - FUEL CARD DECLINED TRANSACTION	76.56
17/04/2023	DIRECTOR COMMUNITY DEVELOPMENT	WOOLWORTHS/KALGOORLIE PLZ	EVENTS - SP 2023 - BEVERAGE EXPENSE	215.50
17/04/2023	DIRECTOR COMMUNITY DEVELOPMENT	LIQUORLAND 3241	EVENTS - STAFF PARTY 2023 - BEVERAGE EXPENSE	1,290.00
18/04/2023	DIRECTOR COMMUNITY DEVELOPMENT	A&D (KALGOORLIE) PTY	EVENTS - SP 2023 - CATERING EXPENSE	27.94
18/04/2023	DIRECTOR COMMUNITY DEVELOPMENT	WWW.SUPCOFFEE.COM.AU	EVENTS - SP 2023 - DESSERT ORDER	900.00
20/04/2023	DIRECTOR COMMUNITY DEVELOPMENT	EXCHANGE HOTEL KALGOOR	MARKETING - BEVERAGE EXPENSE FOR WORKSHOP CONSULTANTS	32.00
21/04/2023	DIRECTOR COMMUNITY DEVELOPMENT	WOOLWORTHS/KALGOORLIE PLZ	MARKETING - CUSTOMER EXPERIENCE STRATEGY WORKSHOP EXPENSES	21.75
23/04/2023	DIRECTOR COMMUNITY DEVELOPMENT	FACEBK DSPBHR75P2	MARKETING - SOCIAL MEDIA ADVERTISEMENT EXPENSE	1,000.00
24/04/2023	DIRECTOR COMMUNITY DEVELOPMENT	KMART 1352	MARKETING - OFFICE STATIONERY EXPENSES	20.45
24/04/2023	DIRECTOR COMMUNITY DEVELOPMENT	HARVEY NORMAN AV/IT	EXEC - OFFICE EQUIPMENT EXPENSE	98.00
24/04/2023	DIRECTOR COMMUNITY DEVELOPMENT	FACEBK DHK2ZP35P2	MARKETING - SOCIAL MEDIA ADVERTISEMENT EXPENSE	196.57
28/04/2023	DIRECTOR COMMUNITY DEVELOPMENT	ANNUAL FEE - CARD FEE	ANNUAL FEE CARD FEE	8.00
11/04/2023	COORDINATOR FACILITY OPERATIONS	HARVEY NORMAN AV/IT	OASIS - LETS MOVE CAMPAIGN PRIZE	150.00
24/04/2023	COORDINATOR FACILITY OPERATIONS	WANEWSDTI	OASIS - SUBSCRIPTION FOR THE DELIVERY OF THE NEWSPAPER 7.04.2023 – 29.06.2023	96.00
28/04/2023	COORDINATOR FACILITY OPERATIONS	ANNUAL FEE - CARD FEE	ANNUAL FEE CARD FEE	8.00
28/03/2023	COORDINATOR PROPERTY	HEATLEY SALES PTY LTD	PROPERTY- ENDOWMENT SAFETY HARNESS GEAR FOR ROOF WORK.	486.28
14/04/2023	COORDINATOR PROPERTY	BUNNINGS 435000	PROPERTY- CSA LOCKS FOR POWER METERS AS MISSING	37.50
28/04/2023	COORDINATOR PROPERTY	ANNUAL FEE - CARD FEE	ANNUAL FEE CARD FEE	8.00
29/03/2023	HEAD OF MARKETING	DROPBOX*RDMSV6V285WF	MARKETING- DROPBOX MARCH MONTHLY SUBSCRIPTION	30.79
30/03/2023	HEAD OF MARKETING	GOOGLE*YOUTUBEPREMIUM	MARKETING- MARCH MONTHLY SUBSCRIPTION YOUTUBE	14.99
04/04/2023	HEAD OF MARKETING	GRAMMARLY COZXC2RS8	MARKETING- APRIL 2023 SUBSCRIPTION- GRAMMARLY	303.76
05/04/2023	HEAD OF MARKETING	KMART 1352	MARKETING- OFFICE SUPPLIES	50.00
06/04/2023	HEAD OF MARKETING	WAVE.VIDEO/CREATOR	MARKETING- WAVE MONTHLY SUBSCRIPTION	45.39
06/04/2023	HEAD OF MARKETING	GOPRO.COM	MARKETING - PURCHASE OF GO PRO, INCLUDING BATTERY AND LIGHT MOD FOR FILMING CONTENT.	1,080.23
07/04/2023	HEAD OF MARKETING	GOPRO.COM/SUBSCRIPTION	MARKETING - POSTAGE	69.99
07/04/2023	HEAD OF MARKETING	HOTJAR	MARKETING- HOTJAR MONTHLY SUBSCRIPTION	300.68
08/04/2023	HEAD OF MARKETING	SHUTTERSTOCK IRELAND LIM	MARKETING- APRIL MONTHLY SUBSCRIPTION	108.90
08/04/2023	HEAD OF MARKETING	MAILCHIMP	MARKETING-MAILCHAMP APRIL MONTHLY SUPSCRIPTION	363.32
14/04/2023	HEAD OF MARKETING	FACEBK BFFBYPPRP2	MARKETING- META ADD APPROVAL- FACEBOOK	1,000.00
15/04/2023	HEAD OF MARKETING	ASANA.COM	MARKETING- ASANA MONTHLY APRIL SUBSCRIPTION	456.39
18/04/2023	HEAD OF MARKETING	KALGOORLIE BLDR CCI	MARKETING - CCI PURCHASE	77.00
19/04/2023	HEAD OF MARKETING	FACEBK WCGSUPBSP2	MARKETING- META ADD APPROVAL- YOUTH WEEK	1,000.00
26/04/2023	HEAD OF MARKETING	ISTOCK.COM	MARKETING- APRIL MONTHLY SUBSCRIPTION	93.50
28/04/2023	HEAD OF MARKETING	ANNUAL FEE - CARD FEE	ANNUAL FEE CARD FEE	8.00
29/03/2023	SENIOR OFFICER GOLF COURSE EVENTS	HARVEY NORMAN AV/IT	GC - ERGONOMIC DESKTOP SYSTEM	168.00
30/03/2023	SENIOR OFFICER GOLF COURSE EVENTS	GOLDLINE DISTRIBUTORS	GC - COFFEE CUPS AND LIDS	12.45

10/04/2023	SENIOR OFFICER GOLF COURSE EVENTS	CANVA* 03751-6036257	GC - SUBSCRIPTION FOR MARKETING PURPOSES	20.99
13/04/2023	SENIOR OFFICER GOLF COURSE EVENTS	COLES 4837	GC - KITCHEN SUPPLIES	69.56
13/04/2023	SENIOR OFFICER GOLF COURSE EVENTS	HARVEY NORMAN AV/IT	GC - CLUBHOUSE EXPENSE	394.00
16/04/2023	SENIOR OFFICER GOLF COURSE EVENTS	COLES 4837	GC - KITCHEN ITEMS PURCHASED	23.80
20/04/2023	SENIOR OFFICER GOLF COURSE EVENTS	IGA HANNANS	GC - KITCHEN/FOOD SUPPLIES	19.90
21/04/2023	SENIOR OFFICER GOLF COURSE EVENTS	COLES 4837	GC - KITCHEN SUPPLIES	25.60
22/04/2023	SENIOR OFFICER GOLF COURSE EVENTS	WOOLWORTHS/KALGOORLIE PLZ	GC - KITCHEN SUPPLIES	58.30
23/04/2023	SENIOR OFFICER GOLF COURSE EVENTS	WOOLWORTHS/KALGOORLIE PLZ	GC - KITCHEN SUPPLIES	73.15
22/04/2023	SENIOR OFFICER GOLF COURSE EVENTS	IGA HANNANS	GC - KITCHEN SUPPLIES	7.60
25/04/2023	SENIOR OFFICER GOLF COURSE EVENTS	HANNANS MARKET PLACE B	GC - KITCHEN FOOD SUPPLIES	27.93
28/04/2023	SENIOR OFFICER GOLF COURSE EVENTS	ANNUAL FEE - CARD FEE	ANNUAL FEE CARD FEE	8.00
27/03/2023	SENIOR OFFICER CDC SUPPORT HUB	AP BOULDER LPO	CDC - POLICE CLEARANCE FOR CLIENT	58.70
30/03/2023	SENIOR OFFICER CDC SUPPORT HUB	KMART 1352	CDC - WORKWEAR FOR CLIENT	77.00
30/03/2023	SENIOR OFFICER CDC SUPPORT HUB	DOT - LICENSING	CDC - LEARNERS TEST FOR CLIENT	20.40
30/03/2023	SENIOR OFFICER CDC SUPPORT HUB	CENTRAL REGIONAL TAFE	CDC - WHITE CARD TRAINING FOR CLIENT	20.40
30/03/2023	SENIOR OFFICER CDC SUPPORT HUB	AP BOULDER LPO	CDC - POLICE CLEARANCE FOR CLIENT	58.70
30/03/2023	SENIOR OFFICER CDC SUPPORT HUB	DOT - LICENSING	CDC - LICENSE APPLICATION AND LOGBOOK FOR CLIENT	136.10
05/04/2023	SENIOR OFFICER CDC SUPPORT HUB	KMART 1352	CDC - WORKWEAR FOR CLIENT	44.20
05/04/2023	SENIOR OFFICER CDC SUPPORT HUB	KALGOORLIE COURT-DOJ	CDC - BIRTH CERTIFICATE FOR CLIENT	53.00
05/04/2023	SENIOR OFFICER CDC SUPPORT HUB	WIZARD PHARMACY KALG	CDC - SELF TEST DAS KITS	86.38
05/04/2023	SENIOR OFFICER CDC SUPPORT HUB	AP KALGOORLIE PS	CDC - WORKING WITH CHILDREN CHECK FOR WORKER	87.00
05/04/2023	SENIOR OFFICER CDC SUPPORT HUB	AP KALGOORLIE PS	CDC - POSTAGE STAMPS FOR JSH	120.00
06/04/2023	SENIOR OFFICER CDC SUPPORT HUB	DOT - LICENSING	CDC - PDA FOR CLIENT	104.40
11/04/2023	SENIOR OFFICER CDC SUPPORT HUB	KALGOORLIE COURT-DOJ	CDC - BIRTH CERTIFICATE FOR CLIENT	53.00
11/04/2023	SENIOR OFFICER CDC SUPPORT HUB	AP BOULDER LPO	CDC - POLICE CLEARANCE FOR CLIENT	58.70
12/04/2023	SENIOR OFFICER CDC SUPPORT HUB	DOG GROOMING WA PTY LT	CDC - TRAINING FOR CLIENT	849.32
12/04/2023	SENIOR OFFICER CDC SUPPORT HUB	DOT - LICENSING	CDC - LICENSE RENEWAL	46.85
20/04/2023	SENIOR OFFICER CDC SUPPORT HUB	AP BOULDER LPO	CDC - POLICE CLEARANCE FOR CLIENT	58.70
21/04/2023	SENIOR OFFICER CDC SUPPORT HUB	MYO*WESTERN ROADTRAIN	CDC - TRAINING FOR CLIENT	500.00
28/04/2023	SENIOR OFFICER CDC SUPPORT HUB	ANNUAL FEE - CARD FEE	ANNUAL FEE CARD FEE	8.00
28/04/2023	EXECUTIVE MANAGER FINANCE	ANNUAL FEE - CARD FEE	ANNUAL FEE CARD FEE	8.00
23/04/2023			TOTAL CREDIT CARD PAYMENTS	\$ 60,303.22



Schedule of Fees and Charges 2023-2024



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Title of Fee or Charge	Fee & Charge 2023/24	GST	Fee & Charge 2023/24 Including GST
ADMINISTRATION			
Unless otherwise stated in this document			
Print / Copy Black and White – A4	\$0.45	\$0.05	\$0.50
Print / Copy Black and White – A3	\$0.91	\$0.09	\$1.00
Print / Copy Colour – A4	\$2.73	\$0.27	\$3.00
Print / Copy Colour – A3	\$4.55	\$0.45	\$5.00
AIRPORT			
Passenger Service Fee (PSF)			
Levy on all arriving and departing RPT and Charter passengers except for same day through passengers			
- Full-fare passengers	\$28.18	\$2.82	\$31.00
- Half-fare passengers	\$14.55	\$1.45	\$16.00
Common User Licence Fee	\$3.64	\$0.36	\$4.00
Security Screening Fee (SSF) – Per Departing Passenger	\$10.91	\$1.09	\$12.00
Aircraft Landing Fee (ALF)			
All aircraft – (including helicopters) (based on registered maximum take-off weight) per 1,000kg or part thereof.			
Single Piston Aircraft (Local operators to contact Airport Administration)	\$15.45	\$1.55	\$17.00
All Other Aircraft	\$15.45	\$1.55	\$17.00
Aircraft Parking Fee (APF)			
Charge applies to all Rotary Wing Aircraft using the Airport above 5,700kg on the RPT or charter apron for a period of more than four (4) hours unless other arrangements are agreed in writing.			
Pricing Arrangement (PA) - the City reserves the right to establish PA, incorporating elements of the standard fees listed above, with partners based on commercial arrangements.	\$15.45	\$1.55	\$17.00
Long Term Pricing Arrangement (LTPA) –the City reserves the right to establish LTPA, incorporating elements of the standard fees listed above, with partners based on commercial arrangements (\$ = by agreement)			As Per Agreement
Air Cargo Screening Fee (ACSF)			
Provision of after hour Terminal operations, Security screening and Airport Operations Officer services			Cost Recovery
Provision of after hour Terminal operations and Airport Operations Officer services			Cost Recovery
Airport Terminal Access Card - Replacement	\$58.18	\$5.82	\$64.00
Airside Drivers Licence Category 1 - New (24 Months)	\$33.64	\$3.36	\$37.00
Airside Drivers Licence Category 2 & 3 - New (24 Months)	\$58.18	\$5.82	\$64.00
Airside Drivers Licence Renewal (24 Months)	\$21.82	\$2.18	\$24.00
Airport Paid Parking			
First 24 Hours - Fee			No Charge
Each Additional 24 Hours or Part Thereof	\$13.64	\$1.36	\$15.00
Airport Car Hire Concession Licence			
Car Hire Concession Licence - 10% of gross airport derived turnover			As Per Agreement
Airport Advertising			
The CEO is authorised to review and amend all charges and sale prices relating airport advertising to reflect market rates and commercial relativity.			As Per Agreement
Airport Reporting Officer/Works Safety Officer Attendance Fees			
Ordinary Rate (per hour or part thereof)	\$68.18	\$6.82	\$75.00
Overtime Rate (per hour or part thereof)	\$136.36	\$13.64	\$150.00
Environmental Clean Up Service			
Charge Per Hour (Minimum 3 Hours)	\$151.82	\$15.18	\$167.00
Costs Incurred by CKB to be oncharged			Cost Recovery
Airport Utilities			
Electricity per kw	\$0.27	\$0.03	\$0.30
Water per kl	\$2.27	\$0.23	\$2.50

Title of Fee or Charge	Fee & Charge 2023/24	GST	Fee & Charge 2023/24 Including GST	
BUILDING				
Demolition Bond Payment				
Commercial Bond	\$3,659.00	\$0.00	\$3,659.00	
Residential Bond	\$1,733.00	\$0.00	\$1,733.00	
Building/Demolition Permit (Statute)				
Form BA1 - Certified application for a building permit (S. 16(l)) - for building work for a class 1 or class 10 building or incidental structure			The maximum fee in accordance with the Building Regulations 2012, Schedule 2, Division 1	
Form BA1 - Certified application for a building permit (S. 16(l)) - for building work for a class 2 to class 9 building or incidental structure				
Form BA2 - Uncertified application for a building permit (S.16(l))				
Form BA5 - Application for a demolition permit (S. 16(l)) - for demolition work in respect of a class 1 or class 10 building or incidental structure			The maximum fee in accordance with the Building Regulations 2012, Schedule 2, Division 1	
Form BA5 - Application for a demolition permit (S. 16(l)) - for demolition work in respect of a class 2 to class 9 building				
Form BA22 - Application to extend the time during which a building or demolition permit has effect (S. 32(3)(f))				
Occupancy Permit (State Statute)				
Form BA9 - Application for an occupancy permit for a completed building (class 2-9) (S. 46)			The maximum fee in accordance with the Building Regulations 2012, Schedule 2, Division 1	
Form BA9 - Application for a temporary occupancy permit for an incomplete building (class 2-9) (S. 47)				
Form BA9 - Application for modification of an occupancy permit for additional use of a building on a temporary basis (class 2-9)(S. 48)				
Form BA9 - Application for a replacement occupancy permit for permanent change of the building's use, classification (class 2-9)(S. 49)				
Form BA11 - Application for an occupancy permit for registration of strata scheme, plan of re-subdivision (class 2-9) (S. 50(1) and (2))				
Form BA9 - Application for an occupancy permit for a building in respect of which UNAUTHORISED work has been done (class 2 to 9) (S. 51(2))				
Form BA9 - Application to replace an occupancy permit for an existing building (class 2-9) (S. 52(1))				
Application to extend the time during which an occupancy permit or building approval certificate has effect (S. 65(3)(a))				
Building Approval Certificates (BAC) (State Statute)				
Form BA15 - Application for building approval certificate for registration of strata scheme, plan of re-subdivision (class 1-10) (S. 50(1) and (2))				The maximum fee in accordance with the Building Regulations 2012, Schedule 2, Division 1
Form BA13 - Application for a building approval certificate for a building in respect of which unauthorised work has been done (class 1 or 10) (S. 51(3))				
Form BA13 - Application for a building approval certificate for an existing building where unauthorised work has not been done (class 1 or 10) (S. 52(2))				
Building Services Levy (Statute)				
Building Permit			In accordance with the Building Services (Complaint Resolution and Administration) Regulations 2011, Part 3, Division 2, Regulation 12(2)	
Demolition Permit			In accordance with the Building Services (Complaint Resolution and Administration) Regulations 2011, Part 3, Division 2, Regulation 12(3)	
Occupancy Permit or Building Approval Certificate			In accordance with the Building Services (Complaint Resolution and Administration) Regulations 2011, Part 3, Division 2, Regulation 12 (2)	
Occupancy Permit or Building Approval Certificate for unauthorised work			In accordance with the Building Services (Complaint Resolution and Administration) Regulations 2011, Part 3, Division 2, Regulation 12(3)	
Building Construction Industry Training Fund (BCITF)			0.2% of the value of construction works, for all works valued at more than \$20,000	

Title of Fee or Charge	Fee & Charge 2023/24	GST	Fee & Charge 2023/24 Including GST
Document Search and Printing Fees			
Printing / Copy Black and White : Size A2-A0 (per page)	\$2.73	\$0.27	\$3.00
Printing / Copy Colour Size: A2-A0 (per page)	\$8.18	\$0.82	\$9.00
Printing / Copy Black and White A3 (per page)	\$1.82	\$0.18	\$2.00
Printing / Copy Colour A3 (per page)	\$5.45	\$0.55	\$6.00
Building details and dates request fee	\$43.64	\$4.36	\$48.00
Property building plans search fee	\$27.27	\$2.73	\$30.00
Copy of site plan only	\$16.36	\$1.64	\$18.00
Copy of floor plan only	\$16.36	\$1.64	\$18.00
Copy of elevations only	\$16.36	\$1.64	\$18.00
All other approved plans	\$35.45	\$3.55	\$39.00
Approved building documents (e.g Permit)	\$15.45	\$1.55	\$17.00
Search and copies of orders and permits	\$73.64	\$7.36	\$81.00
Building Statistics – per copy per annum	\$131.82	\$13.18	\$145.00
Building Inspections			
Additional Inspection	\$220.91	\$22.09	\$243.00
Pre CBC-Strata Inspection (per dwelling)	\$220.91	\$22.09	\$243.00
Other Building Charges			
Building Advice (in writing)	\$220.91	\$22.09	\$243.00
Application for approval of battery powered smoke alarms (regulation 61)	\$171.82	\$17.18	\$189.00
Application for a statement to modify a building standard (regulation 32 (1) A) (Statute)	\$2,103.64	\$210.36	\$2,314.00
Swimming Pool/Spa Inspections			
Inspection of Pool Enclosures (regulation 53)	\$56.36	\$5.64	\$62.00
Additional inspections or other non-mandatory inspections	\$56.36	\$5.64	\$62.00
C.Y. O'CONNOR MEN'S SHED			
Individual Day Fee for Men's Shed use	\$3.64	\$0.36	\$4.00
Individual Membership per year	\$57.27	\$5.73	\$63.00
DESIGNATED AREA MIGRATION (DAMA)			
DAMA Application Endorsement	\$227.27	\$22.73	\$250.00
EASTERN GOLDFIELDS COMMUNITY CENTRE (EGCC)			
EGCC Annual Membership			
Seniors & Concession Card holders	\$29.09	\$2.91	\$32.00
Non-Concession Card holders	\$48.18	\$4.82	\$53.00
Seniors Event Attendance Fee - Fee to be determined by each event			Fee to be determined by event
Seniors Activity Fee - Fee to be determined by each event			Fee to be determined by event
In-Centre Meals			
In-Centre Meals - Soup	\$1.82	\$0.18	\$2.00
In-Centre Meals - Main	\$9.09	\$0.91	\$10.00
In-Centre Meals - Dessert	\$1.82	\$0.18	\$2.00
EGCC Hall Hire			
EGCC Hall Hire Bond - Hall Hire	\$263.00	\$0.00	\$263.00
EGCC Hall Hire - Key Deposit	\$52.73	\$5.27	\$58.00
EGCC Hall Hire - Community Group Hourly Rate (Day 6am- 5pm)	\$27.27	\$2.73	\$30.00
EGCC Hall Hire - Community Group Hourly Rate (Night 5pm to 11pm)	\$38.18	\$3.82	\$42.00
EGCC Hall Hire- Community Group Full day and Night rate	\$187.27	\$18.73	\$206.00
EGCC Hall Hire - Small Business Hourly Rate (day 6am- 5pm)	\$40.91	\$4.09	\$45.00
EGCC Hall Hire - Small Business Hourly Rate (Night 5pm-11pm)	\$57.27	\$5.73	\$63.00
EGCC Hall Hire - Small Business Full Day/Night Rate	\$282.73	\$28.27	\$311.00
EGCC Hall Hire - Corporate Hourly Rate (Day 6am - 5pm)	\$54.55	\$5.45	\$60.00
EGCC Hall Hire- Corporate Hourly Rate (night 5pm- 11pm)	\$80.91	\$8.09	\$89.00
EGCC Hall Hire - Corporate Full Day/Night Rate	\$379.09	\$37.91	\$417.00

Title of Fee or Charge	Fee & Charge 2023/24	GST	Fee & Charge 2023/24 Including GST
EGCC Hall Hire Cleaning Fee / hour	\$43.64	\$4.36	\$48.00
Long Term Hire Rate (6 months or more) - 75% reduction on scheduled fees with user agreement			75% discount
ELECTIONS			
Election Fees			
Local Government Elections - Nomination Fee	\$0.00	\$0.00	\$80.00
ENGINEERING			
Subdivision Supervision Fees			
(Engineering Charge)			
1.5% of contract price for road, drainage and associated infrastructure (incl. paths and 15% of earthworks cost) or as estimated by the local government, plus GST, where a consulting engineer (NPER registration required) and clerk of works have been nominated and engaged to design and supervise the works			1.5% of Contract Value
3.0% of contract price for road, drainage and associated infrastructure (incl. paths and 15% of earthworks cost) or as estimated by the local government, plus GST where a consulting engineer (NPER registration required) and clerk of works have not been nominated and engaged to design and supervise the works			3% of Contract Value
<i>(calculated on actual figures inc GST)</i>			
EVENTS			
Event Fees			
Community Group Rate (per event)	\$39.09	\$3.91	\$43.00
Business Rate (per event)	\$155.45	\$15.55	\$171.00
Cleaning Fee (per event per site)	\$41.82	\$4.18	\$46.00
FINANCE & RATES			
Rate & Sundry Debtor Admin Charges			
Penalty Interest Charges (on overdue accounts)			7% per annum
Special Payment Arrangement - Annual Maintenance Fee	\$39.09	\$3.91	\$43.00
Direct Debit Dishonour Fee	\$17.27	\$1.73	\$19.00
Cheque Dishonour Fee	\$17.27	\$1.73	\$19.00
Letter of Demand Fee	\$17.27	\$1.73	\$19.00
Debt Paid in Full Letter	\$39.09	\$3.91	\$43.00
Refund Processing Fee	\$11.82	\$1.18	\$13.00
Rates Instalments Admin Fees & Charges			
Administration Fee (per reminder notice)	\$8.18	\$0.82	\$9.00
Penalty Interest (on overdue account)			5% of Rates Levied
Rates & Sundry Debtors Debt Collection			
Legal Fees (as prescribed by the Magistrates Court)			At Cost
Magistrate Court Orders			
- Notice of Discontinuance (NOD)	\$39.09	\$3.91	\$43.00
- Memorandum of Consent Order			
Landgate			
- Lodgement of PSSO Order on Certificate of Title			
- Removal of PSSO Order on Certificate of Title	\$170.55	\$17.05	\$187.60
- Lodgement of Caveat			
- Removal of Caveat			
Skip Trace Fee	\$202.73	\$20.27	\$223.00
Bank Transaction Trace Fee	\$16.36	\$1.64	\$18.00
Probate Search Fee (Deceased Estates)	\$0.00	\$0.00	\$56.50
Caveat for Mining Tenement - Lodgement & Removal Fee	\$0.00	\$0.00	\$132.00
Rates/Title Searches			
General Rates Enquiries	\$20.91	\$2.09	\$23.00
Rates Notice Reprint - hard copy	\$17.27	\$1.73	\$19.00
Rates Notice Reprint - email copy	\$6.36	\$0.64	\$7.00

Title of Fee or Charge	Fee & Charge 2023/24	GST	Fee & Charge 2023/24 Including GST
Rates Financial Statement to Third Party	\$39.09	\$3.91	\$43.00
Rates EAS – Financial Statement	\$47.27	\$4.73	\$52.00
Building EAS - Orders / Requisitions Statement	\$183.64	\$18.36	\$202.00
Copy of Certificate of Title including Diagram	\$26.36	\$2.64	\$29.00
Rates Property Information			
Real Estate Annual Charge	\$720.00	\$72.00	\$792.00
Rates History Searches			
- per year	\$20.00	\$2.00	\$22.00
- to a maximum of \$225.00	\$250.00	\$25.00	\$275.00
Infringement Withdrawal Fees			
Registration of Infringement Notice	\$76.36	\$7.64	\$84.00
Preparing Enforcement Certificate	\$20.91	\$2.09	\$23.00
Issuing a Final Demand	\$24.55	\$2.45	\$27.00

Where an infringement is disputed after it has gone to the Fines Enforcement Registry and the result is the withdrawal of the infringement, the fees charged by the Fines Enforcement Registry are to be passed on to the person/company on the infringement. These charges are as per the Fines Enforcement Registry fees.

GOLDFIELDS ARTS CENTRE

Theatre

Commercial Hire Per Day (8 Hour Maximum)	\$2,937.27	\$293.73	\$3,231.00
Commercial Hire Per Hour	\$367.27	\$36.73	\$404.00
Work Lights* Per Hour	\$85.45	\$8.55	\$94.00
EGC Assembly Hire	\$413.64	\$41.36	\$455.00
Operational Costs Per Hour	\$40.91	\$4.09	\$45.00
Tech Set Up (outside 8 hours) Per Hour	\$57.27	\$5.73	\$63.00

*Theatre Deposit of \$500 to be paid at time of booking

*All lights beyond standard rig - price based on request

*Standard Inclusion - Standard wash, mics, 2 x Foldback, 1 x projector, 1 x PA, 1 x lecturn, cables, sound and light desk, gel changes, haze machine, laptop (theatre hire day rate only)

*Standard Inclusion - 2 Hours Technician Consultation (theatre hire per day rate only)

*Standard Inclusion - 1 hour set up, 1 hour pack down (theatre hire per day rate only)

** Minimum staffing requirements for a performance is 1 x Technician Manager, 1 x Technician, 1 x FOH Manager, 1 x Box Office and 2 x Usher supplied by the Goldfields Arts Centre

*** Auditorium includes one technician. Day Rate Only. No discounts will be applied if our technical staff are not required. NB: Additional professional technicians may not be at the casual rate, please enquire

*Venue Hire - Where a booking is made over a period of days for the Theatre, Foyer, Function Room and/or Ensemble Room and some of these days are "dark" a fee of 50% of the normal applicable fee will be charged for those days.

Gallery

Commercial Exhibition Per Week	\$586.36	\$58.64	\$645.00
Commercial Hire Per Day (8 hr maximum)	\$378.18	\$37.82	\$416.00
Commercial Hire Per Half Day	\$188.18	\$18.82	\$207.00
Curator/Install Per Hour	\$57.27	\$5.73	\$63.00

Function Room

Commercial Hire Per Day (8 hr maximum)	\$310.00	\$31.00	\$341.00
Commercial Hire Per Hour	\$59.09	\$5.91	\$65.00
Commercial Hire Per Week	\$1,180.91	\$118.09	\$1,299.00
Commercial Kitchen Hire Per Hour	\$62.73	\$6.27	\$69.00
Commercial Kitchen Hire Per Half Day	\$192.73	\$19.27	\$212.00
Commercial Kitchen Hire Per Day	\$385.45	\$38.55	\$424.00

Ensemble Room

Commercial Hire Per Week	\$1,652.73	\$165.27	\$1,818.00
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Title of Fee or Charge	Fee & Charge 2023/24	GST	Fee & Charge 2023/24 Including GST
Commercial Hire Per Day (8 hr maximum)	\$425.45	\$42.55	\$468.00
Commercial Hire Per Hour	\$62.73	\$6.27	\$69.00
Baby Grand Piano Practice	\$10.91	\$1.09	\$12.00
Foyer			
Commercial Hire Per Day (8 hr maximum)	\$455.45	\$45.55	\$501.00
Commercial Hire Per Hour	\$64.55	\$6.45	\$71.00
Commercial Hire Per Week	\$1,765.45	\$176.55	\$1,942.00
Decking			
Commercial Hire Per Day (8 hr maximum)	\$455.45	\$45.55	\$501.00
Commercial Hire Per Hour	\$64.55	\$6.45	\$71.00
Commercial Hire Per Week	\$1,765.45	\$176.55	\$1,942.00
Lecture Room			
Commercial Hire Per Week	\$234.55	\$23.45	\$258.00
Commercial Hire Per Day (8 hr maximum)	\$103.64	\$10.36	\$114.00
Commercial Hire Per Hour	\$41.82	\$4.18	\$46.00
Admin Room			
Commercial Hire Per Week	\$155.45	\$15.55	\$171.00
Commercial Hire Per Day (8 hr maximum)	\$103.64	\$10.36	\$114.00
Dance Studio			
Commercial Hire Per Day (8 hr maximum)	\$378.18	\$37.82	\$416.00
Commercial Hire Per Hour	\$53.64	\$5.36	\$59.00
Music Teaching Room			
Commercial Hire Per Week	\$234.55	\$23.45	\$258.00
Commercial Hire Per Day (8 hr maximum)	\$103.64	\$10.36	\$114.00
Commercial Hire Per Hour	\$41.82	\$4.18	\$46.00
Music Practice Room			
Commercial Hire Per Week	\$71.82	\$7.18	\$79.00
Commercial Hire Per Half Day	\$23.64	\$2.36	\$26.00
Commercial Hire Per Day (8 hr maximum)	\$47.27	\$4.73	\$52.00
*School/Dance Hire - 20% discount of the scheduled fee. The discount only applies to theatre and room hire and does not apply to labour or additional equipment and services.			
*Community Hire - 40% discount of the scheduled fee. The discount only applies to theatre and room hire and does not apply to labour or additional equipment and services.			
*Local Arts Hire (Not For Profit) - 40% discount of the scheduled fee. The discount only applies to theatre and room hire and does not apply to labour or additional equipment and services.			
*Catering - Charges for catering by negotiation with GAC staff and caterer			
*Other Charges - All props, sets, costumes and other equipment must be removed immediately at the end of the hire period. Any equipment not removed within 24hrs will be disposed of unless a prior agreement has been reached with the Operations Manager. Disposal charges may apply.			
*Other Charges - Early set-up/special access may incur a charge based on the additional labour cost and a venue hire fee to be determined by the Operations Manager.			
Other Charges			
Penalty rate when building vacated after 1:00 am Per Hour	\$231.82	\$23.18	\$255.00
Swipe Card Replacement - Per Card	\$15.45	\$1.55	\$17.00
Cleaning Fee (where a cleaner is required due to the condition the hired space is left in following hire)	\$239.09	\$23.91	\$263.00
Equipment Hire			
Upright Piano Per Day (8 hr maximum)	\$83.64	\$8.36	\$92.00
Baby Grand Piano Per Day (8 hr maximum)	\$253.64	\$25.36	\$279.00
Portable PA Per Day (8 hr maximum)	\$91.82	\$9.18	\$101.00
Projector Per Day (per event)	\$155.45	\$15.55	\$171.00
Laptop Per Day (8 hr maximum)	\$41.82	\$4.18	\$46.00
TV (HDMI, USB) Per Day (8 hr maximum)	\$13.64	\$1.36	\$15.00
Whiteboard Per Day (8 hr maximum)	\$10.00	\$1.00	\$11.00

Title of Fee or Charge	Fee & Charge 2023/24	GST	Fee & Charge 2023/24 Including GST
Hand Held Mic Per Day (8 hr maximum)	\$48.18	\$4.82	\$53.00
Lectern & Mic Per Day (8 hr maximum)	\$32.73	\$3.27	\$36.00
Mic Per Day (8 hr maximum)	\$20.91	\$2.09	\$23.00
Haze Machine Per Day (8 hr maximum)	\$43.64	\$4.36	\$48.00
Mirror Ball Per Day (8 hr maximum)	\$74.55	\$7.45	\$82.00
Foyer Monitors (Marketing) Per Day (8 hr maximum)	\$20.91	\$2.09	\$23.00
Foldback Per Day (8 hr maximum)	\$16.36	\$1.64	\$18.00
Music Stands Each	\$3.64	\$0.36	\$4.00
Rostra (Mini Stage) Each	\$27.27	\$2.73	\$30.00
External Equipment Hire Surcharge	\$0.91	\$0.09	\$1.00
Labour			
Weekday Per Hour	\$57.27	\$5.73	\$63.00
Saturday Per Hour	\$67.27	\$6.73	\$74.00
Sunday Per Hour	\$78.18	\$7.82	\$86.00
Security			
Monday to Saturday Per Hour	\$49.09	\$4.91	\$54.00
Sunday Per Hour	\$60.00	\$6.00	\$66.00
Call Out Fee Per Call Out	\$65.45	\$6.55	\$72.00
Admin Charges			
Booking Fee per ticket	\$5.45	\$0.55	\$6.00
*Booking Fee includes blank tickets/materials, SABO Printing Charge, Box Office Staffing, SABO Membership			
Merchant Fee Per Credit Card Sale	\$0.91	\$0.09	\$1.00
*Merchant Fee includes credit/debit card, eftpos fees			
Ticket Management Per Ticket	\$0.91	\$0.09	\$1.00
Marketing - Poster Drop	\$143.64	\$14.36	\$158.00
Marketing - Per Targeted EDM	\$71.82	\$7.18	\$79.00
Marketing - Foyer A1 Poster (1)	\$71.82	\$7.18	\$79.00
* Secure online payments and ticket management system fees			
GOLDFIELDS OASIS			
Health Club & Fitness			
Personal Training Rental - One-on-one:30 minutes	\$5.45	\$0.55	\$6.00
Personal Training Rental - One-on-one: 60 minutes	\$10.91	\$1.09	\$12.00
Personal Training Rental - Group: 30 minutes	\$14.55	\$1.45	\$16.00
Personal Training Rental - Group: 60 minutes	\$19.09	\$1.91	\$21.00
Fitness Testing	\$76.36	\$7.64	\$84.00
Gold Membership – Adult (Access to all facilities excluding Crèche)			
Joining fee	\$45.45	\$4.55	\$50.00
Weekly Direct Debit	\$23.64	\$2.36	\$26.00
Fortnightly Direct Debit	\$46.36	\$4.64	\$51.00
Monthly Direct Debit	\$99.09	\$9.91	\$109.00
Gold Membership – Teen (Access to all facilities excluding Crèche)			
Joining fee	\$45.45	\$4.55	\$50.00
Fee - Weekly Direct Debit	\$12.73	\$1.27	\$14.00
Fee – Fortnightly Direct Debit	\$25.45	\$2.55	\$28.00
Fee - Monthly Direct Debit	\$54.55	\$5.45	\$60.00
Gold Membership – Family (2 Adult Gold and 2 Teen or Aquatic Members)			
Joining fee	\$45.45	\$4.55	\$50.00
Fee - Weekly Direct Debit	\$50.00	\$5.00	\$55.00
Additional child weekly fee	\$4.55	\$0.45	\$5.00
Fee – Fortnightly Direct Debit	\$100.00	\$10.00	\$110.00
Additional child fortnightly fee	\$9.09	\$0.91	\$10.00
Fee - Monthly Direct Debit	\$215.45	\$21.55	\$237.00

Title of Fee or Charge	Fee & Charge 2023/24	GST	Fee & Charge 2023/24 Including GST
Additional child monthly fee	\$20.00	\$2.00	\$22.00
Gold Membership – Adult (Access to all facilities excluding Crèche) Paid up front			
Fee - 1 Week	\$50.00	\$5.00	\$55.00
Fee - 2 Week	\$80.91	\$8.09	\$89.00
Fee - 3 Week	\$110.91	\$11.09	\$122.00
Fee - 4 Week	\$140.91	\$14.09	\$155.00
Concession Membership – Health & Fitness (55+ Includes No Joining Fee)			
Fee - Weekly Concession Direct Debit	\$16.36	\$1.64	\$18.00
Fee - Monthly Concession Direct Debit	\$70.00	\$7.00	\$77.00
Corporate Gold Membership			20% Discount
Group Fitness Private Bookings			
School Groups Off-Site – per hour	\$139.09	\$13.91	\$153.00
School Groups On-Site – per hour	\$106.36	\$10.64	\$117.00
Private Fitness Class Off-Site – per hour	\$172.73	\$17.27	\$190.00
Private Fitness Class On-Site – per hour	\$139.09	\$13.91	\$153.00
Casual Centre All Day Pass	\$21.82	\$2.18	\$24.00
Health Club Landing Strip Hire – per hour	\$11.82	\$1.18	\$13.00
Compound Private Hire Fee – per hour	\$88.18	\$8.82	\$97.00
Programs			
Member price - per session	\$15.45	\$1.55	\$17.00
Non member price - per session	\$20.00	\$2.00	\$22.00
4 week program	\$64.55	\$6.45	\$71.00
6 week program	\$74.55	\$7.45	\$82.00
8 week program	\$99.09	\$9.91	\$109.00
10 week program	\$118.18	\$11.82	\$130.00
Aquatic Centre – Memberships			
Joining fee	\$45.45	\$4.55	\$50.00
Family Joining fee	\$45.45	\$4.55	\$50.00
Aquatic Membership - Adult - Direct Debit Weekly	\$14.55	\$1.45	\$16.00
Aquatic Membership – Adult – Direct Debit Fortnightly	\$29.09	\$2.91	\$32.00
Aquatic Membership - Adult - Direct Debit Monthly	\$63.64	\$6.36	\$70.00
Aquatic Membership – Child – Direct Debit Weekly	\$9.09	\$0.91	\$10.00
Aquatic Membership – Child – Direct Debit Fortnightly	\$18.18	\$1.82	\$20.00
Aquatic Membership – Child – Direct Debit Monthly	\$39.09	\$3.91	\$43.00
Aquatic Membership – Family – Direct Debit Weekly	\$34.55	\$3.45	\$38.00
Aquatic Membership – Family – Direct Debit Fortnightly	\$69.09	\$6.91	\$76.00
Aquatic Membership – Family – Direct Debit Monthly	\$150.00	\$15.00	\$165.00
Concession Membership (55+) - Direct Debit Weekly	\$10.00	\$1.00	\$11.00
Concession Membership (55+) - Direct Debit Fortnightly	\$19.09	\$1.91	\$21.00
Concession Membership (55+) - Direct Debit Monthly	\$40.00	\$4.00	\$44.00
Lost Membership Card	\$5.45	\$0.55	\$6.00
Entry Prices			
Child – In Term Swimming	\$4.55	\$0.45	\$5.00
Child – Vacation Swimming	\$4.55	\$0.45	\$5.00
Child- Vacation Swimming 10 Visit Pass	\$34.55	\$3.45	\$38.00
Adult - Casual Entry	\$6.36	\$0.64	\$7.00
Adult - Casual Entry Same Day Multiple Entry Pass	\$8.18	\$0.82	\$9.00
Adult – 10 Entry	\$57.27	\$5.73	\$63.00
Adult – Concession Swim	\$5.45	\$0.55	\$6.00
Adult – 10 Pass Concession Swim	\$49.09	\$4.91	\$54.00
Child – Casual Entry	\$4.55	\$0.45	\$5.00
Child – Casual Entry Same Day Multiple Entry Pass	\$6.36	\$0.64	\$7.00
Child – 10 Entry	\$40.91	\$4.09	\$45.00
Family Swim – Casual Entry (2 Adults & 2 Children)	\$18.18	\$1.82	\$20.00

Title of Fee or Charge	Fee & Charge 2023/24	GST	Fee & Charge 2023/24 Including GST
Aquatic Spectator – Casual Entry	\$2.73	\$0.27	\$3.00
Aquatic Spectator – Casual Entry Same Day Multiple Entry Pass	\$4.55	\$0.45	\$5.00
Aquatic Spectator – 10 Entry	\$24.55	\$2.45	\$27.00
School Entry – Pool only per child	\$4.55	\$0.45	\$5.00
Lap Lane Hire – 25m – per lane/per hour	\$16.36	\$1.64	\$18.00
Lap Lane Hire – 50m – per lane/per hour	\$21.82	\$2.18	\$24.00
Swim Lessons – Infants – Fortnightly direct debit	\$29.09	\$2.91	\$32.00
Swim Lessons – Pre-School/School Age – Fortnightly direct debit	\$32.73	\$3.27	\$36.00
Swim Lesson – Junior LG/Mini Squads – Fortnightly direct debit	\$32.73	\$3.27	\$36.00
Oasis Development Squad (1 lesson per week) – Fortnightly direct debit	\$32.73	\$3.27	\$36.00
Oasis Development Squad (2 lesson per week) – Fortnightly direct debit	\$48.18	\$4.82	\$53.00
Oasis Development Squad (3 lesson per week) – Fortnightly direct debit	\$58.18	\$5.82	\$64.00
Private Swim Lessons 1:1 – 30 minutes – Fortnightly direct debit	\$72.73	\$7.27	\$80.00
Private Swim Lessons 1:2 – 30 minutes Fortnightly direct debit	\$119.09	\$11.91	\$131.00
Adult Swimming Lesson – per lesson – Fortnightly direct debit	\$32.73	\$3.27	\$36.00
Disabled Swim Lessons (Private) – Fortnightly direct debit	\$38.18	\$3.82	\$42.00
Disabled Swim Lessons (Group) – Fortnightly direct debit	\$34.55	\$3.45	\$38.00
Swim School Registration Fee – per family	\$27.27	\$2.73	\$30.00
Swim School Hold Fee – per week per child	\$5.45	\$0.55	\$6.00
School Carnivals (does include pool entry & spectator fees)	\$1,218.18	\$121.82	\$1,340.00
Crazy Race – per hour	\$111.82	\$11.18	\$123.00
Dolphin Slide – per hour	\$100.00	\$10.00	\$110.00
Dual Racer – per hour	\$111.82	\$11.18	\$123.00
Jousting Inflatable – per hour	\$100.00	\$10.00	\$110.00
Log Runner – per hour	\$111.82	\$11.18	\$123.00
Torpedo Inflatable - per hour	\$111.82	\$11.18	\$123.00
Volleyball Inflatable – per hour	\$67.27	\$6.73	\$74.00
Water Playground – per hour – including staff per hr capped at 100 people	\$133.64	\$13.36	\$147.00
Picnic and BBQ Area per hour	\$133.64	\$13.36	\$147.00
Picnic/BBQ Area per hour Not for Profit	\$89.09	\$8.91	\$98.00
Corporate Bootcamp per person/class	\$23.64	\$2.36	\$26.00
Indoor Slide – per hour	\$111.82	\$11.18	\$123.00
Bubble Soccer (Per hr) 10 Bubbles	\$160.00	\$16.00	\$176.00
Towel Hire	\$5.45	\$0.55	\$6.00
Lane Hire Agreement (reduced fees)			
Kalgoorlie Amateur Swimming Club and Kalgoorlie Tri Club - reduced lane hire fees subject to agreement terms and conditions and as approved by CEO.			As per Agreement
Outdoor Water Slide			
Outdoor Slide (2 hr session)	\$7.27	\$0.73	\$8.00
Outdoor Slide (Same Day Multiple Entry Pass)	\$16.36	\$1.64	\$18.00
Outdoor Slide (private hire) per hr	\$309.09	\$30.91	\$340.00
Private Hire – all features (includes pool entry) per hr capped at 100 people	\$638.18	\$63.82	\$702.00
Outdoor Slide – not for profit – private hire per hr	\$198.18	\$19.82	\$218.00
Crèche			
Casual 1.5 hour session	\$5.45	\$0.55	\$6.00
Late Collection fee per 5 minutes intervals late	\$5.45	\$0.55	\$6.00
Stadium			
Stadium Entry – Child	\$4.55	\$0.45	\$5.00
Stadium Entry – Adult	\$6.36	\$0.64	\$7.00
Stadium & Pool Entry - Child	\$6.36	\$0.64	\$7.00
Stadium & Pool Entry - Adult	\$8.18	\$0.82	\$9.00
Room, Equipment & Court Hire			
(Not for profit rate. Commercial rates at CEO's discretion)			
Room Hire			
External User Office per year	\$1,107.27	\$110.73	\$1,218.00

Title of Fee or Charge	Fee & Charge 2023/24	GST	Fee & Charge 2023/24 Including GST
Stadium Training room per hour	\$11.82	\$1.18	\$13.00
Training Room (1 or 2) per hour	\$11.82	\$1.18	\$13.00
Training Room (1 and 2 joined) – per hour	\$22.73	\$2.27	\$25.00
Group Fitness Private Room Hire Only	\$88.18	\$8.82	\$97.00
Goldfields Oasis Advertising Package Annual Fee 1	\$436.36	\$43.64	\$480.00
Goldfields Oasis Advertising Package Annual Fee 2	\$654.55	\$65.45	\$720.00
Goldfields Oasis Advertising Package Annual Fee 3	\$436.36	\$43.64	\$480.00
Goldfields Oasis Advertising Package Annual Fee 4	\$1,309.09	\$130.91	\$1,440.00
Booking Packages	\$88.18	\$8.82	\$97.00
Corporate Training / Conference Room Package - (Up to 30 people, price per person, per day)	\$27.27	\$2.73	\$30.00
Aquatic party package (1) Dolphin Slide (Up to 15 Children) - Includes: 1hr Dolphin Slide infatable, 2 hour room hire, catering, birthday cake	\$290.91	\$29.09	\$320.00
Aquatic party package (1) Dolphin Slide (15 to 30 Children) - Includes: 1hr Dolphin Slide infatable, 2 hour room hire, catering, birthday cake	\$400.00	\$40.00	\$440.00
Aquatic Party package (2) Inflatable/ Indoor Slide (Up to 15 Children) - Includes: 1hr inflatable or indoor waterslide, 2 hour room hire, catering, birthday cake	\$304.55	\$30.45	\$335.00
Aquatic Party package (2) Inflatable/ Indoor Slide (15 to 30 Children) - Includes: 1hr inflatable or indoor waterslide, 2 hour room hire, catering, birthday cake	\$409.09	\$40.91	\$450.00
Aquatic Party Package (3) Outdoor Water Slide (up to 30 Children), per hour - Includes private use of Outdoor Waterslide and area, catering, birthday cake	\$563.64	\$56.36	\$620.00
Court Hire			
Outdoor court Hire – peak	\$27.27	\$2.73	\$30.00
Outdoor Court Hire – off peak	\$16.36	\$1.64	\$18.00
Stadium Court Hire – peak	\$32.73	\$3.27	\$36.00
Stadium Court Hire – off peak	\$27.27	\$2.73	\$30.00
Stadium Court Hire – All Day Child Pass	\$6.36	\$0.64	\$7.00
Stadium Court Hire – All Day Adult Pass	\$7.27	\$0.73	\$8.00
School Use – Court Hire	\$21.82	\$2.18	\$24.00
Court Hire Commercial			
All Courts – per court/hour (Must be booked)	\$43.64	\$4.36	\$48.00
Carpet tiles – per court setup and pack-up	\$1,357.27	\$135.73	\$1,493.00
Carpet tiles – per court no laying	\$239.09	\$23.91	\$263.00
Duty Manager – per hour	\$100.00	\$10.00	\$110.00
Cleaners – toilets only – per hour	\$83.64	\$8.36	\$92.00
Other Staff	\$83.64	\$8.36	\$92.00
Event Attendant Aquatic	\$83.64	\$8.36	\$92.00
Event Attendant – per hour	\$83.64	\$8.36	\$92.00
Equipment			
Tables (each – per day)	\$5.45	\$0.55	\$6.00
Chairs (each – per day)	\$1.82	\$0.18	\$2.00
Membership Default Payment Fees			
Default payment fee - Gold	\$5.45	\$0.55	\$6.00
Default payment fee - Aquatic	\$5.45	\$0.55	\$6.00
Default payment fee - Swim School	\$5.45	\$0.55	\$6.00
Gold Member Adult Upfront			
1 Month	\$100.00	\$10.00	\$110.00
3 Month	\$298.18	\$29.82	\$328.00
6 Month	\$595.45	\$59.55	\$655.00
12 Month	\$1,190.91	\$119.09	\$1,310.00
Gold Member Teen Upfront			
1 Month	\$55.45	\$5.55	\$61.00
3 Month	\$164.55	\$16.45	\$181.00

Title of Fee or Charge	Fee & Charge 2023/24	GST	Fee & Charge 2023/24 Including GST
6 Month	\$328.18	\$32.82	\$361.00
12 Month	\$656.36	\$65.64	\$722.00
Gold Member Family Upfront			
1 Month	\$215.45	\$21.55	\$237.00
3 Month	\$645.45	\$64.55	\$710.00
6 Month	\$1,290.91	\$129.09	\$1,420.00
12 Month	\$2,580.91	\$258.09	\$2,839.00
Gold Member Concession Upfront			
1 Month	\$70.00	\$7.00	\$77.00
3 Month	\$208.18	\$20.82	\$229.00
6 Month	\$415.45	\$41.55	\$457.00
12 Month	\$830.00	\$83.00	\$913.00
Aquatic Member Adult Upfront			
1 Month	\$63.64	\$6.36	\$70.00
3 Month	\$189.09	\$18.91	\$208.00
6 Month	\$378.18	\$37.82	\$416.00
12 Month	\$756.36	\$75.64	\$832.00
Aquatic Member Child Upfront			
1 Month	\$39.09	\$3.91	\$43.00
3 Month	\$116.36	\$11.64	\$128.00
6 Month	\$232.73	\$23.27	\$256.00
12 Month	\$465.45	\$46.55	\$512.00
Aquatic Family Upfront			
1 Month	\$149.09	\$14.91	\$164.00
3 Month	\$447.27	\$44.73	\$492.00
6 Month	\$894.55	\$89.45	\$984.00
12 Month	\$1,788.18	\$178.82	\$1,967.00
Aquatic Concession Upfront			
1 Month	\$40.00	\$4.00	\$44.00
3 Month	\$119.09	\$11.91	\$131.00
6 Month	\$238.18	\$23.82	\$262.00
12 Month	\$476.36	\$47.64	\$524.00
HEALTH & COMPLIANCE			
Food Premises Notification and Registration Fee			
Notification Fee (Statute) (Family Day Care exempt)			The fee in accordance with the Food Regulations 2009, Schedule 2
Registration Fee (Statute) (Family Day Care exempt)			
<i>Note: Family Day Cares exempt from paying fee</i>			
Food Premises Surveillance and Inspection Fee			
Risk Category 1 (Exempt)			Exempt
Risk Category 2	\$55.45	\$5.55	\$61.00
Risk Category 3	\$211.82	\$21.18	\$233.00
Risk Category 4	\$423.64	\$42.36	\$466.00
Risk Category 5	\$829.09	\$82.91	\$912.00
<i>Note: Family Day Cares exempt from paying fee</i>			
Alfresco Dining			
Initial Application Fee	\$160.00	\$16.00	\$176.00
Annual Alfresco Dining Permit	\$160.00	\$16.00	\$176.00
Lodging House Registration			
Lodging House Registration Fee	\$251.82	\$25.18	\$277.00
Morgue Registration			
Morgue Registration Fee	\$110.00	\$11.00	\$121.00
Caravan Parks and Camping Grounds (Statute)			
Application for grant or renewal of licence (annual)			
Long stay sites (per site)			

Title of Fee or Charge	Fee & Charge 2023/24	GST	Fee & Charge 2023/24 Including GST
Short stay sites (per site)			The fee in accordance with the Caravan Parks and Camping Grounds Regulations 1997, Schedule 3
Camp site			
Overflow site			
Additional fee for renewal of expiry			
Temporary or transfer of licence			
<i>Note: Pro rata amount of the fee payable under item – 1 for the period of time for which the licence is to be in force with a minimum of \$100.00</i>			
Pet Meat Establishments			
Notification of Pet Meat Establishment (Statute)	\$72.73	\$7.27	\$80.00
Surveillance & Inspection Fee	\$211.82	\$21.18	\$233.00
Offensive Trades (Statute)			
Fish Processing			The fee in accordance with the Health (Offensive Trade Fees) Regulations 1976, Regulation 3
Laundromats/Dry Cleaners			
Poultry Premises			
Fellmongeries (Skin Sheds)			
Knackeries			
Stable Registration			
Per stable	\$50.00	\$5.00	\$55.00
Activity and Trading in Public Places			
(a) Permit to Conduct on Streets and Thoroughfares (Max 4 days)			
Application fee	\$53.64	\$5.36	\$59.00
Per day	\$16.36	\$1.64	\$18.00
Per day (for non-local business)	\$95.45	\$9.55	\$105.00
<i>Note: Charitable and not-for-profit organisations do not pay the first application fee (in the month) and any daily fees.</i>			
(b) Foot Path Trading (for CBD business only to extend and trade on the footpath - this does not include alfresco dining)			
Application fee (one-off)	\$53.64	\$5.36	\$59.00
Per week	\$5.45	\$0.55	\$6.00
Per month	\$10.91	\$1.09	\$12.00
Per annum	\$53.64	\$5.36	\$59.00
(c) Stationary Trading Permit (for food/commercial vehicles or market trading in a public places that are not captured by the 'Permit to Conduct' application)			
Application fee (one-off)	\$155.45	\$15.55	\$171.00
Per week	\$310.00	\$31.00	\$341.00
Per 3 monthly	\$1,550.00	\$155.00	\$1,705.00
Per 6 Monthly	\$2,582.73	\$258.27	\$2,841.00
Per annum	\$5,165.45	\$516.55	\$5,682.00
<i>Note: Charitable and not for profit organisations do not pay the duration fees</i>			
(d) Hireable E-scooter Permit			
Permit fee	\$2,863.64	\$286.36	\$3,150.00
Renewal fee	\$2,863.64	\$286.36	\$3,150.00
Noise Approvals and Exemptions			
Approval non-conforming noise events (Statue to Max \$1000)	\$545.45	\$54.55	\$600.00
<i>Note: The application of this fee for charitable or not for profit organisations can be waived at the discretion of the CEO</i>			
Noise Monitoring Fee per hour	\$90.00	\$9.00	\$99.00
Approval To Undertake Noise Generating Construction Activities Out of Normal Hours for Non Residential Developments	\$239.09	\$23.91	\$263.00
Acoustic report assessment/review as part of a development application	\$128.18	\$12.82	\$141.00
Application to Construct or Install an Apparatus for the Treatment of Sewerage			
Application for the approval of an apparatus (Statue)			The fee in accordance with the Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974, Schedule 1
Issuing of a permit to use an apparatus (Statue)			
Local Government Report Fee			
Application to construct or install a washdown bay (apparatus)			
Application for the approval to construct or install a wash down bay	\$130.91	\$13.09	\$144.00

Title of Fee or Charge	Fee & Charge 2023/24	GST	Fee & Charge 2023/24 Including GST
Issuing of a permit to use a wash down bay	\$130.91	\$13.09	\$144.00
Public Building Approvals			
Applications to Construct/Alter/Extend a Public Building*			The fee in accordance with the Health (Public Buildings) Regulations 1992, Schedule 1
More than 500 people (Statute to Max \$871)			
Less than 500 people (Statute to Max \$871)			
Public Events Approvals			
More than 500 people (Statute to Max \$871)	\$502.73	\$50.27	\$553.00
Less than 500 people (Statute to Max \$871)	\$245.45	\$24.55	\$270.00
For Application received between 60 - 30 days prior to event	\$675.45	\$67.55	\$743.00
For application received <30 days prior to event	\$791.82	\$79.18	\$871.00
<i>Note: The application of this fee for charitable or not for profit organisations can be waived at the discretion of the CEO as long as application is received >30 days prior to the event. If <30 days, relevant fee applies as per the schedule of fees and charges.</i>			
Liquor Licensing (S.39) & Gaming Approvals (S.55)			
Certificate of Compliance or Report Fee	\$106.36	\$10.64	\$117.00
Application Fee for Personal Care Businesses, Skin Penetration			
Hairdressers, Personal Care and Skin Penetration Registration Fee	\$67.27	\$6.73	\$74.00
Annual Registration Renewal Fee	\$67.27	\$6.73	\$74.00
Aquatic Facility Fees			
Annual inspection and water sampling per annum	\$160.00	\$16.00	\$176.00
Re-sample (within the month) due to non-compliance			\$27.00 per aquatic facility
Other Health and Compliance Fees			
Health or Environmental Inspection Fee (Non-Statutory Inspection)	\$190.91	\$19.09	\$210.00
Health registration transfer fee	\$29.09	\$2.91	\$32.00
Approval to keep large animals, poultry, pigeons, bees etc	\$67.27	\$6.73	\$74.00
Late payment administration fee	\$75.45	\$7.55	\$83.00
Copy of licence, permit or registration	\$40.00	\$4.00	\$44.00
Statutory Re-inspection fee per visit (applies to 2nd re-inspection or higher)	\$190.91	\$19.09	\$210.00
HERITAGE SERVICES			
Goldfields War Museum entry			
Kalgoorlie Town Hall per person			Gold Coin Donation encouraged
Boulder Town Hall Heritage Precinct per person			Gold Coin Donation encouraged
War Museum Administrator Service – Per Hour			
Research enquiries per hour	\$48.18	\$4.82	\$53.00
War Museum Printing			
Printing from PC's / Internet A4 (B&W)	\$0.45	\$0.05	\$0.50
Printing from PC's/Internet A3 (B&W)	\$0.91	\$0.09	\$1.00
Printing from PC's/Internet A4 colour – per copy	\$2.73	\$0.27	\$3.00
Printing from PC's/Internet A3 colour – per copy	\$4.55	\$0.45	\$5.00
War Museum Photocopying			
A4 Black & White – per copy	\$0.45	\$0.05	\$0.50
A3 Black & White – per copy	\$0.91	\$0.09	\$1.00
A4 Colour – per copy	\$2.73	\$0.27	\$3.00
A3 Colour – per copy	\$4.55	\$0.45	\$5.00
War Museum Laminating			
A4 sheet – per copy	\$2.73	\$0.27	\$3.00
A3 sheet – per copy	\$4.55	\$0.45	\$5.00
Local History Enquiries			
Minimum charge – per half hour	\$23.64	\$2.36	\$26.00
Microfilm Screen Print A4	\$0.91	\$0.09	\$1.00
B & W per copy			
Microfilm Screen Print A3	\$0.91	\$0.09	\$1.00

Title of Fee or Charge	Fee & Charge 2023/24	GST	Fee & Charge 2023/24 Including GST
Local History Printing			
Printing from PC's / Internet A4 B & W – per copy	\$0.45	\$0.05	\$0.50
Printing from PC's / Internet A3 B & W – per copy	\$0.91	\$0.09	\$1.00
Printing from PC's / Internet A4 colour – per copy	\$2.73	\$0.27	\$3.00
Printing from PC's / Internet A3 colour – per copy	\$4.55	\$0.45	\$5.00
Local History Photocopying			
A4 Black & White – per copy	\$0.45	\$0.05	\$0.50
A3 Black & White – per copy	\$0.91	\$0.09	\$1.00
A4 Colour – per copy	\$2.73	\$0.27	\$3.00
A3 Colour – per copy	\$4.55	\$0.45	\$5.00
Local History Photographs printed on photographic paper			
A6	\$10.91	\$1.09	\$12.00
A5	\$12.73	\$1.27	\$14.00
A4	\$25.45	\$2.55	\$28.00
Tours			
One hour guided tour of Kalgoorlie or Boulder Town Hall - School Groups	\$4.55	\$0.45	\$5.00
One hour guided tour of Kalgoorlie or Boulder Town Hall – Tour Operators/Corporate Bookings			By negotiation
One hour Tour Kalgoorlie or Boulder Town Hall - Weekly Tour Adults Standard	\$9.09	\$0.91	\$10.00
One hour Tour Kalgoorlie or Boulder Town Hall - Weekly Tour Adults Concession	\$7.27	\$0.73	\$8.00
One hour Tour Kalgoorlie or Boulder Town Hall - Weekly Tour Children - 16 years and younger	\$3.64	\$0.36	\$4.00
½ hour Tour of Kalgoorlie or Boulder Town Hall - Tour Operators/Corporate			By negotiation
One hour Tour Goldfields War Museum - Adults Standard	\$9.09	\$0.91	\$10.00
One hour Tour Goldfields War Museum - Adults Concession	\$7.27	\$0.73	\$8.00
One hour Tour Goldfields War Museum - Children - 16 years and younger	\$3.64	\$0.36	\$4.00
½ hour Tour of Goldfields War Museum - Tour Operators/Corporate			By negotiation
One hour guided tour of War Museum - School Groups	\$4.55	\$0.45	\$5.00
Kalgoorlie Town Hall Ghost Tour	\$30.91	\$3.09	\$34.00
One hour Tour Skullduggery, Murder & Mayhem - Hannan Street Tour	\$9.09	\$0.91	\$10.00
School Holiday Programs			
School holiday program activities	\$3.64	\$0.36	\$4.00
Other Professional Services			
Conservation Services - Object conservation (Kalgoorlie rate), per hour, exclusive of cost of materials	\$80.91	\$8.09	\$89.00
Conservation Services - Object conservation (External to Kalgoorlie rate)			By negotiation
War Museum Sale of Souvenirs			As per advertised pricing
INFORMATION MANAGEMENT			
Freedom of Information Applications			
Application Fee (Statute Fee) GST free	\$30.00	\$0.00	\$30.00
Administration Fee for Staff Handling Application (per hour) GST free	\$30.00	\$0.00	\$30.00
Staff Supervised Access Fee (per hour) GST free	\$30.00	\$0.00	\$30.00
Freedom of Information Photocopying Charges			
- per hour	\$27.27	\$2.73	\$30.00
- per copy	\$0.18	\$0.02	\$0.20
Transcribing Fee (per hour)	\$27.27	\$2.73	\$30.00
Duplication of Tapes, Film or Computer information			Actual Cost
Delivery, Packaging and Postage			Actual Cost
Advance Deposits			
a) Advance deposits may be required by Council under Section 18 (1) of the Freedom of Information Act 1992, expressed as a percentage of the estimated charges which will be payable in excess of the application fee.			25%
b) Further advance deposit may be required by Council under Section 18 (4) of the Freedom of Information Act 1992, expressed as a percentage of the estimated charges which will be payable in excess of the application fee.			75%

Title of Fee or Charge	Fee & Charge 2023/24	GST	Fee & Charge 2023/24 Including GST
KALGOORLIE GOLF COURSE			
Green Fees			
18 Holes (Mon- Sun)	\$69.09	\$6.91	\$76.00
18 Holes (Under 18 or Senior Card) (Mon-Sun)	\$50.91	\$5.09	\$56.00
9 Holes (Mon - Sun)	\$46.36	\$4.64	\$51.00
9 Holes (Under 18 or Senior Card) (Mon-Sun)	\$32.73	\$3.27	\$36.00
18 Holes (Local 6430/6432 postcode 25% discount Saturday & Sundays & 50% discount Monday to Friday. Must show proof of residency)			
9 Holes (Local 6430/6432 postcode 25% discount Saturday & Sundays & 50% discount Monday to Friday. Must show proof of residency)			
18 holes Corporate Golf Day (Wed –Fri) 12-20 player	\$55.45	\$5.55	\$61.00
18 holes Corporate Golf Day (Wed –Fri) 21-48 players	\$53.64	\$5.36	\$59.00
18 holes Corporate Golf Day (Wed –Fri) 49+ players	\$52.73	\$5.27	\$58.00
9 holes Corporate Golf Day (Wed- Fri) 12-20 player	\$35.45	\$3.55	\$39.00
9 holes Corporate Golf Day (Wed- Fri) 21-48 players	\$33.64	\$3.36	\$37.00
9 holes Corporate Golf Day (Wed- Fri) 49+ players	\$31.82	\$3.18	\$35.00
9 & Dine Promotion - only on Fridays through pre-booking	\$63.18	\$6.32	\$69.50
Range Fees			
Small Bucket (Approx 30 balls)	\$8.18	\$0.82	\$9.00
Medium Bucket (Approx 60 balls)	\$13.64	\$1.36	\$15.00
Large Bucket (Approx 90)	\$17.27	\$1.73	\$19.00
Motorised Cart Fees			
9 Holes (Per cart)	\$27.27	\$2.73	\$30.00
18 Holes (Per cart)	\$43.64	\$4.36	\$48.00
Pull Buggy (9)	\$6.36	\$0.64	\$7.00
Pull Buggy (18)	\$9.09	\$0.91	\$10.00
Photo Hire Fee – Bride & Groom (Course Marshall Cart)	\$44.55	\$4.45	\$49.00
Photo Hire Fee – normal Cart	\$23.64	\$2.36	\$26.00
Club Hire Fees			
9 Holes (includes pull cart)	\$10.91	\$1.09	\$12.00
18 Holes (includes pull cart)	\$20.91	\$2.09	\$23.00
9 Holes Premium Hire Set (includes pull cart)	\$22.73	\$2.27	\$25.00
18 Holes Premium Hire Set (includes pull cart)	\$40.91	\$4.09	\$45.00
Single iron golf club	\$4.55	\$0.45	\$5.00
Single driver golf club	\$10.91	\$1.09	\$12.00
Damage to Hired equipment (golf carts, buggy, clubs) - Hirer will be liable for full replacement cost or repair cost in accordance with agreement			As per Agreement
Golf Lessons			
Rates as set by Head Golf Professional			
Goldfields Golf Club Annual License fees payable by the Club			
Foundation Member (Sum equivalent per member)	\$900.00	\$90.00	\$990.00
Non Foundation Member (Sum equivalent per member)	\$1,092.91	\$109.29	\$1,202.20
3 Month Licence Fee – Ordinary Member	\$314.61	\$31.46	\$346.08
6 Month Licence Fee – Ordinary Member	\$601.32	\$60.13	\$661.46
Direct Debit Membership			
The CEO is authorised to vary fees, charges and corporate practices to reflect market movements and commercial activities.			
Venue Hire (8hr maximum hire)			
Marquee Hire	\$830.00	\$83.00	\$913.00
BBQ Area	\$224.55	\$22.45	\$247.00
Verandah	\$111.82	\$11.18	\$123.00
The Clubhouse	\$224.55	\$22.45	\$247.00
Driving Range	\$295.45	\$29.55	\$325.00

Title of Fee or Charge	Fee & Charge 2023/24	GST	Fee & Charge 2023/24 Including GST
Wedding Ceremonies (Clubhouse)	\$117.27	\$11.73	\$129.00
Wedding Ceremonies (Driving Range)	\$0.00	\$0.00	\$0.00
Public Holiday Surcharge Fee for Food and Beverage Functions			
Public Holiday Surcharge Fee for Clubhouse Food and Beverage			
Service Fee			
Other Staff - Additional Waiter / Waitress Per Hour	\$83.64	\$8.36	\$92.00
Sponsorship			
Hole sponsorship	\$2,766.36	\$276.64	\$3,043.00
Driving Range bay Sponsorship	\$559.09	\$55.91	\$615.00
Cart Sponsorship	\$0.00	\$0.00	\$0.00
Putting Green Sponsorship	\$0.00	\$0.00	\$0.00
Sponsorship Package	\$3,325.45	\$332.55	\$3,658.00
Cart Package Sponsorship (10 carts)	\$1,777.27	\$177.73	\$1,955.00
OPERATIONS			
SPORTING GROUND HIRE			
Oasis Playing Fields (1)			
Half Day	\$110.91	\$11.09	\$122.00
Full Day (More than 4 Hrs)	\$221.82	\$22.18	\$244.00
Club Training (Per Season)	\$664.55	\$66.45	\$731.00
Oasis Playing Fields (2)			
Half Day	\$110.91	\$11.09	\$122.00
Full Day (More than 4 Hrs)	\$221.82	\$22.18	\$244.00
Club Training (Per Season)	\$664.55	\$66.45	\$731.00
Digger Daws Oval			
Half Day	\$110.91	\$11.09	\$122.00
Full Day (More than 4 Hrs)	\$221.82	\$22.18	\$244.00
Club Training (Per Season)	\$664.55	\$66.45	\$731.00
Usher Park East			
Half Day	\$110.91	\$11.09	\$122.00
Full Day (More than 4 Hrs)	\$221.82	\$22.18	\$244.00
Club Training (Per Season)	\$664.55	\$66.45	\$731.00
Usher Park West			
Half Day	\$110.91	\$11.09	\$122.00
Full Day (More than 4 Hrs)	\$221.82	\$22.18	\$244.00
Club Training (Per Season)	\$664.55	\$66.45	\$731.00
Shepherdson Park			
Half Day	\$110.91	\$11.09	\$122.00
Full Day (More than 4 Hrs)	\$221.82	\$22.18	\$244.00
Club Training (Per Season)	\$664.55	\$66.45	\$731.00
Wallace Park			
Half Day	\$110.91	\$11.09	\$122.00
Full Day (More than 4 Hrs)	\$221.82	\$22.18	\$244.00
Club Training (Per Season)	\$664.55	\$66.45	\$731.00
Morrison Oval			
Half Day	\$110.91	\$11.09	\$122.00
Full Day (More than 4 Hrs)	\$221.82	\$22.18	\$244.00
Club Training (Per Season)	\$664.55	\$66.45	\$731.00
Norkal Park			
Half Day	\$110.91	\$11.09	\$122.00
Full Day (More than 4 Hrs)	\$221.82	\$22.18	\$244.00
Club Training (Per Season)	\$664.55	\$66.45	\$731.00
Edwards Park			
Half Day	\$110.91	\$11.09	\$122.00
Full Day (More than 4 Hrs)	\$221.82	\$22.18	\$244.00

Title of Fee or Charge	Fee & Charge 2023/24	GST	Fee & Charge 2023/24 Including GST
Club Training (Per Season)	\$664.55	\$66.45	\$731.00
Ray Finlayson Playing Fields			
Half Day	\$110.91	\$11.09	\$122.00
Full Day (More than 4 Hrs)	\$221.82	\$22.18	\$244.00
Club Training (Per Season)	\$664.55	\$66.45	\$731.00
Pre-Season Training (All Grounds)			
Per ground per month (up to 1 month prior to season commencement)	\$56.36	\$5.64	\$62.00
Per Ground per month (more than 1 month prior to season commencement)	\$110.91	\$11.09	\$122.00
Cricket			
Turf Wicket Preparation (per game) in addition to oval price	\$200.00	\$20.00	\$220.00
Training - Per Club Per Season	\$278.18	\$27.82	\$306.00
Requested work on sports grounds			As per private works request
Install and dismantle of goal posts			As per private works request
Initial set up and marking of lines on fields			As per private works request
Sporting Ground Utilities			
Electricity per kw, per hour	\$0.23	\$0.02	\$0.25
Fees for Lights - Per Hour			
Sir Richard Moore Oval	\$43.64	\$4.36	\$48.00
Wallace Park	\$9.09	\$0.91	\$10.00
Norkal Park	\$7.27	\$0.73	\$8.00
Edwards Park	\$3.64	\$0.36	\$4.00
Digger Daws Oval	\$31.82	\$3.18	\$35.00
Digger Daws Oval	\$31.82	\$3.18	\$35.00
Morrison Oval	\$29.09	\$2.91	\$32.00
Usher Park East	\$7.27	\$0.73	\$8.00
Usher Park West	\$7.27	\$0.73	\$8.00
Usher Park Total	\$13.64	\$1.36	\$15.00
Shepherdson Park (West)	\$22.73	\$2.27	\$25.00
Shepherdson Park (East)	\$22.73	\$2.27	\$25.00
Shepherdson Park (Full Field)	\$45.45	\$4.55	\$50.00
Oasis Playing Field 1 (North)	\$26.36	\$2.64	\$29.00
Oasis Playing Field 1 (South)	\$32.73	\$3.27	\$36.00
Oasis Playing Fields 1 (Full Field)	\$58.18	\$5.82	\$64.00
Oasis Playing Fields 2 (Full Field)	\$43.64	\$4.36	\$48.00
Ray Finlayson Playing Fields - Soccer Field 1	\$10.00	\$1.00	\$11.00
Ray Finlayson Playing Fields - Soccer Field 2	\$10.00	\$1.00	\$11.00
Ray Finlayson Playing Fields - Soccer Field 3 (Hallmark)	\$36.36	\$3.64	\$40.00
Ray Finlayson Playing Fields - Soccer Field 4 (Rear Hallmark)	\$12.73	\$1.27	\$14.00
Ray Finlayson Playing Fields - Rugby Field	\$17.27	\$1.73	\$19.00
Ray Finlayson Playing Fields - Cricket Field 1	\$17.27	\$1.73	\$19.00
Ray Finlayson Playing Fields - Cricket Field 2 (Hallmark)	\$41.82	\$4.18	\$46.00
Ray Finlayson Playing Fields - Cricket Nets	\$2.73	\$0.27	\$3.00
PARK HIRE			
Hammond Park			
BBQ Areas (Electric & Playground)			
Half day hire (up to 4 hours)	\$29.09	\$2.91	\$32.00
Full day hire (more than 4 hours)	\$58.18	\$5.82	\$64.00
<i>Note: Evening hire after park opening hours are subject to CEO approval</i>			
<i>Note: Set up and pack up time are included in the above hire times</i>			
Rotunda			
Half day hire (up to 4 hours)	\$83.64	\$8.36	\$92.00
Full day hire (more than 4 hours up to 5pm)	\$166.36	\$16.64	\$183.00

Title of Fee or Charge	Fee & Charge 2023/24	GST	Fee & Charge 2023/24 Including GST
Evening hire (After 5pm - appointment of security after park closing times will apply.)	\$166.36	\$16.64	\$183.00
<i>Note: Evening hire after park opening hours are subject to CEO approval</i>			
<i>Note: Set up and pack up time are included in the above hire times</i>			
Community Event at All Parks and Reserves			
BOND for a large event at a park including but not limited to concerts, circuses and carnivals. (Exemptions at CEOs discretion)	\$2,000.00	\$0.00	\$2,000.00
Daily Fee for a large event at a park including but not limited to concerts, circuses and carnivals (Exemptions at CEOs discretion)	\$272.73	\$27.27	\$300.00
Provision of toilet paper, hand soap/sanitiser, paper towels - Per unit/bundle (Quantity required will depend on number of attendees) - per bundle	\$93.64	\$9.36	\$103.00
Centennial Park – Soundshell and Park			
(Exclusive Area Hire)			
Community Groups No Charge			
Bond No Alcohol	\$250.00	\$0.00	\$250.00
Bond with Alcohol	\$570.00	\$0.00	\$570.00
Half day hire (up to 4 hours)	\$83.64	\$8.36	\$92.00
Full day hire (more than 4 hours up to 5pm)	\$166.36	\$16.64	\$183.00
Evening (after 5pm)	\$166.36	\$16.64	\$183.00
Full day & evening hire (8am to 11pm)	\$266.36	\$26.64	\$293.00
Soundshell access for Lights Only (per hour)	\$7.27	\$0.73	\$8.00
<i>Note: Evening hire after park opening hours are subject to CEO approval</i>			
<i>Note: Set up and pack up time are included in the above hire times</i>			
Lord Forrest Complex			
(Exclusive Area Hire)			
Community Groups No Charge			
Bond No Alcohol	\$250.00	\$0.00	\$250.00
Bond with Alcohol	\$570.00	\$0.00	\$570.00
Half day hire (up to 4 hours)	\$83.64	\$8.36	\$92.00
Full day hire (more than 4 hours up to 5pm)	\$166.36	\$16.64	\$183.00
Evening (after 5pm)	\$166.36	\$16.64	\$183.00
Full day & evening hire (8am to 11pm)	\$266.36	\$26.64	\$293.00
<i>Note: Evening hire after park opening hours are subject to CEO approval</i>			
<i>Note: Set up and pack up time are included in the above hire times</i>			
All Parks and Reserves			
Dog obedience – per hour	\$10.00	\$1.00	\$11.00
Fitness Trainers: Application Fee	\$81.82	\$8.18	\$90.00
Administration Fee - Booking cancellations (<14 days)			50% of Hire Fee Paid
Administration Fee - Booking cancellations (<7 days)			75% of Hire Fee Paid

PLANNING	
Planning Application Fees (Statute)	
Determining a development application (other than for an extractive industry) where the development has not commenced or been carried out and the estimated cost of the development is -	
(a) Not more than \$50,000	
(b) More than \$50,000 but not more than \$500,000	
(c) More than \$500,000 but not more than \$2.5 million	
(d) More than \$2.5 million but not more than \$5 million	
(e) more than \$5 million but not more than \$21.5 million	
(f) more than \$21.5 million	
Determining a development application (other than for an extractive industry) where the development has commenced or been carried out	The maximum fee in accordance with the Planning and Development Regulations 2009, Schedule 2
Determining a development application for an extractive industry where the development has not commenced or has been carried out	The maximum fee in accordance with the Planning and Development Regulations 2009, Schedule 2
Determining a development application for an extractive industry where the development has commenced or been carried out	The maximum fee in accordance with the Planning and Development Regulations 2009, Schedule 2

Title of Fee or Charge	Fee & Charge 2023/24	GST	Fee & Charge 2023/24 Including GST
Determining an application to amend or cancel development approval			The maximum fee in accordance with the Planning and Development Regulations 2009, Schedule 2
Determining an initial application for approval of a home occupation where the home occupation has not commenced			The maximum fee in accordance with the Planning and Development Regulations 2009, Schedule 2
Determining an initial application for approval of a home occupation where the home occupation has commenced			The maximum fee in accordance with the Planning and Development Regulations 2009, Schedule 2
Determining an application for the renewal of an approval of a home occupation where the application is made before the approval expires			The maximum fee in accordance with the Planning and Development Regulations 2009, Schedule 2
Determining an application for the renewal of an approval of home occupation where the application is made after the approval has expired			The maximum fee in accordance with the Planning and Development Regulations 2009, Schedule 2
Determining an application for change of use or for an alteration or extension or change of a non-conforming use to which item 1 does not apply, where the change or the alteration, extension or change has not commenced or been carried out			The maximum fee in accordance with the Planning and Development Regulations 2009, Schedule 2
Determining an application for a change of use or for alteration or extension or change of a non-conforming use to which item 2 does not apply, where the change or alteration, extension or change has commenced or been carried out			The maximum fee in accordance with the Planning and Development Regulations 2009, Schedule 2
Development Assessment Panel Fees (Statute)			
A DAP application where the estimated cost of the development is not less than \$3 million and less than \$7 million			The maximum fee in accordance with the Planning and Development (Development Assessment Panels) Regulations 2011
A DAP application where the estimated cost of the development is not less than \$10 million and less than \$12.5 million			
A DAP application where the estimated cost of the development is not less than \$12.5 million and less than \$15 million			
A DAP application where the estimated cost of the development is not less than \$15 million and less than \$17.5 million			
A DAP application where the estimated cost of the development is not less than \$17.5 million and less than \$20 million			
A DAP application where the estimated cost of the development is \$20 million or more			
An application under regulation 17 for reconsideration of an application			
Signage Planning Application			
Determination of application for Signage/Advertising Device	\$112.73	\$11.27	\$124.00
Applications for Subdivision Clearance (Statute)			
Not more than (5) lots			The maximum fee in accordance with the Planning and Development Regulations 2009, Schedule 2
More than (5) lots but not more than (195) lots			
More than (195) lots			
Town Planning Scheme Amendments and Structure Plans			
Minor Amendments (as determined by the City)			At cost based on Schedule 3 of P&D Regs. Minimum fee payable upon submission is \$2,500.
Major Amendments (as determined by the City)			
Structure Plan-Minor (as determined by the City)			
Structure Plan-Major (as determined by the City)			
Local Development Plan			
Planning Services Documents			
Providing a zoning certificate (Statute)			The maximum fee in accordance with the Planning and Development Regulations 2009, Schedule 2
Section 40 and Section 55 Certificates	\$80.00	\$8.00	\$88.00
Title Searches	\$34.55	\$3.45	\$38.00
Motor Industry Board Certificate	\$80.00	\$8.00	\$88.00
Additional Inspection resulting from work not completed in time for original inspection	\$160.91	\$16.09	\$177.00
Deemed-to-comply checks	\$0.00	\$0.00	\$295.00
Built Strata – Section 25 Applications			
Strata Title Fees			
1 – 5 Lots			Strata Titles Act 1985 and Strata Titles General Regulations 1996
6 – 100 Lots			
In excess of 100 Lots			

Title of Fee or Charge	Fee & Charge 2023/24	GST	Fee & Charge 2023/24 Including GST
Replying to a property settlement questionnaire	\$74.55	\$7.45	\$82.00
Written Planning Advice	\$74.55	\$7.45	\$82.00
PROPERTY SERVICES			
Kalgoorlie Town Hall – Whole Hall (Includes Banquet Room)			
Community Group Hourly Rate - Day (6am to 5pm)	\$71.82	\$7.18	\$79.00
Community Group Hourly Rate - Night (5pm to 11pm)	\$78.18	\$7.82	\$86.00
Community Group - Full day and Night Rate(8am to 11pm)	\$664.55	\$66.45	\$731.00
Community Group - Full day and Night Rate(8am to 11pm)	\$499.09	\$49.91	\$549.00
Small Business Rate - Day (6am to 5pm)	\$108.18	\$10.82	\$119.00
Small Business Rate Night (5pm to 11pm)	\$117.27	\$11.73	\$129.00
Small Business Rate Full day and Night Rate (8am to 11pm)	\$997.27	\$99.73	\$1,097.00
Small Business Rate Per day after first day	\$748.18	\$74.82	\$823.00
Corporate Rate - Day (6am to 5pm)	\$144.55	\$14.45	\$159.00
Corporate Rate - Night (5pm to 11pm)	\$155.45	\$15.55	\$171.00
Corporate Rate - Full day and Night Rate(8am to 11pm)	\$1,329.09	\$132.91	\$1,462.00
Corporate Rate - Per day after first day	\$997.27	\$99.73	\$1,097.00
KTH – Kitchen Hire Only			
Community Group Hourly Rate - Day Rate – 8am to 5pm	\$28.18	\$2.82	\$31.00
Community Group Hourly Rate - Night Rate – 5pm to 12pm	\$39.09	\$3.91	\$43.00
Community Group - Full Day Rate	\$191.82	\$19.18	\$211.00
Small Business Hourly Rate - Day Rate – 8am to 5pm	\$41.82	\$4.18	\$46.00
Small Business Hourly Rate - Night Rate – 5pm to 11pm	\$59.09	\$5.91	\$65.00
Small Business - Full Day Rate	\$290.91	\$29.09	\$320.00
Corporate Hourly Rate - Day Rate – 8am to 5pm	\$56.36	\$5.64	\$62.00
Corporate Hourly Rate - Night Rate – 5pm to 12pm	\$78.18	\$7.82	\$86.00
Corporate - Full Day Rate	\$388.18	\$38.82	\$427.00
KTH – Banquet Room Hire Only			
Community Group Hourly Rate - Day Rate – 8am to 5pm	\$28.18	\$2.82	\$31.00
Community Group Hourly Rate - Night Rate – 5pm to 12pm	\$39.09	\$3.91	\$43.00
Community Group - Full Day Rate	\$191.82	\$19.18	\$211.00
Small Business Hourly Rate - Day Rate – 8am to 5pm	\$41.82	\$4.18	\$46.00
Small Business Hourly Rate - Night Rate – 5pm to 11pm	\$59.09	\$5.91	\$65.00
Small Business - Full Day Rate	\$290.91	\$29.09	\$320.00
Corporate Hourly Rate - Day Rate – 8am to 5pm	\$56.36	\$5.64	\$62.00
Corporate Hourly Rate - Night Rate – 5pm to 12pm	\$78.18	\$7.82	\$86.00
Corporate - Full Day Rate	\$388.18	\$38.82	\$427.00
Boulder Town Hall – Whole Hall (Excludes Council Chambers and Library)			
Community Group Day (6am to 5pm) Hourly Rate	\$71.82	\$7.18	\$79.00
Community Group Night (5pm to 11pm)* Hourly Rate	\$78.18	\$7.82	\$86.00
Community Group Full day and Night Rate (9am to 11pm)*	\$664.55	\$66.45	\$731.00
Community Group Per day after first day	\$499.09	\$49.91	\$549.00
Small Business Rate Day (6am to 5pm) Hourly Rate	\$108.18	\$10.82	\$119.00
Small Business Rate Night (5pm to 11pm) Hourly Rate	\$117.27	\$11.73	\$129.00
Small Business Rate Full day and Night Rate (8am to 11pm)	\$997.27	\$99.73	\$1,097.00
Small Business Rate Per day after first day	\$748.18	\$74.82	\$823.00
Corporate Rate - Day (6am to 5pm) Hourly Rate	\$144.55	\$14.45	\$159.00
Corporate Rate - Night (5pm to 11pm) Hourly Rate	\$155.45	\$15.55	\$171.00
Corporate Rate - Full day and Night Rate(8am to 11pm)	\$1,329.09	\$132.91	\$1,462.00
Corporate Rate - Per day after first day	\$997.27	\$99.73	\$1,097.00
Applicable To Both Town Halls			
Security is required for all bookings with a liquor permit. Security requirements will be confirmed at the time of booking.			
Per Guard - Hourly Rate - Monday to Saturday	\$53.64	\$5.36	\$59.00
Per Guard - Hourly Rate - Sunday/Public Holiday	\$60.91	\$6.09	\$67.00

Title of Fee or Charge	Fee & Charge 2023/24	GST	Fee & Charge 2023/24 Including GST
Security - Call Out Fee Per Call Out	\$65.45	\$6.55	\$72.00
A caretaker fee per hour is required for all bookings	\$41.82	\$4.18	\$46.00
A caretaker fee after 5pm and on weekends (this includes set-up, event duration and pack-up time).	\$45.45	\$4.55	\$50.00
Cleaning Fee per hour	\$83.64	\$8.36	\$92.00
Burt Street Community Hub			
Community Group Hourly Rate Day Rate – 8am to 5pm (hourly rate)	\$28.18	\$2.82	\$31.00
Community Group Hourly Rate Night Rate – 5pm to 12pm (Hourly Rate)	\$39.09	\$3.91	\$43.00
Community Group Rate Single Day Rate	\$192.73	\$19.27	\$212.00
Small Business Rate Day Rate – 8am to 5pm (Hourly Rate)	\$41.82	\$4.18	\$46.00
Small Business Rate Night Rate – 5pm to 11pm (Hourly Rate)	\$59.09	\$5.91	\$65.00
Small Business Rate Single Day Rate	\$290.91	\$29.09	\$320.00
Corporate Rate Day Rate – 8am to 5pm (Hourly Rate)	\$56.36	\$5.64	\$62.00
Corporate Rate Night Rate – 5pm to 12pm (Hourly Rate)	\$83.64	\$8.36	\$92.00
Single Day Rate (Corporate Rate)	\$389.09	\$38.91	\$428.00
Storage Shed	\$553.64	\$55.36	\$609.00
Long Term Hirer (6 months or more) rate - 75% reduction on scheduled fees with user agreement.			75% discount
Ray Finlayson Sporting Complex Office Space			
Community/Sporting Group Hire			
Community Group Weekly Rate	\$191.82	\$19.18	\$211.00
Small Business Weekly Rate	\$291.82	\$29.18	\$321.00
Corporate Weekly Rate	\$388.18	\$38.82	\$427.00
Long Term Hire (6 months or more) rate - 75% reduction on scheduled fees with user agreements			75% discount
Storage Space (Small Internal)	\$219.09	\$21.91	\$241.00
Storage Space (Large Internal)	\$273.64	\$27.36	\$301.00
Storage Space (External)	\$545.45	\$54.55	\$600.00
Ray Finlayson Flex Space Hire			
Community Group Hourly Rate Day Rate – 8am to 5pm (Hourly Rate)	\$28.18	\$2.82	\$31.00
Community Group Hourly Rate Night Rate – 5pm to 12pm (Hourly Rate)	\$39.09	\$3.91	\$43.00
Community Group Rate Single Day Rate	\$192.73	\$19.27	\$212.00
Small Business Rate Day Rate – 8am to 5pm (Hourly Rate)	\$41.82	\$4.18	\$46.00
Small Business Rate Night Rate – 5pm to 11pm (Hourly Rate)	\$59.09	\$5.91	\$65.00
Small Business Rate	\$290.91	\$29.09	\$320.00
Corporate Rate Day Rate – 8am to 5pm (Hourly Rate)	\$56.36	\$5.64	\$62.00
Corporate Rate Night Rate – 5pm to 12pm (Hourly Rate)	\$83.64	\$8.36	\$92.00
Single Day Rate (Corporate Rate)	\$389.09	\$38.91	\$428.00
Multi Media Equipment	\$110.00	\$11.00	\$121.00
Flex Space Bond (No alcohol)	\$400.00	\$0.00	\$400.00
Flex Space Bond With alcohol)	\$1,000.00	\$0.00	\$1,000.00
Ray Finlayson Other costs			
Cleaning Fee per hour	\$83.64	\$8.36	\$92.00
Key Bond	\$62.00	\$0.00	\$62.00
Security requirements will be confirmed upon booking confirmation. Refer to security fees and charges in this document.			At cost
GVROC (Goldfields Voluntary Region of Council) Equipment Hire			
Hire fee - Toilet block (except LGs, NPOs, Community Groups) - per day	\$246.36	\$24.64	\$271.00
Cleaning Fee Hourly Rate (2 hours minimum)	\$83.64	\$8.36	\$92.00
Hire Bond	\$500.00	\$0.00	\$500.00
CY O'Connor Hall			
Community Group Day Rate – 8am to 5pm (Hourly Rate)	\$28.18	\$2.82	\$31.00
Community Group Night Rate – 6pm to 11pm (Hourly Rate)	\$39.09	\$3.91	\$43.00
Community Group Single Day Rate Day Rate – 8am to 5pm	\$192.73	\$19.27	\$212.00
Small Business Rate (annual turnover \$100K) Day Rate – 8am to 5pm	\$41.82	\$4.18	\$46.00
Small Business Rate (annual turnover \$100K) Night Rate – 5pm to 11pm (Hourly Rate)	\$59.09	\$5.91	\$65.00

Title of Fee or Charge	Fee & Charge 2023/24	GST	Fee & Charge 2023/24 Including GST
Small Business Rate (annual turnover \$100K) Single Day Rate	\$290.91	\$29.09	\$320.00
Corporate Rate Day Rate – 8am to 5pm (Hourly Rate)	\$56.36	\$5.64	\$62.00
Corporate Rate Night Rate – 5pm to 11pm (Hourly Rate)	\$83.64	\$8.36	\$92.00
Corporate Rate Single Day Rate	\$389.09	\$38.91	\$428.00
Cleaning Fee per hour	\$83.64	\$8.36	\$92.00
Outside Storeroom (subject to availability)	\$557.27	\$55.73	\$613.00
Cupboard (subject to availability)	\$12.73	\$1.27	\$14.00
Bonds			
No Alcohol	\$363.64	\$36.36	\$400.00
With Alcohol*	\$909.09	\$90.91	\$1,000.00
Long Term Hirer	\$363.64	\$36.36	\$400.00
Security Fees			
Per Guard – Hourly Rate - Monday - Saturday	\$60.91	\$6.09	\$67.00
Per Guard – Hourly Rate - Sunday / Public Holidays	\$65.45	\$6.55	\$72.00
Security - Call Out Fee Per Call Out			
Bond Key Deposit			
Utility Fee - Parks & Reserves (power,) per hour per box	\$7.27	\$0.73	\$8.00
Crowd Control Barriers - Bond (0-100 barriers)	\$200.00	\$0.00	\$200.00
Crowd Control Barriers - Bond (101-200 barriers)	\$400.00	\$0.00	\$400.00
Crowd Control Barriers - Bond (201+ barriers)	\$600.00	\$0.00	\$600.00
Crowd Control Barriers	\$1.82	\$0.18	\$2.00
Crowd Control Barriers - Community Groups No Charge			
Transport of Crowd Control Barriers - Per Bundle - Collection & Delivery - One Way	\$74.55	\$7.45	\$82.00
Sir Richard Moore Oval			
Half Day	\$110.91	\$11.09	\$122.00
Full Day (More than 4 Hrs)	\$221.82	\$22.18	\$244.00
Club Training (Per Season)	\$664.55	\$66.45	\$731.00
RANGER SERVICES			
Dog Registration (Statute)			
Sterilised dogs (1 year)	\$18.18	\$1.82	\$20.00
Sterilised dogs (3 years)	\$38.64	\$3.86	\$42.50
Sterilised dogs (Lifetime)	\$90.91	\$9.09	\$100.00
Unsterilised dogs (1 year)	\$45.45	\$4.55	\$50.00
Unsterilised dogs (3 years)	\$109.09	\$10.91	\$120.00
Unsterilised dogs (Lifetime)	\$227.27	\$22.73	\$250.00
Pension Discount 50%			
Replacement Licence Tags (Dogs)			
Lost or misplaced tag replacement	\$5.45	\$0.55	\$6.00
Kennel Registration			
Kennel Licence Application Fee	\$101.82	\$10.18	\$112.00
Dog Kennel Licence	\$50.91	\$5.09	\$56.00
Animal Surrender			
Animal Surrender (Dog & Animal Disposal Order)	\$88.18	\$8.82	\$97.00
Rehouse Animals			
Dog Re-housing Fee	\$64.55	\$6.45	\$71.00
Cat Re-housing Fee	\$64.55	\$6.45	\$71.00
Other Animal Re-housing Fee	\$27.27	\$2.73	\$30.00
Disposal			
Disposal fee of small dead animal	\$31.82	\$3.18	\$35.00
Dangerous Dog Collars			
Small	\$57.27	\$5.73	\$63.00
Medium	\$70.91	\$7.09	\$78.00

Title of Fee or Charge	Fee & Charge 2023/24	GST	Fee & Charge 2023/24 Including GST
Large	\$76.36	\$7.64	\$84.00
Dangerous Dog Ownership			
Dangerous Dog Signs	\$32.73	\$3.27	\$36.00
Application Fee	\$55.45	\$5.55	\$61.00
Annual Fee	\$100.00	\$10.00	\$110.00
Dangerous Dog Investigation	\$55.45	\$5.55	\$61.00
Dog Traps			
Dog Trap Hire (for 7 days only)	\$20.00	\$2.00	\$22.00
Exemption for More than Two Animals (Dog or Cat) Local Law			
Application Fee	\$120.00	\$12.00	\$132.00
Annual Fee	\$95.45	\$9.55	\$105.00
Cat Registration (State Statute)			
Cats – 1 year	\$22.73	\$2.27	\$25.00
Cats – 3 years	\$22.27	\$2.23	\$24.50
Cats – Lifetime	\$90.91	\$9.09	\$100.00
Pension Discount 50%			
Cattery Registration			
Annual fee	\$26.36	\$2.64	\$29.00
Application fee	\$50.91	\$5.09	\$56.00
Cat Breeder Licence Application Fee (Statute)	\$90.91	\$9.09	\$100.00
Impounding Dog & Cats (Local Law)			
Initial impounding fee	\$88.18	\$8.82	\$97.00
Daily impound fee	\$28.18	\$2.82	\$31.00
Transport fee of impounded registered cat/dog to owners address between working hours of 8am to 5pm (Kalgoorlie-Boulder townsite only), per animal	\$90.91	\$9.09	\$100.00
Transport fee of impounded registered cat/dog to owners address between 6am to 8am or 5pm to 9pm (Kalgoorlie-Boulder townsite only), per animal	\$272.73	\$27.27	\$300.00
Parasite control (cats/dogs), per animal	\$9.09	\$0.91	\$10.00
Cat Traps			
Cat Trap Hire (for 7 days only)	\$20.00	\$2.00	\$22.00
Microchipping			
Microchipping Fee	\$50.91	\$5.09	\$56.00
Impounding Other Animals			
Initial impounding fee (Small Animals, Poultry and Birds)	\$88.18	\$8.82	\$97.00
Daily impound fee	\$28.18	\$2.82	\$31.00
Initial impounding fee (Large Animals including horses)	\$88.18	\$8.82	\$97.00
Daily impound fee	\$39.09	\$3.91	\$43.00
Impounding Vehicles (Local Law)			
Initial Impound Fee	\$266.36	\$26.64	\$293.00
Initial Impound Fee for Heavy Vehicle Towing (trucks, buses etc.)	\$691.82	\$69.18	\$761.00
Daily impound fee	\$10.91	\$1.09	\$12.00
Shopping Trolley			
Initial impounding fee	\$258.18	\$25.82	\$284.00
Daily impound fee	\$27.27	\$2.73	\$30.00
Disposal Fee (per trolley)	\$10.91	\$1.09	\$12.00
Impounding Other Items (not including vehicles, trolleys and animals)			
Initial impounding fee (personal belongings, tent, bicycle, etc.)	\$96.36	\$9.64	\$106.00
Off-road vehicle seizure (includes impound fee)	\$254.55	\$25.45	\$280.00
Portable Signs (Local Law)			
Application Fee	\$53.64	\$5.36	\$59.00
Annual Renewal Fee	\$85.45	\$8.55	\$94.00
Sea Container on Verge Permit			
Application Fee	\$95.45	\$9.55	\$105.00
Re-Inspection Fee			
1st Re-Inspection Fee	\$50.00	\$5.00	\$55.00

Title of Fee or Charge	Fee & Charge 2023/24	GST	Fee & Charge 2023/24 Including GST
2nd Re-Inspection Fee	\$74.55	\$7.45	\$82.00
3rd and Subsequent Re-Inspection Fee(s)	\$99.09	\$9.91	\$109.00
Dog Leads			
Dog leads	\$2.73	\$0.27	\$3.00
Animal Carriers			
Animal Carriers	\$10.00	\$1.00	\$11.00
Storm Dog Poundage Fee			
Release of fully compliant animal to owner after storm or fireworks			No Charge
Release of not compliant animal to owner after storm or fireworks			Refer to Pound Fees
Parking Permits			
Application Fee	\$48.18	\$4.82	\$53.00
Renewal Fee	\$48.18	\$4.82	\$53.00
Muzzles			
Size 8 Plastic	\$34.55	\$3.45	\$38.00
Size 7 Plastic	\$32.73	\$3.27	\$36.00
Size 6 Plastic	\$27.27	\$2.73	\$30.00
Size 5 Plastic	\$24.55	\$2.45	\$27.00
Size 4 Plastic	\$21.82	\$2.18	\$24.00
Thoroughfare Occupation (Road/Verge/Parking Bay)			
Admin Fee – Commercial	\$118.18	\$11.82	\$130.00
Admin Fee – Residential			
Parking Bay – Commercial (Per bay per day)	\$6.36	\$0.64	\$7.00
Parking Bay – Residential			
Verge – Commercial (Per m2 per day or part thereof. Min \$5.10)	\$1.82	\$0.18	\$2.00
Verge – Residential			
Activity on Verge Bond - Commercial			\$200/m2 (Max \$2500)
TOURISM			
Kalgoorlie Boulder Tram Tour			
Tickets for Tram Tour - Infant (Ages 0 to 4)	\$36.36	\$3.64	\$40.00
Tickets for Tram Tour - Child Ages (5 to 15)	\$4.55	\$0.45	\$5.00
Tickets for Tram Tour - Adult (Ages 15 and over)	\$13.64	\$1.36	\$15.00
Tickets for Tram Tour - Pensioner	\$31.82	\$3.18	\$35.00
Tickets for Tram Tour - Companion Card	\$0.00	\$0.00	\$0.00
WASTE WATER			
Infrastructure Contributions for Non-Residential Developments (Headworks)			
First Fixture	\$1,033.00	\$0.00	\$1,033.00
Second Fixture	\$443.00	\$0.00	\$443.00
Third Fixture	\$590.00	\$0.00	\$590.00
Fourth Fixture	\$664.00	\$0.00	\$664.00
<i>Note: Fixture charges are cumulative</i>			
Infrastructure Contributions for Standard Residential Developments (Headworks)			
Standard Residential Infrastructure charge (Based on Kitchen + bathroom [1 - 2 water closets] + laundry [optional])	\$1,487.00	\$0.00	\$1,487.00
Residential: Additional water closets	\$433.00	\$0.00	\$433.00
Pedestal Charges (Annual Fee)			
Pedestals/URC/Sloppers/Water Closets	\$393.64	\$39.36	\$433.00
Sewer Connections			
New Sewer Junction			Price on application
Inspection Fee			
Sewer Inspection Fee (only applicable for work on private property)	\$279.09	\$27.91	\$307.00
· Includes staffing costs, plus vehicle expenses, plus contractor call out fees			

Title of Fee or Charge	Fee & Charge 2023/24	GST	Fee & Charge 2023/24 Including GST
Attendance Fee			
Fee to attend site after hours - Monday - Friday	\$318.18	\$31.82	\$350.00
Fee to attend site after hours - Saturday	\$318.18	\$31.82	\$350.00
Fee to attend site after hours - Sunday	\$395.45	\$39.55	\$435.00
Fee to attend site on Public Holidays (payable to attend treatment plant site)	\$472.73	\$47.27	\$520.00
Disposal of Liquid Waste			
Annual fee for Access Card (and replacement card)	\$64.55	\$6.45	\$71.00
Third party liquid waste from within CKB (per kilolitre)	\$61.82	\$6.18	\$68.00
Third party liquid waste from outside CKB (per kilolitre)	\$121.82	\$12.18	\$134.00
Trade Waste Disposal Charges - Parameter & Unit			
· Meter reading/meter	\$28.18	\$2.82	\$31.00
· Volume \$/kl	\$1.55	\$0.15	\$1.70
· BOD (0-5000mg/l) \$/kg	\$1.36	\$0.14	\$1.50
· BOD (above 5000mg/l) \$/kg	\$2.73	\$0.27	\$3.00
· Suspended Solids /kg) \$/kg	\$1.82	\$0.18	\$2.00
· (0-2000mg/l)	\$0.00	\$0.00	\$0.00
· (above 2000mg/l)	\$3.64	\$0.36	\$4.00
· Oil & Grease /kg 0-300mg/l \$/kg	\$1.64	\$0.16	\$1.80
· (300-600mg/l)	\$3.18	\$0.32	\$3.50
· (above 600mg/l)	\$6.36	\$0.64	\$7.00
· Acidity to pH 6 as CaCO ₃ \$/kg (0-100mg/l)	\$0.55	\$0.05	\$0.60
· (100-300mg/l)	\$1.00	\$0.10	\$1.10
· (above 300mg/l)	\$1.91	\$0.19	\$2.10
· Alkalinity to pH 10 as CaCO ₃ \$/kg (0-100mg/l)	\$0.20	\$0.02	\$0.22
· (100-300mg/l)	\$0.36	\$0.04	\$0.40
· (above 300mg/l)	\$0.73	\$0.07	\$0.80
· Total Kjeldhal Nitrogen \$/kg	\$1.45	\$0.15	\$1.60
· Total Phosphorus \$/kg \$/kg	\$0.55	\$0.05	\$0.60
· Arsenic (0-0.001 kg/day) \$/kg	\$11.82	\$1.18	\$13.00
· (0.001 – 0.04kg/day)	\$116.36	\$11.64	\$128.00
· (above 0.04kg/day)	\$1,162.73	\$116.27	\$1,279.00
· Cadmium (0 – 0.001 kg/day) \$/kg	\$11.82	\$1.18	\$13.00
· (0.001 – 0.04kg/day)	\$116.36	\$11.64	\$128.00
· (above 0.04kg/day)	\$1,162.73	\$116.27	\$1,279.00
· Chromium (0-0.03kg/day) \$/kg	\$11.82	\$1.18	\$13.00
· (0.03– 1kg/day)	\$23.64	\$2.36	\$26.00
· (above 1kg/day)	\$93.64	\$9.36	\$103.00
· Copper (0-0.03kg/day) \$/kg	\$11.82	\$1.18	\$13.00
· (0.03 – 0.12kg/day)	\$23.64	\$2.36	\$26.00
· (above 0.12kg/day)	\$93.64	\$9.36	\$103.00
· Lead (0-0.03kg/day) \$/kg	\$11.82	\$1.18	\$13.00
· (0.03– 0.3kg/day)	\$23.64	\$2.36	\$26.00
· (above 0.3kg/day)	\$93.64	\$9.36	\$103.00
· Mercury (0-0.0001kg/day) \$/kg	\$11.82	\$1.18	\$13.00
· (0.0001– 0.001kg/day)	\$1,162.73	\$116.27	\$1,279.00
· (above 0.001kg/day)	\$8,718.18	\$871.82	\$9,590.00
· Molybdenum (0-0.001kg/day) \$/kg	\$11.82	\$1.18	\$13.00
· (0.001– 0.02kg/day)	\$116.36	\$11.64	\$128.00
· (above 0.02kg/day)	\$1,162.73	\$116.27	\$1,279.00
· Nickel (0-0.006kg/day) \$/kg	\$11.82	\$1.18	\$13.00
· (0.006– 0.15kg/day)	\$23.64	\$2.36	\$26.00
· (above 0.15kg/day)	\$93.64	\$9.36	\$103.00
· Selenium (0-0.001kg/day) \$/kg	\$11.82	\$1.18	\$13.00
· (0.001– 0.02kg/day)	\$116.36	\$11.64	\$128.00
· (above 0.02kg/day)	\$1,162.73	\$116.27	\$1,279.00
· Silver (0-0.002kg/day) \$/kg	\$11.82	\$1.18	\$13.00

Title of Fee or Charge	Fee & Charge 2023/24	GST	Fee & Charge 2023/24 Including GST
· (0.002– 0.01kg/day)	\$116.36	\$11.64	\$128.00
· (above 0.01kg/day)	\$1,162.73	\$116.27	\$1,279.00
· Zinc (0-0.05kg/day) \$/kg	\$11.82	\$1.18	\$13.00
· (0.05– 0.5kg/day)	\$23.64	\$2.36	\$26.00
· (above 0.5kg/day)	\$93.64	\$9.36	\$103.00
· Sulphate (SO4) (0-50mg/l) \$/kg	\$0.00	\$0.00	\$0.00
· (above 50mg/l)	\$0.74	\$0.07	\$0.81
· Total Dissolved Solids \$/k	\$0.00	\$0.00	\$0.00
· (0-1000mg/l)	\$0.00	\$0.00	\$0.00
· (1000-3000mg/l)	\$0.00	\$0.00	\$0.00
· (3000-6000mg/l)	\$0.05	\$0.01	\$0.06
· (above 6000mg/l)	\$0.20	\$0.02	\$0.22
Trade Waste Charges			
Class I, II, III			
Application fee (based on assessment time)	\$140.00	\$14.00	\$154.00
Annual charge	\$200.00	\$20.00	\$220.00
Copy of permit to operate	\$39.09	\$3.91	\$43.00
Change of ownership fee	\$56.36	\$5.64	\$62.00
Inspection Charge	\$151.82	\$15.18	\$167.00
Open area charge (unroofed wash bays/bin areas with floor drain) to deal with storm water ingress per square metre. Note open ground area to be no more than 20 square metres.	\$2.09	\$0.21	\$2.30
Audit fee, where non-compliant on re-inspection	\$153.64	\$15.36	\$169.00
Re-inspection fee			
Re-inspection fee, first inspection per FY	\$153.64	\$15.36	\$169.00
Re-inspection fee, second inspection per FY	\$162.73	\$16.27	\$179.00
Re-inspection fee, third inspection per FY	\$195.45	\$19.55	\$215.00
Re-inspection fee, fourth and subsequent inspections per FY	\$238.18	\$23.82	\$262.00
Inspection/hr	\$153.64	\$15.36	\$169.00
Review of cleaning/pump out frequency of treatment devices/hour	\$87.27	\$8.73	\$96.00
Class III			
Management of one off discharges sampling charge (Scheduled)	\$153.64	\$15.36	\$169.00
Sampling charge (Scheduled) Grab (plus lab costs)	\$153.64	\$15.36	\$169.00
Sampling charge (Scheduled) Composite (plus lab costs)	\$763.64	\$76.36	\$840.00
Sampling charge (Unscheduled) Grab (plus lab costs)			Price on application
Sampling Charge (Unscheduled) Composite (plus lab costs)			Price on application
<i>Note: Exempt Classes - Beauticians, Florists, Hairdressers, Domestic Swimming Pools</i>			
Recycled Water			
Application fee (based on assessment time)	\$55.45	\$5.55	\$61.00
Sale of Recycled Water Per k/L			
All Users	\$2.09	\$0.21	\$2.30
<i>Note: Recycled water standpipe service discontinued.</i>			
WASTE MANAGEMENT			
Commercial Waste Disposal Fees			
Minimum charge	\$18.18	\$1.82	\$20.00
Mixed general waste (per tonne)	\$46.36	\$4.64	\$51.00
Biomedical waste (per tonne) <i>Note: minimum fee of one tonne</i>	\$114.55	\$11.45	\$126.00
Construction & Demolition Waste (mixed/reinforced) per tonne	\$57.27	\$5.73	\$63.00
Construction & Demolition Waste (crushed and clean) per tonne	\$24.55	\$2.45	\$27.00
Construction & Demolition Waste (sorted without reinforcement) per tonne	\$41.82	\$4.18	\$46.00
Contaminated solid waste - Class II (per tonne)	\$89.09	\$8.91	\$98.00
Asbestos waste (per tonne) <i>Note: minimum fee of one tonne</i>	\$95.45	\$9.55	\$105.00
Additional fee for waste generated outside Kalgoorlie-Boulder (per tonne)	\$173.64	\$17.36	\$191.00
Sale of Clean Fill (at City's discretion)	\$10.91	\$1.09	\$12.00

Title of Fee or Charge	Fee & Charge 2023/24	GST	Fee & Charge 2023/24 Including GST
Clean fill (per tonne)	\$16.36	\$1.64	\$18.00
Uncontaminated greenwaste (per tonne)	\$23.64	\$2.36	\$26.00
<i>Note: Green waste does not include tree stumps or branches greater than 150 mm diameter</i>			
Special Waste			
Bulky commercial/mining waste, bulk bags, PVC piping, oversized items, industrial polystyrene, explosives detonator containers, inflatable air filled items and other lightweight and/or non-compactable items including plastic cable reels	\$114.55	\$11.45	\$126.00
Tyres (Earthmover/Heavy Machiney)	\$239.09	\$23.91	\$263.00
Tyres (Light Vehicles) and conveyor belts (per tonne)	\$164.55	\$16.45	\$181.00
Vehicles and trailers (per tonne) <i>Note: with disposal permit and tyres remove</i>	\$45.45	\$4.55	\$50.00
Lead Acid Batteries			No charge
Mattress (each)	\$20.91	\$2.09	\$23.00
Timber pallets (each)	\$5.00	\$0.50	\$5.50
Wooden cable reels at 1.8 meters high and above	\$90.91	\$9.09	\$100.00
Wooden cable reels (small)	\$45.45	\$4.55	\$50.00
Drums and Pods (each)	\$24.55	\$2.45	\$27.00
Whitegoods (each)	\$19.09	\$1.91	\$21.00
Power poles - tested and certified Class II (each)	\$99.09	\$9.91	\$109.00
<i>Note: All item fees are in addition to tonnage fees when brought in unseperated loads</i>			
Bulk Bin Service Fees			
<i>Note: Pension or other welfare benefit recipient discount</i>			
Bulk bin provision	\$22.73	\$2.27	\$25.00
Refuse & Recycling – 240 Litre Mobile Bin			
Refuse and Recycling – First Service (per annum)	\$390.90	\$0.00	\$390.90
Refuse – Additional Service (per annum)	\$390.90	\$0.00	\$390.90
Recycling – Additional Service (per annum)	\$172.50	\$0.00	\$172.50
Events Waste Management			
Events bin delivery fee	\$60.00	\$6.00	\$66.00
Events (per service) includes one refuse and one recycle bin per service charge	\$18.18	\$1.82	\$20.00
Lost or Stolen Bin Replacement			
Bin Replacement	\$43.64	\$4.36	\$48.00
WILLIAM GRUNDT MEMORIAL LIBRARY			
Library Fees			
Printing from PC' B&W – per A4 copy	\$0.45	\$0.05	\$0.50
Printing from PC' B&W – per A3 copy	\$0.91	\$0.09	\$1.00
Printing from PC Colour – per A4 copy	\$2.73	\$0.27	\$3.00
Printing from PC Colour – per A3 copy	\$4.55	\$0.45	\$5.00
Replacement of Borrowers Card	\$6.36	\$0.64	\$7.00
Coffee Machine	\$4.55	\$0.45	\$5.00
Inter Library Loan - Administration Fee	\$3.64	\$0.36	\$4.00
Children's Activities	\$3.64	\$0.36	\$4.00
Photocopying Facility			
A4 Black and White – per copy	\$0.45	\$0.05	\$0.50
A3 Black and white– per copy	\$0.91	\$0.09	\$1.00
A4 Colour– per copy	\$2.73	\$0.27	\$3.00
A3 Colour – per copy	\$4.55	\$0.45	\$5.00
Scan to USB – per page	\$0.91	\$0.09	\$1.00
Laminating			
A4 Sheet – per copy	\$2.73	\$0.27	\$3.00
A3 Sheet – per copy	\$4.55	\$0.45	\$5.00
Business Cards – per copy	\$1.82	\$0.18	\$2.00

Title of Fee or Charge	Fee & Charge 2023/24	GST	Fee & Charge 2023/24 Including GST
Library Bags			
Library Bags	\$4.55	\$0.45	\$5.00
Facsimile & Scan to Email			
First Page	\$4.55	\$0.45	\$5.00
Thereafter up to 6 pages (capped)	\$1.82	\$0.18	\$2.00
Flexible Learning Room			
Computers with Internet			
15 Minute Session – 1 per day per person			No Charge
15 Minute Session – (subsequent session)			No Charge
30 Minute Session			No Charge
60 Minute Session			No Charge
AV Meeting Room			
Individual - Half Day (up to 4 hours)	\$5.45	\$0.55	\$6.00
Group - Half Day (up to 4 hours)	\$10.00	\$1.00	\$11.00
Overdue Fees			
Per overdue item	\$0.91	\$0.09	\$1.00
Per SMS	\$0.91	\$0.09	\$1.00



Phone number: 9021 9600
Email address: mailbag@ckb.wa.gov.au
Postal: PO Box 2042, Boulder, WA 6432
Administration Building: 577 Hannan Street, Kalgoorlie, WA 6430



ckb.wa.gov.au

Register of Significant Changes for Fees & Charges	Comment
Items Increased Over 5%	
Kalgoorlie Golf Course	
Goldfields Golf Club Annual License fees payable by the Club	
Foundation Member (Sum equivalent per member)	As per agreement with the Goldfields Golf Club
Property Services	
Crowd Control Barriers	Cost to Hire increased to allow for future replacement
Various Building and Park Bonds, both with and without alcohol	Bonds across the property portfolio have been increased to offset the cost of contractors required in the event of a non conformance to bond conditions
Ranger Services	
Dangerous Dog Ownership	Cost recovery of increased officer time
Disposal fee of small dead animal	New fee for customer that has a deceased animal (cat/dog) that they want disposed of - cost recovery
Items Removed from Schedule	
Eastern Goldfields Community Centre (EGCC)	
EGCC Hall Hire - Hairdresser (weekly rate)	Removed as business is proposed to move to a commercial lease agreement
Water Services	
Sale of Recycled Water Per k/L	
Education Facilities	All Classifications realigned with commercial contracted rate
Government Organisations	
Non CKB Recreation Facilities	
Commercial Enterprises	
Kalgoorlie-Boulder Race Course	
CKB Parks – Ovals - Construction	
Standpipe	Service Discontinued
Infrastructure Contributions for Standard Residential Developments (Headworks)	
Standard Residential Infrastructure charge (Based on Kitchen + bathroom [1 - 2 water closets] + laundry [optional])	Increased to be 50% of same charge currently charged by the Water Corporation
New Charges for 2023/24	
Designated Area Migration	
DAMA Application Endorsement	Fee for DAMA endorsement currently charged by CKB added to the schedule
Eastern Goldfields Community Centre (EGCC)	
In Centre Meals	
In-Centre Meals - Soup	New Fees and Charges for the ongoing provision of the In-Centre Meals as per the City's adopted Age Friendly Strategy
In-Centre Meals - Main	
In-Centre Meals - Dessert	
Property Services	
Cleaning Fee per hour for Boulder and Kalgoorlie Town Halls	Cleaning Fee aligned to current commercial contract rates
Security Call Out fees for hire	Call out fees to be on charged to hirer. Applicable to all venues which have alarm systems or lock up times monitored by service provider.
Ranger Services	
Off-road vehicle seizure (includes impound fee)	Off-road vehicle seized in the field. Cost recovery and this includes impound fee
Disposal fee of small dead animal	New fee for customer that has a deceased animal (cat/dog) that they want disposed of - cost recovery
Tourism	
Kalgoorlie Boulder Tram Tour	
Tickets for Tram Tour - Infant (Ages 0 to 4)	New charge for the ticket prices of a trip on the Tourist Tram
Tickets for Tram Tour - Child Ages (5 to 15)	
Tickets for Tram Tour - Adult (Ages 15 and over)	
Tickets for Tram Tour - Pensioner	
Tickets for Tram Tour - Companion Card	
Water Services	
Infrastructure Contributions for Standard Residential Developments (Headworks)	
Residential: Additional water closets	Charge separated from standard residential infrastructure charge

Register of Significant Changes for Fees & Charges		Comment
Waste Services		
Wooden cable reels at 1.8 meters high and above		These have been added, separate from bulky waste as they take up increased airspace and are very hard to compact
Wooden cable reels (small)		



POLICY: CORP-F-012

PROPERTY INVESTMENT POLICY

PURPOSE

The City of Kalgoorlie-Boulder (**the City**) owns in freehold significant land and property assets. These assets are used both to support service delivery to the community and as a revenue generating activity.

In relation to Property this policy establishes a framework for establishing proper assessment criteria for:

- Acquisitions
- Development of property assets
- Divestments

It aims to support Council's strategic goals, generate additional revenue as an alternate source of income for the City, to minimise costs or to realise one-off or perpetual financial returns.

PRINCIPLES

Council will invest in property and land transactions in accordance with legislative requirements and will adopt a prudent investment approach. Council and delegated officers have a fiduciary duty under the Local Government Act 1995, therefore risks must be kept to an acceptable minimum, particularly credit risk, with a reasonable return on investment generated whilst maximising opportunity, ensuring sufficient liquidity to meet all cash flow requirements and preserving the capital investment.

Type of Investments

When making decisions to invest in Property related investments one or more of the following criteria needs to be satisfied:

- i. Council may invest in residential, commercial/industrial property which gives continuous source of ongoing returns and also have capital growth potential.
- ii. Council may engage in re-development activity that are greenfield or infill through:
 - creating development interests;
 - divest City-owned operational land holdings; or
 - facilitate development of City owned property assets.
- iii. Council investment in property must be considered within the following broad investment framework:
 - purchase at Market Price or if special value is relevant the offer/sale price;
 - must be based on market driven rationale;
 - must be capable of providing reasonable commercial rental returns;
 - capital works are to be restricted to value adding projects; and
 - tenants are carefully considered and properties are actively managed.
- iv. Council may consider converting surplus property for reclassification and/or rezoning in order to be able to convert them to a development or divestment opportunity.

Responsible Department: Finance and Corporate

Adopted: 26 March 2021 Item 15.3.3

Last Reviewed:



- v. Council may invest in property to achieve key strategic goals of the Council that will deliver a broad based benefit to the community without financial return being the key driver.
- vi. Council may use its land holdings to leverage acquisition of other land critical to the orderly development of important urban or environmental areas.
- vii. Council may also include selling or development activity to generate returns to enable funding of the renewal and replacement of community infrastructure.

Return on Investment

In relation to property held for income generation and/or capital growth, the investment made should achieve a predetermined return on investment taking into account the market condition and risk profile.

LEGISLATION

All property investments are to be made in accordance with:

- *Local Government Act 1995, section 3.57, 3.58, 3.59 and 6.20*
- *Local Government (Functions and General) Regulations 1996, Part 3 Commercial Enterprises by local governments*

Funding of Property Investments

- Funding requirements and options are to be addressed within the Business Plan for any Land Transactions and/or Disposition of Property where required.

APPROVAL

Property investment/development opportunities will be presented to Council for Consideration.

Further consideration of proposals would necessitate specific acquisition and divestment recommendations requiring necessary community consultation, Statutory Processes, Ministerial Approval and Council Resolution where appropriate.

MONITORING AND REPORTING

All property investments are to be appropriately recorded in Council's financial records.

An annual property investment report will be presented to the Finance and Audit Committee which will report against identified risks, required returns on investment and strategic outcomes as well as reporting on investment priorities and divestment activities.

DEFINITIONS

Classification of Property

Under this Policy, all property owned in freehold by the City will fall into one of the following four classifications which describe the primary purpose for which the property is held. Properties within each classification will not necessarily be static and may be re-classified following a review by the Council. Properties managed by the City under Management Orders have not been formally classified as these properties are all considered to be held for Community Purposes.



It should be noted that whilst these classifications are intended to capture all property owned and managed by the City, it is recognised that not all property will fit exactly within these classifications (e.g. staff housing). Appropriate discretion therefore, will be used by the City when dealing with any such property (including hiring, leasing/licensing, liquidating etc.).

- (a) **Property held for Community Purposes**
This classification includes property held for administration, operations, recreation, and/or infrastructure usage. Property held for Community Purposes will generally not be considered available for liquidation. Where appropriate, consideration will be given to leasing improvements to not-for-profit community groups at a subsidised rental.
- (b) **Property held for Capital Appreciation**
This classification includes property which are assessed as either undeveloped or underdeveloped, but which is not held for Community Purposes. Property held for Capital Appreciation will be developed for income where market conditions are favourable and the development risk is considered to be acceptable. Alternatively, these properties will be liquidated to advantage when market conditions are favourable. In general, income from any improvements should be maximised and property in this category will not be made available for community usage.
- (c) **Property held for Income Generation**
This classification includes property where the maximisation of the income stream is considered to be the primary objective. Property held for Income Generation will be developed to the highest and best use of the site. Rentals will be set by reference to market levels, with regular reviews, depending on the circumstances. In general, subsidised rentals will not be considered for properties within this classification.
- (d) **Property held for Strategic Purposes**
This classification includes property that is to be held and/or developed to achieve key strategic goals of the Council. Property held for Strategic Purposes will be held or developed to achieve one or more of the following purposes: economic development, local job creation, place activation or environmental protection/conservation. The acquisition, development or disposal of property in this classification will be subject to assessment of alignment with the City's Integrated Strategic Plan, Local Planning Strategy and other relevant strategic planning documents. While financial return on this category of property is important, it is not the sole reason for owning property in this class.

Return on Investment

The performance of each property investment will be assessed against the associated risks of the investment comparative to the likely return on long term investments. For property held for income generation and/or capital appreciation return on investment will be required to ensure a return greater comparative to that of cash investments assessed over a period of no less than 10 years.



CONSEQUENCES:

This policy represents the formal policy and expected standards of the Council. Appropriate approvals need to be obtained prior to any deviation from the policy. It is imperative that Councillors and Officers retain appropriate documentation to substantiate their expenditure. Elected Members and Employees are reminded of their obligations under the Council's Code of Conduct to give full effect to the lawful policies, decisions and practices of the Council.

ASSOCIATED DOCUMENTS

- Local Government Act 1995
- Local Government (Financial Management) Regulations 1996
- Local Government (Functions and General) Regulations 1996
- Land Administration Act 1997

Policy Number:	CORP-F-012
Previous Policy Number:	
Relevant Legislation:	
Review Frequency:	Biennially
Business Unit:	Finance and Corporate
Responsible Officer:	Chief Financial Officer



LAND ACQUISITION AND DISPOSAL POLICY

POLICY NUMBER: XXXX

PURPOSE

To provide a policy framework through which the City can consider its freehold and vested reserve land and property assets and make decisions, using a systematic, informed approach, to achieve the efficient and accountable retention, development, acquisition and disposal of City of Kalgoorlie-Boulder land and property for community benefit.

SCOPE

The objectives of this policy are to:

- Ensure that required services are provided from the most appropriate locations;
- Set out the principles and framework for the retention, development, acquisition and disposal of property;
- Enable action of strategic acquisition, development and disposal opportunities;
- Ensure decisions made in relation to the use of City of Kalgoorlie-Boulder land and property assets ensure maximum return to the City by either realizing a commercial level of return or by fulfilling a community benefit aligned to the visions of the City of Kalgoorlie-Boulder; and
- Ensure effective use of the City's *Future Projects Reserve*.

DEFINITIONS

CEO means the Chief Executive Officer of the City.

City means the City of Kalgoorlie-Boulder.

POLICY STATEMENT

This policy acknowledges that land and property assets form an integral part in facilitating the attainment of the City of Kalgoorlie-Boulder's visions and objectives, as identified in its Strategic Community Plan 2020-2030. The City manages, acquires and disposes of land and property to support the delivery of services to the community and the financial performance of the organization. Optimising the social and financial return from the City's property assets



will also assist the City to meet community needs, expand its income-earning potential from alternative sources and be less dependent upon general rates as the primary funding source for the provision of services each year. Whilst the disposal of property may realise the value of the asset to the City, how the funds are then intended to be used by the City following disposal is as important as the decision taken to dispose of the property.

POLICY DETAILS

Principles for the Management of Land and Property Assets:

1. Ensure the City has access to and control of land assets to be able to deliver, now and into the future, the necessary services and facilities for the community.
2. Increase the City's revenue from property investment.
3. Positively contribute to the availability of land for residential housing, community and strategic projects.
4. Consider disposal of properties that are not capable of continuing to provide a service, an alternate function or purpose, a financial return, or are considered surplus to the City's needs
5. Consider the use of funds arising from the disposal of any property, to be used to acquire other property(s), deliver other facilities or services, or to fund operational activities.

These principles are detailed in the below sections

1. Property classification

Policy Statement 1: The City shall prepare, maintain and integrate a register which outlines the attributes of its land asset including: the nature of ownership, the way in which the land is used, and the purpose of the property as described in the Property Asset Classification Table.

These property classifications describe the nature of ownership, the way in which the land is used, and the purpose the property and land asset performs. The 'function' reflects the current use of the property, whilst the 'purpose' is the reason the City holds the asset, which may not always reflect its current use.

It is noted that properties may fit into a number of 'function' classifications. For example, a property may have 'civic', 'community', 'commercial' and 'open space' functions.

These property classifications will be considered to assess each property owned or controlled by the City.



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Property Asset Classification Table

	Classification	Description
Tenure	<i>T1. Freehold</i>	<ul style="list-style-type: none"> • Land owned by the City or another entity, either vacant or with built infrastructure. • The use is subject to zoning of the land identified in the appropriate Planning Scheme. • The land is capable of being sold by the City for financial return if appropriate.
	T2. Reserve	<ul style="list-style-type: none"> • State Government land that the City has care and control of via a management order (vesting) for a particular purpose in the public interest. • The land cannot be sold by the City for financial return – can be sold by the Crown where it is no longer required for a public purpose. • Leasing may be possible with approval.
Function	F1. Civic	<ul style="list-style-type: none"> • Properties from which services are provided directly by the City. • Portions of the property may be hired to a third party.
	F2. Community	<ul style="list-style-type: none"> • Properties from which community groups, sporting and recreational groups, and funded not-for-profit activities or services are provided on behalf of the City or for the broader benefit of the community. • The property may include both freehold and Crown Land vested in the City.
	F3. Commercial	<ul style="list-style-type: none"> • Properties from which independent commercial activities are or can be conducted. • The property may be leased to a third party.
	F4. Residential	<ul style="list-style-type: none"> • Properties which are primarily used to provide residential accommodation. • The property may be leased to a third party.
	F5. Open Space	<ul style="list-style-type: none"> • The property is held by the City for the purpose of providing parks and nature reserves or similar. • The property may be freehold, or Crown Land vested in the City. • Portions of the property may be leased to a third party.



**City of
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	F6. Utility	<ul style="list-style-type: none"> Properties used by the City for the provision of essential infrastructure, for example: water management, road reserves, parking, telecommunications, public access etc.
Purpose	P1. Service	<ul style="list-style-type: none"> The property is adequately delivering on its current use and held to continue to provide community benefit.
	P2. Strategic	<ul style="list-style-type: none"> The property may be adequately delivering on current use, but it has another future proposed use. The property may be part of, or have the capacity to influence, a future economic development, planning or redevelopment projects.
	P3. Investment	<ul style="list-style-type: none"> The property is held for the primary purpose of generating income for the City or for its capital appreciation potential. The property may be leased to a third party, generally on a commercial basis. The property may be the subject of a partnership with government or private sector to maximise its financial return.
	P4. Potential Disposal	<ul style="list-style-type: none"> The property has been determined not to be suitable for an alternate purpose (service, strategic or investment). Further investigations, works and/or community engagement may be required prior to its disposal.

2. Acquisition Considerations

Policy Statement 2: In considering the acquisition of freehold land for strategic or investment purposes, the following considerations are to guide decision making.

Strategic Objectives – *The acquisition of land aligns with the City’s strategic objectives and plans, such as:*

- *Aligning with the City’s Strategic Community Plan, Corporate Business Plan and Long-Term Financial Plan;*
- *Contributing to making the City more sustainable socially, environmentally and/or financially; and/or*
- *Responding to endorsed and published City strategies or policies.*

Community – *The property will provide the current or future opportunity to improve service delivery or consolidate user groups in an improved or better shared facility.*



Strategic – The acquisition provides an opportunity to contribute to economic activation of the City immediately or in the future or partner with government or private industry.

Financial – There is an immediate return through an income stream from tenants and/or there is potential for long-term development. The whole of life costs have been considered.

Land Swap – The acquisition provides an opportunity to undertake a land swap with another agency in order to:

- *Reduce red tape associated with statutory processes;*
- *Reduce direct and indirect costs associated with purchase; and/or*
- *Facilitate project delivery.*

Acquisition Impacts – The acquisition considers possible foreseeable impacts including, but not limited to:

- *On the existing tenants or users;*
- *The positive or negative implications for surrounding properties; and/or*
- *The City's reputation*

Policy Statement 3: All property acquisitions are to be undertaken in accordance with the relevant provisions of the Local Government Act 1995 and associated regulations.

3. Altering the Tenure of Property Held (or owned) by the City

A number of methodologies may be considered to alter tenure and can include (but may not be limited to) any of the following:

- a. **Transfer or Exchange of Freehold Title** – enables the City to realise the value of freehold property assets that would otherwise be lost as a result of the use of the land for service delivery. In order to realise the value of a freehold asset without affecting the delivery of services provided from the relevant property, local governments can consider the transfer of such freehold titles to vacant crown land parcels.
 - This process involves the transfer of the freehold title to a crown land parcel (identified as being required by the local government).
 - Such transfers are undertaken on a dollar-for-dollar basis, with values of the two properties determined at highest and best use by the Valuer General's Office.
 - If transferred, the new property is provided to the local government as unencumbered freehold title but, in most cases, will require rezoning following acquisition to achieve the highest and best value.



- The original freehold property on which the service is provided then becomes a crown land parcel which is returned to the local government as a reserve vested in the local government.
- b. **Profit Sharing** - subject to State Government Cabinet approval, State Government owned land deemed to be surplus to requirements (this may include land vested in the local government or Unallocated Crown Land) may be sold with the profit from the sale proceeds being shared between the City and State Government and generally required to be spent on significant community benefit projects.
 - c. **Outright Purchase of Property** – under the Crown Reserve Rationalisation Scheme, Transfer or Exchange of Freehold Title or Profit-Sharing model cannot be used to acquire property controlled by the State Government; the City may make application to acquire the property from the State Government at an agreed value.

4. Disposal Considerations

Policy Statement 4: In considering the disposal or transfer of freehold land by sale or otherwise from the City (including Altering the Tenure of Property Owned or Held by the City), the considerations are to guide decision making.

Strategic Objectives – *The disposal of land aligns with the City's strategic objectives and plans, such as:*

- *Aligning with the City's Strategic Community Plan, Corporate Business Plan, and Long-Term Financial Plan;*
- *Contributing to making the City more sustainable socially, environmentally and/or financially; and/or*
- *Responding to endorsed and published City strategies or policies.*

Alternate Community Use – *The property is not suitable for current or future civic, community or open space use because of its location, size, characteristics, or surrounding land use.*

Financial Outcomes – *A property that provides neither a service to the community, an appropriate financial return or any other function to the local government is in effect a property that is costing the City and the community funds to be retained, and is impacting on the City's ability to deliver services unless the costs associated with the retention of the property is obtained through general rates. The disposal of such a property will provide funds to build the City's alternative revenue stream if an analysis has concluded disposal is preferable to an alternative development or partnership opportunity.*

Disposal Impacts – *The disposal considers possible foreseeable impacts such as:*



- *The displacement of existing tenants or users;*
- *The positive or negative implications for surrounding properties; and/or*
- *The City's reputation.*

Policy Statement 5: All property disposals are to be undertaken in accordance with the relevant provisions of the Local Government Act 1995 and associated regulations.

5. Financial

Policy Statement 6: The proceeds of disposal by sale of property assets are to be deposited in the City's Future Projects Reserve.

Policy Statement 7: The purpose of the Future Projects Reserve is to fund future projects that Council supports as a desired outcome for the overall Community.

The City will consider two options with respect to the *Future Projects Reserve*:

1. Use of the funds to acquire other property(s), providing either more strategic property holding/s (often used in regeneration areas or areas in which the Council wishes to catalyse development activity including housing) or to acquire properties that will provide a recurrent income stream to the City at a rate of return higher than that able to be returned from the original property, or
2. Use of the funds to deliver other facilities, services or fund operational activities.

Policy Statement 8: Where the use of financing is required for a strategic or investment acquisition, the debt is to be repaid from the proceeds of the asset that generates the revenue.

COMPLIANCE REQUIREMENTS

RELATED LEGISLATION

Adopted under Part 2, Division 2, s. 2.7(2) of the *Local Government Act 1995*.

This policy is prepared in accordance of the *Local Government Act 1995*.

RELEVANT DOCUMENTS



This policy will be supported by management practices and processes as required, including adherence to the *Local Government Act 1995* and applicable Local Government Regulations, and any applicable City of Kalgoorlie-Boulder frameworks, policies and strategies.

<u>DOCUMENT CONTROL</u>		
<u>Responsible department</u>		
<u>Date adopted by Council</u>	XXXXXX	Resolution number: XXXX
<u>Date of last review</u>	XXXXX January 2023	<u>Policy reviewed and amended</u>
<u>Date of next review</u>	XXXXXX January 2025	



McKenzie’s Buildings

140-144 Hannan Street, Kalgoorlie

PLACE NAME:	McKenzie’s Buildings
STREET ADDRESS:	Lot 59 and Part Lot 60 (140-144) Hannan Street (corner Maritana Street), Kalgoorlie
CERTIFICATE OF TITLE DETAILS:	Volume 2166 Folio 416
LEVEL OF SIGNIFICANCE:	Exceptional
<hr/>	
CURRENT USE:	Shops
PREVIOUS USES:	Commercial and retail
CONSTRUCTION DATE/S:	1904; c. 1979
ARCHITECTURAL STYLE:	Federation Free Classical
CONSTRUCTION MATERIALS:	Brick walls and a corrugated galvanised iron roof.
ARCHITECT:	Hawkins and Sprigg
BUILDER:	W & J Park
OTHER ASSOCIATIONS:	Robert McKenzie
HISTORIC THEME:	Commercial services and industries
LGA HERITAGE AREA:	Hannan Street Precinct
REGISTER OF HERITAGE PLACES:	Registered (Interim: 07/01/2000; Permanent 12/05/2000)
HCWA DATABASE NO:	1295 McKenzie’s Buildings (140-144 Hannan Street, Kalgoorlie) 1281 Hannan Street Precinct
NATIONAL TRUST CLASSIFICATION:	Recorded 1 August 1977
OTHER LISTINGS:	
CONSERVATION PLAN/STRATEGIES:	Conservation Plan prepared by Laura Gray, 2009

STATEMENT OF SIGNIFICANCE:

This Statement of Significance is taken from the Register of Heritage Places Permanent Entry 12 May 2000.

McKenzie's Buildings, a three level brick and iron commercial building constructed in 1904, in the Federation Free style, has cultural heritage significance for the following reasons:

- the place, with its substantial presence on the street corner, is an integral element of the prominent intersection of Hannan and Maritana Streets which forms a significant cultural environment in the town of Kalgoorlie. The prominent intersection contributes to the local and wider community's sense of place as a reminder of the 1880s and 1890s Western Australian goldrushes and, as such, has become an easily identifiable icon of this period;
- the place forms part of the Hannan Street streetscape which, spanning four blocks, is the most extensive, intact and significant commercial street in the Eastern Goldfields representing the 1880s and 1890s goldrushes in Western Australia;
- the place is a fine example of a functional commercial building in the Federation Free style;
- the construction of the place was a result of the successful exploitation of the Eastern Goldfields and the continuing development of Kalgoorlie as the major administrative and commercial centre of the goldfields in the late 1890s and the early 1900s; and,
- the place is closely associated with Robert D. McKenzie, who constructed the building to house his growing merchandising business. McKenzie and his family were associated with the site from 1895 to 1979.

HISTORICAL DESCRIPTION:

This Historical Description is based on the Documentary Evidence contained within the Register of Heritage Places Permanent Entry 12 May 2000.

Lot 59 on the corner of Hannan and Maritana Streets was purchased by John Maxwell Ferguson in December 1894. At this time, Courthorpe & Sullivan operated an ironmongery, clothing and general store out of a small iron building on the lot. Robert McKenzie and Frederick Strother purchased the lot in January 1896 and took over the existing business, trading as McKenzie, Strother & Co. The building was enlarged to accommodate their growing business, which soon concentrated on hardware, timber and furniture. McKenzie bought out Strother's share of the business in late 1896 and traded as McKenzie & Co. The company was incorporated in 1897.

The building was incrementally enlarged until it finally covered all of the lot and a bulk store was built on McDonald Street. As bricks and mortar replaced timber and iron as the favoured building products, McKenzie & Co concentrated on the hardware and furnishing business. By 1901, the company had an office in London and a branch in Fremantle. They carried hardware and furniture of all kinds and 'mining material of every description'. The business employed more than 20 people.

In 1904, McKenzie engaged architects Hawkins and Sprigg to draw up plans for a new building. The contractors, W & J Park, had almost completed the building by the end of the year. The building extended 65ft on the Hannan Street frontage and down the length of Maritana Street to the laneway.

McKenzie's Buildings was completed in time for Christmas trading 1904. It was advertised as 'the Big Store', with signage painted on the front corner. It is believed that a water tank may have been fitted to the top of the corner tower this has yet to be substantiated. The water tank was, however, covered with large neon advertising signs.

Robert McKenzie had been born in Victoria in 1865 and moved to Western Australia in 1892 after training in the hardware business. He first worked for Symon, Hubble & CO and then J M Ferguson. It is claimed that McKenzie was the first commercial traveller to visit Hannan's Find. He was an inaugural member of the Kalgoorlie Municipal Council and was elected mayor in 1897. McKenzie sat on two Royal Commissions relating to the mining industry and was elected the first president of the Kalgoorlie Chamber of Commerce in 1898. He was also Chairman of Directors of the Kalgoorlie Brewing & Ice Company, and in 1904, was elected to the Legislative Council for the North-East Province.

McKenzie & Co continued to trade until c 1940. Initially, the firm occupied all of the building (at the time designated 142 Hannan Street and 72 Maritana Street). By 1920, Barclay & Sharland, booksellers and stationers, occupied a shop on the Maritana Street elevation. By 1930, E A Adams had taken over the bookshop and Armstrong Cycle & Motor Agency was also in one of the Maritana Street shops. These businesses were still in occupation in 1940 (by now operating as Winter & Pullin cycle & motor agency and Charles Massey, printer and stationer). In 1941, the ground floor shop space at the corner of Hannan and Maritana Street was occupied by J Bailey's grocery store. Other tenants in the building at this time included a fruiterer and confectioner, a dentist, a music teacher, a solicitor, a furniture dealer, Musgroves music wholesalers and Nestle's Ltd. Since at least 1970, the corner shop has been occupied by a pharmacy.

McKenzie's Buildings remained in McKenzie family ownership until 1979, when it was purchased by a local syndicate, including Graeme Crisp who operated the chemist shop in the building. The building was extensively refurbished at this time, including the installation of partitions in the upper floor. The building changed hands again in 1994 (reputedly for \$1 million) and is currently owned by a group of investors. There have been minimal changes to the exterior. At some stage, a door leading onto the upper balcony was converted to a window and the corner tower has been removed. Further alterations in 1997 and 2008 resulted in an internal fitout and staircase repair. The roof was repaired in 2010.

Original plans for the building, including the building elevations and tower detail are held in the Kalgoorlie Museum.

On 20 April 2010, a 5.0 magnitude earthquake hit Kalgoorlie-Boulder causing damage to many buildings. Most damage was concentrated in Burt Street, Boulder. No damage to this building was reported.

In 2014, occupants of McKenzie's Buildings included Kalgoorlie Pharmacy, Wildcard Tattoo, Cartridge World, Curves, Brief Encounters, ITP and EM Kebabs.



State Library of Western Australia

<http://innopac.slwa.wa.gov.au/record=2568465#>

PHYSICAL DESCRIPTION:

This Physical Description is taken from the Physical Evidence contained within the Register of Heritage Places Permanent Entry 12 May 2000.

McKenzie's Buildings is located on the north west corner of Hannan and Maritana Streets, the most significant intersection in Kalgoorlie. The building occupies the entire site and comprises three levels. There are a series of shops at street level, office tenancies in the McKenzie Chambers at the first floor level, and several tenancies in the basement, including retail, storage, studios and offices.

McKenzie's Buildings delineates the corner in a distinctive manner as do the Palace Hotel, Exchange Hotel and Australia Building on the other three corners. The building is central within the commercial heart of Kalgoorlie which is essentially two storey buildings, and is integral within the streetscape of Hannan Street.

McKenzie's Buildings displays some characteristics of the Federation Free Classical style. The street frontages evidence an eclectic combination of details. The red face brick facade above street level remains intact with the rendered and stucco details contrasting in cream. The flat arched rendered window heads and pediment elements are asymmetrically balanced on each street frontage. A decorative stucco detail runs across the gable tops of the pediments and along the cornice of the parapets. The central arched recessed rendered feature is flanked each side by tourelles, and the arched detail has a stepped rendered border. The infill detail of the Hannan Street pediment has the words 'McKenzie's Buildings' in relief. A similar pediment off centre on the Maritana Street frontage states 'McKenzie and Co. Limited', and the pediment at the end of the Maritana Street frontage is detailed in a similar manner but with no signage. The fanlights above the windows on the Hannan Street facade show the word 'Dentist' painted onto the glass.

The corner tower, which no longer has the water tank in place, anchors the corner and emphasises the verticality with tourelle details and vertical windows. The ground floor verandahs along the street frontages show decorative timber balustrading. There is no evidence of there having been a first floor verandah, suggesting a balcony at the upper level instead. Steel posts and token bracket detailing form a verandah colonnade at ground floor level, with boxed canopies along the perimeter.

The northwest and southwest face brick walls form the property boundary along both side boundaries. The roof of the place is complex and has four monitor roofs along the building, and one above the chambers entry.

Without exception, tenancies on the ground floor have retained the original structural walls, but show no evidence of any original shop fronts, with each tenancy displaying a different style. The corner chemist shop tenancy demonstrates considerable change with a truncated corner and ramped ceramic tile entries into the shop, as well as tiled panels across the top of the shop front glazing.

The McKenzie Chambers entrance on Hannan Street evidences a recent refurbishment with pilasters each side of the timber lined pillars. The three steps and entry have been laid with quarry tiles which continue through the double timber framed glazed doorway, with sidelights and fanlights above, to the original staircase.

The interiors of the shop tenancies are for the most part modern fitouts, except for the northern most shop on Maritana Street which has retained evidence of all original doors and windows, ceilings and floors. The tenancy central along the Maritana Street facade has retained the pressed metal ceiling which has a central recessed panel.

All the tenancies have basements, although only the north tenancy and the chemist shop directly access or use their basement tenancy. The front perimeter of the Maritana Street shops still have the glass block prism pavement tiles in place, providing light to the basement.

The basement on the corner frontage is accessed from the McKenzie Chambers entry in Hannan Street. Some of the basement spaces along the Maritana Street frontage are connected to the chamber's entry. There is another staircase central along the south west wall of the building. It opens onto a covered corridor along that wall which accesses the right of way at the north end.

The basement walls are lime washed face brick showing considerable evidence of moisture ingress. Brick piers approximately one metre square provide a structural grid support within the basement spaces. The floors are concrete except for the lobby of the central staircase where there is evidence of clay bricks laid in a circular pattern at the foot of the stairs. The return staircase is timber with vertical timber balustrading.

Immediately inside the entry doors of McKenzie Chambers, on the right, is the main staircase to the first floor tenancies, and the basement staircase is on the left. The original turned timber newel post and balusters of the double flight staircase, which leads directly up to the first floor are still in place. The double flight stairwell has a monitor window above. Halfway up the staircase is a small stairway leading to a tenancy on the left.

The top of the stairs opens into a large foyer which is part of a wider corridor along the length of the building, accessing all the first floor tenancies.

The most striking feature of the upper level is the decorative pressed metal ceilings which are in place throughout with decorative cornices and a series of four monitor windows similarly lined with pressed metal. The monitor windows and extent of the ceilings can only be viewed from within the tenancies.

Tenancy fitouts for the entire first floor are quality jarrah doors and window panels, with glazed partitioning above the solid partitioning to door height. The position of the wall partitioning does not correspond to the ceiling patterns which indicate the original room configurations. There are two other sets of stairs between the ground floor and first floor besides the main public entry staircase. Both return staircases are timber detailed with simple vertical balusters.

The row of four tenancies on the right each have a large monitor window lined with decorative pressed metal. The tenancy on the immediate right at the top of the main staircase shows evidence of the original plaster moulded circular air vents on the external walls, and the steel support structure for the original water tower which was above the east corner of the building. There is no evidence of stair access to the former tower.

Further on the right are two office tenancies with partitioning into smaller office spaces within the tenancies. On the left is a staircase and toilet facilities before two small interconnected offices. A safe is still in place in one of the offices. Further on the left are two more toilets and a small kitchen.

An arch across the foyer corridor is one of a series in the wall through to the Maritana Street frontage. The arches have been infilled but defined by a small recess. The next tenancy on the right has a mezzanine floor.

On the left, in the west corner of the building, a residential unit has been established with a kitchen and bathroom fitout and a mezzanine bedroom accessed by a simple timber staircase.

At the end of the corridor, on the right is the second internal staircase, detailed the same as the other staircase.

<u>Date</u>	<u>Integrity</u>	<u>Authenticity</u>	<u>Condition</u>
2015	High	High	Fair
2011	High	High	Fair to Poor
2001	High	High	Fair to Good

ARCHIVAL PHOTOS





Date of Photo: 05.04.2010



Date of Photo: 05.03.2001



Policy: DS-DS-004

LOCAL HERITAGE FUND

PURPOSE

The Local Heritage Fund seeks to provide fair and consistent administration of the City of Kalgoorlie-Boulder's Local Heritage Fund. The aim of the fund is to assist owners with the conservation and continued use of Heritage Places in line with current best practice and is based on the principles of the Burra Charter.

DEFINITIONS

Refer to Local Heritage Fund Guidelines

STATEMENT

1. Eligibility

For a Heritage Place or place in a Heritage Precinct to be eligible for funding, the application must meet one or more of the following criteria:

- Provides an opportunity for the adaptive reuse of a building;
- Improve opportunities for public appreciation, access or understanding of the place;
- Urgent remedial work or stabilisation of endangered fabric;
- Reinstate lost features that are important to the historic character of the City;
- Complement stated conservation objectives of the City; or
- Encourage the conservation of other heritage places.

The above criteria will be used to determine which applications are recommended for funding on a competitive basis.

2. Assessment and Administration

Grant applications are open in the first week of July, and close in the last week of August of any given Financial Year.

Responsible Officer:	Planning and Development Services Team Leader	Version:	5
Adopted:	14 December 2009	Last Review:	13 March 2017
Distribution:	City of Kalgoorlie-Boulder Website, Policy Register	Next Review:	February 2019
Last printed:	29 March 2017	Page:	1 of 3
<i>Uncontrolled document when printed</i>			

Conservation Management Strategies (CMS)

- Funding for a CMS is granted for \$2,000 for places of Considerable and Some significance;
- The CMS must be prepared by a suitably qualified and experienced heritage practitioner on the State Heritage Office’s recommended supplier’s list. Quotes must be presented to the City prior to preparation of the CMS; and
- The owner must directly engage the nominated heritage practitioner. The City’s contribution will be paid to the owner on the City’s receipt of the CMS.

Conservation Works

- Funding is for conservation works only. These works must be in accordance with current best practice and the principles of the Burra Charter;
- Applications are to be lodged prior to work commencing;
- No in-kind work will be included as part of the owner’s contribution;
- Two written quotes are required to be submitted as part of the application for funding;
- Funding for works is granted up to the maximum level of funding available, not exceeding 50% of the total project cost excluding GST;
- Work must be consistent with the recommendations of the CMS;
- Where a CMS has not been prepared, funding for urgent works or funding under \$5,000 will be considered. No further funding will be approved until a CMS has been prepared;
- For places in a Heritage Precinct, funding is only available for works that, in the opinion of the City, contribute to the heritage value of the Precinct;
- Funds may be granted where alternative sources of funding are not available;

3. Maximum Level of Funding Available

	CMS	Works
Exceptional Significance	N/A	\$10,000
Considerable Significance	\$2,000	\$5,000
Some Significance	\$2,000	\$2,500
Heritage Precinct	N/A	\$1,500

The above table outlines the maximum level of funding contribution available for each Heritage Place in each financial year. Funding may be granted for both a CMS and works in the same financial year.

For places of Exceptional Significance, funding greater than outlined above may be considered subject to the availability of funding and the exceptional nature of the works. The works must be consistent with the recommendations of a CMS.

The following conditions may also apply:

- A. Successful applicants are required to complete and sign a 'Recipient's Agreement' which outlines the terms of funding.
- B. Funding will be paid upon the completion of the work to the satisfaction of the City, and presentation of invoices.
- C. Approval of Funding does not remove the need for other statutory approvals. No work shall commence until all necessary approvals are in place.
- D. All statutory application fees to the City are waived for projects funded by the Local Heritage Fund.
- E. In certain circumstances, the City may require the applicant to enter into a 'Heritage Agreement', to be prepared at the applicant's expense.

4. Acquittal

Upon completion of works, the applicant must submit a claim form and relevant invoiced to the City. LHF claim forms will be accepted by the City up until the last week of May in the same Financial Year funding was granted. Late claim forms will not be accepted.

If finds are not acquitted in the same Financial Year, the applicant will be ineligible for any future funding from this funding scheme.

RELEVANT DOCUMENTS

This policy must be read in conjunction with the Local Heritage Fund Guidelines.

LOT 3874 on PLAN 186696 HOPKINS STREET & LOT 72 on PLAN 416747 VIVIAN STREET, SOUTH BOULDER – WORKFORCE ACCOMMODATION

Responsible Authority Report

DAP Name:	Regional JDAP	
Local Government Area:	City of Kalgoorlie Boulder	
Applicant:	Planning Solutions	
Owner:	Goldfield Villages PTY LTD	
Value of Development:	\$6.5 million <input type="checkbox"/> Mandatory (Regulation 5) <input checked="" type="checkbox"/> Opt In (Regulation 6)	
Responsible Authority:	City of Kalgoorlie Boulder	
Authorising Officer:	Alex Wiese	
LG Reference:	P005/23	
DAP File No:	DAP/23/02449	
Application Received Date:	23 December 2022	
Report Due Date:	24 May 2023	
Application Statutory Process Timeframe:	90 Days	
Attachment(s):	1. Development Plans	
Is the Responsible Authority Recommendation the same as the Officer Recommendation?	<input type="checkbox"/> Yes <input type="checkbox"/> N/A	Complete Responsible Authority Recommendation section
	<input type="checkbox"/> No	Complete Responsible Authority and Officer Recommendation sections

Responsible Authority Recommendation

That Council, by Simple Majority, pursuant to Regulation 12 of the Planning and Development (Development Assessment Panels) Regulations 2011 recommends that the Regional Joint Development Assessment Panel resolves to:

Part 1.

Accept that the DAP Application reference DAP/23/02449 is appropriate for consideration as a 'workforce accommodation' land use and compatible with the objectives and purpose for the Parks and Recreation reserve and the Future Urban zone and in accordance with Clauses 2.1, 2.2, 3.15, 5.16 and 6.8 of the City of Kalgoorlie Boulder Local Planning Scheme No. 1.

Part 2.

Approve DAP Application reference DAP/23/02449 and accompanying plans in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of the

City of Kalgoorlie Boulder Local Planning Scheme No. 1, subject to the following conditions:

1. This development must substantially commence within two (2) years from the date of this decision letter, unless an extension of the approval is received from the City, prior to this approval expiring.
2. This development taking place in accordance with the approved plans.
3. The natural ground levels and finished floor levels shown on the approved plans are not permitted to be altered without seeking further approval from the City.
4. This approval is valid for five (5) years from the date of determination. Following expiry of this period, all development works must be demolished, materials removed from the site and the verge and kerb reinstated unless a further development approval is granted by the City.

Conditions to be met prior to lodging an Application for a Building Permit

5. Prior to the lodgement of an application for a building permit, a Construction Management Plan must be submitted and approved by the City, addressing the following:
 - a) Public safety and amenity;
 - b) Site plan and security;
 - c) Contact details of essential site personnel, construction period and operating hours;
 - d) Community information, consultation and complaints management plan;
 - e) Noise, vibration, air and dust management;
 - f) Traffic, access and parking management;
 - g) Waste management and materials re-use;
 - h) Earthworks, excavation, land retention/piling and associated matters;
 - i) Stormwater and sediment control;
 - j) Street tree management and protection; and
 - k) Asbestos removal management plan (if applicable).
6. Prior to lodging an application for a building permit, a detailed design of stormwater collection and system of disposal from the developed areas including calculations is to be submitted to and approved by the City.
7. Prior to lodging an application for a building permit, hydraulic drawings detailing how the proposed development will connect to the City's sewer main must be submitted and approved by the City. Based on the hydraulic drawings, the City will at the applicant's cost engage the services of a sewer modelling engineer to determine whether the sewer is required to be upgraded (if at all).
8. Prior to lodging an application for a building permit, sewer headworks charges must be paid to the City in accordance with the City's Sewer Headworks Contributions Policy (DS-DS001).

9. Prior to lodging an application for a Building Permit, a Waste Management Plan is approved by the City. The management plan must include, but not limited to, the following details:
 - a) The location of bin storage areas and bin collection areas;
 - b) The number, volume and type of bins, and the type of waste to be placed in the bins;
 - c) Details on the future ongoing management of the bins and the bin storage areas, including cleaning, rotation and moving bins to and from the bin collection areas and frequency of bin collections;
 - d) Adequate access for maximum dimensions of servicing vehicles being accommodated;
 - e) The bin enclosure is to be enclosed, covered, lockable and include a water tap;
 - f) The floor of the enclosure is to be constructed of an impermeable material with a minimum thickness of 75mm, and;
 - g) The floor of the bin enclosure is to be graded to a drainage pit that connected to the City's sewer system.
10. Prior to lodging an application for a building permit, a landscaping and maintenance plan must be submitted and approved by the City. The landscaping plan must detail the following:
 - a) The location, number, size, density and species type of proposed grass, trees and shrubs;
 - b) Those areas to be reticulated/irrigated and mulched;
 - c) Must indicate local vegetation contained in Local Planning Scheme No. 01 - Schedule 6 Native Vegetation, or the City's Plant List; and
 - d) Landscaping maintenance schedule for establishment and ongoing maintenance.
11. Prior to lodging an application for a building permit, details of the boundary fencing which is to include visually permeable fencing on the Vivian Street frontage must be submitted and approved by the City.

Conditions to be met prior to use of the development

12. Prior to use, stormwater drainage works must be completed in accordance with the approved plans to the satisfaction of the City.
13. Prior to the use, the car parking, loading, vehicle access and circulation areas shown on the approved site plan is to be constructed, drained, and line marked to the satisfaction of the City.
14. Prior to use, vehicle crossovers shown on the approved plans are to be constructed in accordance with the City of Kalgoorlie-Boulder's Standard Crossover Drawings 05-C-030 to 05-C-034.
15. Prior to the use, twelve (12) on-site car parking bays are to be constructed. The car parking bays are to be provided in accordance with Australian Standard AS 2890.1, AS 2890.5 and AS 2890.6.
16. Prior to the use, this development shall be connected to the City's sewer system, to the satisfaction of the City.

17. Prior to the use, any pre-treatment device(s) must be inspected by the City. Any liquid waste generated on site is pre-treated prior to discharge to the City's reticulated sewer system no greater than 38°C.
18. Prior to the use, landscaping shall be installed, reticulated and/or irrigated in accordance with the approved plan and maintained thereafter to the satisfaction of the City. The landscaping shall be implemented during the first available planting season post completion of development and any species which fail to establish within a period of 12 months from planting shall be replaced to the satisfaction of the City.

Conditions to be met on an ongoing basis

19. The stormwater generated by the development site must not be discharged onto the adjoining properties to the satisfaction of the City.
20. Twelve (12) onsite car parking bays, inclusive of parking bays for the disabled, and vehicle access, loading and circulation areas are to be maintained and available for car parking, vehicle access, loading and circulation on an ongoing basis and are to be to the satisfaction of the City.
21. Any liquid industrial waste generated on site must be pre-treated prior to discharge to the City's sewer system.
22. Approved landscaping must be maintained on an ongoing basis to the satisfaction of the City.
23. The approved Waste Management Plan must be implemented at all times to the satisfaction of the City.

Advice Notes

24. If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.
25. This Decision Notice grants planning approval only to the development subject of this application (P005/23). It cannot be construed as granting planning approval for any other structure shown on the approved plans, which was not specifically included in this application.
26. In relation to the above conditions, should this development be undertaken in a manner that is contrary to the conditions and/or approved plans, the City may commence enforcement action.

Details: outline of development application

Region Scheme	N/A
Local Planning Scheme	Local Planning Scheme No. 1 (LPS1) Draft Local Planning Scheme No. 2 (LPS2)
Local Planning Scheme - Zone/Reserve	LPS – Future Urban / Parks and Recreation Reserve Draft LPS2 – Light Industry
Structure Plan/Precinct Plan	N/A
Structure Plan/Precinct Plan - Land Use Designation	N/A
Use Class and permissibility:	LPS1 – N/A: Separate controls for the Future Urban Zone. LPS2 – ‘D’ use
Lot Size:	8,597m ²
Existing Land Use:	Vacant
State Heritage Register	No
Local Heritage	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Heritage List <input type="checkbox"/> Heritage Area
Design Review	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Local Design Review Panel <input type="checkbox"/> State Design Review Panel <input type="checkbox"/> Other
Bushfire Prone Area	No
Swan River Trust Area	N/A

Proposal:

Proposed Land Use	Workforce Accommodation
Proposed Net Lettable Area	2,091m ² (38 transportable dwellings)
Proposed No. Storeys	One
Proposed No. Dwellings	38 Transportable dwellings are proposed

The applicant is proposing to develop a 152 person workforce accommodation facility comprising 38 accommodation units at Lot 3874 Hopkins Street, South Boulder. The primary frontage is to be to Vivian Street. The facility is to operate in conjunction with the workforce accommodation facility located opposite at Lot 72 (No. 160) Vivian Street which was approved by Council in July 2022.

Background:

Previous Council and JDAP considerations

On 15 August 2022 the JDAP approved a Workforce Accommodation facility at 36 Gt Eastern Highway Somerville. The application included the following condition:

This approval is valid for five (5) years from the date of occupancy. Following expiry of this period, all development works must be demolished, materials removed from the site unless a further development approval is granted by the City.

At its meeting on 25 July 2022 the City approved a workforce accommodation facility on a site located immediately south of the subject site at Lot 72 (No.160) Vivian Street. This facility can accommodate 302 people and includes associated development including laundries, kitchen and dining facilities, gymnasium, administration and reception building and car parking.

This approval is valid for five (5) years from the date of occupancy. Following expiry of this period, all development works must be demolished, materials removed from the site unless a further development approval is granted by the City.

It is intended that the proposed development will function jointly and be integrated with the previously approved workforce accommodation facility.

The Subject Site

The application includes Lot 3874 Hopkins Street and Lot 72 Vivian Street, however the development area which is the subject of this application is within Lot 3874. Lot 72 is included as it is intended that facilities located there, including the dry mess, gymnasium and administration/store, will be shared by those staying at both sites.

The surrounding land is largely undeveloped, however a single residential property is located on Hopkins Street to the immediate east of the subject site. The locality has been subdivided however the roads abutting the subject lot have yet to be sealed.

The Kalgoorlie Pistol Club is located 100 metres to the west of the site. Approximately 170m to the north is the southern boundary of the South Boulder residential area. The boundary of the Eastern Goldfields Regional Prison is located approximately 25 metres from the SE boundary on Vivian Street. The boundary of Kalgoorlie Airport is located approximately 150m to the south of the south. See **Fig. 1**.

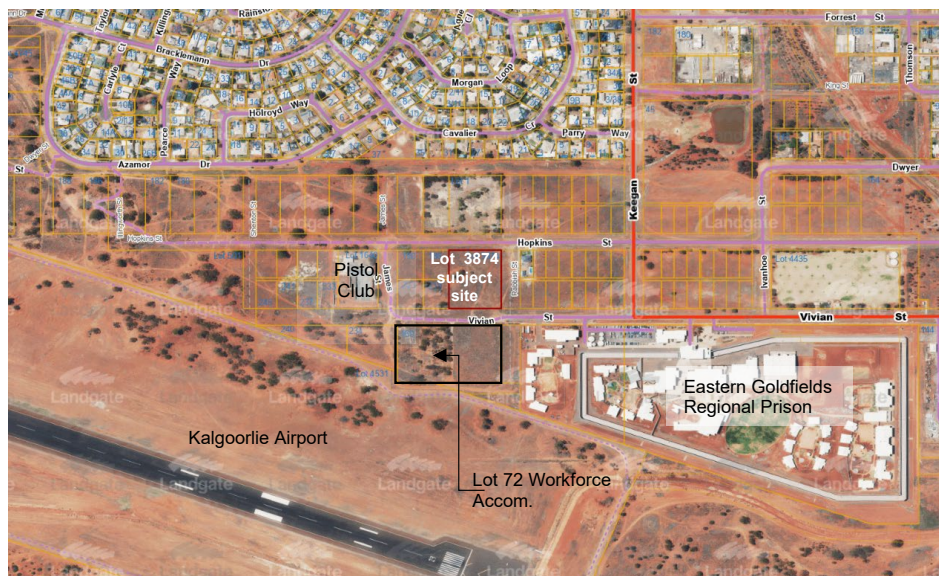


Fig. 1. The Subject Site

Proposed Parking Arrangements

It is proposed that 12 onsite parking bays will be provided. The 3 bay shortfall is addressed through the parking provision at Lot 72 Vivian Street.

Legislation and Policy:

Planning and Development (Local Planning Schemes) Regulations 2015
(cf clauses 62, 63, 63A, 65A, 66, 67 and 71).

Planning and Development (Development Assessment Panels) Regulations 2011
5. Mandatory DAP applications (Act s. 171A(2)(a) (b).

City of Kalgoorlie Boulder Local Planning Scheme (LPS) 1
(cf clauses 2.1, 2.2, 2.3, 3.15, 4.5, 4.6, 4.7, 4.9, 4.10, 4.11, 4.12, 4.13, 4.15, 5.16, 6.1, 6.3, and 6.8.).

Draft City of Kalgoorlie Boulder Local Planning Scheme (LPS) 2
(cf clauses 16, 17, 18, 32 and 34).

State Government Policies

WAPC Position Statement – Workforce Accommodation (2018) is as follows:

Where practicable, workforce accommodation should be provided in established towns, in locations suitable to its context, to facilitate their ongoing sustainability. Planning and development of workforce accommodation should be consistent with local planning strategies and schemes, except where the Mining Act 1978 and State Agreement Acts prevail.

The proposed workforce accommodation facility proposal being located within the Kalgoorlie Boulder townsite is consistent with the intent of the Position Statement.

Statement of Planning Policy No. 3 Urban Growth and Settlement

The Policy makes the following reference to the workforce accommodation:

In the mining and resource sector, improvements in mobility brought about by more cost effective travel, has seen the growth of the fly-in fly-out workforce often accommodated at mine sites. There are concerns that fly-in fly-out working arrangements do little to contribute to the local economy and the viability of regional towns and communities. The resources sector, however, regards fly-in fly-out as critical for remote mining operations and in attracting skilled workers. There is a need to promote investment in regional communities whilst recognizing that fly-in fly-out arrangements will often be necessary due to remoteness and to attract skilled workers.

The relevant objective of the policy is:

To build on existing communities with established local and regional economies, concentrate investment in the improvement of services and infrastructure and enhance the quality of life in those communities.

The Policy also states:

Regional and local planning strategies need to find a balance between accommodating the mining workforce in regional communities, and fly-in fly-out arrangements where necessary due to remoteness or labour shortages. State and local governments also need to consider the standard of available housing and access to education, health and recreation opportunities.

The Policy recognises that the mining industry provides considerable benefits to the state, national and local economies. However it is also acknowledged that there is a need to ensure that regional communities such as the City of Kalgoorlie Boulder are not diminished as a result of hosting mining activity and mining workers. It emphasises the need to ensure that workers accommodation facilities are integrated within the local community in a sustainable way.

Structure Plans/Activity Centre Plans

The CKB Local Planning Strategy (2013):

The strategy makes the following reference to workforce accommodation in its consideration of the mining industry:

The success of the mining industry also has had a direct impact upon the housing market. While there remains to be a need for FIFO accommodation provision in Kalgoorlie, there has lately been a shift away from temporary workforce accommodation through the provision of onsite miner's accommodation.

To encourage commercial activity and investment back into the city through 'miner' accommodation, the City will consider including transient workforce accommodation as a discretionary (D) use on properties zoned 'Industrial,' and in the new Town Planning Scheme.

Draft LPS2 is consistent with the strategy with regards to the identification of workforce accommodation as a discretionary use within the Light Industry zone.

Local Policies

Draft CKB Workforce Accommodation Policy:

The Workforce Accommodation Policy (the Policy) has been advertised by the City but the policy has yet to be formally adopted by Council. The objective of the policy is as follows:

The overarching objective of this policy is to manage the development of workforce accommodation with a longer-term aim to maximise the residential workforce and ensure that, where workforce accommodation is provided, it is designed appropriately and contributes to the City's vision to be a place people call home.

The policy confirms Council's aspiration that the demand for workforce accommodation is to be met where possible through residential, hotel or motel facilities in Kalgoorlie rather than within self-contained workforce accommodation villages.

The applicant's Social Impact Statement (see below) has addressed the issues raised in the policy and provides an adequate justification for the proposed workforce accommodation.

It is noted that the Council approved a 302 bed workforce accommodation facility at the site opposite in Vivian Street in July 2022. While each application is to be considered on its merits, it would also be expected that the City would provide consistency when making a determination on applications.

CKB Workforce Accommodation Policy – Design Issues:

The Policy sets out the following design parameters for workforce accommodation:

The acceptability of workforce accommodation is dependent upon standards associated with the location that it is intended for. When proposed in an urban setting, a seamless integration of a workforce accommodation facility with its surrounds, is the preferred outcome.

Design of the facility and its infrastructure must be high quality and demonstrable with best practice standards. Typical transportable workers camp buildings and layouts will not be considered favorably by Council.

The development design guidelines are:

- *The development bulk, scale and streetscape appearance is commensurate with its locality.*
- *Tenant car parking facilities are obscured from the primary street front.*
- *The facility does not detract from the amenity or character of a locality.*
- *Predominant building materials and features found in the locality are incorporated into the design.*
- *Landscape gardens utilise local plant species where possible, and is regularly maintained to a high standard.*
- *Signage and advertisement devices will not be supported, unless used for information or safety purposes.*
- *Impermeable fencing to the primary street front will not be supported.*
- *Active building frontages positioned at the street front boundary*

Comment:

Under draft LPS2 it is intended that the locality will be zoned Light Industry as such the standard of development is expected to be commensurate with the standards of a non-residential area. The site has frontages to Hopkins, Vivian and Rabbish Streets with Vivian Street proposed to be the primary frontage.

In industrial areas, fences on secondary frontages of premises will typically be visually non-permeable for reasons of security and to contain development costs. The applicant has constructed a 2.0 metre colorbond fence on the street frontages of the site.

The fencing to Vivian Street, which is opposite the site which has recent Council approval for workforce accommodation, is to have visually permeable fencing to integrate the site with the surrounding area.

The development generally has an inward focus and includes an area of open space on the Vivian Street frontage. Additional landscaping is also proposed between the accommodation units and the Vivian Street frontage.

Goldfield Villages Social Impact Statement

The applicant has provided a Social Impact Statement (SIS) that states that the project is looking to address accommodation shortages in Kalgoorlie Boulder. It states that workers that would occupy the facility are currently staying in the Ford Bayley Village in Coolgardie and having to commute 87km per day to jobs in Kalgoorlie.

The report states:

There is currently an under provision of accommodation within Kalgoorlie Boulder, both residential and for transient workforce. Kalgoorlie has just under 30,000 residents and a vacancy rate of 0.4% indicating a large gap in unfilled demand.

Workforce accommodation is necessary to provide a short-medium term solution that contributes to reducing the skill shortage and reducing the job vacancy rate. This will increase the economic output achieved in the City and contribute to attracting new business and/or expansion of current businesses.

The applicant advises that the accommodation will be primarily used to service projects and operations including BHP Nickel West, Northern Star super pit expansion and MLG expansion, Topdrill for supporting local operations and Rangecon which will facilitate local expansion and existing underground support and concreting contracts.

The reports states that the project will have a number of positive impacts on employees:

- Increased social interaction for FIFO workers.
- Increased leisure time for FIFO workers.
- Decreased risk of road accidents.
- Decreased risk of fatigue related work accidents.

While the SIS primarily focusses on the benefits of having the workforce located in Kalgoorlie rather than Coolgardie it does conclude that there are significant social, community and economic benefits for Kalgoorlie through the establishment of the proposed facility.

Consultation:

Public Consultation

Consultation was undertaken in accordance with Cl.65 of LPS1. The application was referred to adjoining and nearby property owners and placed on the City's website for comment. One response received from an adjacent resident. The concerns about the proposed development and activities at the site raised are summarised below:

- Adverse visual impact of the 2.0m high metre colorbond fence that has been constructed around the subject land;
- Noise from vehicles entering the site to undertake works;

- Dirt and dust from the site impacting their property;
- Adverse impact on the value of their property;
- Adverse impact on privacy from overlooking;
- Light pollution affecting their child's sleep;
- Security issues and the potential for increase in unwanted attention / thefts / burglaries;
- Increased traffic, trucks, utes and car driving around the house; and
- Invasion of peace and privacy from a 24 hour operation.

Response:

Currently the locality is largely undeveloped however, it is designated as a 'Light Industry' zone under draft LPS2 which, it is anticipated, will be gazetted later in 2023. While development standards will apply, the level of amenity that could be expected in an industrial zone are of a different standard from that in a typical residential zone.

As such lot sizes and building structures will typically be of a large bulk and utilitarian form with security fencing and lighting. Streetscapes will have minimal landscaping. Roads will accommodate regular movements of commercial and oversized vehicles during the daytime and night time.

In light of the above comments the concerns raised in the submission are not supported.

Referrals/consultation with Government/Service Agencies

The application was referred to Kalgoorlie airport for comment, no response was received. It is noted that the structures are of single storey construction.

Design Review Panel Advice

N/A

Other Advice

N/A

Planning Assessment:

The proposal has been assessed against all the relevant legislative requirements of the Scheme, State and Local Planning Policies, and outlined in the Legislation and Policy section of this report. The following matters have been identified as key considerations for the determination of this application:

Land Use Permissibility under Local Planning Scheme 1. (LPS1).

Parks and Recreation Reserve:

With regards to land designated as a Reserve, Cl. 2.3 of LPS1 states that where an application for planning approval is made with respect to land within a reserve, the Council shall have regard to the purpose intended for the reserve.

A strip of land on the southern boundary of the subject site forms part of a corridor of land designated as Parks and Recreation Reserve. The reserve provides a buffer area between the Future Urban zone and the Light Industrial and Reserves for the airport and regional prison.

Under draft LPS2 the buffer area has been omitted subsequent to the designation of the land currently zoned Future Urban being changed to Light Industrial. It is therefore considered that the Reserve designation of this portion of the site is now redundant.

Future Urban Zone:

Under LPS1 the subject land is designated part Future Urban and part Parks and Recreation Reserve. See Attachment 3. Future Urban is not included as a zone in the LPS1 Zoning Table. See **Figure 2**.

Cl. 3.15 refers to the purpose of the Future Urban zone:

to identify land suitable for future urban development in accordance with an outline development plan prepared in accordance with Clause 5.16, approved by both the Council and the Western Australian Planning Commission.

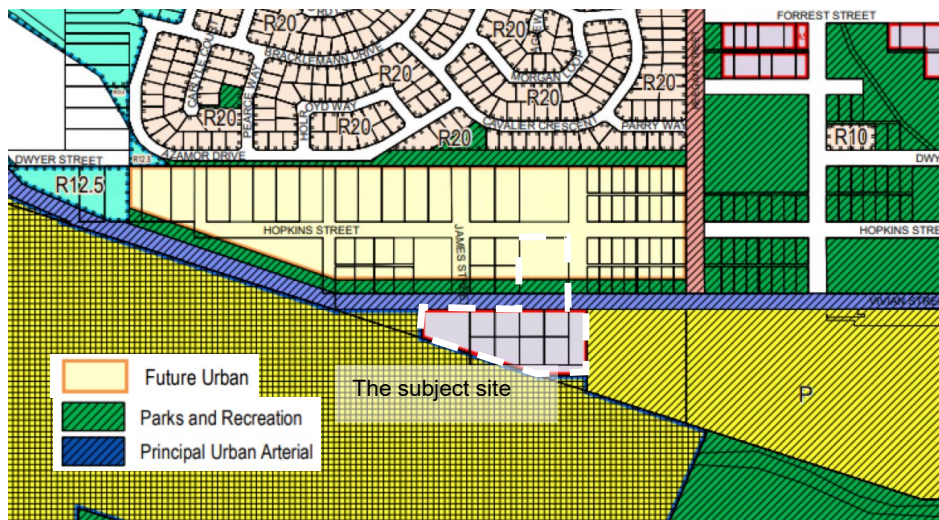


Fig. 2. LPS1 Zoning Map

Cl. 5.16 Relates to Outline Development Plans and includes the following planning requirements:

1. *The Council may require an Outline Development Plan before recommending subdivision or approving development of any land.*
2. *Where an Outline Development Plan exists, the subdivision and development of land is to generally be in accordance with the Outline Development.*

The designation of future urban needs to be seen within the context of LPS2 zoning this land Light Industrial. An Outline Development Plan has not been prepared and this is discussed below.

In lieu of an ODP being provided and being cognisant of draft LPS2 proposing that the subject land being zoned Light Industry the application has been assessed against the provisions in LPS1 for Industry – Service Light.

	Requirement	Deemed to Comply Standards			Assessment Details/Proposed Development												
		Complies	Does not Comply	Not Acceptable													
Plot Ratio / Site Coverage	0.6 plot ratio and 50% max. site cover	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0.24 lot ratio and 50% site coverage proposed.												
Building Setbacks	Street setbacks 9.0m Side & rear as per BCA.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<table border="1"> <thead> <tr> <th></th> <th>Vivian - Primary Street</th> <th>Hopkins - Secondary Street</th> <th>Rabbish - Side street</th> </tr> </thead> <tbody> <tr> <td>Req'd.</td> <td>9.0m</td> <td>9.0m</td> <td>1.5m</td> </tr> <tr> <td>Prov'd.</td> <td>15.0m</td> <td>5.38m</td> <td>4.5m</td> </tr> </tbody> </table>		Vivian - Primary Street	Hopkins - Secondary Street	Rabbish - Side street	Req'd.	9.0m	9.0m	1.5m	Prov'd.	15.0m	5.38m	4.5m
			Vivian - Primary Street	Hopkins - Secondary Street		Rabbish - Side street											
		Req'd.	9.0m	9.0m		1.5m											
Prov'd.	15.0m	5.38m	4.5m														
L'scaping.	5%	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	51% provided.												
Facades		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Accommodation units are obscured by perimeter fence on secondary frontages to Rabbish and Hopkins Street. Permeable fencing is provided to the Vivian Street frontage.												
Service Area Minimum of 9m ²		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Waste storage area located adjacent to the carpark on the Vivian Street frontage.												
S'water		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	To be conditioned to the satisfaction of Engineering												
Car Parking		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<table border="1"> <thead> <tr> <th>Parking Provision</th> <th>Calculation</th> </tr> </thead> <tbody> <tr> <td>Workforce accom. requires one oversized bay per 10 beds.</td> <td>152 beds proposed therefore 15 bays required.</td> </tr> <tr> <td>TOTAL 15 bays required</td> <td>Provided 12 bays therefore shortfall of 3 bays. Additional bays provided within Lot 72.</td> </tr> </tbody> </table>	Parking Provision	Calculation	Workforce accom. requires one oversized bay per 10 beds.	152 beds proposed therefore 15 bays required.	TOTAL 15 bays required	Provided 12 bays therefore shortfall of 3 bays. Additional bays provided within Lot 72.						
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Total of 12 bays provided.																	
Access		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Access is located over 30 metres from road junction.												

Outline Development Plan (ODP)

LPS1 states that the Council may require the preparation of an Outline Development Plan before approving the development of land. This is considered to be unnecessary for the reasons outlined below:

Landuse:

- The proposed workforce accommodation facilities are primarily residential in nature. It is not anticipated that this landuse would generate adverse impacts on adjoining sites once they are developed for light industrial purposes under LPS2.
- The potential does exist that future light industrial activities could impact on the proposed workers accommodated at the proposed facility however it is noted that this scenario could also be applied to the established residential properties on the northern boundary of the proposed Light Industrial zone. The usual controls protecting sensitive receivers would apply.

Locality:

- The area indicated on LPS1 as Future Urban has previously been subdivided and the subdivision follows a logical grid layout which will allow for the incremental development of land within the locality. The subdivision includes road reserves and lots.
- The subject land and the surrounding land that is currently designated Future Urban under LPS1 is identified under LPS2 as Light Industrial. This provides a clear indication as to how it is anticipated that the land is expected to be developed in future. LPS2 also clarifies that workforce accommodation as a 'D' use is a landuse that could be expected to be established within the zone.
- The subject site comprises a single lot with three identified but as yet unformed public roads on its boundary. It is not anticipated that the proposed development would prejudice future development in the area.

Land Use Permissibility under Draft Local Planning Scheme 2. (LPS2).

In accordance with Clause 67 (2) (b) of the Planning and Development (Local Planning Schemes) Regulations 2015 the local government must have due regard to any proposed local planning scheme that the local government is seriously considering adopting or approving. At the Ordinary Council Meeting 26 July 2021, Council resolved to support Draft Local Planning Scheme No. 2. LPS2 is currently with the Minister for Planning prior to gazettal and is considered to be a 'seriously entertained' planning document.

Under draft the subject land is zoned Light Industrial. The zone objectives are:

- To provide for a range of industrial uses and service industries generally compatible with urban areas, that cannot be located in commercial zones;*
- To ensure that where any development adjoins zoned or developed residential properties, the development is suitably set back, screened or otherwise treated so as not to detract from the residential amenity.*

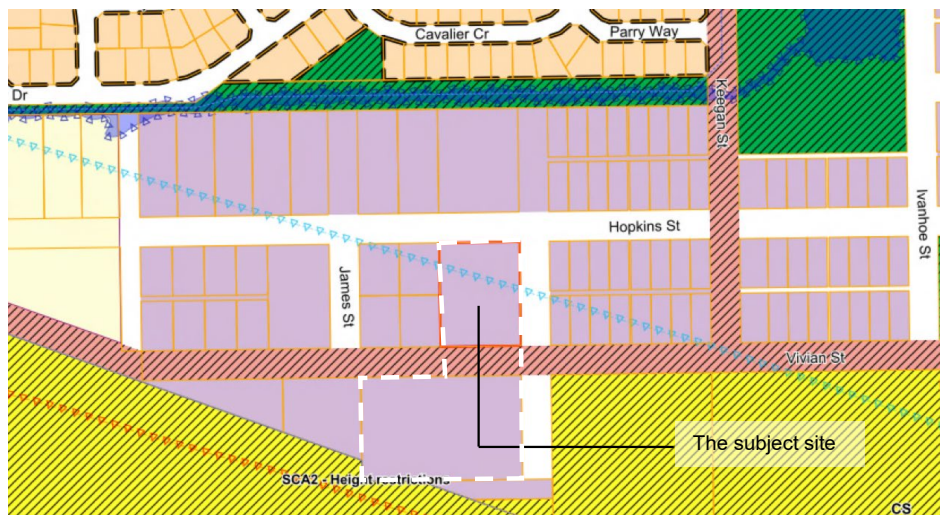


Fig. 3. Draft LPS2

The following definition for Workforce Accommodation is included in LPS2:

Means premises, which may include modular or relocatable buildings, used – (a) primarily for the temporary accommodation of workers engaged in construction, resource, agricultural or other industries on a temporary basis; and (b) any associated catering, sporting and recreation facilities for the occupants and authorised visitors.

Within the Light Industry zone workforce accommodation is a ‘D’ use meaning that the use is not permitted unless the local government has exercised its discretion by granting development approval.

Approval of the use under LPS2 would be at the discretion of the City however it would be expected that an application for workforce accommodation considered under LPS2 would focus on the operation and impact of the proposed development and the extent to which it would comply with the development standards applicable to the site. As such the following assessment is provided:

Standard	Requirement	Provision	Comment
Minimum lot area	1,000m ²	8,597m ²	Complies
Maximum plot ratio	0.8	0.24	Complies
Average front setback	3.0m	15.0m	Complies
Landscaping	10%	51%	Complies
Building height	15.0m	3.4m	Complies
Car parking	1 oversized bay per 10 beds. 152 beds are proposed therefore 15 bays are required.	15 bays	Shortfall of 3 bays. Most workers would not have a private vehicle and are bussed to and from their employment site. The previously approved workforce accommodation in Vivian Street, which is to be co-managed with the subject development, has a surplus of 9 onsite parking bays.
Service areas	9m ² to be provided.	Area adjacent to carpark	Onsite provision is provided for waste facilities.

Comment:

Noise:

The proposed workforce accommodation is not expected to generate any significant noise. Waste facilities are located on Vivian Street, noise from the collection of waste is expected to meet normal standards for within urban areas.

Stormwater:

The determination of the application is to be conditioned to ensure that stormwater drainage works are completed in accordance with the approved plans to the satisfaction of the City.

Waste Management:

The proposed waste storage facility is acceptable. Prior to lodging an application for a Building Permit, a Waste Management Plan is to be approved by the City.

Other Environmental Matters:

Nil

Building Construction:

The City's standard raft of building standards are to be applied as part of the determination of the application.

Conclusion:

It is considered that the proposed development of the workforce accommodation facility is consistent with the intent of the Future Urban zoning of the site and will not compromise future planning and development in the locality. Furthermore it is also considered that the workforce accommodation can be developed within the land designated as a Parks and Recreation Reserve and will not compromise future planning for public open space in the locality.

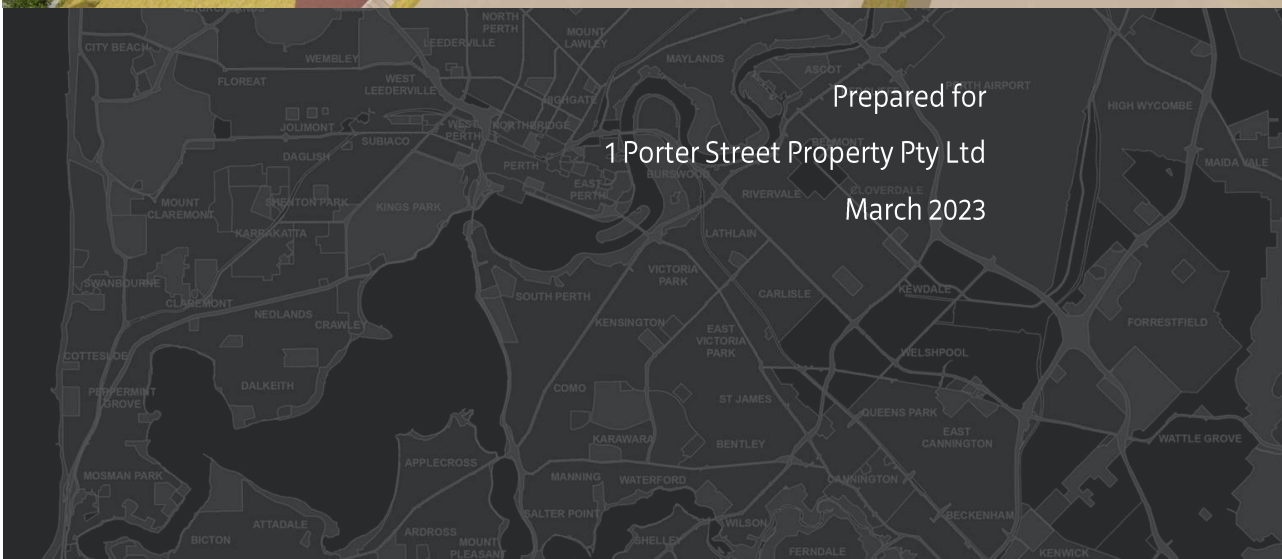
It is recommended that the development application be conditionally approved in accordance with the Officer Recommendation set out in this report.

Development Application Report

52-Bed Lodging House Development

Lot 302 (1) Porter Street, Kalgoorlie

PLANNING SOLUTIONS
URBAN & REGIONAL PLANNING



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1 PRELIMINARY

1.1 Introduction

Planning Solutions acts on behalf of 1 Porter Street Property Pty Ltd, the proponent of the proposed development at Lot 302 (1) Porter Street, Kalgoorlie (**subject site**).

Planning Solutions has prepared the following report in support of an application for development approval. This report will discuss various matters pertinent to the proposed development, including:

- Background
- Site details
- Proposed development.
- Statutory planning framework.

The proposed development seeks to demolish the existing lodging house development and construct a new 52-bed lodging house development on the subject site, providing essential urban support services to residents, visitors, tourists and/or workers within Kalgoorlie and the broader Goldfields Region. The proposed development will result in a substantial community benefit through the provision of essential accommodation facilities and will generate local employment and spending opportunities.

The development is designed and configured to respond to the site's immediate context within the Kalgoorlie town centre. Combined with appropriate landscaping, the modular structures proposed are designed to blend with the surrounding built form and streetscape. The site is generally surrounded by a mix of residential and commercial developments, including other accommodation facilities.

The modular design of structures follows extensive design consideration by the project team and consultation with the City of Kalgoorlie-Boulder. Unlike other accommodation facilities which may comprise temporary 'dongas' or transportable buildings, the modules proposed provide a long-term and viable solution to accommodation shortages within Kalgoorlie. The proposed development as a whole is capable of accommodating all essential lodging house amenities and facilities such as laundry, dining, resting and kitchen facilities. The construction of the proposed development will also create substantial employment opportunities within Kalgoorlie and throughout the State.

The proposed development has benefitted from the expert input of architectural, traffic, and acoustic consultants to ensure the lodging house will not create any unwarranted amenity impacts.

We respectfully request the City of Kalgoorlie-Boulder grant approval for the proposed development.

1.2 Background

1.2.1 Pre-lodgement consultation with the City of Kalgoorlie-Boulder

On 15 September 2022, Planning Solutions attended a pre-lodgement meeting with the City of Kalgoorlie-Boulder (**City**) to discuss the characteristics of the site in terms of key planning considerations associated with the proposed development, including parking, access, stormwater, waste collection, landscaping, and design features. The key considerations and outcomes discussed in the meeting have informed the finalisation of the proposed development and development plans enclosed.

Subsequently, email advice was also obtained from the City on 19 September 2022, advising the proposed laundry, kitchen and dining facilities are sufficient in size to operate as a lodging house for 60-persons.

1.2.2 Original development application

On 3 November 2022, Planning Solutions lodged a development application (City reference P135/22; DAP reference DAP/22/02360) for a 60-bed lodging house for determination by the Regional Joint Development Assessment Panel (DAP). The responsible authority report (RAR) was completed by the City on 23 January 2023, and recommended that the DAP resolve to approve the application, subject to the conditions requiring the following modifications:

- a) the removal of two accommodation modules
- b) the provision of a communal open space in place of the removed accommodation modules
- c) the provision of one additional parking bay onsite
- d) the provision of a bicycle rack onsite

These amendments required the removal of 8 beds from the lodging house and increased the amount of communal open space, substantially changing the development outcome. Planning Solutions provided a response to these recommended conditions on 2 February 2023, requesting the removal of condition 3a through 3c, amongst other amendment requests for an approval. The application was considered by the JDAP at their meeting on 6 February 2023 with the panel resolving to refuse the application.

1.2.3 State Administrative Tribunal appeal

In response to the refusal from the DAP on 6 February 2023, Planning Solutions lodged an application for review by the State Administrative Tribunal. Notwithstanding this ongoing process, the City has confirmed that it is open to facilitating an expedited outcome by referring an amended development application to Council for determination.

1.2.4 Second development application

This report has been prepared in support of an amended development application incorporating the modifications to the development sought by the City in their report to Council on 6 February 2023. These modifications address the following issues identified by the City:

- Potential obstruction of access to the laneway by waste collection vehicles.
- 'On paper' car parking shortfall.
- Vehicle sightlines for vehicles egressing the laneway onto Porter Street.
- Methodology for assessment of both noise impacts on the development from freight trains, and noise impacts on adjoining properties generated by the development.
- Lack of amenity for people residing at the facility due to the lack of functional open space.
- Lack of bicycle parking.

The modifications to the development are summarised as follows:

- Two central modules have been removed, reducing the number of beds by eight (reducing the parking shortfall).
- Temporary parking bays have been removed from the laneway to allow adequate passing space (reducing the risk of obstruction).
- The central parking area has been moved northwards to allow access to the carparking from the laneway in both directions (reducing the likelihood of obstruction).
- The former carparking area will now provide space for a communal BBQ and amenities area (providing usable open space for residents at the lodging house).

Development Application Report – Lodging House
 Lot 302 (1) Porter Street, Kalgoorlie



- Re-orientation of the angle of the marked street parking bays (improving vehicle sightlines).
- Relocation of waste collection area next to the transformer (to allow waste collection from Porter Street without the service vehicle travelling along the length of the laneway past residential houses).

Traffic, waste, and acoustic technical reports have been updated to reflect these modifications.

A couple of additional matters are capable of being addressed with suitably worded conditions of approval as follows:

- The provision of a bicycle parking bay next to bay 7 is capable of being addressed with a condition of approval.
- The provision of an updated landscaping plan which reflects the changes to the development outlined above.



2 SITE DETAILS

2.1 Land description

Refer to **Table 1** below for the lot details and a description of the subject site.

Table 1 - Lot details

Lot	Diagram	Volume	Folio	Area (m ²)
302	97417	2183	622	2,747

Diagram 97417 depicts two Rights of Way (ROWS) – one adjacent to the eastern boundary of the subject site, and another which runs adjacent to the western boundary of the subject site.

The eastern ROW connects to Porter Street at its southern end, runs adjacent to the eastern boundary of the subject site, and then extends east away from the site, servicing other developments and residences. The subject site is currently accessed directly from Porter Street and the existing eastern ROW.

The western ROW connects to Porter Street at its southern end, and Victoria Street at its northern end.

Running along the western property boundary within the subject site is also a 1.51m-wide Right of Carriageway (ROC). This ROC is delineated on the Sketch Title and the development plans discussed further below. The ROC benefits the owner of the land contained within Certificate of Title Volume 127 and Folio 64.

As it will be demonstrated further below within this report, no structures or built form is proposed within either of these ROWs or the ROC.

Refer **Appendix 1** for a copy of the Certificate of Title and Diagram.

2.2 Location and context

2.2.1 Context, land use and topography

The subject site is located within the municipality of the City of Kalgoorlie-Boulder (City), approximately 600 kilometres east of Perth City, within the northern aspect of the Kalgoorlie town centre.

The subject site is in close proximity to Goldfields Highway, a State Road and Primary Distributor Road which connects the subject site and Kalgoorlie to the greater Goldfields Region. The subject site fronts Porter Street, which terminates to the south of the subject site, at the intersection of Dugan Street and Shamrock Street. Dugan Street extends south of the subject site into the Kalgoorlie town centre.

Broadly, the subject site is surrounded by a mix of commercial, community and residential developments, comprising single and double-storey structures. St Mary’s Primary School is located approximately 80m south-west, and Kalgoorlie Health Campus is located approximately 300m north-west. Further along the northern side of Porter Street to the south-east of the subject site are single-storey dwellings, a rehabilitation centre, and a church.

The subject site has direct frontage to Porter Street to the south, ROWs to the west and east, and a large residential landholding to the north (rear). Single storey low density residences are located either side of the ROWs. Low density residential land uses generally surround the subject site.

The subject site contains a degraded single-storey lodging house development within its southern aspect and is clear of development within its northern aspect. The existing lodging house development comprises two buildings. The rear of the site is clear of built form, utilised for informal vehicle parking. The rear parking area is accessible via the eastern ROW connecting to Porter Street.

In terms of topography, the subject site is generally flat.

Refer Figure 1 and Photographs 1-4 below which depict the subject site and surrounds.

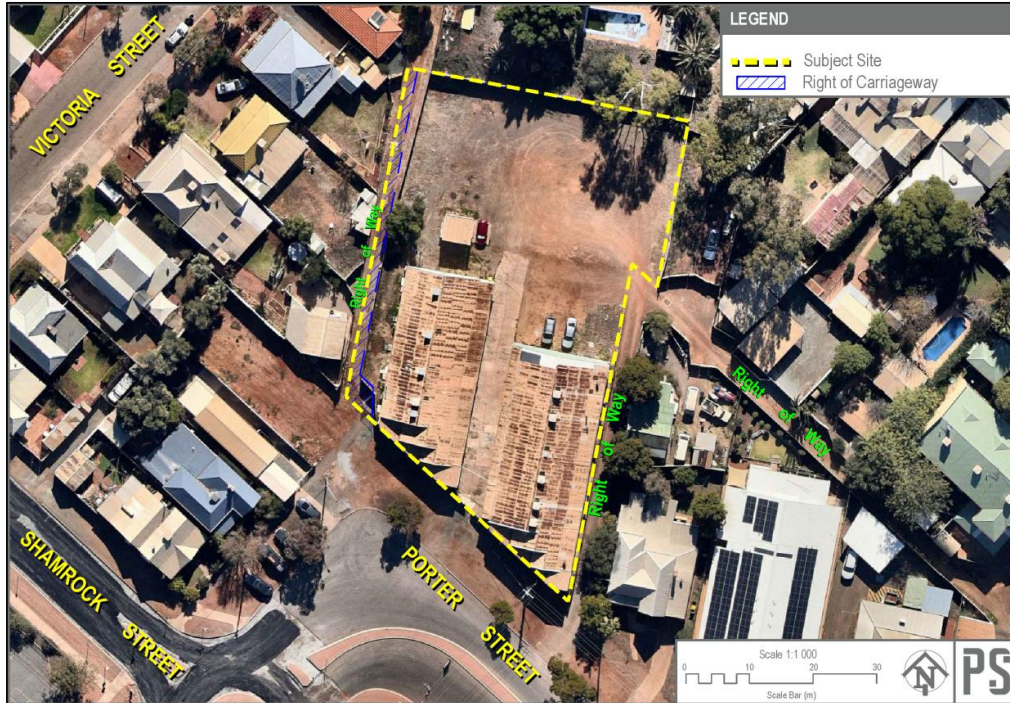


Figure 1 – Aerial photograph of the subject site and surrounds (source: Nearmaps 2022)



Photograph 1: Subject site, as viewed from Porter Street looking north-east



Photograph 2: Subject site and eastern ROW, as viewed from Porter Street looking north



Photograph 3: Eastern ROW and subject site, looking south



Photograph 4: Existing development, as viewed from rear of subject site looking south-west

3 PROPOSED DEVELOPMENT

3.1 Development summary

The proposed development involves the demolition of all structures on the subject site, and the development of a new 52-bed lodging house.

All structures which form the proposed development are of a modular built form and will be placed on a concrete foundation. The modular design alleviates what could otherwise be a more concentrated building mass and provides the proponent with flexibility to retrofit the internals of each module in the future.

A total of 16 modules will be placed on the subject site, accommodating 48 standard rooms (12x4 person modules), two universal access rooms, one manager's quarters room, a laundry module, and dining/kitchen module for guests. All essential health services and facilities are proposed, to ensure the proponent meets the requirements for lodging houses under the *Health Act 1911*.

Specifically, the proposed development comprises the following components:

- Demolition of all structures and fencing which comprise the existing lodging house development.
- Construction / installation of modules on concrete foundations, in a parallel alignment to Porter Street. Each row will comprise four modules as follows:
 - Each module is split into four (4) rooms. Each room contains a double bed and adjoining ensuite.
 - One (1) laundry module is located on the eastern side of the proposed development.
 - The accommodation modules will have awnings and shade sails to provide shade and shelter to the front of each module, particularly to address summer conditions.
 - Each room has visual access to landscaped areas, to provide natural amenity immediately adjacent to each room.
 - In terms of materials, each module will comprise a steel frame structure, insulated wall panels, with weatherboard facings (Duragroove Cladding) for the accommodation modules and custom orb cladding for utilities modules. The exterior of the modules will be painted in the colour 'Dulux Surfmeister'.
 - Window and door frames will comprise powder coated aluminium. Trims will comprise Colorbond capping.
- Paved pedestrian pathways with a minimum width of 1.9 metres are provided throughout the proposed development, connecting all modules to each other and the pedestrian access entrance to the development along Porter Street.
- A 233sqm barbeque/landscaped open space is provided within the proposed development in a central location to the rear of the dining building. This communal area is designed to create a meeting or 'catch up' point for guests for the purpose of enhancing occupant social and mental wellbeing.
- Landscaping will be located throughout and along the surrounding boundary of the proposed development. The proposed landscaping will include communal lawn and garden beds with shrubbery and trees.
- A total of 21 car parking bays will be provided, including thirteen (13) car parking bays within the subject site (including one universal access parking bay), and an additional seven (7) car parking bays (including one (1) universal access parking bay) plus an additional temporary drop-off bay within Porter Street, abutting the southern property boundary.

- One (1) loading zone bay will be provided within the subject site, adjacent to the eastern ROW and module containing storage, kitchen, and dining facilities.
- Construction of new perimeter fencing and walls.

The southern property boundary addressing Porter Street will comprise a 1.8m-high wall, finished in textured paint of a 'Dulux Surfmist' colour. The upper portion of the wall will comprise semi-permeable aluminium powder coated metal mesh. As delineated on drawing A3.01 at **Appendix 2**, this wall will also extend along a portion of the eastern ROW from Porter Street to the extent it abuts the proposed alfresco area. Identification signage reading the text 'Porter Lodge' and the subject site address will be placed on the wall for visibility to Porter Street, adjacent to the pedestrian access point.

The eastern aspect of the proposed development from the dining facilities to the car park will comprise 1.8m-high vertical aluminium fencing.

The remainder of perimeter fencing will comprise 1.8-high Colorbond fencing, coloured 'Woodland Grey'.

- Allocation of hardstand to the south-eastern corner of the site for a future electrical transformer, if required, and a waste collection area

Refer to **Appendix 2** for a copy of the Development Plans. **Figures 2-5 below** provide a visual representation of the built form proposed (which are also contained within the Development Plans).



Figure 2 – Render of aerial view of the proposed development looking in a northern direction



Figure 3 – Render of view from Porter Street, looking north-east towards the subject site



Figure 4 – Render of internal view of the proposed development, looking north



Figure 5 – Render of internal view of the proposed BBQ area, looking south

3.2 Acoustic

The proposed development site is in proximity to residential properties. Accordingly, a Noise Management Plan (NMP) and Mechanical Plant Noise Acoustic Report (Noise Report) have been conducted by Herring Storer Acoustics.

The assessments consider the noise impacts associated with the proposed lodging house and demonstrate the proposed development will comply with the requirements of State Planning Policy 5.4 Road and Rail Noise (SPP5.4), and the *Environmental Protection (Noise) Regulations 1997*, at all times.

The NMP identifies that the proposed development is compliant with the requirements of SPP 5.4 during night and day assessment periods. Further, the assessment concludes that no 'quiet house' design measures are required under the provisions of SPP5.4.

The separate Noise Report considers noise originating from the proposed development, including air conditioning units, kitchen exhaust(s), and the disposal of glass into bins. The Noise Report confirms the development will comply with the *Environmental Protection (Noise) Regulations 1997* during day and night periods, subject to the following mitigation measures:

- Implementation of enclosures around air conditioning units.
- Disposal of glass during daytime periods only.

Further consideration for propulsion noise from vehicles entering and exiting the site was also considered by Herring Storer Acoustics. The following is stated at Part 1, Section 3, of the *Environmental Protection (Noise) Regulations 1997*:

1. *Nothing in these regulations applies to the following noise emissions*
 - a. *Noise emissions from the propulsions and braking systems of motor vehicles operating on a road;*

As only guests of the lodging house will be granted access to the car parking areas provided within the subject site, and propulsion within the car park is an essential element of propulsion on the road, the advice received from the Herring Storer Acoustics confirms that noise associated with the propulsion and braking of individual cars is therefore exempt from consideration. This is in accordance with application of the regulations to vehicles on driveways for residential properties, in that it is unlikely that most residential houses would be able to comply with the noise regulations if they applied to cars starting on residential driveways. Therefore, noise from propulsion is not included in the noise assessment.

The above recommendations can be applied to the proposed development by way of a suitably worded condition of planning approval.

Refer **Appendix 4** for a copy of the above mentioned NMP and Noise Report.

3.3 Landscaping

The proposed development provides extensive landscaping and open space throughout the site and along the property boundaries. The landscaping will complement the built form. The landscape design includes an appropriately located communal lawn area to encourage guests to interact.

Native trees will be provided predominately along the boundaries of the subject site, with a feature *Jacaranda* proposed in the centre of the proposed development to provide visual interest and amenity for guests. Native and exotic shrubs are to be planted adjacent paved areas, to soften the visual impact of the pedestrian paths and provide a pleasant environment. A communal barbeque area is proposed, along with the provision of benches under the canopies of the various native trees.

Any proposed verge planting will be in accordance with the City Kalgoorlie Verge Planting Guidelines.

An updated landscaping plan will be provided post initial lodgement of the application.

3.4 Traffic and access

The proposed development is supported by a Traffic Impact Statement (TIS) prepared by Cardno (refer to **Appendix 3**), in accordance with WAPC guidelines.

The TIS confirms the access arrangements are sound, and the resultant traffic generated from the proposed development is minimal. As outlined within the TIS, the estimated trip generation is "28 vehicles in the AM Peak Hour, 32 vehicles in the PM Peak Hour and 286 Daily trips. Based on the numbers above, this low volume of trip generation is anticipated to have no material impact on the surrounding road network"

Swept path plans are also included within the TIS, depicting the movements of standard passenger vehicles in and out of the site via Porter Street and around the car parking area. Passenger vehicles can safely traverse the car park or easternmost car parking bays, without conflicting with kerbing structures, and/or landscaping.

3.5 Servicing access and waste management

A Waste Management Plan (**WMP**) has been prepared by Talis (refer to **Appendix 5**).

The WMP outlined that the development will require three 66L refuse bins to be collected twice a week, and three 660L recyclable bins to be collected once a week. As no more than three bins would be collected at one point in time, waste collection by a private contractor will take no more than 5-10 minutes.

Swept paths for the waste collection vehicle have been included in the WMP, showing the waste collection vehicles (up to 8.8m in-length) as travelling along the eastern ROW abutting the site and cross into the subject site to collect and empty bins. This movement is no longer proposed, in accordance with discussions with the City, with bin collection now to take place in the designated collection area adjacent to the transformer along the southern boundary of the subject site. This permits the waste collection vehicle to park in the laneway entrance and collect bins before reversing out onto Porter Street without requiring the service vehicle to travel along the length of the laneway.



4 STATUTORY PLANNING FRAMEWORK

4.1 State Planning Policies

4.1.1 State Planning Policy 5.4: Road and Rail Noise

The Western Australian Planning Commission (**WAPC**) *State Planning Policy 5.4 – Road and Rail Noise (SPP5.4)* applies to all stages of planning in Western Australia where a noise sensitive land use is proposed within the policy's trigger distance of specified transport routes.

The subject site is located within a SPP5.4 trigger distance of a major traffic route, being Great Eastern Highway / Hannan Street. Where any part of the subject site is within the specified trigger distance, an assessment against the policy is required to determine the likely level of transport noise impact on sensitive land uses and any management/mitigation measures required.

As outlined at section 3.2 above, an Environmental Noise Assessment and Noise Management Plan (**NMP**) has been prepared in support of the proposed development. In accordance with the provisions of SPP5.4, the NMP concludes that the proposed development will not require any mitigation measures or 'quiet house' design features to achieve the noise targets of SPP5.4.

4.1.2 State Planning Policy 7: Design of the Built Environment

State Planning Policy No.7 – Design of the Built Environment (SPP7) establishes a set of ten 'Design Principles', providing a consistent framework to guide the design, review, and decision-making process for planning proposals. Refer **Table 2** below for an assessment against the ten design principles of SPP7.

Table 2 – Assessment against the SPP7.0 design elements

Design element	Design outcome / applicant comment
<p>1. <i>Context and character</i> <i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i></p>	<p>The development responds to the characteristics of the surrounding area by:</p> <ul style="list-style-type: none"> • Incorporating colour and cladding materials (weatherboard appearance cladding to external facades) consistent with surrounding residential housing. • New front boundary fencing is proposed of solid masonry to a height of 0.75m, consistent with the height of surrounding front boundary fences. The upper portion of the fence (reaching to fencing height of 1.8m) will comprise semi-permeable aluminum powder coated metal mesh. • Carparking areas on the subject site are located internally and sleeved behind buildings allowing the built form to address the street. <p>The development enhances and contributes to the sense of place as follows:</p> <ul style="list-style-type: none"> • The existing run-down buildings with blank and inactive facades fronting Porter Street will be replaced by new buildings enhanced by landscaping which address the street. • The existing gravel verge is proposed to be sealed and finished with coloured bitumen, improving the overall street presence of the proposed development. • A dining room is located within a module fronting Porter Street, with an outdoor dining area located within the front setback, providing activity and surveillance of the street.



Design element	Design outcome / applicant comment
<p>2. Landscape quality <i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</i></p>	<p>Landscape elements are integrated with the built form as follows:</p> <ul style="list-style-type: none"> • Tree and plant species have been selected in accordance with the City of Kalgoorlie – Boulder policy ENG-PR-002. • Species are typically native, water wise and have been selected for their rich colour palette and shade quality. • In addition, a large jacaranda tree is proposed for the alfresco dining area and is intended to provide an inviting presence to the street.
<p>3. Built form and scale <i>Good design provides development with massing and height that is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.</i></p>	<p>The proposed development comprises clusters of smaller, single-storey modules, consistent with the scale of the houses in the surrounding residential area.</p>
<p>4. Functionality and build quality <i>Good design meets the needs of users efficiently and effectively, balancing functional requirements to deliver optimum benefit and performing well over the full lifecycle.</i></p>	<p>Appropriate materials have been proposed for the entire development and are consistent with prevailing standards and expectations for accommodation in these areas. The accommodation modules themselves are predominately constructed from steel framing and finished in weatherboard cladding to external facades, appropriate to withstand Kalgoorlie’s varying weather conditions. Insulation between the wall panels allows the rooms to achieve good passive thermal performance. Shade structures over the pedestrian pathways and portion of roofs reduces overall heating loading.</p>
<p>5. Sustainability <i>Good design optimises the sustainability of the built environment, delivering positive environmental, social, and economic outcomes.</i></p>	<p>Economic and environmental sustainability objectives are achieved as follows:</p> <ul style="list-style-type: none"> • The redevelopment of an existing lot in the town centre achieves increased land use efficiency and the rehabilitation of a currently dilapidated site. • Residents of the lodging house will have convenient access to shopping, services and amenities without reliance on a private vehicle. • Rainwater collection will allow for watering of the proposed gardens. • The development will provide local employment opportunities including an on-site manager and roles within the reception and kitchen / diner. • Guests will contribute to the local economy through the purchase of goods and services. The location of the lodging house within the town centre will support the local economy and the provision of community services.
<p>6. Amenity <i>Good design optimises internal and external amenity for occupants, visitors and neighbours, contributing to living and working environments that are comfortable and productive.</i></p>	<p>The development achieves positive design outcomes for the guests as follows:</p> <ul style="list-style-type: none"> • Bedrooms, common areas, and car parking spaces are designed to be universally accessible in accordance with the National Construction Code. • Shade trees are proposed to be located along walkways and around the carparking area to make movement through the development more comfortable. • A communal BBQ area provides opportunities for the guests to relax and ‘mingle’ with each other. • The proposed development is within walking distance of the Kalgoorlie town centre (less than 300m), providing guests with convenient access to a broad range of local businesses and community facilities. This includes gyms, sporting clubs, pubs, restaurants, cafes, shops, and personal services.



Design element	Design outcome / applicant comment
<p>7. Legibility <i>Good design results in buildings and places that are legible, with clear connections and memorable elements to help people find their way around.</i></p>	<ul style="list-style-type: none"> Wayfinding is clearly identified via a primary paved access way acting as the spine connecting to all secondary access ways. All paths are wide enough for accessibility. Street access to the lodging house is clearly defined between pedestrian and vehicle. <p>The proposed development promotes legibility through clear connective pathways and signage to create ease of access for guests and visitors</p>
<p>8. Safety <i>Good design optimises safety and security, minimizing the risk of personal harm and supporting safe behaviour and use.</i></p>	<p>Safety measures have been implemented throughout the proposed development to minimise the risk of personal harm. The proposed presents a space conducive to safe behaviour and use of facilities within the development through measures such as the following:</p> <ul style="list-style-type: none"> All modules are lockable and secure, and the site layout maximises sightlines throughout the subject site, including the sightlines from the internal carparking and communal areas. The proposed development will be well lit to the exterior of each module and along pathways to ensure any guests arriving at different points throughout the day/night feel safe on arrival. Lighting internal to the development will also ensure the proposed development is consistent with the provisions of the <i>Health Act 1911</i>. The kitchen and dining module is located at the site entrance to the proposed development, ensuring that a level of activity and surveillance is provided between the subject site and Porter Street. The implementation of additional safety measures will be the responsibility of the operator to minimise the risk of personal harm and to ensure safe behaviour and use of facilities.
<p>9. Community <i>Good design responds to local community needs as well as the wider social context, providing buildings and spaces that support a diverse range of people and facilitate social interaction.</i></p>	<p>The proposed development responds to the surrounding environment by providing essential accommodation for those supporting the local economy and provides an array of social spaces to facilitate interactions between guests.</p> <p>The proposed development is not an isolated development that requires a range of facilities and amenities to also be provided on site. The proposed development is located in close proximity to the Kalgoorlie town centre, where guests may access local gyms, sporting facilities, cafes, pubs, shops and more. The proposed development therefore facilitates social interaction within and beyond the subject site.</p>
<p>10. Aesthetics <i>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</i></p>	<p>The proposed development achieves an attractive built form supplemented by landscaping that complements and enhances the overall amenity of the site and improves the presentation to the street.</p>

In light of the contents of the table above demonstrating that the design elements have been satisfactorily achieved, the proposed development warrants approval accordingly.

4.2 City of Kalgoorlie Boulder Local Planning Scheme No. 1

4.2.1 Zoning

Under the City of Kalgoorlie-Boulder's *Local Planning Scheme No.1 (LPS1)* the subject site is zoned 'General Residential' (refer **Figure 6**) and has a designated residential density coding of R40.

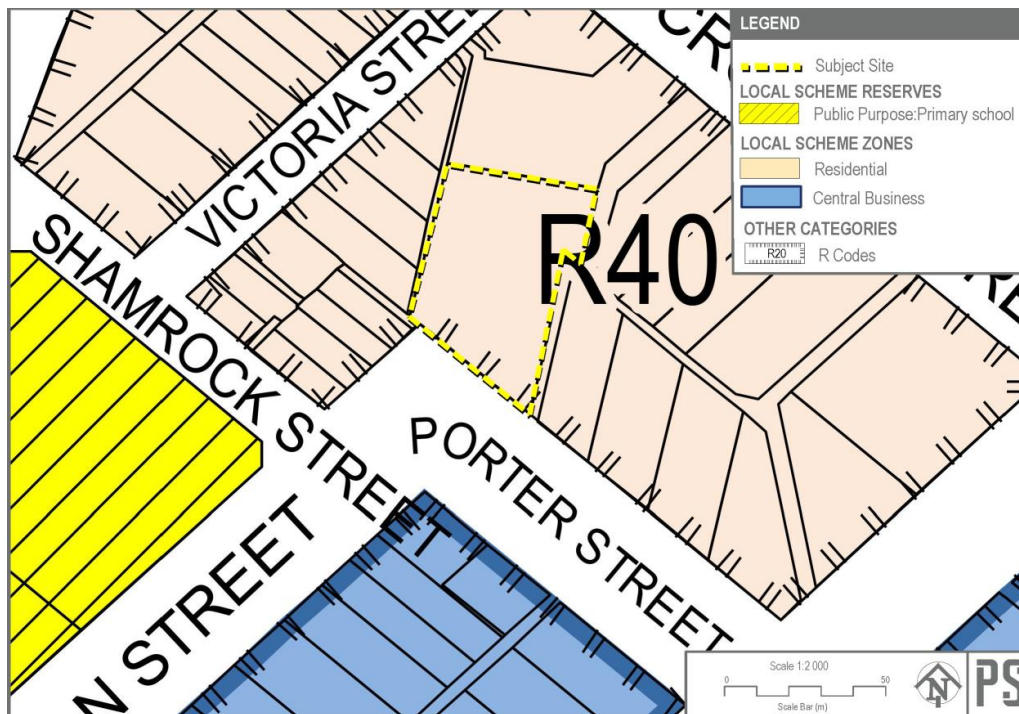


Figure 6 – LPS1 zoning map

4.2.2 Land use classification and permissibility

The proposed development is appropriately classified as 'Lodging House' under LPS1. A Lodging House is defined as follows:

Lodging House has the meaning given to it under the Health Act 1911.

Note from Schedule 1 of LPS1:

Lodging House means any building or structure, permanent or otherwise, and any part thereof, in which provision is made for lodging or boarding more than 6 persons, exclusive of the family of the keeper thereof, for hire or reward; but the term does not include –

- a) *premises licensed under a publican's general licence, limited hotel licence, or wayside-house licence, granted under the Licensing Act 1911; or*
- b) *residential accommodation for students in a non-government school within the meaning of the School Education Act 1999; or*
- c) *any building comprising residential flats;*

By virtue of the development plans and description of the proposed development, it is very clear that the proposal most appropriately aligns with the land use definition of Lodging House, defined within LPS1.

The proposed development is compatible with its setting, including its relationship to adjoining land and the surrounding locality, noting the existing lodging house has occupied the subject site for over 70 years.

Lodging House is an 'SA' use within the 'General Residential' zone, meaning that the development is capable of approval subject to Council exercising their discretion, and consulting with relevant stakeholders in accordance with Clause 6.6 of the LPS1.



4.2.3 Objectives of the zone

In exercising their discretion, the City is required to consider the proposed development against the objectives of the 'General Residential' zone, which are as follows:

- *To enhance the character and amenity of existing residential areas and to facilitate new residential development which is compatible with this existing development.*
- *To facilitate a high standard of residential development while providing housing choice, suited to the needs of the Kalgoorlie-Boulder Community.*
- *To ensure both the architectural and subdivisional heritage character of residential areas are retained.*
- *To facilitate appropriate non-residential development to meet the day to day needs of surrounding residents.*

The proposed development enhances the amenity of the surrounding residential area by replacing the currently derelict buildings with a wholly new development built to contemporary standards and consistent with contemporary expectations for development of this nature. The development will be consistent with the height and scale of the surrounding houses, being a single-storey development comprising a cluster of smaller accommodation modules, and thus aligned with the prevailing built form of the area.

Architecturally, the buildings are clad in similar colours and materials to the surrounding housing (weatherboard-like materials to external facades) and extensive landscaping and tree planting is provided throughout the development improving the overall amenity of the site. Moreover, the existing gravel verge area will be sealed with coloured bitumen for car parking which will improve the overall amenity of the streetscape.

The proposed development of the subject site as a Lodging House is entirely consistent with the objectives of the 'General Residential' zone, with the site historically utilised as a Lodging House, and warrants approval accordingly.

4.2.4 Development standards and requirements

Table 2 of LPS1 contains development standards applicable to various uses permitted within the Scheme area. Table 2 does not include the 'Lodging House' land use. Clause 3.19(3) states that "*[w]here a particular use is not mentioned in the Development Standards Table, the development requirements shall be determined by the Council*".

Given that LPS1 does not contain any specific requirements applicable to the subject site, the following table contains an assessment and justification of the development on individual merit.

Table 3- Consideration of development elements

Development outcome	Applicant comment / assessment
Street setback	As a guide, the street setback for residential development under the R40 density code is an average of 4m (although the Residential Design Codes do not apply). The proposed development includes buildings which are located on an angle to the street, with setbacks ranging from 0.2 to 8.3m. When the setbacks are considered together with the distance between the road pavement and the front boundary, the actual separation distances are consistent with the residential setbacks entertained by the R-Codes and consistent with the surrounding residential houses.
Side setbacks	Although the R-Codes do not apply, the 1.8m setback from the <u>eastern boundary</u> exceeds the 1m minimum that would be applied to residential development. Buildings along the western edge of the site are setback from the <u>western boundary</u> in excess of 1m by a 1.5m-wide Right of Carriageway, and then setback a further 0.49m from the Right-of-Carriageway.

Development Application Report – Lodging House
 Lot 302 (1) Porter Street, Kalgoorlie



Development outcome	Applicant comment / assessment
Rear setback	The proposed development has a minimum rear setback of 1m, which is consistent with the 1m minimum that would be required by the R-Codes.
Plot ratio / Site coverage	The development provides open space in excess of 56% (excluding shade structures and verandahs) which exceeds the R-Codes 'deemed to comply' minimum open space of 45%.
Parking	The proposed development includes twenty-one (21) car parking bays to meet the demand generated by the proposed accommodation. Further reasoning to support the parking provision is provided in Table 4 below.
Landscaping	The development includes landscaping provision of approximately 18%, consistent with the general expectation that non-residential development provides 5-10% of the lot area for landscaping. The proposed landscaping is sufficient to screen street and lot boundaries, increases canopy shade coverage and provides attractive and functional communal areas.

Part 4 of LPS1 outlines general development requirements applicable to all development within the city. **Table 4** below provides an assessment against the requirements relevant to this proposed development.

Table 4- Assessment against the general development requirements of LPS1

LPS1 clause	Applicant comment / provided	Compliance
4.5 Car Parking		
<i>(1) Car parking shall be provided for each development in accordance with the requirements of the Residential Planning Codes and Part 4 of this Scheme</i>	Neither the R-Codes nor LPS1 contain an applicable minimum requirement for car parking provision, which is left to the Council's discretion. The amount of car parking provided by the proposed development has been demonstrated in the previous section and TIS prepared by Cardno to be appropriate and capable of meeting the anticipated demand.	Acceptable
<i>(3) Car parking calculations shall be calculated by rounding up to the nearest whole number</i>		
<i>(2) The minimum internal dimension of any car bay for non-residential development shall be 5.5m x 2.5m wide provided that: (a) where a bay abuts a wall or other barrier the minimum width shall be not less than 2.8m; (b) where a parallel parking bay is provided the minimum length shall not be less than 7.0m</i>	All car parking proposed on site will be marked to meet the required dimensions. These requirements can be enforced through a suitably worded condition of development approval.	✓
<i>(4) The minimum width of access drives shall be as described in Table 3 of LPS1</i>	The proposed development utilises the existing eastern ROW as an access drive. The development does not propose to amend the long-standing eastern ROW.	✓
4.7 Construction and Maintenance		
<i>(1) Parking areas shall be constructed, sealed and line marked in accordance with the plan approved by Council and thereafter maintained to the satisfaction of the Council. (2) All car bays shall be marked to the satisfaction of the Council.</i>	All proposed car parking areas within the subject site will be sealed and line-marked to Council specifications.	✓

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LPS1 clause	Applicant comment / provided	Compliance
4.9 Service Areas		
<i>(1) Unless otherwise approved by Council, all development other than residential shall include a service area of not less than 9 square metres for the purposes of loading and unloading goods.</i>	A service area and loading zone will be located at the south-eastern aspect of the site along the eastern property boundary. The room containing the service area (which abuts the loading zone) measures 40m ² in area. This room will be utilised for loading and unloading of goods, and waste storage.	✓
<i>(3) The accessway to any service area shall be so constructed that vehicles using it may return to the street in forward gear.</i>	Service vehicles delivering to the kitchen will enter the eastern ROW in forward gear and proceed straight to the loading zone. Once ready, service vehicles will continue to proceed in forward gear and exit the ROW onto Brookman Street. Waste collection vehicles will not travel along the laneway as described elsewhere in this report—they will veer into the laneway entrance and exit in forward gear.	✓
<i>(5) All servicing areas and other parts of land or buildings which in the opinion of the Council detract from the amenity of the area shall be screened from public view and from view from adjoining properties, to the satisfaction of the Council.</i>	Bins and deliveries will be stored and processed (respectively) through the service area, which is contained within a building, and therefore will not be visible from public view. The service area is located mid-way along the eastern ROW, providing more than adequate separation from Porter Street views.	✓
4.10 Access – Vehicular		
<i>(2) Any part of the vehicular access to any lot shall not be within 9 metres of an intersection.</i>	The proposed access is not within 9 metres of an intersection.	✓
<i>(3) Where a lot has access to more than one street, access shall be to and from the minor street, as determined by the Council, unless otherwise approved.</i>	N/A – the lot is only accessed via the eastern ROW by vehicles.	✓
<i>(6) Each development lot shall have a constructed crossover from the primary or secondary street.</i>	A single crossover to the eastern ROW is proposed as part of this development.	✓
<i>(7) in the case of non-residential uses: the minimum width of a crossing at property alignment shall be 2.75 metres and the minimum width at kerb line shall be 5.0 metres; the maximum width of a crossing at property alignment shall be 11.0 metres and the maximum width at kerb line shall be 13.0 metres.</i>	The single crossover to the eastern ROW is wider than the minimum 2.75m width stipulated.	✓
4.11 Access – Pedestrian		
<i>All building other than single houses and utility installations shall be provided with pedestrian access separate from or adjacent to vehicular access, unless otherwise approved by the Council.</i>	The proposed development features paved pedestrian access throughout the entirety of the development. Pedestrian access to the development is obtained directly from the Porter Street frontage.	✓

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LPS1 clause	Applicant comment / provided	Compliance
4.13 Landscaping		
<i>(1) The Council may require that some or all of the landscaping provision shall be in-ground.</i>	The proposed development provides extensive landscaping and green open space throughout the development and along the property boundaries. This includes communal lawn areas, trees, and garden beds with shrubbery. Updated landscaping plans will be provided post the initial lodgement of this application.	✓
<i>(2) The Council may restrict the use of concrete, gravel, pebble and similar hard materials and require planting of lawns, trees or shrubs in lieu thereof or may encourage the use of hard materials and the planting of natural trees, shrubs and ground cover that require little maintenance. The planting of native species prevalent in the locality shall be promoted.</i>	Noted	✓
4.15 Effluent Disposal		
<i>(1) Where deep sewerage is available, all development and building approvals shall be conditional upon connection into the deep sewerage system.</i>	Sewer infrastructure exists within the Porter Street verge and both ROWs. The final sewer design will be confirmed through the building permit documentation stage.	✓
<i>(2) Subject to subclauses (3) and (4) where deep sewerage is not available, development may be approved with on-site effluent disposal.</i>		
<i>(3) All on-site effluent disposal systems require the approval of the Health Department of Western Australia to the satisfaction of the Council.</i>	Noted – the relevant Department of Health approval(s) will be obtained following the grant of development approval.	✓

In light of the above, the proposed development is compliant with the applicable requirements of LPS1 and warrants approval accordingly.

4.3 Matters to be considered

Clause 67 (2) of the Deemed Provisions sets out the matters for which due regard is to be given when considering a development application. Refer to Table 5 below for an assessment of the relevant matters.

Table 5 – Matters to be considered

Matter to be considered	Applicant comment
<i>(a) the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;</i>	The aims and provisions of LPS1 are considered and have been addressed above. The proposed development demonstrates it will not prejudice the ultimate development potential of the area under the zoning proposed by virtue of LPS1
<i>(b) the requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the Planning and Development (Local Planning Schemes) Regulations 2015 or any other proposed planning instrument that the local government is seriously considering adopting or approving;</i>	This development application report comprehensively addresses the relevant planning framework. By nature of the development proposed, being new modular structure, the proposed development does not prejudice the ultimate development potential of the area or zoning under LPS1. Consideration has also been given to the City's draft LPS2.

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Matter to be considered	Applicant comment
(c) any approved State planning policy	Refer to section 4.1 above.
(m) the compatibility of the development with its setting including the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;	<p>As outlined above and within this development application report, the proposed development is compatible with its setting, including its relationship to adjoining land and the surrounding locality, noting the existing lodging house has occupied the subject site for over 70 years.</p> <p>The subject site is mostly surrounded by low density residential development with scattered vegetation. The proposed development will form part of the streetscape. In consideration of this, the height, bulk, scale, orientation, and appearance of the proposed development is suitable in its context.</p>
(n) the amenity of the locality including the following – (i) environmental impacts of the development; (ii) the character of the locality; (iii) social impacts of the development;	<p>The proposed development does not create any unwarranted impacts by virtue of traffic or noise, nor is a use that creates unwarranted impacts on developments surrounding.</p> <p>The surrounding area is characterised by low density residential land uses further to the north and east. Several parks, reserves and community facilities are located within walking distance of the subject site. The proposed development is compatible with these existing operations and land uses.</p> <p>The development is designed to a high standard and provides optimal facilities for guests such as green open space and communal areas, laundry facilities and kitchen and dining facilities, enhancing social interactions for guests. No development exists on the subject site that may otherwise have a social impact.</p> <p>The development will positively contribute to social interaction within the site and promote guests traveling into the town centre.</p>
(o) the likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resource	The proposed development will have no significant impact on the natural environment or water resources. The proposed development simply entails the placement of accommodation modules, designed to accommodate resting facilities for guests within the area.
(p) whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;	Sufficient landscaping will be provided throughout the development and along the perimeter boundaries. The proposed landscaping will include communal lawn areas, garden beds with shrubbery and trees. Substantial landscaping and trees are also located along the southern property boundary to enhance the appearance of the development from the streetscape.
(q) the suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bushfire, soil erosion, land degradation or any other risk	The subject site is suitable for development, and is not prone to major risk from flooding, inundation, subsidence, bushfire, soil erosion, or any other risk. Notably the subject site is already occupied by lodging house development.
(r) the suitability of the land for the development taking into account the possible risk to human health or safety	The proposed development is highly suited to the land and currently contains a long-standing lodging house development. The development proposes to be a facility that provides contemporary accommodation and associated communal uses. There is no risk to human health or safety because of the proposed development.

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Matter to be considered	Applicant comment
<p>(s) <i>the adequacy of –</i></p> <ul style="list-style-type: none"> (i) <i>the proposed means of access to and egress from the site; and</i> (ii) <i>arrangements for the loading, unloading, manoeuvring and parking of vehicles;</i> 	<p>A Traffic Impact Statement has been prepared for the proposed development and forms part of this development application submission. The TIS confirms access to and egress from the site is acceptable.</p> <p>Access and egress to the site will be via one full movement crossover to the eastern ROW. One temporary pullover bay is provided to allow vehicles to enter and exit the single-width crossover.</p> <p>Swept path plans are also included within the TIS, depicting that the internal car parking and eastern ROW are suitable for access by passenger vehicles and waste collection vehicles.</p> <p>One delivery zone is proposed along the eastern property boundary, adjacent to the building containing bins and storage space for goods. This delivery zone provides adequate room for delivery / service vehicles to remain stationary and conduct deliveries without protruding and blocking the eastern ROW (which provides access to the subject site, residences and other businesses located further along the eastern ROW).</p>
<p>(t) <i>the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;</i></p>	<p>The TIS accompanying this development application confirms that the estimated trip generation during the AM peak hour would be 32 trips, and 36 trips in the PM peak hour. It is considered that these volumes generated by the proposed development will have no material impact on the surrounding road network.</p>



Matter to be considered	Applicant comment
<p>(u) the availability and adequacy for the development of the following –</p> <ul style="list-style-type: none"> (i) public transport services; (ii) public utility services; (iii) storage, management and collection of waste; (iv) access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities); (v) access by older people and people with disability; 	<p>Guests will likely move on and off the site in standard passenger vehicles, shuttle, or ride-share services.</p> <p>Public transport services are also available in the area should guests wish to travel around the Kalgoorlie town centre. TransGoldfields bus route 861 stops in walking distance in Hannan Street. The Transwa Kalgoorlie Bus/Train terminal is also within walking distance to the subject site.</p> <p>Essential power, water, waste, and effluent disposal will all be provided for on site.</p> <p>A room is proposed at the south-eastern aspect of the site for the sole purpose of storage, and waste storage and collection. A stopping bay is provided to the eastern side of the room for service vehicles to remain stationary during the act of deliveries and/or waste collection. This room measures 40m² in area, designed to accommodate six (6) 660L bins, a wash down area, and storage. This room conveniently connects to the proposed development's kitchen and dining rooms which can be accessed by all guests.</p> <p>Pathways are provided throughout the proposed development measuring 1.9m in width. All pathways provide access to all modules and facilities provided within the subject site and connect to Porter Street. Pedestrians and cyclists can access the site directly from Porter Street. Storage and shower facilities are provided within each room for guests to utilise during their stay. Bicycle bays will be incorporated in appropriate locations prior to occupation of the proposed development.</p> <p>Three rooms at the southern aspect of the proposed development are designed and oversized for universal access. These rooms are positioned at the southern aspect of the site for convenient access to Porter Street, and car parking areas. These rooms will be provided with ramps from the finished ground level, and uninterrupted pathways to car parking within the subject site and Porter Street (at the same level).</p>
<p>(v) the potential loss of any community service or benefit resulting from the development other than potential loss that may result from economic competition between new and existing businesses;</p>	<p>The proposed development will not result in the loss of a community service, as the subject site is currently an existing lodging house facility, expected to be cleared for the proposed development. The proposed development will provide accommodation, which is in high demand in the area, and will contribute towards local spending on businesses within the Kalgoorlie City Centre</p>
<p>(x) the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals;</p>	<p>The proposed development will provide accommodation for visitors, workers, tourists, and other guests within the area. The proposed development will relieve extreme accommodation pressures within the Kalgoorlie town centre. The proposed lodging house development provides much greater capacity than the existing lodging house development, and significantly improved quality and amenity.</p> <p>The proposed development will also highly encourage guests to travel into the Kalgoorlie town centre and inject funds into the local economy and businesses. Unlike other isolated developments, the proposed development benefits from a wide range of personal, retail, and food and beverage business within very close proximity to the proposed development. This will encourage guests to interact with the broader community and local business owners.</p>

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 Lot 302 (1) Porter Street, Kalgoorlie



Matter to be considered	Applicant comment
<i>(y) any submissions received on the application;</i>	Any submissions received by the community or other agencies will be considered if any are received, and prior to determination of the application.

With reference to the information contained within the above **Table**, the proposed development warrants approval having regard to the relevant considerations set out in clause 67 of the Deemed Provisions.

4.4 Draft Local Planning Scheme No. 2

At the 27 June 2022 Ordinary Council meeting, the Council of the City resolved to endorse draft Local Planning Scheme No.2 (**draft LPS2**). The draft LPS2 is considered a seriously entertained planning instrument to be given due regard in the assessment of the proposed development.

Under the most recent and publicly available version of draft LPS2, the subject site will continue to be zoned Residential.

A Lodging House land use is not defined within draft LPS2, however similar (but not identical) land use classifications such as Holiday Accommodation, Workforce Accommodation, and Residential Building may be applicable and remain capable of approval within the Residential zone.

The proposed development remains consistent with the future planning framework entertained by the draft LPS2 and warrants approval accordingly.

5 CONCLUSION

By way of conclusion, this application seeks approval for the redevelopment of an existing lodging house development, with a new 52-bed lodging house development. The proposed development comprises a contemporary modular design, considered appropriate to blend with the subject site's immediate context and surrounding built form, whilst also presenting appropriately to the Porter Street streetscape. The contemporary design and scale of the proposed development also ensures all essential amenities and facilities can be incorporated, per the requirements of the *Health Act 1911*.

The proposed development is entirely appropriate for the following reasons:

- The proposed development is capable of approval under the LPS1 and has been demonstrated to be largely compliant with the relevant development requirements with a variation to parking bays appropriately justified.
- Amendments to the development have addressed the concerns of both the City and the community with regard to parking, access, noise, and amenity.
- The proposed development will replace a formerly derelict lodging house development and will be built to contemporary standards and prevailing community expectations. Each module will be constructed of steel framing and finished in weatherboard cladding. Weatherboard cladding provides contemporary and viable finish to the external facades of the accommodation modules.
- Construction of the proposed development will result in extensive employment opportunities within Kalgoorlie and throughout the state.
- The accommodation has been designed to provide a high-level of amenity to guests, whilst also encouraging local community spending and interaction within the Kalgoorlie town centre.
- The proposed development is supported by an appropriate level of traffic and acoustic reporting which demonstrates that the development will not result in any adverse impacts upon the amenity of the surrounding area.
- The proposed development will contribute towards addressing the widely publicised accommodation shortage in Kalgoorlie.

It is considered that the proposed development should be favourably determined, on individual merit, recognising the proposed development is consistent with the local planning framework and provides an accommodation facility broadly beneficial to the needs of the area.

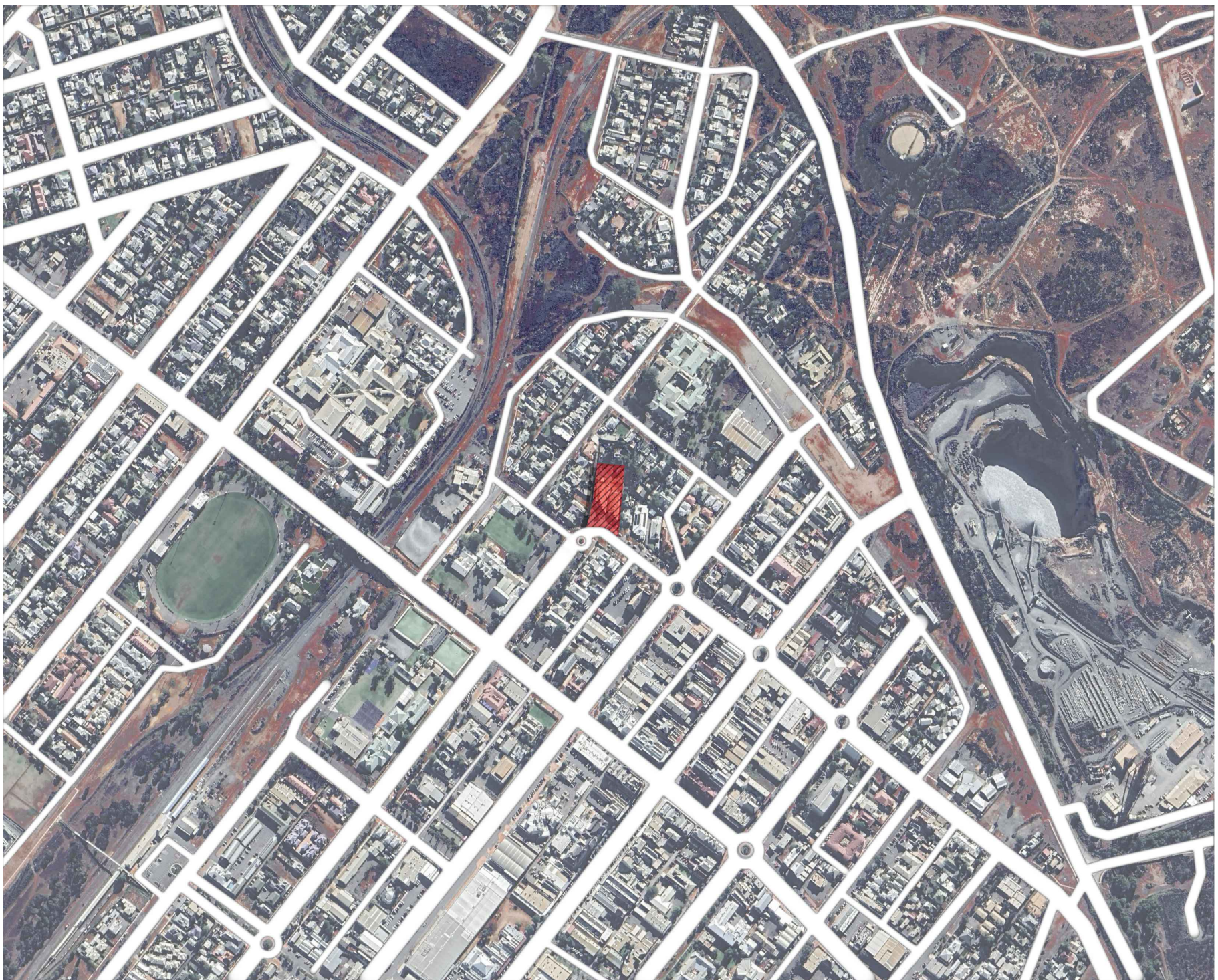
We therefore respectfully request the development application be approved by the City of Kalgoorlie-Boulder.

**Appendix 2:
Development Plans**

PROPOSED LODGING HOUSE ACCOMMODATION
 DEVELOPMENT APPLICATION
 ADDRESS - 1 PORTER ST KALGOORLIE
 LOT 302

DRAWING SCHEDULE

A 1.01	COVER PAGE (THIS DRAWING)	A 3.01	BOUNDARY FENCING
A 1.02	SITE PLAN AND SITE SURVEY	A 3.02	SIGNAGE
A 2.01	4 PERSON LIVING QUARTERS	A 3.03	EXTERNAL RENDERS
A 2.02	RECEPTION / STORE & LAUNDRY	A 3.04	EXTERNAL RENDERS
A 2.03	ABLUTIONS & UA ROOMS	A 3.05	SUN SHADE & VERANDA DETAIL
A 2.04	MANAGERS QUARTERS & FRIDGE / FREEZER / DRY STORES		
A 2.05	KITCHEN / DINING AREA		
A 2.06	LANDSCAPE PLAN		



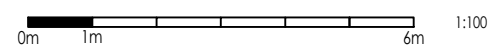
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A-3	ISSUED FOR DA APPLICATION	16.03.23
A-2	JDAP ISSUE	29.09.22
A-1	PRELIMINARY JDAP ISSUE	14.09.22
No.	REVISION	DATE

PROPOSED LODGING HOUSE
 ACCOMMODATION
 1 PORTER ST KALGOORLIE

JOB NO.	2204	ISSUE	REVISION	DRAWING
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SCALE	N/A			
DATE	23.06.2022	THIS DESIGN SHALL AT ALL TIMES REMAIN THE COPYRIGHT PROPERTY OF HARRIS JENKINS ARCHITECTS. WRITTEN CONSENT TO REPRODUCE THIS DESIGN IN EITHER TWO OR THREE DIMENSIONAL FORM MUST BE OBTAINED FROM HARRIS JENKINS ARCHITECTS		

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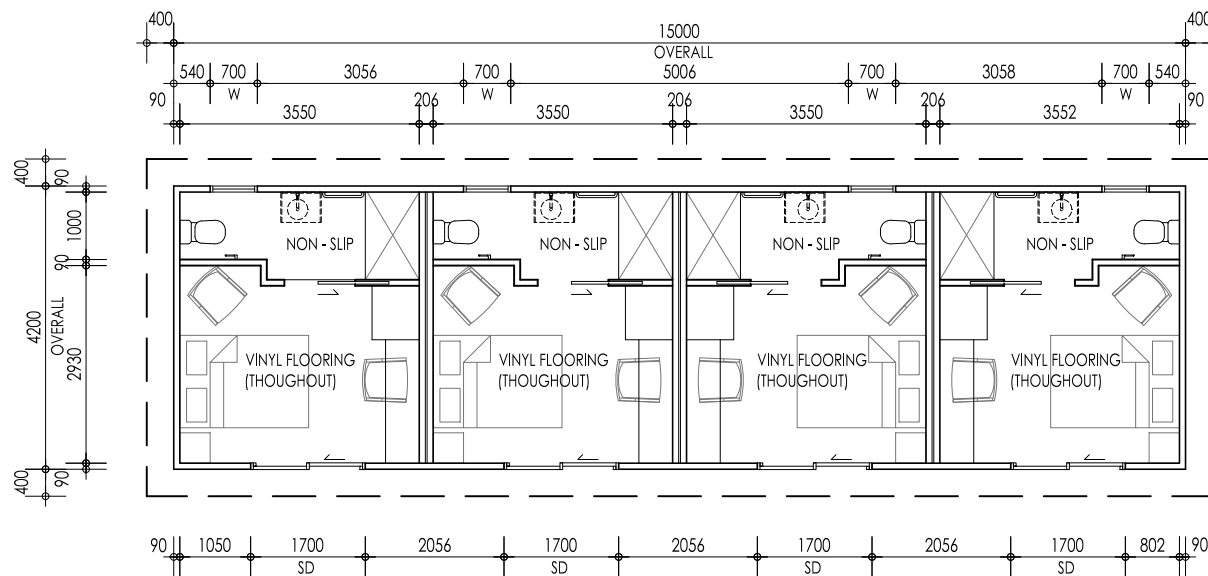


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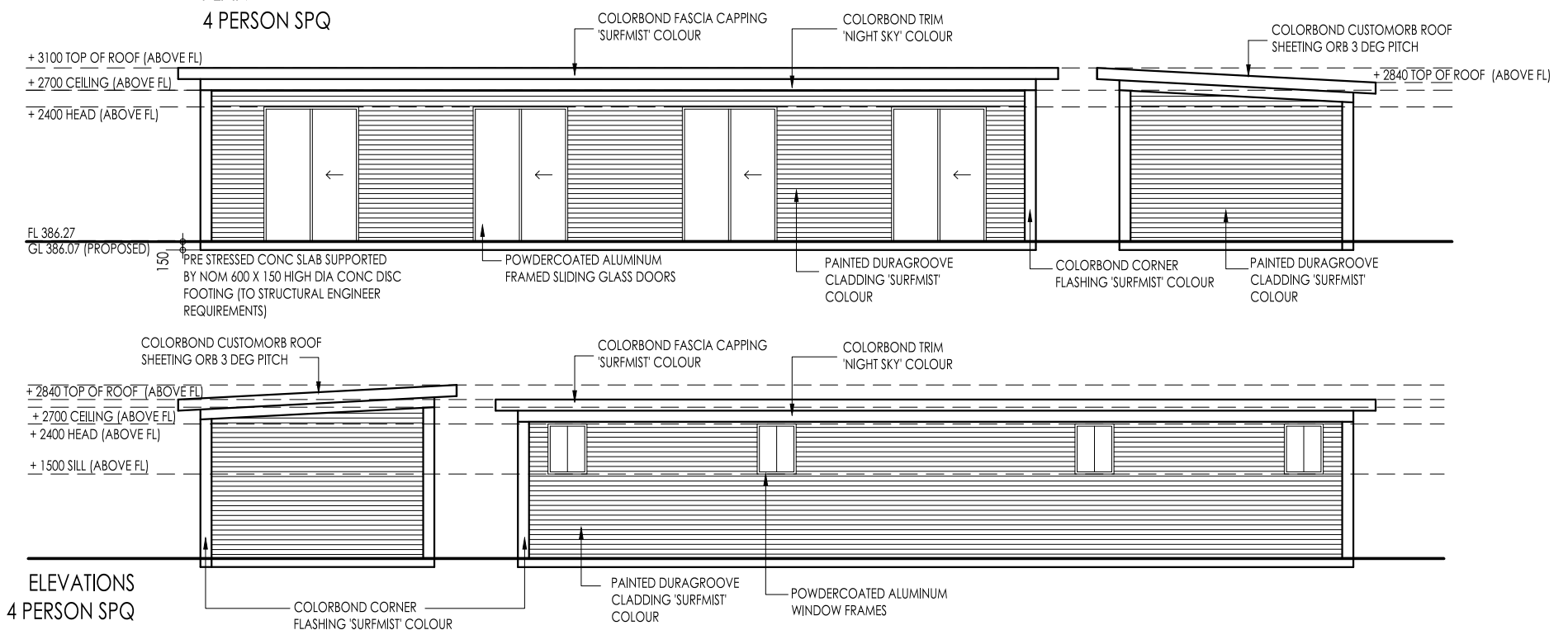
DULUX 'SILVER KINETIC SATIN' POWDERCOAT FINISH FOR ALL DOOR/WINDOW FRAMES

DULUX 'SURFMIST'

DULUX 'NIGHT SKY'



PLAN
4 PERSON SPQ



ELEVATIONS
4 PERSON SPQ

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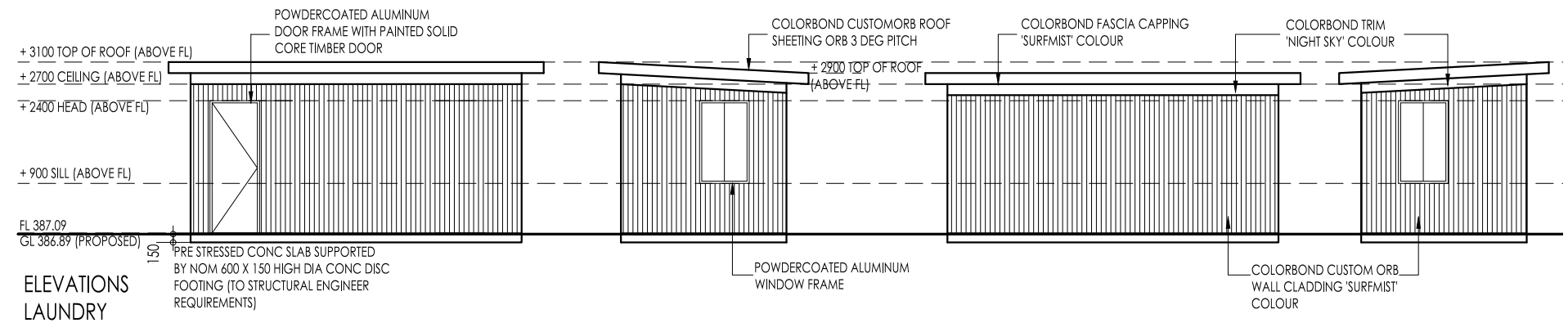
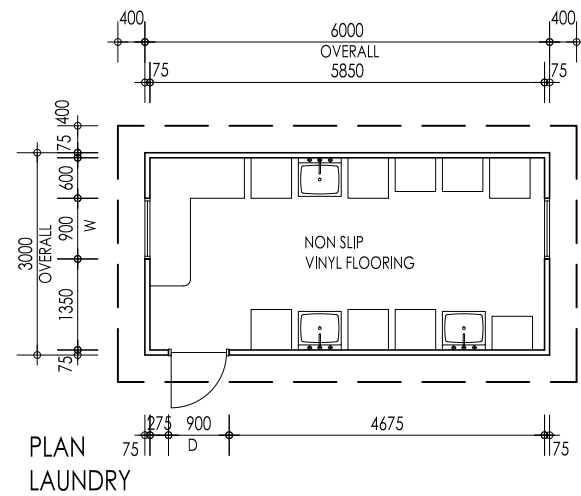
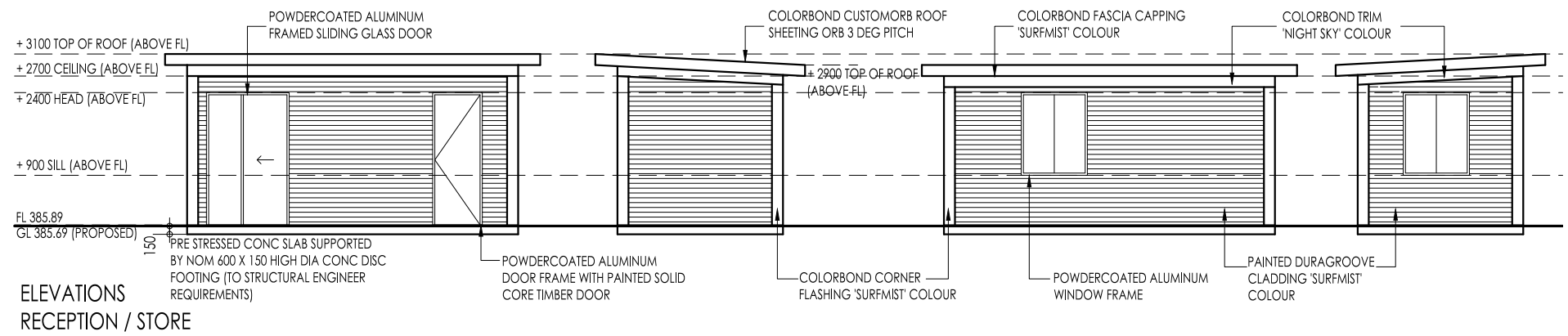
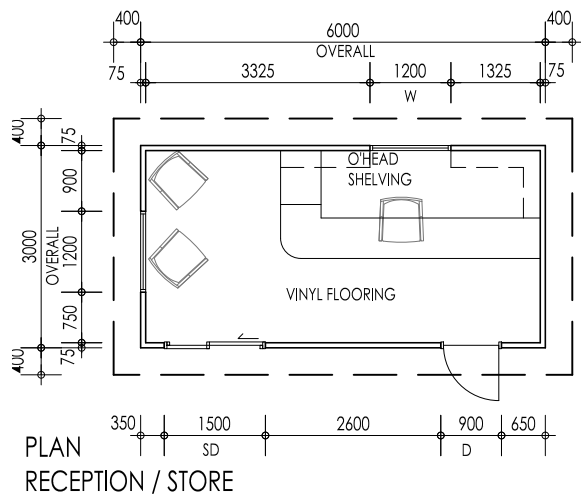
No.	REVISION	DATE
A-3	RE ISSUED FOR DA	16.03.23
A-2	JDAP ISSUE	29.09.22
A-1	PRELIMINARY JDAP ISSUE	14.09.22

**PROPOSED LODGING HOUSE
 ACCOMMODATION
 1 PORTER ST KALGOORLIE**

JOB NO.	2204	ISSUE	REVISION	DRAWING
DRAWN	HJA	A	3	A2.01
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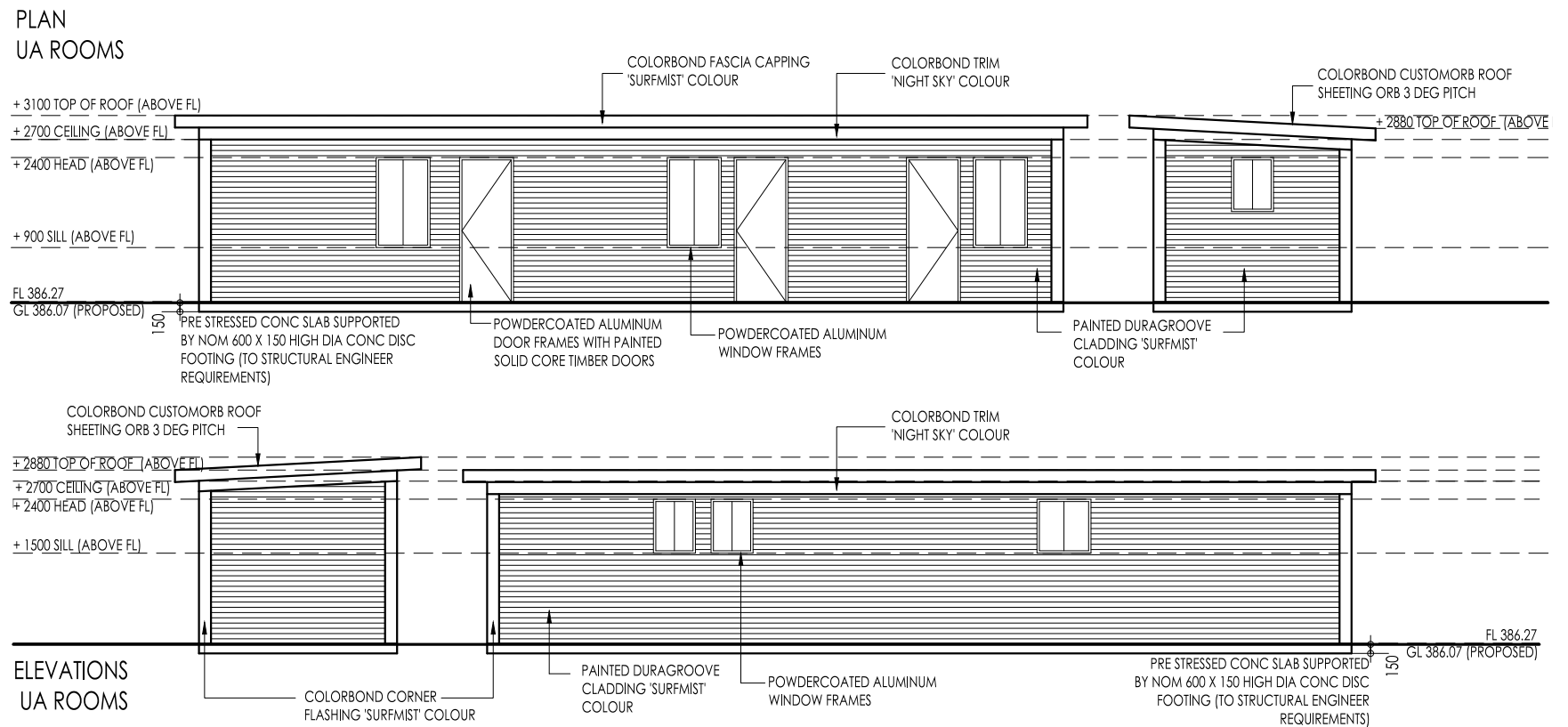
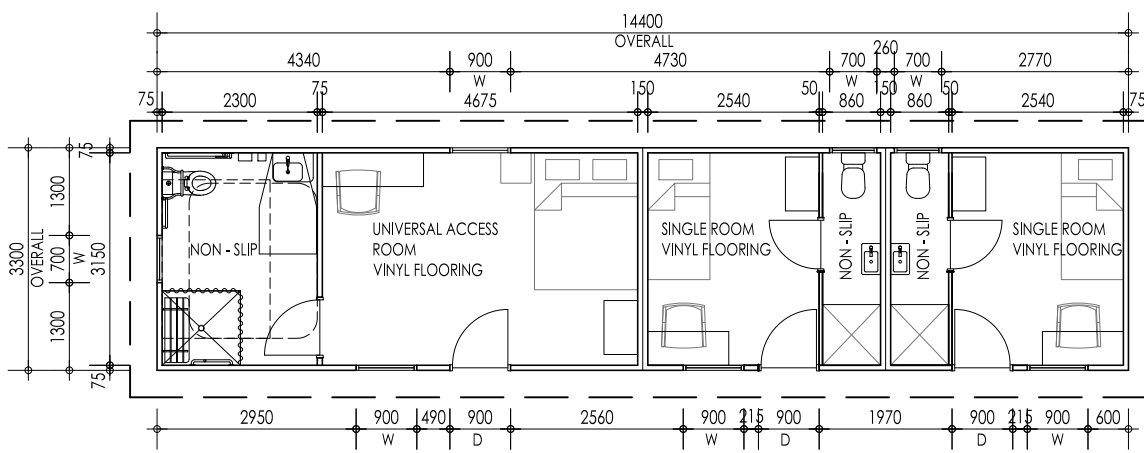
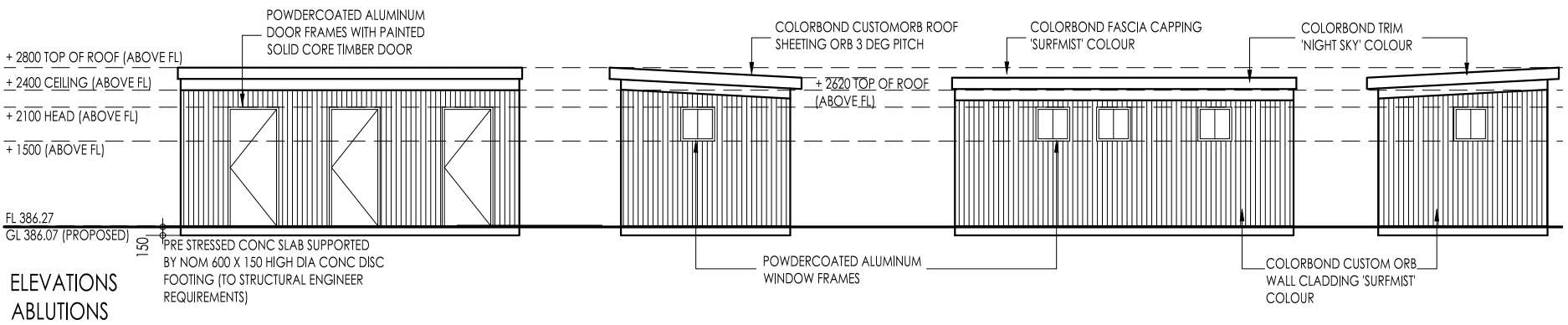
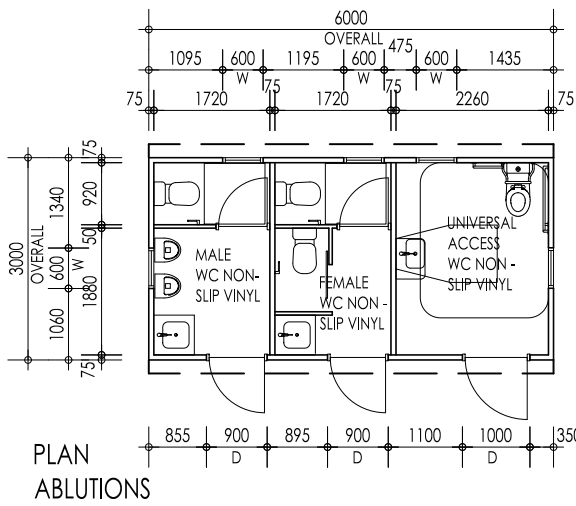
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**PROPOSED LODGING HOUSE
 ACCOMMODATION
 1 PORTER ST KALGOORLIE**

JOB NO.	2204	ISSUE	REVISION	DRAWING
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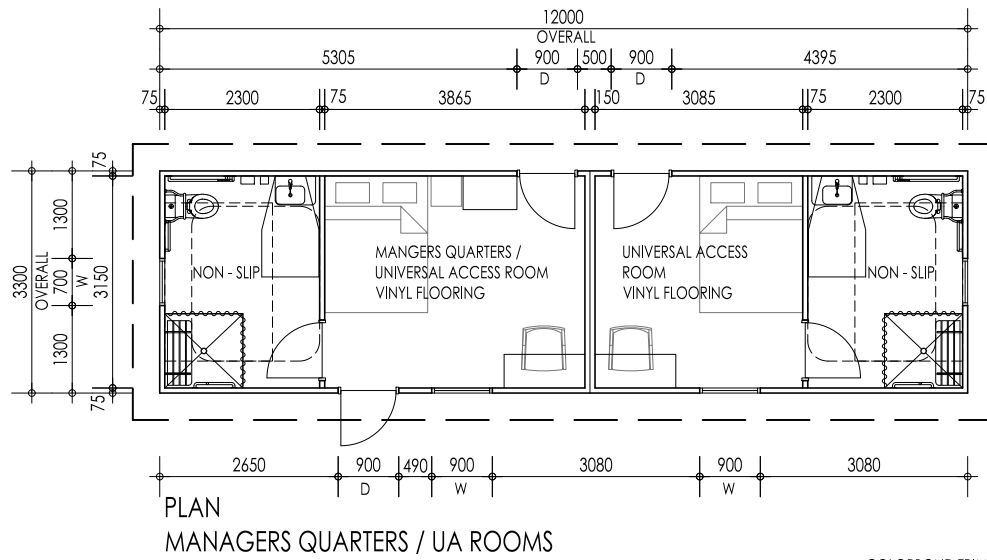
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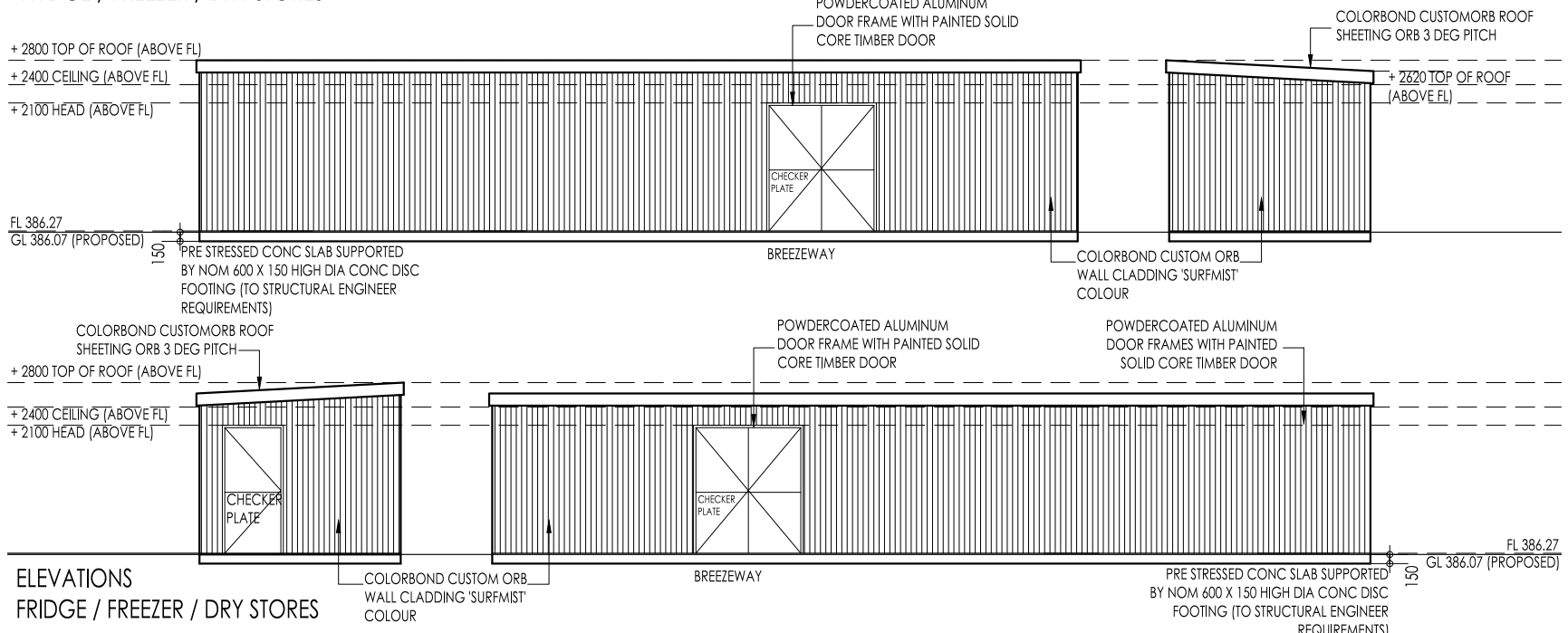
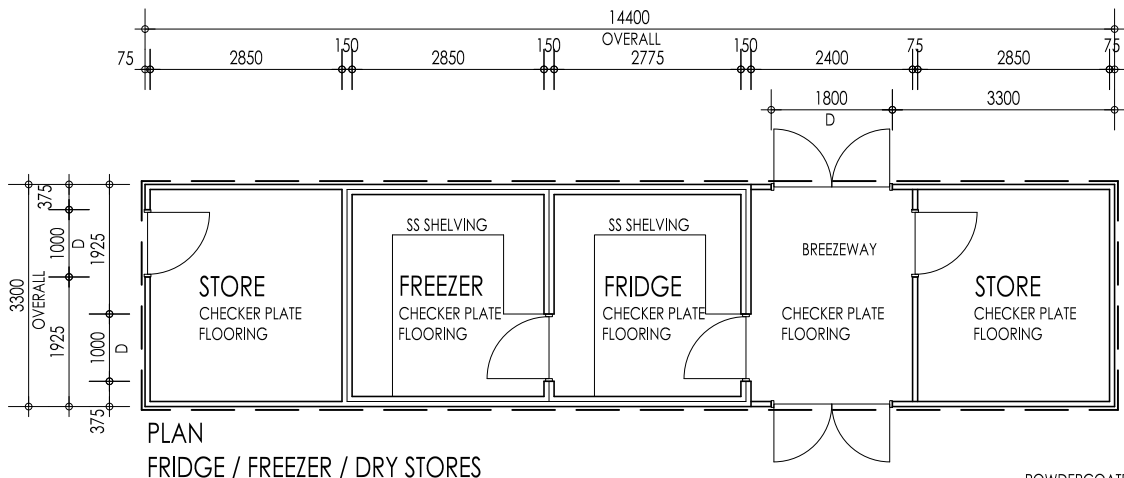
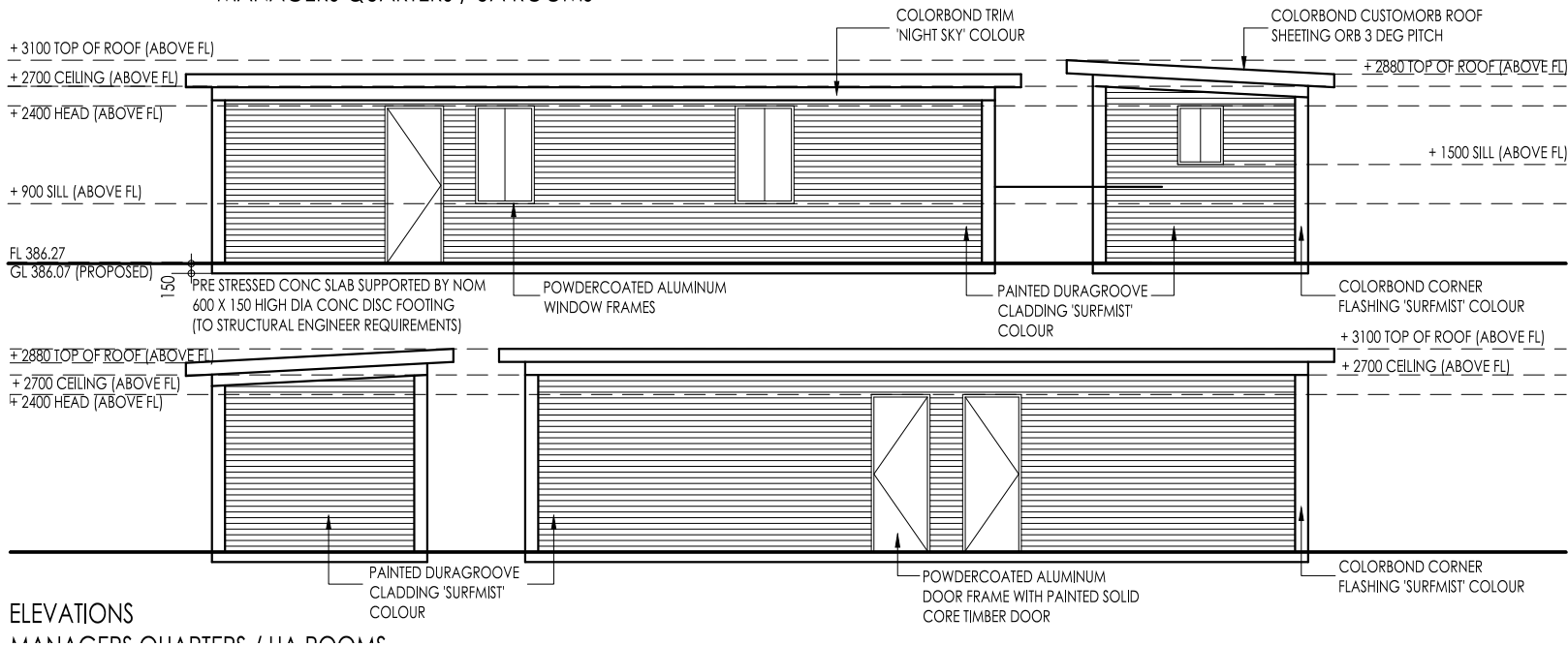


MATERIALITY

DULUX 'SILVER KINETIC SATIN' POWDERCOAT FINISH FOR ALL DOOR/WINDOW FRAMES

DULUX 'SURFMIST'

DULUX 'NIGHT SKY'



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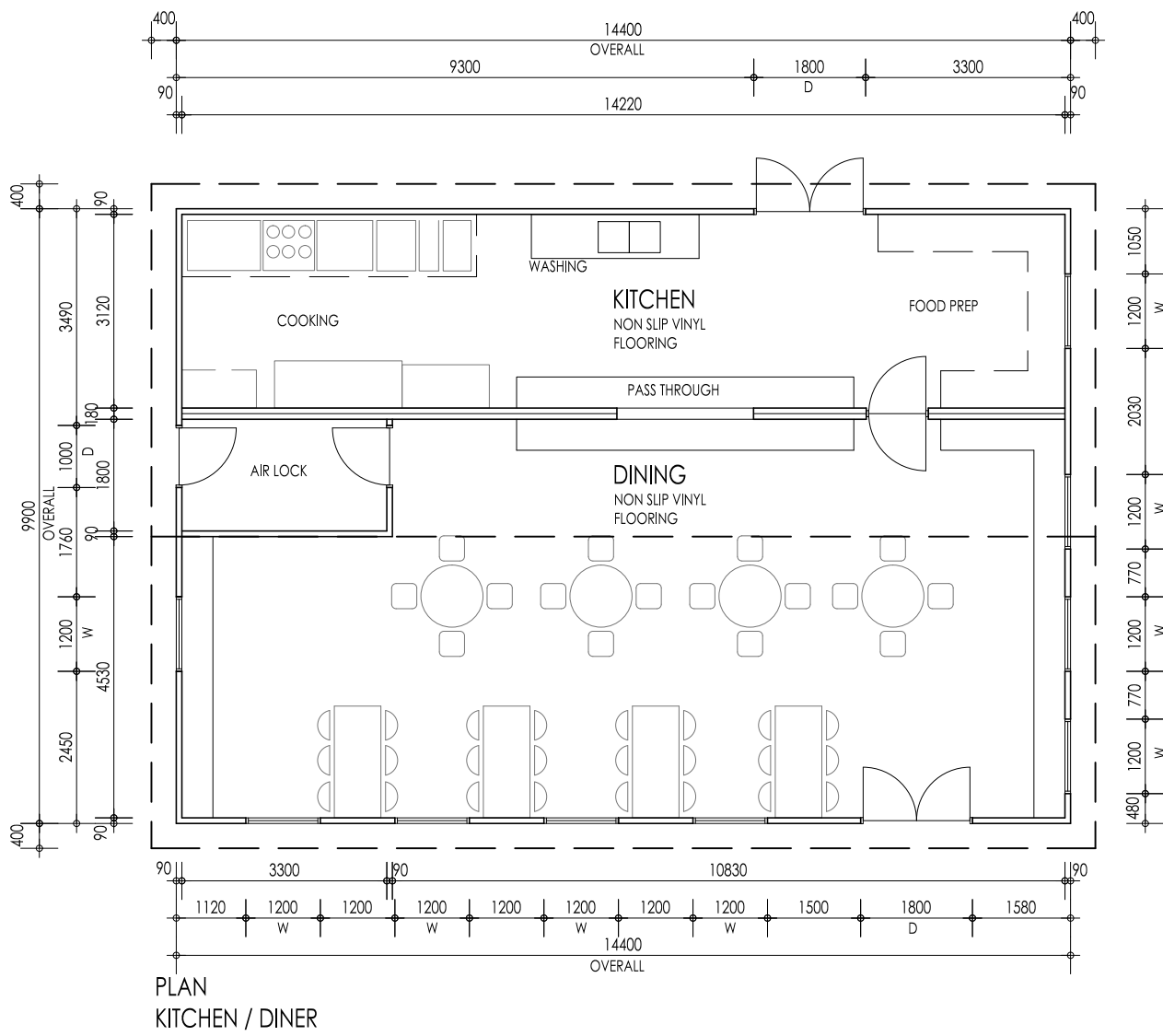
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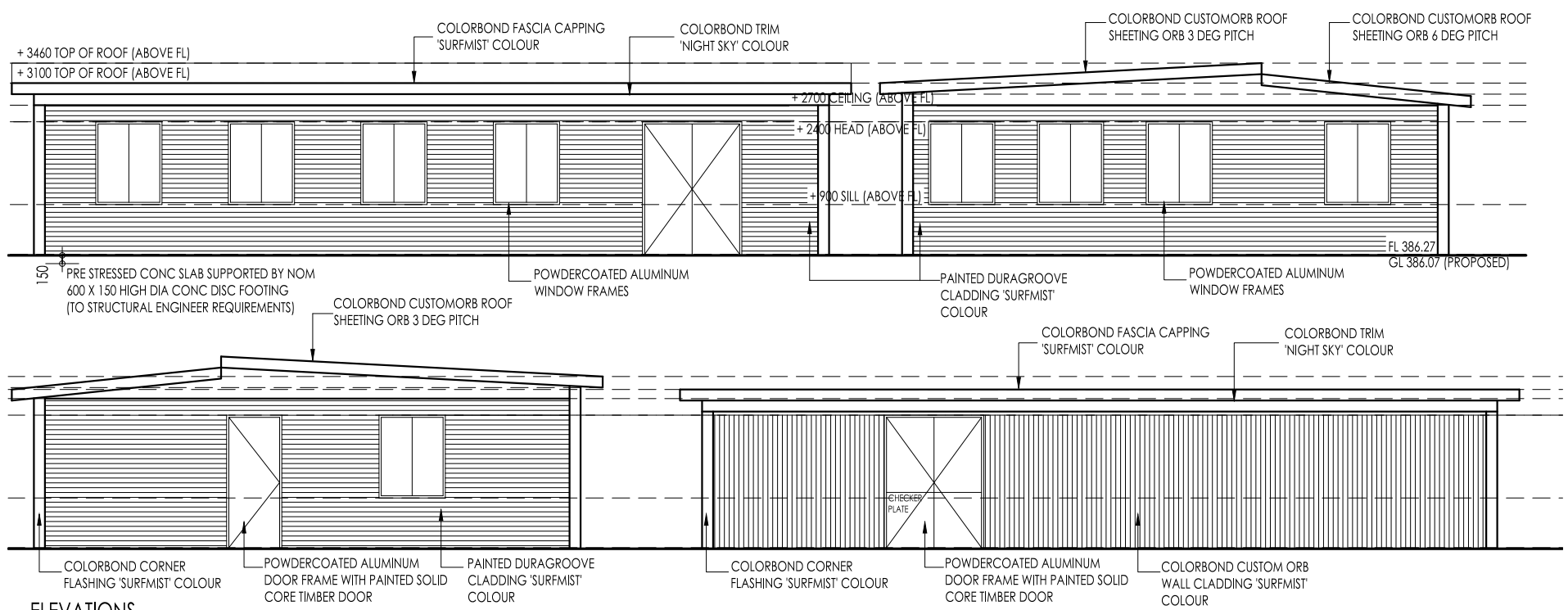


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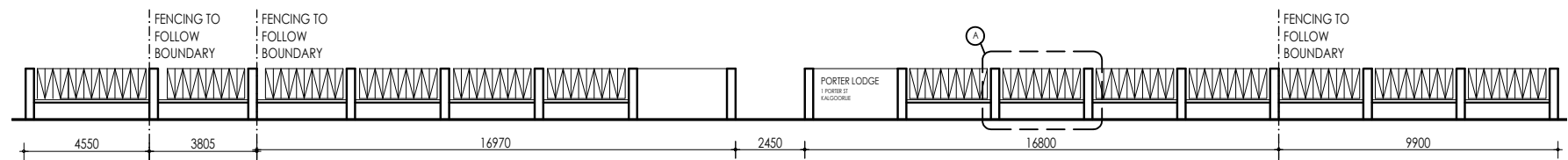
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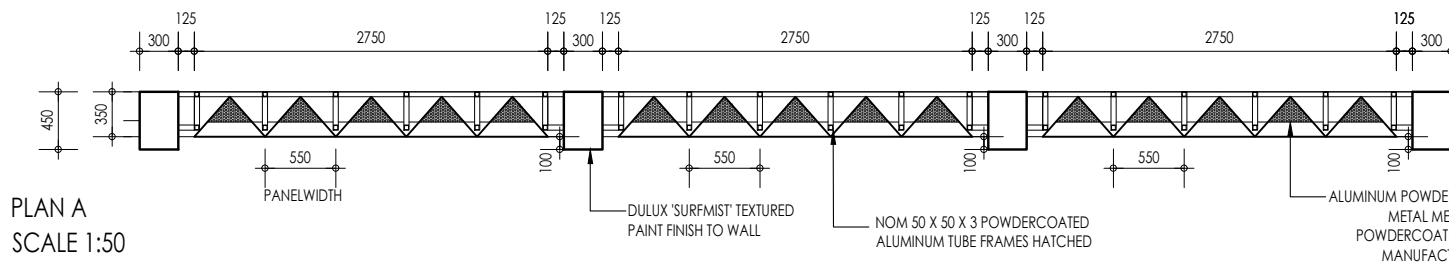
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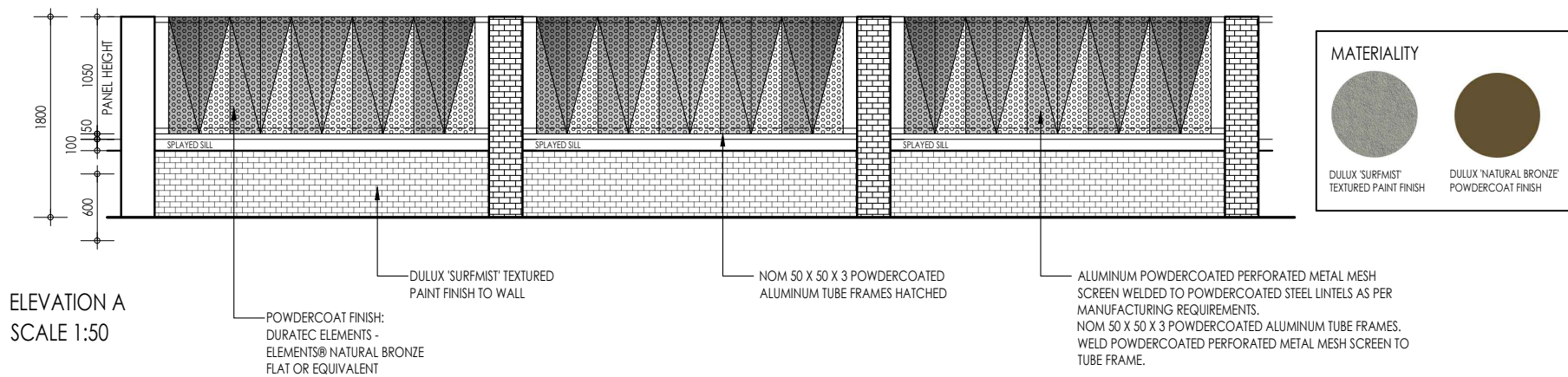
PLAN - FENCING EXTENT
SCALE 1:200



ELEVATION
SCALE 1:200



PLAN A
SCALE 1:50



ELEVATION A
SCALE 1:50

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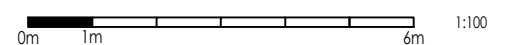
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PROPOSED LODGING HOUSE
ACCOMMODATION
1 PORTER ST KALGOORLIE

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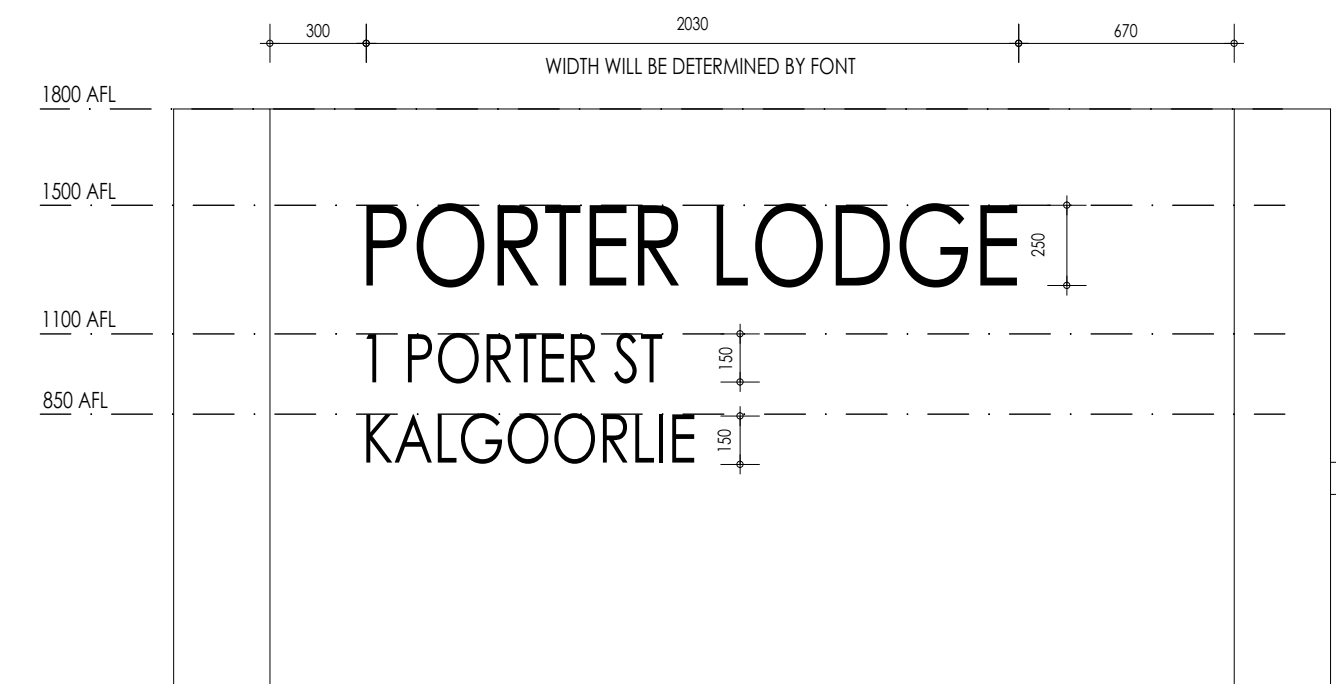
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PROPOSED LODGING HOUSE ACCOMMODATION FRONT SIGNAGE

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ATTACHED TO WALL

COLOUR - DURATEC ELEMENTS - ELEMENTS® NATURAL BRONZE FLAT OR EQUIVALENT 

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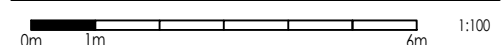
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ACCOMMODATION
1 PORTER ST KALGOORLIE

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PERSPECTIVE



AERIAL VIEW

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**PROPOSED LODGING HOUSE
ACCOMMODATION
1 PORTER ST KALGOORLIE**

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VIEW FROM ENTRY



STREET VIEW


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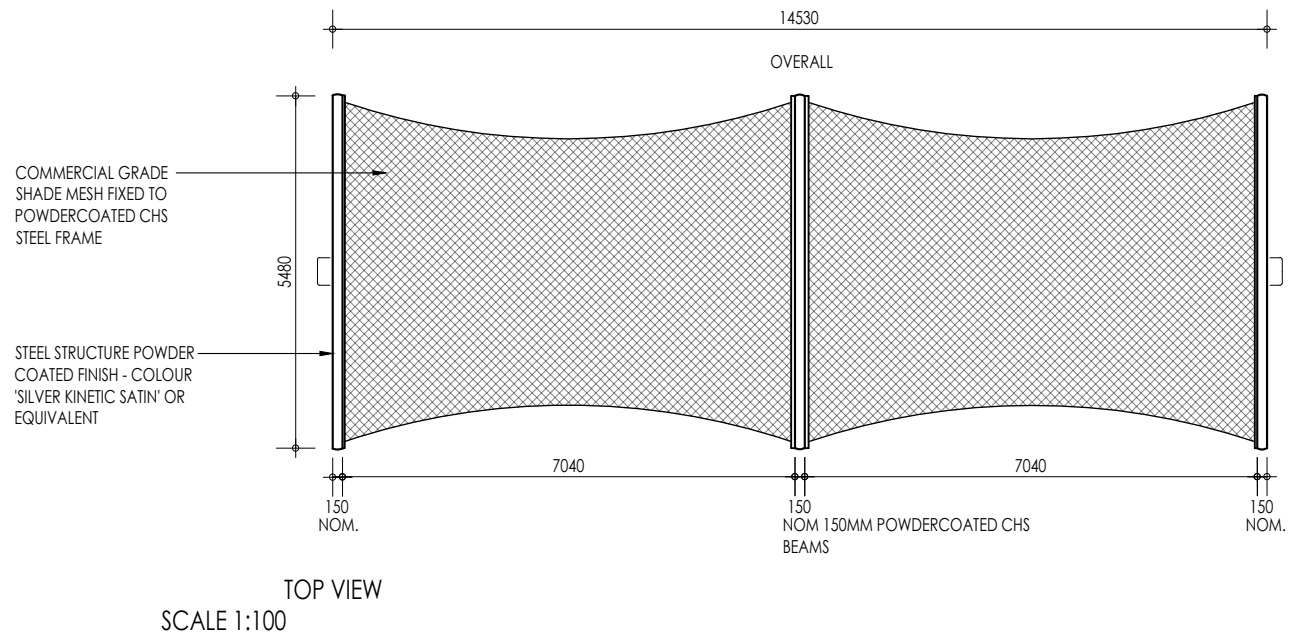
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 ACCOMMODATION
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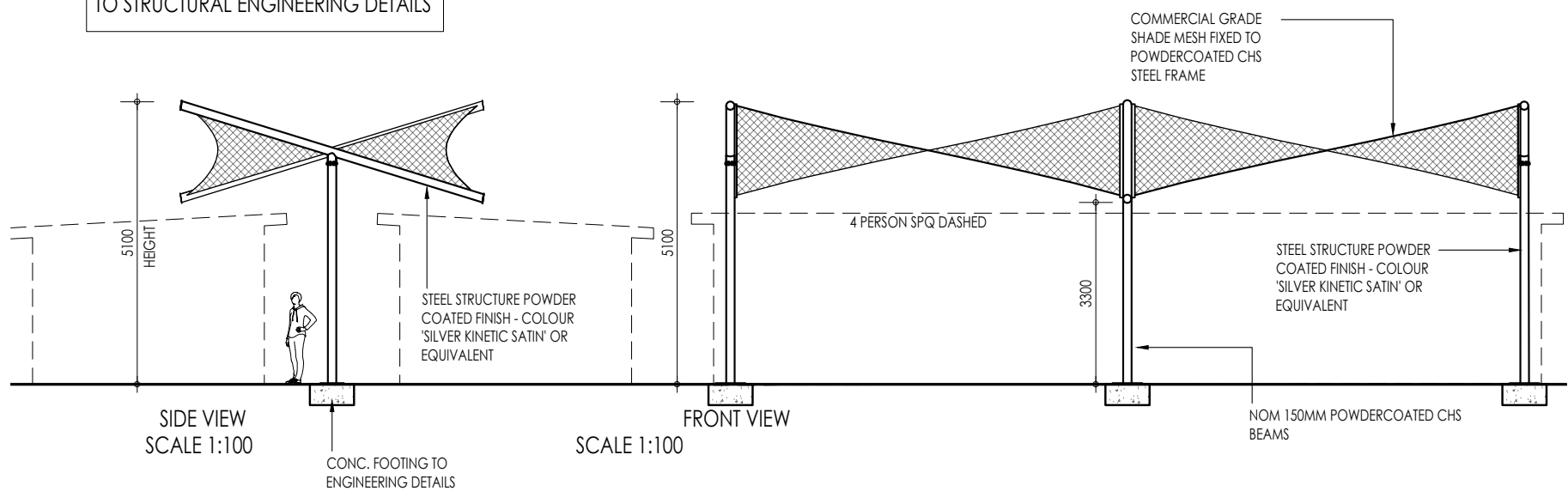
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PROPOSED LODGING HOUSE ACCOMMODATION SUN SHADE (BETWEEN LODGING HOUSE UNITS)



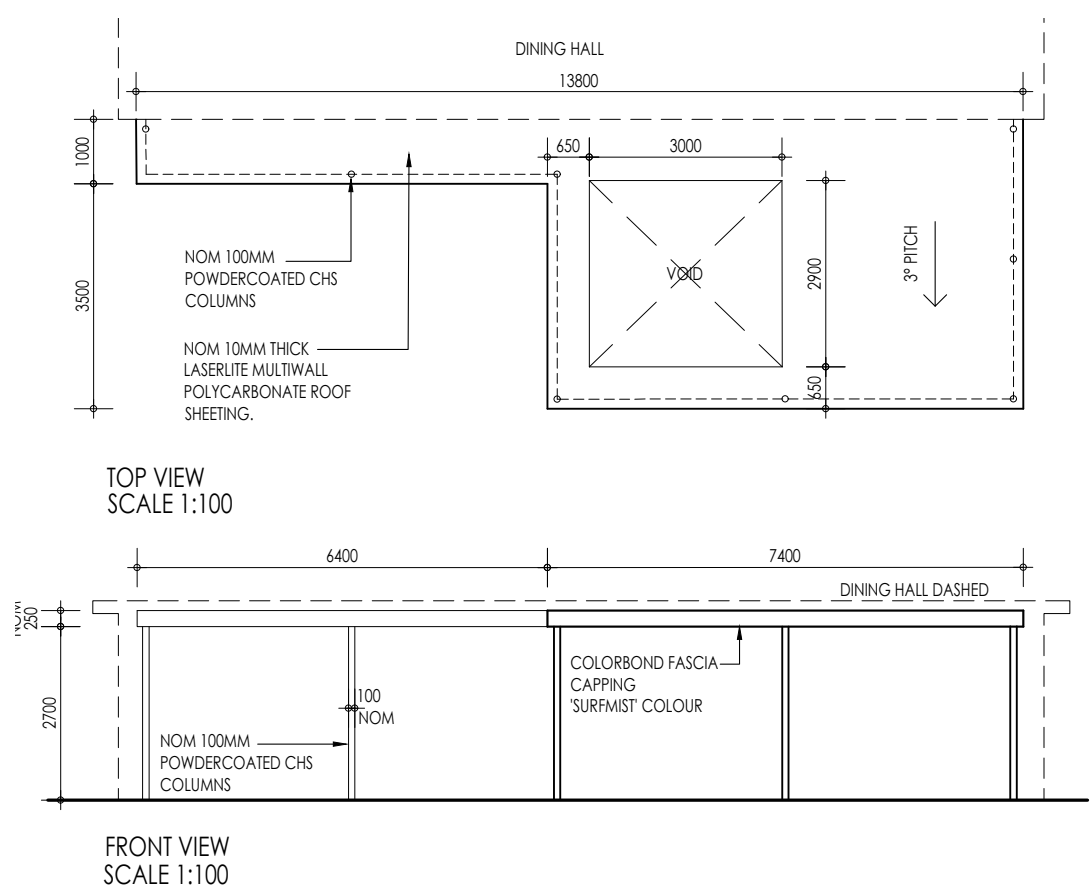
NOTE : OVERALL SIZING ARE SUBJECT TO STRUCTURAL ENGINEERING DETAILS



PROPOSED KITCHEN/DINING VERANDA ROOF

MATERIALITY

DULUX 'SILVER KINETIC SATIN' POWDERCOAT FINISH	COMMERCIAL GRADE SHADE MESH FIXED COLOUR 'SILVER' OR EQUIVALENT
DULUX 'SURFMIST'	LASERLITE MULTIWALL POLYCARBONATE ROOF SHEETING.



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ACCOMMODATION
1 PORTER ST KALGOORLIE

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**Appendix 3:
Traffic Impact Statement**

Transport Impact Statement

Proposed Lodging House
Accommodation - No. 1 Porter Street,
Kalgoorlie

CW1200501 / 304900830



Prepared for
1 Porter Street Property Pty Ltd

15 March 2023



now





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Document Information

Prepared for 1 Porter Street Property Pty Ltd

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File Reference CW1200501-TR-R001-C-TIS-No. 1 Porter Street, Kalgoorlie

Job Reference CW1200501 / 304900830

Date 15 March 2023

Version Number C

Author(s):

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Transport Planner

Effective Date 15/03/2023

Approved By:

Ray Cook
Business Leader – Traffic and Transport Planning

Date Approved 15/03/2023

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A	28 September 2022	For Issue	DR	SJL
B	6 October 2022	Minor Updates	DR	SJL
C	15 March 2023	Minor Updates	LL	SJL

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1 Introduction

1.1 Background

Cardno now Stantec was commissioned by 1 Porter Street Property Pty Ltd (“the Client”) to prepare a Transport Impact Statement (TIS) for a proposed Lodging House Accommodation at No. 1 Porter Street, Kalgoorlie.

This TIS has been prepared in accordance with the *Western Australian Planning Commission (WAPC) Transport Impact Assessment Guidelines for Developments: Volume 4 – Individual Developments (2016)* and the checklist is included in **Appendix A**.

1.2 Existing Site Context

The Site is located at No. 1 Porter Street, Kalgoorlie. **Figure 1-1** shows an aerial image of the Site.

Figure 1-1 Aerial Image of Site



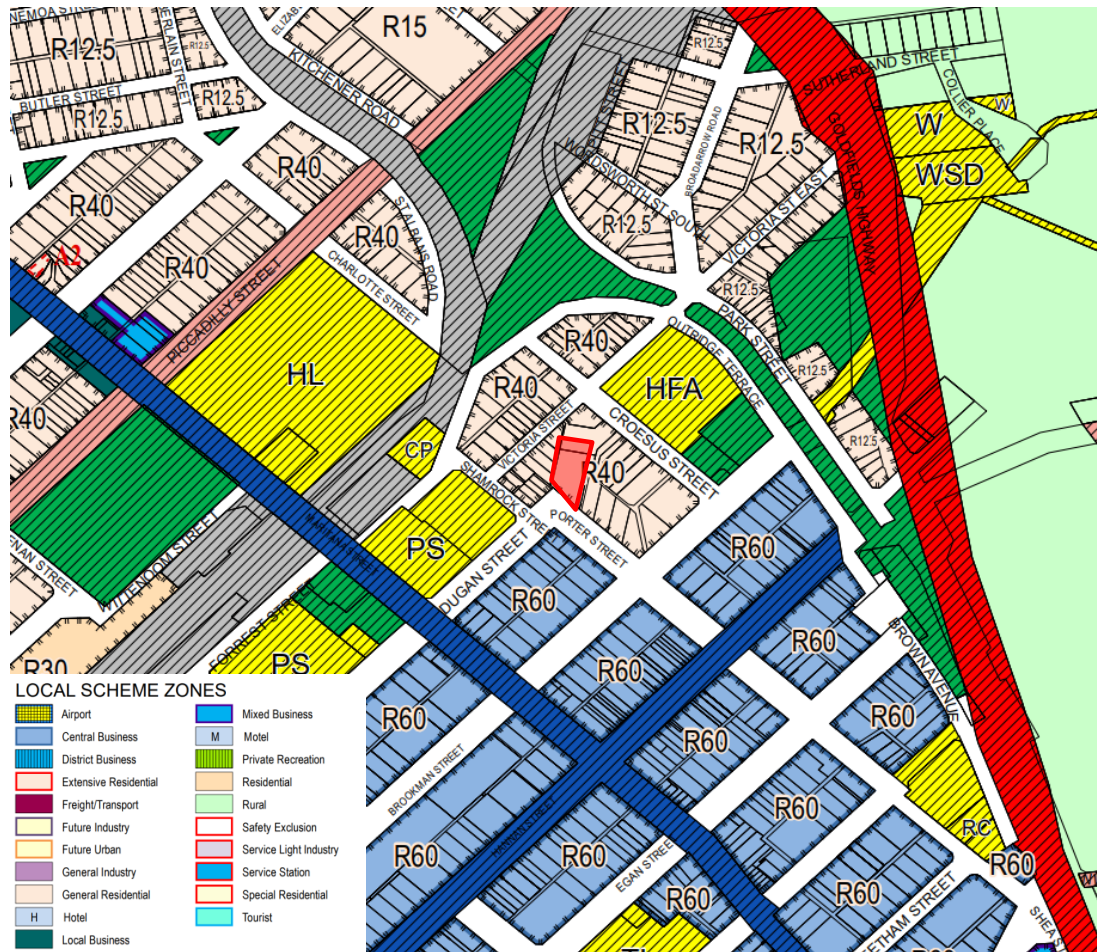
Source: Metromap (2022)

1.3 Surrounding Land Uses

Pursuant to the provision of the *City of Kalgoorlie-Boulder Town Planning Scheme No. 1 (TPS1)*, the Site is zoned "General Residential" as shown in **Figure 1-2**.

The Site is primarily surrounded by other general residential and central business land uses.

Figure 1-2 City of Kalgoorlie-Boulder Zoning



Source: City of Kalgoorlie-Boulder

1.4 Existing Road Network

Road classifications are defined in the Main Roads Functional Hierarchy as follows:

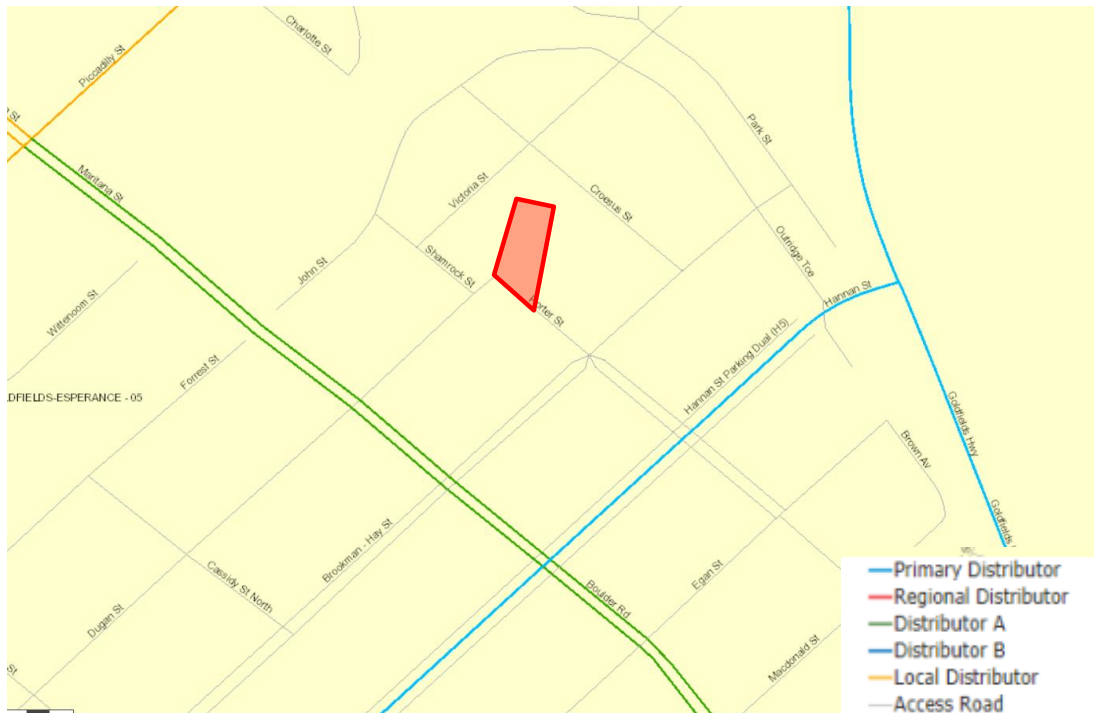
- > **Primary Distributors (light blue):** Form the regional and inter-regional grid of MRWA traffic routes and carry large volumes of fast-moving traffic. Some are strategic freight routes, and all are National or State Roads.
- > **Regional Distributors (red):** Roads that are not Primary Distributors, but which link significant destinations and are designed for efficient movement of people and goods within and beyond regional areas. They are managed by Local Government
- > **District Distributor A (green):** These carry traffic between industrial, commercial and residential areas and connect to Primary Distributors. These are likely to be truck routes and provide only limited access to adjoining properties. They are managed by Local Government.
- > **Distributor B (dark blue):** perform a similar function to District Distributor A but with reduced capacity due to flow restrictions from access to and roadside parking alongside adjoining property. These are often older roads with traffic demand in excess of that originally intended. District Distributor A and B roads run between land-use cells and not through them, forming a grid that would ideally be around 1.5 kilometres apart. They are managed by Local Government.
- > **Local Distributors (orange):** Carry traffic within a cell and link District Distributors at the boundary to access roads. The route of the Local Distributor discourages through traffic so that the cell formed by the grid of District Distributors only carries traffic belonging to or serving the area. These roads should accommodate buses but discourage trucks. They are managed by Local Government.
- > **Access Roads (grey):** Provide access to abutting properties with amenity, safety and aesthetic aspects having priority over the vehicle movement function. These roads are bicycle and pedestrian friendly. They are managed by Local Government.

The Site is bounded Porter Street to the south. The surrounding road network is further described in **Table 1-1** shows the road hierarchy as per the Main Roads WA Road Information Mapping System and **0** shows the road hierarchy.

Table 1-1 Road Network Classification

Street Names	Road Hierarchy		Road Network			
	Road Hierarchy	Jurisdiction	No. of Lanes	No. of Footpaths	Width (m)	Speed Limit
Porter Street	Access Road	Local Government	2	1	21m	50 km/h
Brookman Street	Access Road	Local Government	2	2	21m	50 km/h
Dungan Street	Access Road	Local Government	2	1	22m	50 km/h

Figure 1-3 Road Hierarchy



Source: Road Information Mapping System

1.5 Traffic Volumes

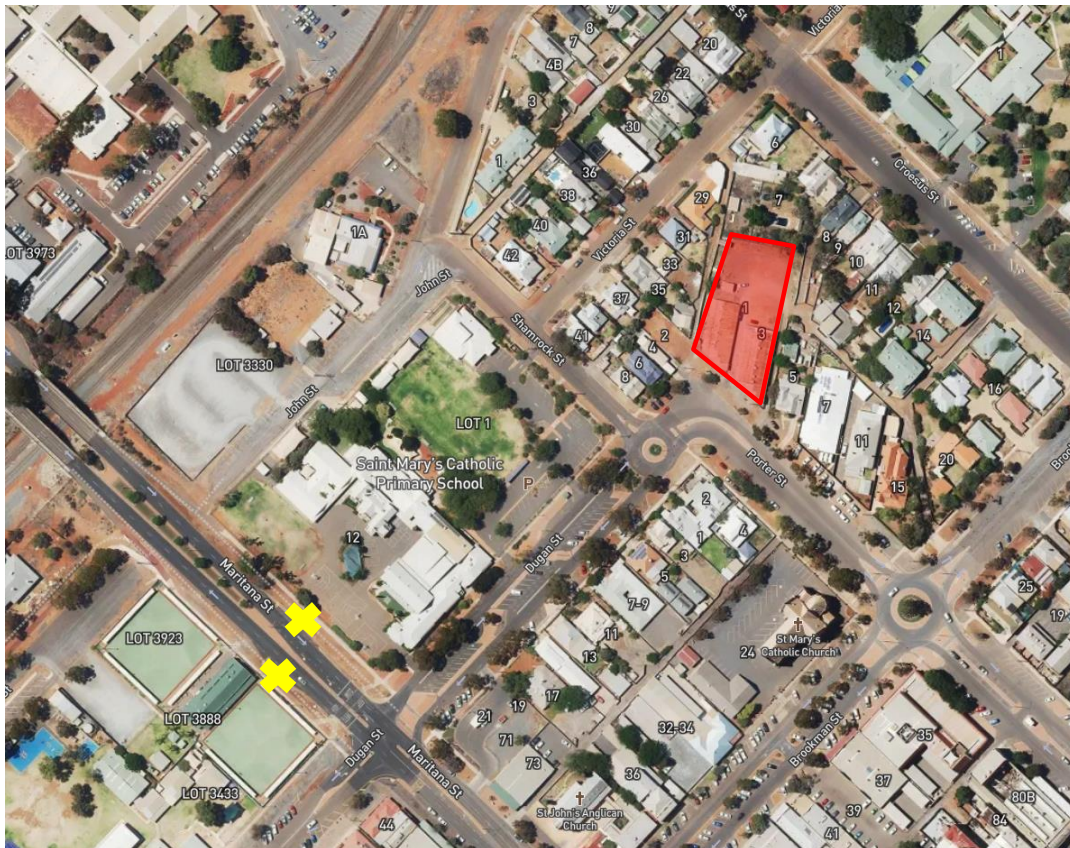
Cardno now Stantec contacted the City of Kalgoorlie-Boulder, however no traffic volumes were available within close proximity to the Site.

2 Public Transport Facilities

2.1 Existing Public Transport Facilities

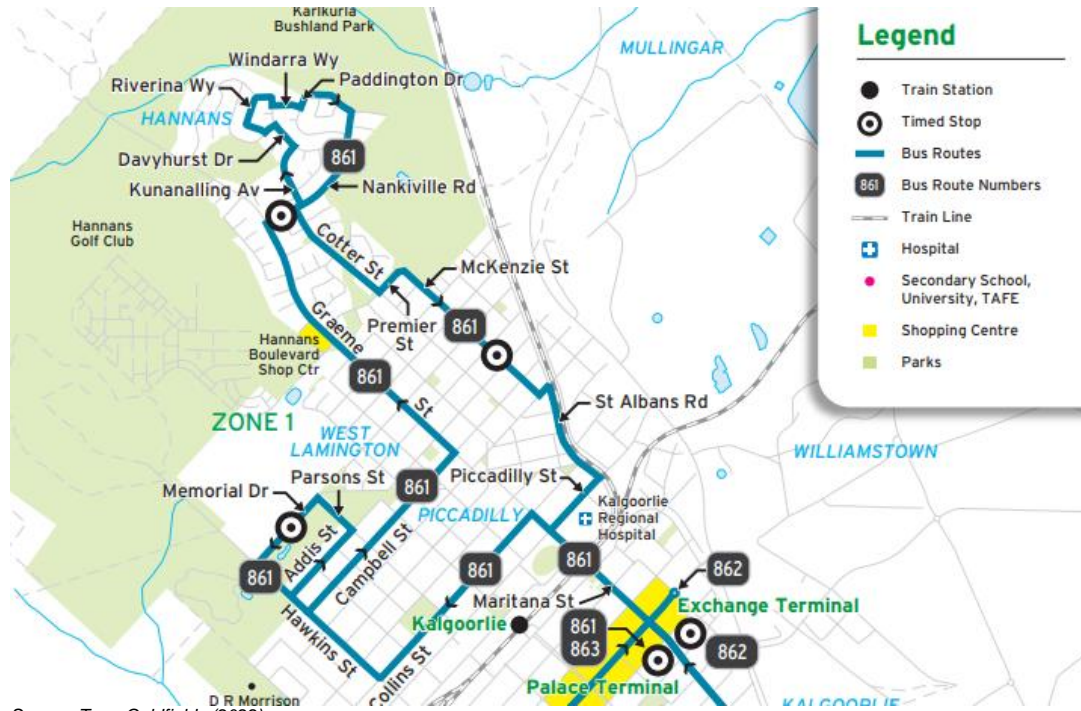
The nearest bus stops to the Site are located approximately 240m from the Site, along Maritana Street as shown in **Figure 2-1**. Bus route 861 operates from these stops, as shown in **Figure 2-2** and travels to the Exchange Hotel. Services operate once every hour, between 7:00AM – 5:45PM.

Figure 2-1 Nearest Public Transport Facility



Source: Metromap (2022)

Figure 2-2 Existing Bus Routes



Source: TransGoldfields (2022)

2.2 Future Public Transport Facilities

With further development occurring throughout the City, future changes to routes and timetables are being considered within Kalgoorlie-Boulder, however there is currently no timeframes for their implementation in the short term.

3 Pedestrian/Cycle Network Facilities

3.1 Existing Pedestrian/Cycle Network Facilities

A footpath is provided along Poter Street. The Site is surrounded by low quality pedestrian/cycle network facilities.



Source: City of Kalgoorlie-Boulder

3.2 Future Pedestrian/Cycle Network Facilities

Cardno now Stantec contacted with City of Kalgoorlie-Boulder and confirm no changes and proposed to the existing pedestrian/cycle networks within the short term.

4 Proposed Development

4.1 Proposed Development

The proposal is for a proposed Lodging House accommodation, comprising of the following site-specific design components:

- > 52 beds
- > 21 car parking bays (including 2 ACROD bay).

The layout of the proposed lodging house accommodation at the Site is shown below in **Figure 4-1**. Please note, larger versions are included in **Appendix B**.

Figure 4-1 Ground Floor Plan

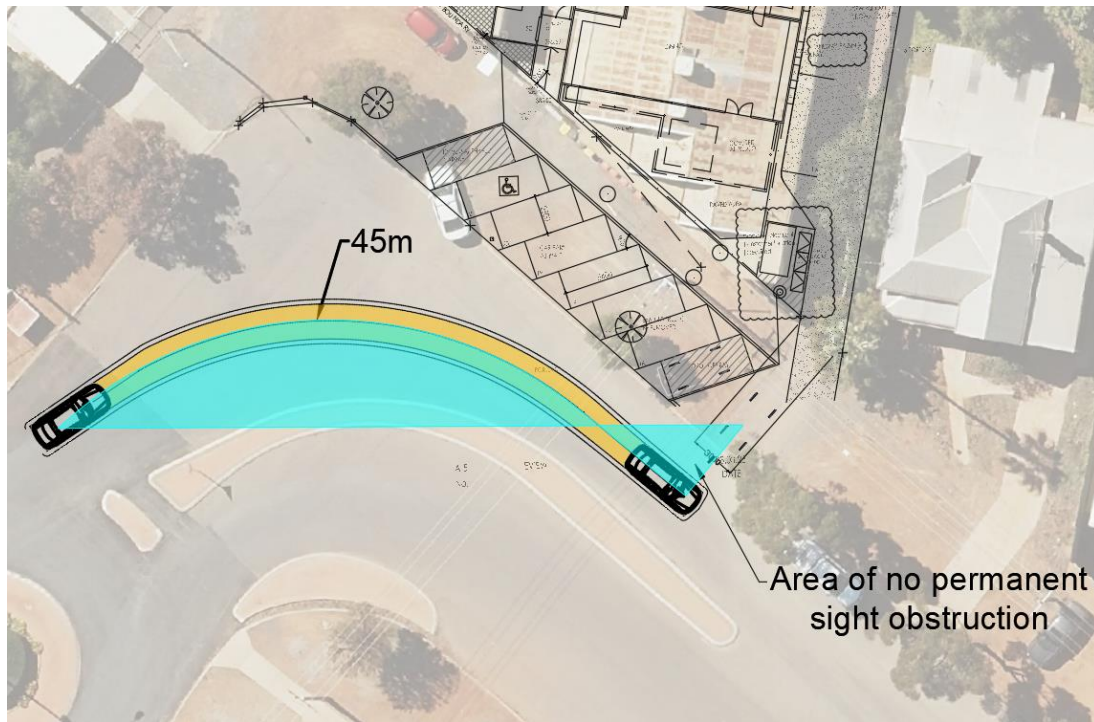


Source: Harris – Jenkins Architects (2022)

4.2 Access Arrangements

Vehicular access to/from the Site is proposed via an existing crossover on Porter Street. A sightline assessment of the proposed access has been conducted and the outcome suggests that the minimum stopping sight distance of 45m (based on a posted speed limit of 50km/h) is achievable as shown in **Figure 4-2**.

Figure 4-2 Sightline Assessment



4.3 Waste Collection

In consultation with the City of Kalgoorlie - Boulder, it was confirmed that a waste vehicle was unable to collect the waste on the existing laneway due to manoeuvrability and safety concerns. It was recommended by the City staff that the waste vehicles will stand within the Porter Street road reserve and the refuse and recycling bins will be wheeled to the street via laneway/crossover.

4.4 Traffic Generation

Trip generation rates from the *Institute of Transportation Engineers (ITE) "Trip Generation" 10th Edition* were used to estimate the number of vehicle trips generated by the subject site. The trip generation rate, distribution and development trip generation for the proposed lodging house centre is summarised in **Table 4-1**, **Table 4-2** and **Table 4-3**.

Table 4-1 Adopted Trip Generation Rates

Land Use	ITE Code/Source	AM Peak	PM Peak
Hotel	310 ITE	0.54 per room	0.61 per room

Table 4-2 Trip Directionality Rates

Land Use	ITE Code/Source	AM Peak		PM Peak	
		In	Out	In	Out
Hotel	310 ITE	54%	46%	58%	42%

Table 4-3 Estimated Trip Generation

Land Use	ITE Code/Source	AM Peak		PM Peak	
		In	Out	In	Out
Hotel	310 ITE	15	13	19	13
Total		28		32	

The estimated peak hour trip generation is 28 vehicles in the AM Peak Hour, 32 vehicles in the PM Peak Hour and 286 Daily trips. Based on the numbers above, this low volume of trip generation is anticipated to have no material impact on the surrounding road network.

5 Parking Supply

5.1 Parking Requirements

Parking requirements has been calculated according to the City of Kalgoorlie-Boulder Local Planning Policy No:2 - Supplementary Development Standards and Use Classes (LPP02).

Land Use	Yield	Parking Requirement	Required Bays	Parking Proposed
Hotel	310 ITE	1 bay per 2 beds + 1 bay for Manager	27	21

A total of 21 car parking bays are proposed on-site with a shortfall of 6 bays. The on-site car parking bays will primarily be used for staff and short-term pick-up/drop-off for visitors.

The vast majority of visitors staying at the lodging house accommodation are likely to be arriving and departing via shuttle busses and taxi to places of employment, tourism interest and/or airport.

The parking supply on-site is therefore considered adequate for the proposed use.

5.2 Swept Path Analysis

A swept path assessment was conducted using a B85 and B99 vehicle as illustrated in **Figure 5-1**, and **Figure 5-2**. Please note, larger swept paths are provided in **Appendix C**.

Figure 5-1 Swept Path –B99

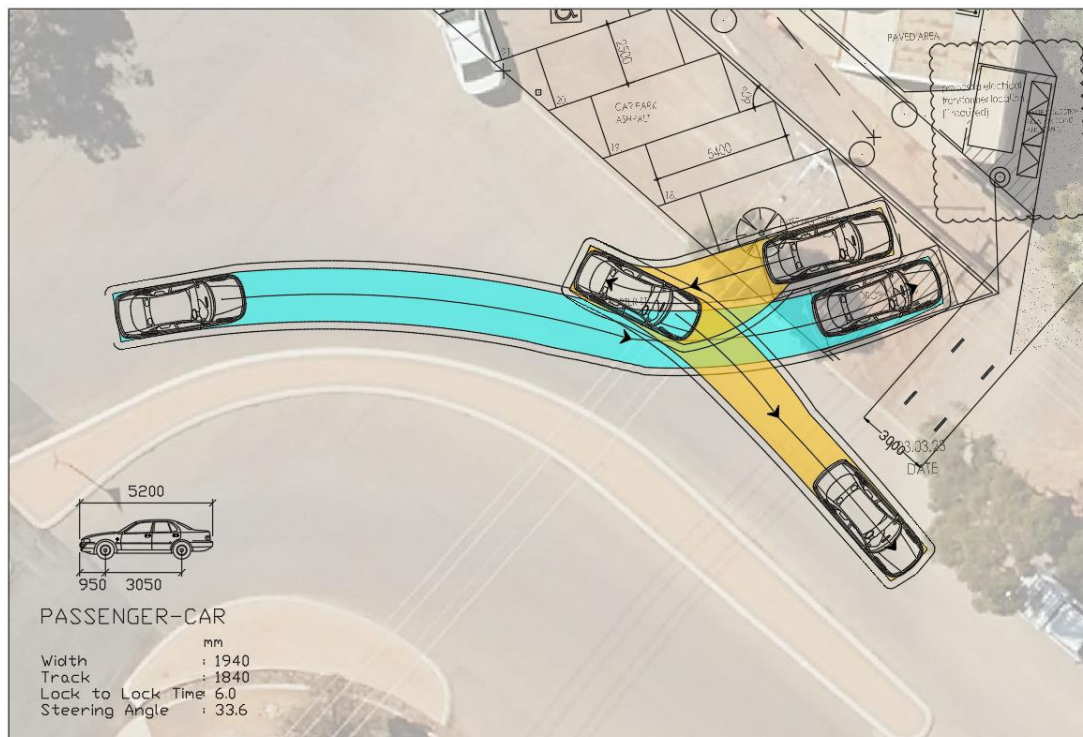
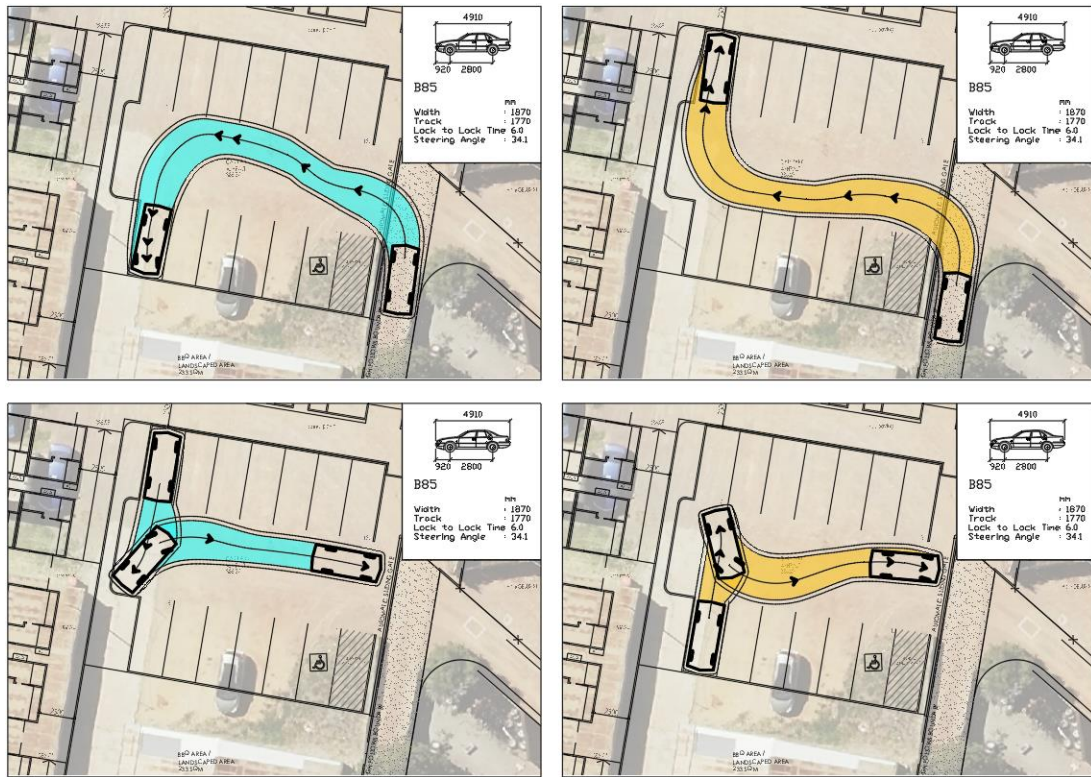


Figure 5-2 Swept Path – B85



6 Summary

This Transport Impact Statement outlines the transport aspects of the proposed development focusing on traffic operations, access and provision of car parking. Included are discussions regarding pedestrian, cycle and public transport considerations.

This report has been prepared in accordance with the *WAPC Transport Impact Assessment Guidelines for Developments: Volume 4 – Individual Developments* (2016).

The following conclusions are evident about the proposal:

- > The proposal is for Lodging House Accommodation at the Site;
- > The development is expected to have a total trip generation of approximately 28 vehicles in the AM peak hour and 32 vehicles in the PM peak hour. This level of traffic generation is anticipated to have no material impact on the surrounding road network;
- > The Site is located approximately 240m from bus stops that service routes 861; and
- > 21 car parking bays are proposed on-site with a shortfall of 6 bays. However, the vast majority of visitors staying at the lodging house accommodation are likely to be arriving and departing via shuttle busses and taxi to places of employment, tourism interest and/or airport. Hence, the parking supply on-site is therefore considered adequate for the proposed use

Overall, the Site is anticipated to have no material impact on the surrounding road network and no material impact on residential amenity.

Proposed Lodging House
Accommodation - No. 1 Porter Street,
Kalgoorlie

APPENDIX

A

WAPC CHECKLIST



now





Item	Status	Comments/Proposals
Proposed development		
proposed land use	Section 4	
existing land uses	Section 1	
context with surrounds	Section 1	
Vehicular access and parking		
access arrangements	Section 4	
public, private, disabled parking set down / pick up	Section 4	
Service vehicles (non-residential)		
access arrangements	Section 4	
on/off-site loading facilities	N/A	
Service vehicles (residential)		
Rubbish collection and emergency vehicle access	Section 4	
Hours of operation (non-residential only)		
	N/A	
Traffic volumes		
daily or peak traffic volumes	Section 1	
type of vehicles (e.g. cars, trucks)	Section 1	
Traffic management on frontage streets		
Public transport access		
nearest bus/train routes	Section 2	
nearest bus stops/train stations	Section 2	
pedestrian/cycle links to bus stops/train station	Section 2	
Pedestrian access/facilities		
existing pedestrian facilities within the development (if any)	Section 3	
proposed pedestrian facilities within development	Section 3	
existing pedestrian facilities on surrounding roads	Section 3	
proposals to improve pedestrian access	Section 3	
Cycle access/facilities		
existing cycle facilities within the development (if any)	Section 3	
proposed cycle facilities within the development	N/A	
existing cycle facilities on surrounding roads	Section 3	
proposals to improve cycle access	N/A	
Site specific issues		
	N/A	
Safety issues		
identify issues	N/A	
remedial measures	N/A	

Proposed Lodging House
Accommodation - No. 1 Porter Street,
Kalgoorlie

APPENDIX

B

SITE PLAN



now





GENERAL NOTES

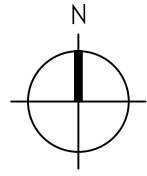
1. ALL DIMENSIONS ARE METRIC & SHOWN IN ALL CAPS.
2. WHERE DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS.
3. LARGE SCALED DRAWINGS SHALL TAKE PREFERENCE OVER SMALL SCALED DRAWINGS.
4. THE CONTRACTOR SHALL CARRY OUT THE WORK IN ACCORDANCE WITH THE BCA & LOCAL AUTHORITY REQUIREMENTS.
5. ALL MATERIAL SHALL BE NEW GOOD QUALITY & CONFORM TO WHAT IS SHOWN IN SPECIFICATION AND ON THE DRAWINGS.
6. THE CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
7. ARCHITECT'S DRAWINGS ARE TO BE READ IN CONJUNCTION WITH CONSULTANTS DRAWINGS.
8. ALL AREAS TAKEN TO THE TOP OF STRUCTURE & TOP OF FIN.
9. REFER LANDSCAPE PLAN FOR DETAILS ON PROPOSED SOFT LANDSCAPING.

PROJECT NOTES

- BAL RATING: N/A (NOT IN BAL ZONE)
- R CODE: R40
- LET PLAN: SEE
- SEE AREA: SEE PLAN
- CAR PARKING: 18 BAYS (14 BAYS)
- 4 ROOM (SP) 14.00 x 4.2 (24 ROOMS)
- 3 ROOM (SP) 10.4 x 3.1 (10 ROOMS) + 2 OFF
- STANDARD ROOMS (3 ROOMS)
- 2 PORTER (SP) 12.3 x 3.1 (2 MANAGERS QUARTERS)
- 1 (2 ROOM) 1.00 x 3.00 (2 ROOMS)
- TOTAL: 42 ROOMS

DEMOLITION NOTES

1. TWO OFFICE BUILDINGS TO BE DEMOLISHED (BETWEEN SOUTH WEST AND SOUTH EAST).
2. STRUCTURES CONSTRUCTED ON EXISTING SLAB TO BE DEMOLISHED INCLUDING CONCRETE FORMS, SERVICES, CONNECTIONS AND BOLTS.
3. SEE PREPARATION FOR RECONSTRUCTION OF NEW STRUCTURES.
4. SEE PREPARATION FOR CROSSOVER AND ALL ACCESS WAY FINDER OR OUTSIDE OF BOUNDARY WHERE REQUIRED.
5. DEMOLITION OF ALL EXISTING FENCE AND REPLACE WITH NEW.



Harris — Jenkins Architects
 H — J A
 oa. Level 2 Atwell Arcade, 3 Cantonment St
 Fremantle WA 6160
 e. hello@harrisjenkins.com
 w. harrisjenkins.com

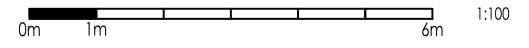
No.	REVISION	DATE
A-5	CLIENT REVIEW	03.03.23

PROPOSED LODGING HOUSE ACCOMMODATION
 1 PORTER ST KALGOORLIE

JOB NO.	2204	ISSUE	REVISION	DRAWING
DRAWN	HJA	A	5	A1.02
SCALE	1:250 @A3			
DATE	23.06.2022			

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Proposed Lodging House
Accommodation - No. 1 Porter Street,
Kalgoorlie

APPENDIX

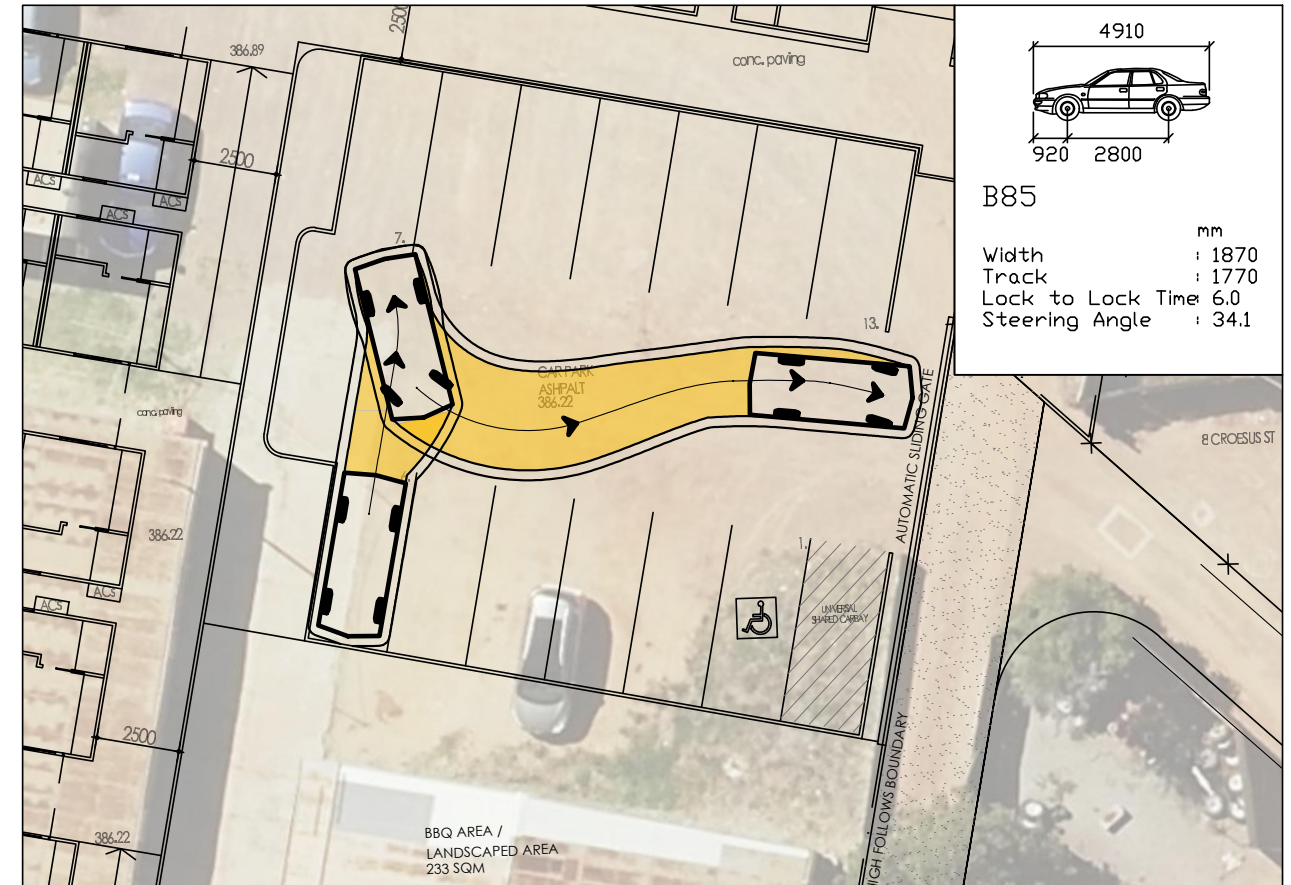
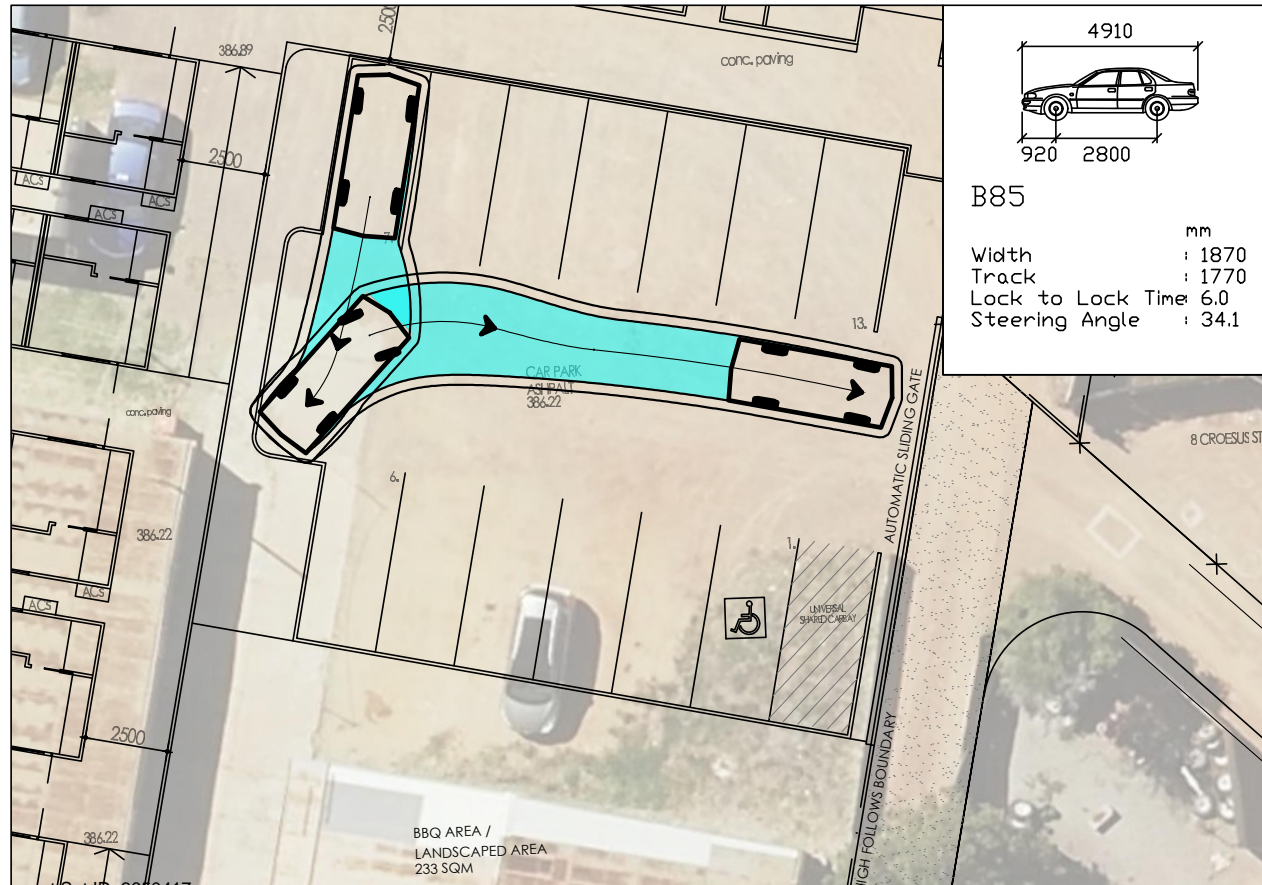
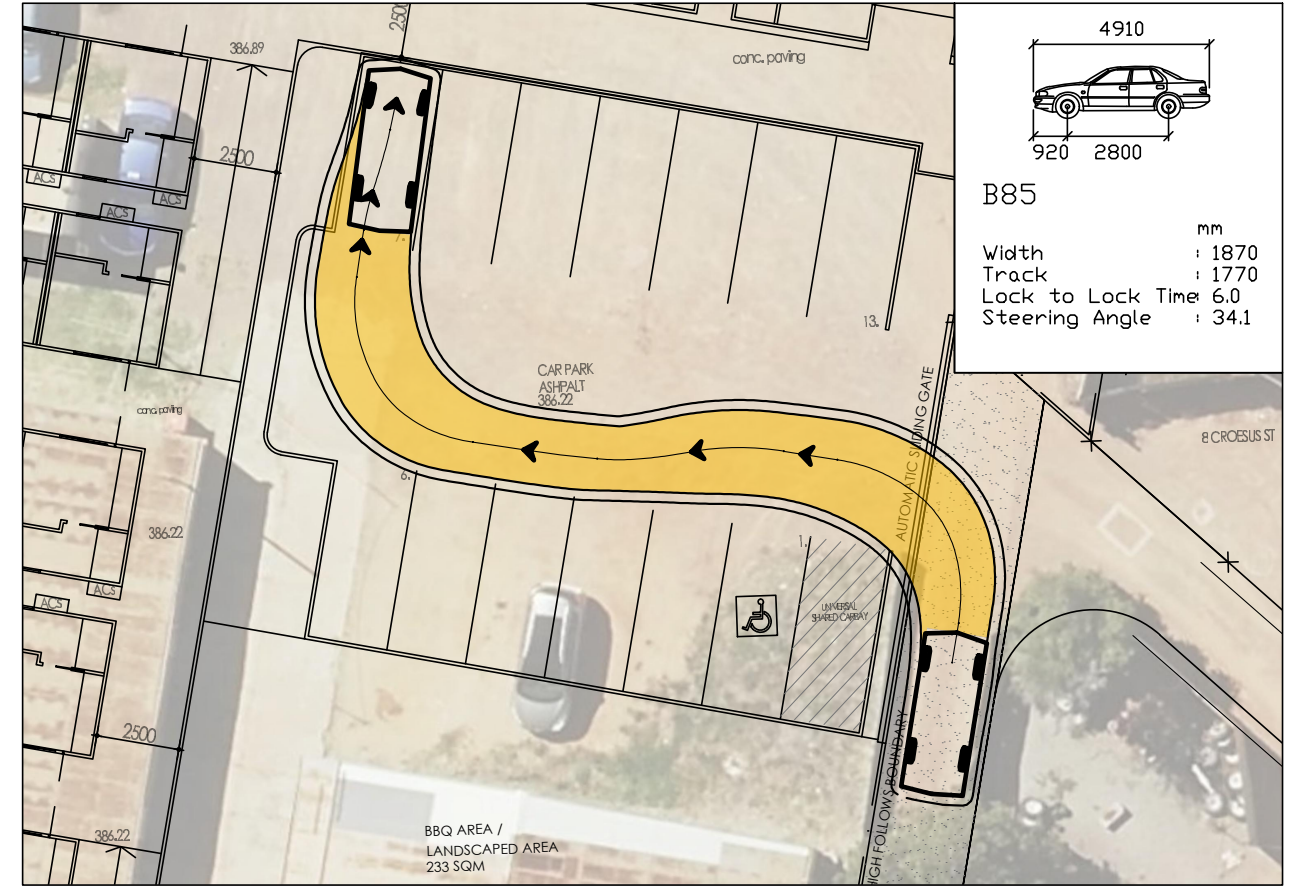
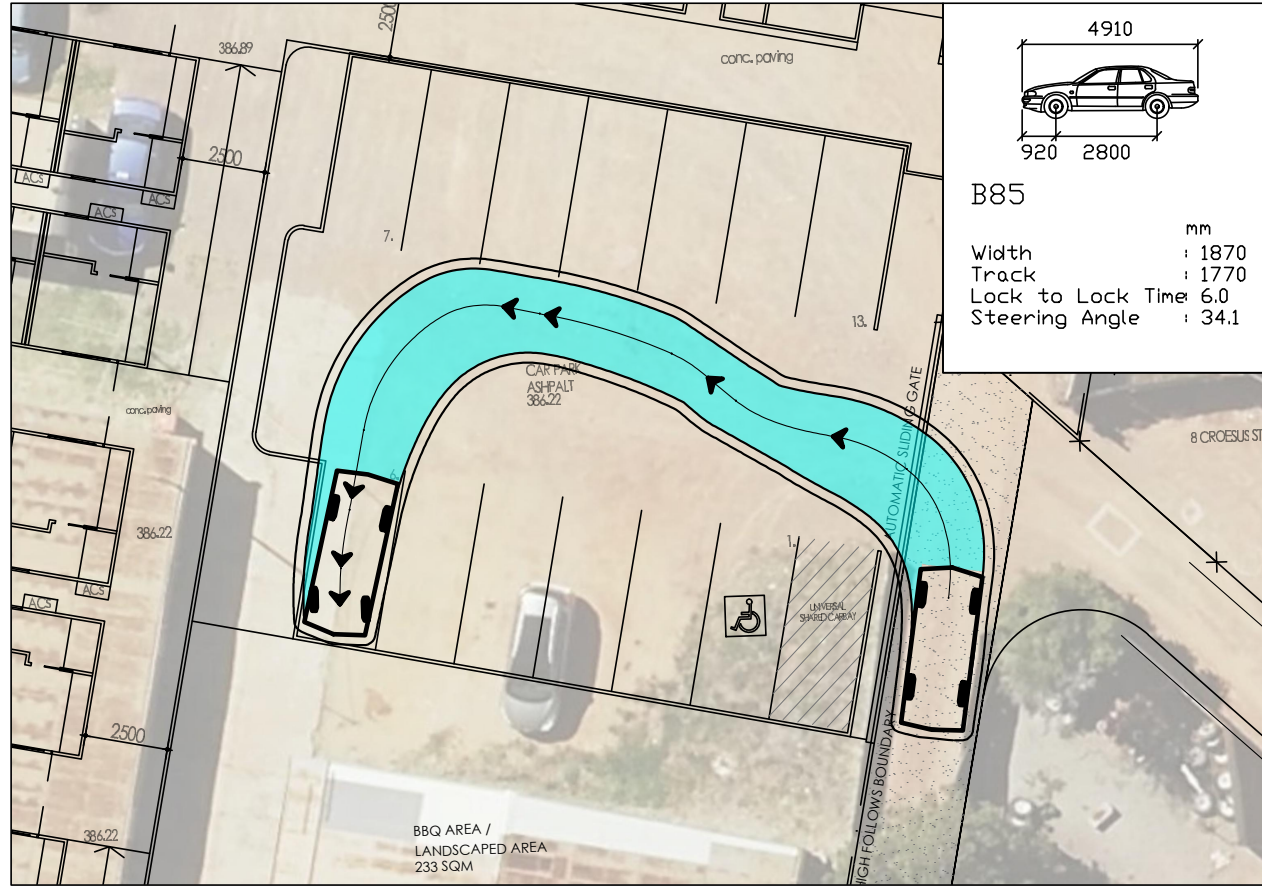
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SWEPT PATHS

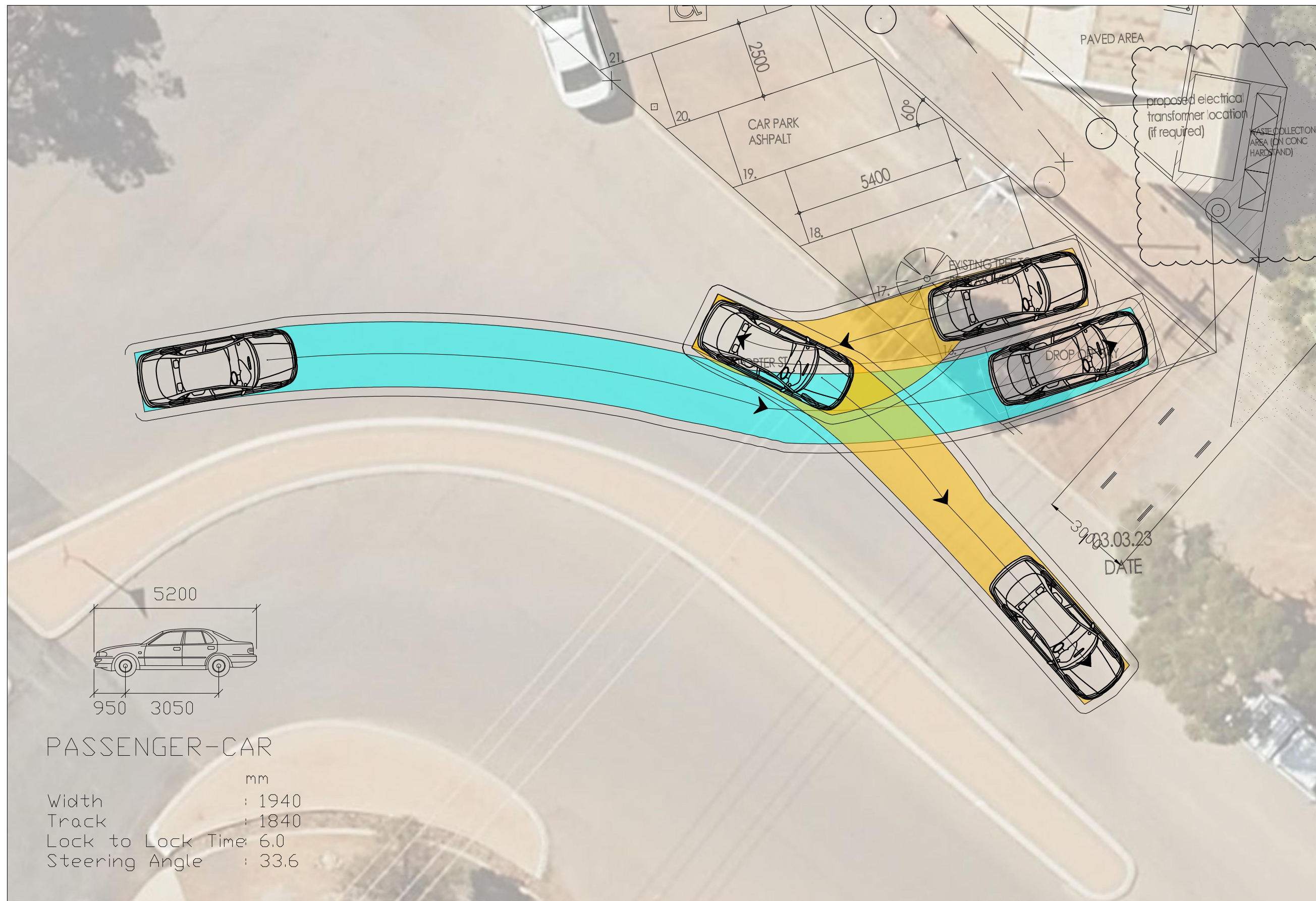


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**Appendix 4:
Noise Management Plan and
Mechanical Noise Acoustic Report**



**PLANNING SOLUTIONS
1 PORTER STREET
KALGOORLIE**

**STATE PLANNING POLICY 5.4
NOISE MANAGEMENT PLAN**

SEPTEMBER 2022

OUR REFERENCE: 30071-1-22292

Rochdale Holdings Pty Ltd A.B.N. 85 009 049 067 trading as:
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Herring Storer Acoustics

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ACOUSTIC ASSESSMENT
 1 PORTER STREET
 KALGOORLIE

Job No: 22292

Document Reference: 30071-1-22292

FOR

PLANNING SOLUTIONS

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Herring Storer Acoustics

CONTENTS

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3.1	Noise	2
3.2	Appropriate Criteria	4
4.	MEASUREMENTS AND OBSERVATIONS	5
5.	MODELLING	5
6.	DISCUSSION / RECOMMENDATION	6

APPENDICIES

A	Subdivision Plan
B	MRWA Future Traffic Data

1. INTRODUCTION

Herring Storer Acoustics was commissioned by Planning Solutions to undertake an acoustical assessment of noise received within the proposed development at 1 Porter Street, Kalgoorlie.

As part of the study, the following was carried out:

- Obtain noise levels associated with vehicle movements on Hannan Street.
- Determine by noise modelling the noise levels that would be received within the development from vehicles travelling on Hannan Street.
- Assess the predicted noise levels received at residence for compliance with the requirements of the WAPC State Planning Policy 5.4 “Road and Rail Noise” (SPP 5.4).
- If exceedances are predicted, comment on possible noise amelioration options for compliance with the appropriate criteria.

For information, the development plan is attached in Appendix A.

2. SUMMARY

Under the WAPC State Planning Policy 5.4, for this development, the appropriate “Noise Targets” to be achieved under SPP 5.4, external to a residence are:

External	
Day	Maximum of 55 dB(A) L_{Aeq}
Night	Maximum of 50 dB(A) L_{Aeq}

The policy states that the “outdoor targets are to be met at all outdoor areas as far as reasonable and practical to do so using the various noise mitigation measures outlined in the guidelines”. The Policy also states, under Section 6 – Policy Measures that “a reasonable degree of acoustic amenity for living areas on each residential lot”. The policy recognises that “it may not be practicable to meet the outdoor noise targets”.

The Policy states the following acceptable internal noise levels:

Internal	
Living and Work Areas	$L_{Aeq(Day)}$ of 40 dB(A)
Bedrooms	$L_{Aeq(Night)}$ of 35 dB(A)

For this development, compliance with the requirements of SP 5.4, noise modelling and assessment are based on the day period for residence located adjacent to the Hannan Street, as compliance with the day period would yield compliance with the night period.

Noise associated with vehicles travelling on Hannan Street, would be at maximum 43 dB $L_{Aeq(Day)}$ and as a result no “Quiet House” design is required for this development.

3. CRITERIA

3.1 NOISE

The Western Australian Planning Commission (WAPC) released on 6th September 2019 State Planning Policy 5.4 “Road and Rail Noise”. The requirements of State Planning Policy 5.4 are outlined below.

POLICY APPLICATION (Section 4)

When and where it applies (Section 4.1)

SPP 5.4 applies to the preparation and assessment of planning instruments, including region and local planning schemes; planning strategies, structure plans; subdivision and development proposals in Western Australia, where there is proposed:

- a) noise-sensitive land-use within the policy’s trigger distance of a transport corridor as specified in **Table 1**;
- b) New or major upgrades of roads as specified in **Table 1** and maps (**Schedule 1, 2 and 3**); or
- c) New railways or major upgrades of railways as specified in maps (**Schedule 1, 2 and 3**); or any other works that increase capacity for rail vehicle storage or movement and will result in an increased level of noise.

Policy trigger distances (Section 4.1.2)

Table 1 identifies the State’s transport corridors and the trigger distances to which the policy applies.

The designation of land within the trigger distances outlined in **Table 1** should not be interpreted to imply that land is affected by noise and/or that areas outside the trigger distances are un-affected by noise.

Where any part of the lot is within the specified trigger distance, an assessment against the policy is required to determine the likely level of transport noise and management/mitigation required. An initial screening assessment (**guidelines: Table 2: noise exposure forecast**) will determine if the lot is affected and to what extent.”

TABLE 1: TRANSPORT CORRIDOR CLASSIFICATION AND TRIGGER DISTANCES

Transport corridor classification	Trigger distance	Distance measured from
Roads		
Strategic freight and major traffic routes Roads as defined by Perth and Peel Planning Frameworks and/or roads with either 500 or more Class 7 to 12 Austroads vehicles per day, and/or 50,000 per day traffic volume	300 metres	Road carriageway edge
Other significant freight/traffic routes These are generally any State administered road and/or local government road identified as being a future State administered road (red road) and other roads that meet the criteria of either >=23,000 daily traffic count (averaged equivalent to 25,000 vehicles passenger car units under region schemes)	200 metres	Road carriageway edge
Passenger railways		
	100 metres	Centreline of the closest track
Freight railways		
	200 metres	Centreline of the closest track

Proponents are advised to consult with the decision making authority as site specific conditions (significant differences in ground levels, extreme noise levels) may influence the noise mitigation measures required, that may extend beyond the trigger distance.

POLICY MEASURES (Section 6)

The policy applies a performance-based approach to the management and mitigation of transport noise. The policy measures and resultant noise mitigation will be influenced by the function of the transport corridor and the type and intensity of the land-use proposed. Where there is risk of future land-use conflict in close proximity to strategic freight routes, a precautionary approach should be applied. Planning should also consider other broader planning policies. This is to ensure a balanced approach takes into consideration reasonable and practical considerations.

Noise Targets (Section 6.1)

Table 2 sets out noise targets that are to be achieved by proposals under which the policy applies. Where exceeded, an assessment is required to determine the likely level of transport noise and management/mitigation required.

In the application of the noise targets the objective is to achieve:

- indoor noise levels as specified in **Table 2** in noise sensitive areas (for example, bedrooms and living rooms of houses, and school classrooms); and
- a reasonable degree of acoustic amenity for outdoor living areas on each residential lot. For non-residential noise-sensitive developments, for example schools and child care centres the design of outdoor areas should take into consideration the noise target.

It is recognised that in some instances, it may not be reasonable and/or practicable to meet the outdoor noise targets. Where transport noise is above the noise targets, measures are expected to be implemented that balance reasonable and practicable considerations with the need to achieve acceptable noise protection outcomes.

TABLE 2: NOISE TARGETS

Proposals	New/Upgrade	Noise Targets		
		Outdoor		Indoor
		Day ($L_{Aeq}(\text{Day})$ dB) (6 am-10 pm)	Night ($L_{Aeq}(\text{Night})$ dB) (10 pm-6 am)	(L_{Aeq} dB)
Noise-sensitive land-use and/or development	New noise sensitive land use and/or development within the trigger distance of an existing/proposed transport corridor	55	50	L_{Aeq} (Day) 40(Living and work areas) L_{Aeq} (Night) 35 (bedrooms)
Roads	New	55	50	N/A
	Upgrade	60	55	N/A
Railways	New	55	50	N/A
	Upgrade	60	55	N/A

Notes:

- *The noise target is to be measured at one metre from the most exposed, habitable façade of the proposed building, which has the greatest exposure to the noise-source. A habitable room has the same meaning as defined in State Planning Policy 3.1 Residential Design Codes.*
- *For all noise-sensitive land-use and/or development, indoor noise targets for other room usages may be reasonably drawn from Table 1 of Australian Standard/New Zealand Standard AS/NZS 2107:2016 Acoustics – Recommended design sound levels and reverberation times for building interiors (as amended) for each relevant time period.*
- *The 5dB difference in the criteria between new and upgrade infrastructure proposals acknowledges the challenges in achieving noise level reduction where existing infrastructure is surrounded by existing noise-sensitive development.*
- *Outdoor targets are to be met at all outdoor areas as far as is reasonable and practical to do so using the various noise mitigation measures outlined in the guidelines. For example, it is likely unreasonable for a transport infrastructure provider to achieve the outdoor targets at more than 1 or 2 floors of an adjacent development with direct line of sight to the traffic.*

Noise Exposure Forecast (Section 6.2)

*When it is determined that SPP 5.4 applies to a planning proposal as outlined in Section 4, proponents and/or decision makers are required to undertake a preliminary assessment using **Table 2**: noise exposure forecast in the guidelines. This will provide an estimate of the potential noise impacts on noise-sensitive land-use and/or development within the trigger distance of a specified transport corridor. The outcomes of the initial assessment will determine whether:*

- *no further measures are required.*
- *noise-sensitive land-use and/or development is acceptable subject to deemed-to-comply mitigation measures; or*
- *noise-sensitive land-use and/or development is not recommended. Any noise-sensitive land-use and/or development is subject to mitigation measures outlined in a noise management plan.”*

3.2 APPROPRIATE CRITERIA

Based on the above, the following criteria are proposed for this development:

External	
Day	55 dB(A) L_{Aeq}
Night	50 dB(A) L_{Aeq}
Internal	
Sleeping Areas	35 dB(A) $L_{Aeq(night)}$
Living Areas	40 dB(A) $L_{Aeq(day)}$

Additional to these criteria, noise received at an outdoor area, where practicable, should also achieve an L_{Aeq} of 50 dB(A) during the night period.

4. MEASUREMENTS AND OBSERVATIONS

Due to the location of the development, no measurements were taken to calibrate the noise model.

Typically, the noise modelling software SoundPlan overpredicts noise levels, and this approach is generally considered conservative.

Similarly, the development is approximately 250m at the closest point to the road, which would relate to a 43 dB $L_{Aeq(day)}$ based on a noise screening survey, without adjustment for buildings and barriers in the way. Regardless, the full noise model was conducted for thoroughness.

If confirmation measurements are required, these can be completed at a later date.

5. MODELLING

To determine the noise levels from traffic from the Hannan Street, acoustic modelling was carried out using SoundPlan, using the Calculation of Road Traffic Noise (CoRTN)¹ algorithms.

The input data for the model included:

- Topographical data, with the ground level within the development based on natural ground levels as per Google Earth.
- Development layout as supplied by client (Shown in Appendix A).
- Road Traffic data as per Table 5.1.
- Adjustments as listed in Table 5.2.

TABLE 5.1 - NOISE MODELLING INPUT DATA

Parameter	Hannan Street (Current) 2020*	Hannan Street (Future) 2042*
Traffic Volumes	10,008 vpd	15,472 vpd
Percentage traffic 0600 – 2400 hours (Assumed)	94%	94%
Heavy Vehicles (%) (Assumed)	18.9%	18.9%
Speed (km/hr)	50km/hr	50km/hr
Road Surface	Chip Seal	Dense Grade Asphalt

* From MRWA, shown in Appendix B

TABLE 5.2 – ADJUSTMENTS FOR NOISE MODELLING

Description	Value
Façade Reflection Adjustment	+2.5 dB
Conversion from L_{A10} (18 hour) to L_{Aeq} (16 hour) (Day)	-0.9 dB*
Adjustment for Future Modelled Noise	-1.7 dB

* Based on DEFRA Calculation.

Based on the DEFRA Calculation, the difference between the $L_{Aeq,(16hr)}$ and $L_{Aeq,(8hr)}$ is -8.4 dB, hence, the day period is the critical period for compliance. Hence, achieving compliance with the day period criteria would also result in compliance with the night period criteria.

¹ Calculation of Road Traffic Noise UK Department of Transport 1987

6. DISCUSSION / RECOMMENDATION

Under the WAPC State Planning Policy 5.4, for this development, the appropriate “Noise Targets” to be achieved under SPP 5.4, external to a residence are:

External	
Day	Maximum of 55 dB(A) L_{Aeq}
Night	Maximum of 50 dB(A) L_{Aeq}

The policy states that the “outdoor targets are to be met at all outdoor areas as far as reasonable and practical to do so using the various noise mitigation measures outlined in the guidelines”. The Policy also states, under Section 6 – Policy Measures that “a reasonable degree of acoustic amenity for living areas on each residential lot”. The policy recognises that “it may not be practicable to meet the outdoor noise targets”.

The Policy states the following acceptable internal noise levels:

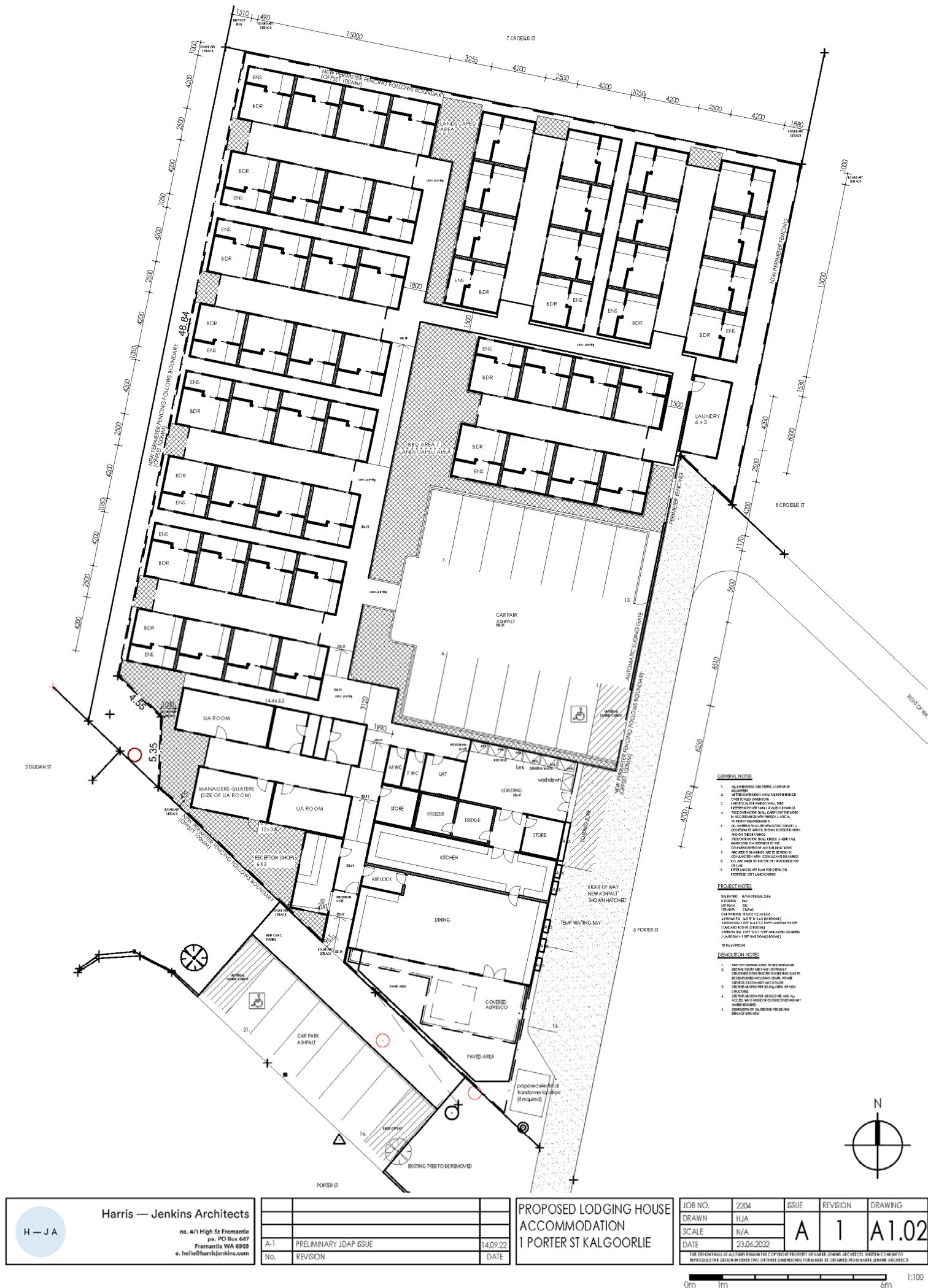
Internal	
Living and Work Areas	$L_{Aeq(Day)}$ of 40 dB(A)
Bedrooms	$L_{Aeq(Night)}$ of 35 dB(A)

For this development, compliance with the requirements of SP 5.4, noise modelling and assessment are based on the day period for residence located adjacent to Hannan Street, as compliance with the day period would yield compliance with the night period.

Noise associated with vehicles travelling on Hannan Street, would be at maximum 43 dB $L_{Aeq(Day)}$ and as a result no “Quiet House” design is required for this development.

APPENDIX A

DEVELOPMENT PLAN



APPENDIX B

MRWA FUTURE TRAFFIC DATA



SITE 16193

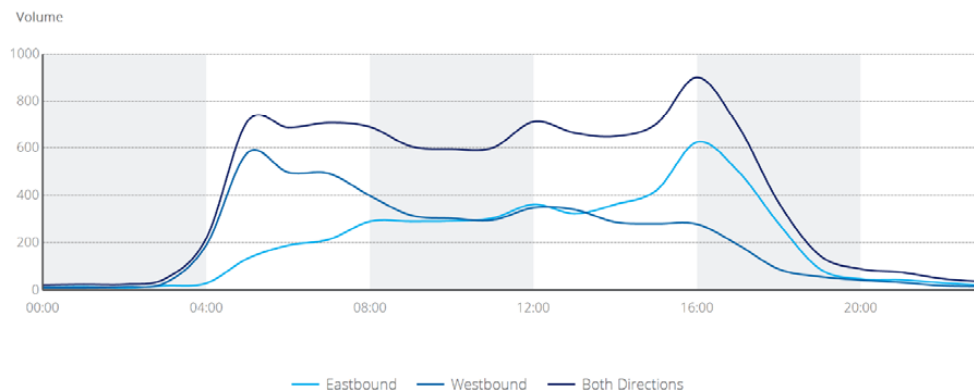
Hourly Volume

Great Eastern Hwy (H005)
East of Atbara St (SLK 587.92)

2020/21
Monday to Friday

	All Vehicles			Heavy Vehicles					
	E	EB	W	WB	Both	EB	WB	Both	%
00:00		11		10	21			0	4.8
01:00		14		10	24			1	8.3
02:00		10		14	24			0	12.5
03:00		18		31	49			1	10.2
04:00		29		191	220			8	19.1
05:00		133		578	711			34	16.0
06:00		189		497	686			42	20.7
07:00		214		492	706			60	22.1
08:00		290		398	688			70	23.7
09:00		290		316	606			69	24.6
10:00		292		303	595			68	24.4
11:00		304		296	600			71	25.0
12:00		362		348	710			78	21.7
13:00		323		340	663			70	23.2
14:00		362		287	649			65	21.3
15:00		421		280	701			76	19.7
16:00		624		278	902			86	15.6
17:00		502		191	693			79	16.7
18:00		279		88	367			42	15.3
19:00		89		57	146			12	13.0
20:00		47		42	89			6	12.4
21:00		43		32	75			4	9.3
22:00		30		18	48			1	6.3
23:00		20		15	35			2	11.4
TOTAL		4896		5112	10008			945	20.1

		Peak Statistics					
AM	TIME	11:45	06:30	06:45	11:30	06:30	06:45
	VOL	364	588	762	80	116	172
PM	TIME	16:15	12:30	16:15	16:15	13:15	13:15
	VOL	659	363	928	90	86	156





Our ref: 30072-3-22292

15 March 2023

Planning Solutions
Level 1, 251 St Georges Terrace
Perth, WA 6000

Attention: Ben Doyle
Address: ben@planningsolutions.com.au

Dear Ben,

**1 PORTER STREET, KALGOORLIE – MECHANICAL PLANT
ACOUSTIC CONSULTANCY**

SUMMARY

Based on information provided, noise emissions from mechanical plant associated with the development at 1 Porter Street, Kalgoorlie would meet the *Environmental Protection (Noise) Regulations 1997* when enclosed.

With regards to glass dropping into bins, to meet the *Environmental Protection (Noise) Regulations 1997* during the day period, an enclosure would be required. Thus, the emptying of glass into the bins needs to be managed to occur during the day period only.

Noise associated with car door slams meet the *Environmental Protection (Noise) Regulations 1997* during all time periods.

CRITERIA

The allowable noise level at the surrounding locales is prescribed by the *Environmental Protection (Noise) Regulations 1997*. Regulations 7 & 8 stipulate maximum allowable external noise levels determined by the calculation of an influencing factor, which is then added to the base levels shown below in Table 1. The influencing factor is calculated for the usage of land within two circles, having radii of 100m and 450m from the premises of concern.

Herring Storer Acoustics
 Our Ref: 30072-3-22292



TABLE 1 - BASELINE ASSIGNED OUTDOOR NOISE LEVEL

Premises Receiving Noise	Time of Day	Assigned Level (dB)		
		L _{A10}	L _{A1}	L _{Amax}
Noise sensitive premises	0700 - 1900 hours Monday to Saturday (Day)	45 + IF	55 + IF	65 + IF
	0900 - 1900 hours Sunday and Public Holidays (Sunday / Public Holiday Day Period)	40 + IF	50 + IF	65 + IF
	1900 - 2200 hours all days (Evening)	40 + IF	50 + IF	55 + IF
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays (Night)	35 + IF	45 + IF	55 + IF
Commercial premises	All Hours	60	75	80

Note: L_{A10} is the noise level exceeded for 10% of the time.
 L_{A1} is the noise level exceeded for 1% of the time.
 L_{Amax} is the maximum noise level.
 IF is the influencing factor.

It is a requirement that received noise be free of annoying characteristics (tonality, modulation and impulsiveness), defined below as per Regulation 9.

“impulsiveness” means a variation in the emission of a noise where the difference between L_{Apeak} and L_{Amax Slow} is more than 15 dB when determined for a single representative event;

“modulation” means a variation in the emission of noise that –

- (a) is more than 3dB L_{A Fast} Or is more than 3 dB L_{A Fast} in any one-third octave band;
- (b) is present for more at least 10% of the representative assessment period; and
- (c) is regular, cyclic and audible;

“tonality” means the presence in the noise emission of tonal characteristics where the difference between –

- (a) the A-weighted sound pressure level in any one-third octave band; and
- (b) the arithmetic average of the A-weighted sound pressure levels in the 2 adjacent one-third octave bands,

is greater than 3dB when the sound pressure levels are determined as L_{Aeq,T} levels where the time period T is greater than 10% of the representative assessment period, or greater than 8 dB at any time when the sound pressure levels are determined as L_{A Slow} levels.

Where the noise emission is not music, if the above characteristics exist and cannot be practicably removed, then any measured level is adjusted according to Table 2 below.

TABLE 2 – ADJUSTMENTS TO MEASURED NOISE LEVELS

Where tonality is present	Where modulation is present	Where impulsiveness is present
+5 dB(A)	+5 dB(A)	+10 dB(A)

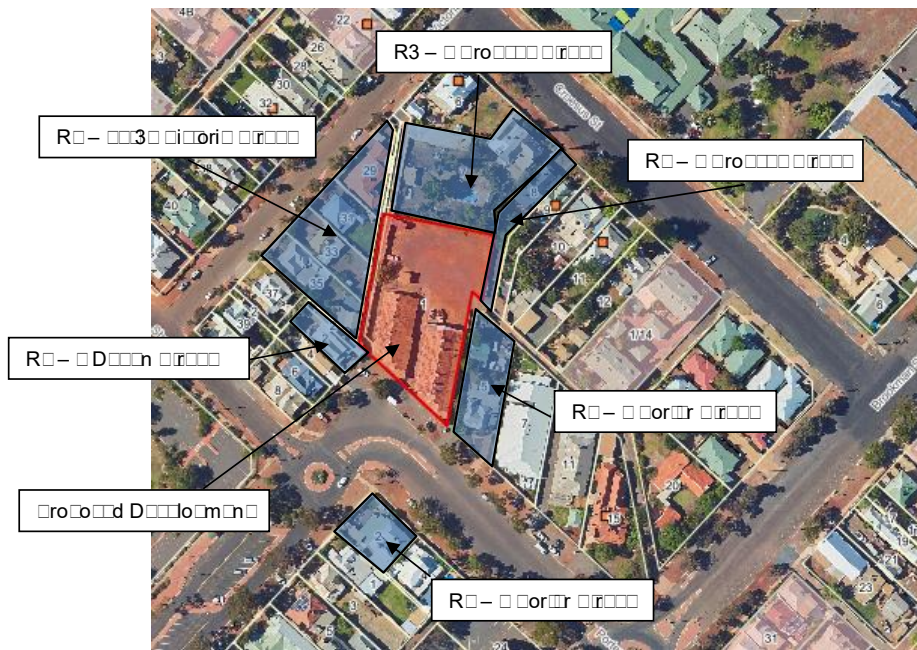
The nearest affected locations have been identified as:

- R1 – Residential Premises at 2 Dugan Street
- R2 – Residential Premises at 29-35 Victoria Street
- R3 – Residential Premises at 7 Croesus Street
- R4 – Residential Premises at 8 Croesus Street
- R5 – Residential Premises at 5 Porter Street
- R6 – Residential Premises at 2 Porter Street

The influencing factor at the residential premises has been conservatively estimated at + 1 dB as follows:

Commercial Premises within the Inner Circle	10%	+0.5
Commercial Premises within the Outer Circle	10%	+0.5
TOTAL		+1

FIGURE 1 – AREA MAP



Accordingly, the Assigned Noise Levels are as per Table 4 below.

Herring Storer Acoustics
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TABLE 4 - ASSIGNED OUTDOOR NOISE LEVEL

Premises Receiving Noise	Time of Day	Assigned Level (dB)		
		L _{A10}	L _{A1}	L _{Amax}
Residential Premises	0700 – 1900 hours Monday to Saturday	46	56	66
	0900 - 1900 hours Sunday and Public Holidays	41	51	66
	1900 – 2200 hours all days	41	51	56
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays	36	46	56

Notes: L_{A10} is the noise level exceeded for 10% of the time.
 L_{A1} is the noise level exceeded for 1% of the time.
 L_{Amax} is the maximum noise level.

CALCULATED NOISE LEVELS

Based on information provided we believe that the development will have an air-conditioning unit for each module (total 56), the UA rooms and dining room, as well as a single kitchen exhaust associated with the kitchen.

Similarly, it is understood that the disposal of rubbish from the dining area, specifically noise associated with the dropping of glass bottles within the bins is of potential concern.

As this development is posited as a multi-party lodging house, it has been assumed that the occupants would provide their own transportation, and as a result noise from busses idling have not been assessed.

The *Environmental Protection (Noise) Regulations 1997* state that noise associated with cars movements and cars starting are exempt from complying with the Regulations. However, noise emissions from car doors is not strictly exempt from the Regulations and have been assessed.

TABLE 5 – SOUND POWER LEVEL

Item	Sound Power Level dB(A)
Air conditioning Unit	64 (61 Night Mode)
Kitchen Exhaust	75
Glass Dropping in Bin	110 L _{Amax}
Car Door Slam	87 L _{Amax}

Using the above sound power level and development plans (Attached), modelling software “SoundPLAN” was utilised to calculate the noise highest noise level at each of the premises, shown below.

TABLE 6 – CALCULATED NOISE LEVELS

Item	Noise Level dB(A)				
	Mechanical Plant*	Mechanical Plant Barrièred/Enclosed	Glass Dropping in Bin	Glass Dropping in Bin (With Enclosure)	Car Door Slams
R1 - 2 Dugan Street	34 (31)	28 (25)	59	49	24
R2 - 29 Victoria Street**	40 (37)	33 (30)	59	49	30
R3 - 7 Croseus Street	31 (28)	27 (24)	56	46	35
R4 - 8 Croseus Street	34 (31)	29 (26)	57	48	28
R5 - 5 Porter Street	41 (38)	30 (27)	73	56	40
R6 - 2 Porter Street	30 (27)	22 (19)	56	50	24

*Noise level in brackets () indicates “Night Mode”

** For R2, the highest noise level at all locations has been utilised.

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ASSESSMENT

Due to the nature of noise emissions, it is unlikely for the emissions to contain annoying characteristics, however, to ensure a conservative assessment the penalty associated with “Tonality” has been applied. For Mechanical Plant and Vehicles Idling. Similarly, for Glass Dropping and Car Door Slams, the penalty associated with “Impulsiveness” has been applied. These adjustments are listed in Table 7 below.

TABLE 7 – APPLICABLE ADJUSTMENTS NOISE LEVELS, dB(A)

Item	Noise Level dB(A)				
	Mechanical Plant*	Mechanical Plant Barriered/Enclosed	Glass Dropping in Bin	Glass Dropping in Bin (With Enclosure)	Car Door Slams
R1 - 2 Dugan Street	39 (36)	33 (30)	69	59	34
R2 - 29 Victoria Street	45 (42)	38 (35)	69	59	40
R3 - 7 Croseus Street	36 (33)	32 (29)	66	56	45
R4 - 8 Croseus Street	39 (36)	34 (31)	67	58	38
R5 - 5 Porter Street	46 (43)	35 (32)	83	66	50
R6 - 2 Porter Street	35 (32)	27 (24)	66	60	34

*Noise level in brackets () indicates “Night Mode”

Table 8, 9, 10, 11 and 12 shows the applicable Assigned Noise Levels, and assessable noise level emissions associated for the scenario associated with the mechanical plant.

As mechanical plant noise is continuous throughout the day and night, it has been assessed against the L_{A10} assigned noise level for all time periods, only utilising “night mode” during the night time period. As noted above the emissions are for all units operating simultaneously, even though in reality there will be a degree of diversity in operation, ie likely 40-60% of units operating at the same time. As a result, the assessment of mechanical plant would be deemed conservative.

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TABLE 8 – ASSESSMENT OF MECHANICAL PLANT

Measurement Location	Assessable Noise Level, dB(A)	Applicable Times of Day	Applicable LA10 Assigned Level (dB)	Exceedance to Assigned Noise Level (dB)
R1 - 2 Dugan Street	39	0700 – 1900 hours Monday to Saturday, 0900 - 1900 hours Sunday and Public Holidays	46	Complies
	39	1900 – 2200 hours all days	41	Complies
	36	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays	36	Complies
R2 - 29 Victoria Street	45	0700 – 1900 hours Monday to Saturday, 0900 - 1900 hours Sunday and Public Holidays	46	Complies
	45	1900 – 2200 hours all days	41	+1
	42	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays	36	+6
R3 - 7 Croseus Street	36	0700 – 1900 hours Monday to Saturday, 0900 - 1900 hours Sunday and Public Holidays	46	Complies
	36	1900 – 2200 hours all days	41	Complies
	33	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays	36	Complies
R4 - 8 Croseus Street	39	0700 – 1900 hours Monday to Saturday, 0900 - 1900 hours Sunday and Public Holidays	46	Complies
	39	1900 – 2200 hours all days	41	Complies
	36	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays	36	Complies
R5 - 5 Porter Street	46	0700 – 1900 hours Monday to Saturday, 0900 - 1900 hours Sunday and Public Holidays	46	Complies
	46	1900 – 2200 hours all days	41	+5
	43	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays	36	+7
R6 - 2 Porter Street	35	0700 – 1900 hours Monday to Saturday, 0900 - 1900 hours Sunday and Public Holidays	46	Complies
	35	1900 – 2200 hours all days	41	Complies
	32	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays	36	Complies

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TABLE 9 – ASSESSMENT OF MECHANICAL PLANT WITH ENCLOSURES

Measurement Location	Assessable Noise Level, dB(A)	Applicable Times of Day	Applicable LA10 Assigned Level (dB)	Exceedance to Assigned Noise Level (dB)
R1 - 2 Dugan Street	33	0700 – 1900 hours Monday to Saturday, 0900 - 1900 hours Sunday and Public Holidays	46	Complies
	33	1900 – 2200 hours all days	41	Complies
	30	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays	36	Complies
R2 - 29 Victoria Street	38	0700 – 1900 hours Monday to Saturday, 0900 - 1900 hours Sunday and Public Holidays	46	Complies
	38	1900 – 2200 hours all days	41	Complies
	35	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays	36	Complies
R3 - 7 Croseus Street	32	0700 – 1900 hours Monday to Saturday, 0900 - 1900 hours Sunday and Public Holidays	46	Complies
	32	1900 – 2200 hours all days	41	Complies
	29	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays	36	Complies
R4 - 8 Croseus Street	34	0700 – 1900 hours Monday to Saturday, 0900 - 1900 hours Sunday and Public Holidays	46	Complies
	34	1900 – 2200 hours all days	41	Complies
	31	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays	36	Complies
R5 - 5 Porter Street	35	0700 – 1900 hours Monday to Saturday, 0900 - 1900 hours Sunday and Public Holidays	46	Complies
	35	1900 – 2200 hours all days	41	Complies
	32	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays	36	Complies
R6 - 2 Porter Street	27	0700 – 1900 hours Monday to Saturday, 0900 - 1900 hours Sunday and Public Holidays	46	Complies
	27	1900 – 2200 hours all days	41	Complies
	24	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays	36	Complies

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As dropping of glass dropping into bins is infrequent, it has been assessed against the $L_{A_{Max}}$ assigned noise level for all time periods.

TABLE 10 – ASSESSMENT OF GLASS DROPPING

Measurement Location	Assessable Noise Level, dB(A)	Applicable Times of Day	Applicable $L_{A_{Max}}$ Assigned Level (dB)	Exceedance to Assigned Noise Level (dB)
R1 - 2 Dugan Street	69	0700 – 1900 hours Monday to Saturday	66	+3
		0900 - 1900 hours Sunday and Public Holidays	66	+3
		1900 – 2200 hours all days	56	+13
		2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays	56	+13
R2 - 29 Victoria Street	69	0700 – 1900 hours Monday to Saturday	66	+3
		0900 - 1900 hours Sunday and Public Holidays	66	+3
		1900 – 2200 hours all days	56	+13
		2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays	56	+13
R3 - 7 Croseus Street	66	0700 – 1900 hours Monday to Saturday	66	Complies
		0900 - 1900 hours Sunday and Public Holidays	66	Complies
		1900 – 2200 hours all days	56	+10
		2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays	56	+10
R4 - 8 Croseus Street	67	0700 – 1900 hours Monday to Saturday	66	+1
		0900 - 1900 hours Sunday and Public Holidays	66	+1
		1900 – 2200 hours all days	56	+11
		2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays	56	+11
R5 - 5 Porter Street	83	0700 – 1900 hours Monday to Saturday	66	+17
		0900 - 1900 hours Sunday and Public Holidays	66	+17
		1900 – 2200 hours all days	56	+27
		2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays	56	+27
R6 - 2 Porter Street	66	0700 – 1900 hours Monday to Saturday	66	Complies
		0900 - 1900 hours Sunday and Public Holidays	66	Complies
		1900 – 2200 hours all days	56	+10
		2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays	56	+10

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TABLE 11 – ASSESSMENT OF GLASS DROPPING WITH ENCLOSURE

Measurement Location	Assessable Noise Level, dB(A)	Applicable Times of Day	Applicable L _A Max Assigned Level (dB)	Exceedance to Assigned Noise Level (dB)
R1 - 2 Dugan Street	59	0700 – 1900 hours Monday to Saturday	66	Complies
		0900 - 1900 hours Sunday and Public Holidays	66	Complies
		1900 – 2200 hours all days	56	+3
		2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays	56	+3
R2 - 29 Victoria Street	59	0700 – 1900 hours Monday to Saturday	66	Complies
		0900 - 1900 hours Sunday and Public Holidays	66	Complies
		1900 – 2200 hours all days	56	+3
		2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays	56	+3
R3 - 7 Croseus Street	56	0700 – 1900 hours Monday to Saturday	66	Complies
		0900 - 1900 hours Sunday and Public Holidays	66	Complies
		1900 – 2200 hours all days	56	Complies
		2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays	56	Complies
R4 - 8 Croseus Street	58	0700 – 1900 hours Monday to Saturday	66	Complies
		0900 - 1900 hours Sunday and Public Holidays	66	Complies
		1900 – 2200 hours all days	56	+2
		2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays	56	+2
R5 - 5 Porter Street	66	0700 – 1900 hours Monday to Saturday	66	Complies
		0900 - 1900 hours Sunday and Public Holidays	66	Complies
		1900 – 2200 hours all days	56	+10
		2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays	56	+10
R6 - 2 Porter Street	60	0700 – 1900 hours Monday to Saturday	66	Complies
		0900 - 1900 hours Sunday and Public Holidays	66	Complies
		1900 – 2200 hours all days	56	+4
		2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays	56	+4

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As car door slams is infrequent, it has been assessed against the $L_{A_{Max}}$ assigned noise level for all time periods.

TABLE 11 – ASSESSMENT OF CAR DOOR SLAMS

Measurement Location	Assessable Noise Level, dB(A)	Applicable Times of Day	Applicable $L_{A_{Max}}$ Assigned Level (dB)	Exceedance to Assigned Noise Level (dB)
R1 - 2 Dugan Street	34	0700 – 1900 hours Monday to Saturday	66	Complies
		0900 - 1900 hours Sunday and Public Holidays	66	Complies
		1900 – 2200 hours all days	56	Complies
		2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays	56	Complies
R2 - 29 Victoria Street	40	0700 – 1900 hours Monday to Saturday	66	Complies
		0900 - 1900 hours Sunday and Public Holidays	66	Complies
		1900 – 2200 hours all days	56	Complies
		2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays	56	Complies
R3 - 7 Croseus Street	45	0700 – 1900 hours Monday to Saturday	66	Complies
		0900 - 1900 hours Sunday and Public Holidays	66	Complies
		1900 – 2200 hours all days	56	Complies
		2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays	56	Complies
R4 - 8 Croseus Street	38	0700 – 1900 hours Monday to Saturday	66	Complies
		0900 - 1900 hours Sunday and Public Holidays	66	Complies
		1900 – 2200 hours all days	56	Complies
		2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays	56	Complies
R5 - 5 Porter Street	50	0700 – 1900 hours Monday to Saturday	66	Complies
		0900 - 1900 hours Sunday and Public Holidays	66	Complies
		1900 – 2200 hours all days	56	Complies
		2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays	56	Complies
R6 - 2 Porter Street	34	0700 – 1900 hours Monday to Saturday	66	Complies
		0900 - 1900 hours Sunday and Public Holidays	66	Complies
		1900 – 2200 hours all days	56	Complies
		2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays	56	Complies

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CONCLUSION

Noise from the proposed development to the adjacent premises associated with mechanical plant would comply with the *Environmental Protection (Noise) Regulations 1997* during day time without enclosures, and at all day and evening periods with an enclosure.

It is recommended that the enclosures implemented exceed the height of mechanical plant by at least a metre and be placed as close to plant as practicable.

Noise from the proposed development to the adjacent premises associated with glass dropping into the bins would comply with the *Environmental Protection (Noise) Regulations 1997*, during the day time period, if enclosed with a roof around the bin.

It is recommended that disposal of bottles be only conducted during the day time period via management. Alternatively, other noise control measures such as use of a glass crusher, or a more complete bin enclosure be utilised.

Noise from the proposed development to the adjacent premises associated with car door slams would comply with the *Environmental Protection (Noise) Regulations 1997*, during all time periods.

We trust the above meets your requirements on this matter. Should you have any queries, please do not hesitate to contact this office.

Yours faithfully,
For **HERRING STORER ACOUSTICS**

Geoffrey Harris

Att.



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No.	REVISION	DATE
A-5	CLIENT REVIEW	03.03.23

PROPOSED LODGING HOUSE ACCOMMODATION
1 PORTER ST KALGOORLIE

JOB NO.	2204	ISSUE	REVISION	DRAWING
DRAWN	HJA	A	5	A1.02
SCALE	1:250 @A3			
DATE	23.04.2022			

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**Appendix 5:
Waste Management Plan**



Waste Management Plan

1 Porter Street, Kalgoorlie

Prepared for 1 Porter Street Property Pty Ltd

24 November 2022

Project Number: TW22172

Assets | Engineering | Environment | Noise | Spatial | Waste

Document Set ID: 3650417
Version: 4, Version Date: 21/03/2023

Waste Management Plan
 1 Porter Street, Kalgoorlie
 1 Porter Street Property Pty Ltd



DOCUMENT CONTROL					
Version	Description	Date	Author	Reviewer	Approver
1.0	First Approved Release	24/11/2022	DP	AB	DP
Approval for Release					
Name	Position	File Reference			
Dilan Patel	Project Manager – Waste Management Consultant	TW22172-01_Waste Management Plan_1.0			
Signature					
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Waste Management Plan
 1 Porter Street, Kalgoorlie
 1 Porter Street Property Pty Ltd



Executive Summary

1 Porter Street Property Pty Ltd is seeking development approval for the proposed 60-bed lodging house located at 1 Porter Street, Kalgoorlie (the Proposal).

To satisfy the conditions of the development application the City of Kalgoorlie-Boulder (the City) requires the submission of a Waste Management Plan (WMP) that will identify how waste is to be stored and collected from the Proposal. Talis Consultants has been engaged to prepare this WMP to satisfy the City’s requirements.

A summary of the bin size, numbers, collection frequency and collection method is provided in the below table.

Proposed Waste Collection Summary

Waste Type	Generation (L/week)	Bin Size (L)	Number of Bins	Collection Frequency	Collection
Bin Storage Area					
Refuse	3,570	660	Three	Two times each week	Private Contractor
Recycling	1,351	660	Three	Once each week	Private Contractor

A private contractor will service the Proposal utilising a rear loader waste collection vehicle. The private contractor’s waste collection vehicle will collect the bins from the Bin Presentation Area on the verge of the R.O.W.

A building manager/caretaker will oversee the relevant aspects of waste management at the Proposal.

Waste Management Plan
 1 Porter Street, Kalgoorlie
 1 Porter Street Property Pty Ltd



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Waste Management Plan
1 Porter Street, Kalgoorlie
1 Porter Street Property Pty Ltd



1 Introduction

1 Porter Street Property Pty Ltd is seeking development approval for the proposed workers accommodation development located at 1 Porter Street, Kalgoorlie (the Proposal).

To satisfy the conditions of the development application the City of Kalgoorlie-Boulder (the City) requires the submission of a Waste Management Plan (WMP) that will identify how waste is to be stored and collected from the Proposal. Talis Consultants has been engaged to prepare this WMP to satisfy the City's requirements.

The Proposal is bordered by residential properties to the north, east, and west and Porter Street to the south, as shown in Figure 1.

1.1 Objectives and Scope

The objective of this WMP is to outline the equipment and procedures that will be adopted to manage waste (refuse and recyclables) at the Proposal. Specifically, the WMP demonstrates that the Proposal is designed to:

- Adequately cater for the anticipated volume of waste to be generated;
- Provide adequately sized Bin Storage Area, including appropriate bins; and
- Allow for efficient collection of bins by appropriate waste collection vehicles.

To achieve the objective, the scope of the WMP comprises:

- Section 2: Waste Generation;
- Section 3: Waste Storage;
- Section 4: Waste Collection;
- Section 5: Waste Management; and
- Section 6: Conclusion.

Waste Management Plan
1 Porter Street, Kalgoorlie
1 Porter Street Property Pty Ltd



2 Waste Generation

The following section shows the waste generation rates used and the estimated waste volumes to be generated at the Proposal.

2.1 Proposed Tenancies

The anticipated volume of refuse and recyclables is based on the number of rooms at full capacity at the and the front of house floor area (m²) of the Dining Room at the Proposal. The Proposal consists of the following:

- Rooms – 63; and
- Dining Room (FOH) – 65m².

2.2 Waste Generation Rates

In order to achieve an accurate projection of waste volumes for the Proposal, consideration was given to the City of Perth’s Waste Guidelines for New Developments (Revision 5, effective from June 2019).

Table 2-1 shows the waste generation rates which have been applied to the Proposal.

Table 2-1: Waste Generation Rates

Tenancy Use Type	City of Perth Guideline Reference	Refuse Generation Rate	Recycling Generation Rate
Rooms	Hotel/Motel	5L/bed/day	1L/bed/day
Dining Room (FOH)	Café (Dine In)	300L/100m ² /day	200L/100m ² /day

2.3 Waste Generation Volumes

Waste generation is estimated by volume in litres (L) as this is generally the influencing factor when considering bin size, numbers and storage space required.

Waste generation volumes in litres per week (L/week) adopted for this waste assessment is shown in Table 2-2. It is estimated that the Proposal will generate 3,570L of refuse and 1,351L of recyclables each week.

Table 2-2: Estimated Waste Generation

Tenancies	Number of Rooms / Floor Area (m ²)	Waste Generation Rate	Waste Generation (L/week)
REFUSE			
Rooms	63 Rooms	5L/bed/day	2,205
Dining Room (FOH)	65m ²	300L/100m ² /day	1,365
Total			3,570
RECYCLABLES			
Rooms	63 Rooms	1L/bed/day	441
Dining Room (FOH)	65m ²	200L/100m ² /day	910
Total			1,351

Waste Management Plan
1 Porter Street, Kalgoorlie
1 Porter Street Property Pty Ltd



3 Waste Storage

Waste materials generated within the Proposal will be collected in the bins located in the Bin Storage Area, as shown in Diagram 1, and discussed in the following sub-sections.

3.1 Internal Bins

To promote positive recycling behaviour and maximise diversion from landfill, internal bins will be available throughout the Proposal for the source separation of refuse and recycling.

These internal bins will be collected by the cleaners/site managers and transferred to the Bin Storage Area for consolidation into the appropriate bins, as required.

All bins will be colour coded and labelled in accordance with Australian Standards (AS 4123.7) to assist in disposing of waste materials in the correct bins.

3.2 Bin Sizes

Table 3-1 gives the typical dimensions of standard bins sizes that may be utilised at the Proposal. It should be noted that these bin dimensions are approximate and can vary slightly between suppliers.

Table 3-1: Typical Bin Dimensions

Dimensions (m)	Bins Sizes		
	240L	660L	1,100L
Depth	0.730	0.905	1.505
Width	0.585	1.805	1.805
Height	1.060	0.910	1.225

Reference: SULO and Veolia Bin Specifications

3.3 Bin Storage Area Size

To ensure sufficient area is available for storage of the bins, the amount of bins required for the Bin Storage Area was modelled utilising the estimated waste generation in Table 2-2, bin sizes in Table 3-1 and based on collection of refuse twice each week and recyclables once each week.

Based on the results shown in Table 3-2 the Bin Storage Area has been sized to accommodate:

- Three 660L refuse bins; and
- Three 660L recycling bins.

Table 3-2: Bin Requirements for Bin Storage Area

Waste Stream	Waste Generation (L/week)	Number of Bins Required		
		240L	660L	1,100L
Refuse	3,570	8	3	2
Recycling	1,351	6	3	2

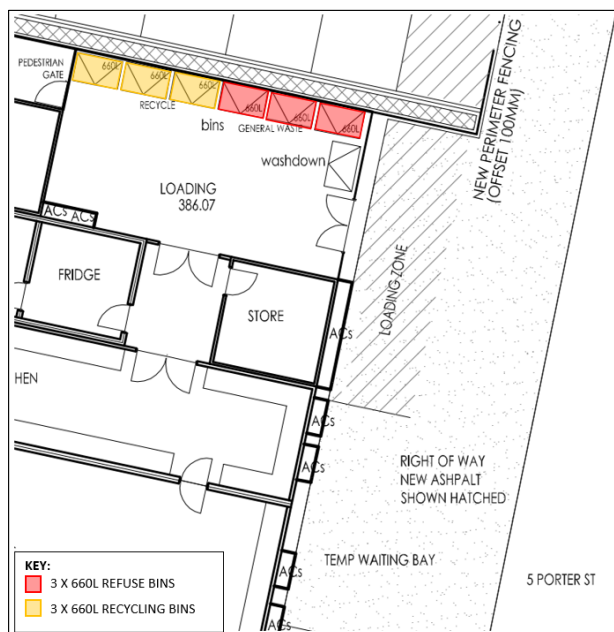
The configuration of these bins within the Bin Storage Area is shown in Diagram 1. It is worth noting that the number of bins and corresponding placement of bins shown in Diagram 1 represents the maximum requirements assuming two collections each week of refuse and one collection each week of recyclables.

Waste Management Plan
 1 Porter Street, Kalgoorlie
 1 Porter Street Property Pty Ltd



Note: the waste generation volumes are best practice estimates and the number of bins to be utilised represents the maximum requirements once the Proposal is fully operational. Bin requirements and collection frequencies may be impacted as the development becomes operational and the nature of the tenants and waste management requirements are known.

Diagram 1: Bin Storage Area



3.4 Bin Storage Area Design

The design of the Bin Storage Area will take into consideration:

- Smooth impervious floor sloped to a drain connected to the sewer system;
- Taps for washing of bins and Bin Storage Area;
- Adequate aisle width for easy manoeuvring of bins;
- Doors to the Bin Storage Area self-closing and vermin proof;
- Doors to the Bin Storage Area wide enough to fit bins through;
- Ventilated to a suitable standard;
- Appropriate signage;
- Undercover where possible and be designed to not permit stormwater to enter into the drain;
- Located behind the building setback line;
- Bins not to be visible from the property boundary or areas trafficable by the public; and
- Bins are reasonably secured from theft and vandalism.

Bin numbers and storage space within the Bin Storage Area will be monitored by the site manager during the operation of the Proposal to ensure that the number of bins and collection frequency is sufficient.

Waste Management Plan
 1 Porter Street, Kalgoorlie
 1 Porter Street Property Pty Ltd



4 Waste Collection

A private waste collection contractor will service the Proposal and provide three 660L bins for refuse and three 660L bins for recyclables.

The private contractor will collect refuse twice each week and recyclables once each week utilising a rear loader waste collection vehicle.

The private contractor’s rear loader waste collection vehicle will service the bins from the Bin Presentation Area on the verge of the front of the Proposal, as shown in Diagram 2. The building manager/caretaker will ferry the bins to and from the Bin Storage Area and the Bin Presentation Area on collection days. The private contractor’s rear loader waste collection vehicle will enter the R.O.W in reverse gear and pull up beside the Bin Presentation Area for servicing, as shown in Diagram 3.

Once servicing is complete the private contractor’s rear loader waste collection vehicle will exit in a forward motion, turning left onto Porter Street moving with traffic flow, as shown in Diagram 3. The building manager/caretaker will return the bins to the Bin Storage Area as soon as possible on the same day following collection.

Noise from waste vehicles must comply with the Environmental Protection (Noise) Regulations and such vehicles should not service the site before 7.00am or after 7.00pm Monday to Saturday, or before 9.00am or after 7.00pm on Sundays and Public Holidays.

The ability for the private contractor’s rear loader waste collection vehicle to access the Proposal in a safe manner has been assessed by Stantec. For further information refer their traffic impact statement.

Diagram 2: Bin Presentation Area

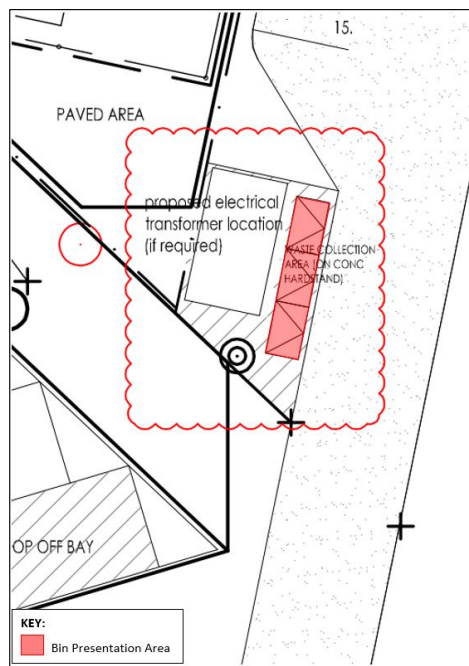


Diagram 3: Swept Path Analysis



4.1 Bulk and Speciality Waste

Adequate space may be allocated throughout the Proposal for placement of cabinets/containers for collection and storage of bulk and speciality wastes that are unable to be disposed of within the bins in the Bin Storage Area. These may include items such as:

- Refurbishment wastes from fit outs;
- Mattresses;
- Batteries and E-wastes;
- White goods/appliances;
- Used Cooking Oil;
- Cleaning chemicals; and
- Commercial Light globes.

These materials will be removed from the Proposal once sufficient volumes have been accumulated to warrant disposal. Bulk and specialty waste collection will be monitored by the building manager/caretaker who will organise their transport to the appropriate waste facility, as required.

Waste Management Plan
1 Porter Street, Kalgoorlie
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5 Waste Management

A building manager/caretaker will be engaged to complete the following tasks:

- Monitoring and maintenance of bins and the Bin Storage Areas;
- Cleaning of bins and Bin Storage Areas, when required;
- Ferrying of bins to and from the Bin Storage Area and Bin Presentation area on collection days;
- Ensure all tenants at the Proposal are made aware of this WMP and their responsibilities thereunder;
- Monitor tenant behaviour and identify requirements for further education and/or signage;
- Monitor bulk and speciality waste accumulation and assist with its removal, as required;
- Regularly engage with tenants to develop opportunities to reduce waste volumes and increase resource recovery; and
- Regularly engage with the private contractors to ensure efficient and effective waste service is maintained.

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6 Conclusion

As demonstrated within this WMP, the Proposal provides a sufficiently sized Bin Storage Area for storage of refuse and recyclables, based on the estimated waste generation volumes and suitable configuration of bins. This indicates that an adequately designed Bin Storage Area has been provided, and collection of refuse and recyclables can be completed from the Proposal.

The above is achieved using:

- Three 660L refuse bins, collected two times each week; and
- Three 660L recycling bins, collected once each week.

A private contractor will service the Proposal utilising a rear loader waste collection vehicle. The private contractor's waste collection vehicle will collect the bins from the Bin Presentation Area on the verge of the R.O.W.

A building manager/caretaker will oversee the relevant aspects of waste management at the Proposal.

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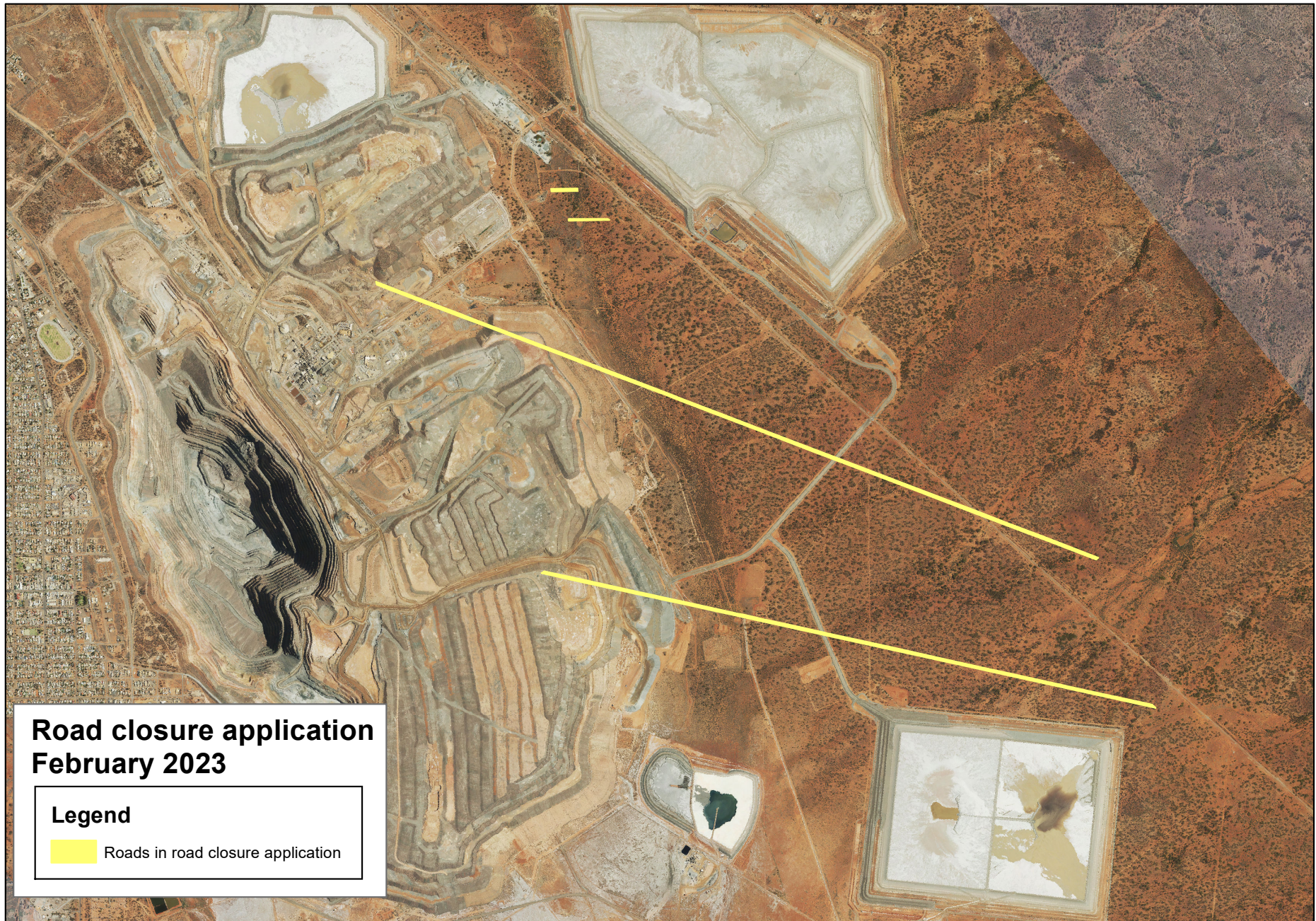
Figures

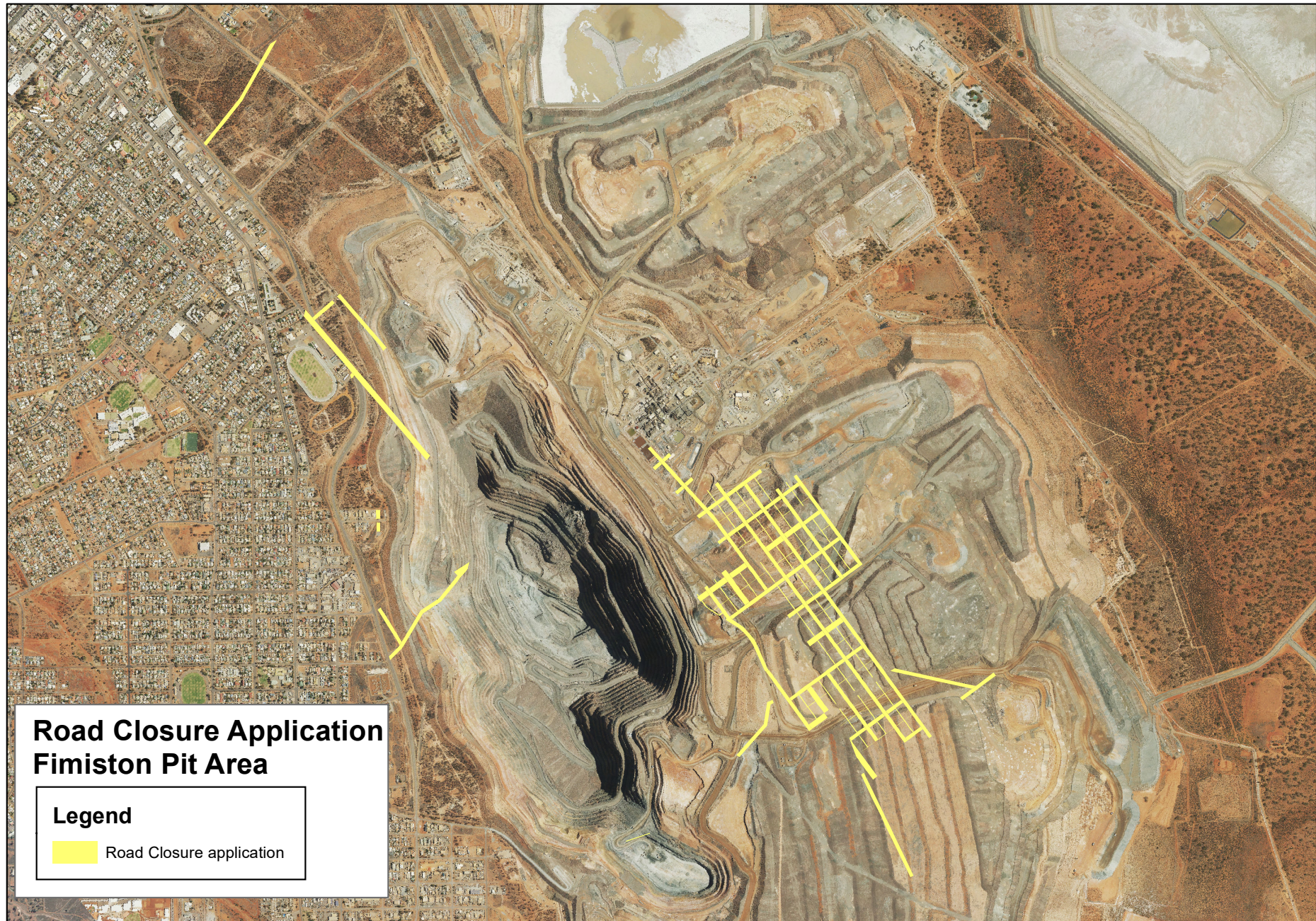
Figure 1: Locality Plan



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Your Say

Report Type: Form Results Summary
Date Range: 06-04-2023 - 28-04-2023
Exported: 02-05-2023 13:40:21

Closed

Fimiston South Expansion - Closures & De-gazettal of Roads
Fimiston South Expansion - Closure and De-Gazettal of Roads

1
Contributors

1
Contributions

Contribution Summary

1. Email Required

Email | Skipped: 0 | Answered: 1 (100%)

Contribution 1 of 1 | 28 April
2023

2. Please provide your feedback here Required

Long Text | Skipped: 0 | Answered: 1 (100%)

Sentiment

No sentiment data

Tags

No tag data

Featured Contributions

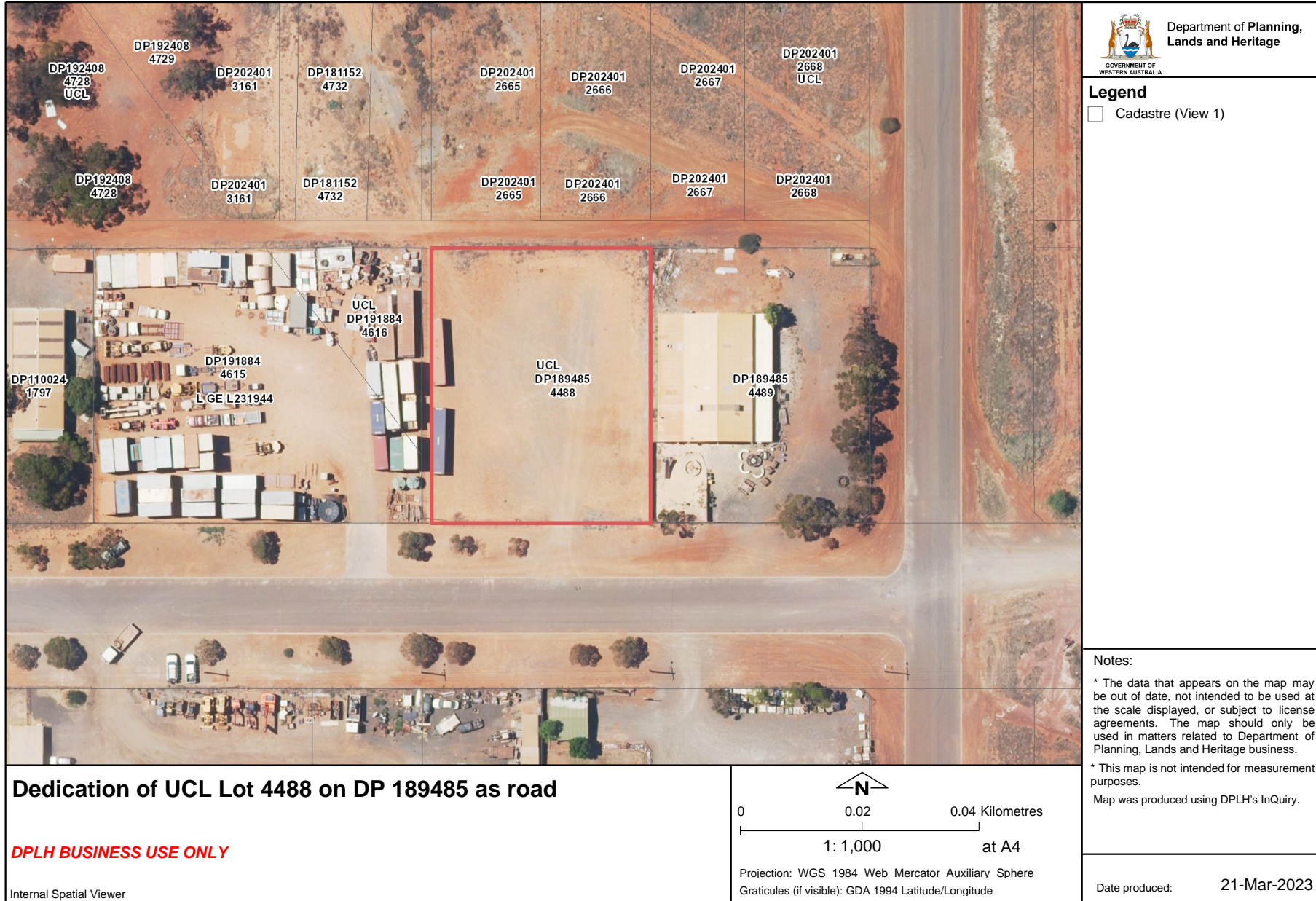
Thank you for the opportunity to comment. The CKB and applicant have not provided even a basic requirement of names of gazetted roads proposed to be closed and de-gazetted. Has the correct process been followed for this application to be advertised ? I have outreached to corporate minings assistance line and external relations numerous time to raise the FACT the european cultural heritage is not receiving the respect it deserves and will they please engage, other than deflection to their efforts and endeavours of the work they do with the First Nations heritage the contact is not productive for the european values. This road closure is a good example. One of the YELLOW LINES appears to be Boorara Road this is a historic access way of the european settlement and is also an access route to the extant european heritage of Miners Homesteads in the environmental belt of Kalgoorlie - Boulder located across the vicinity. City officers at the eleventh hr after my substantial effort seeking information of this application advise all of the yellow roads are under dumps and are not named. This is not true. The historic area identified appears to be Lakeview, later Trafalgar Square, later Trafalagar and reverted to Lakeview, yes this is a historic demolished area within the modern mining pit operations, however this does not discount the respect due to record the previously demolished town and roads by their name and identity. Again is this the correct process followed by the applicant and CKB to advertise without even naming the town and roads of the historic Australian Mining Heritage provincial Twin City of Kalgoorlie - Boulder ? This second application is in association with the recent application approved by the CKB Council at an OCM. Was the correct procedure followed for the first application of road closures for the Fimiston expansion? The expansion is alongside statutory heritage and tourism precincts however the CKB deemed the closures required to implement the rudimentary waste rock bund wall as sufficient, and only impactful to a few properties in the Sth Boulder industrial area. We all know this is not true, it is impactful to the whole of theCKB society. The immediate impact perhaps is to the Sth Boulder properties. Was the correct procedure followed by CKB and has the first application been approved by the Goldfields Wheatbelt Region land planning section and the DPLH ? Has the first application and associated submissions/comment been forwarded to DPLH ? Is the DPLH decision known for the first application of the Fimiston Expansion road closures ? Has the CKB commenced work on the roads of the first application? Will the CKB consider deferring this application (the second application for additional roads)? As one evidence point, to provide opportunity for the applicant, the corporate miner to engage directly with respect with the european cultural heritage impacted parties ? The roads in this application are associated with the National Site the Goldfields Water Supply, has this road closure application been raised with the party responsible for the nationally listed heritage site ? Has the impact of the fact the access to the environmental belt of which this application for road closure applies will cease for all time if the roads are de-gazetted been acknowledged as an appropriate heritage management approach of the european heritage ? If the first antions have been consulted for impact to this location why have the european heritage matters not garnered respect in consideration ? (of course in due respect of Aboriginal Heritage Management Approaches) The environmental area and the european heritage area is also linked to the historic WATER CATCHMENT of Kalgoorlie - Boulder. Within the Forest area of the water catchment is the last remaining Miners Homestead. The extant european heritage in association with this application (of yellow lines) is accessed via these named gazetted roads proposed to be closed. If you close the roads and degazete them it is diminishing corporate minings ESG responsibility that goes further than financial input through social responsibility and procurement, increasing cumulative effects in the host community and perhaps adding to suboptimal outcomes through risk of ignoring values as cited in recent research findings. A more robust and informative presentation of the sites on application is expected as AUSTRALIA moves Towards Sustainable Mining? Is this true ? Each heritage site that is closed is creating a cumulative effect, is this true ? I have provided to the CKB three examples of technology in presentation of european cultural heritage impacts and Mining Landscape Architecture Planning, can the CKB and the presiding council raise the bar in the support of the historic civil society of Kalgoorlie - Boulder and request the applicant present at a standard of these peers ? The applicant has previously provided they will be moving the Golden Mile Super Pit Public Lookout to the vicinity of the Cruickshanks Sports Arena, the road closures in this application are in the vicinity of the Cruickshanks Sports Arena. Today 28-04-2023 city engineering verbally provided this is no longer the case, the exisiting Lookout will be moved further south. Does this not identify the need to stop this adhoc approach to planning and engineering and request the corporate miner as the applicant to provide information and presentation to the civil society and to the LGA with modern mining presentation through digital technologies and appropriate heritage management approaches in a more stable manner with clarity ? Is the applicant willing to return to the drawing board with their approach and provide an overview of the Fimiston Expansion, from the Lookout moving and the location, to the vision along the Goldfields Highway of the expansion and the demolition of the historic suburb of Williamstown future land presentation and access way to the hinterlands ? to name a few impacted aspects. Has this road closure and de-gazette proposal and the previous proposal been assessed by emergency services ? It appears the roads are within the STATE Bushfire Mapping has the procedure been followed for the roads to be closed in regard to this ? If it has can the outcomes be provided please ? Alternatively can you please guide to the appropriate public presentation of the approval ? Thank you for the opportunity to make this comment.

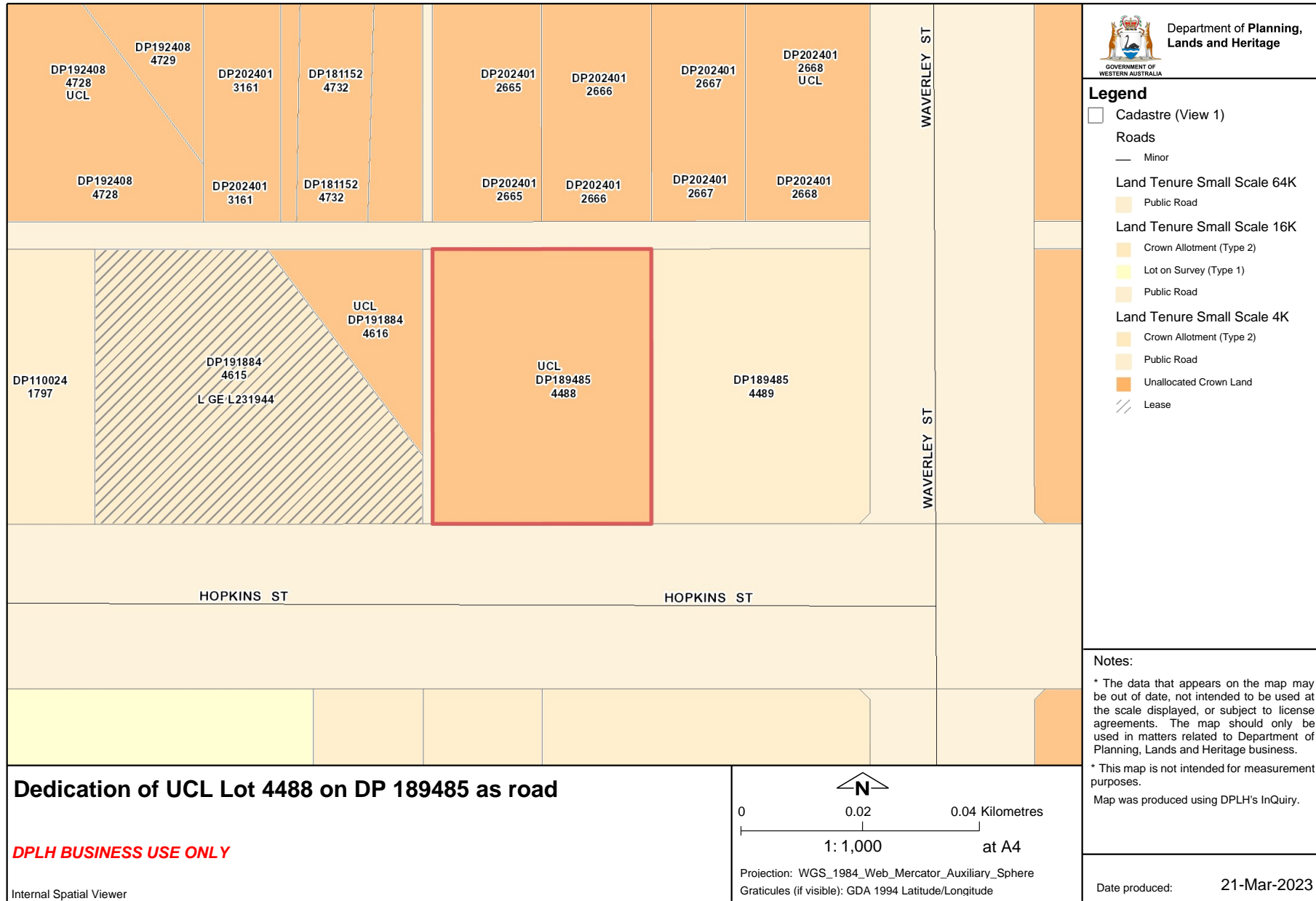
Contribution 1 of 1 | 28 April 2023

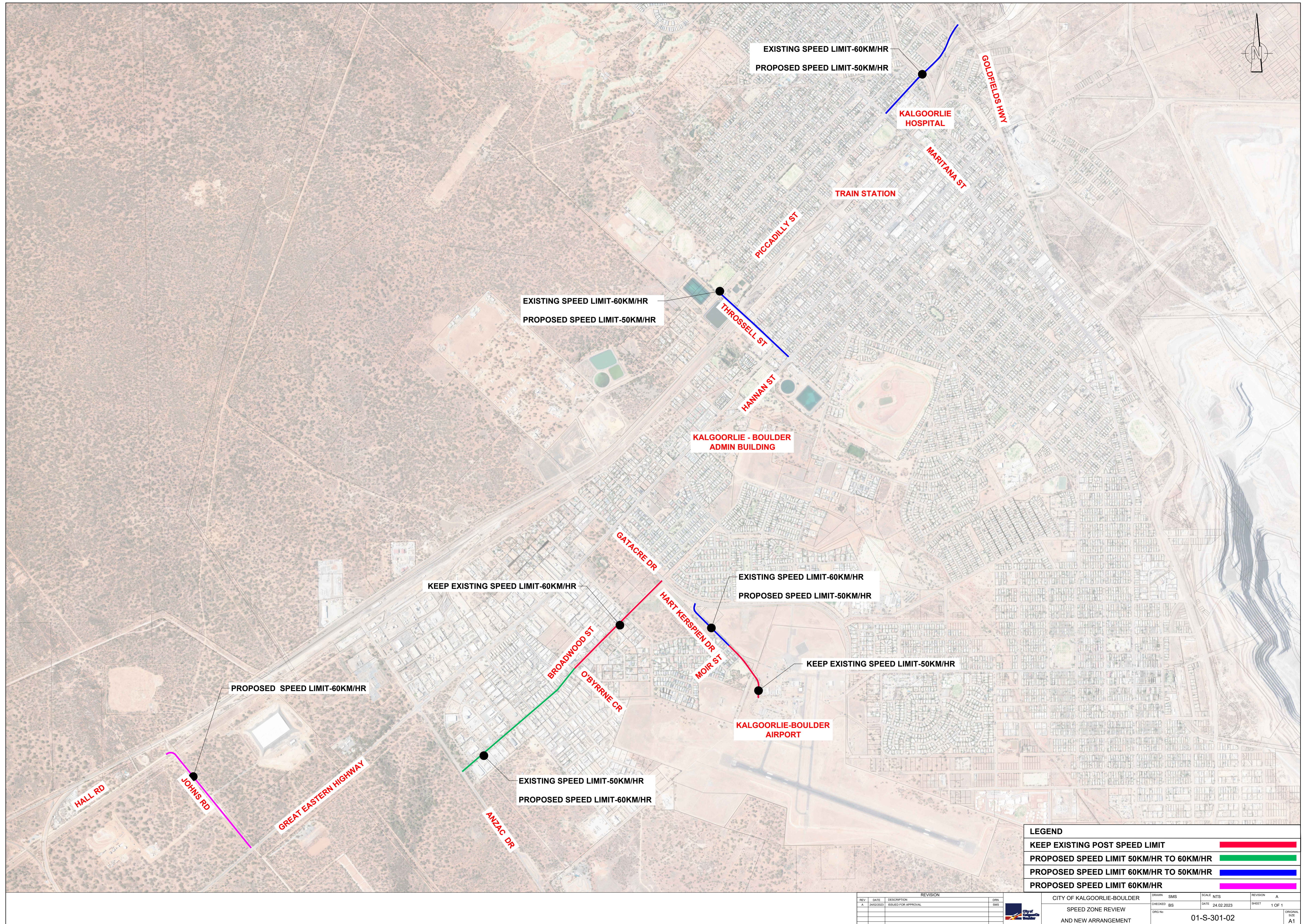
3. Do you support the road closures and de-gazettal? Required

Select Box | Skipped: 0 | Answered: 1 (100%)

Answer choices	Percent	Count
Yes	0%	0
No	100.00%	1
Total	100.00%	1







GOLDFIELDS OASIS MASTER PLAN (DRAFT)

CITY OF KALGOORLIE-BOULDER



JANUARY 2022



Prepared by Otium Planning Group Pty Ltd
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Otium Planning Group acknowledges the Australian Aboriginal, Torres Strait and South Sea Islander peoples of this nation. We acknowledge the traditional custodians of the lands on which our company is located and where we conduct our business. We pay our respects to ancestors and to Elders, past, present and emerging. Otium is committed to national reconciliation and respect for indigenous peoples' unique cultural and spiritual relationships to the land, waters and seas, and their rich contribution to society.



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Executive Summary

The Goldfields Oasis Recreation Centre is the City's primary indoor sport and aquatic centre and currently costs the City \$1.2m (excluding facility value and depreciation) to operate annually for the benefit of its residents. It was initially constructed in 1999 with a series of expanded outdoor water play and energy saving initiatives has remained consistent with its original development. The purpose of the facility review and master plan process is to assess the current asset, functionality and performance with a view to upgrading and enhancing the services provided to the community and ensure the facility meets contemporary facility design and servicing standards.

A series of potential opportunities were reviewed as part of the process including the expansion of indoor water space, re-alignment and expansion of the existing gym / health club, increased meeting room and function space, outdoor water capability (including a lagoon), and increasing both indoor and outdoor court space and functionality. All of these and other aspects were considered having regard to both the existing Goldfields Oasis footprint and an expanded footprint which were considered to be unconstrained.

The strategic community plan includes reference to revamping the Goldfields Oasis facilities including the option for an outdoor pool or developing a Kalgoorlie Beach concept. Critical to any future development however is adherence to ongoing operational costs and in particular Asset Management Plans which need to be clearly understood and managed within an acceptable financial and resourcing framework. This will necessitate taking hard decisions on removing those pieces of infrastructure which provide limited cost benefit to the community (i.e. the Flowrider) and expanding those areas which meet consumer needs while also enhancing the financial performance. The option to consider commercial partnerships and sub-leases is also important.

The demographic analysis confirmed that a key focus of the City will likely be the need to provide infrastructure that can provide a broad range of family-based and multi-generational services and programs that can be adapted to the future changing needs of the community. This includes activities that provide proficiency pathways, given that many of the activities within the Goldfields Oasis can be considered as lifelong activities. While population increase will be marginal over the next 20 years Goldfields Oasis plays a vital role in attracting and retaining key workers and its future development should consider a full range of service opportunities which can be provided within the one site. This includes all water play and destination based activities which are likely to keep people within the premises for longer periods. Goldfields Oasis also plays a pivotal role in providing a range of positive health and social activities for a resident community that are relatively at a greater disadvantage than others within the state.

A functional review of the facility identified a number of key deficiencies which need to be addressed. These included:

- A lack of an entry statement and poor control over customer entry to all areas through the reception.
- The limited programmable water space of a consistent depth to facilitate higher income generating activities.
- The sauna / spa area is in an isolated position and would be part of a consolidated wellness service offering.
- Current visibility internally and externally across water space is compromised.
- The lack of contemporary water play and variety across all age ranges.
- Changing infrastructure needs to be expanded and re-aligned to service all water bodies.
- Limited functionality and extent of grassed area to encourage family use and social activities.
- Ad hoc development of plant housing which needs to be consolidated.
- The limitations placed by external structural supports which impacts on the useability of external areas.
- The limitations on the café capability and functionality as a result of ad hoc changes over time.
- A lack of meeting room and function space to support clubs, events and potential.
- The lack of functionality and internal and external space associated with the creche.
- The limited indoor gym space, a consolidated fitness service (including spin) and spread of activities across areas which compromise security, personal safety, safe ingress and egress.
- The disconnect between the indoor and outdoor courts and game control.

- The limited car parking and relationship to the main entry of Goldfields Oasis.

All of the current functional and operational deficiencies needed to be assessed against the operational performance of Goldfields Oasis which has experienced significant changes in the way in which the centre has operated throughout the Covid-19 pandemic and as it has emerged from the restrictions placed at that time. Some key indicators include:

- Under benchmarking analysis (Parks and Leisure Australia Benchmarking data), when compared against other similar regional centres the Goldfields Oasis has:
 - A limited catchment but an ability to generate a high level of usage due to limited other competition.
 - A relatively good level of functional space but much of this space is compromised / cramped (i.e. the gym) or limited in program functionality (i.e. flexible water space).
 - Relatively unlimited space surrounding the site which can be used to expand activities.
 - A high level of usage annually and in particular, facility membership levels are comparatively much higher than other recreation centres. However Learn to Swim and other enrolments based on square metres of water space are low, indicating the lack of functionality and flexibility with the current infrastructure.
 - A higher number of staff to manage the facility than similar regional comparators which may be indicative of the functional inefficiencies between service areas which would need to be addressed in any new development.
- The financial reporting relating to Goldfields Oasis over the past five years indicate:
 - The gym and associated activity has shown significant growth despite the centre limitations. This is likely to be increased with an enhanced level of service and increased capability.
 - Aquatics overall operate at a loss with high income generating activities such as Learn to Swim and Swim School offsetting the heavily subsidised activities such as lap swimming. The financial performance indicates a need to focus on expanding the programmable service offering and a need to incorporate contemporary outdoor play linked to the indoor pool configuration to attract and retain families for longer on site.
 - The kiosk provides a marginal level of income. The re-alignment of the kiosk to provide a more attractive commercial proposition would increase its profitability and associated income.
 - Events and bookings are shown to consistently run at a loss. However the stadium provides a reasonably positive return on investment. The opportunity to enhance event space (function area) and spectator space (dedicated separate access points and kiosk / bar) would enable the use of the court space to be maximised and potentially increase the potential to sell space for corporate hospitality and sponsorship.
 - The creche is typically a 'loss leader' to enable the use of the facility by carers to be supported. This is however compromised currently by its limited capacity. The viability of the creche could be increased by incorporating a separate entry prior to entering the centre and greater levels of bespoke child activity space and quiet areas.

The above considerations together with reference to emerging trends in facility design, facility development opportunities, operational and participation trends together with reference to a series of case studies have been used to substantiate the future development of Goldfields Oasis. This was also supported by a review of the current asset and the likely cost implications of retaining the facility in its current form (i.e. maintaining the status quo). The asset review highlighted that across 2024 and 2025 a total of \$17.73m would need to be invested in the pool infrastructure (hydraulics renewal / replacement) with some identified as having reached or being close to the end of their serviceable life. Overall over a 10 year period in excess of \$22m is required to be expended on capital / renewals. This investment would be required irrespective of any redevelopment opportunity and would not increase the facility functionality and improving the financial performance.

Selected consultation with both internal (City of Kalgoorlie-Boulder staff and Elected Members) and external parties (user groups) together with a community survey assisted in identifying some of the critical considerations for the master plan development. The outputs identified a series of gaps currently which need to be addressed including options such as a wave pool, wave park, water play and lagoon pool. Due to operational ongoing costs and financial viability concerns the development of both a wave park and wave pool we discounted. The lagoon pool and enhanced

water play infrastructure was however considered to provide significant opportunities to increase the potential to market the facility as a destination place for families, socialising and being applicable to a range of diverse user groups. Additional considerations such as the replacement of the 50m pool and introduction of a membrane / moveable floor to provide variable water levels were also considered but dismissed as the 50m pool is highly valued by the community. Based on previous reports the retention of the Flowrider was deemed unviable and due to the age and positioning of the existing water slides, their replacement with a more contemporary and detached level of infrastructure was considered to be more viable. The table below also provides the complete list of facility enhancements which were considered as being a viable solution to the future development of Goldfields Oasis:

Facility Considerations	Facility Considerations
Upgrades to the outdoor socialising and training area including flooring, shade, layout and equipment.	Replacement of the current Water Slides with a separate dedicated tower and entry point away from the main facility to avoid conflict of use.
Enhanced entry position to increase the visibility / accessibility of the centre.	Re-alignment of the café and expansion to facilitate enhanced commercial opportunities
Re-alignment of the Goldfields Oasis Reception and Customer / Members Service area to ensure the optimum control over site entry to wet and dry facilities.	Redevelopment and expansion of the creche area to provide a separate entry and enhanced customer provision.
Lagoon Pool (to be developed as part of an integrated water relaxation, recreation, socialising and play area with shade and BBQ areas adjacent)	The realignment of the netball courts (to address current deficiencies impacting on the use of the courts and increase the direct alignment with administration)
Extended gym facility and consolidated in one membership area)	Enhanced Game / Competition Administration Room for Netball use
Program pool / warm water pool (to increase income generating opportunities)	An expanded car parking area (to facilitate future growth and re-alignment of netball courts)
Re-alignment of group fitness and spinning room (to be co-located adjacent to the gym to provide a single service offering opportunity)	Addressing the dysfunctional external pool hall supports (By landscaping around the buttresses and removing the social infrastructure from beneath the buttresses)
Water Play (indoors and outdoors to service a dedicated range of ages from young children / toddlers to youth)	Function Area (dedicated space aligned to the use of the indoor courts)
Indoor leisure water area	Storage (increased levels across the whole facility)
Pool changing areas (consolidated to service all water bodies)	Plant realignment (consolidated in one location)

The order of probable costs breaks the phases / stages into three and with the overall project cost of all phases / stages combined being estimated as **\$113,510,061**. It is to be noted that none of the costs include escalation or Local Authority Project Management costs.

A high level financial assessment was undertaken in respect of the implications of the full development of Goldfields Oasis Master Plan. Realistic, conservative and optimistic scenarios were considered and identified the following:

- Revenue is expected to increase annually by between \$250k to \$400k in the realistic scenario.
- Expenditure increases by a similar but by a gradually increasing margin which indicates an annual deficit likely to be between \$2,862,588 to \$3,695,034 over the 10 year period.
- Over the ten year period in all scenarios users of Goldfields Oasis will continue to require a significant subsidy to maintain a high level of service to the community.

Having regard to all of the above it is recommended that the City endorse the Master Plan for a further round of public comment prior to adoption. Once adopted a series of planning steps will be required in order to formulate a business case to attract both state and federal government funding. This will require

- Putting in place a funding strategy to secure the additional resources to deliver the project.
- Confirm the ongoing asset management expenditure requiring investment within the next two years as identified in the Building Condition Assessment and commit resources in the Long Term Financial Plan.
- Appoint a dedicated resource to take carriage of the project, initially for the development of the business case, sourcing the required approvals, engagement with the community and state government agencies.
- Undertaking detailed technical studies in relation to the geothermal system and existing plant area to determine the handling capacity and most appropriate solution to rationalising infrastructure.
- Re-evaluate the costs and priorities for investment on a regular (annual) basis.

1. Goldfields Oasis Master Plan Background

The Goldfields Oasis Recreation Centre is the City’s primary indoor sport and aquatic centre and represents an annual investment of just over \$1.2m (excluding facility value and depreciation) for physical activity, sport and recreation options for residents of the City and surrounding subregional area. The facility is located on Johnston Street in Kalgoorlie-Boulder with a total of 29,882 people living within a 15km catchment and provides a range of aquatic and court / fitness spaces including water play and slides, sport, health and fitness activities, community and social spaces. Over the past two years in catering for a diverse range of users, the average visitation rate of 392,916 has been achieved.

The facility has undergone a number of upgrades and improvements since its construction in 1999 which has included the introduction of a Flowrider facility, energy efficiency initiatives and expanded outdoor water play area. However the ability for the facility to grow and meet contemporary needs of the local population has been compromised by the ageing infrastructure, ad hoc developments and design constraints. The purpose of this Master Plan is to explore potential opportunities to expand and develop the facility to meet the current and future needs of the community having regard to a variety of research inputs. The current facility composition is identified in Table 1 below:

Table 1: Goldfield Oasis Facilities – Key Facility Areas

Facility	Facility
Health club	Gym changerooms
Indoor group fitness studio	Aquatic changerooms
Outdoor training area	Stadium changerooms
Cycle studio / Spin room	Family changeroom x 1
50m indoor pool x 10 lanes	Disabled changerooms x 3
Leisure pool (including 3 x 25m lap lanes, lazy river, bridge, beach entry and water splash features)	Creche including an outdoor shaded play area
Spas x 2	Indoor multi-use courts x 3
Sauna	Outdoor netball courts x 9 – recently resurfaced
Indoor slide	Meeting room (adjacent to indoor courts)
Outdoor slide	Training room / Club room
Flow rider – not in service	Café facilities – currently outsourced
Outdoor water playground	Offices – administration located at the first floor
Outdoor dry playground	Pool supervision office

The facility is more particularly show in Figure 1 overleaf where the key external features are identified. To the north of the Goldfields Oasis building are nine netball courts which are serviced from the centre. To the north of the netball courts are two large ovals used by Little Athletics and for football. The oval space is not intensively utilised but both are serviced by separate clubroom facilities. To the west of the goldfields Oasis car park is O’Connor Primary School and the school oval. To the east of the Goldfields Oasis building lies a service road and overflow car parking. In general the site is relatively uninhibited from the perspective of the ability to expand and develop new activities / facilities if a need can be justified.

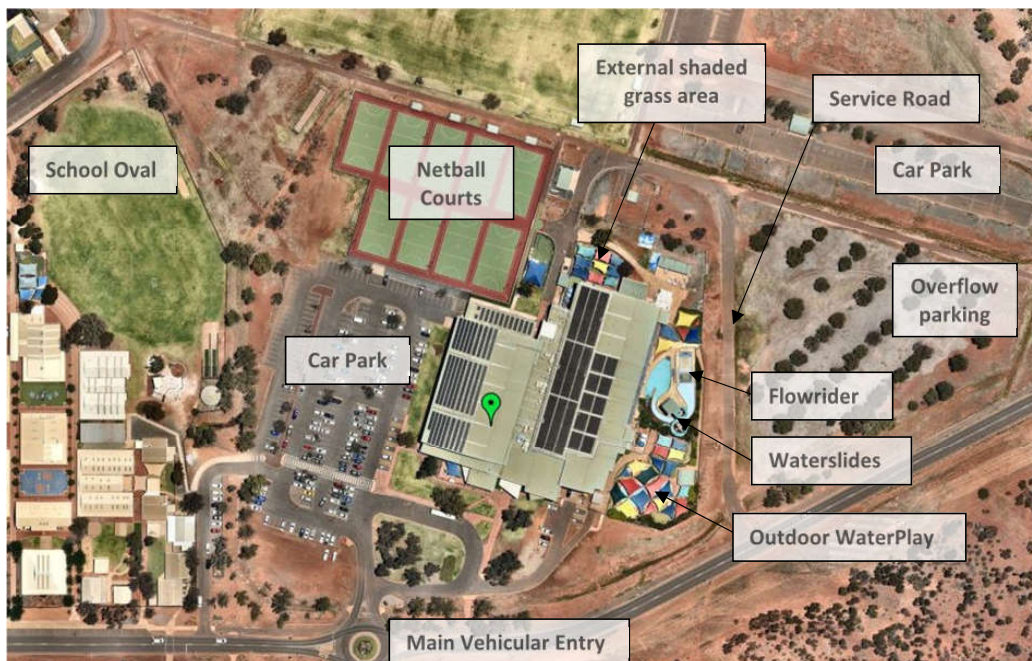


Figure 1: Location of Goldfields Oasis and surrounding land use

1.1 Master Plan Objectives and Key Drivers

The objective of this project is to:

- Undertake a series of research components to justify the need for future expansion and development of the site to meet contemporary sport and recreational requirements of the City of Kalgoorlie-Boulder community.
- Determine the feasibility or otherwise of developing or redeveloping the site to meet expressed community needs which have been justified based on research.
- To develop Concept Designs and a potential staging / phasing plan to assist the Council in making informed decisions relating to future investment at Goldfield Oasis and the potential implications of potential opportunities on alternative sites.
- Provide financial projections in relation to the future use and throughput having regard to the development / redevelopment proposed.

The City in consultation with centre staff and City officers had identified 27 potential improvements that will increase programmable spaces, diversify its service offering, enhance user experiences, improve accessibility, improve the quality and condition of the centre and ultimately increase operational sustainability. The informing research for the Master Plan was required to assess all of these components and additional elements which were likely to be raised through the community consultation and engagement process. The 27 potential improvements are summarised in Table 2 below and will be referenced later in the report:

Table 2: Potential Opportunities to be Considered at the Goldfields Oasis for Future Investment

Facility Opportunities	Facility Opportunities
1. Expand health club, crèche and group fitness studio either through building extension or reallocation of areas within the existing building footprint.	15. Expand all office spaces either through building extension or reallocation of areas within the existing building footprint.
2. Purpose-built cycle studio near group fitness studio.	16. Purpose-built health screening room located within the health club.

Facility Opportunities	Facility Opportunities
3. Purpose-built wellness studio near fitness studio.	17. Construction of shared club rooms.
4. Upgrades to outdoor training area including flooring, shade, layout and equipment	18. Refurbishment of stadium including additional indoor multi-use courts for sports including basketball, netball, volleyball, indoor hockey, futsal/indoor soccer, cricket, badminton.
5. Realignment of the front entrance including reception desk, office and upstairs access.	19. Upgrade grandstand seating in stadium and include additional retractable stadium seating.
6. Develop commercial space for allied health organisations to provide integrated health and physical activity programs and services.	20. Develop club rooms near aquatic area with shared function room space for current clubs operating within the facility as well as potential future clubs who may be located at the Oasis.
7. Refurbishment and redesign of all changerooms.	21. Develop office space and multi-use space near stadium for current clubs operating within the facility as well as potential future clubs who may be located at the Oasis.
8. Construction and design of additional family changerooms.	22. Purpose-built function room with kitchen and bar facilities.
9. Redesign of external walkways and entry.	23. Expand café either through building extension or reallocation of areas within the existing building footprint – including external entrance and parking area.
10. Construction, installation and whole life costings (i.e. ongoing maintenance) of outdoor pool with lagoon / beach entry (25m and 50m option).	24. Expand staff room either through building extension or reallocation of areas within the existing building footprint and include change room facilities.
11. Investigate options for construction and installation of Learn to Swim pool.	25. Refurbishment of plant rooms.
12. Redesign and refurbishment of outdoor aquatic areas to include new slides, playgrounds (water and dry), shaded seating options and nature play areas.	26. Expand centre storeroom and stadium storeroom.
13. Redesign and refurbishment of indoor aquatic areas to include new slide, flooring, bridge, spas, sauna etc.	27. Outdoor, shaded picnic and BBQ area near pools – ‘hang out’ space.
14. Installation of new grandstand seating on pool deck	28. Additional / alternative options as identified by consultant.

1.2 Master Plan Methodology

The methodology utilised for providing the evidence base to justify future investment is identified at Figure 2 overleaf. Principally this involved:

- Stage 1: Capturing all the data available to undertake the research and substantiate potential development options.

- Stage 2: A facility audit. This involved a visual audit of functionality (fitness for purpose) and a specialist asset management consultancy assessing the lifecycle expectations of different facility components and the potential implications of future investment in the asset to maintain its current service and program delivery.
- Stage 3: To undertake technical research, from a range of internal and external sources, to confirm/determine the needs through benchmarking, analysis of demographic and trends (participation and facility provision). This enabled current and future gaps in provision to meet the predicted demands of the wider Kalgoorlie-Boulder community to be identified. This also involved a detailed analysis of current performance of the centre and the potential opportunities to increase both the financial viability of Goldfields Oasis Recreation Centre as well as the service offering in meeting the needs of the community and establishing the centre as a tourist destination for a variety of unique sport and recreation activities.

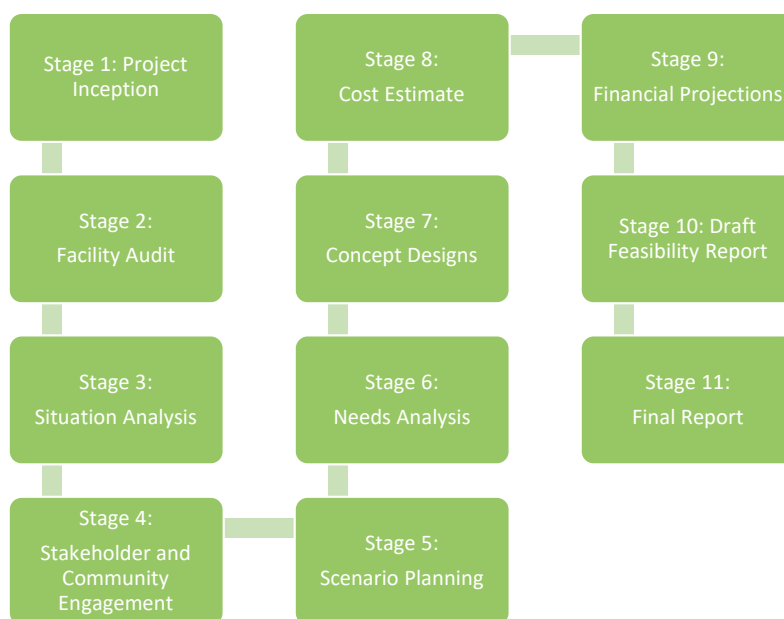


Figure 2: Project Methodology

- Stage 4: To undertake community and stakeholder engagement to explore the need of the community to assist in testing and refining previously identified facility opportunities to gain an understanding of the level and type of use which needs to be serviced.
- Stage 5: The review of opportunities and expansion of previous findings and recommendations to provide a focus on potential priorities for future development and the testing of those opportunities.
- Stage 6: To determine the needs of the resident and visiting community by summarising the findings of stages 1 to 5 to inform the development of a concept design for Goldfields Oasis. This involved the development of a design brief to create a functional and contemporary for current and future users.
- Stage 7: To develop the concept design to articulate the level of infrastructure required and the functionality of the infrastructure components and inter-relationship within the site.
- Stage 8: To develop an Order of Probable Costs (OPC).
- Stage 9: To prepare a series of financial projections for the project, incorporating income and expenditure having regard to the financial and service impact assessments referenced above.
- Stages 10 and 11: To provide a draft report for review by Council and updating prior to finalisation.

2. Background Documentation

This section identifies the strategic context having regard to City of Kalgoorlie-Boulder supporting documents and those provided at a state government and peak body perspective. It intends to provide the overall context for the development of Goldfields Oasis Recreation Centre. The section below summarises the key documents which are provided in detail at Appendix 1.

2.1 City of Kalgoorlie-Boulder Strategic Context

The most critical documentation under which the City of Kalgoorlie-Boulder sets the future direction is the Integrated Planning and Reporting Framework (Figure 3 refers), the key documents of which consist of:

- City of Kalgoorlie-Boulder Strategic Community Plan 2020-2030 (SCP) which sets out the vision and direction for the City to 2030.
- City of Kalgoorlie-Boulder Corporate Business Plan 2021-2024 which translates the outcomes and objectives of the SCP into operations, matching Council priorities with the resources available.
- City of Kalgoorlie-Boulder Long Term Financial Plan 2020 to 2030 which identifies current budget commitments to the projects referenced in the above documentation.



Figure 3: City of Kalgoorlie-Boulder Integrated Planning and Reporting Framework

The Strategic Community Plan identifies the following selected key strategic outcomes relevant to this project:

- Connected - We will be connected to our history, culture and community.
 - Providing public spaces that facilitates a diverse range of activities and strengthens social bonds within the community.
 - Providing quality parkland and recreation facilities that are diverse, accessible and responsive to changing needs.
 - Revamping the Goldfields Oasis Facilities including the option for an outdoor pool or developing a Kalgoorlie Beach concept.

- Investing in sporting and after school recreational activities for the youth of Kalgoorlie-Boulder.
- Sustainable - A green ecologically sustainable City for current and future generations.
 - Educating the community on the value and importance of natural areas and biodiversity, encourage community involvement in caring for our natural environment.
 - Efficient use of resources, particularly water and energy, with minimum waste and efficient disposal.

In addition to the above the plan identifies capability as a key them in ensuring the City will have the resources to contribute to our community and economy. It also references futuristic in planning for the future proofing of our City by being a thinking and innovative society. Critical to all of this is adhering to Asset Management Plans and in the development of recreational facilities, the construction of an outdoor 25m swimming pool, revamping the Goldfields Oasis facility and resolving basketball and netball court issues. All of these aspirations have a direct impact on the future development considerations for Goldfields Oasis. The delivery of this Master Planning project aligns with strategies and objectives outlined within the City's Strategic Community Plan.

The Corporate Plan carries forward the aspirational objectives referenced above and in particular looking at the long term asset management of the Goldfields Oasis property. The service model is also referenced in seeking to move towards a 24/7 gym solution and growing the membership base. These need to be acknowledged in the Master Planning process to inform future recommendations and in particular the alignment of actions against ongoing commitments related to Lord Forrest & Kingsbury Park Precinct and to address matters of environmental sensitivities, global warming, water sensitive urban design, community capacity building and optimising the life expectancy of built assets.

The Long Term Financial Plan includes a line item 'Recreation Reserve' and two line items in the Loan Balance Outstanding Forecast for Goldfields Oasis Alternative Energy. This however has no identified budget for the project beyond the master plan. As such, the master plan will likely inform the City's Long-Term Financial Plan.

Table 3 below identifies other key strategic documents supporting the Integrated Planning and Reporting Framework and related to the Goldfields Oasis Master Plan:

Table 3: City of Kalgoorlie-Boulder Documentation related to the development of the Master Plan

Document	Relevance
Access and Inclusion Plan 2021-26 – City of Kalgoorlie Boulder	Of the 7 outcomes of the plan, leisure facilities are to continue to be monitored and reviewed for access and inclusion. The Goldfields Oasis Recreation Centre needs to ensure compliance with the Plan, and where possible apply the principle of development beyond best practice and compliance to ensure the facility is future proofed to take into account delivering the optimum accessibility to all user groups.
REFLECT Reconciliation Action Plan 2018-2019 – City of Kalgoorlie Boulder	One of the key actions is to establish a RAP Working Group (RAPWG) to meet at least four times per year to monitor and report on plan implementation and actions. It will be important to ensure any subsequent master planning outcomes are referenced to the RAP to ensure matters of Aboriginal Heritage Significance are appropriately recognised and incorporated within any future development of the Goldfields Oasis site.
Minutes of the Special Meeting of Council held on 26 February 2021 – City of Kalgoorlie Boulder	The meeting agreed to make a contribution of \$3 million towards the Kalgoorlie Boulder Basketball Association Basketball Stadium Project. In addition a self-supporting loan of \$500k was to be provided over a 20 year period. To provide these resources the project has to be started by 30 June 2023. As a fallback position the Goldfields Oasis facility should consider accommodating additional court space should the Basketball Stadium Project not proceed.
Tourism Strategy 2020-2024 – City of Kalgoorlie Boulder	The aim to activate the region as a desirable and competitive destination for both residents and visitors. Critically, recreation and sport has been identified as a niche opportunity.

Document	Relevance
Youth Strategic Action Plan 2018-2021 – City of Kalgoorlie Boulder	The Youth Plan acts as a framework from which the City’s prioritises the delivery of services, planning and youth development work. The Goldfields Oasis should be a facility that enables a number of these services/programs to be supported and operate effectively.
Lord Forrest Precinct Proposal media release (14 December 2021)	The Lord Forrest Precinct (including Kingsbury Park) has received a \$2.1m investment for expanded youth infrastructure. This area has also been identified as a potential location of water play as it potentially aligns with a broader youth precinct. The management and operation of water play would however require ongoing maintenance and management of the potential risk (associated with waterborne disease / algae if not controlled appropriately).
Goldfields Oasis feasibility study and options analysis to expand the Oasis fitness centre – City of Kalgoorlie Boulder & MCQ Architects (2015)	The study sought to explore ways to expand the gym with a budget of \$850K. There were however a number of critical aspects which were not incorporated within the cost estimate obtained, which failed to consider finishes, acoustic treatments, floor strengthening, additional equipment, the need to an additional lift and air flow. These aspects will need to be considered in the Master Plan.
Flowrider report – Dynamic Pools (December 2019)	The report identified a series of options including the removal of the new Flowrider and development of a new pool. Although no recommendation was provided it indicated that if the Flowrider is not being used regularly, it would be appropriate to dismantle and sell it. A series of questions were raised in relation to staffing, safety and functionality. The development must consider the outcomes and consideration within this report of removal and replacement with a more contemporary and efficient facility catering for a wider group of users.
Goldfields Oasis Commercial Business Committee Report – July 2020 to June 2021	The report indicated a net loss for the Oasis is a \$503K improvement compared to the 18/19 financial year. This has been achieved with higher swim school and health club revenue combined with a significant decrease in salaries and wages. A series of capital projects have been identified at \$1.04m which will need to be factored into any future building expenditure if the outcome of the Master Plan indicates a complete redevelopment.

2.2 State Government Strategic Context

Table 4 below identifies key state government and regional planning considerations and their relevance to the development of the Goldfields Oasis Recreation Centre Master Plan.

Table 4: WA State Government and Peak Body Documentation related to the development of Sport and Recreation Infrastructure

Document	Relevance
State Planning Strategy 2050	The Strategy outlines the Government’s intention to undertake a collaborative approach in planning for the State’s land availability, physical and social infrastructure (community facilities), environment, economic development and security. The focal point for future growth within the City of Kalgoorlie-Boulder is to provide an environment which is likely to attract and retain key workers and their families and to also enhance the economic viability of the sub-regional area. The provision of a diversity of community, sport and recreation infrastructure and capability to provide for events is critical in achieving this aim. The continued provision and expansion of the service offering at Goldfields Oasis is likely to attract and retain new residents to the City and enhance the potential associated economic activity when combined with other service opportunities.

Document	Relevance
Regional Development Strategy 2016-2025: Building vibrant regions with strong economies Goldfields-Esperance Development Commission (GEDC)	<p>The Strategy is built on the understanding that achieving good regional development outcomes requires a blend of economic and social investment, and ongoing support to ensure the sustainability of our regional communities. Key strategic initiatives include:</p> <ul style="list-style-type: none"> Enhance key regional centres to capture investment A network of well-developed regional centres across WA will create self-sustainable economic activity and real choices for regional people. Investing Royalties for Regions to invest in major programs that deliver on strategic initiatives that establish the socio-economic foundations for development. <p>It emphasises the importance of attracting and retaining key workers who have access to a range of community facilities and services</p>
Goldfields-Esperance Regional Investment Regional Investment Blueprint – A Plan for 2050 (GEDC)	<p>The Blueprint lays out a vision for Goldfields-Esperance 2050. As in most regional cities and towns, sport and recreational activities play a vital role in the region, particularly in the major centres of Kalgoorlie-Boulder and Esperance (where 48.4% of the community participate in sporting activities). One of the most important considerations is the maintenance of the asset and continued investment in the resources to provide quality opportunities for the community.</p>
Strategic Directions: 2020 – 2023 – Department of Local Government, Sport and Cultural Industries	<p>The document provides vision and direction for Western Australia’s Sport and Recreation Industry. The plan references sector sustainability, capacity building and excellence and financial viability is considered imperative if it is to secure support for the development of infrastructure across government.</p>
Management of aquatic facilities in Western Australia - Department of Health (Government of Western Australia)	<p>The Department of Health ensures the health and safety of staff and patrons using public aquatic facilities in WA by:</p> <ul style="list-style-type: none"> Monitoring risks to public health; Providing advice on relevant legislation; and Providing advice on the causes of aquatic facility diseases and how to prevent them <p>The most significant consideration is to ensure any new development is managed effectively and the potential to introduce water borne disease and / or algae which may be a health risk is minimised.</p>

2.3 Other Related or Informing Documents.

Table 5 below references some key industry documents relevant to the development of regional recreation centres and in particular aquatic facilities.

Table 5: WA State Government and Peak Body Documentation related to the development of Sport and Recreation Infrastructure

Document	Relevance
Changing Places Program (Inclusion WA) and Design for Everyone Guide (Sport and Recreation Victoria)	<p>The City should where possible seek to enhance Universal Access at Goldfields Oasis Recreation Centre to comply with the objectives of the City’s Disability Access and Inclusion Plan. These guidelines focus on improving sport and recreation infrastructure to ensure the facility is accessible by the widest clientele base. The need to identify the facility components and their inter-relationship is important, particularly where redevelopment is concerned. This guide informs the visual audit process in referencing key functional components and ensures the Master Planning</p>

Document	Relevance
	processes is supported by a clear rationale for the positioning of related infrastructure and acts as a reference point for questioning current ad hoc development initiatives.
The State of Aquatic Facility Infrastructure in Australia - Rebuilding our Aging Public Swimming Pools (Royal Life Saving WA (RLSA) – 2022)	A recent study and seeks to re-enforce current issues faced by local governments in the provision of aquatic infrastructure which tend to be ageing assets requiring high levels of subsidy. The value of such facilities is in the social and community wellbeing outcomes as they are highly regarded by user groups, particularly in regional areas where often they are the centrepiece of the social fabric of the community. The critical consideration is the ability to fund and secure resources locally to continue to manage, maintain and expand. In respect of opportunities available for the City, it is clear that the potential to enter into partnership with a commercial provider to attract investment is possible. It is unlikely greater cooperation with neighbouring councils will deliver enhanced investment, neither is their significant potential to secure additional investment from education and / or sporting clubs and associations
Supervision of children at public pools: An analysis of industry programs (RLSA – 2022) and A 10 Year Analysis of Drowning in Aquatic Facilities - Exploring Risk at Communal, Public and Commercial Swimming Pools (RLSA – 2022)	This recent study has confirmed the value of supervision in and around water spaces. It also e-enforces the critical role that publicly accessible swimming pools play in providing opportunities for the community to develop swimming techniques and water safety skills. Access to water space should well supervised and easy to manage. It should also provide the opportunity for parents to supervise children across a range of water spaces. Critically, as far as practicable, the line of site across all water (indoor and out) should be uninhibited.
Pool Based Aquatic Sports in WA: Reframing the Future – A Strategic Framework for enhanced collaboration within the WA Pool Based Aquatic Sports Sector (November 2016) - Swimming WA	There is a need to identify early the critical components from a local government perspective which will drive the ultimate design and usage of Goldfields Oasis – i.e. community use; financial/social return on investment, club use; recreational activities; learn to swim; aquatic fitness; personal fitness etc.
Community Sport and Recreation Facilities Development Guide: Planning, Designing, Building and Operating Affordable Facilities - 2016 (Sport New Zealand)	The guide expands on the current WA published Guidelines (Department of Local Government Sport and Cultural Industries) related to needs assessment, feasibility studies and asset management to provide a valuable tool in directing the redevelopment of sporting infrastructure and ensuring that the maximum financial and social return can be achieved under a variety of investment / development scenarios.
Indoor Aquatic and Recreation Facility Development Guidelines (Aquatic Recreation Victoria 2011)	The guide, while dated provides a useful reference tool in defining the need and facility composition of an aquatic facility and also expands on the current WA Guidelines related to needs assessment, feasibility studies and asset management. This guide informs future council decision making in progressing from the Master Plan phase.
Code of Practice for the Design, Construction, Operation, Management and Maintenance of Aquatic Facilities (January 2020)	The Code of practice provides a valuable reference against which alternative facility developments can be measured. Due to the high levels of customer throughput the facilities must be operated to consistently high health and safety standard and be appropriately staffed to reflect that obligation. This also raises issues related to the positioning of water play facilities in areas that cannot be readily controlled and maintained

Document	Relevance
Swimming WA Strategic Plan 2019-2024 (Swimming WA 2019) and State Sporting Association Facility Guidelines	The documents are part of a suit of State Sporting Association Strategic Plans and Facility Plans. For aquatic infrastructure the critical consideration is the diversity of space and the need to accommodate a range of activities including the LTS through to elite club swimmer and various water sport uses. Netball and basketball have strategic facilities plans which identify the minimum space requirements to meet appropriate competition and safe play standards.

2.4 Key Strategic Implications

The key considerations for the development of Goldfield Oasis are:

- The City has committed to the development of an outdoor pool at Goldfield Oasis, therefore there is likely to be a community expectation that this will be delivered.
- Reference is made across a number of strategic documents about the need to manage and maintain the facilities in accordance with a detailed understanding of the lifecycle and replacement costs. This has not been fully appreciated in the past and there will be a need to review the current commitments and determine whether they can be redirected to facility improvements.
- In respect of any changes to the Goldfields Oasis Recreation Centre, consideration should be given to a fully inclusive facility design.
- Any design ultimately will need to consider matters of Aboriginal Heritage significance. While the site exists, it is nevertheless important to reflect on its past history and that of the land upon which it is constructed.
- It is evident that the indoor and outdoor court infrastructure is principally used for netball. The investment proposed off-site in the new basketball infrastructure indicates that a court extension at Goldfields Oasis may not be necessary. The option to expand the court space (indoors) should however be considered as a viable longer term proposition and a potential fallback should the off-site development not proceed.
- The need to develop regional level infrastructure which provides an attractive destination place where all members of the community and visitors may be drawn is emphasised. The Goldfields Oasis Recreation Centre with an expanded level of community infrastructure and services has the potential to provide a significant destination attractor with a relatively unique level of service provision. This should also consider the role of the centre for larger scale events.
- While the Lord Forrest Precinct has been identified as a potential location for a water play facility, guidelines and relevant codes of practice would suggest that such infrastructure is best provided for and managed where there is a high level of staff resources capable of managing and controlling any associated risk with such an asset.
- The initial assessment of the Flowrider facility is that it caters for a very small clientele base and is a high cost to manage and maintain. The facility should be replaced by a more appropriate water destination attractor which can be more effectively managed and provide for a wider user base.
- A focal point for future development should be reducing energy and water consumption and where possible introducing additional environmental sustainable design initiatives.
- Goldfields Oasis plays a vital role in attracting and retaining key workers and its future development should consider a full range of service opportunities which can be provided within the one site.
- Financial viability and reducing subsidy levels are important and need to be balanced against the broader servicing needs of the community. Recent studies have highlighted the critical role that publicly accessible swimming pools play in providing opportunities for the community to develop swimming techniques and water safety skills. Complimentary research also highlights that the lack of investment in such infrastructure is potentially damaging the social fabric of the community as such facilities reach the end of their viable life and are not upgraded or replaced.
- Critical to all development proposals is to consider the full range of services offered and to ensure the maximum financial and social return can be achieved under a variety of investment / development scenarios.

3. Demographic Analysis

The demographic analysis is undertaken using three reference points:

- REMPLAN for a comparison with the Goldfields Esperance Regional profile.
- The Australian Bureau of Statistics (ABS) 2021 Census data to derive the current population profile.
- WA Tomorrow population projections produced by the Department of Lands and Heritage – Band C (DPLH).

The detail is provided at Appendix 2 and the key implications for consideration in providing a diverse range of community sport a recreation infrastructure. In addition a catchment analysis was undertaken on the driving distance to the facility to gain an understanding of the likely implications of focussing on Goldfields Oasis as the main family destination recreation facility within the City. A summary of the key outputs and implications include:

Current and future population growth:

- The Goldfields Esperance region had an estimated population of 55,805 (2016 Census), compared to 58,575 in 2011 an annualised rate of -0.96%. The population for the City of Kalgoorlie-Boulder between 2011 and 2021 has also identified a steady decline of between 0.15% to 1% annually (equating to the loss of between 45 and 307 people annually). The decline in population is a concern as this is generally an indication of the declining economic circumstances and job availability in the City and broader regional area.
- Accordingly to WA Tomorrow, the City is forecast to grow to approximately 31,600 (Band C) with a growth rate of 0.17% from a declining base to 2021 (29,855). This indicates a projected increase which is most likely to be underpinned by employment growth. In such circumstances it is important to invest in infrastructure which is likely to attract and re-train key workers in the City and regional area.
- Approximately 6.5 % (1,891 people – ABS 2021) of the total population in Kalgoorlie-Boulder is of Australian Aboriginal decent compared to 3% across WA and 2.9% across Australia. This highlights the greater need to accommodate critical services to meet the needs of the community which are typically more socio-economically challenged.
- 30-39 years is the predominant current age cohort with the median age being 34 (ABS 2021). 20-29 and 40-59 age cohorts are also being relatively high in comparison to other age ranges. This highlights the key profile of both the Region and City which predominantly is focussed on a working age profile (rather than an ageing population which typifies Metropolitan Perth and other regional areas within WA).
- The dominant household type in the City was the 'One family household' with 7,535 families, followed by non-family households with 2,852. This indicates a high potential need for family based activities / services. It is also noted that two person families are relatively high with 3,038 families in Kalgoorlie-Boulder, where 65.3% of have two or less people in their family. This can be indicative of high levels of retirees where they are no longer responsible for children or more youthful dual income families. Given the age profile the latter is likely to be more prevalent.
- The couple family with children cohort is the most common with 3,606 families, and when combined with the one parent family accounts for 4,610 families.
- Analysis of the available data identifies that the largest cohort of the City's population projected to 2031 will be between the ages of 20-49, representing 46.8% of the total population. It should be noted that while these groups represent the largest cohort, each 'working age' group are not significantly different.
- A more youthful working age profile is indicative of the need to provide a range of activities, catering for family-based and club-based infrastructure, which services children, young people and adults. Such an age profile aligns well to:
 - Families with children which generally demand access to high levels of junior sporting and leisure activities, playgroup, learn to swim, skill and social development activities.
 - Young people which demand access to junior sporting and leisure activities, risky play (obstacle courses, water slides) and social activity spaces.
 - Adults: With the relatively higher numbers of people under 50 as a percentage of the population the demand for family-based infrastructure where all family members can take part in shared activities /

dedicated activities which appeal to a wide but youthful age range. Specific needs are also likely to include family health and wellbeing, fitness and wellness, social sports, competitive sports (for both low and high impact activities) and swimming.

- There is still a need to cater for seniors despite the profile indicating a relatively lower percentage of the population. Their needs would be similar to that of adults who demand health and wellbeing opportunities but are likely to have a higher requirement for rehabilitation facilities (warm water access, yoga, low impact exercise) with community social-based activities and less physically demanding sporting requirements.
- The key focus of the City will likely be the need to provide infrastructure that can provide a broad range of family-based and multi-generational services and programs that can be adapted to the future changing needs of the community. This includes activities that provide proficiency pathways, given that many of the activities within the Goldfields Oasis can be considered as lifelong activities.
- With the City having a relatively modest growth profile and therefore a limited population increase, a demand is likely to be for investment in managing existing assets which have been developed over time and to facilitate adaption of those facilities to meet contemporary sport, community and recreation standards. The focal point will be on providing quality multi-functional and multi-use facilities where investment, usage and social connectivity can be maximised. Facilities such as Goldfields Oasis, which currently provides a diverse range of opportunities should therefore be a critical community asset which will need to be adapted to increase the level of diversity; provide inclusive opportunities for all members of the community to recreate, socialise and compete as well as assisting those with a range of abilities, physical impairments, social needs and learning opportunities.
- The City has a diverse economic base with a high number of families / individuals with higher than average income profiles. This generally indicates a higher level of disposable income and is indicative of families / individuals who are likely to focus that spending on health, recreation, sport and social activities.
- Conversely the Socio-Economic Indexes for Areas (SEIFA) score for Goldfields Esperance Region in 2016 was 970, indicating that the community are relatively at a greater disadvantage than greater Perth. This can be indicative of access to core services but it is also notable that overall 44% of the population earn less than \$78,000 per annum. This implies that 44% of the community may not have the resources to pay for 'non-essential' services, programs and activities. It is also indicative of a twin paced economic profile where those on lower than average income will require subsidised access to good quality and diverse social, sporting and recreational infrastructure.
- The high proportion of families with children highlights the importance of maintaining and expanding opportunities for families and developmental (sports coaching and mentoring) programs for children.
- The provision by the City of services which encourage social gathering and community spaces by bringing communities together in areas where sport, leisure and socialisation pursuits are limited, is important. This should wherever possible be undertaken in the most cost effective and efficient manner. Invariably this generally occurs where a destination type facility is formulated. The Goldfields Oasis has the potential to provide this outcome due to the current diversity of activities and capability to be expanded without adversely impacting on other uses within close proximity.
- The City must consider the implications of a household's ability or willingness to pay, when considering the provision of infrastructure through considered price points, support from external funding bodies and through strengthening its community volunteer base.
- To gain an understanding of the drive time implications on access to goldfields Oasis, a separate analysis was undertaken to determine the relative accessibility of Goldfields Oasis in comparison to other City of Kalgoorlie Boulder facilities. The analysis confirmed that within a 15km catchment the facility basically provides for the principle population base of the City of Kalgoorlie Boulder. 29,882 of the resident community is serviced by the facility within 15km, 25,036 within a 10km catchment and 11,986 within a 5km catchment. The relative accessibility of the facility is high for the vast majority of the City's population.

4. Facility Functionality Review – Visual Audit

A visual assessment of Goldfields Oasis Recreation Centre was undertaken at the outset of this project. The detailed visual audit and analysis of Goldfields Oasis Recreation Centre together with photographs is contained at Appendix 3 and summarised below:

Table 6: Current Site Infrastructure

Facility Element	Considerations	Implications
Ground Floor – Goldfields Oasis Recreation Centre		
Reception	<ul style="list-style-type: none"> The reception area is centrally located within the building, set back from the main entry which is also recessed within the building. The reception is light and spacious in appearance due to the recent uplift with renewed signage and painting. The area however services all wet and dry side activities where the control over access to the space is compromised by a lack of direct supervision over the pool and gym areas. The customer service area is located behind the stairs to the gym which is cordoned off from the court access by a temporary control barrier. There are no access control barriers to the upper floor gym and group fitness areas which also services the first floor administration office. The main entry to the facility is partially hidden and there is limited visual signposting. 	<p>The reception area should be uninhibited and provide a clear separation between wet and dry infrastructure. Supervision over access to all areas should be provided and sufficient space to move people through reception and to various activities should be a key objective.</p> <p>The main entry should be obvious and signposting clear.</p> <p>A central reception area with effective control barrier should be considered.</p>
Main Indoor Aquatic Bodies	<ul style="list-style-type: none"> The main aquatic bodies include a 50m pool (with moveable boom) and casual water with beach entry to the south, 25m lap pool to the north with adjacent spa, sauna and small water slide with splash pool entry to the west. The boom is hand operated and is showing signs of an ageing piece of infrastructure. The pool tiles and decking areas are showing signs of damage and need of replacement. The programmable space (Learn to Swim, toddlers, mother and babies and aqua aerobics areas) is accommodated within those spaces. There is no separate warm water area which would typically be provided as an additional programmable pool in centres of the size of Goldfield Oasis. The two spa areas are raised above the surrounding pool area but are relatively small bodies of water. The sauna similarly is raised above the surrounding pool. There are no changing facilities immediately adjacent. The roofing to the pool hall is constructed to facilitate the main structural columns being supported by external buttresses. These buttresses have a direct impact on the use of external space. The high 	<p>The 50m pool tank is understood to be sound as there is no water displacement nor damage to the tank. Any potential Master Plan should seek to retain the pool as a valuable asset to the local community.</p> <p>There is need to consider increasing the level of programmable water due to current limitations which artificially limits accessibility to key income generating activities.</p> <p>The sauna / spa area would benefit from relocation and an increase in the functionality.</p>

Facility Element	Considerations	Implications
	<p>internal ceiling provides sufficient space for the air handling to work efficiently and avoid excessive condensation / humidity within the hall. There are however significant issues with dust being retained in areas which are difficult to reach and clean.</p> <ul style="list-style-type: none"> • There is a pool office to the side of the pool deck which provides good supervision across the pool. The lack of consolidation of administration staff in one area will however likely lead to issues related to supervision across the whole centre. • Visibility to the external flowrider, water play and water slides is compromised by the design of the building, positioning of the pool covers, for the 50m pool, sauna, internal slide and external buttresses. • The pool can be overlooked from a viewing area (Corridor) on the first floor. • Changing infrastructure is limited and does not provide sufficient space to cater for extensive use of all of the water body areas. There is also a lack of capability to cater effectively for school use. 	<p>The ability to increase visibility across water and to the external pool infrastructure will need to be addressed. Currently this is inhibited by a number of structures and ad hoc development of plant infrastructure.</p> <p>Changing infrastructure needs to be considered within close proximity to all water bodies and relevant in size and capability to service both the indoor and outdoor pool spaces. As far as practical the line of sight across all water should be uninhibited.</p>
Meeting Room and Outdoor Shaded Area	<ul style="list-style-type: none"> • The meeting room located to the north of the 50m pool provides a non-dedicated space for use by the Swimming Club but also for general community meetings, workshops, staff meetings and other user groups. While there is some club paraphernalia in the room, this is limited due to the lack of a dedicated space. • The outdoor grassed area is small and well kept. The grassed area provides a good seating, BBQ and relaxing area but is small. • Both areas are however only accessed by traversing the 50m deck which opens the facility up to cross contamination and potential conflict with swimming users. 	<p>Increased meeting room space should be considered to service club, training and community access. This should be located adjacent to the pool entry.</p> <p>The grassed area potentially could be utilised to consolidate plant / chemical storage and a greater focus on the extended land to the east as a highly functional family destination area.</p>
Outdoor Water Play	<ul style="list-style-type: none"> • The outdoor water play area consists of a range of shallow depth water bodies with a range of spray equipment underneath a substantial shade area. The area is fenced to ensure access is controlled. • The design indicates the ageing level of the infrastructure which in new aquatic centres being replaced by zero depth water play activity areas. • Adjacent to the water play is a children’s play area which caters for children from toddler through to pre-teen. • Within the fenced water play complex is a small toilet block and changing facility. • The area is separated from the water slides and flowrider by extensive mature vegetation and a large plant building which effectively creates a barrier between the indoor water space and outdoor children’s water play area. He compromised functionality has a direct impact on the supervision of the area. • A service access road runs to the east of the water play area extending north past the water slides and flowrider. Service access is provided adjacent to and to the south of the water slides and to the north 	<p>Zero depth water play activity areas appealing to a full age range should be considered adjacent to an indoor water play area to expand family play capability during the summer months. This area should also be visible internally and potentially be linked via a cantilevered opening.</p> <p>Mature vegetation should be re-aligned and enable the site to be opened up to create a landscaped area for BBQ, relaxation and children’s play.</p>

Facility Element	Considerations	Implications
	<p>of the recreation centre where the bulk of the chemicals and plant is housed. The area within the fencing of the recreation centre is utilised as a general storage compound.</p>	
<p>Outdoor Water Slides and Flowrider</p>	<ul style="list-style-type: none"> • This area is compromised by the external pool support structures and buttresses which have warning tape wrapped around the low structures. Effectively this renders over 200m2 of potentially functional outdoor space immediately adjacent to the pool hall unattractive and providing limited use, in spite of the extensive shaded area and seating provided. • The flowrider is located to the rear of the water slide splash pools and has been decommissioned, partly due to the ongoing maintenance cost and partly due to costly staff supervision. • The water towers are substantial but also showing signs of decay being in a highly exposed position. • The main issue to be consider in this area is improving the functionality of the space and to reduce the amount of excessive staffing hours to maintain the specialist facilities open and useable by the community. • The extent of shade is good but the area is detached from the nearby children’s water play area by garden beds, water slides and plant building. 	<p>The Flowrider, being a high maintenance and having a high staffing level implication to support its use should be disposed of.</p> <p>The adjacent water slides should be reconfigured externally to increase the visibility across a family destination and play area. There is a need to redevelop the water slides to meet contemporary customer expectations.</p> <p>The pool support structures and buttresses should be integrated as part of the design solution to draw people away from the dysfunctional outdoor area and provide a larger uninhibited BBQ and family / social area.</p>
<p>Sports Courts and Changing facilities</p>	<ul style="list-style-type: none"> • There are three sports courts located to the west of the reception area. The courts are visible through a glazed opening accessed directly off reception. Permanent seating is placed at the southern wall of the courts. The southern court is therefore identified as the show court where WANL / State representative / Pre-season West Coast Fever matches take place. Access to the show court is off the reception area where there is potential for conflict with other users of the centre. • The show court seating is wide but lacking any link to a function space or area for operating a café / kiosk. Sponsorship is permitted on the wall surrounding the show court. Natural lighting is provided through central openings. The courts are sprung and generally in very good condition. The surrounding wall is showing signs of significant wear and tear, albeit the general appearance is good. • Access to changing facilities is through a narrow corridor to the east of the courts. The courts open up with viewing across the courts from the narrow corridor behind a 1.2m high wall with netting above. Between the courts they are separated by netting and fixed curtain. The space between the courts is limited and sufficient safe play run-off is not sufficient to incorporate spectator areas between the courts. 	<p>The main considerations for the court space includes:</p> <ul style="list-style-type: none"> • Enhance changing infrastructure • Increase the width of the corridor adjacent to the courts to cater for enhanced spectator provision. • Explore the opportunity to create a kiosk area to service events and also the provision of a function room / corporate hospitality room which can cater for community events and to support state level competition. • An option to develop an additional three courts with changing infrastructure should be considered (as a potential alternative to the current basketball proposal).

Facility Element	Considerations	Implications
	<ul style="list-style-type: none"> The courts are multi-marked for netball, basketball, tennis and badminton. Around the courts are storage area with an office located on the northern wall which is used by the Netball Association when the facility is booked out for netball use. 	<ul style="list-style-type: none"> Increase the meeting room / administration area to increase visibility across all indoor and outdoor courts.
Café	<ul style="list-style-type: none"> The café provides a small food preparation area behind the servery which overlooks the water bodies (adjacent to the casual water). Seating is provided on the raised plinth and on the pool deck. The servery is wide albeit the serving space is narrow and limits the capability of the sub-lessee's in having the capacity to expand their business opportunities. Due to being set back from the water space and raised the humidity in the area is relatively low and dispersed. The alignment with the dryside activities is limited as is the ability to provide an external alfresco area. Due to this, client activity is generally focused on recreation centre users. 	<p>The cafe and servicing area functionality should be improved by considering a relocation to the front of house to provide an externally focused alfresco area and greater capability to provide an enhanced commercial service for both the aquatic and dry side facilities.</p>
Spin Room	<ul style="list-style-type: none"> The spin room was previously the food storage and preparation area for the café but was converted to the spin room to utilise the space more effectively. A small room to the back of the spin room is still used for food storage. The spin room is not untypical of most leisure / recreation centres in lacking natural light and being a tight space with a raised instructors area and mirrored wall. There is additional storage space off the spin area. 	<p>The current spin area would benefit from being utilised to expand the café and spin studio relocated to align with group fitness and gym activity to avoid queuing and potential conflict within the reception area.</p>
Creche	<ul style="list-style-type: none"> The creche is located on the entry to the recreation centre via a corridor leading to the disabled toilet, storage and a controlled access point. The creche has limited internal space with a low level of storage, inadequate children's toilets and a controlled access kitchen area. There is limited space to cater for all ages of children in providing a quiet space / room for babies and toddlers and providing for more active space for older children. The limited space internally is compromised further by the small outdoor play area which offers an extremely limited amount of play equipment. 	<p>Consideration should be given to increasing the current creche space and play area by at least 100% and provide a separate external entry prior to accessing the Recreation Centre. This could be combined with an external entry to the café area.</p>
First Floor – Goldfield Oasis Recreation Centre		
Gym	<ul style="list-style-type: none"> The gym is probably the most compromised space within Goldfields Oasis as it has clearly expanded to meet the growth in membership and demand for a diverse range of fitness and wellness activities. It is effectively split into four areas on the first floor and ground floor of the centre. A group fitness area lies adjacent to the first floor administration which is accessed via the stairs or lift from reception. Similarly the main gym area is accessed from the same position with the entrance to the gym off a corridor adjacent to the sports court. 	<p>Current gym space is substandard and is spread over a number of disjointed areas. The gym space should incorporate an integrated space for cardio, weights, warm-up / warm-down, consulting rooms, group fitness and wellness. One controlled access should be</p>

Facility Element	Considerations	Implications
	<ul style="list-style-type: none"> • Within the gym space is allocated for dead weights and cardio equipment. Space is however cramped with space between the machines extremely limited. The external fire access is utilised for overflow gym equipment and storage of punchbags, medicine balls and weights. This area is also the main access to the roof space. • The stairs to the outdoor weights area leads down to the external covered outdoor gym compound. The compound is surrounded by chain link fence at 2.5m and consists of synthetic turf with a shade sail above and a series of bars, benches and weights. The outdoor gym is isolated although located to the east of the netball courts. There is no lighting provided for the outdoor space which is accessed via a lock gate with a water fountain adjacent. 	<p>maintained into and out of the area with dedicated ‘members’ changing facilities.</p> <p>The external fire exist should remain unencumbered and free from gym equipment. In addition the ground floor detached gym compound should be removed and form part of a larger integrated members gym operating for 24/7.</p>
First Floor above Reception	<ul style="list-style-type: none"> • The stairs lead up to a first floor lobby from which access to the centre administration offices can be maintained as well as a fitness studio (providing small group fitness / yoga / Pilates opportunities). The room is glazed and provides a good elevated viewing area over the pool space. The floor area is however limited due to the curved nature of the design and limited storage. • Access to the administration offices is adjacent to the group fitness room and a corridor to the west leads into the Goldfields Oasis gym. 	<p>The lack of administration and control over customer entry on the ground floor is a concern as reception and membership services staff are isolated. Administration should wherever possible, be integrated with the main entry and customer control to minimise staffing costs and provide greater flexibility to maintain a high level of security / passive surveillance overall customer areas.</p>
Outdoor External Car Park and Surrounding Areas		
External Car Park, Netball Courts and Goldfields Oasis Entry	<ul style="list-style-type: none"> • The external car park and main entry to the building indicates a series of challenges which need to be addressed. The entry is under-stated with no direct access off the car park. With the car park being to the side of the building and limited signposting, it is difficult to route find to the main entry with the most visible portion of the building being the side wall to the 3 court netball facility. • The main pedestrian entry is recessed into the main body of the building. Customers have to find their way from the car park around the creche to the front of the building before entering the reception area. • One positive to the entry position is the drop off point for buses and other vehicles which provide access to the path leading to the main entry. There is also availability of ACROD parking adjacent to the Goldfields Oasis Recreation Centre entry. • The centre is relatively unaffected by mature tree cover with a few mature and semi-mature trees located to the south and north of the building. 	<p>The car parking is located to the side of the main entry and the service area to the east of the facility is located tight against the recreation centre boundary. The main building entry needs to be brought forward and signposting increased across the site. This will enable the creche and café to be re-aligned to be more outward facing and activate a relatively sterile entry statement.</p> <p>The external netball courts are of a good standard having been recently re-surfaced. One court is however compromised by a power box which is located within the run-off</p>

Facility Element	Considerations	Implications
	<ul style="list-style-type: none"> The nine netball courts are located to the north of the car park and are fully fenced and floodlit. The court surfaces look to be in a reasonable order with the court nearest the recreation centre (south east of the court area) having a power box located within the player run-off area and therefore adversely impacting on the safe use of the court. Shaded structures are located to the north of the courts to provide for teams waiting to enter the playing surface. The space between courts complies with Netball Australia standard specifications for run-off although there is insufficient space to cater for additional spectator areas. Pedestrian access is provided from the meeting room / club room located to the north of the indoor courts with partial viewing provided over the court areas. It is however not possible to maintain a full level of surveillance from the meeting room / clubroom area due to it being located adjacent to court one (southeast corner) and limited external viewing to the outdoor courts and none to the indoor courts. The space around the outside of the Goldfields Oasis provides significant areas for overflow car parking when the site is fully operational. The car park area also provides for the adjacent O'Connor Primary School and Oval and to a lesser degree, Goldfields Baptist College. 	<p>areas. This box either needs to be removed or the courts re-aligned to respond to a potential redevelopment of the internal meeting and storage area to the north of the existing three indoor courts. Greater visibility should be achieved from within the recreation Centre to the outdoor courts and across the indoor courts. A new internal meeting room should be developed as a game control and Association office space when the site is utilised for netball competition and training.</p> <p>Consideration should also be given to the car parking area and re-alignment of the eastern service road to facilitate the Goldfields Oasis expansion.</p>
<p>Playing Field Infrastructure</p>	<ul style="list-style-type: none"> Surrounding Goldfields Oasis to the north are two large oval spaces which are utilised for football and Little Athletics. Surrounding both ovals is substantial car parking areas. In addition there are two clubhouse buildings which service each of the oval spaces (Oasis Clubhouse and Eastern Goldfields Little Athletics Centre). The Goldfield Oasis Clubrooms is the larger building constructed of blockwork with a colourbond roof structure. It is the larger of the two buildings located between the two oval areas. The Eastern Goldfields Little Athletics building is a metal clad building with a roof overhang providing shade for competitors / spectators. Adjacent to the building is a storage shed and container for equipment. Shaded structures exist around the oval areas. Both ovals are floodlit and fully reticulated. It is understood however that the level of use on both ovals is not extensive. 	<p>It is understood the playing field infrastructure to the north of Goldfields Oasis is part of an over-supply of active Public Open Space). As a result, this land is capable of being utilised to extend the outdoor court area and Goldfields Oasis Recreation Centre, northwards. The existing changing / clubhouse infrastructure could be combined to enable the structures to be managed more effectively. This, while not part of the broader Goldfields Oasis Master Plan could be considered as part of the broader precinct development and to enhance connectivity with the Recreation Centre.</p>

5. Business Analysis

This section assesses the current business profile and potential opportunities based on current performance and a comparative analysis with other local government sport, recreation and leisure providers. The detailed analysis is contained at Appendix 4 – Facility Benchmarking, Comparative Analysis.

5.1 Facility Operating Hours

The current Goldfields Oasis opening hours when compared to similar regional centres is identified in Table 7 below it highlights that the centre has relatively flexible and extended opening hours in comparison to other highly populated regional centres catering for in excess of a 25,000 catchment population. During the summer the centre is open for 104 hours on a typical week (excluding public holidays) and the creche is open for 18 hours per week (excluding public holidays). This compares favourably with the comparative regional centres at Bunbury, Busselton and Karratha which are open for 89.5hrs, 90.5hrs and 97hrs respectively. For these centres the creche is open weekly for 18.5, 24 and 41.5 hrs. It is to be noted that the creche in Karratha is open for unusually extended hours, presumably to cater for the high level of shift work related to the mine sites. A typical weekly creche operating time would be between 16 to 22 hours weekly and limited to mornings only. While many local governments are exploring the 24/7 gym opening hours these are often used as a marketing tool to assist in driving up memberships. It is noted that 24/7 access can only be achieved in large regional recreation centres where the design permits and the access to the gym can be isolated from the main recreation centre access.

Table 7: Centre opening hours

Centre opening hours	Sept - May	June-Oct	Geographe LC Busselton	SWSC Bunbury	Karratha Leisureplex
Monday - Friday	5am - 9pm	5am - 9pm	5.30am - 8pm	5:45am - 8:30pm Friday until 8pm	6am-9pm
Saturday - Sunday	7am - 7pm	8am - 6pm	7.00am - 4pm 8am - 4pm	8am - 5pm 9am - 5pm	7am-6pm
Public Holiday	7am - 7pm	8am - 6pm	8am - 4pm	8am - 12pm	Not provided
Aquatics opening hours					
Monday - Friday	5:45am - 8pm	5:45am - 8pm	As above	As above	6am-8:30pm
Saturday - Sunday	7am - 7pm	8am - 6pm	As above	As above	7am-5:30 pm
Public Holiday	7am - 7pm	8am - 6pm	As above	As above	As above
Monday - Friday	5am - 9pm	5am - 9pm	As above	As above	As above
Gym	Open 24/7				Open 24/7

Creche opening hours	Sept - May	June-Oct	Geographe LC	SWSC	Karratha Leisureplex
Monday - Thurs	9am - 12pm	3:30pm - 6.30pm	8.45am to 12pm	8am-12pm	8:30 am-12pm, 2:45 pm-7:30 pm
Friday	9am - 12pm		8.45am to 12pm	8am-12pm	8:30am-12pm
Saturday	8:30am - 11:30am		8:15am - 10:30am	8am - 12noon	7am-12pm
Public Holiday	Creche closed	Creche closed	Creche closed	Creche closed	Creche closed

Centre modified opening hours	Sept - May	June-Oct	Geographe LC	SWSC	Karratha Leisureplex
Christmas Day	Closed		Closed	Closed	Not provided
Boxing Day	7am - 3pm		Closed	Normal Operating	Not provided
New Year's Day	7am - 3pm		Closed	Closed	Not provided
27 Dec - 2 Jan	7am - 7pm	Creche closed	Normal Operating	Normal Operating	Not provided

5.2 Facility Performance

Analysis was undertaken on similar facilities within regional WA obtained from the PLA Benchmarking data which is updated on an annual basis. The following data has been supplied courtesy of:

- The City of Busselton: Geographe Leisure Centre
- The City of Greater Geraldton: Geraldton Aquarena
- The City of Karratha: Karratha Leisureplex
- The Shire of Harvey: Leschenault Leisure Centre
- The City of Bunbury: South West Sports Centre

Due to the sensitivity of the data, the comparative information is maintained as confidential with individual leisure centres, with the exception of Goldfields Oasis remaining unnamed in the graphical data contained in Appendix 4 and summary references below.

Table 8: Comparative analysis and Implications

Assessment	Outcome	Implication
Population Catchments	<p>The catchment population of Goldfields Oasis is relatively limited in comparison to other regional centres which limits the potential usage but conversely means there is likely to be a lower level of competition.</p> <p>In such cases, the likely footfall (visitation) per head of population is likely to be between 9 and 19 visits annually per resident within the City.</p> <p>In such circumstances Goldfields Oasis would likely generate between 263,880 and 557,080 visitations annually.</p>	<p>19 visits per head of population annually is an exceptional performance which normally is attributed to centres which provide a range of different services and provide unique destination attractors. This should be considered at Goldfields Oasis if the higher level of usage is to be attained.</p>
Facility Size	<p>In comparison to other regional leisure centres Goldfields Oasis sits about the mid-point relative to facility size.</p> <p>The most important component of facility size relates to programable space. The higher the percentage of floor area used for program space compared to non-programmable space, the more efficient the centre. Goldfields Oasis in comparison to other regional centres has a relatively high level of programable space compared to non-programmable space at 35% compared to the larger centres which account for 21% and 24.5% respectively.</p>	<p>While the amount of functional space is relatively high, it is to be noted that much of this space is compromised / cramped (i.e. the gym) or limited in program functionality (i.e. the water bodies and particularly the 50m pool which has limited capability for LTS use).</p>

Assessment	Outcome	Implication
Gym size	<p>At 585m² the Goldfields Aquatic gym space is the lowest floor area of any centre which provides a similar space.</p> <p>Each activity requires a highly flexible space which can also provide for group as well as individual fitness use.</p> <p>There is a clear demand for 24/7 gym access based on the existing use. This is particularly important in communities where there is significant shift working patterns and traditional daytime opening hours do not facilitate access.</p>	<p>Benchmarked regional sport, recreation and leisure centres typically are being designed to incorporate 1,000m² and above for gym and group fitness activities. It will be important to design a gym space which can be accessed 24/7 and capable of having a dedicated separate controlled access to the dedicated gym and fitness areas.</p>
Water Space	<p>The viability of water space is generally related to the inbuilt flexibility of that space and the need to identify areas which can be programmed effectively for a range of high use, high income activities (i.e. Learn to Swim, squad swimming, aqua aerobics, etc). Lap swimming (typically in 25m or 50m pools) do not generally maximise the use of water space and are often some of the highest subsidised activities.</p>	<p>The most critical considerations are lower depth water, consistency of depth, pool access and the ability to compartmentalise water areas within water bodies to generate the highest level of use. The lack of a dedicated programmable water space is a significant gap potentially adversely impacting on service delivery at Goldfields Oasis.</p>
Car Parking	<p>At a regional level, typical benchmarks are for between 350 and 450 parking bay availability to accommodate typical peak usage.</p>	<p>Goldfields Oasis Recreation Centre benefits from substantial areas surrounding the site which can be used for overflow parking without the need to construct more formalised car parking areas. This would be a consideration in future master planning but is unlikely to constrain the development.</p>
Facility utilisation	<p>If the facilities are not meeting the customers’ needs or the facility is operating at capacity, generally you would either see a decline or relatively static usage profile. Currently the following aspects are to be noted:</p> <ul style="list-style-type: none"> The centre generates a healthy level of usage annually and in particular, facility membership levels are comparatively much higher than comparable recreation centres. This highlights, in particular that the gym and combined health and fitness activities (which dictate membership levels) are in demand within the Kalgoorlie Boulder Region. The LTS enrolments at Goldfields Oasis Recreation Centre is relatively low (including enrolments per square metres of water space) and 	<p>The attractiveness of the gym despite its functional difficulties is re-enforced and should therefore be a focus for future investment.</p> <p>The low level of LTS usage is a concern and indicative of a relatively inflexible water space. This further re-enforces the need to increase the programmable water space at Goldfields Oasis (i.e. relatively shallow water of 0.8m to 1.2m which is consistent in depth throughout and 3 to 4 degrees warmer than existing pools).</p> <p>The gradual decline in patronage prior to the pandemic across the centre is generally indicative of a facility which is lacking in diversity, flexibility and ageing. It is evident that before the pandemic the local community were gradually moving away</p>

Assessment	Outcome	Implication
	<p>indicative of the lack of flexibility related to the use of water space and programmable capabilities.</p> <ul style="list-style-type: none"> The highest levels of admissions were in 2015-2016 with a steady decline to 2019-2020 (which in part was impacted by the pandemic lockdown and spatial distancing restrictions). The figure for 2020-2021 has shown a bounce back but not to the levels experienced prior to the pandemic. LTS has fallen to one third of the pre-pandemic enrolment levels. Given that LTS in the majority of recreation centres are significant income generators, the diminishing use will need to be addressed by introducing more flexibility 	<p>from the facility. This raises further concern relating to the flexibility and relevance of the water space (both indoor and outdoor) as attractions. This is in spite of the significant increase in memberships. The enrolments are particular poor for LTS and further confirms that this area should be the focus for growth. As a minimum the City should be seeking to achieve a figure above 2 / 2.5 enrolments per square metre of water. This would still be below the highest performing comparators.</p>
Operating Revenue	<p>Goldfields Oasis performs well in respect of operating revenue in comparison to similar size facilities. Income per visit is significantly higher than most other regional centres used for comparative purposes but only 50% of the highest performing centre. This has resulted in a much lower level of subsidy at 80 cents per visitor. The total subsidy at \$1.5m annually is high but is comparable with other regional recreation centres.</p> <p>Goldfields Oasis recovers 89% of expenditure. The industry average is between 70% to 80%, therefore Goldfields Oasis performs at a reasonably efficient level currently. At 43 FTE's the centre employs 8 or more people more than comparable regional recreation centres.</p>	<p>Goldfields Oasis is relatively efficient in the level of subsidy required to manage and maintain the facility. There is indicatively a higher number of staff to manage the facility than similar regional comparators which may be indicative of the functional inefficiencies between service areas which would need to be addressed in any new development.</p>
Utilities	<p>The City have invested significantly in a range of sustainable initiatives at Goldfields Oasis. It would be anticipated that the benefit from such initiatives should be realised in reduced service and utility costs but the reports indicate:</p> <ul style="list-style-type: none"> Water consumption at 25,000kl is higher than comparable regional centres, albeit overall water consumption annually has been tracking downwards and annual use of water per visit has been consistently tracking upwards. Annual gas consumption at Goldfields Oasis is relatively modest. Annual power consumption at Goldfields Oasis is low. 	<p>In most instances where performance has increased or decreased it is too early to determine whether this is a trend or an operational anomaly. The need to continually focus on environmentally sensitive design and minimising the use of water and utilisation of alternative power sources should be considered.</p>

Assessment	Outcome	Implication
<p>Profit and Loss Accounts</p>	<p>The profit and loss accounts related to each service area within Goldfields Oasis provide an indication of where the likely income generating areas are and those which are heavily subsidised and where the focus for investment could be considered. Key outputs include:</p> <ul style="list-style-type: none"> • The Health Club consistently achieves a profitable return even in the 2019-2020 covid impacted year. The last financial year indicates a substantial increase in income which is probably reflective of the focus of the Recreation Centre on driving up membership levels associated with the gym. • Aquatics overall operate at a loss with high income generating activities such as LTS offsetting the heavily subsidised activities such as lap swimming which occupies space but generates low levels of financial return for the time in the water. Swim school continues to operate profitably. • Events and bookings are shown to consistently run at a loss • The kiosk provides a marginal level of income which is partly due to the limitations placed on the recreation centre which has sub-leased the café to a commercial operator. • The stadium provides a reasonably positive return on investment. • The creche is a typical loss leader to enable carers to take part in gym / fitness activities on weekday mornings / early afternoon and on Saturdays. • When the corporate overheads are taken out it can be seen that over the past three years, the operating deficit has started to decline dramatically. 	<p>The core components of Goldfields Oasis Recreation Centre Master Plan from a financial perspective are:</p> <ul style="list-style-type: none"> • The gym and associated activity has shown significant growth despite the centre limitations. The City should maximise this opportunity by increasing the capability and capacity of the gym to expand. This can be achieved through increasing the floor area, functional alignment (particularly with aligned membership opportunities associated with a wellness offering) and maintaining the 24/7 access. • The focus with aquatics on programmable space is re-enforced. This should also be combined with a more expansive service offering incorporating contemporary outdoor play linked to the indoor pool configuration to attract and retain families for longer on site. • The opportunity to enhance event space and spectator space would enable the use of the court space to be maximised and potentially increase the potential to sell space for corporate hospitality and sponsorship. • Re-alignment of the kiosk to provide a more attractive commercial proposition should be considered. • Increasing the viability of the creche to incorporate a separate entry prior to entering the centre and greater levels of bespoke child activity space and quiet areas.

6. Industry Trends and Benchmarking

The trends associated with the development of leisure and recreation centres and more broader community facilities are identified at Appendix 5. A summary of the key trends is provided below together with some case studies related to redeveloped aquatic and recreation centres.

6.1 Design, Development and Participation

Table 9 identifies the typical industry trends associated with the design and development of Aquatic and Recreation Centres and the implications to be considered in the development of the goldfields Oasis Master Plan.

Table 9: Design, Development and participation Trends related to Aquatic and Recreation Facilities

Subject Area	Main considerations	Implications
New / Redeveloped Leisure and Aquatic Centres	<ul style="list-style-type: none"> Facilities are being designed as ‘one stop shops’ containing a large range of activity areas at the one site to maximise use and assist in sharing the costs. Reducing operating costs. Increased programmable spaces which maximise the return on investment. Heightened attention to providing multi-functional / multi-age services in one place. Incorporating quality food, beverage, social and entertainment spaces to create a social hub 	<p>Consolidation of administration and staff servicing the Recreation Centre is a critical consideration to reduce overall operational costs where practical without reducing the service levels.</p> <p>The key financial drivers are the flexibility in use of programmable spaces, increasing membership and meeting the service needs of customers</p>
Generic Facility Service and Development Trends	<ul style="list-style-type: none"> Majority of infrastructure is ageing and lacking contemporary facilities. Increased risk management requirements. Changing compliance standards which need to be met. A clearer focus on asset management costs. Increased expectations of the community in relation to the quality of provision. The move from organised sport and club based activities to more generic and independent fitness activities, particularly as people age. The value of community infrastructure in dealing with: 	<p>The City of Kalgoorlie Boulder is no different to similar local governments of its size in having to manage ageing assets and non-compliance with current Australian Standards. Any significant changes to the infrastructure will require all access compliance issues to be resolved.</p> <p>The redevelopment of the Goldfields Oasis site should not adversely impact on its critical role in providing a valuable social and health / wellbeing destination for residents.</p>

Subject Area	Main considerations	Implications
	<ul style="list-style-type: none"> ○ Mental Health and Wellbeing ○ Physical health ○ Maintaining social connectivity ● The increasing use of information technology and capability of apps to connect people across a range of spatial and activity areas. 	<p>Any changes should be of a scale which will add value to the service offering and not merely a replacement of current infrastructure.</p> <p>Flexibility in space and service offering is critical to increase footfall and ongoing use of the diverse facilities on offer. The facility will need to continue to adapt to customer’s needs.</p>
Design and locational Trends	<ul style="list-style-type: none"> ● Ideally it should be central to its catchment and provide equitable access and be highly visible. ● The capability for integrated/co-located service delivery should be maximised and multiple-use and multi-activity spaces are to be inherent in the design. ● The infrastructure should respond to social need and should be inclusive and welcoming. ● It should be connected to public transport, pedestrian and cycling network. ● Be of sufficient size and design to enable expansion and adaptation as the community needs and demographics change over time. ● It should be developed to an acceptable financial and environmentally sustainable way in accordance with council policy and strategic community plan objectives. ● Access both within and external to the building should be safe and secure, in particular where there are diverse age ranges which are to be provided for. 	<p>Goldfields Oasis Recreation Centre is central to its catchment and relatively visible albeit the main entry points are understated.</p> <p>The building and services provided to respond to social need and increase the activation is important. Inclusivity, signposting are all critical considerations as is the activation at the main entry to the facility is important.</p> <p>Accessibility, good levels of passive surveillance and providing a safe and secure environment area also important.</p> <p>Wherever possible young children’s activity areas should be in a supervised area and avoids direct entry into deep water.</p>
Trends in Gym and Fitness Industry	<ul style="list-style-type: none"> ● Staff wages made up the largest single component of costs to fitness business. ● Half of gym operator’s income came from membership fees, with a quarter coming from personal training income. ● The most significant areas for growth were identified as: 24 – hour clubs; Growing seniors market; Online membership sign ups; Personal Training; Outdoor Personal Training and Online bookings for classes. ● The most common training trends were identified as Body weight training; High-intensity interval training; Educated, certified and experienced fitness professionals; 	<p>For gym developments it is evident that as far as practicable staffing costs should be minimised. This can occur through the rationalisation and consolidation of space to ensure all membership components are readily accessible through the gym management.</p> <p>The installation of 24/7 should be considered as a priority to maximise gym access. This access should not be considered as an afterthought but as a dedicated planned access with high levels of surveillance to ensure customers feel safe.</p>

Subject Area	Main considerations	Implications
	<p>strength training; Personal training; Exercise and weight loss; Yoga; Fitness programs for older adults; Functional fitness and Group personal training.</p>	<p>Consideration should also be given to the future management and monitoring of customers through controlled access provision.</p>
<p>Participation Trends (Ausplay – Sport Australia)</p>	<ul style="list-style-type: none"> • Australian adults tend to play sports for longer durations than non-sport related physical activities. However, they participate in non-sport related physical activities more often than sport. • Women are more likely to participate in sport or physical activity for physical and mental health reasons and to lose or maintain weight than men. • Men are more motivated by fun/enjoyment and social reasons than women • For adults, up to middle-age, time pressure is by far the main barrier to participating in sport or physical activity. Poor health or injury then also becomes a main factor. • Boys and Girls out of school hours activity is dominated by swimming for both play and participating in organised activities. • The second most popular sport OSH activity for girls is Netball, closely followed by dancing and gymnastics. • The top organisation/venue based activities for adults in WA is fitness/gym which is almost 4 times that of swimming, the second most popular. Yoga, pilates and volleyball are also in the top 15 activities which are venue/recreation centre based. • Basketball ranks fifth highest in relation to club based activities for adults behind, Golf, AFL, Soccer and Tennis. The growth in basketball is predominantly from juniors (up to 70% of membership - BWA). • In respect of motivation, physical health or fitness is the main motivation for men or women to participate in sport and recreational activities. • In respect of recreational activities / pursuits, walking is the most popular adult activity followed by fitness/gym, running, swimming, cycling, golf and yoga. • The key venue/organisation based activities for adults are fitness/gym and swimming. Participation by females in both of these activities is significantly higher than males. • As people age, there is a propensity to move away from sport to non-sports based activities (walking, gym, fitness and non-contact recreational activities). 	<p>Participation trend influencing the Goldfields Oasis Recreation Centre Master Plan include:</p> <ul style="list-style-type: none"> • Recreation and fitness are likely to be the key participation drivers. The gym activity and flexible use of the space is critical to maintaining a high level of service at all times of day to increase membership and offset high levels of subsidy. • Rehabilitation and wellness opportunities are likely to increase in demand. • Swimming provision needs to provide for a varied level of opportunity from LTS, aqua-aerobics, fun / play, squads and fitness. This will necessitate increasing water areas to enable programmed activities to be expanded. • Indoor court space is likely to be in demand but functionality needs to be improved if use is to be maximised (particularly the indoor and outdoor netball use). It is however likely that the basketball use will be satisfied by investment off-site. • Trends indicate the gym, fitness and health related activities are likely to continue to be in demand as the population within the City continues to grow and key workers are to be attracted to reside within the City.

Subject Area	Main considerations	Implications
Data Capture and Management	<p>The rise of technology and digital projects provides huge opportunities for innovation in the space of leisure facilities. In particular, the following market trends have been noted:</p> <ul style="list-style-type: none"> • Sports, fitness and wellness apps have grown exponentially in the last decade. • The number of wearable devices has continued to rise. • 78% of consumers are interested in mobile health wellness fitness solutions. • Medical fitness healthcare apps are the 3rd fastest growing category. • The introduction of holistic strategies to maximise operational efficiencies, increases patron engagement, and leverages platforms for data collection. 	<p>The rise in the use of data technology has seen a significant shift in the way leisure services and in particular gym and fitness activity is delivered. The future of Goldfields Oasis Recreation Centre is likely to incorporate a significant alignment with user apps to book and remain connected to ongoing fitness programs. They will also be used to track users' needs and adapt to changing trends and business opportunities while also ensuring a strong connection with members.</p>

6.2 Case Studies: Aquatic and Recreation Centres Redevelopment Considerations

Appendix 5 references a series of aquatic and recreation centre case studies which have been the subject of rationalisation / rebuild. These include developments which have involved significant modernisation, refurbishment and replacement of infrastructure. The section provides an overview of lessons which have been learnt in developing modernised facilities to meet changing customer requirements, demographic influences and emerging trends.

Table 10: Selected Industry Developments Where New / Rationalisation of Aquatic Facilities Have Been Considered

Facility	Outcomes
Beatty Park (opened in 1962 for the British Empire and Commonwealth Games and subject to refurbishment in 1994 and subsequent major redevelopment from 2011 to 2013)	<p>In 2013 a \$17M redevelopment to update facilities, programs and services was undertaken to Beatty Park. This included the installation of a geothermal bore for heating the upgraded pools and expanding the health and fitness facilities to include a 750m² gym, two Group Fitness studios and a new entry. Enhancements to the crèche, café, retail areas and upgraded changerooms were incorporated within the design.</p> <p>Key challenges with the redevelopment related to:</p> <ul style="list-style-type: none"> • Budget constraints • The lack of interactive play for young children and • The detail of the redevelopment design which had effectively compounded some of the existing design constraints by retrofitting within existing infrastructure. <p>Lessons learnt: The approach adopted compromised access to changing infrastructure and isolated the gym activities from the water spaces.</p>

Facility	Outcomes
	<p>A split level gym requires higher levels of supervision and control over access. It also became clear during and after the redevelopment that a comprehensive condition audit could have been conducted prior to the redevelopment whereby the existing services and structure of the building could have been fully assessed and substandard elements addressed during the design and construction process.</p>
<p>Swan Active Midvale (formerly Midland Leisure Centre)</p>	<p>Currently, the City of Swan owns and operates three aquatic and leisure facilities: Swan Active Midland, Swan Active Ballajura, and Swan Active Beechboro. An Aquatic Strategy was developed in 2015 to assess future investment in facilities and one of the key facilities which required upgrading included Swan Active Midland.</p> <p>Key challenges with the redevelopment included:</p> <ul style="list-style-type: none"> • Budget constraints: The improved functionality and appearance of the facility began with an initial investment of \$13m which subsequently was increased to \$16m and then a \$21m commitment prior to the tender being awarded for the construction. • Ongoing design reviews and further complications related to below ground anomalies (lack of footings, ageing service infrastructure and the need to replace the existing pool tank). This has resulted in the cost increasing to \$28m plus. • The budget constraints led to a project gym space at 655m² and associated group fitness at 318m² which is below standard for a facility offering extensive wet and dry provision (a combined gym and group fitness floor area of 1,200m² to 1,400m² is likely to provide the optimum return). • Retrofitting meant that some infrastructure was not appropriately dealt with and detached from the existing changing infrastructure. This potentially causes conflict with other users to gain access to the facilities. <p>Positive outcomes of the redevelopment included:</p> <ul style="list-style-type: none"> • The re-alignment of changing room space servicing the dry side facilities (gym). • The provision of the creche at the left of the main entry which will also provide an outdoor play area of 120m². This is consistent with industry provision and the ability for users to drop off children without obscuring the reception area. • The introduction of the café and alfresco area with kitchen adjacent to the main entry of the site. This will enable greater patronage and potential external use. It also acts as a visible activation area and enhances the facility entry statement. • Increased pool side storage and pool upgrades including increasing the program capability of the leisure pool. • Introduction of a wellness area to complement the gym and group fitness components. • Enhanced staff / office area. <p>Lessons learnt: There are a number of components which will still need to be addressed on completion of the work. These include an ongoing review of the performance of the gym, realignment of the universal access toilet (UAT) and changing room space; potential expansion of the spa and sauna area; and consideration of the outdoor area to potentially provide a more attractive family destination / children’s play area. This is likely to result in a partial facility closure and increased costs.</p>

Facility	Outcomes
<p>Cockburn ARC</p>	<p>Cockburn ARC was a partnership between Fremantle Football Club, City of Cockburn and Curtin University. It was initially identified to replace the City’s only Aquatic and Recreation Centre formerly located at Lakeland Senior High School which had reached the end of its viable life and did not meet the immediate and longer term needs of the City. The construction cost was \$109m inclusive of all community and Fremantle Football Club facilities and is the largest combined community-club facility of its kind in Australia. Key components included:</p> <ul style="list-style-type: none"> • 25-metre indoor heated pool and 50-metre outdoor heated pool • Community warm-water therapy pool with spa and sauna • Three speciality pools: learn to swim, indoor water playground and three premier water slides. • Change facilities catering for families and school/group entry • A six-court multifunctional indoor training stadium. • Premium health club and separate studios for group fitness, mind and body classes and indoor cycle. • Specialist community facilities, including crèche, birthday party rooms, indoor children’s play centre, meeting and function rooms. • Café and 490 onsite car parks. <p>Lessons learnt: Due to a value management exercise in the initial design of the facility the gym floor space was reduced. In September 2021 the City of Cockburn and Fremantle Football Club advised they were to negotiate terms of Cockburn ARC expansion project following a realisation that the current gym provision was under-sized for the current and future need. The \$11.24m expansion of shared facilities included increasing the gym floorspace to 1,500sqm and the body mind and soul studio to 250sqm, relocating the main group fitness and indoor cycle studios, and relocating administration space to increase gym floor space.</p>
<p>Mandurah Aquatic and Recreation Centre</p>	<p>The City of Mandurah initially identified a need for a new, improved recreational space to service the growing Mandurah population in the mid-2000s, with a key finding being the desire for a 50 m pool. The project included the redevelopment of an existing bowling club to provide an outdoor 50m pool with associated club and service infrastructure, replacement of the plant room, re-alignment of the internal 25m and casual leisure water pools (with upgraded play equipment), improved changing facilities, re-alignment to the reception area and a \$4.4m investment in geothermal heating. The initial budget for improvement works was \$21m with the aquatic facilities opening in late 2015. As the project developed a demand for an additional three court facility (primarily used for basketball) and associated dry changing, squash and gym was proposed. The \$15.6m dry fitness facilities opened early 2017. The overall budget eventually was identified as \$42m.</p> <p>Lessons learnt: One of the key weaknesses in the redevelopment was the retention of an ageing roof infrastructure which compromised both the design and built in an ongoing asset risk. In November 2021 Mandurah Council voted to remove the entire roof structure and install a new one. A \$2.5 million repair was identified and is expected to take at least 16 months to complete due to the current high demand on the construction industry and availability of materials. This has now become a critical issues as of July 1st 2022 the MARC public indoor swimming pool has remained closed due to the lack of contractors available to undertake the roof repairs.</p>

6.3 Water Capacity Considerations

A water capacity model provides an indication of the level of capacity within an existing aquatic centre and potential options for future development. This is based on an industry standard bather loading capacity which is referenced below. The main considerations to note are:

- The pools which are likely to generate the highest potential bather numbers per m² are:
 - Spa Pools, Leisure Bubble Pools.
 - Toddlers Pool, Water Slide Splashdown Pool.
 - Medium Depth Leisure Pool, Learn to Swim, Wave Pool.
 - Full Depth Heated Leisure Pool, Lazy River, Medium Depth Unheated Outdoor Leisure Pool.
 - Heated School Pool, Health Club Pool, Body Corporate, Caravan Park, Motel Pools Full Depth Unheated Outdoor Leisure Pool.
- The pool areas which are likely to generate the lowest number of bathers per m² are:
 - 50m Competition Pool, Unheated Municipal/School/ Motel Pool.
 - Diving Pool, Water Polo Pool.
- Those pools which are best equipped to accommodate learn to swim opportunities are:
 - Medium Depth Leisure Pool, Learn to Swim, Wave Pool.
 - Full Depth Heated Leisure Pool, Lazy River, Medium Depth Unheated Outdoor Leisure Pool.
 - Heated School Pool, Health Club Pool, Body Corporate, Caravan Park, Motel Pools Full Depth Unheated Outdoor Leisure Pool
- In addition, the least efficient pool areas and most costly to heat and service are deep water swimming pools.
- In respect of capacity for lap swimming one lane in a 50m pool is likely to accommodate up to 9 swimmers (to allow for a turn and 10m gap between swimmers in squads). This represents per lane, 9 swimmers per 125m² (2.5m x 50m) generally swimming for 1 to 1.5 hours.
- For water polo, the capacity of a deep-water pool is 20-30m x 10-20m (200m² to 600m²) for up to 26 players (7 on water and 6 reserves per side playing for 45 minutes and setting up for 15mins) representing 1 person per 7.7m² to 1 person per 23m². This represents a relatively inefficient use of water space if a dedicated water polo pool were to be developed without a membrane which could alter the depth of the water.
- The current water space within Goldfields Oasis includes a 10-lane indoor 50m lap swimming pool is 1,250m² (including boom being left in situ), 3 lane x 25m pool (187.5m²); Casual Water and Spa (500m² approximately) giving a total internal water space of 1,937.5m².
- The most effective use of water space is casual play and LTS where 1 person to 2m² can be accommodated.
- A comparison of lap swimming to learn to swim capacity of a pool which has a depth of 1.2 to 1.4m indicates the following capacity can be sustained:
 - Existing lap swimming: 52m pool by 10-lane (50 x 25m) – 1,250m² providing for 10 lanes x 9 swimmers. Total capacity is 90 people.
 - Learn to swim: 50m pool by 10-lane (50m x 25m) – 1,250m² providing capacity for up to 625 people in discrete program areas and incorporation of flexible flooring to minimise depth constraints. At Goldfields Oasis there is a static floor and it is recognised that due to the water depth the practicality of using this space for all LTS programming opportunities is limited.
 - Lap swimming: 25m pool by 3-lane (25m x 7.5m) – 187.5m² providing for 3 lanes x 5 swimmers. Total capacity is 15 people.
 - Learn to swim: 25m pool by 3-lane, casual and beach entry of 687.5m² providing capacity for up to 344 people in discrete program areas. It is however recognised that the beach entry component limits the

capacity for LTS programming as the water depth is low for a portion of the area. In practical terms the potential programmable space is significantly below the calculated capacity.

The figures referenced above are indicative and are reliant on the effective programming and functionality of the pool space. It highlights however that sports requiring dedicated water space and clear lap water to avoid conflict (in the case of squad swimming) are less likely to generate the type of throughput and higher income levels in comparison to LTS and water play. In developing any pool infrastructure, the allocation of space at non-core activity times is critical. The provision of lap swimming, squads and elite training generally will by necessity be required to ‘fit-in’ around the higher income generating activities.

6.4 Alternative Water Play, Lagoon and Options to Increase Capacity

There are a range of alternative Water Play and Lagoon options which could be considered as part of the Goldfields Oasis Master Plan. These include the following:

Option	Description	Rationale for Inclusion / Exclusion
Moveable floors	<p>These have existed within then industry for a number of years. They enable an otherwise deep pool to operate at multiple water depths up to zero inches to allow for flexible program opportunities. They have generally been cost prohibitive due to the high ongoing maintenance costs and high levels of corrosion associated with the hydraulic systems which are used to raise and lower the floor membrane.</p> <p>Contemporary systems currently being installed in eastern state facilities have reduced the ongoing maintenance costs and increased their anticipated lifecycle due to more efficient and effective use of materials which are more reliable than has previously been the case. There are three different types of floors are on the market which include hydraulic ram floors, scissor jack floors and pneumatically balanced moveable floors.</p>	<p>The option to incorporate a moveable floor is best considered when the existing pool tank is in need of replacement. There are benefits of installing such infrastructure to increase pool flexibility where pool space is limited.</p> <p>Where pool water access a moveable floor can be installed for a significantly lower cost than constructing multiple pool installation. The one disadvantage is that a moveable floor won't permit multiple water temperatures and therefore the flexibility within a 50m pool is limited, particularly for LTS and rehabilitation. In such circumstances a separate programable water body should be considered.</p>
Concourse Platform Lifts	<p>The installation of small platform lifts to increase accessibility on pools where disability access is compromised and / or there is limited space to incorporated extensive lift equipment. They can be fitted into the concourse, not over water areas.</p>	<p>Goldfields Oasis has substantial pool deck infrastructure surrounding the water areas which render the installation of such infrastructure as non-essential. Existing lifts and capacity exists without the need for such an investment.</p>
Swim Walls	<p>An inflatable structure that is permanently fixed to the bottom of a pool to allow greater flexibility in the use of water space. The wall is filled with air and moves into a vertical position forming a wall which can be designed around lane ropes to increase programming opportunities. The flexibility is provided by the space configuration changes which can be undertaken relatively quickly (typically it will raise or lower in less than 60-seconds). They can be used to replace the 50m pool boom and in temporarily converting a 25-metre length to 12.5-metres for Learn to Swim programs. SwimWall developments have been</p>	<p>Concern has been expressed in relation to the boom which is identified as difficult and heavy to handle. In such circumstances the provision of Swim Walls may be beneficial as they are relatively cheap and easy to use. These could be considered for all water bodies to increase flexibility.</p>

	installed at Victoria Park, Cockburn ARC, Scarborough Beach Pool, Melville Aquatic Centre and HBF Arena	
Warm Water Pools	<p>Generally a bespoke water body with a shallow depth ranging from 0.8m to 1.2m where LTS, rehabilitation and group fitness classes can be operated. They are in demand in areas where there are higher levels of older residents to support hydrotherapy and rehabilitation-based programs and services. A general lap swimming pool is 4 to 5 degrees colder and less comfortable for LTS, toddlers, babies and rehabilitation programs.</p> <p>The majority of new developments generally considered three significant water bodies. This includes a general lap swimming pool (25m or 50m), water play / casual water and a warm water or hydrotherapy pool where the majority of LTS and other high income generating programs can be managed.</p>	<p>One of the critical concerns with Goldfields Oasis is the limited amount of indoor programmable water space due to the lack of flexibility within the 50m pool and casual water. The need to increase the indoor area to provide a bespoke warm water body with a particular focus on LTS, toddlers, babies and rehabilitation.</p> <p>Hydrotherapy pools are specialist pools which require stringent health compliance requirements to be met. It is not the intention to recommend a hydrotherapy pool but a smaller water body of 20m by 10m to accommodate programs which will assist in increasing the financial viability of the Centre.</p>
Water Slides	<p>The existing water slide infrastructure at Goldfields Oasis are dated and in need of replacement to meet more contemporary 'thrill' rides. Examples in WA include Cockburn ARC which includes an extreme speed 'Pipeline' and the 'Tumbler' for two people to enter on a raft. The former is a high speed ramps and bend circuit while the latter is a more casual swing and climb experience. Various alternative options exist which will provide an enhanced level of provision than what currently exists.</p>	<p>Towers and water slides (detached from main water bodies with splash pool) should be considered as part of the Master Plan to provide a unique destination attractor. It would not be appropriate to remove the flowrider and existing water slides without providing an enhanced level of replacement provision which can be managed effectively within existing staffing structures.</p>
Wave Parks / Wave Pools	<p>Wave Parks are a relatively new phenomenon for the purposes of creating authentic surfing waves with the first one having been developed in Melbourne. There is currently a proposal to develop a further Wave Park in the City of Cockburn (currently in the design and approvals stage). None are being proposed by local government. Based on rudimentary business modelling, the dedicated catchment for a wave pool is estimated to be a 1million population. The guide to success is the delivery of a wave every 4 to 7 seconds which drives the capacity of the pool for 'at one time' use. To create sufficient space to accommodate a wave pool, a minimum of 3.8ha is required (excluding ancillary car parking and build areas. Water treatment is the most complicated component. Cost estimations range from \$38m to \$50m. 70k surf hours is estimated to be the breakeven point (i.e. operational for 70% of current Recreation Centre opening hours).</p> <p>The only local government facility with a wave pool in Western Australia is Bayswater Waves which also provides Indoor Waterslide, 25m Indoor Pool, 50m Outdoor Pool, Hydrotherapy Pool, Spa, Sauna & Steam Room, Toddler Pool, and Lazy River. The wave pool operates daily from 5:30am to 8:20pm during the</p>	<p>The development of a Wave Park facility is largely dependent on the catchment it is likely to serve given the investment proposed. The catchment of Goldfields Oasis, if the full extent of the Goldfields Esperance Region was taken into account, is only 55,000. This would be only 5% of the desired catchment to ensure the facility is profitable. The management and ongoing maintenance of the asset is significant due to the extent of water the sub-surface hydraulic infrastructure is expected to move. The likely return on investment for a facility which is a specialist item for a specific sport (surfing) is extremely limited.</p> <p>A wave pool is similarly an expensive asset to manage with limited financial return. While the space is generally more flexible in usage it does not provide the programmable benefits that a be-spoke programmable / warm water pool would offer and the potential social</p>

	<p>week and 7:30am – 6:50pm during the week with wave sessions from 10am to 4pm. It is not capable of providing a surfing experience but is a family attractor. The pool water body can be utilised for lap swimming and casual recreation but the depth inhibits LTS / programmable use.</p>	<p>/ family relaxation space that a lagoon pool would generate.</p> <p>The energy use due to the mechanical operation is high.</p>
Lagoon Pools	<p>Lagoon (freeform) swimming pools are often installed as a destination attractor in high trafficked areas where the intent is to attract and retain customers for long periods. They are considered to be viable for all ages and in particular family use.</p> <p>While they are freeform they generally would incorporate a shallow children’s play area, an informal / formal lap swimming area and centre island with elevated viewing. These facilities (referenced at Appendix 5) incorporate a range of social spaces and shaded areas for families, groups and individuals to congregate and range in size from 40m in length to over 100m (depending on the configuration and location within a site). They generally require a similar maintenance program to a typical outdoor pool facility, but due to the lower level of mechanical infrastructure it is a far more cost effective solution.</p>	<p>The option for a lagoon pool should be considered as a destination attractor. This would by necessity have to incorporate a redevelopment / design of the outdoor water space and extension over the Goldfields Oasis Service road running to the east of the Recreation Centre. It would also necessitate the consolidation of the plant room to the north of the 50m pool. The design of the outdoor lagoon would need to be integrated with the externally facing facility and away from the compromised buttresses.</p>
Water Play	<p>A variety of water play facilities are now provided by the industry and include as zero depth pads (using pumps and sprays when in use) where all water when not in use drains to a balance or holding tank. Zero depth water play does not require active lifeguard supervision as there are no holding water areas. It also provides the optimum opportunity to provide the best universal access design features. However water play areas need to be actively supervised when operating with slide exits and bucket spray areas. Chemical mix & plant & equipment needs to be monitored consistently in all water play areas.</p>	<p>While water play areas are rated as high maintenance due to the extent of sprays and moving parts, they are an essential component of a redeveloped Goldfields Oasis as a replacement of the current outdoor water play space which is aged and lacks contemporary infrastructure. The option to develop a range of age appropriate structures in one combined indoor and outdoor area should be considered, but will need to consider minimising the staffing and supervision implications.</p>

6.5 Summary Conclusions: Redevelopment Considerations

The critical considerations that arise from the case studies are:

- Be clear of the vision and the service focus of the facility as this is important in ensuring the outcome reflects the intent.
- A combination of sporting infrastructure and community health and wellbeing is considered important to appeal to the widest user groups. Recreation Centres which focus on sport and high end fitness components will generally discourage broad based community use which is essential for its financial viability.
- Invariably the facilities require a high level of foot traffic to ensure financial viability. By combining a variety of uses across all age ranges, cultures and family circumstances ensures that the facilities are highly trafficked.
- A combination of services and user groups provides a greater ability to attract external funding and sponsorship.
- Master planning is critical and should be undertaken in advance of any short-term decision making to avoid compromising future development and income generating opportunities.

- The provision of a diverse range of changing infrastructure to cater for all customer needs and to retain memberships is critical. The general ambience and flexibility of facilities is a major contributor to customer retention.
- The size of health club/gym is important in attracting and retaining a strong membership and customer base. In particular a wide range of cardio and dead weight equipment is required to attract a diverse user group.
- Where developments have been undertaken on an existing footprint, inevitably, there have been compromises. It is important to fully plan any infrastructure and identify potential risks early in the process.
- Challenges have occurred where a condition audit has not been undertaken. It is important when developing infrastructure onto or within an existing building that the condition is known and potential cost-blow outs are managed effectively.
- Wherever possible complimentary infrastructure should be located adjacent and where possible share supporting infrastructure. The division of wet and dry-side activities across a leisure centre creates additional administrative and security burdens. In addition, it has a direct implication on staffing levels
- As an important community service and income generator, Learn to Swim (LTS) activities should be a significant consideration in the design of new or modernised infrastructure.
- When considering extended infrastructure, consideration should be given to the expansion of plant and machinery. This may provide an opportunity to upgrade and relocate infrastructure to increase the site functionality.
- When undertaking modernisation, an extension or replacement infrastructure, consideration should be given to likely throughput at peak times and the car parking should be increased commensurate with that use.

7. Building Condition Assessment

The Building Condition Assessment and Life Cycle Cost Analysis was undertaken by HFM Asset Management Consultancy . The detailed report is contained at Appendix 6 and a summary of the outputs is contained below.

7.1 Capital Renewal Implications

The detailed analysis and report indicates that there are large investment considerations which need to be factored in regarding asset renewals across 2024 and 2025 related to hydraulic renewal / replacement at a total of \$17.73m which is related to pool infrastructure with some identified as being in poor condition having reached or being close to the end of their serviceable life). Overall over a 10 year period in excess of \$22m is required to be expended on capital / renewals.

This level of investment highlights the importance of getting the pool reconfiguration right now in order that investment can be re-assessed and prioritised in a much more efficient way by improving the facility and service offer at the same time.

The spreadsheet supporting the report in Appendix 7 and provided separately, identifies a number of facility defects, some of which could be considered now – these are identified in the table below. Of note is the relatively large investment item of pool grouting, referenced in Year 2. Notwithstanding the outcomes of the Master Plan, the items referenced in Table 11 below will need to be considered immediately and budget set aside within the next two financial years to ensure sufficient capital is available to undertake the basic replacement and renewal work which in total will require an expenditure of \$6885k.

Table 11: Facility defects Requiring Immediate Planned Investment

Location	Asset Function	Element	Comment	Year 1 Cost (\$)	Year 2 Cost (\$)
Accessible Toilet	Building Fabric	Ceilings Painted	Badly Water Damaged.	\$1,200	
External	Building Fabric	Windows Metal	Deterioration to window frame coatings. Deterioration to external window seals evident.		\$4,500
External	Building Fabric	External Façade Painted Concrete	Some deterioration/wear and tear. Minor deterioration to seal at slab joints. Note no cost given as assumed will be resolved as part of external façade painting (proposed for 2024).	\$0	
External	Building Fabric	Doors Metal Glazed	Some areas external doors handles, etc are stained. Recommend treatment to prevent corrosion.	\$300	
External	Building Fabric	External Walls Metal Cladding	Minor deterioration to wall at lady’s toilet side. The metal profile sheet is marked. Recommend touching up.	\$500	
External	Mechanical	HVAC Evaporative Units	Corrosion evident at connection to ductwork and at base of unit. Unit filters have deteriorated.	\$1,600	
Roof	Hydraulic	Water Supply (Hot) Solar (Dontek Type) Matting	Section of matting has dislodged itself and is wrapped around pipe.	\$500	

Location	Asset Function	Element	Comment	Year 1 Cost (\$)	Year 2 Cost (\$)
Roof	Specialist Services	Roof Access Ladder	Ladder access is not compliant to the current regulations	\$3,500	
Carpark	External	Civil Car Park and kerbs	Carpark surface has deteriorated. The road surface is cracked and there are displaced kerbstones. One road sign is displace/leaning over.		\$15,000
First Aid Room	Building Fabric	Walls Painted	Damage to walls. Missing tiles. Rising damp.	\$800	
Male Change Room	Building Fabric	Floor Coverings Tiled	Deterioration to tiling grout.		\$1,200
Male Change Room	Building Fabric	Walls Tiles	Damage and visible repairs to painted surfaces above tiles.		\$300
Lobby / Foyer	Building Fabric	Ceilings Tile	Localised areas with water damage/staining.		\$500
Lobby / Foyer	Building Fabric	Floor Coverings Vinyl	Minor defects including two areas with small holes.		\$300
Creche	Building Fabric	Ceilings Tile	Water stained and loose/displaced ceiling tiles.	\$200	
Old Kiosk Area	Electrical	Light and Power Distribution Board	The GPO on the wall has exposed cabling and its cover missing.	\$200	
Training Room	Building Fabric	Floor Coverings Carpet	Joint in carpet opening up.	\$300	
Stadium	Building Fabric	Floor Coverings Timber - Sand and Treatment	There is some deterioration evident to the timber sports floor including minor damage and wear. Repair could be deferred to coincide with sand and polish.	\$0	
Equipment Store	Building Fabric	Floor Coverings Concrete	Minor cracking to floor slab. Recommend monitoring.	\$0	
Stadium	Building Fabric	Walls Insulation	Minor impact damage	\$0	
Administration Area	Electrical	Light and Power Distribution Board	Missing pole covers.	\$200	
Gymnasium	Building Fabric	Ceilings Tile	Localised areas with water damage/staining.		\$500
External - Serving Sports Hall	Mechanical	HVAC Evaporative Units	Corrosion evident at connection to ductwork and at base of unit. Unit filters are very dirty.	\$8,000	
Plantroom - Serving Pool Hall	Mechanical	HVAC Air Handling Unit	Filters are very dirty	\$7,000	
Pool Hall	Hydraulic	Specialist Services Pool	Deterioration evident to pool tile grout. Deterioration particularly noticeable at joints. Note could not		\$600,000

Location	Asset Function	Element	Comment	Year 1 Cost (\$)	Year 2 Cost (\$)
			be fully viewed due to pool in use. Recommend that maintenance repair is carried out and that a delamination inspection of the tiles is undertaken. Note this would require the draining of the pool.		
Pool Hall	Hydraulic		Deterioration evident to pool tile grout. Appearance is poor/dirty. Step contrasting nosing has deteriorated.	\$6,500	
Pool Hall	Mechanical	HVAC Ductwork	Paint is flaking off in areas. Some discolouration, dirt and corrosion evident.		\$22,200
Stadium Grandstand	Structural	Internal stairs Concrete	Nosings dislodged and missing.	\$300	
Corridor/ Balcony onto Sports Hall	Electrical	Light and Power Distribution Board	Missing pole covers.	\$200	
Corridor/ Balcony onto Sports Hall	Electrical		External timber door very stiff to open.	\$120	
Electrical Cupboard	Electrical	Light and Power Distribution Board	Missing pole covers.	\$600	
Male Toilet /Change room	Building Fabric	Floor Coverings Tiled	Deterioration to tiles and tiling grout.		\$3,000
Male Toilet /Change room	Building Fabric	Ceilings Tile	Ceiling tiles grubby in appearance.		\$300
Female Toilet /Change room	Building Fabric	Floor Coverings Tiled	Deterioration to tiles and tiling grout.		\$2,000
Female Toilet /Change room	Building Fabric	Walls Tiles	Minor deterioration tiling grout.		\$500
Female Toilet /Change room	Building Fabric	Ceilings Tile	Ceiling tiles grubby in appearance. One tiles slightly dislodged.		\$300
Accessible Toilet / Disabled Change room	Building Fabric	Ceilings Painted	Exhaust grille dislodged and dirty.	\$100	
Accessible Toilet / Disabled Change room	Building Fabric	Walls Tiles	Minor deterioration to tiling grout	\$500	
Netball Courts	Building Fabric	Floor Coverings Synthetic surface	Some cracking to surface evident. There is also localised burn marks throughout that requires investigation. Note it is understood that the surface is still under warranty.	\$0	
Geothermal Plant Room	Hydraulic	Water Supply (Hot) Heat Pump	One unit (HP02) was faulty at the time of the inspection.	\$500	

Location	Asset Function	Element	Comment	Year 1 Cost (\$)	Year 2 Cost (\$)
PV System	Electrical	Light and Power Distribution Board	Door to board has become detached.	\$200	
Main Pool Plant room	Building Fabric	Walls Block	Movement evident on wall. Sizeable crack/mortar loss.	\$1,200	
Leisure Pool	Structural	Internal stairs Timber	Small timber stair bridge structure over pool is badly deteriorated. Recommend replacement. Proposed renewal 2023.		
External Playground	Building Fabric	Floor Coverings Softfall	Some shrinkage and splitting evident.	\$0	
Total				\$34,520	\$650,600

A Summary of the Capital Renewal Plan over a 10 year period, excluding the above is identified in Table 12 below:

Table 12: Capital / Renewals Summary (Source: HFM Condition Report)

Asset Function	2022	2023	2024	2025	2026
Building Fabric	\$2,881	\$907	\$63,455	\$19,764	\$97,200
Electrical	\$-	\$-	\$11,340	\$-	\$-
Equipment	\$-	\$-	\$-	\$-	\$-
External	\$-	\$-	\$-	\$-	\$-
Fire	\$-	\$-	\$3,375	\$-	\$-
Hydraulic	\$189,000	\$675,000	\$4,729,055	\$13,077,840	\$-
Mechanical	\$100,000	\$192,000	\$-	\$-	\$54,000
Security	\$-	\$-	\$-	\$-	\$-
Specialist Services	\$-	\$-	\$-	\$-	\$-
Structural	\$-	\$22,500	\$-	\$-	\$-
Vertical Transport	\$-	\$-	\$-	\$16,875	\$-
Grand Total	\$291,881	\$890,407	\$4,807,225	\$13,114,479	\$151,200
Asset Function	2027	2028	2029	2030	2031
Building Fabric	\$332,943	\$38,496	\$334,926	\$312,474	\$27,189
Electrical	\$36,450	\$-	\$35,239	\$-	\$-
Equipment	\$-	\$-	\$3,780	\$-	\$-
External	\$-	\$145,800	\$-	\$-	\$-
Fire	\$74,250	\$-	\$7,020	\$-	\$-
Hydraulic	\$-	\$800	\$159,925	\$50,000	\$18,175
Mechanical	\$-	\$-	\$431,540	\$-	\$348,975
Security	\$-	\$-	\$-	\$-	\$10,800
Specialist Services	\$-	\$7,088	\$-	\$-	\$-

Structural	\$-	\$-	\$-	\$1,215,000	\$-
Vertical Transport	\$-	\$168,200	\$-	\$-	\$-
Grand Total	\$443,643	\$360,384	\$972,430	\$1,577,474	\$405,139

7.2 Planned Preventative Maintenance Costs

Table 13 summarises the Order of Probable Cost (OPC) for proposed Planned Preventative Maintenance (PPM) at Oasis Recreation Centre. It is to be noted that on average the annual cost to undertake this work is approximately \$150k annually which needs to be set aside within the Centres forward financial plan.

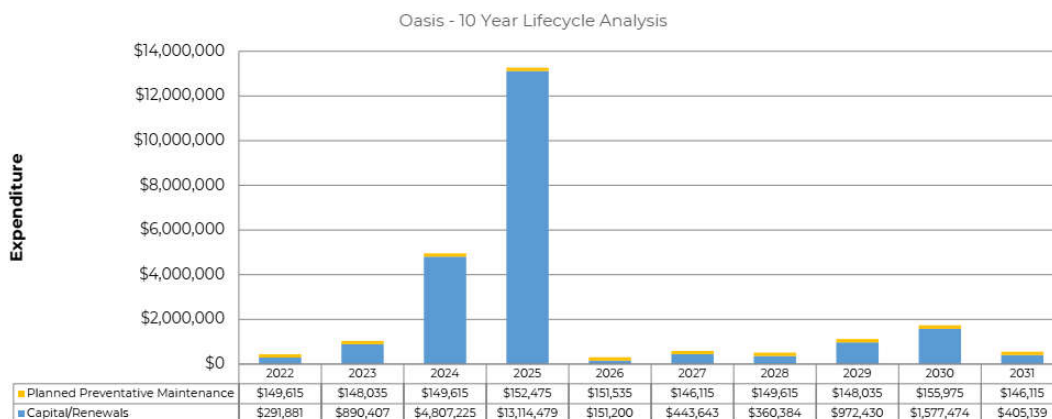
Table 13: Proposed Planned Preventative Maintenance Costs (Source: HFM Condition Report)

Asset Function	2022	2023	2024	2025	2026
Electrical	\$10,995	\$10,995	\$10,995	\$10,995	\$10,995
Fire	\$25,890	\$25,890	\$25,890	\$32,250	\$25,890
Grounds	\$16,438	\$16,438	\$16,438	\$16,438	\$16,438
Hydraulic	\$14,080	\$16,000	\$14,080	\$14,080	\$16,000
Mechanical	\$28,300	\$28,300	\$28,300	\$28,300	\$28,300
Security	\$4,817	\$4,817	\$4,817	\$4,817	\$4,817
Specialist Services	\$42,190	\$42,190	\$42,190	\$42,190	\$42,190
Vertical Transport	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400
Building Fabric	\$4,505	\$1,005	\$4,505	\$1,005	\$4,505
Grand Total	\$149,615	\$148,035	\$149,615	\$152,475	\$151,535
Asset Function	2027	2028	2029	2030	2031
Electrical	\$10,995	\$10,995	\$10,995	\$10,995	\$10,995
Fire	\$25,890	\$25,890	\$25,890	\$32,250	\$25,890
Grounds	\$16,438	\$16,438	\$16,438	\$16,438	\$16,438
Hydraulic	\$14,080	\$14,080	\$16,000	\$14,080	\$14,080
Mechanical	\$28,300	\$28,300	\$28,300	\$28,300	\$28,300
Security	\$4,817	\$4,817	\$4,817	\$4,817	\$4,817
Specialist Services	\$42,190	\$42,190	\$42,190	\$42,190	\$42,190
Vertical Transport	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400
Building Fabric	\$1,005	\$4,505	\$1,005	\$4,505	\$1,005
Grand Total	\$146,115	\$149,615	\$148,035	\$155,975	\$146,115

7.3 Lifecycle Cost Implications

Table 14 summarises the Life Cycle Costs for the Goldfields Oasis Recreation Centre based on current infrastructure and projected combined annual OPC over a 10-year period for both Planned Preventative Maintenance and Capital / Renewals. A Regional Cost Index (RCI) of 135 has been applied (35%)

Table 14: Combined annual OPC over a 10-year period for both Planned Preventative Maintenance and Capital / Renewals



Overall the review assessed the Goldfields Oasis Recreation Centre as being in overall fair condition. With the Recreation Centre being 23 years old there are however a number of building elements that are approaching or have reached the end of their serviceable life. This includes:

- Pool structures, tiling and grout
- Various pool equipment related items e.g. Pool Filters
- Heating Ventilation and Air Conditioning equipment
- Building finishes, and
- Fire Detection.

It is recognised that there are a series of upgrades which have been undertaken since the initial construction but these relate to various building services upgrades carried out, including sustainability initiatives such as lighting upgrades, the installation of a Geothermal System and PV systems. Concern was raised that there are significant elements of the building which are not compliant with the current Building Code of Australia / National Construction Code (including roof access in respect of fall restraint systems and pool slides which require permanent supervision when in operation).

A series of options were provided by the Asset Management consultant to provide direction to the Master Planning considerations. These included:

- Option 1 – Retain the status quo and implement the recommended capital / renewals over the next 10 years.
- Option 2 - Redevelopment of the leisure pool area to include:
 - Increasing the spa space (combining the two small pools, sauna and a steam room) and provision of an additional program / warm water pool.
 - Provision of additional court space and realignment of centre office space, group fitness and dedicated customer services area.
 - Extension of gymnasium to include warm down / personal training areas.
 - Enhancements of Water Slides and replacement of aquatic play infrastructure
- Option 3: Complete Redevelopment of Goldfields Oasis.

It is to be noted that the above was merely identified to inform the subsequent Master Plan development.

8. Consultation Outputs

The consultation process adopted a range of approaches which included the following:

- Workshops with City Officers, Elected Members and Goldfield Oasis Recreation Centre Staff.
- Selected Consultation with current user groups.
- Selected consultation with State Sporting Association
- One to one meeting with a representative from the Department of Local Government Sport and Cultural Industries.
- A community survey split down to determine the respondents view of existing facilities at Goldfield Oasis Recreation Centre and future aspirations.

The output from the consultation process is summarised below and provided in greater detail at Appendix 7

8.1 City of Kalgoorlie Elected Member and Officer Considerations

The key points are summarised below:

- There is a strong interest from council in an outdoor pool in some form. A lagoon should be considered to create an outdoor water park. A vision of a beach pool with a wave is an option to consider. Viability of a wave pool should be looked into. (look at a pendulum wave structure and potential risk).
- The council would support loans and would be interested in how the increased income may offset a loan (there is no desire to increase the subsidy but council are prepared to accept current subsidy levels).
- Consider moving to an alternative site – Lord Forrest / Hammond Park issue will need to be addressed as Water Play across the City is a big consideration.
- Geo-thermal / solar infrastructure – need to take advantage of what is potentially available to offset costs / improve functionality.
- There needs to be a value proposition created that is attractive to council and community.
- Gym – increasing functionality and size.
- Flowrider was a poor decision as it was sold as a Golden Bullet but never delivered. The Flowrider is not working and the risks associated with Flowrider and the extra staff required to manage it were not considered when it was installed. There are maintenance issues and no asset management plan.
- Repurposing renewal and additional development is required.
- The Oasis is full at peak time and it is evident more room is required.
- The slides lack the wow factor.
- Netball club operate out of the building whereas the space could be best utilised for the centre administration and storage. This is similar for swim club which operates out of a small building at the centre.
- Changing rooms in the aquatic areas are wholly inadequate – 9 changing room spaces but 900 swim school members.
- Cycle room is in the storeroom where space is compromised.
- The Recreation Centre has significant levels of use from members, programs plus casual users but use is not being maximised due to the inadequacies associated with the facility.
- The potential to provide water play an old outdoor pool at Lord Forest. It was agreed to investigate an outdoor pool at the location. There is a need to tie the resolution from council into the report on Goldfields Oasis.

The comments raised are to be considered as part of the redevelopment options. It is evident that three items need a resolution:

- The Flowrider facility has been out of action for two years and there is no appetite to retain it.

- The option to develop Water Play at an alternative location needs to be addressed from a viability perspective.
- The viability of a wave pool and / or a lagoon pool needs to be assessed.

8.2 Staff Workshop

Table 15 below identifies the key components identified and a rationale provided as to whether they should be incorporated within the facility composition of the Master Plan:

Table 15: Staff Workshop Facility Options for Consideration in Developing the Master Plan

Suggested Development / Improvement	✓ / ✗	Rationale
Larger Gym space	✓	Research and benchmarking indicates gym space is substandard and needs to be increased to at least 1,200m ² and access to the facility enhanced to ensure users feel comfortable accessing the facility 24/7.
Improve gym access / entry space and limited stairwell width	✓	
Hydrotherapy / Warm water pool	✓	Warm water programmable space is essential to increase LTS capability and drive additional programmable income.
Compound needs roof and fans	✗	The external compound should be brought into the internal gym space to manage accessibility and increase passive surveillance for personal safety.
Swim school Hub on Pool deck	✓	It is important to maintain the current meeting room / shred space for swim school and club use.
More parent change rooms /disability change rooms on deck	✓	The current changing facilities are limited and enhancements are necessary to align with similar facilities.
Meeting spaces / function area / bar / birthday party rooms	✓	The centre currently lacks sufficient flexible meeting room and function space which are essential to facilitate different user groups and support state netball / Fever usage
Outdoor pool	✓	A number of comments have been made relating to the need for outdoor water space and potentially a lagoon feature to act as a destination attractor.
Half-court basketball	✓ / ✗	Options could be explored for a small court area but is not deemed essential.
Additional water slides	✓	The current water slides are dated and lack contemporary design standards. All slides will need to be replaced with current / contemporary features to attract visitors who will use the facility as a destination for family use.
Retractable roof	✗	Alternative solutions to a retractable roof should be explored to enhance the indoor / outdoor connectivity. This could be achieved in a cantilevered solution to the water play area (indoor / outdoor connection).
Café space where you want to go and sit and spend time at.	✓	The current café is not exposed to wider customer use and is constrained. This needs to be redeveloped with an externally facing alfresco to activate the external Recreation Centre space.

Suggested Development / Improvement	√ / X	Rationale
Creche needs indoor and outdoor extension	√	The current creche is small and lacking capacity to meet customer needs.
Increase disability and staff parking	√	Current staff car parking and disability car parking is minimal and in the case of disability access does not provide for a welcoming and inclusive experience.
separate yoga room to the ground floor.	√ / X	This should be a combined wellness facility closely aligned to gym and aquatic membership options.
Wellness studio / Physios with clients need a dedicated space.	√	As above
Running track around the roof	X	This is unlikely to be developed without significant risks associated with access control, passive surveillance and exposure to intense heat.
Group fitness outdoors (grassed area)	√	This could be integrated with an improved outdoor aquatic space / social gathering area to the east of the building.
More seating throughout the whole facility	√	This can be addressed within the existing building footprint.
More storage throughout	√	This can be addressed within the existing building footprint and will meet an ongoing need.
Increased profile and attractiveness of Garden / Backdrop to the centre	√	This could be integrated with an improved outdoor aquatic space / social gathering area to the east of the building.
Enhance the separation between outdoor and indoor water areas	√	This could be achieved in a cantilevered solution to the water play area (indoor / outdoor connection) and by designing a solution to hide the external buttresses.
More specific court areas	√ / X	The requirement for additional basketball court space is unlikely to be required due to the development at Niels Hansen Basketball Stadium. Options should be considered for a longer term court expansion should a need be proven.
Improved game control / changing facilities	√	This has been raised by a number of consultees and the EGNA.
Cater for indoor cricket , water polo and other uses not currently provided for	√ / X	This should be accommodated within the existing / proposed infrastructure without developing be-spoke facilities where a need has not been proven
Improve airflow in the winter / summer	√	Consideration should be given to airflow movement to reduce potential corrosion / adverse impact on use.
Centrally located plant room	√	There is a need to consolidate all plant areas and this would be achievable when redeveloping the external water space.
Replace tiles	√	This has been identified as essential during the asset assessment process.

Suggested Development / Improvement	✓ / X	Rationale
Address the curve of the leisure pool which results in the centre not being utilised effectively.	✓	This may be resolved through increasing the internal water area to incorporate an additional program pool and enhanced indoor / outdoor water play areas.
Improved lighting	✓	This should be undertaken throughout the site to facilitate the 24/7 gym opening and late night access for events / programs
Increase use by teenagers	✓	There is a need to consider the full range of water play and recreational activities provided within the site to appeal to all.
Replace Flowrider	✓	The flowrider has been proven to be an expensive facility to manage and maintain and does not provide a viable return for a continued investment.
More self-supervised areas and greater visibility across the centre minimise staff costs	✓	It is critical to increase vision across all water spaces and ensure that the indoor and outdoor water areas are fully integrated to maximise usage.
Consider pool scanning / safety options to control access more effectively.	✓	Control over access and collection of member data will be critical to the Recreation Centre in planning for future use and programming in addition to increasing the control over access to discrete areas of the facility.

8.3 Selected Consultee Outputs

Additional consultation was undertaken with the following and a summary of the outputs and response is contained in Table 16:

Table 16: Selected Consultation Outputs and Response

Consultee	Key Output	Response
Department of Local Government, Sport and Cultural Industries	<ul style="list-style-type: none"> Goldfields Oasis is recognised as an ageing facility in need of an upgrade and consolidation of infrastructure on site. Ideally the basketball facility should be co-located the Goldfields Oasis but the state recognise that funding has already been provided for the development of the Niels Hansen Basketball Stadium. The facility would be considered for Community Sport and Recreation Facilities Fund but limited to \$1m for larger projects. Currently they have not been approached for funding but would suggest seeking an election commitment once the Master Plan has been completed. 	The option to secure CSRFF is limited and a future funding plan should target larger funding opportunities due to the likely extent of infrastructure which will be required to be developed.
Netball WA	<ul style="list-style-type: none"> The view from the indoor courts to the outdoor courts from the main administration area is essential. The ability to provide additional storage for clubs and administration base for the EGNA would be highly beneficial. The creche needs a larger footprint as it is an essential component in attracting players back into the social and competitive side of the sport. 	The key areas of development which need to be considered for netball are the administration area; viewing from the area of both the indoor and outdoor courts and increase indoor spectator capability.

	<ul style="list-style-type: none"> • Court 4 is the biggest problem with the electrical box located within the safe play area and is a danger to players • A specific canteen / function area for netball would be ideal. • The male / female changing rooms are small and access to the facilities is poor. • A total of 5-6 indoor courts would ensure netball would have sufficient capacity to grow and develop the game. 	<p>With the outdoor courts it will be necessary to re-align the court space to enhance access and re-align the power box impacting on the safe play of Court 4</p>
Basketball WA	<ul style="list-style-type: none"> • Basketball WA are in full support of the extension to the Kalgoorlie Boulder Basketball Association (KBBA) which operate from the Niels Hansen Basketball Stadium. • The court extension to provide an additional two courts is currently awaiting approval to secure land adjacent. If not an alternative option is being explored. The Association is keen to maintain control over their court infrastructure. 	<p>The provision of additional basketball courts is unlikely to be required unless the Niels Hansen Basketball Stadium redevelopment is not viable. Currently it is their investment priority.</p>
Kalgoorlie Amateur Swimming Club	<ul style="list-style-type: none"> • They are the only club operating all year round without a clubroom dedicated to their activities. The club operates from 6 yrs to adults. • A focus of the club is on the clubroom. The club would co-exist with other clubs within the centre but would need additional space for storage / merchandise / uniforms. • They do however find the facility good to use – in comparison to other regional areas. • The lawn area to the rear needs to be opened up more – align the outdoor space to the meeting room. Dryland training is undertaken on the grassed area – there is enough space for that if both internal and external space were combined. 	<p>The consideration of providing a space for swim club and swim school use should be incorporated in the Master Plan. It is not viable however to incorporate a dedicated space for one user group and therefore shared meeting room / club storage would be a priority.</p>
Eastern Goldfields Netball Association	<ul style="list-style-type: none"> • The Association manages the clubs - Clubs operate Net Set Go. Clubs manage the players in the competitions from 13 to seniors. They have a board of 8. • They are looking for West Coast Fever games to continue at the Oasis – to operate they need temporary scaffolding on the courts with the teams warming up on court 3. • The outdoor courts were resurfaced in 2020 but there is some cracking in the surface. The courts play well and don't hold water and are not slippery. • There is not sufficient space for spectators / officials but it is manageable. • Courts 2 and 3 indoors have been an issue due to limited space and this impacts on the umpires. The indoor courts are hard and difficult to program effectively on Saturday afternoons. The main show court is Court 1. • The office space is hired from Goldfields Oasis but there is no viewing area internally. They currently have nowhere to store merchandise / memorabilia etc • There is no access to the outdoor courts other than through the narrow corridor. • The courts play well although lighting isn't the best with some shadows cast over court three in particular. They meet the technical specifications and mainly cater for seniors. 	<p>The meeting room currently located to the north of the indoor three court space should be expanded to provide internal and external viewing capability and incorporated in the Master Plan. It is not viable however to incorporate a dedicated space for one user group and therefore shared game administration / meeting room / club storage would be a priority.</p> <p>The relationship with the outdoor courts will need to be improved as will enhanced spectator opportunities internally within Goldfields Oasis.</p>

	<ul style="list-style-type: none">• They have a MOU in place with the City to provide priority access over court hire and is happy to sign up to an ongoing MOU.	
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8.4 Community Survey Outputs

753 survey responses were received out of 1,456 people who visited the online survey which was open for a period of four weeks from March through to April 2022. The majority of respondents were in the age group 40-49 (270), 50-59 (157) and 30-39 (148). There were 55 respondents in the age group of 10-19 with 137 respondents over the age of 59. 17 respondents identified as Aboriginal and/or Torres Strait Islander person.

The majority of respondents were Couple family with children (456). 297 respondents had primary aged schoolchildren and 188 with children under four years. 41.3% of respondents undertook no pool activities and 58.7% identified as having undertaken pool activities.

Table 17 summarises the key themes from the community consultation process:

Table 17: Community Survey Outputs – Key Themes Identified Requirements and Challenges

Key Area	Identified Requirements / Challenges – Selected Comments	Response
Gym and Group Fitness	Gym expansion / Upgrade to changing facilities. The RPM room is too small and stuffy with no natural air. Also I feel we need a protected women’s space. Especially wearing the clothes we do and having to squat and stuff in front of the boys. I really like being able to do virtual classes at the facility. increased area – urgent - larger space	It is evident from the level of responses received that the gym space needs increasing in size and a greater alignment is required across a consolidated membership service offering. The greater the flexibility in this space, the higher the potential membership levels and diversity of activity. The future design should reflect the need to maintain the 24/7 gym access.
General circulation and space	More connected spaces	Enhanced circulation is required to all Recreation Centre areas to increase capacity and use.
Information Technology	Better Wi-Fi required	This is a local service provider issue.
Court Facilities (indoor and outdoor)	The respondents utilising the court space valued Social comp and rated them as good facilities. Separate the netball courts from the Oasis. Move the basketball stadium to the Oasis grounds A dedicated club house for the almost 1,000 members of the netball association. Include built in bar area at oasis for spectators during netball season and special events (functions)	The provision for netball should assess the potential enhancement of association activities and dedicated player / sponsors / administrative space when in use for competition. It is however not appropriate to provide a dedicated space which cannot be used for hiring out and generating alternative income sources. The ability to move the basketball courts to the Goldfields Oasis is unlikely to occur due to current grant funding commitments.

Key Area	Identified Requirements / Challenges – Selected Comments	Response
Wellness	<p>Incorporate a wellness centre.</p> <p>Separate yoga, quiet space and maybe meditation room.</p>	<p>The importance of wellness to the local community is recognised and should be incorporated within the Master Plan and aligned to the gym / fitness areas.</p>
Indoor Aquatic Areas	<p>Casual / recreation swimming ranks high for children as does LTS, water slides and water playgrounds.</p> <p>Use of pool by older people / Walking only no swimming / Require hydro pool facility for use by those ratepayers recovering from operations or general fitness activities.</p> <p>A place for people to rehabilitate without getting in the way of swimming lessons and people having fun.</p> <p>Take the wooden bridge out.</p> <p>Large indoor hydro slides. I would like to see a Built in proper heated walking pool, no swimming or swimming lessons, for about 20 to 30 adults who usually get there between 7am and 9am.</p> <p>family change rooms.</p> <p>Steam sauna.</p> <p>More swimming lanes.</p> <p>A large spa that kids can use would be beneficial.</p> <p>Change the flooring as you enter via the “beach” as kids sit there and it’s ruining their swimsuits when they drag their bums along the ground.</p> <p>More seating and comfortable seating around the pools.</p> <p>Larger spectator area.</p> <p>Something with a deep pool and some diving boards or tower / Indoor Diving Boards.</p> <p>There needs to be more disabled changing rooms and private family changing rooms.</p>	<p>There is a clear demand expressed within the comments received to provide more flexible space which can provide LTS and rehabilitation opportunities. The existing 25m lap swimming / walking area is small and is ideally suited to deliver LTS, walking, play and various other aquatic programs. It is evident that this space is compromised by the lack of flexibility and pressure could be alleviated by the introduction of a dedicated warm water area.</p> <p>It is recognised that the current bridge, limited space available in the spa and sauna will need to be addressed to enhance membership service opportunities. This could incorporate an expanded steam sauna as part of the wellness initiative.</p> <p>The development of an additional internal deep water area is unlikely to provide a viable return on investment as the water space would have limited flexibility. Consideration should be given to enhanced children’s play and zero depth / shallow water play internally.</p> <p>The introduction of additional family changing and enhance universal access toilets and changing infrastructure should be considered.</p> <p>Sufficient space currently exists on the pool surround to provide for extensive spectator use if required with an elevated viewing area. Seating is reasonable and typical of a pool of this age and capability.</p>

Key Area	Identified Requirements / Challenges – Selected Comments	Response
	Nothing for younger child to do except watch unless parent leaves slide area for another area / an indoor play centre!	
Outdoor Aquatic Areas	<p>Heated outdoor kids pool / outdoor pool that’s suitable for all ages / outdoor water play / Outdoor interactive nature water playground or a large whale or ship setting/ playground catering for little to large children and their abilities / Better outdoor area / Outdoor pool with grass and shady tree areas for BYO picnics.</p> <p>Outdoor water playground water is freezing cold even on the hottest day kids don’t last long out there because it’s freezing. There was a notable decrease in winter use by responders</p> <p>Refurbished flowrider.</p>	<p>The need to replace and modernise current outdoor water space is evidenced by current trends and assessment of contemporary aquatic water play infrastructure.</p> <p>The outdoor water area and associated infrastructure provides the greatest opportunity for improvement / expansion to provide significant destination attractors.</p> <p>The flowrider is an expensive item to manage and maintain and its retention is therefore not justifiable given that the throughput is relatively small for the expenditure required to operate the facility.</p>
Site security	<p>More staff for security purposes.</p> <p>Better control and access to lockers.</p> <p>Adequate lighting from the building to the car park is lacking and needs an upgrade.</p>	<p>There is a need to increase site security and reduce excessive corridor space which is difficult to manage. This can be achieved through introducing better signage, viewing across key entry areas and entry controls. It is also recognised that the approach to the facility needs to be enhanced to improve the perception of personal safety at night and to access the 24/7 gym.</p>
General facility ambience	<p>Improve the air-conditioning and airflow</p>	<p>A redevelopment should consider air flow and minimising opportunities for condensation / humidity to cause unnecessary corrosive damage.</p>
Creche	<p>Different times for the creche, like before school or open from 3pm so parents can go to the gym straight after school pick up.</p>	<p>This is a management, staffing and funding issue which can only be resolved if the demand exists.</p>
Standard of Cleanliness	<p>The compound is always really dirty and never has any cleaning equipment. It’s disgusting. Maintain your premises.</p>	<p>This is an ongoing management and operational matter.</p>
Café / kiosk	<p>You should focus on and promote good mental health as well as physical health and good diet. Stop sell deep fried food, it’s 2022 it’s gross, and keep a well-stocked vending machine.</p>	<p>The need to improve the visibility and financial attractiveness of the café is evident. This could be enhanced through creating a relocated café facility at the entrance to the Recreation Centre.</p>

Key Area	Identified Requirements / Challenges – Selected Comments	Response
	<p>School Holiday program would be incredible and relocating the cafe to a position that has an external presence could be huge for the Oasis in reducing traffic in the foyer for those that are coming purely for the cafe! The Oasis always has and always will be an outstanding facility!</p>	
<p>Current Gaps</p>	<p>Introduce Water polo man-made beach and swimming pool Toilets for outdoor courts Undercover cabana style booths outside Would like a rubberised surface running track. Would like a smooth tarred continuous 5km circuit that could be used for cycling / skating without having to cross roads. Themed birthday party rooms. movie screen in pool area. Provision for cycling club area onsite. Crit race facilities. Wave pool. More diverse sport and community sport programming.</p>	<p>In respect of the gaps identified, water polo could be accommodated in the 50m pool if a demand is evident. The option to develop a manmade beach and swimming pool could be explored as part of the redeveloped outdoor aquatic provision. This could also incorporate a large grassed banking / BBQ, social gathering area.</p> <p>The option to develop a criterium circuit would need to be considered as an external option across the broader Oasis Precinct.</p> <p>The option to develop a wave pool could be considered but the ongoing operational costs and commercial considerations would potentially render the development unachievable for a local government.</p> <p>Toilet / ablutions throughout the facility are required to be upgraded and expanded to meet user’s needs.</p>

9. Development and Design Considerations

Based on the research there are a number of facility components which were identified as being fundamental to the future development of Goldfields Oasis. In assessing the facility components a number of facility components desired during the consultation process have been intentionally excluded from the Master Plan. These can be identified as:

- **Wave Park:** This was not included due to the high cost of development and ongoing operational and management costs in an area where surfing is not likely to be a high growth sport. The limited catchment from a commercial perspective renders it as unviable without the project being underpinned by a significant local benefactor who is prepared to take on all of the risk.
- **Wave Pool:** This was not included due to the limited functionality of the aquatic space for alternative programmable opportunities. While not as high an operational cost as the Wave Park it would nevertheless be a high operational and asset management cost due to the mechanical infrastructure required to move water at regular intervals.
- **Replacement of the 50m indoor pool and introduction of a membrane / moveable floor to provide variable water levels:** The 50m is valued by the local community and provides opportunities for lap swimming and associated club activities. The tank appears sound and the water temperature needs to remain consistent at 28 degrees for squad swimming, lap swimming and competitions. There would be little material benefit in adding this in as an additional cost unless it was determined that the pool hall infrastructure was in need of demolition. This is not the case. At this stage it is also considered that the boom be retained but the City look to replace with a mechanical boom as funding becomes available.
- **Flowrider:** The previous reports have indicated the Flowrider is a high cost (both staffing and ongoing maintenance) with limited financial and social return for the investment. It provides a limited activity area which requires ongoing life guard supervision when in operation. Alternative service opportunities can provide a better alternative solution.
- **Retention of existing water slides:** These are non-contemporary and non-compliant with current Australian Standards. Both the external and internal slides need to be removed and replaced with contemporary infrastructure. The children's water play would incorporate a replacement water slide, integrated with the zero depth infrastructure.
- **Upgrades to outdoor training area including flooring, shade, layout and equipment:** The outdoor training area has been incorporated internally within the first floor gym expansion. The option to undertake additional outdoor fitness and circuits could be provided on the extended grassed area proposed to the east of the 50m pool (see below). All other potential opportunities identified in the initial list of facility development options by staff and referenced in Table 2 above have been considered in the Master Plan.

Items which have been included in the Master Plan and the rationale for inclusion are:

- **Enhanced entry position:** The building is to be brought forward with the purpose of providing an entry statement which relates to an active, welcoming and vibrant facility. This will also permit the extension to incorporate a programmable pool, externally facing café, expansion of the creche, realignment of the sauna with the introduction of a wellness centre, steam room and enhanced spa area (referenced below).
- **Re-alignment of the Goldfields Oasis Reception and Customer / Members Service area:** Currently this is located directly in front of the entry doors and provides limited surveillance over the aquatic, gym and court activity space. The intention is to bring the administration and reception staff together with the aquatic staff and customer service / membership services into one area with a high level of supervision across the aquatic and dry side infrastructure. This would also enable the central spine of the building to be gutted and enhance the servicing of the indoor court space and first floor gym area.
- **Lagoon Pool:** A relatively unique but cost effective facility which is likely to become a significant attractor during the summer months for families and visitors to the City. The lagoon can be developed to facilitate a multifunctional use and increase the capability for programmable water space and lap swimming to release pressure from the indoor infrastructure during the hotter months. This would need to be supplemented with an appropriate level of shade infrastructure, BBQ areas and reticulated grass. The demographic analysis and outputs from the consultation process highlighted the need to provide family focussed infrastructure which would appeal to all ages and be relatively cost efficient for customers wishing to socialise and exercise throughout the day. It is proposed that the grassed picnic area associated with the lagoon will provide supervision across all of the outdoor aquatic space. The replacement and upgrade to an existing outdoor play (fenced) facility is also proposed to provide alternative dry play opportunities which can be easily supervised.

- **Extended gym facility:** This is one of the most critical areas referenced during the consultation process, facility review, trends and benchmarking being recognised as significantly compromised and lacking effective functionality and efficiency in management of areas. There is a need to increase the available gym space to be in excess of 1,200m² to be commensurate with recently developed regional centres. This is also underpinned by an extremely strong membership base which has been developed in spite of the recognised inefficiencies. This will also complement the recently introduced 24/7 access. This space is to incorporate consultation rooms, toilets / showers for members, cardio, weights and warm down areas together with dedicated group fitness infrastructure. The gym and group fitness will also be glazed overlooking the internal water bodies and court areas.
- **Program pool / warm water pool:** The lack of flexibility with the existing water space is a concern which has been raised through the business review, visual audit and consultation outputs. A warm water pool would be a significant asset to expand programs and fulfil an extended LTS program (which is currently significantly below the industry standard).
- **Re-alignment of group fitness and spinning room:** The functionality of this space is currently compromised by the areas being split over the first and ground floors of Goldfields Oasis. This needs to be addressed to increase the alignment with membership services, group fitness and dry changing infrastructure
- **Wellness Centre:** This is a natural extension of the gym alignment with the potential to attract commercial service providers who provide sports injury clinics , rehabilitation and other allied health services (chiropractic, physiotherapy, occupational therapy, massage therapy). This should be closely aligned to group fitness areas providing for yoga, Pilate and sensory classes.
- **Water Play (indoors and outdoors):** The current water play lacks contemporary infrastructure and requires consistent lifeguard supervision. The replacement of infrastructure with be-spoke age sensitive and zero depth infrastructure will assist in providing a more cost effective and efficient facility which can also provide a link to the external water features if the boundary of the site is to be extended. It is important that zero depth water play is provided both internally within the building to provide a consistent all year round activity space (referenced in the following bullet point) with a cantilevered opening to the outdoor water play area In providing for a diverse range of water play at Goldfields Oasis it would be inappropriate to consider a similar level or lesser level of infrastructure elsewhere (i.e. at Lord Forrest Park / Kingsbury Park or Hammond Park). Resources should be targeted at one location where the water can be managed effectively through existing staffing resources with knowledge of the required chemical treatment and with the ability to intervene when maintenance and / or vandalism occurs. Isolated Park sites would increase staffing costs and associated risks which should ideally be minimised. The outdoor Water Play area should incorporate two zones:
 - Zone A - This zone should appeal to toddlers and incorporate low ground sprays that spray up and are gentle to touch. Zone A is ideally adjacent to the outdoor café seating.
 - Zone B - This zone should appeal to five to eight year old's and contain transitional elements which are taller, spray up, outward and down all creating a space for children to seek interaction with others while proving fun activities.
- **Indoor leisure water area:** It is recommended that this be reconfigured to contain a mix of zoned features that caters for a broad range of children / families in the community with an indicative floor area 250-350m² and additionally for adult 25m lap swimming. This will involve the demolition of the extended pool hall (beyond the 50m pool) and extension of the facility to align to the indoor Water Play components with a combined indoor freeform leisure water area and zero water depth (note – the toddler pool is to be 300mm deep and would require supervision). This re-alignment will assist with improved air handling. The following zones are to be considered for the indoor leisure and water play area:
 - Zone A - Toddlers pool zone with separator from leisure area pool by clear barrier (indicative size 50 m²) enabling vision into both water areas. This pool should have beach entry through to 300mm deep and should be located adjacent to leisure pool beach entry.
 - Zone B - This zone should appeal to toddlers and incorporate low ground sprays that spray up and are gentle to touch. Zones a & b are adjacent to café seating areas (indoor and outdoor if it can be located within close proximity of the outdoor .
 - Zone C - This zone should appeal to five to eight year old's and contain transitional elements which are taller, spray up, outward and down all creating a space for children to seek interaction with others while providing fun activities
 - Zone D - This zone will appeal to early teens/youth and contain greater thrills such as dumping, spinning, aiming, sliding and redirecting the flow of water.

- Zone E – 25m lap swimming / walking area separated from toddlers area.
- **Pool changing areas:** To increase the extent of pool change rooms which are directly aligned to the water space with minimal interference with the line of site (as far as practicable). These changing facilities are to provide for casual entry families, universal access and school parties with a high level of flexibility inbuilt within the space.
- **Water Slides:** To introduce two detached slide towers with contemporary fast slide and loops and a single or double tube access slide providing for a more casual ride and available for ages above 7.
- **Re-alignment of the café:** The café is to be re-aligned and provided with an outdoor seating area (alfresco) adjacent to the creche to increase the activation of the main entry. This will enable non-users to access food and beverage sales while also increasing the capacity to service the Recreation Centre users. A separate food preparation and sales area included as a wet café within the aquatic area (a room from which food and beverages may be sold at busy times to service the wet area and outdoor area).
- **Redevelopment and expansion of the creche area:** Based on the output from the consultation, facility review and benchmarking it has become clear that the creche space currently is not compliant with Australian standards and is too small to cater for the potential users. It is also essential to provide an external access where children can be picked up and dropped off prior to entering the facility. This is a typical design feature of contemporary recreation centres where providing an open and inviting drop off area enhances the client experience and activates the Centre entrance.
- **The realignment of the netball courts:** They have the potential to be relocated further north to create a dryside entry feature with a landscaped courtyard and realignment to the court entry and access to the indoor courts and administration Office. This would also permit the repositioning of the electrical box outside of the safe play area on court 4. Consideration should be given to expanding the court facilities to the north and provision of permanent shade shelter for players and spectators centrally.
- **Enhanced Game / Competition Administration Room:** The intent is to increase the available meeting room / office / administration / competition control space overlooking the indoor and outdoor courts (through the introduction of a strengthened glazed screening internally within the sports hall).
- **An expanded car parking area:** The main consideration is to provide an expanded formal car parking area to accommodate increased use as a result of the expansion of the facility with destination attractors for both summer and winter usage.
- **Addressing the dysfunctional external pool hall supports:** To develop a casing on the outdoor buttresses which are to be buried and landscaped to provide a better viewing from the indoor area pool area and isolated from the main family and lagoon social area which is to be landscaped to raise above the lagoon pool by 1m.
- **Function Area:** The development of a multi-functional space overlooking the indoor netball / basketball courts (to provide a function area / group fitness / corporate game day area with food preparation area).
- **Storage:** Additional areas are provided throughout the building to enhance the aquatic, court and gym storage areas.
- **Plant realignment:** All plant is to be consolidated and relocated to the north of the 50m pool. At this stage the spatial components are indicative and require additional technical engineering input.

Determining The Spatial Components – Comparative Design Data

Table 18 below identifies a series of recently constructed aquatic and recreation centres with similar core facilities against which the Master Plan has been benchmarked. This data was used to provide a comparative analysis to determine and substantiate the spatial components against which the design could be measured. Recommendations are incorporated within the Goldfields Oasis Master Plan. The minimum facility components identified are those which are typical of a facility servicing a regional catchment. The column on the right hand side identifies the suggested spatial component for Goldfields Oasis based on the research and what has been assessed as appropriate to service the redeveloped Goldfields Oasis and service the City of Kalgoorlie-Boulder resident and visitor clientele. This analysis formed the basis of the facility considerations and potential re-alignment of use to inform the Master Plan and facilitate the long term development of Goldfields Oasis Recreation Centre.

Table 18: Benchmarks for Determining Facility Components – Recent Aquatic Facility Designs and Spatial Components

Facility	St Albans Leisure Centre (m ²)	Bass Coast Aquatic and Leisure Centre (m ²)	Peter Krenz Centre (m ²)	NARC Facility (m ²)	Bass Coast - Phillip Island Aquatic and Leisure Centre (m ²)	Goldfields Oasis Suggested Schedule (m ²)
Pools						
LTS pool	200	270	173	250 (20 x 12.5)		25m x 12.5m or 20m x 14.5m
Leisure Water	250					Combined with water play
Toddlers	60		20	50		
Spectator area	226	155	100	Nil	124	Existing to be retained
Warm water pool	248	Combined with LTS	288 (25 x 11.5)	215 (22 x 15)	270 (20 x 12)	Combined with LTS
spa	25	30	40	Combined with warm water pool	30	30
Dry and steam saunas	83	45	40 and concourse shower of 5	30	45	45
Water play	330 including splash pad zone	600	300 (16m x 12m splash pad area)	340	600	Incorporate with Leisure water (350m ²)
Outdoor splash pad				350-400		200-300
Covered in Water Slides and Tower	Tower Footplate 80 Flumes Exit x 2 = 24				200	Tower Footplate 80 Flumes Exit x 2 = 24
Other support facilities - Storage - First aid room - Pool office - Wet lounge - Party Room - Plant rooms	506	595	935 (includes 270 of circulation and 350 plant room)	385 (includes plant of 300)	565 (includes plant of 350)	Combined areas approx. 250-300m ²
Health, Fitness and Wellbeing						
Weights Room (24hr access)	Gym – 1,006 plus Offices x 2 – 40	Gym – 600 plus Office – 20	Gym – 750 plus Office – 20	Gym – 700 plus Office – 10	Gym – 600 plus Office – 20	Gym area at 1,20 m ² to include aerobic,

	Fitness test X 1 – 21 Shared Gym/Group Fitness Store – 46	Fitness test X 2 – 40 Store – 30	Fitness test X 2 – 40 24-hour access corridor - 30 Store – 30	Fitness test – 10 Store – 20 Allow for future expansion as part of design (400-500)	Fitness test X 2 – 40 24-hour access corridor - 30 Store – 30	weights, warm up / warm down area and group fitness / consulting rooms
Multipurpose Rooms / Function Rooms	495	520 (200 + 120 + 200) 40 stores	340 (200 + 100 + 40) plus community rooms of 120 and 70	510 (300 + 100 (bikes) + 60 (PT) + store – 50 + allow for future expansion)	440 (200+200 +40)	200m ² and 100m ² with spinning @ 80- 100m ² Function room to court area at 400m ² (flexible meeting and event space)
Wellness Centre including Wellness Group Program Room	440	Incorporated in above	130 (Wellness /group fitness room for Pilates/yoga – 100 and Storage/Prep – 30)	260 (massage – 60, relaxation – 80, storage – 30, allied health 80)		200m ² (massage – 20m ² , relaxation / yoga / Pilates – 80m ² , storage – 30m ² , allied health 80m ² @ 2 x 40m ²)
Front of House						
Foyer	160 (to be determined by design)	370 includes: <ul style="list-style-type: none"> Foyer/Merch – 120 Reception – 40 Admin Store – 30 Dry lounge – 60 Café serveries – 40 Kitchen – 40 Café/ Merch store - 40 	230 includes: <ul style="list-style-type: none"> Foyer/Merch – 150 Reception – 40 Admin Store – 40 	295 includes: <ul style="list-style-type: none"> Foyer – 130, Merch – 50, Reception – 50, Admin Store – 20, comms room – 30 and airlock - 15 	370 includes: <ul style="list-style-type: none"> Foyer/Merch – 120 Reception – 40 Admin Store – 30 Dry lounge – 60 Café serveries – 40 Kitchen – 40 Café/ Merch store - 40 	Maintain foyer as large accessible area which incorporates wet and dry signage with defined direction to control wet and dry access and 2 entry points (north and south)
Administration	235 includes: <ul style="list-style-type: none"> Offices x 4 – 60 Work area – 72 Storage – 28 Staff room – 50 	200 includes: <ul style="list-style-type: none"> Offices x 4 – 60 Work area – 75 Storage – 40 	185 includes: <ul style="list-style-type: none"> Offices x 2 – 30 Work area – 65 Storage – 40 	185 includes: <ul style="list-style-type: none"> Offices x 4 – 70 Work area – 40 Storage – 15 Staff room – 40 	175 includes: <ul style="list-style-type: none"> Offices x 4 – 60 Work area – 50 Storage – 40 	Approx. 220m ² including pool office

	• Staff amenities – 25	• Staff amenities – 25	• Staff amenities – 50	• Staff amenities – 20 • Meeting room / kitchenette - 40	• Staff amenities – 25	
Café/Dry Lounge	220	In foyer	220 (dry lounge - 100, café services – 40, kitchen – 40, store – 30, Other - 10)	315 (dry lounge - 100, café services – 30, kitchen – 115, store – 30, Other - 10)		120 -150m ² (with kitchen incorporated at 30m ²) – not including indoor outdoor seating area which is to be calculated separately
Meeting/Training Room	72	80	Nil	Nil	80	Space available for additional rooms in court area.
Amenities / Change						
Main Pool Hall	214 (male 103, female 103 and ACC 8)	190 (male 90, female 90 and service areas 10)	210 (male 100, female 100 and service areas 10)	235 (male 100, female 100, UAC - 15 and service areas 20)	190 (male 90, female 90 and service areas 10)	208m ² (male 100m ² , female 100m ² and UAT - 8m ²)
School/Event Change Rooms	90	Nil				To be considered as part of the changing room configuration
Warm Water Program Pool Change	19	74 (4 cubicles at 12 and 2 changing places at 14)	60 (5 x cubicles)	20 (Accessible change – 6 and changing places – 14)	74 (4 cubicles at 12 and 2 changing places at 14)	60m ² to be considered (5 x 12m ² cubicles)
Family Change	82 (8 cubicles at 8 and 2 ACC at 9)	At WWP	72 (6 x cubicles)	100 (village)	At WWP	Included in above but potentially 2 (facing external) additional to service the lagoon
Dry Change Rooms and Amenities	120 (male 56, female 56 and ACC 8)	110 (male 50, female 50 and service areas 10)	130 (male 60, female 60 and service areas - 10)	115 (male 50, female 50 and service areas - 15)	110 (male 50, female 50 and service areas 10)	108m ² (male 50m ² , female 50m ² and UAT - 8m ²)
External public toilets	Nil	Nil	14 (2 x unisex)	Nil	Nil	As above to service the lagoon

Other areas						
Creche				80 (indoor) 40 (outdoor)		250m ² (150m ² indoor + 100m ² outdoor)
Outdoor Play	225					
Dry Plant Room		200	200	300	200	Indicatively 2-300m ²
Comms Room / Store		50	20		50	20m ² (with admin)
General circulation			300			
Cleaners store			30	6		15m ²

10. Master Plan Order of Probable Cost

Carabiner Architects were provided with the broad facility specifications identified in Section 9 and aligned the wet and dry infrastructure into development packages. The Master Plan is provided at Appendix 8 and has been developed with reference to the following guiding principles:

- The creation of a welcoming entry and provision of an ease of access through a centralised dual access entry to the centre from the north and south.
- Increase functionality and ease of access between wet and dry infrastructure.
- Maximise passive surveillance to minimise staffing costs while enhancing the water and venue safety and compliance.
- Facilitation of enhanced air handling within the building and permit greater interaction between the indoor areas and external aquatic and social areas.
- Increased functionality and social gathering spaces which encourage customers to linger and socialise at the venue longer.
- Incorporating the option for the additional courts as a potential long term development (dotted) to enable space to be set aside should a long term need ultimately be identified. This also permits the provision of additional change rooms and enhanced spectator viewing areas across the court space.
- The first floor providing a consolidated gym and fitness space with controlled access.
- Consolidation of all centre membership areas.
- Focus on maximising the potential opportunities to deliver an attractive destination where users can linger and socialise.
- Address current design deficiencies with the external court area and the disconnect with the Recreation Centre building.
- Wherever possible increase the shade for players, spectators, users to reduce the impact of the sun and facilitate maximum usage during the day.

Essentially there are three main phases :

- Phase 1: Upgrade and Extend Existing Building Area to provide an extended pool hall, re-alignment of plant to one consolidated housing to the north of the 50m pool, program pool, casual water and Water Play infrastructure. This is to also gut the central spine of the building and introduce a centralised
- Phase 2: Upgrade and Extend Existing Outdoor Pool Area to develop the water slides, lagoon and water play area. This is to also include the landscaping around the existing roof buttresses to soften the appearance of the centre and reduce customer conflict with low beams / structures.
- Phase 3: Extend Existing Sports Hall as a long term development option.

Order of Probable Costs

The order of probable costs breaks the phases / stages into three and these are provided at Tables 19, 20 and 21 below. The overall project cost of all phases / stages combined is **\$113,510,061**. It is to be noted that none of the costs include escalation or Local Authority Project Management costs. The detailed cost breakdown is provide at Appendix 9.

Table 19: Phase / Stage 1 – Upgrade and Extend the Existing Building Areas.

KALGOORLIE GOLDFIELDS OASIS		Stage 1 : Upgrade and Extend Existing Building Areas			
Item	Description	Quantity	Unit	Rate (\$)	Total (\$)
1.00	BUILDINGS				
	TOTAL BUILDING COST	8,481	m2	\$ 3,603	\$ 30,556,000
2.00	External Works & Landscaping				
	External Works & Landscaping Sub Total				\$ 7,064,000
3.00	Site Services				
	External Services Sub Total				\$ 1,485,000
	TOTAL CONSTRUCTION COST - PERTH PRICES SUBTOTAL				\$ 39,105,000
	Regional Loading - Kalgoorlie	35%	Sum		\$ 13,686,750
	TOTAL CONSTRUCTION COSTS				\$ 52,791,750
	On-Costs - Sub Total				\$ 16,808,498
	GROSS PROJECT COST				\$ 69,600,248
5.00	Escalation				
	Escalation - Sub Total				\$ -
	ESCALATED NET PROJECT COST				\$ 69,600,248
6.00	Local Authority Managed Costs				
	Total Local Authority Managed Costs				\$ -
	ESTIMATED GROSS PROJECT (COMMITMENT) TOTAL COST				\$ 69,600,248

Table 20: Phase / Stage 2: Upgrade and Extend the Outdoor Pool Area

KALGOORLIE GOLDFIELDS OASIS		Stage 2 : Upgrade and Extend Existing Outdoor Pool Area			
Item	Description	Quantity	Unit	Rate (\$)	Total (\$)
1.00	BUILDINGS				
	TOTAL BUILDING COST	2,421	m2	\$ 4,812	\$ 11,650,000
2.00	External Works & Landscaping				
	External Works & Landscaping Sub Total				\$ 1,433,000
3.00	Site Services				
	External Services Sub Total				\$ 972,000
	TOTAL CONSTRUCTION COST - PERTH PRICES SUBTOTAL				\$ 14,055,000
	Regional Loading - Kalgoorlie	35%	Sum		\$ 4,919,250
	TOTAL CONSTRUCTION COSTS				\$ 18,974,250
	On-Costs - Sub Total				\$ 6,406,711
	GROSS PROJECT COST				\$ 25,380,961
5.00	Escalation				
	Escalation - Sub Total				\$ -
	ESCALATED NET PROJECT COST				\$ 25,380,961
6.00	Local Authority Managed Costs				
	Total Local Authority Managed Costs				\$ -
	ESTIMATED GROSS PROJECT (COMMITMENT) TOTAL COST				\$ 25,380,961

Table 21: Phase / Stage 3 Development – Extending the Existing Sports Hall

KALGOORLIE GOLDFIELDS OASIS		Stage 3 : Extend Existing Sports Hall			
Item	Description	Quantity	Unit	Rate (\$)	Total (\$)
1.00	BUILDINGS				
	TOTAL BUILDING COST	3,370	m2	\$ 2,763	\$ 9,310,000
2.00	External Works & Landscaping				
	External Works & Landscaping Sub Total				\$ 744,000
3.00	Site Services				
	External Services Sub Total				\$ 356,400
	TOTAL CONSTRUCTION COST - PERTH PRICES SUBTOTAL				\$ 10,410,400
	Regional Loading - Kalgoorlie	35%	Sum		\$ 3,643,640
	TOTAL CONSTRUCTION COSTS				\$ 14,054,040
	On-Costs - Sub Total				\$ 4,474,811
	GROSS PROJECT COST				\$ 18,528,851
5.00	Escalation				
	Escalation - Sub Total				\$ -
	ESCALATED NET PROJECT COST				\$ 18,528,851
6.00	Local Authority Managed Costs				
	Total Local Authority Managed Costs				\$ -
	ESTIMATED GROSS PROJECT (COMMITMENT) TOTAL COST				\$ 18,528,851

It is to be noted that the above costs exclude:

- GST
- Escalation
- Client Representative / Project Management Fee / Professional Fees
- Client costs, legal costs, site costs, agents fees, finance etc
- Abnormal ground conditions / contamination/high water table etc.
- Major utility upgrades / contributions & headworks
- Furniture, Fixtures & Equipment
- Land purchase costs

Costs assume Competitive Tender process using basic selection of materials.

All items are Provisional subject to further information / design development.

All scope, quantities and rates are provisional therefore subject to adjustment.

Demolition of toddler pool is assumed to be included in Stage 1

11. Indicative Financial Projections

A high level financial model for the first two phases of the Goldfields Oasis Master Plan (the aquatic, gym, wellness, creche, outdoor court and associated infrastructure) has been developed using computerised financial software and incorporating baseline reporting from the last available (and uninterrupted) financial year (2021/2022). The Goldfields Oasis financial projections require the model to be modified to take into account the expanded operating model and likely increased usage having regard to the proposed enhancements identified in the Master Plan. It assumes that all components of the first two phases of the Master Plan are completed and opened at one time

Industry trends indicate it takes up to 3 years to establish the development of the new facilities usage and full extent of the operational business parameters. This would be the case for all new facility developments.

As Goldfields Oasis is an established business it is assumed business will remain closer to 100% and from year 4 onwards it is assumed the business growth will slowly increase as the capacity of the centre is realised. The business is assumed to operate at 97% of capacity in year one and 99% of capacity in year two. If Council elects to phase the building works over a number of years the assumptions will need to be re-visited based on potential ongoing impact. The less disruption to the current site will mean that the business will remain closer to 100% in Yr 1 as there will be a decreased risk of lost business due to the redevelopment.

The following assumptions have been made in the indicative financial modelling:

- The financial models are annually impacted by a CPI increase. This has been set at 2.5% from year 2 to year 10. An additional 1% is provided every year to account for salary increases.
- Fees and charges for accessing the Centre and programs and services price growth are set at 2.5% annually
- The Goldfields Oasis is estimated to be open 104 hours per week and operating all days except Christmas Day and Good Friday. The facility would vary between the hours of 5.00am to 9.00pm Monday to Friday and 7.00am to 7.00pm Saturday and Sunday. The gym would continue to be open 24 hours a day, everyday.
- Entry charges are based on current Goldfields Oasis fees. An assumption has been made that Goldfields Oasis will offer the same fees and charges for like programs and services. The model assumes a typical growth across key areas to reflect the additional service and program capability.
- For this modelling, the current Management Model has been assumed and average industry labour rates are used for each role. It is assumed that the current staffing structure will be retained and expanded to reflect the increase in water space, gym and wellness infrastructure. For the basis of this model, staffing costs are increased as a percentage of the overall current cost to reflect the increased level of service to be provided.
- The food and beverage component is assumed to be delivered through a lease to a food and beverage service provider as is the case currently. The terms and conditions of the contract will be increased by 50% to reflect the enhanced value of the café / events / corporate facilitation.
- Merchandise will be sold at and through the centralised reception.
- No allowance for sponsorship has been included in this model. There may be the opportunity to attract sponsorship as the project develops further.
- The operating model includes an allowance depreciation but not for asset management which is assumed to fall within the corporate overheads.
- The following additional costs assumptions are related to each use:
 - Health Club – 40% more revenue is likely to be generated to reflect the substantial increase in service capability
 - Aquatics - 35% more revenue is likely to be generated to reflect the substantial increase in service capability for learn to swim and additional programmed use
 - Swim School – A marginal increase in revenue by 15% to reflect increased capacity.
 - Events and bookings – A marginal increase in revenue by 10% to reflect increased capacity associated with the enhanced function space

- Stadium – The increased functionality will merely enable current netball, school and casual play to continue internally on the three courts and on the outdoor courts consistent with current income parameters.
- Reception – increased capability to generate more income through merchandise sales / secondary spend within the centre of 25%.
- Creche – A doubling in size of the creche will likely generate a 75% increase in income but a consequential increase of a similar costs related to staffing.
- The new Water Slides are to be operated with an enhanced entry payment fee of \$5 per user (x60 persons average per week for 48 weeks of the year). This would provide additional income of \$14,400.
- Lagoon Pool - It is estimated that the lagoon pool will likely generate an additional 15,000 users throughout the year (312 per week) that would otherwise not visit the facility at an average spend of \$7.50 per head. This level of usage is likely to be dominated by access during the warmer months.
- Wellness Centre – as a new facility with direct membership benefits it is assumed that this has the capability to generate an additional \$100k through either sub-leasing and / or providing the service as an extension to the existing membership services.

The 10-year business projections are detailed in Table 22 below which provides projected annual and cumulative losses based on a conservative, realistic and optimistic scenarios. The detailed breakdown of the finances are provided at Appendix 10 and indicate:

- In the realistic scenario revenue is expected to increase annually by between \$250k to \$400k.
- Expenditure in the realistic scenario increases by a similar but gradually increasing margin, confirming an annual deficit of between \$2,862,588 to \$3,695,034 over the 10 year period.
- Over the ten year period in all scenarios users of Goldfields Oasis will continue to require a high level of subsidy to maintain a high level of service to the community.

Table 22: Projected annual and cumulative 10 year losses based on a conservative, realistic and optimistic scenarios

	Conservative Scenario	Realistic Scenario	Optimistic Scenario
Year 1	-\$ 3,213,743	-\$ 2,862,588	-\$ 2,489,420
Year 2	-\$ 3,380,952	-\$ 2,983,594	-\$ 2,554,662
Year 3	-\$ 3,543,357	-\$ 3,105,982	-\$ 2,608,876
Year 4	-\$ 3,706,594	-\$ 3,218,677	-\$ 2,649,472
Year 5	-\$ 3,874,909	-\$ 3,325,609	-\$ 2,673,486
Year 6	-\$ 4,044,748	-\$ 3,424,846	-\$ 2,677,532
Year 7	-\$ 4,215,151	-\$ 3,514,159	-\$ 2,678,611
Year 8	-\$ 4,384,978	-\$ 3,590,986	-\$ 2,657,722
Year 9	-\$ 4,552,896	-\$ 3,652,395	-\$ 2,610,964
Year 10	-\$ 4,717,349	-\$ 3,695,034	-\$ 2,533,923
Sum 1 to 10	-\$ 39,634,677	-\$ 33,373,870	-\$ 26,134,668

12. Recommendations

The Master Planning process has sought to draw together a number of significant considerations related to the development of Goldfields Oasis. This includes:

- The current and projected future demographic profile which is highlighting a relatively static growth but a need to attract families who will be attracted by employment prospects and seek to stay within and around the City.
- The functionality of Goldfields Oasis Recreation Centre which has a series of challenges which need to be addressed to comply with Australian Standards and those of the sporting codes.
- The lifecycle costs associated with the asset which will require the City to set aside investment of \$22m over the next ten years to manage and maintain the asset, over and above the current \$1.2m subsidy annually.
- The financial and operational performance of Goldfields Oasis Recreation Centre which has identified a number of key areas which require an immediate focus to facilitate increase patronage and meeting the service needs of users (i.e. program pool, increased gym capacity, diverse and age appropriate play structures, increased functionality etc.).
- The position of the facility in comparison to other regional benchmarks, similar levels of provision and emerging facility trends.
- The desire of the City, user groups and local community to enhance the current infrastructure and provide a more diverse service offering which both appeals to regular users and visitors.

The draft Master Plan has sought to identify potential opportunities to ensure the facility can be developed to comply with contemporary facility standards while also increasing the attractiveness of the facility as a focal point for socialising, recreating, competing and for improving the resident populations physical health and wellbeing.

The option of doing nothing is not a viable solution due to the age of the current infrastructure and the compromises which have occurred over time by ad hoc development and the introduction of initiatives which have adversely impacted on resources and effective operational practices (i.e. the introduction of the Flowrider, gradual Water Play and consequential plant extensions).

There is now the opportunity to rationalise infrastructure and provide a direction for development and expansion of the service offering for the next twenty years or more. With the centre being 23 years old and many facets either at or approaching the end of life, it is important to consider rationalisation and investment priorities. The solution proposed is estimated to cost **\$113,510,061**, but can be implemented in a phased manner and compartmentalised within those phases to achieve a long term future for the facility on its existing site.

With the recent market uncertainty and increased costs association with construction, it is recognised that the actual cost of development is significantly higher than would have been the case during the pre-Covid-19 pandemic. These cost increases are projected to escalate further due to the high cost of steel and other materials together with a labour shortage. It is recommended that the City endorse the Master Plan for a further round of public comment prior to adoption. Once adopted a series of planning steps will be required in order to formulate a business case to attract both state and federal government funding. This will require

- Putting in place a funding strategy to secure the additional resources to deliver the project.
- Confirm the ongoing asset management expenditure requiring investment within the next two years as identified in the Building Condition Assessment and commit resources in the Long Term Financial Plan.
- Appoint a dedicated resource to take carriage of the project, initially for the development of the business case, sourcing the required approvals, engagement with the community and state government agencies.
- Undertaking detailed technical studies in relation to the geothermal system and existing plant area to determine the handling capacity and most appropriate solution to rationalising infrastructure.
- Re-evaluate the costs and priorities for investment on a regular (annual) basis.

Appendix 1: Document Review

Document	Key considerations
City of Kalgoorlie-Boulder documents	
Strategic Community Plan 2020-2030 – City of Kalgoorlie-Boulder	<p>The SCP outlines the long-term vision and objectives for the City over the next ten years. Key themes that have been established based on the Community’s priorities are as follows, with the relevant objectives identified within the top three themes:</p> <ul style="list-style-type: none"> • Safe - We will be safe and free from harm and crime. <ul style="list-style-type: none"> ○ Delivering a safe and activated community that can be used day and night. <ul style="list-style-type: none"> ▪ Continuously improve internal policies and protocols around crime prevention through environmental design. ▪ Delivering more attractive streetscapes in streets and parks. ▪ Delivering improved public lighting. • Connected - We will be connected to our history, culture and community. <ul style="list-style-type: none"> ○ Providing public spaces that facilitates a diverse range of activities and strengthens social bonds within the community. <ul style="list-style-type: none"> ▪ Providing quality parkland and recreation facilities that are diverse, accessible and responsive to changing needs. ▪ Revamping the Goldfields Oasis Facilities including the option for an outdoor pool or developing a Kalgoorlie Beach concept. ▪ Investing in sporting and after school recreational activities for the youth of Kalgoorlie-Boulder. • Sustainable - A green ecologically sustainable City for current and future generations. <ul style="list-style-type: none"> ○ Educating the community on the value and importance of natural areas and biodiversity, encourage community involvement in caring for our natural environment. <ul style="list-style-type: none"> ▪ Efficient use of resources, particularly water and energy, with minimum waste and efficient disposal. • Empowered - We continue to believe in the principles of representational democracy and are enabled to make decisions about our lives. • Capable - We will have the resources to contribute to our community and economy. • Futuristic - We plan for the future proofing of our City by being a thinking and innovative society. <p>The City has approximately 140 sporting and 13 arts and cultural organisations, and with mining, construction and manufacturing as the top employment industries, the WA School of Mines - ranks number 2 in the world for minerals and mining engineering education. 73% of the population are families, and which is expected to growth by 30% to 2030.</p> <p>Identified aspirational items / projects include:</p> <ul style="list-style-type: none"> • Adhering to Asset Management Plans to maintain all civic infrastructure. • Reduce vandalism on public assets. • Ensure protection of our heritage. • Better connection to Indigenous people and their culture.

Document	Key considerations
	<ul style="list-style-type: none"> ● Recreation Facilities <ul style="list-style-type: none"> ○ Build 25 metre outdoor swimming pool. ○ Revamp of Goldfields Oasis facility. ○ Resolve basketball and netball court issues through partnership. ○ Sports ground lighting review. ○ Home for Little Athletics to be decided. ○ Kalgoorlie Beach built. ○ Review plans for divesting small and unwanted parks. <p>The top 10 key priority areas to deliver a better Kalgoorlie-Boulder include creating a sustainable sport, recreation, leisure and wellness hub that enhances liveability, tourism and economic development opportunities. With possibilities including a show court and an outdoor pool or beach, creating a recreational community facility that we can all be proud of.</p> <p><i>Relevance: The City's Strategic Community Plan details emergent themes that were identified during its development. The themes, guide the work that is required to be delivered in regards to this project, and must be considered to ensure the City meets its strategic objectives. The delivery of this project aligns with strategies and objectives outlined within the City's Strategic Community Plan.</i></p>
<p>Corporate Business Plan 2021-2024 – City of Kalgoorlie-Boulder</p>	<p>Corporate Business Plan (CBP) provides an outline of our operations to achieve goals; the detailed plans, policies and actions that exist to support these priorities are part of normal operational practice. It outlines some key projects:</p> <p>Office of the CEO</p> <ul style="list-style-type: none"> ● Provide facilities for young people to foster growth and recreation (2021-22). ● Develop a fit for purpose plan for the Lord Forrest & Kingsbury Park Precinct (2021). <p>Finance & Corporate</p> <ul style="list-style-type: none"> ● Investigate 25m outdoor pool or recreational water facility (2021-22). ● Long term Asset Management Plan for Goldfields Oasis property, plant and equipment (2021). ● Partner with stakeholders to achieve an outcome for basketball and netball facility upgrade concerns (2021). ● Alter the Goldfields Oasis service model to operate a 24 hour gym facility (2021). ● Develop strategies to grow Goldfields Oasis membership (2021). ● Investigate CCTV expansion and upgrades (2021-22). ● Review and renew City owned facilities utilised by community and sporting group (2021-22). <p>Infrastructure and Environment</p> <ul style="list-style-type: none"> ● Review Asset Management Plans to maintain all civic infrastructure (2021). ● Conduct and action a comprehensive review of sports and recreation facilities; utilising community engagement in decision making (2021).

Document	Key considerations
	<ul style="list-style-type: none"> • Measure efficient use of water and energy, with minimum waste and efficient disposal (2021-22). • Drive projects with an aim of achieving a 4-6 star energy efficiency (2022). • Optimise life expectancy of built assets through pro-active maintenance regimes (2021). <p>Relevance: <i>The Corporate Business Plan confirms a number of key projects which are directly related to the development of the Goldfields Oasis Recreation Centre. These need to be acknowledged in the Master Planning process to inform future recommendations and in particular the alignment of actions against ongoing commitments related to Lord Forrest & Kingsbury Park Precinct, investigations into a 25m outdoor pool or recreational water facility, long term asset management of Goldfields Oasis, plant and equipment, basketball and netball facility upgrades, 24/7 gym facility, increasing Goldfields Oasis membership and address matters of environmental sensitivities, global warming, water sensitive urban design, community capacity building, ongoing implications related to the management of assets and optimising the life expectancy of built assets.</i></p>
<p>Long Term Financial Plan 2020-2030 – City of Kalgoorlie-Boulder</p>	<ul style="list-style-type: none"> • The first year of the LTFP is based on the 2020-21 Budget. There have been some adjustments given this budget was conservative, as a result of the uncertainties surrounding the impact of the COVID 19 pandemic. • Future years have been projected from this base year. All programs and projects have been prioritised in accordance with the strategic objectives of Council, with the main focus on current and future service levels, while ensuring conservative spend to ensure the City’s financial sustainability. • The City recognises that its’ asset base is large and in order to ensure financial sustainability, asset management is critical. The City has an Asset Management Policy and is committed to improvement. • Ongoing condition assessments enable the City to forecast the expected renewal and ongoing maintenance costs of Council’s existing assets. <p>Major outcomes include:</p> <ul style="list-style-type: none"> • Maintain the existing range and level of service provision for the purpose of long term planning only. • Goldfields Oasis pool improvements and additions - \$5m in 2022-2023. <p>Relevance: <i>The Reserve Forecast includes a line item ‘Recreation Reserve’ and two line items in the Loan Balance Outstanding Forecast for Goldfields Oasis Alternative Energy – but has no identified budget for this project beyond the master plan. As such, the master plan will likely inform the city’s Long-Term Financial Plan.</i></p>
<p>REFLECT Reconciliation Action Plan 2018-2019 – City of Kalgoorlie-Boulder</p>	<p>Reflect RAP clearly sets out the steps CKB will take to prepare for reconciliation initiatives in successive RAPs. It allows us to spend time scoping and developing relationships with Aboriginal and Torres Strait Islander stakeholders, deciding on a vision for reconciliation and exploring our sphere of influence, before committing to specific actions or initiatives.</p> <p>Relationships are referenced under Action One: Establish a RAP Working Group (RAPWG) to meet at least four times per year to monitor and report on plan implementation and actions.</p> <p>Relevance: <i>It will be important to ensure any subsequent master planning outcomes are referenced to the RAP to ensure matters of Aboriginal Heritage Significance are appropriately recognised and incorporated within the development of the Goldfields Oasis site.</i></p>

Document	Key considerations
<p>Access and Inclusion Plan 2021-26 – City of Kalgoorlie-Boulder</p>	<p>The plan seeks to ensure that all of the City’s facilities and services are accessible and inclusive for all community members. Under the previous version (2016-2021) it highlighted that a report was developed for the Goldfields Oasis Recreation Centre to review the level of disabled access into the Centre, noting that it was soon moving to a 24/7 access facility model and that the courts had telescopic poles installed that allow height adjustments making it more accessible for disabled sports.</p> <p>The plan outlines 7 outcomes, with relevant initiatives listed below:</p> <ul style="list-style-type: none"> • Buildings and restroom facilities to be continually reviewed to ensure disability access. • Parks, amenities, garden gate access and footpaths to be monitored and reviewed to ensure they are wheelchair accessible. • Leisure facilities to continue to be monitored and reviewed for access and inclusion, and City Officers trained to support and provide assistance. <p>Relevance: <i>The Goldfields Oasis Recreation Centre needs to ensure compliance with the Plan, and where possible apply the principle of development beyond best practice and compliance to ensure the facility is future proofed to take into account delivering the optimum accessibility to all user groups.</i></p>
<p>Minutes of the Special Meeting of Council held on 26 February 2021 – City of Kalgoorlie-Boulder</p>	<p>The following recommendations were endorsed:</p> <ul style="list-style-type: none"> • Agree to make a contribution of \$3 million towards the Kalgoorlie Boulder Basketball Association (KBBA) Basketball Stadium Project. • Agree to provide a \$500k self-supporting loan to the Association in addition to the grant and at the same time as the grant to be repaid over a 20 year period at prevailing interest rates. • Provide the grant funds from Council’s future capital projects reserve fund. • Determine that should the project not begin within 2 years from the 30 June 2021, the matter be brought back to Council for reconsideration. <p>Relevance: <i>The Goldfields Oasis Recreation Centre currently has a focus for Netball with an option to consider basketball use. As a fallback position the Goldfields Oasis facility should consider accommodating additional court space should the Basketball Stadium Project not proceed.</i></p>
<p>Tourism Strategy 2020-2024 – City of Kalgoorlie-Boulder</p>	<p>The Tourism Strategy was expected to span over a four year period, with an aim to activate the region as a desirable and competitive destination for both residents and visitors. The six key priority areas are:</p> <ul style="list-style-type: none"> • Tourism Assets • Product Development - Encouraging investment in new or renewed experiences. • Marketing and Promotion • Industry Capability and Development • Data and Information Distribution • Advocacy and Leadership

Document	Key considerations
	<p>This strategy will focus on the City’s untapped assets while considering how to expand and develop existing resources to increase its presence in the market, increase visitation to the region (currently 237,000 per annum), and through this investment - enhance the liveability for the community.</p> <p>Relevance: <i>It is mentioned that this is a top level strategy outlining broader priorities, but indicates that the Destination Management Plan provides the detail. Critically, recreation and sport has been identified as a niche opportunity.</i></p>
<p>Youth Strategic Action Plan 2018-2021 – City of Kalgoorlie-Boulder</p>	<p>The Youth Plan acts as a framework from which the City’s prioritises the delivery of services, planning and youth development work for its young people, aged 12-25 years, who represent approximately 16.5% of the community. It outlines the current situation within the City, what is working, what is needed, and sets the way forward. The following themes were identified:</p> <ul style="list-style-type: none"> • For the under 21 safety, education/training/employment, facilities, activities, arts, recreation and sport were all identified as important. Additionally, the request for more arts, music, theatre and digital pursuits were supported. • For those between 21 and 25 they were most satisfied with sports facilities (including the Goldfields Oasis) and parks, and consider the lack of things to do, safety and education as primary barriers. Community connection was identified as a way forward. <p>The following key actions are relevant to this project:</p> <ul style="list-style-type: none"> ○ Encourage development of safe places that also address cultural and disability considerations. ○ Increase the range and number of activities on offer for: <ul style="list-style-type: none"> ▪ Indoor and outdoor sports. ▪ Visual, musical and theatrical arts. ▪ Online and interactive digital engagement. ▪ Aboriginal and Torres Strait Islander people. ▪ Culturally and linguistically diverse backgrounds. <p>Relevance: <i>Most of the priorities within the Youth Plan are linked to services/programs rather than facilities, however the Goldfields Oasis should be a facility that enables a number of these services/programs to be supported and operate effectively.</i></p>
<p>Lord Forrest Precinct Proposal media release (14 December 2021)</p>	<p>The McGowan Government has committed \$2.1m to the Kalgoorlie-Boulder Youth Precinct project at the former site of the aquatic centre – the Lord Forrest precinct and Kingsbury Park. The RFQ for design was advertised in April 2022. It is understood that the City is progressing with the design for the precinct.</p> <p>Relevance: <i>Lord Forrest has been identified as a potential location of water play as it potentially aligns with a broader youth precinct. The management and operation of water play would however require ongoing maintenance and management of the potential risk. .</i></p>
<p>Goldfields Oasis feasibility study and options analysis to expand the Oasis fitness centre – City of Kalgoorlie-</p>	<p>The study sought to explore ways to expand the gym with a budget of \$850K and concluded the following components should be considered:</p> <ul style="list-style-type: none"> • More than 250m² additional gym floor space.

Document	Key considerations
<p>Boulder & MCQ Architects (2015)</p>	<ul style="list-style-type: none"> • Capacity to facilitate 24 hour access. • Flooring to be rated to accommodate gym equipment, up to 60 people and to maximise flexibility. <p>The following options were developed and reviewed:</p> <ul style="list-style-type: none"> • Option 1: extending the front of the centre. • Option 2: building over the seating to the south of the courts. Providing a second level. • Option 3: infill over sports store along the northern end of the courts. Providing a second level. • Option 4: construct to the north of the courts. Providing a second level. <p>Option 3 was the preferred option at a cost of \$853,755 ex gst (2015 prices).</p> <p>Relevance: <i>an initial review of the facility to provide an option to increase viability, There were however a number of critical aspects which were not incorporated within the cost estimate obtained as it did not include the following:</i></p> <ul style="list-style-type: none"> • <i>Wall insulation or acoustic treatments.</i> • <i>Floor finishes were carpet only – not rubber (if the area being planned is for free weights and plate loaded equipment).</i> • <i>The floor needs to be constructed to accommodate the weight of the equipment.</i> • <i>No additional equipment has been included.</i> • <i>No lift had been included to facilitate appropriate access compliance when in operation as a 24/7 gym.</i> • <i>It is not clear if additional cooling (air-conditioning) or the technology involved in establishing a 24/7 accessible gym etc. has been included.</i>
<p>Flowrider report – Dynamic Pools (December 2019)</p>	<p>An inspection, analysis of the system and surrounds of the Flowrider was undertaken which identified that it was in fair order and provided the following options with an estimate cost:</p> <ol style="list-style-type: none"> 1. Repair the existing vinyl/PVC liner (\$35-40,000). 2. Like for like replacement of Vinyl / PVC liner (\$200,000). 3. Shade sails over Flowrider - with options 1 and 2 (\$60-80,000). 4. Report and schedule of repair work required to bring the Flowrider back into operation (\$18,650). 5. Scheduled annual maintenance (\$3,500 per month). 6. Remove Flowrider (\$120-150k). 7. Remove Flowrider (\$120-150k) and build a new pool (>\$500K). <p>No recommendation was provided, but indicated that if the Flowrider is not being used regularly and it would be appropriate to dismantle and sell it. The money can be used for another attraction. If it can be used regularly and is a positive component to the facility, have it repaired. The report suggested that the following questions need to be addressed to determine the final option.</p>

Document	Key considerations																																										
	<ul style="list-style-type: none"> • Safety- Is the machine when functioning appropriately safe and does it cause injury to the general public? • What is the cost of operating the machine? • What are the opinions of the staff that have operated the Flowrider? • What staffing is required to operate the Flowrider? • Is it popular among the community? • How often does it get utilised? • Can it be substituted for something else? <p>Relevance: <i>The redevelopment must consider the outcomes and recommendations within this report, and needs to be considered based on needs, viability and currency.</i></p>																																										
<p>Goldfields Oasis Commercial Business Committee Report – July 2020 to June 2021</p>	<ul style="list-style-type: none"> • Memberships have steadily grown of the year with June 2021 reaching 2,052 gold memberships and 36,205 centre attendances (see below). • The centre achieved a Net promoter Score of +64 and Customer Experience Scores of 9.4/10. • Technogym Cardio Equipment Upgrade. • Swim School – Access and Inclusion option. <table border="1" data-bbox="629 778 1895 962"> <thead> <tr> <th></th> <th colspan="2">April</th> <th colspan="2">May</th> <th colspan="2">June</th> </tr> <tr> <th></th> <th>2020</th> <th>2021</th> <th>2020</th> <th>2021</th> <th>2020</th> <th>2021</th> </tr> </thead> <tbody> <tr> <td>Gold memberships</td> <td>1,855</td> <td>1,985</td> <td>1,443</td> <td>2,008</td> <td>1,665</td> <td>2,052</td> </tr> <tr> <td>Aquatic memberships</td> <td>317</td> <td>322</td> <td>330</td> <td>322</td> <td>317</td> <td>313</td> </tr> <tr> <td>Swim school members</td> <td>756</td> <td>891</td> <td>679</td> <td>833</td> <td>681</td> <td>799</td> </tr> <tr> <td>Centre attendance</td> <td>1,160</td> <td>29,583</td> <td>1,346</td> <td>33,899</td> <td>12,231</td> <td>36,205</td> </tr> </tbody> </table> <ul style="list-style-type: none"> • A loss of (\$2.43) million, which is \$38K better than the YTD budgeted loss of (\$2.47) million. The net loss for the Oasis is a \$503K improvement compared to the 18/19 financial year. This has been achieved with higher swim school and health club revenue combined with a significant decrease in salaries and wages. There is a reduced loss of \$376K by comparing the 20/21 financial year actuals to 19/20 financial year. This is mainly due to the increased health club, swim school and aquatics revenues. <p>Capital projects</p> <ul style="list-style-type: none"> • Ablution Block Oasis Playing Field (New/Upgrade) – Estimated Cost: \$132,330. The ablution block at Oasis playing fields is partially grant funded and will be completed in FY 2021/22. • Oasis Building Reactive Works (Renewal/Replacement) – Estimated Cost:\$296,252. Building works were deferred due to initial quotes being much higher than expected. These works have been re-assessed and included in the FY 2021/22 budget for completion. 		April		May		June			2020	2021	2020	2021	2020	2021	Gold memberships	1,855	1,985	1,443	2,008	1,665	2,052	Aquatic memberships	317	322	330	322	317	313	Swim school members	756	891	679	833	681	799	Centre attendance	1,160	29,583	1,346	33,899	12,231	36,205
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	<ul style="list-style-type: none"> • Oasis Furniture & Equipment Purchases (Replacement/Renewal) – Estimated Cost: \$298,487. Furniture and equipment underspend is due to the timing of purchase of new cardio equipment. These items have been ordered and will be expensed on delivery in FY 2021/22. • Oasis Reactive Plant & Equip Renewal (Replacement/Renewal) – Estimated Cost: \$186,748 • Oasis Plant & Equipment Purchases - CCTV (New/Upgrade) – Estimated Cost: \$128,310 • Total Capital Expenditure: \$1,042,127 <p><i>Relevance: With a series of capital projects having been identified at \$1.04m, outstanding commitments will need to be factored into any future building expenditure if the outcome of the Master Plan indicates a complete redevelopment.</i></p>
State Government Agency documents	
<p>State Planning Strategy 2050 – Western Australian Planning Commission</p>	<p>The Strategy outlines the Government’s intention to undertake a collaborative approach in planning for the State’s land availability, physical and social infrastructure (community facilities), environment, economic development and security. Social infrastructure (physical and social) is referenced as required to enable liveable, inclusive and diverse communities to grow and develop. It incorporates:</p> <ul style="list-style-type: none"> • Spaces and places – creating spaces and places that foster culture, liveability, enterprise and identity. • Affordable living – enabling affordable living through housing diversity and compact settlements. • Health and wellbeing – encouraging active lifestyles, community interaction and betterment. <p>It states all levels of government have a role to play in the delivery of social infrastructure which is highly complex. It includes schools, hospitals, civic centres, aged care, public open spaces as well as ‘soft’ elements of community infrastructure, which include social services, community building and culture and arts programs. ‘Soft’ elements may include programs, resources and services while ‘Hard’ elements related to buildings within which the soft elements are often located. Public and private investment in social infrastructure is seen as essential. The financing of social infrastructure, in particular the ‘soft’ elements, will require innovative and creative approaches and partnerships. This also needs to take into account the revenue gap that is created from social infrastructure and the cost of providing and maintaining the infrastructure (i.e. subsidy of programming and the management / maintenance of the assets).</p>
<p>Regional Development Strategy 2016-2025: Building vibrant regions with strong economies Goldfields-Esperance Development Commission (GEDC)</p>	<p>The Strategy is built on the understanding that achieving good regional development outcomes requires a blend of economic and social investment, and ongoing support to ensure the sustainability of our regional communities. It provides a broad framework to deliver the best future for the Goldfields-Esperance region. It is to be read in conjunction with the Regional Investment Blueprints. A key focus for the region is managing and maintaining a quality workforce and attracting key workers to the region. Key strategic initiatives include:</p> <ul style="list-style-type: none"> • Regional Development Builds Vibrant Regions with Strong Economies Through Jobs Growth, Economic Growth and Capable People: Establish the socio-economic foundations for development - (2) Enhance key regional centres to capture investment A network of well-developed regional centres across WA will create self-sustainable economic activity and real choices for regional people. • Investing Royalties for Regions to Build Vibrant Regions with Strong Economies: We will invest in major programs that deliver on our strategic priorities to maximise value for money and regional development outcomes - Socio-economic foundations for

Document	Key considerations
	<p>development Allocation for programs that deliver on strategic initiatives that establish the socio-economic foundations for development i.e. Regional Centres Development Plan and Pilbara Cities</p> <p>Relevance: <i>One of the key aspects of the plan is to build the right economic and social conditions to maximise the development of the regional economy which means attracting and retaining key workers who have access to a range of community facilities and services.</i></p>
<p>Goldfields-Esperance Regional Investment Regional Investment Blueprint – A Plan for 2050 (GEDC)</p>	<p>The Blueprint lays out a vision for Goldfields-Esperance 2050. It states that People living in regional centres across the Goldfields-Esperance are highly engaged in social and cultural activities and volunteerism. As in most regional cities and towns, sport and recreational activities play a vital role in the region, particularly in the major centres of Kalgoorlie-Boulder and Esperance (where 48.4% of the community participate in sporting activities). Reference is made to the Goldfields Oasis Recreation Centre and the regular major sporting events. In particular reference is also made to KCGM which supports the community by contributing \$3 million at \$1 million each to the Goldfields Arts Centre, Goldfields Oasis Sports Centre and Ray Finlayson Sporting Complex in the City. Reference is also made to the solar energy initiative at the Goldfields Oasis Recreation Centre in increasing the environmental sustainability and energy costs of the centre. Of the priorities under the Blueprint the following People, Community and Place priorities are relevant:</p> <ul style="list-style-type: none"> • P3.6: Maintain Quality Facilities — Ensure the adequacy of key community facilities in regional centres and remote communities including sport, recreation and cultural facilities. • P4.2: Wellbeing — Ensure the delivery of and access to quality mental health, wellbeing and social services in the region including aged, maternal health and early childhood services. Utilise regional recreational, cultural, creative and social capacity in wellness. This includes ongoing community engagement and education. <p>Relevance: <i>As with the Regional Development Strategy the importance of sport, recreation and social infrastructure is highlighted as being critical to the development of communities in regional areas. One of the most important considerations is the maintenance of the asset and continued investment in the resources to provide quality opportunities for the community.</i></p>
<p>Strategic Directions: 2020 – 2023 – Department of Local Government, Sport and Cultural Industries</p>	<p>The document provides vision and direction for Western Australia’s Sport and Recreation Industry. DLGSC seek to improve capability and outcomes across the local government, sport and recreation and culture and arts sectors. Key objectives relevant to this project are:</p> <ul style="list-style-type: none"> • To promote participation and achievement in sport, recreation, culture and arts. • To promote and enhance the benefits of cultural diversity and social inclusion <p>By working collaboratively with the community, all tiers of government and key stakeholders to implement a shared approach to improve community engagement and experience. Key strategies include:</p> <ol style="list-style-type: none"> 1. Strategic Priority and infrastructure programs: <ol style="list-style-type: none"> a. State Sporting Infrastructure Plan - implementation 2. Sector sustainability, capacity building and excellence: <ol style="list-style-type: none"> a. Public Open Space Policy and Shared User Guide for education facilities. b. Guidance/ monitoring of sector infrastructure management practices.

Document	Key considerations
	<p>Relevance: <i>The potential alignment with the broader Place Activation activities and economic development opportunities should be factored into the proposed redevelopment. Financial viability is imperative if it is to secure support across government.</i></p>
<p>Management of aquatic facilities in Western Australia Department of Health (Government of Western Australia)</p>	<p>The Department of Health ensures the health and safety of staff and patrons using public aquatic facilities in WA by:</p> <ul style="list-style-type: none"> • Monitoring risks to public health; • Providing advice on relevant legislation; and • Providing advice on the causes of aquatic facility diseases and how to prevent them. <p>The Department’s core business functions in this area include:</p> <ul style="list-style-type: none"> • Review, maintain, manage and update the regulations and the Code, by considering emerging and innovative technologies, to minimise the risk of disease and injury. • Monitor aquatic facilities, to ensure compliance and the enforcement of the Act, the Regulations and the Code. • Analyse aquatic facility water sample results and provide advice to local government on ways to minimise pathogenic microbial activity and the risk to public health. <p>They have several resources available to direct local government:</p> <ul style="list-style-type: none"> • Guidelines for safe recreational water environments Volume 2 Swimming Pools and Similar Environments (WHO 2006) (external site) • Guidelines for Floatation Tank Installation, Operation, Monitoring and Risk Management • Code of Practice for the design, operation, management and maintenance of aquatic facilities <p>Relevance: <i>The Goldfields Oasis Recreation Centre Master Plan process will need to consider the legislative obligations of the department in respect of facilities which are used for sport, recreation or educational or therapeutic water activities. It is essential that any water facility and associated space is constructed having regard to these obligations and the management of each water space.</i></p>
<p>Other related or informing documents</p>	
<p>Inclusion WA - Changing Places Program.</p>	<p>Deliver the program called 'changing places' which was introduced to Australia in 2012 with the establishment of a consortium called “Changing Places Victoria”. The Consortium, led by Maroondah City Council, developed an early relationship with Changing Places UK and set about developing designs for Changing Places toilets in Australia. Changing Places toilets are different to standard accessible toilets in that they have extra features and more space to meet these needs. Each Changing Places toilet provides:</p> <ul style="list-style-type: none"> • A height adjustable adult-sized changing bench • A tracking hoist system • Enough space

Document	Key considerations
	<ul style="list-style-type: none"> • Safe and clean environment <p>Relevance: <i>The Goldfields Oasis Recreation Centre should consider the provision of at least one of these facilities that will enable the City to obtain the 'Blue' accreditation and comply with the objectives of the City's Disability Access and Inclusion Plan.</i></p>
<p>The State of Aquatic Facility Infrastructure in Australia - Rebuilding our Aging Public Swimming Pools (Royal Life Saving WA (RLSA) – 2022)</p>	<p>The report which was underpinned by PricewaterhouseCoopers modelling has assessed the state of aquatic facility infrastructure across the Australian community. It confirms:</p> <ul style="list-style-type: none"> • The average Australian public pool was built in 1968 • 500 (40%) of public pools will reach the end of their functional lifespan by 2030 • \$8 billion is needed to replace those 500 aging public pools • A further \$3 billion will be needed to replace facilities ending their lifespan by 2035 <p>It further states that ageing public pools are predominantly servicing regional areas currently, who are inherently less likely to be positioned favourably to replace these assets when they expire (which account for 77% of all aquatic facilities). 64% of all renewal or new aquatic facility construction is currently financed by local government in Australia. In respect of the action proposed to address this decline the following are to be considered:</p> <p>working with the private sector to provide services beyond learn to swim so that they may be able to make privately owned facilities available for recreational, leisure and fitness swimming to the broader community</p> <ul style="list-style-type: none"> • Exploring how schools might build and share their aquatic facilities. • Encouraging and facilitating greater cooperation between councils • Exploring how sports clubs and associations who may seek the use of aquatic facilities might also consider collaborative approaches to the development of such facilities <p>Relevance: <i>This is a very recent study and seeks to re-enforce current issues faced by local governments in the provision of aquatic infrastructure which tend to be ageing assets requiring high levels of subsidy. The value of such facilities is in the social and community wellbeing outcomes as they are highly regarded by user groups, particularly in regional areas where often they are the centrepiece of the social fabric of the community. The critical consideration is the ability to fund and secure resources locally to continue to manage, maintain and expand. In respect of opportunities available for the City, it is clear that the potential to enter into partnership with a commercial provider to attract investment is possible. Facilitating greater cooperation with councils is unlikely to deliver enhanced investment, neither is the potential to secure additional investment from education and / or sporting clubs and associations.</i></p>
<p>Supervision of children at public pools: An analysis of industry programs (RLSA – 2022) and A 10 Year Analysis of Drowning in Aquatic Facilities - Exploring Risk at Communal,</p>	<p>Royal Life Saving research investigating drowning at public pools over a 10-year period identified that 25% of drowning deaths were children under 10 years old, and in 78% of those cases there was a lack of parent or guardian supervision at the time of the incident. Coronial recommendations were provided in 72% of cases relating to: identifying non-swimmers and poor swimmers, minimum safety standards and safety features, supervision of pool patrons by lifeguards, swimming and water safety education, drowning prevention programs (including supervision programs) and relevant regulatory bodies for public pools.</p> <p>Reference is made to the 1,216 regional pools in Australia, of which 82% are Watch Around Water pools.</p>

Document	Key considerations
<p>Public and Commercial Swimming Pools (RLSA – 2022)</p>	<p>There are an average of 285 drowning deaths each year in Australian waterways, with swimming pools the fourth leading location for fatal drowning, accounting for 15% of deaths. In addition there are 362 cases of non-fatal drowning in Communal and Public and Commercial swimming pools.</p> <p>The key risk factors in communal swimming pools, public and commercial swimming pools included:</p> <ul style="list-style-type: none"> • Lack of active supervision by parents or carers for children • Pre-existing medical conditions • Alcohol consumption and drug use (prescription medication) • Lack of swimming ability and water safety knowledge <p>PREVENTION STRATEGIES</p> <ul style="list-style-type: none"> • Active supervision by parents or carers of children • Be aware of pre-existing medical conditions and physical limitations • Avoid alcohol consumption • Understand possible adverse effects of medications • Follow safety rules displayed around the pool area • Follow directions issued by staff at the establishment • Learn swimming and water safety skills - Inform a lifeguard if a non-swimmer, or of any relevant medical conditions <p><i>Relevance: This recent study has confirmed the value of supervision in and around water spaces. It also e-enforces the critical role that publicly accessible swimming pools play in providing opportunities for the community to develop swimming techniques and water safety skills. Access to water space should well supervised and easy to manage. It should also provide the opportunity for parents to supervise children across a range of water spaces. Critically, as far as practicable, the line of site across all water (indoor and out) should be uninhibited.</i></p>
<p>Pool Based Aquatic Sports in WA: Reframing the Future – A Strategic Framework for enhanced collaboration within the WA Pool Based Aquatic Sports Sector (November 2016) - Swimming WA</p>	<p>The document identifies a plan of action to:</p> <ul style="list-style-type: none"> • Provide every child in Western Australia with the opportunity to learn to swim; • Have more Western Australians participating and competing in pool based aquatic sports every year; • Make pool based aquatics sports industry in Western Australia, the industry of choice for sport and recreation participants, volunteers and employees. <p>The strategic framework identifies the pool based SSA’s as being a collaborative leader with the ability to engage with state and local governments, community organisations and other key stakeholders through the provision of shared sport, health and community outcomes. This includes assisting owners and operators to take a more integrated approach to pool use/programming.</p>

Document	Key considerations
	<p>Relevance: <i>There is a need to identify early the critical components from a local government perspective which will drive the ultimate design and usage of Goldfields Oasis – i.e. community use; financial/social return on investment, club use; recreational activities; learn to swim; aquatic fitness; personal fitness etc</i></p>
<p>Design for Everyone</p>	<p>A Guide to Sport and Recreation Settings. The guide is a resource that uses the principles of Universal Design to provide users with an understanding of how to apply the philosophy of Universal Design during the design and construction phases of a new building or the redevelopment of a current facility.</p> <p>Relevance: <i>Similar to Inclusion WA guidelines this document the guidance incorporates advice on Universal Access to comply with the City's Disability Access and Inclusion Plan during the design phase.</i></p>
<p>Community Sport and Recreation Facilities Development Guide: Planning, Designing, Building and Operating Affordable Facilities - 2016 (Sport New Zealand)</p>	<ul style="list-style-type: none"> • The Guide has been developed to help those looking to build or develop a community aquatic and/or indoor sports facility and it builds on the strategic principles of the National Sporting Facilities Framework (of New Zealand) and has a particular focus on the affordability and whole-of-life financial sustainability of multi-sports centres. • Use of the Guide aims to deliver outcomes that meet a range of community needs while complying with best practice and the required standards. It includes reference facility designs, and provides a step-by-step process and supporting information and checklists for the six stages of the facility lifecycle, namely concept, plan, design, build, operate and improve. <p>Relevance: <i>The guide expands on the current WA published Guidelines (Department of Local Government Sport and Cultural Industries) related to needs assessment, feasibility studies and asset management to provide a valuable tool in directing the redevelopment of sporting infrastructure and ensuring that the maximum financial and social return can be achieved under a variety of investment / development scenarios.</i></p>
<p>Indoor Aquatic and Recreation Facility Development Guidelines (ARV 2011)</p>	<p>The Guideline provides a step-by-step process with accompanying schedules to outline key matters that a council should consider when either constructing a new indoor aquatic and recreation centre or undertaking major refurbishment of an existing indoor aquatic and recreation centre. The process advocated is:</p> <ul style="list-style-type: none"> • Defining its current situation in relation to indoor aquatic and recreation facility provision and usage through the collation of existing information and available data, prior to establishing concepts or budgets. • Undertaking detailed market research to allow Council to build on its initial investigations into current facility usage and infrastructure provision. • Comparing Council's findings with existing facilities and similar catchment populations to determine the type of facility development that will satisfy its requirements. • Developing a component brief that reflects an agreed position on the broad parameters of the proposed project. • Appointing specialist industry consultants to undertake conceptual design work that incorporates Council's findings and developing a Financial Model to provide ongoing advice on future operational costs in relation to capital development costs (project budget).

Document	Key considerations
	<ul style="list-style-type: none"> Developing a Functional Design Brief that encapsulates all of the City’s requirements to produce the social, community, environmental, health, wellness, fitness and financial outcomes which can be used in subsequent tender documents. <p>Relevance: <i>The guide, while dated provides a useful reference tool in defining the need and facility composition of an aquatic facility and also expands on the current WA Guidelines related to needs assessment, feasibility studies and asset management. This guide informs future council decision making in progressing from the Master Plan phase.</i></p>
<p>Aquatic Leisure Facilities: Design for Everyone Guide (Sport and Recreation Victoria 2017 – web based - https://sport.vic.gov.au/publications-and-resources/design-everyone-guide/sport-and-recreation-settings/aquatic-leisure)</p>	<p>This guide contains a checklist of key facility elements and basic principles which apply to all aquatic centres. In particular, a focus is on the following design elements:</p> <ul style="list-style-type: none"> Connectivity of all elements of a centre via a continuous accessible path of travel. Well-signed approach routes with entry points that users can find easily. Entry points which are easily identifiable. Concourse areas which are free from obstructions. Spectator viewing areas with clear lines of site. Adequately sized changerooms with suitable circulation space to include unisex accessible toilets, private accessible adult changerooms and family changerooms. A variety of wet and dry play spaces for children. Level or beach entry or ramp entry to swimming pools. Where a hoist is used, it should be designed to minimise the amount of time a person is on ‘display’. Clear wayfinding and provision of glare free lighting. <p>Relevance: <i>The need to identify the facility components and their inter-relationship is important, particularly where redevelopment is concerned. This guide informs the visual audit process in referencing key functional components and ensures the Master Planning processes is supported by a clear rationale for the positioning of related infrastructure and acts as a reference point for questioning current ad hoc development initiatives.</i></p>
<p>Code of Practice for the Design, Construction, Operation, Management and Maintenance of Aquatic Facilities (Department of Health January 2020)</p>	<p>The Code of Practice was prepared to ensure public aquatic facilities are operated to consistently high health and safety standards, by minimising the occurrence of disease, injury and other health-related complaints. The Code references the requirement of owners and operators of aquatic facilities to ensure their premises are attractive, hygienic and provide a high degree of bather comfort.</p> <p>Relevance: <i>The Code of practice provides a valuable reference against which alternative facility developments can be measured. Due to the high levels of customer throughput the facilities must be operated to consistently high health and safety standard and be appropriately staffed to reflect that obligation. This also raises issues related to the positioning of water play facilities in areas that cannot be readily controlled and maintained.</i></p>

Document	Key considerations
<p>Swimming WA Strategic Plan 2019- 2024 (Swimming WA 2019)</p>	<p>The strategic plan for the sport of swimming seeks to actively promote and provide opportunities that will increase participation in swimming, producing lifelong swimmers and champions in our community. Key elements of the strategy include:</p> <ul style="list-style-type: none"> • Diversifying club-based activities by catering for all ages, abilities and backgrounds. • Providing opportunities for adults to participate in high quality swimming experiences, in and out of the pool across the State. • Providing a clearly defined pathway from Learn to Swim to a SWA Club that promotes swimming as a minimum ten year journey. • Increase the number and quality of our Coaches with skills targeted at the appropriate age groups. <p>To deliver on these aspirations, the long term strategy is to maximise partnerships with LGAs.</p> <p>Relevance: <i>The document is part of a suit of State Sporting Association Strategic Plans, but with specific reference to aquatic facilities. The critical consideration is the diversity of space and the need to accommodate a range of activities including the LTS through to elite club swimmer and between.</i></p>
<p>State Sporting Association Facility Guidelines</p>	<p>Specific design standards across a range of sports are provided within a series of state government guidelines. These include:</p> <ul style="list-style-type: none"> • The Basketball Strategic Facilities Plan (2015) and subject to review • The Netball Strategic Facilities Plan (2015) and subject to review <p>The documents provide a guideline to be adopted when spatially planning a site. The main consideration relates to the extent of facility development desired by the national/international and state bodies and those realistically within the remit of a local government to provide. Each document is slightly different, but in general the guiding principles include:</p> <ul style="list-style-type: none"> • Strategic need, facility demand and participation growth opportunities. • Accessibility and inclusion, catering for multiple formats of the sport. • Maximising utilisation and improved programming. • Best practice technical and design standards for courts and buildings. <p>Relevance: <i>The Facility Guidelines are part of a series of State Sporting Association Facility Plans which are subject to ongoing review. They establish facility specifications for indoor and outdoor court space and associated infrastructure which provide useful benchmarks against which the spatial components can be assessed.</i></p>

Appendix 2: Demographic Analysis

The demographic analysis outlines the key data for the City of Kalgoorlie-Boulder. This has been obtained using the data available on REMPLAN for the Goldfields Esperance Region, Australian Bureau of Statistics (ABS) Census Data and population projections from WA Tomorrow produced by the Department of Planning Lands and Heritage (DPLH). The analysis has focused on the current population profile, and future growth, age composition and other socio-related profiles for the Kalgoorlie-Boulder Region contained within the orange boundary below. Note: all tables and graphs have been sourced from REMPLAN (April 2022), unless otherwise stated.

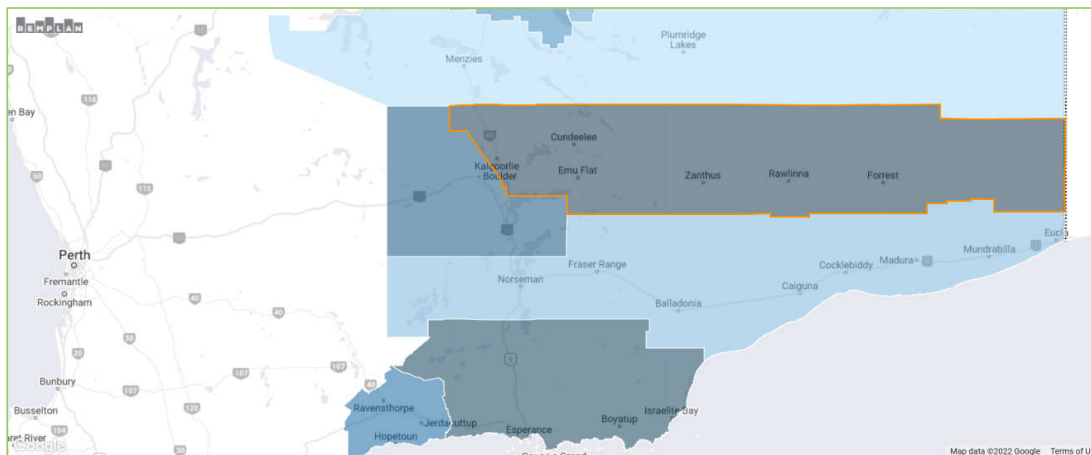


Figure 4: City of Kalgoorlie-Boulder in orange. Source: REMPLAN 2022

Population Profile

The Goldfields Esperance region had an estimated population of 55,805 (2016 Census), compared to 58,575 in 2011, representing a population change of 2,769 persons, or an annualised rate of -0.96% (as shown in Figure 5). The City had a population of 30,820 representing 53.9% of the total population residing in the Goldfields Esperance Region.

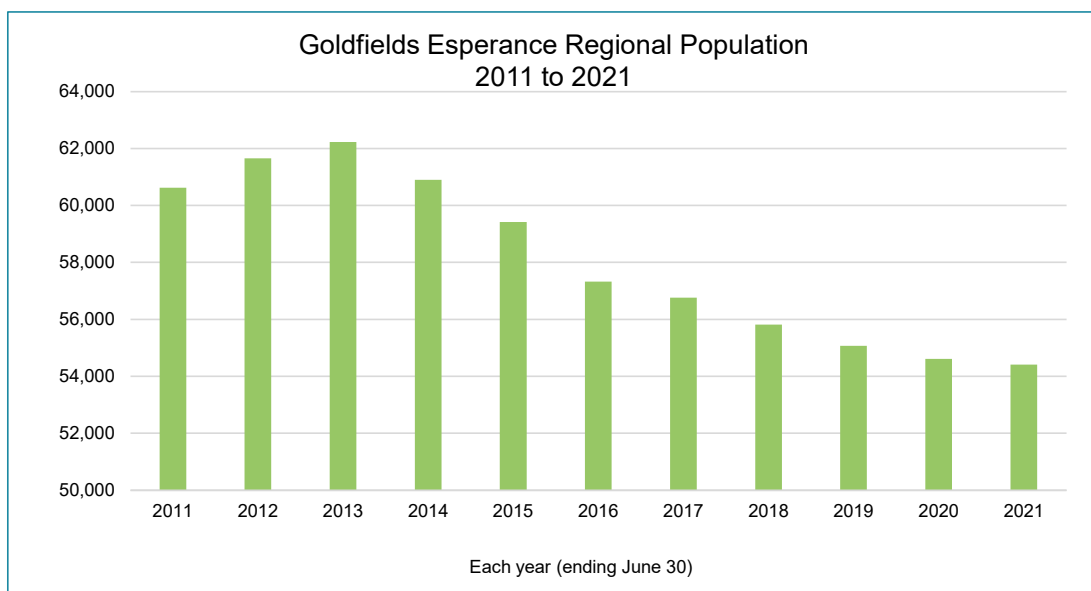


Figure 5: Goldfields Esperance Region Population 2011 to 2021. Source: REMPLAN 2022

The population for the City of Kalgoorlie Boulder between 2011 and 2021 has also identified a steady decline of between 0.15% to 1% annually (equating to the loss of between 45 and 307 people annually).

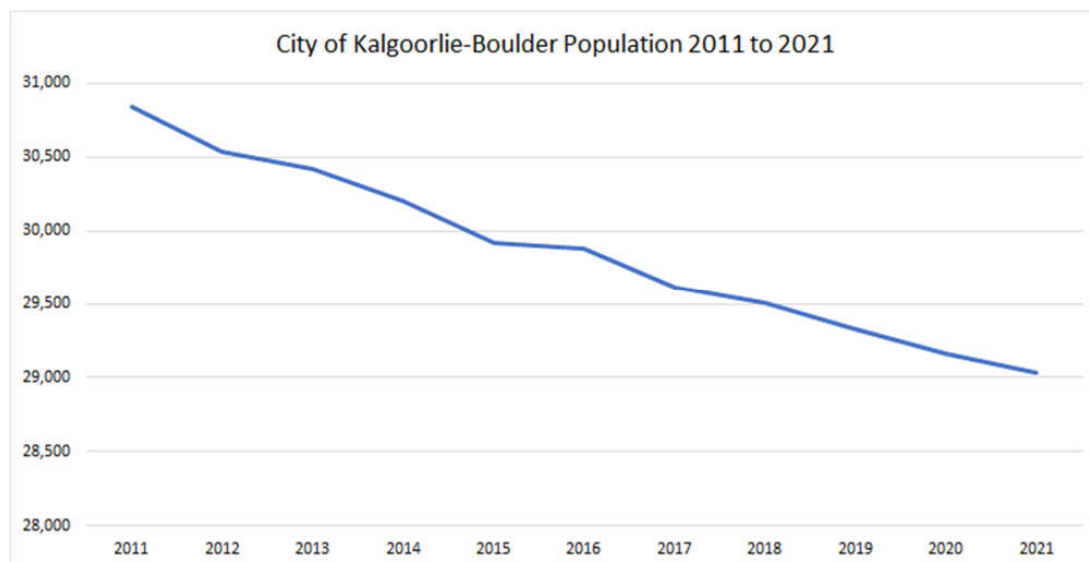


Figure 6: City of Kalgoorlie Boulder Population 2011 to 2021 (Source: ABS)

Accordingly to WA Tomorrow, following a decline to 2021, the City is forecast to grow to approximately 31,600 (Band C) with a growth rate of 0.17% as shown in table 22 below. 19,757 people in Kalgoorlie-Boulder are Australian born, equating to 65.7% of the total population. Approximately 7.3 % (2,183 people) of the total population in Kalgoorlie-Boulder is of Aboriginal and / or Torres Strait Island decent.

Table 23: City of Kalgoorlie-Boulder population (WA Tomorrow)

Year	Band A	Band B	Band C	Band D	Band E
2016	30,820	30,820	30,820	30,820	30,820
2021	28,305	29,290	29,855	30,395	31,830
2026	28,640	30,110	30,790	31,430	33,170
2031	29,140	30,910	31,600	32,180	34,080

Age Structure

The 30-39 years cohort is the most common with 4,988 people closely followed by the 20-29 (4,645) and 40-40 (4,430) age groups, with the 30-39 and 20-29 having the greatest percentage differential from that of the wider Goldfields Esperance Region.

Table 24: Current age structure across the Goldfields Esperance Region and that of Kalgoorlie-Boulder

Total persons Age group (years)	Goldfields Esperance Region		Kalgoorlie-Boulder		Difference	
	Number	%	Number	%	Number	%
0 to 4	4,256	7.6	2,564	8.5	1,692	0.9
5 to 9	4,157	7.4	2,396	8.0	1,761	0.6
10 to 19	6,986	12.5	3,738	12.4	3,248	-0.1
20 to 29	7,935	14.2	4,645	15.5	3,290	1.3
30 to 39	8,547	15.3	4,988	16.6	3,559	1.3
40 to 49	8,096	14.5	4,430	14.7	3,666	0.2
50 to 59	7,590	13.6	3,905	13.0	3,685	-0.6
60 to 69	4,874	8.7	2,177	7.2	2,697	-1.5
70 to 79	2,368	4.2	833	2.8	1,535	-1.4
80 to 89	859	1.5	324	1.1	535	-0.4

Total persons	Goldfields Esperance Region		Kalgoorlie-Boulder		Difference	
90 to 99	138	0.2	53	0.2	85	0
100 and over	0	0	0	0	0	0
Total persons	55,806	100	30,053	100	25,753	

Analysis of this data identifies that the largest cohort of the City’s population in 2031 will be between the ages of 20-49, representing 46.8% of the total population. It should be noted that while these groups represent the largest cohort, each age group are not significantly different of all groups consider ‘working age’. Figure 7 diagrammatically shows the population profile of the City, and the expected change to 2036.

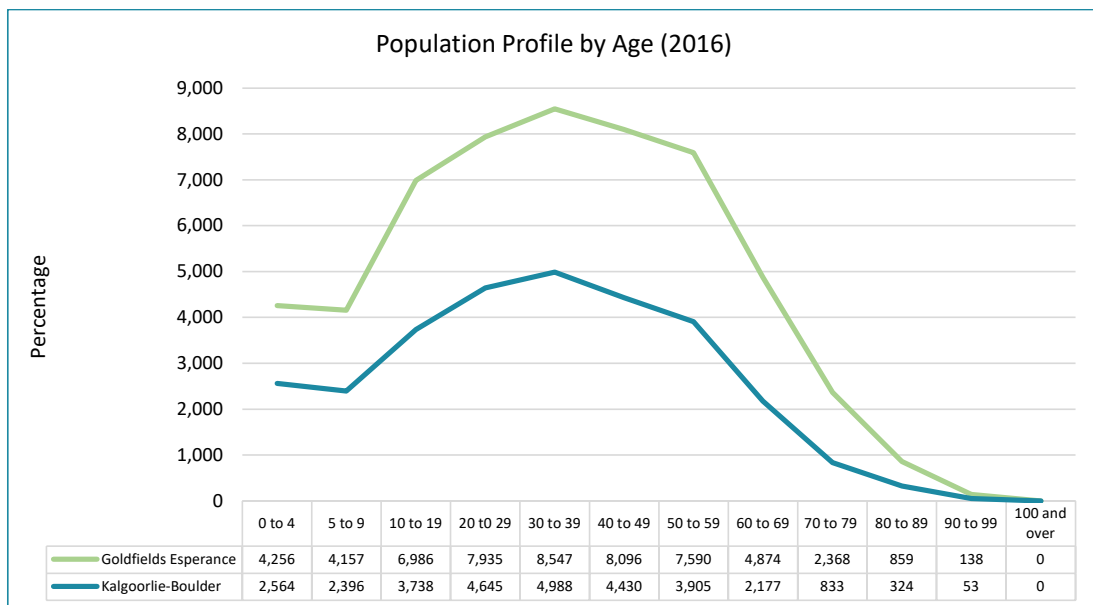


Figure 7: Population Profile Comparison by Age across the Goldfields Esperance Region and that of Kalgoorlie-Boulder

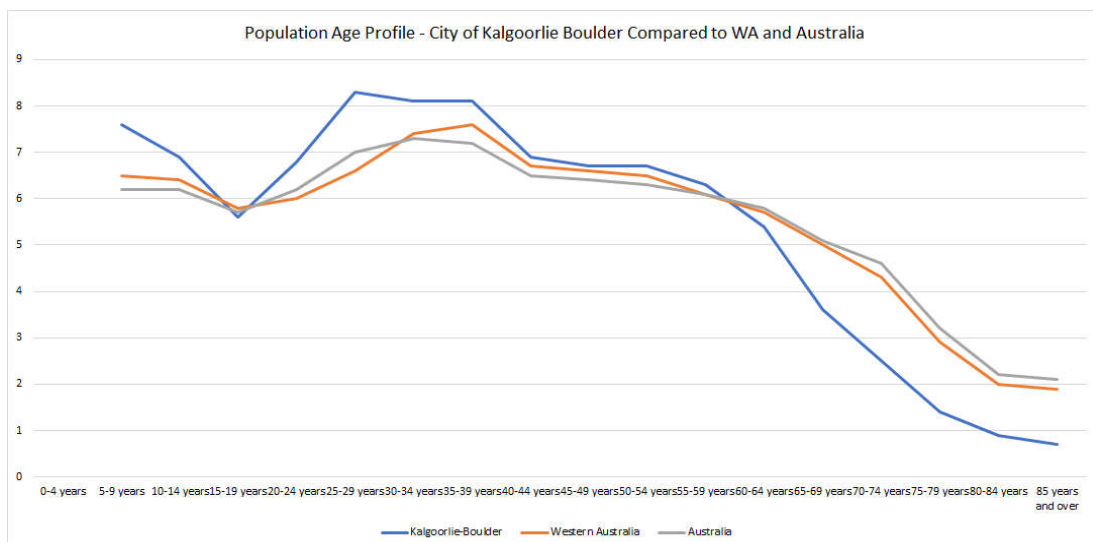


Figure 8: 2021 Population Profile Comparison by Age – City of Kalgoorlie Boulder compared to WA and Australia

Such a profile is indicative of the need to provide a range of activities, catering for all age groups such as family-based and club-based infrastructure, which services children, young people, adults and seniors. Services which align well to:

- Children include junior sporting and leisure activities, playgroup, learn to swim, skill and social development activities.
- Young people: junior sporting and leisure activities, risky play (obstacle courses, water slides) and social activity spaces.
- Adults: The higher numbers of people under 50 as a percentage of the population indicates there is likely to be more of a demand for family-based infrastructure to service the needs of the resident population. However, specific needs are likely to include health, fitness and wellness, social sports and swimming.
- Seniors: Similar to that of adults, but likely to have a higher requirement for rehabilitation facilities, with community social-based activities and less physically demanding sporting requirements.

Dwellings and household types

In 2016, 29,055 people resided in occupied private dwellings and 1,680 people living in non-private dwellings, with 72.1% of people living in a separate house.

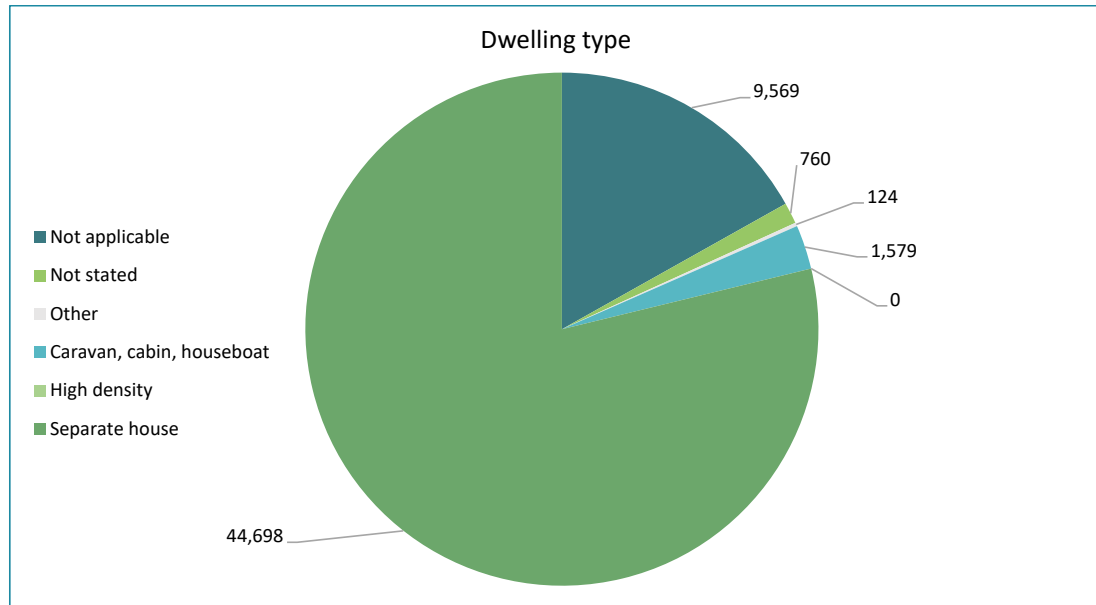


Figure 9: City of Kalgoorlie-Boulder Dwelling types

The dominant household type in the City was the 'One family household' with 7,535 families, followed by non-family households with 2,852.

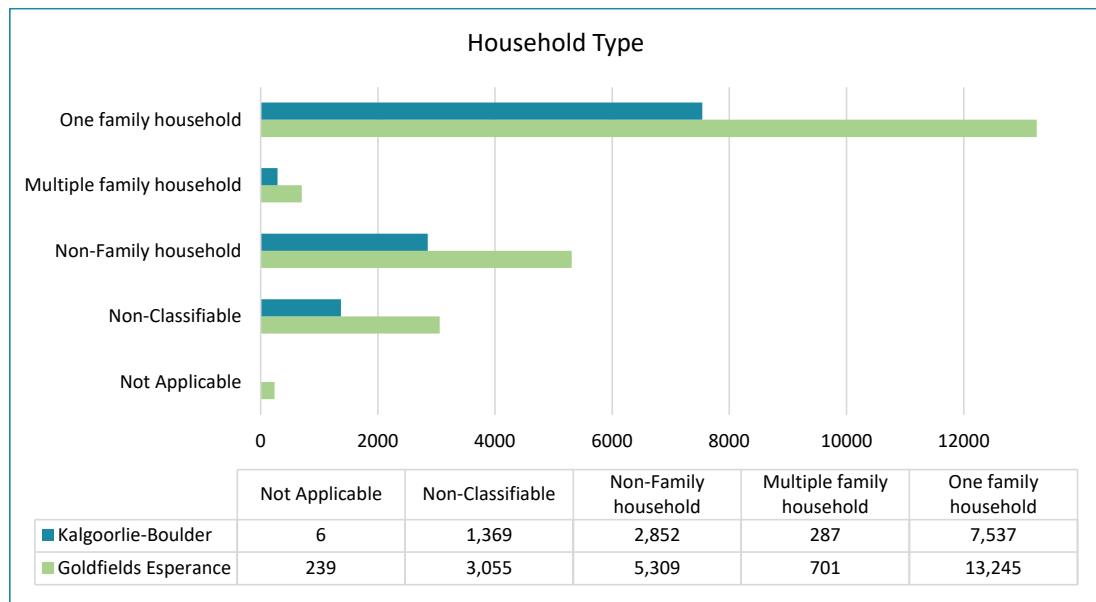


Figure 10: City of Kalgoorlie-Boulder Household types

The two persons in family cohort is the most common with 3,038 families in Kalgoorlie-Boulder, where 65.3% of have two or less people in their family.

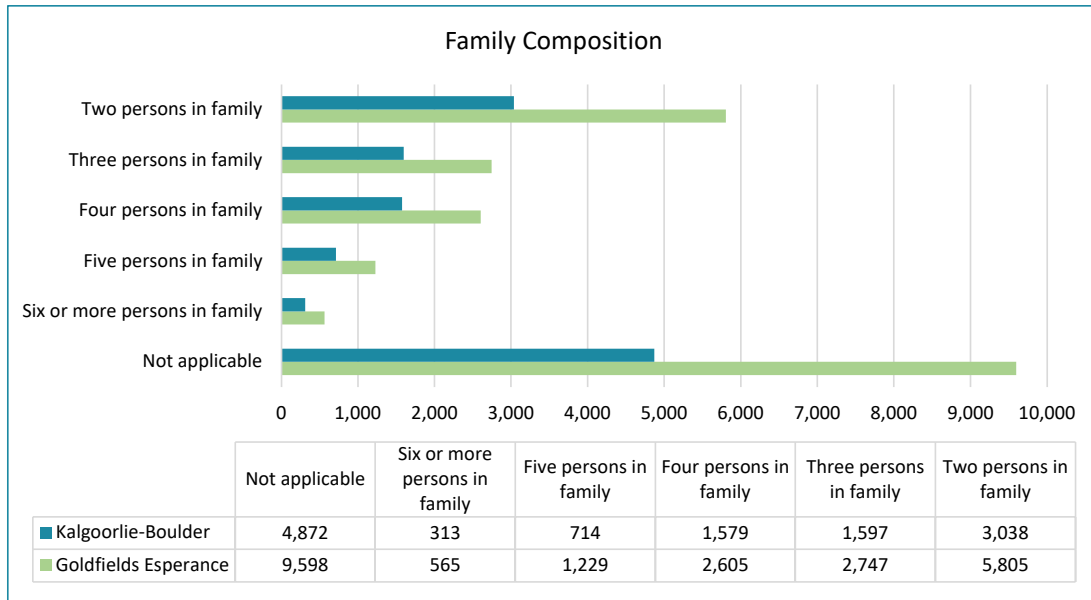


Figure 11: City of Kalgoorlie-Boulder Family Composition

The couple family with children cohort is the most common with 3,606 families, and when combined with the one parent family accounts for 4,610 families.

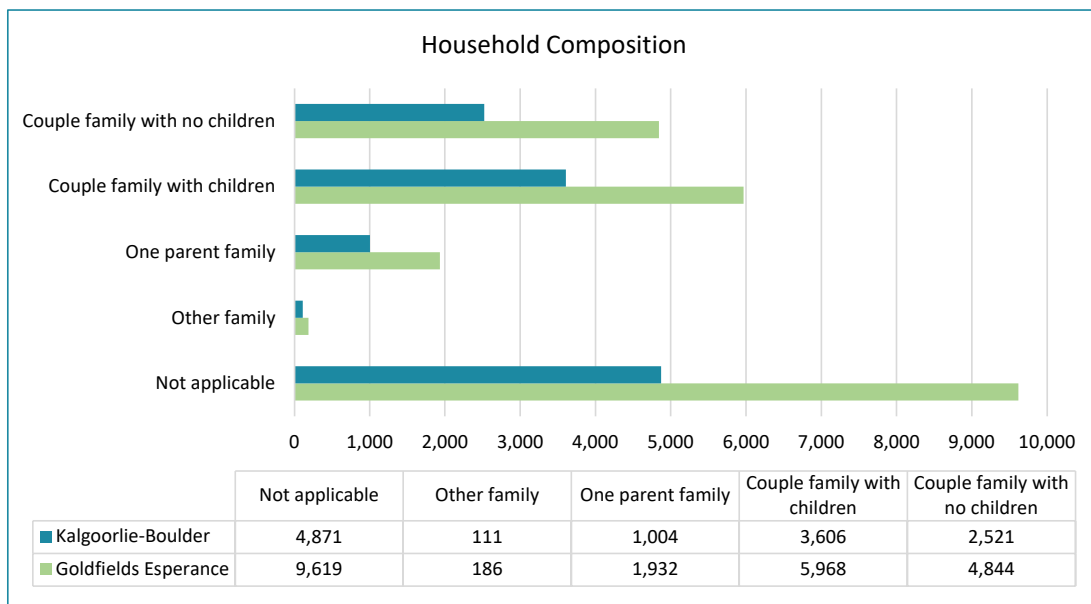


Figure 12: City of Kalgoorlie-Boulder Household Composition

The key focus of the City will likely need to provide infrastructure that can provide a broad range of family-based and multi-generational services and programs that can be adapted to the future changing needs of the community. This includes activities that provide proficiency pathways, given that many of the activities within the Goldfields Oasis can be considered as lifelong activities. The City has a similar growth profile throughout, and expects limited increases in population, as such investment into providing quality multi-use facilities is critical given the data suggests that people

are as a family in place. Given that the City has no one notable age group, facilities need to be inclusive for all, provide access and assist those with physical impairments.

The proportion of families with children household types highlights the importance of maintaining and expanding opportunities for families and developmental (sports coaching and mentoring) programs for children. Furthermore the development of social gathering and community spaces, which bring communities together in areas where the demand for sport, leisure and socialisation pursuits are important.

Income

14,897 people were in the workforce in 2016, with 10,628 indicating full-time employment. Notably 5,885 were not in the labour force and a further 2,375 not stating their status. The income band of \$2,000-\$2,999 per week (\$104,000-\$155,999 per annum) was the most prominent, followed by those earning \$1,250-\$1,499 per week (\$65,000-\$77,999 per annum).

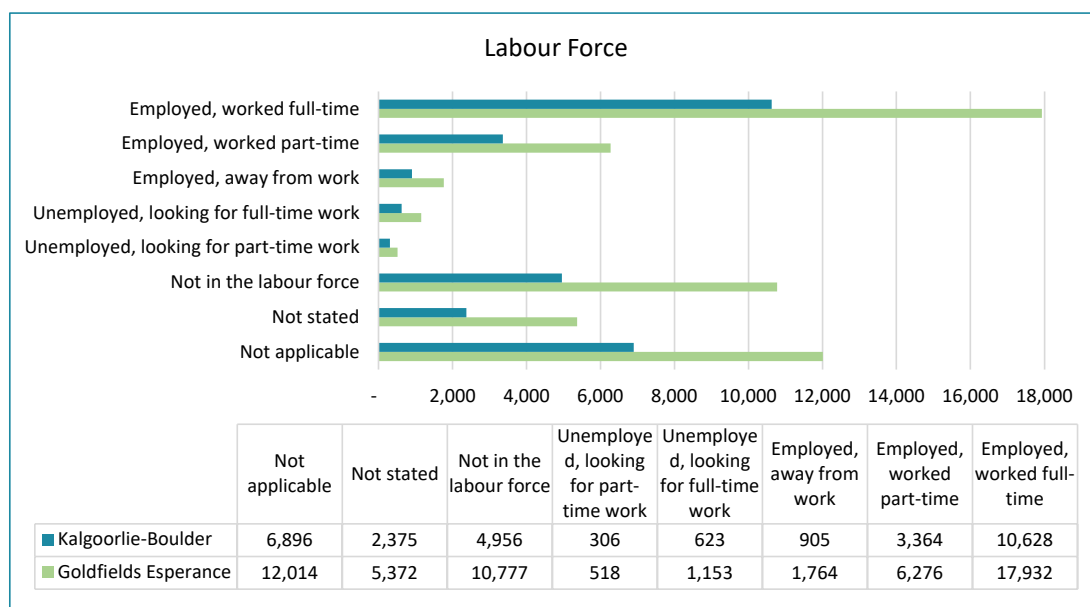


Figure 13: City of Kalgoorlie-Boulder Labour force

Typically, there is a higher percentage of people living in the goldfields region earning more than \$78,000-\$90,000 those living in the greater Western Australia, but overall 44% of the population earn less than \$78,000 per annum (Figure 14 refers).

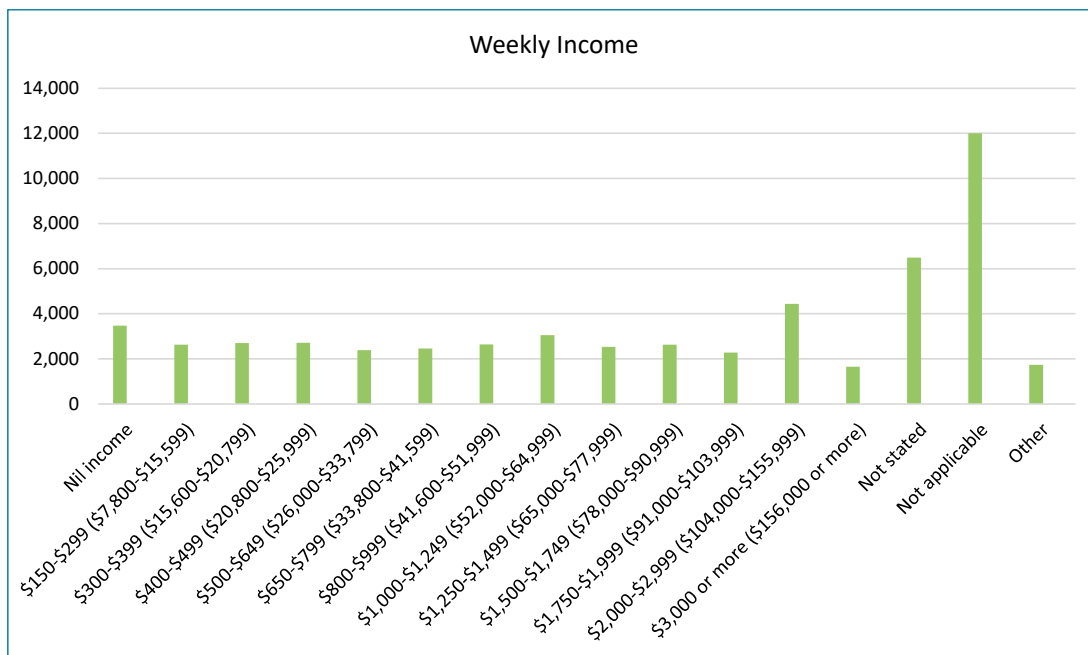


Figure 14: City of Kalgoorlie-Boulder Average Weekly income

The SEIFA score for Goldfields Esperance Region in 2016 was 970, indicating that the community are relatively at a greater disadvantage than greater Perth – which is reflective of the income and work status previously identified.

In the development of facilities, employment and income profiles are important considerations as they provide some guidance in relation to a person or a family’s ability to pay, which may act as a barrier to participation. This implies that 44% of the community may not have the resources to pay for ‘non-essential’ services, programs and activities.

The City must consider the implications of a household’s ability or willingness to pay, when considering the provision of infrastructure through considered price points, support from external funding bodies and through strengthening its community volunteer base.

Drive time catchment

To gain an understanding of the drive time implications on access to goldfields Oasis, a separate analysis was undertaken to determine the relative accessibility of Goldfields Oasis in comparison to other City of Kalgoorlie Boulder facilities. The analysis confirmed that the facility basically provides for the principle population base of the City of Kalgoorlie Boulder. Table 25 below identifies the number of the resident community serviced within each 5km catchment with a total population of 29,882 currently being serviced by the facility within 15km, 25,036 within a 10km catchment and 11,986 within a 5km catchment. The relative accessibility of the facility can be seen as being high for the vast majority of the City’s population. Figure 15 highlights the extent of each of the 5km catchments and relative location of other key City of Kalgoorlie-Boulder sport and recreation facilities operated by the City or others.

Table 25: Catchment population

Driveable distance	Population
Less than 5km	11,986
5-10km	13,050
10-15km	4,846
Total	29,882

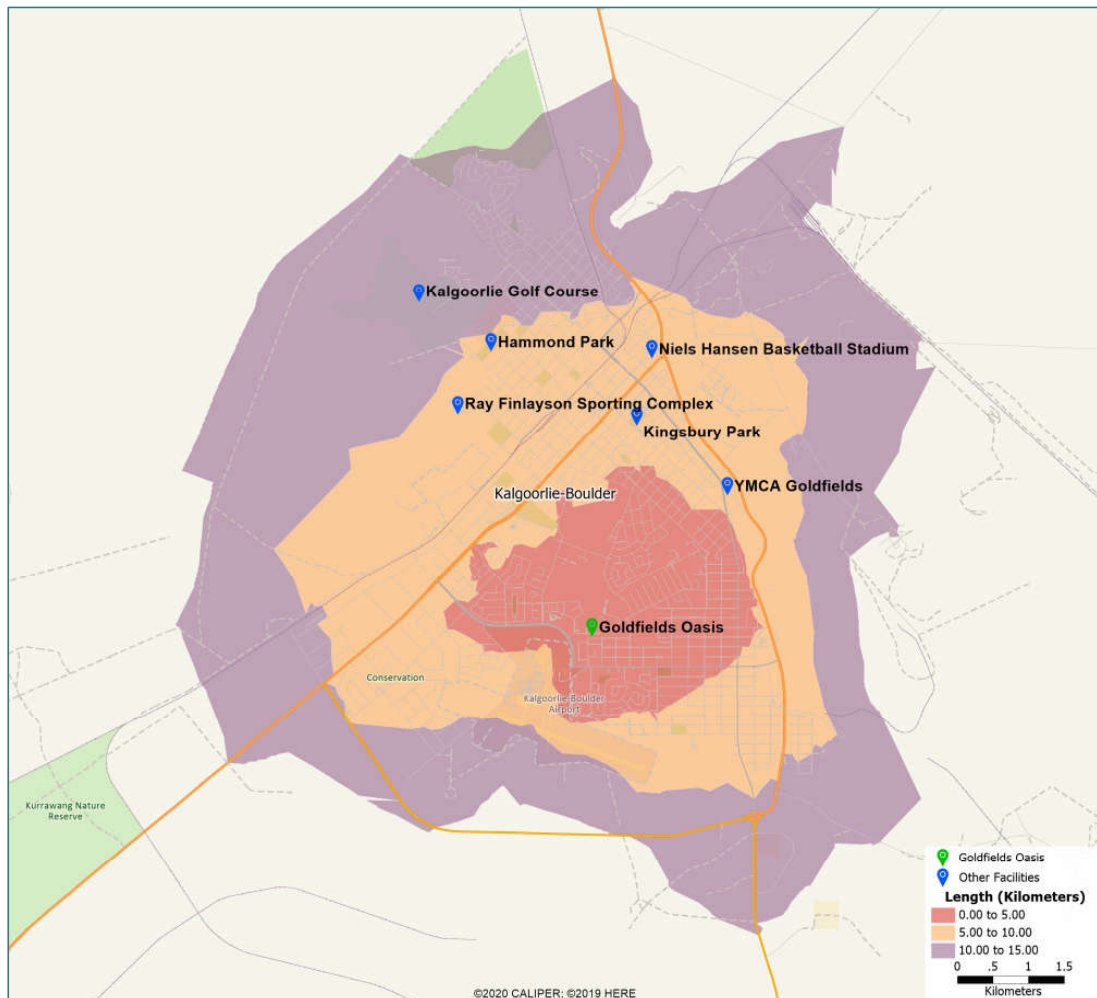


Figure 15: Catchment - Goldfields Oasis

The Goldfields Oasis catchment includes 6,969 family households with an estimated (median) weekly wage of \$2,646 (family) and \$1,014 (individual).

The profile of the community potentially accessing the facility is similar to that identified within the City profiling where there are indicatively a high number of young families with a relatively high population within the 25 to 54 age group cohort. Figure 16 refers.

The gender split is consistent across all catchments with males being the dominant gender group in the 0-10km catchment and a relatively even split of genders in the 10-15km outer lying catchment.

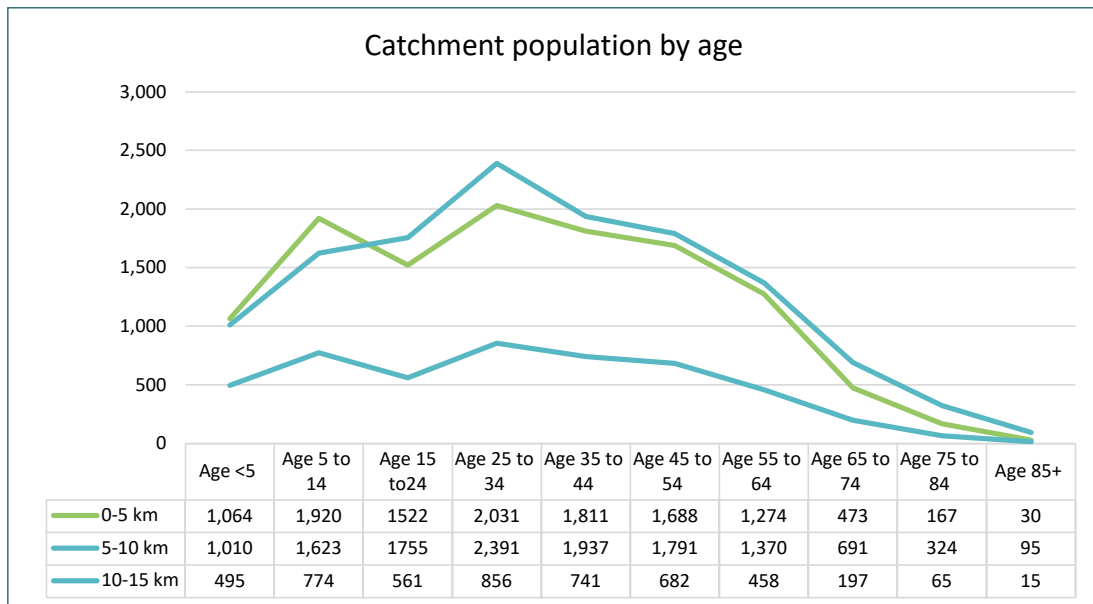


Figure 16: Catchment - Population by age

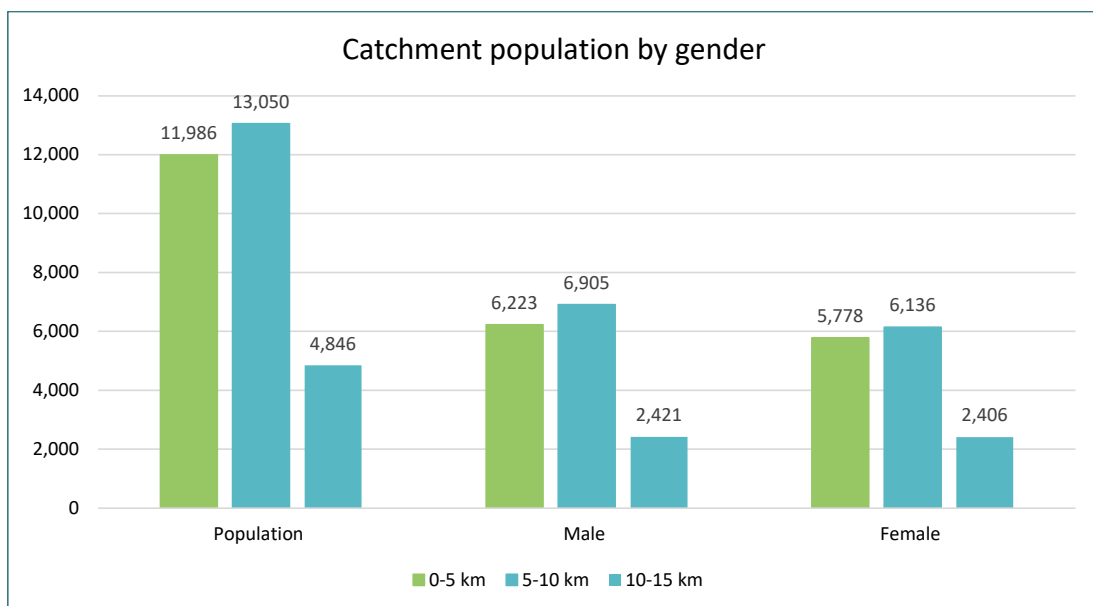





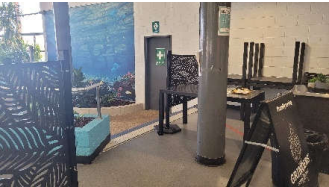



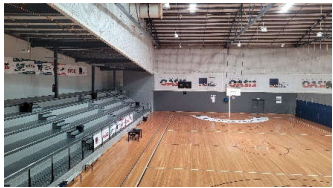

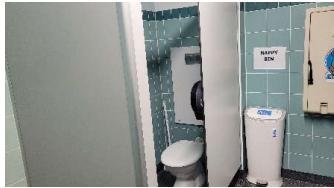

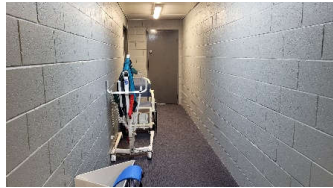

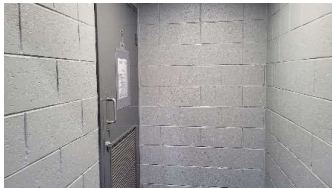

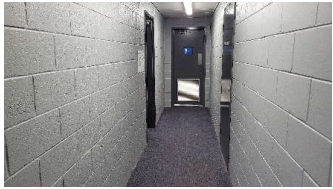







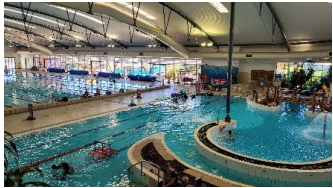






Figure 17: Catchment - Population by gender







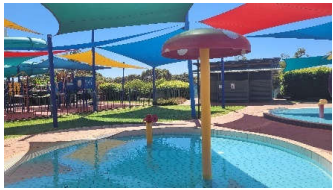




Appendix 3: Visual Audit












Images			Audit Assessment
Spin Room			
			<p>The spin room is located to the rear of the café and off the main reception where there is limited seating. It was previously the food storage and preparation area for the café but was converted to the spin room to utilise the space more effectively. A small room to the back of the spin room is still used for food storage and requires the floor to be crossed to gain access. The storage area is narrow with florescent lighting.</p> <p>The spin room is not untypical of most leisure / recreation centres in lacking natural light and being a tight space with a raised instructors area and mirrored wall. There is additional storage space off the spin area. The area would benefit from being utilised to expand the café and spin studio relocated to align with group fitness and gym activity to avoid queuing and potential conflict within the reception area.</p>
			
Café			
			<p>The café provides a small food preparation area behind the servery which overlooks the water bodies (adjacent to the casual water). Seating is provided on the raised plinth and on the pool deck. The servery is wide albeit the serving space is narrow and limits the capability of the sub-lessee's in having the capacity to expand their business opportunities. Due to being set back from the water space and raised the humidity in the area is relatively low and dispersed. The alignment with the dryside activities is limited as is</p>










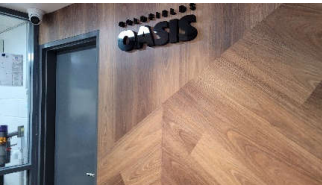


Images		Audit Assessment
		the ability to provide an external alfresco area. Due to this, client activity is generally focused on recreation centre users.
Sports Courts and Changing facilities		
		
		
		
		
		<p>There are three sports courts located to the west of the reception area. The courts are visible through a glazed opening accessed directly off reception. Permanent seating is placed at the southern wall of the courts. The southern court is therefore identified as the show court where WANL / State representative / Pre-season West Coast Fever matches take place. Access to the show court is off the reception area where there is potential for conflict with other users of the centre.</p> <p>The show court seating is wide but lacking any link to a function space or area for operating a café / kiosk. Sponsorship is permitted on the wall surrounding the show court. Natural lighting is provided through central openings. The courts are sprung and generally in very good condition. The surrounding wall is showing signs of significant wear and tear, albeit the general appearance is good.</p> <p>Access to changing facilities is through a narrow corridor to the east of the courts. The courts open up with viewing across the courts from the narrow corridor behind a 1.2m high wall with netting above. Between the courts they are separated by netting and fixed curtain. The space between the courts is limited and sufficient safe play run-off is not sufficient to incorporate spectator areas between the courts.</p> <p>The courts are multi-marked for netball, basketball, tennis and badminton. Around the courts are storage area with an office located on the northern wall</p>




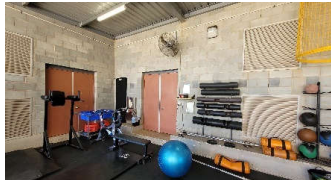




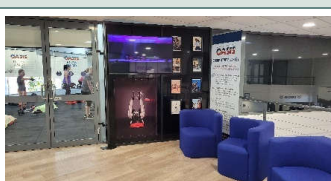
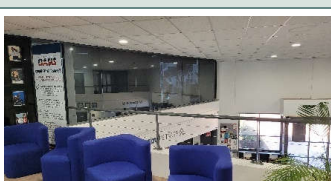
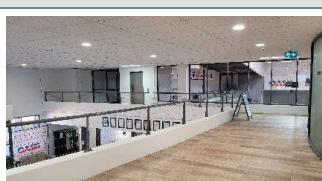
Images		Audit Assessment	
		which is used by the Netball Association when the facility is booked out for netball use.	
Reception			
		<p>The reception area is centrally located within the building, set back from the main entry which is also recessed within the building. The reception is light and spacious in appearance due to the recent uplift with renewed signage and painting. The area however services all wet and dry side activities where the control over access to the space is compromised by a lack of direct supervision over the pool and gym areas. The customer service area is located behind the stairs to the gym which is cordoned off from the court access by a temporary control barrier. There are no access control barriers to the upper floor gym and group fitness areas which also services the first floor administration office.</p>	
			
			
			
Main Aquatic Bodies			
			<p>The main aquatic bodies include a 50m pool and casual water with beach entry to the south, 25m lap pool to the north with adjacent spa, sauna and small water slide with splash pool entry to the west. The programmable space (Learn to Swim, toddlers, mother and babies and aqua aerobics areas need to be accommodated within those spaces. There is no separate warm water area which would typically be provided as an additional programmable pool in centres of the size of Goldfield Oasis. The lack of flexibility in the water body space will artificially limit accessibility to key income generating activities. The two spa areas are raised above the surrounding pool area but are relatively small bodies of water. The</p>
			
			
			



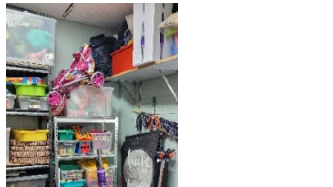
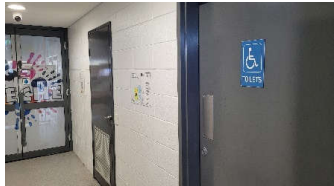








Images			Audit Assessment
			<p>sauna similarly is raised above the surrounding pool. There are no changing facilities immediately adjacent.</p> <p>The 50m pool benefits from a moveable boom to enable the pool to be split into two 25m of various other configurations. The boom is hand operated and is showing signs of an ageing piece of infrastructure.</p> <p>The pool tiles and decking areas are showing signs of damage and need of replacement. Two rows of spectator seating are provided adjacent to the western wall with an elevated second row.</p> <p>The roofing to the pool hall is constructed to facilitate the main structural columns being supported by external buttresses. These buttresses have a direct impact on the use of external space. The high internal ceiling provides sufficient space for the air handling to work efficiently and avoid excessive condensation / humidity within the hall. There are however significant issues with dust being retained in areas which are difficult to reach and clean.</p> <p>There is a pool office to the side of the pool deck which provides good supervision across the pool. The lack of consolidation of administration staff in one area will however likely lead to issues related to supervision across the whole centre.</p> <p>Visibility to the external flowrider, water play and water slides is compromised by the design of the building, positioning of the pool covers, for the 50m pool, sauna, internal slide and external buttresses.</p> <p>The pool can be overlooked from a viewing area (Corridor) on the first floor.</p> <p>Changing infrastructure is limited and does not provide sufficient space to cater for extensive use of all of the water body areas. There is also a lack of capability to cater effectively for school use.</p>
			

Images			Audit Assessment
Meeting Room and Outdoor Shaded Area			
			<p>The meeting room and outdoor shaded area is located to the north of the 50m pool. The meeting room provides a non-dedicated space for use by the Swimming Club but also for general community meetings, workshops, staff meetings and other user groups. While there is some club paraphernalia in the room, this is limited due to the lack of a dedicated space. The outdoor grassed area is small and well kept. Both areas are however only accessed by traversing the 50m deck which opens the facility up to cross contamination and potential conflict with swimming users. Controlled access to the meeting room and small grassed area is limited. The grassed area provides a good seating, BBQ and relaxing area but is small.</p>
			
Outdoor Water Play			
			
			



Images			Audit Assessment
			<p>plant building which effectively creates a barrier between the indoor water space and outdoor children's water play area. He compromised functionality has a direct impact on the supervision of the area.</p> <p>A service access road runs to the east of the water play area extending north past the water slides and flowrider. Service access is provided adjacent to and to the south of the water slides and to the north of the recreation centre where the bulk of the chemicals and plant is housed. The area within the fencing of the recreation centre is utilised as a general storage compound.</p>
			
Outdoor Water Slides and Flowrider			
			<p>This area is compromised by the external pool support structures and buttresses which have warning tape wrapped around the low structures. Effectively this renders over 200m² of potentially functional outdoor space immediately adjacent to the pool hall unattractive and providing limited use, in spite of the extensive shaded area and seating provided.</p> <p>The flowrider is located to the rear of the water slide splash pools and has been decommissioned, partly due to the ongoing maintenance cost and partly due to costly staff supervision.</p>
			













Images			Audit Assessment
			<p>The water towers are substantial but also showing signs of decay being in a highly exposed position.</p> <p>The main issue to be consider in this area is improving the functionality of the space and to reduce the amount of excessive staffing hours to maintain the specialist facilities open and useable by the community.</p>
			<p>The extent of shade is good but the area is detached from the nearby children’s water play area by garden beds, water slides and plant building.</p>
			
Gym			
			<p>The gym is probably the most compromised space within Goldfields Oasis as it has clearly expanded to meet the growth in membership and demand for a diverse range of fitness and wellness activities. It is effectively split into four areas on the first floor and ground floor of the centre. A group fitness area lies</p>

Images			Audit Assessment
			<p>adjacent to the first floor administration which is accessed via the stairs or lift from reception. Similarly the main gym area is accessed from the same position with the entrance to the gym off a corridor adjacent to the sports court.</p> <p>Within the gym space is allocated for dead weights and cardio equipment. Space is however cramped with space between the machines extremely limited.</p>
			<p>The external fire access is utilised for overflow gym equipment and storage of punchbags, medicine balls and weights. This area is also the main access to the roof space.</p>
			<p>The stairs to the outdoor weights area leads down to the external covered outdoor gym compound. The compound is surrounded by chain link fence at 2.5m and consists of synthetic turf with a shade sail above and a series of bars, benches and weights. The outdoor gym is isolated although located to the east of the netball courts. There is no lighting provided for the outdoor space which is accessed via a lock gate with a water fountain adjacent.</p>
First Floor above Reception			
			<p>The stairs lead up to a first floor lobby from which access to the centre administration offices can be maintained as well as a fitness studio (providing small group fitness / yoga / Pilates opportunities). The room is glazed and provides a good elevated viewing area over the pool space. The floor area is however limited due to the curved nature of the design and limited storage.</p>
			<p>Access to the administration offices is adjacent to the group fitness room and a corridor to the west leads into the Goldfields Oasis gym.</p>

Images			Audit Assessment	
Creche				
			<p>The creche is located on the entry to the recreation centre to the west with access off the reception area in front of the 3 court hall. The entry is via a corridor leading to the disabled toilet, storage and a controlled access point. The creche has limited internal space with a low level of storage, inadequate children's toilets and a controlled access kitchen area.</p> <p>There is limited space to cater for all ages of children in providing a quiet space / room for babies and toddlers and providing for more active space for older children. The limited space internally is compromised further by the small outdoor play area which offers an extremely limited amount of play equipment.</p>	
				
				
External Car Park, Netball Courts and Goldfields Oasis Entry				
				
				<p>The external car park and main entry to the building indicates a series of challenges which need to be addressed. The entry is under-stated with no direct access off the car park. With the car park being to the side of the building and limited signposting, it is difficult to route find to the main entry with the most</p>

Images			Audit Assessment
			<p>visible portion of the building being the side wall to the 3 court netball facility.</p> <p>The main pedestrian entry is recessed into the main body of the building. Customers have to find their way from the car park around the creche to the front of the building before entering the reception area.</p>
			<p>One positive to the entry position is the drop off point for buses and other vehicles which provide access to the path leading to the main entry. There is also availability of ACROD parking adjacent to the Goldfields Oasis Recreation Centre entry.</p>
			<p>The centre is relatively unaffected by mature tree cover with a few mature and semi-mature trees located to the south and north of the building.</p> <p>The nine netball courts are located to the north of the car park and are fully fenced and floodlit. The court surfaces look to be in a reasonable order with the court nearest the recreation centre (south east of the court area) having a power box located within the player run-off area and therefore adversely impacting on the safe use of the court.</p>
			<p>Shaded structures are located to the north of the courts to provide for teams waiting to enter the playing surface. The space between courts complies with Netball Australia standard specifications for run-off although there is insufficient space to cater for additional spectator areas.</p>
			<p>Pedestrian access is provided from the meeting room / club room located to the north of the indoor courts with partial viewing provided over the court areas. It is however not possible to maintain a full level of surveillance from the meeting room / clubroom area due to it being located adjacent to court one</p>

Images		Audit Assessment
		<p>(southeast corner) and limited external viewing to the outdoor courts and none to the indoor courts.</p> <p>The space around the outside of the Goldfields Oasis provides significant areas for overflow car parking when the site is fully operational. The car park area also provides for the adjacent O'Connor Primary School and Oval and to a lesser degree, Goldfields Baptist College.</p>
Playing Field Infrastructure		
		<p>Surrounding Goldfields Oasis to the north are two large oval spaces which are utilised for football and Little Athletics. Surrounding both ovals is substantial car parking areas. In addition there are two clubhouse buildings which service each of the oval spaces (Oasis Clubhouse and Eastern Goldfields Little Athletics Centre).</p>
		<p>The Goldfield Oasis Clubrooms is the larger building constructed of blockwork with a colourbond roof structure. It is the larger of the two buildings located between the two oval areas.</p> <p>The Eastern Goldfields Little Athletics building is a metal clad building with a roof overhang providing shade for competitors / spectators. Adjacent to the building is a storage shed and container for equipment. Shaded structures exist around the oval areas.</p>
		 <p>Both ovals are floodlit and fully reticulated. It is understood however that the level of use on both ovals is not extensive.</p>

Images			Audit Assessment
Lord Forrest			
			<p>Lord Forrest is the site of the former outdoor Olympic Pool (opened in 1938) servicing the City of Kalgoorlie-Boulder community. It closed in 1999 when the Goldfields Oasis Recreation Centre was opened. In 2017 the redevelopment project sought to create a new, open community space with a focus on engaging the youth by utilising the Kingsbury Skate park adjacent to the Goldfields Art Centre. The heritage project retained the entrance to the original pool with the entrance building being restored to the original art deco style and former change rooms providing shade shelters for an amphitheatre. In addition the former diving platforms were retained as art features overlooking a large expanse of grass. The adjacent Kingsbury Park has been developed into a youth precinct and skate park with recent investment.</p> <p>An opportunity to develop a zero depth splash pad / water play area has been suggested for the area but the long term capability of managing and maintaining such infrastructure in relative isolation to the existing major water bodies at Goldfields Oasis is unlikely to be viable. A splash deck / zero depth water play area will require a high level of maintenance and use of chemicals to ensure water is maintained to a high quality and appropriately balanced to minimise the risk of infection / algae build up.</p>
			
			
			

Appendix 4: Facility and Financial Benchmarking: Comparative Analysis

Analysis was undertaken on similar facilities within regional WA obtained from the PLA Benchmarking data which is updated on an annual basis. The following data has been supplied courtesy of:

- The City of Busselton: Geographe Leisure Centre
- The City of Greater Geraldton: Geraldton Aquarena
- The City of Karratha: Karratha Leisureplex
- The Shire of Harvey: Leschenault Leisure Centre
- The City of Bunbury: South West Sports Centre

Due to the sensitivity of the data, the comparative information is maintained as confidential with individual leisure centres, with the exception of Goldfields Oasis remaining unnamed in the graphical data presented

Population Catchments:

In comparison to other similar regional centres the catchment population of Goldfields Oasis is relatively limited. For comparative purposes the catchment population is generally indicative of the likely footfall a regional centre is going to generate. Previous CERM data indicates that in Metropolitan Perth a catchment population of 5km is likely to generate between 80% to 95% of a facilities use and the nominal footfall is approximately 4.5 to 5.5 visits annually per head of population. Within regional areas, where access to other infrastructure is limited the likely catchment would generally relate to the immediate catchment of the City with regular users prepared to travel greater distances to access the facility. In such cases, due to limited competition with other community infrastructure footfall is likely to be much higher at between 9 and 19 visits annually per resident within the City and broader sub-regional area. In such circumstances Goldfields Oasis would likely generate between 263,880 and 557,080 visitations based on the catchment population. It should be stressed that 19 visits per head of population annually is an exceptional performance.

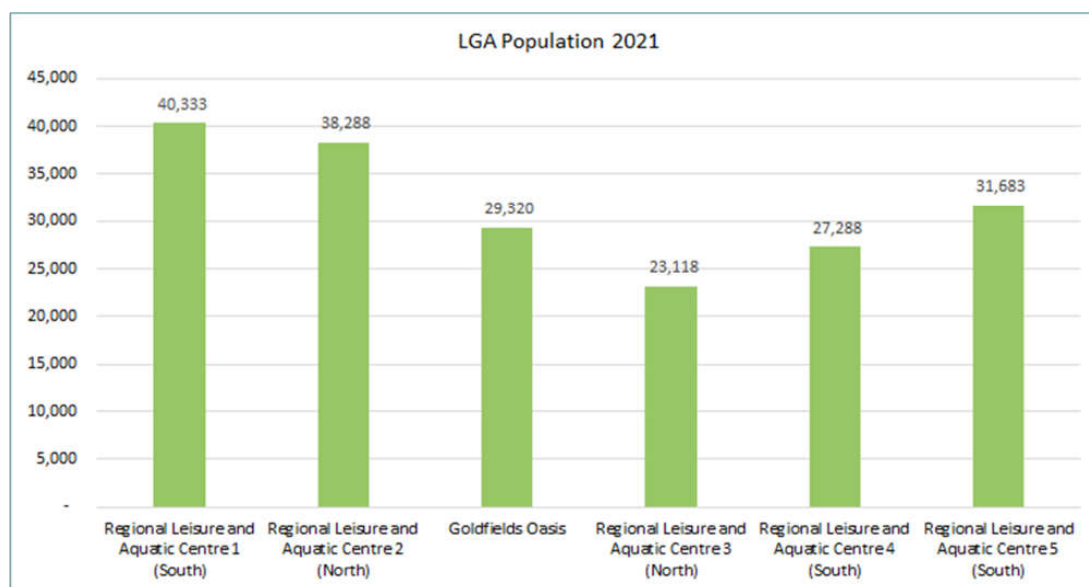


Figure 18: Comparative population catchments for select Regional Wet and Dry Leisure Centres in WA (Source: PLA WA Benchmarking Data)

Facility Size:

The facility size generally takes into account the overall capability of a leisure centre and assesses all indoor activity space (administration, changing room, storage, plant, active water, active court, gym, creche, circulation space etc.). In comparison to other regional leisure centres Goldfields Oasis sits about the mid-point.

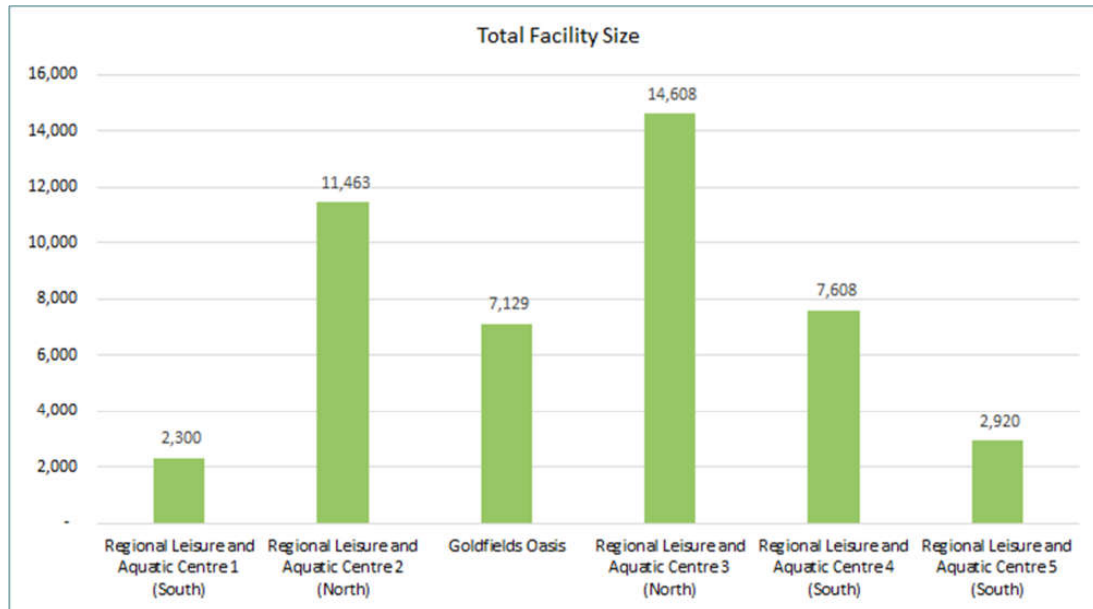


Figure 19: Total Facility Size in sqm (Source: PLA WA Benchmarking Data)

The most important component of facility size relates to programmable space as this is the area which has the capability to generate greatest usage and potential income. It also highlights the potential efficiency of a centre in the higher the percentage of floor area used for program space compared to non-programmable space.

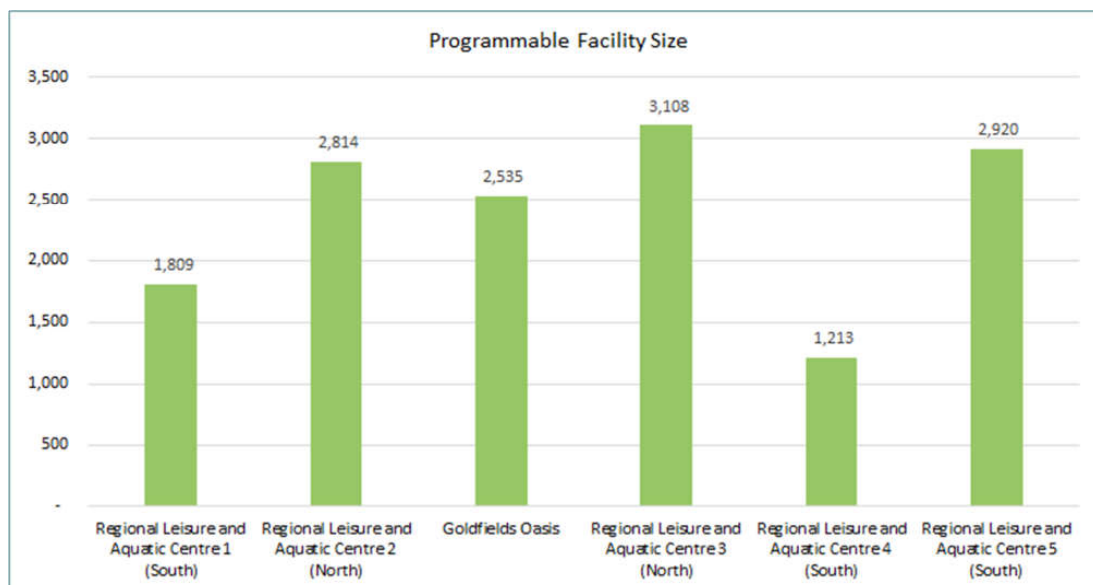


Figure 20: Programmable Facility Size in sqm (Source: PLA WA Benchmarking Data)

Goldfields Oasis in comparison to other regional centres has a relatively high level of programable space compared to non-programmable space at 35% compared to the larger centres which account for 21% and 24.5% respectively.

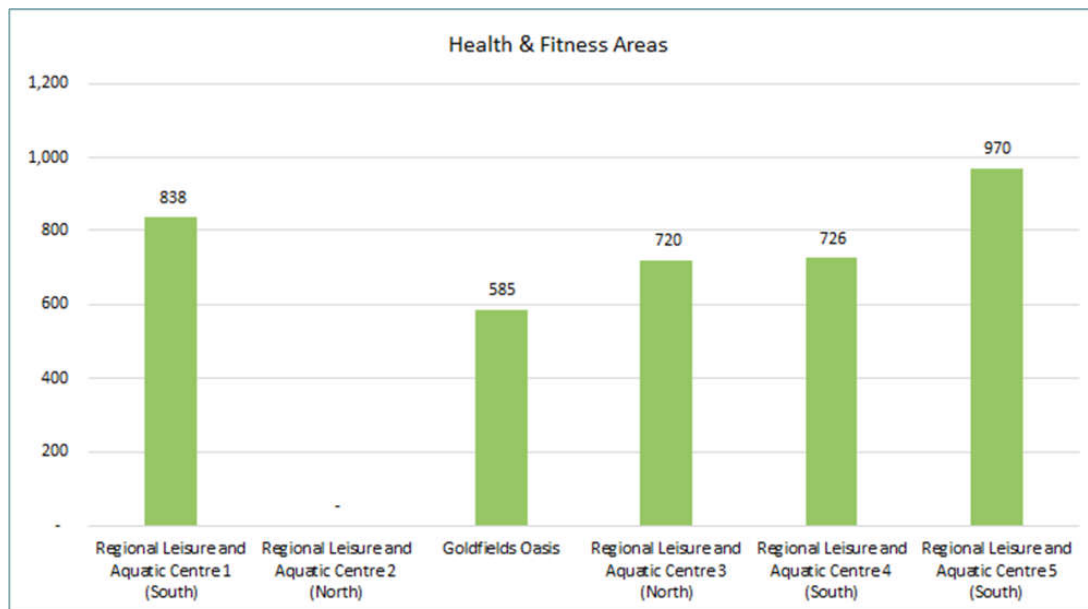


Figure 21: Health and Fitness Areas in sqm (Source: PLA WA Benchmarking Data)

In respect of health and fitness and aquatic areas there are a number of aspects to note:

- At 585m² the Goldfields Aquatic gym space is the lowest floor area of any centre which provides a similar space. This is also significantly below the floor area which is advocated for gym activities within regional sport, recreation and leisure centres which are tending to consider 1,000m² and above for such activity.
- The rationale for increasing gym space is to reflect the variety of fitness activity which is generally demanded by the local community from free weights through to aerobic and wellness. Each activity requires a highly flexible space which can also provide for group as well as individual fitness use.
- There is now a demand for access at all times of the day. This is particularly prevalent in regional areas where there is a significant shift working pattern and lack of availability to access a facility at traditional daytime opening hours. The demand for 24/7 gym access is increasing which has a significant impact on the design of new gym space which is required to provide a separate controlled and safe access to the area.
- In respect of aquatic areas, the larger the water space does not necessarily correlate to increased use or increased levels of programmable services. The viability of water space is generally related to the inbuilt flexibility of that space and the need to identify areas which can be programmed effectively for a range of high use, high income activities (i.e. Learn to Swim, squad swimming, aqua aerobics, etc). Lap swimming (typically in 25m or 50m pools) do not generally maximise the use of water space and are often some of the highest subsidised activities. The most critical considerations are lower depth water, consistency of depth, pool access and the ability to compartmentalise water areas within water bodies to generate the highest level of use.
- The level of car parking referenced in Figure 22 below is also an indicator of potential viability and use. At a regional level, typical benchmarks are for between 350 and 450 parking bay availability to accommodate typical peak usage. Local governments do not tend to cater for 'one-off' car parking requirements for unusual events and will often make use of overspill areas within the immediate vicinity of facilities and / or surrounding on-road parking. Goldfields Oasis Recreation Centre benefits from substantial areas surrounding the site which can be used for overflow parking without the need to construct more formalised car parking areas.

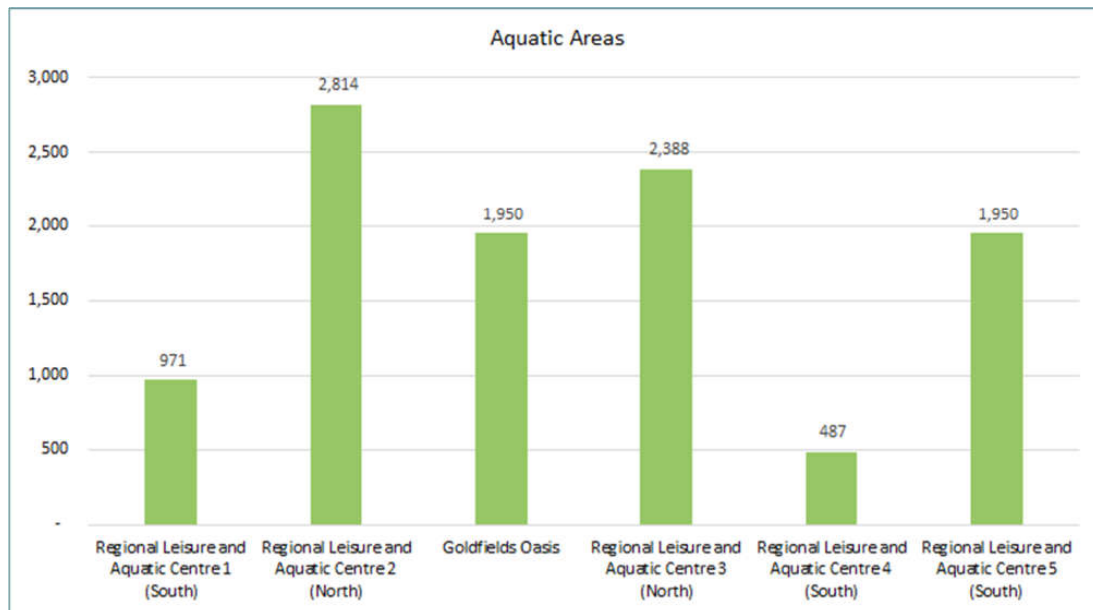


Figure 22: Aquatic Areas in sqm (Source: PLA WA Benchmarking Data)

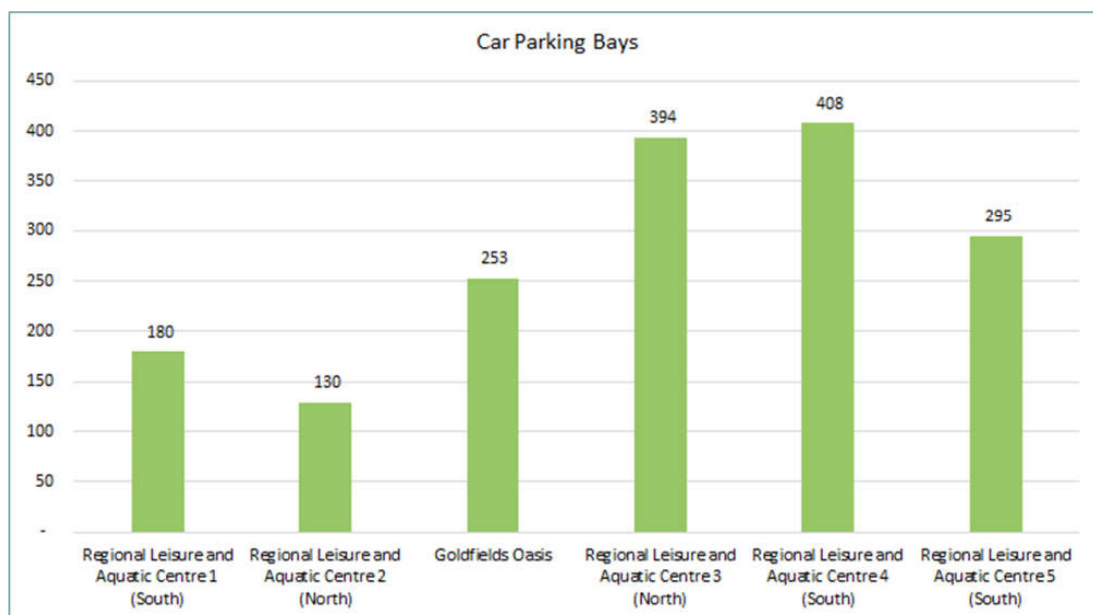


Figure 23: Number of Car Parking Bays (Source: PLA WA Benchmarking Data)

Facility Utilisation:

Facility utilisation is an indicator both of the attractiveness of a facility and the relative competition in the market. Where there is no or limited local competition you would expect utilisation to be high. If the facilities are not meeting the customers’ needs or the facility is operating at capacity, generally you would either see a decline or relatively static usage profile. The figures provide below indicate:

- Goldfields Oasis Recreation Centre generates a healthy level of usage annually in comparison to similar regional recreation centres. In particular, facility membership levels are comparatively much higher than

comparable recreation centres. This highlights, in particular that the gym and combined health and fitness activities (which dictate membership levels) are in demand within the Kalgoorlie-Boulder Region. When comparing this with membership per square metre this also re-enforces the attractiveness for membership based activities at Goldfields Oasis.

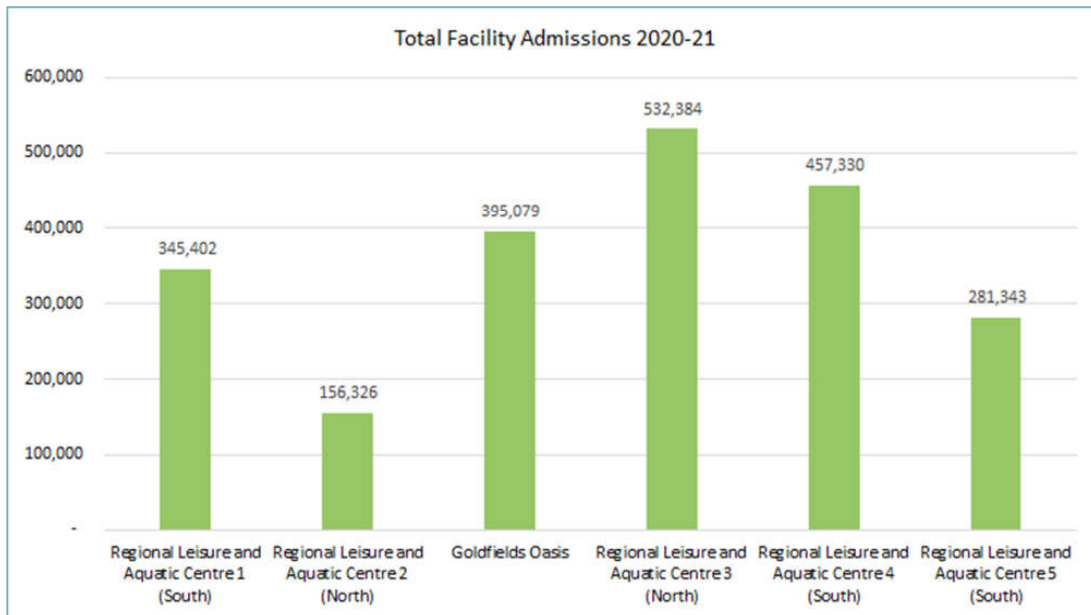


Figure 24: Total Facility Admissions Annually (Source: PLA WA Benchmarking Data)

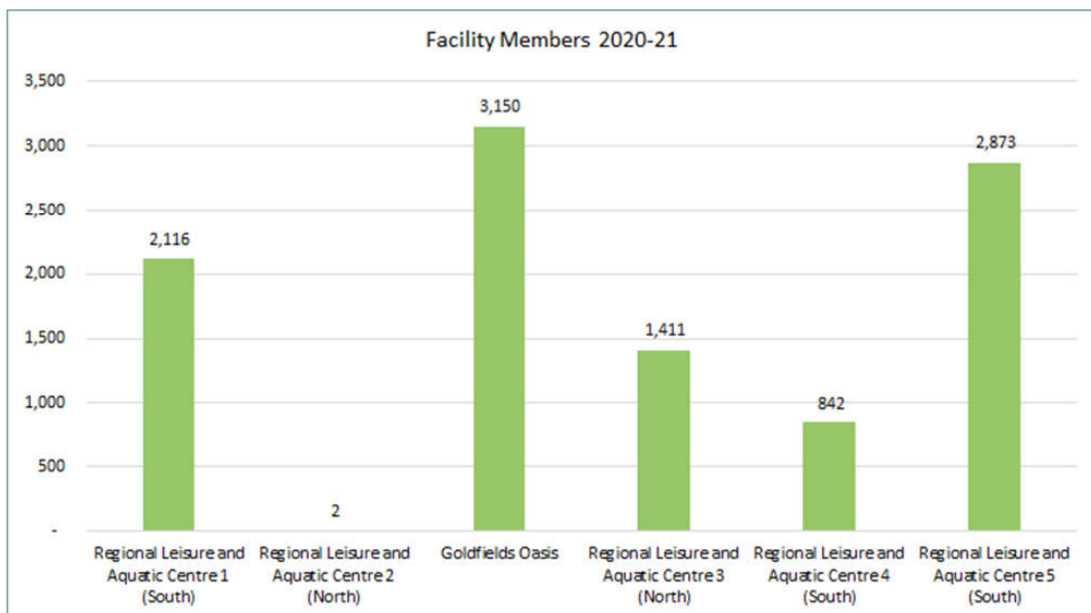


Figure 25: Membership Levels by Facility Excluding Multi-passes (Source: PLA WA Benchmarking Data)

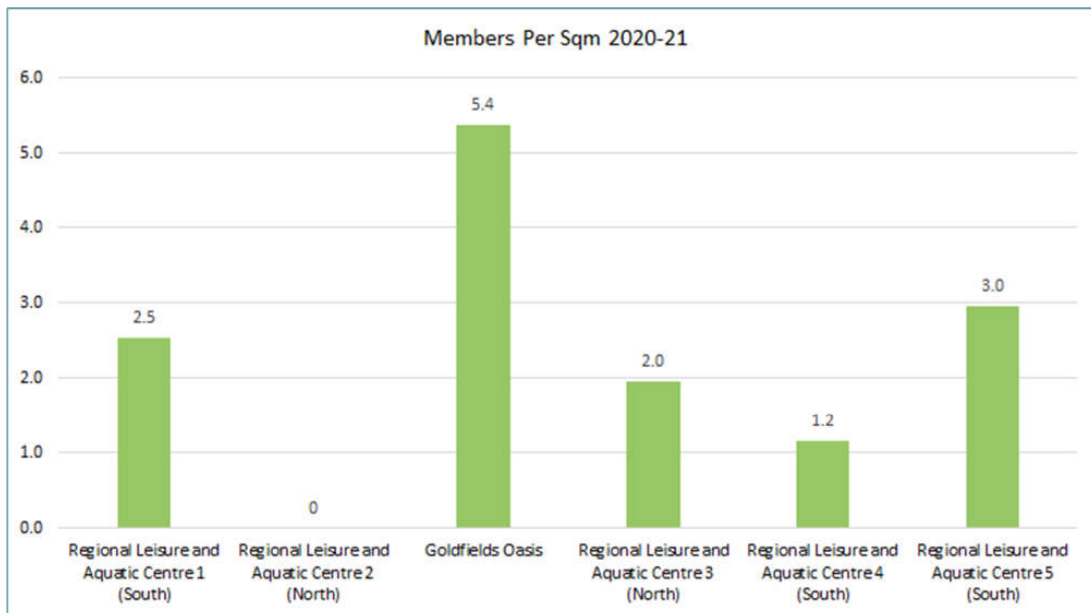


Figure 26: Facility Members per sqm (Source: PLA WA Benchmarking Data)

- In respect of learn to swim (LTS) enrolments generally these are dictated to by the availability of programmable water space. Generally the facility with the greatest level of programmable water space will achieve a greater return. By programmable space it is important to understand that this relates to the extent of relatively shallow water (0.8m to 1.2m) which is consistent in depth and provides the flexibility to be subdivided into small areas for teaching / training purposes. Ideally such water if being used for toddlers, babies and aged members of the community should be a minimum of 3 to 5 degrees warmer than a typical lap swimming pool (50m). It is not necessary for the facility to be heated to the level of a hydrotherapy pool but the water needs to be at a higher temperature to cater for specific user needs.

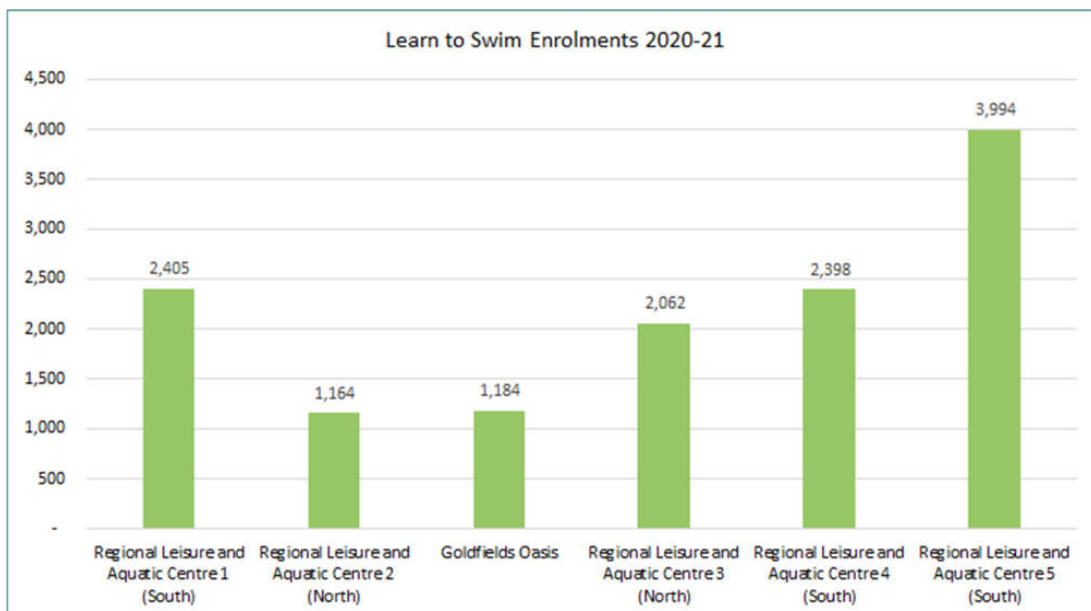


Figure 27: Learn to Swim Enrolments (Source: PLA WA Benchmarking Data)

- The LTS enrolments at Goldfields Oasis Recreation Centre is relatively low (including enrolments per square metres of water space) and indicative of the lack of flexibility related to the use of water space and programmable capabilities. Goldfields Oasis is operating at between 33% and 50% of those experienced by comparative centres which highlights the potential need to factor in additional programmable water space in a redeveloped centre.

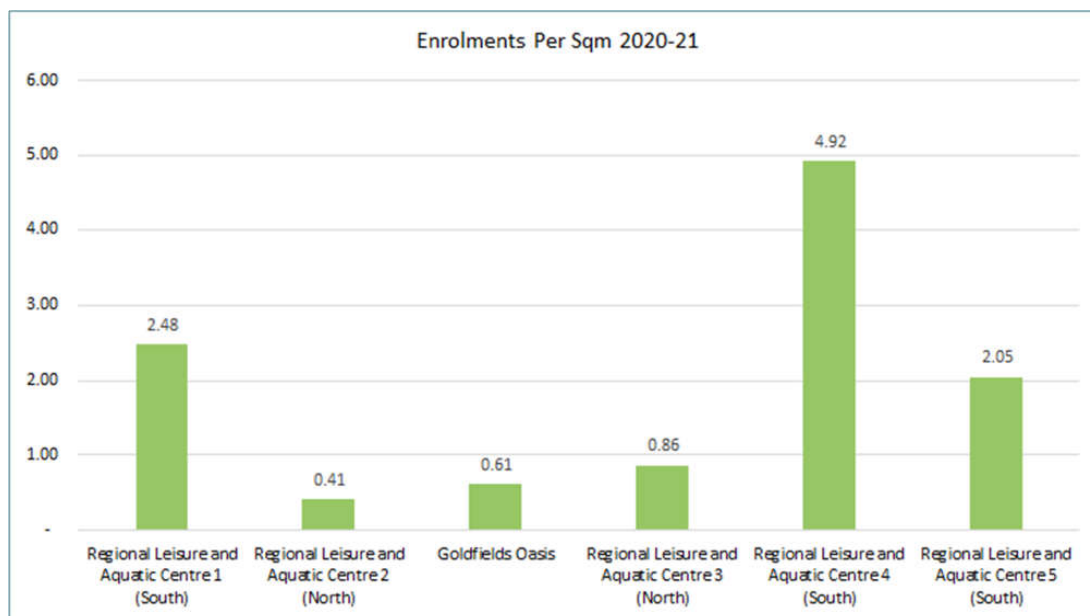


Figure 28: Facility Enrolments per sqm (Source: PLA WA Benchmarking Data)

Goldfield Oasis Utilisation:

This section deals with the Goldfields Oasis Recreation Centre utilisation over the past six years and provides an indication of the pre and post covid pandemic influences. The key considerations are;

- Total facility admissions is an indication of the potential attractiveness or otherwise of the recreation centre. It can be seen that the highest levels of admissions were in 2015-2016 with a steady decline to 2019-2020. It must however be noted that in 2019 the worst impacts of the pandemic were being felt through all local government leisure and recreation centres and that was particularly acute in 2020-2021. The figure for 2020-2021 has shown a bounce back but not to the levels experienced prior to the pandemic. It is however a concern that the centre was tracking in a negative direction prior to the pandemic emerging.
- The area which has shown a significant uplift even through the pandemic years is membership (including membership numbers per square metre of functional space). This area has been significantly improved to those membership figures achieved prior to the onset of the pandemic. It is to be noted that this is in spite of the gym and associated group fitness space being substandard.
- The LTS enrolments is a particular concern given the comments raised in the previous section. LTS has fallen to one third of the pre-pandemic enrolment levels. Even when taking into account the significant covid impacted year of 2019-2020, the enrolments are particular poor and highlight an area where a focus on growth should be considered. Given that LTS in the majority of recreation centres are significant income generators, the need to re-address this diminishing use will need to be addressed. Enrolments per square metre of water space should as a minimum be seeking to achieve a figure above 2 / 2.5. This would still be below the highest performing comparators.

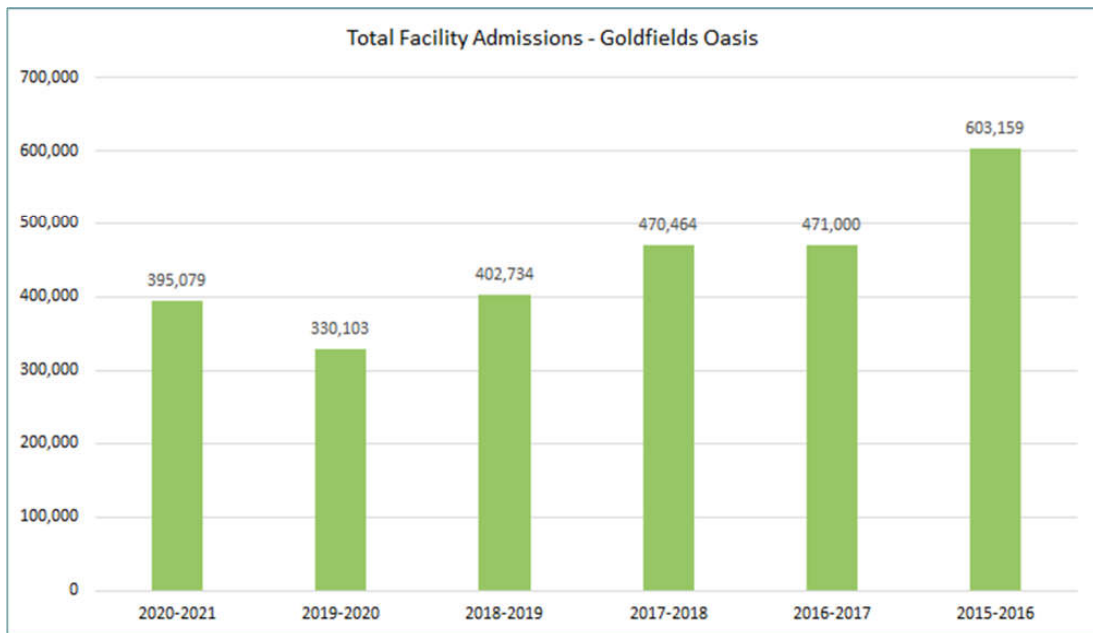


Figure 29: Goldfield Oasis Total Facility Admissions 2015-2021 (Source: PLA WA Benchmarking Data)

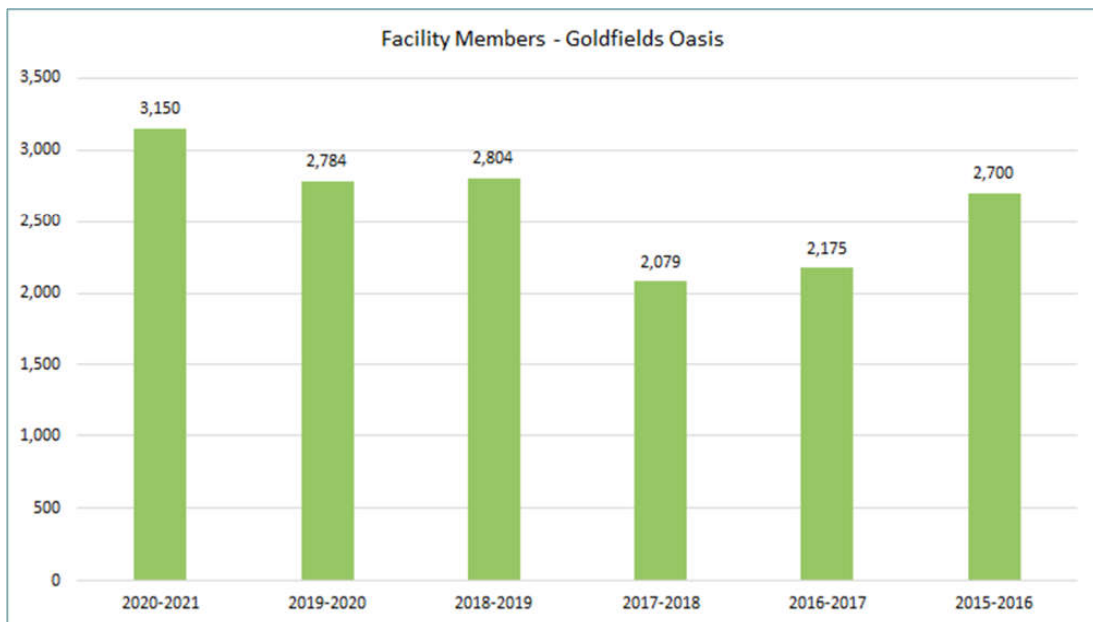


Figure 30: Goldfield Oasis Facility Memberships 2015-2021 (Source: PLA WA Benchmarking Data)

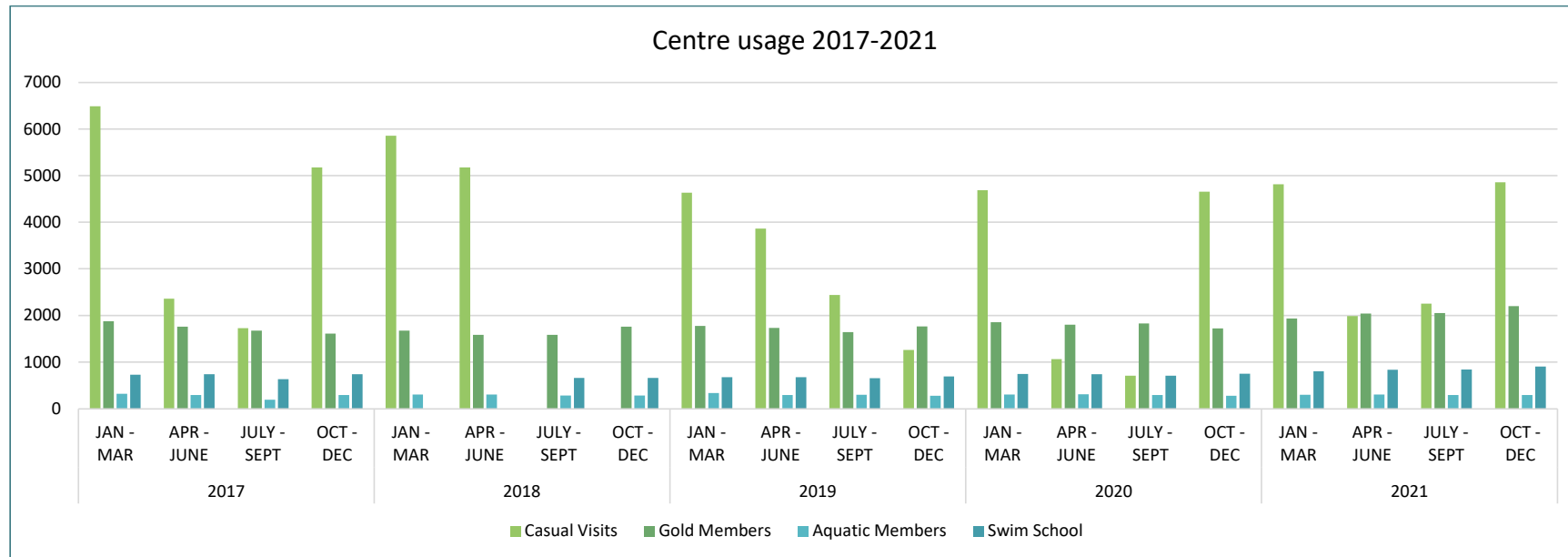


Figure 31: Quarterly centre usage 2017-2021

Table 26: Quarterly centre usage 2017-2021

	2017				2018				2019				2020				2021				
	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec	
Casual Visits	6485	2360	1727	5172	5855	5172			4632	3864	2440	1258	4685	1066	706	4654	4814	1988	2251	4858	
Gold Members	1877	1758	1677	1612	1675	1585	1582	1758	1776	1733	1642	1763	1854	1801	1831	1722	1935	2042	2054	2199	
Aquatic Members	319	295	190	295	304	304	284	284	334	294	298	279	304	310	291	280	301	302	292	291	
Swim School	730	739	634	739				659	659	674	676	654	692	743	737	706	749	801	837	843	906

* Statistics provided are an average of visits and memberships for each quarter

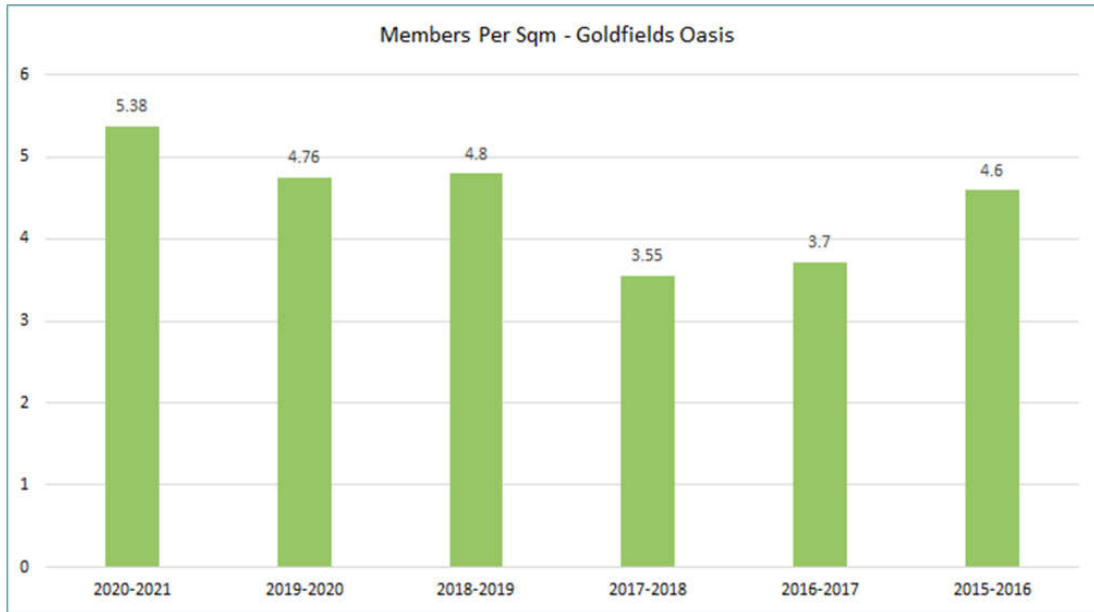


Figure 32: Goldfield Oasis Members per sqm 2015-2021 (Source: PLA WA Benchmarking Data)

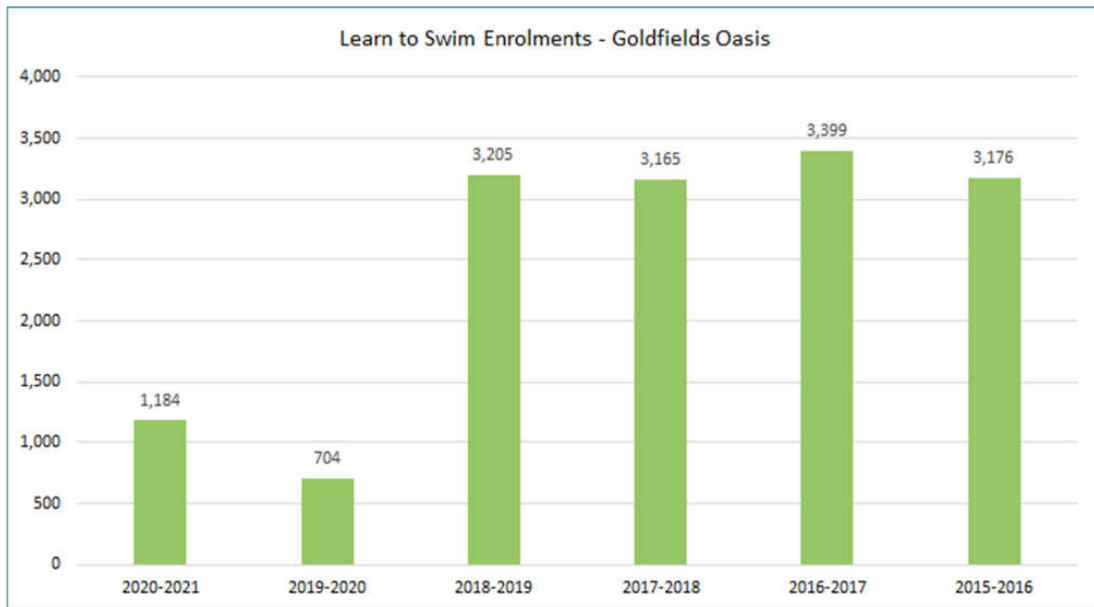


Figure 33: Goldfield Oasis Learn to Swim Enrolments per sqm 2015-2021 (Source: PLA WA Benchmarking Data)

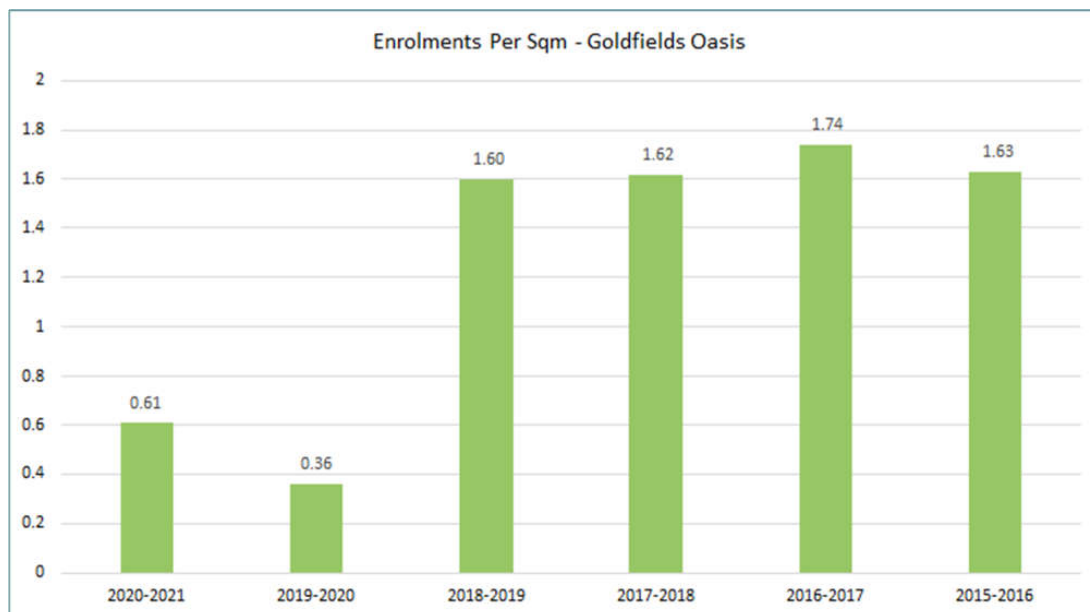


Figure 34: Goldfield Oasis Enrolments per sqm 2015-2021 (Source: PLA WA Benchmarking Data)

Comparative Operating Revenue

Comparative operating revenue is generally aligned to the throughput and attractiveness of recreation facilities. They are also related to the availability of space and the flexibility of that space. The key points to note are:

- Goldfields Oasis performs well in respect of operating revenue in comparison to similar size facilities.
- Income per visit is significantly higher than most other regional centres used for comparative purposes but only 50% of the highest performing centre.
- The overall operating cost of Goldfields Oasis is favourable when compared to other regional centres (excluding overheads and depreciation).
- When expenditure per visit is considered it can be seen that the overall level of subsidy per visit is much lower than the comparable centres at 80 cents with the exception of one centre which operates at a break-even level. This is reflective in the cost recovery data which shows that Goldfields Oasis recovers 89% of expenditure compared to one comparator which recovers 98% of expenditure. However the other four comparative centres have a cost recovery of 63% or less. The industry average is between 70% to 80%, therefore Goldfields Oasis performs at a reasonably efficient level currently. To achieve this level of return it would be assumed that the marketing budget would be far in excess of other comparable centres. While \$35k is expended annually, the actual return on the investment is considered high in comparison to other regional centres with similar or higher budget expenditure.
- Although the overall labour costs for the centre are comparable with similar regional centres the cost per FTE is significantly below the average for all other centres. This may be reflective of the employment of a high number of casual staff or contracted staff on low annual wage. At 43 FTE’s the centre employs 8 or more people more than comparable regional recreation centres.
- The total subsidy at \$1.5m annually is high but is comparable with other regional recreation centres.

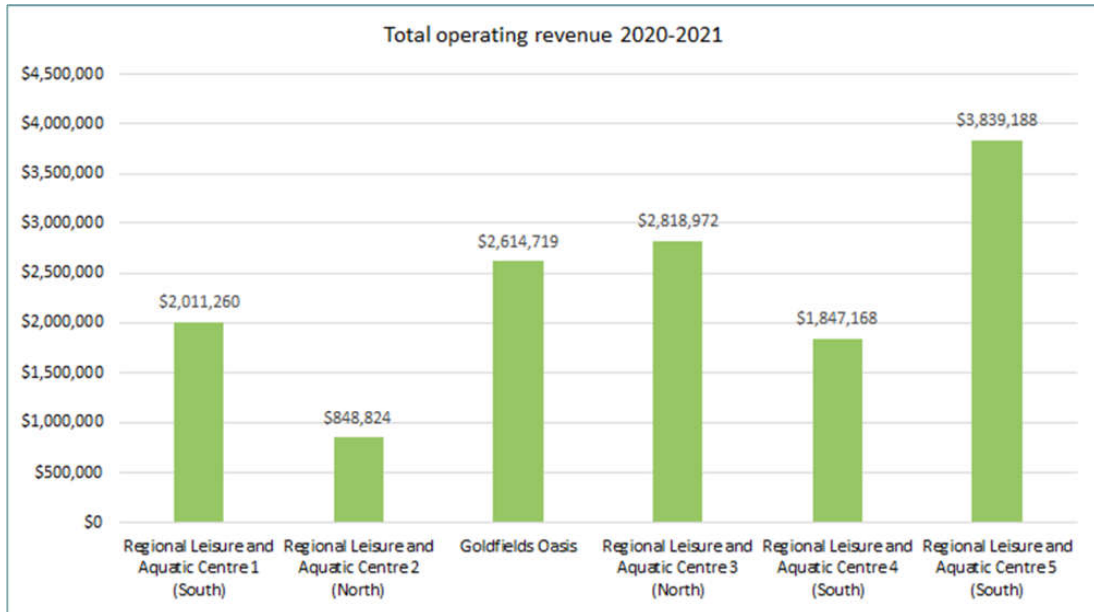


Figure 35: Goldfield Oasis Total Operating and Comparator Centres Revenue 2020-2021 (Source: PLA WA Benchmarking Data)

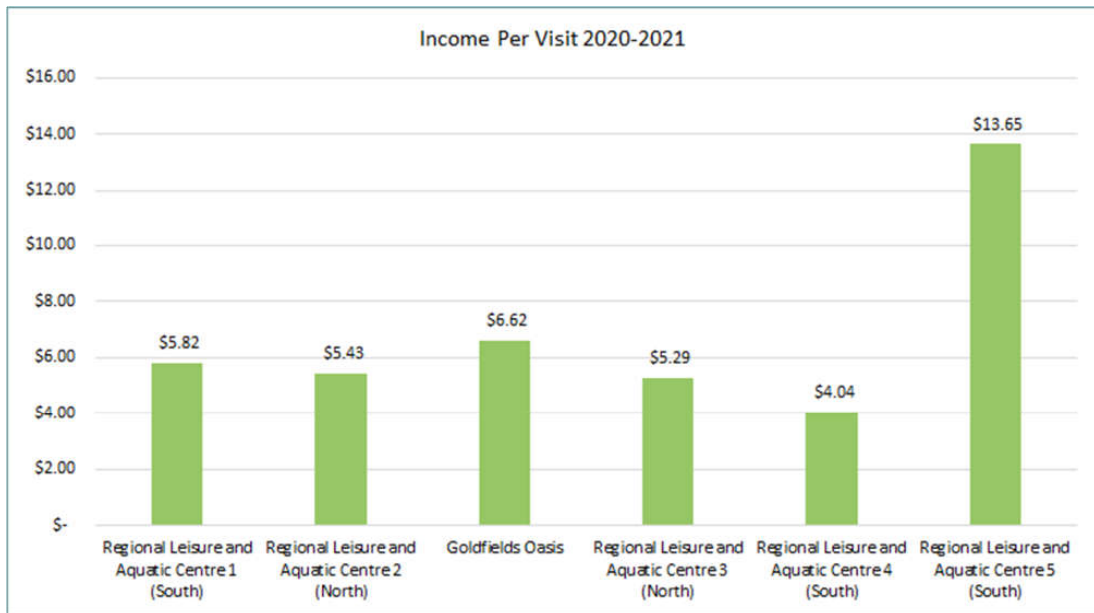


Figure 36: Goldfield Oasis and Comparator Centres Income per Visit 2020-2021 (Source: PLA WA Benchmarking Data)

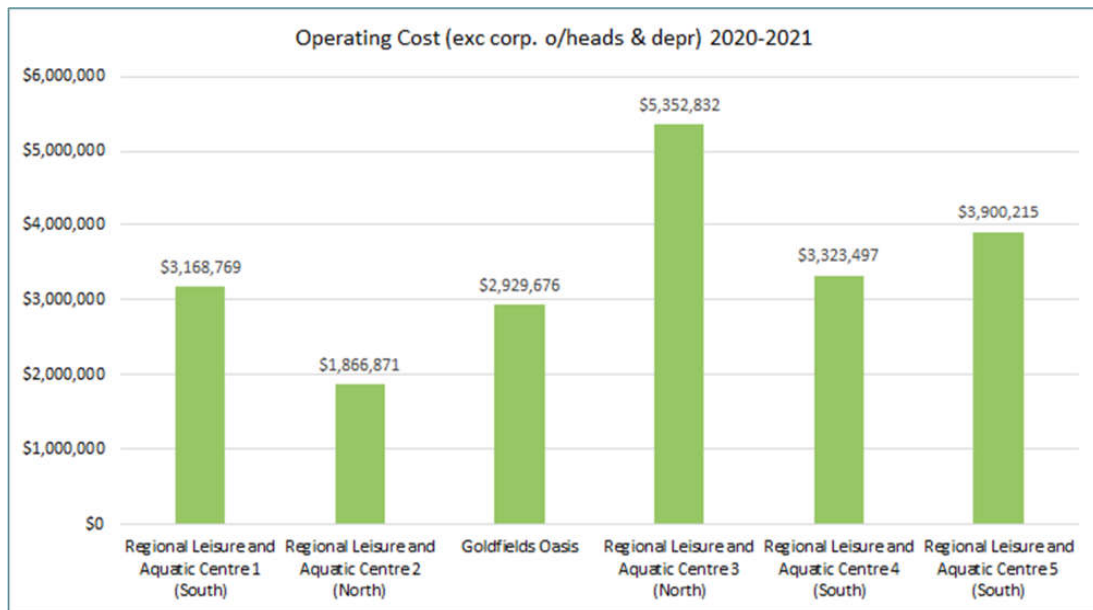


Figure 37: Goldfield Oasis and Comparator Centres Operating Cost 2020-2021 (Source: PLA WA Benchmarking Data)

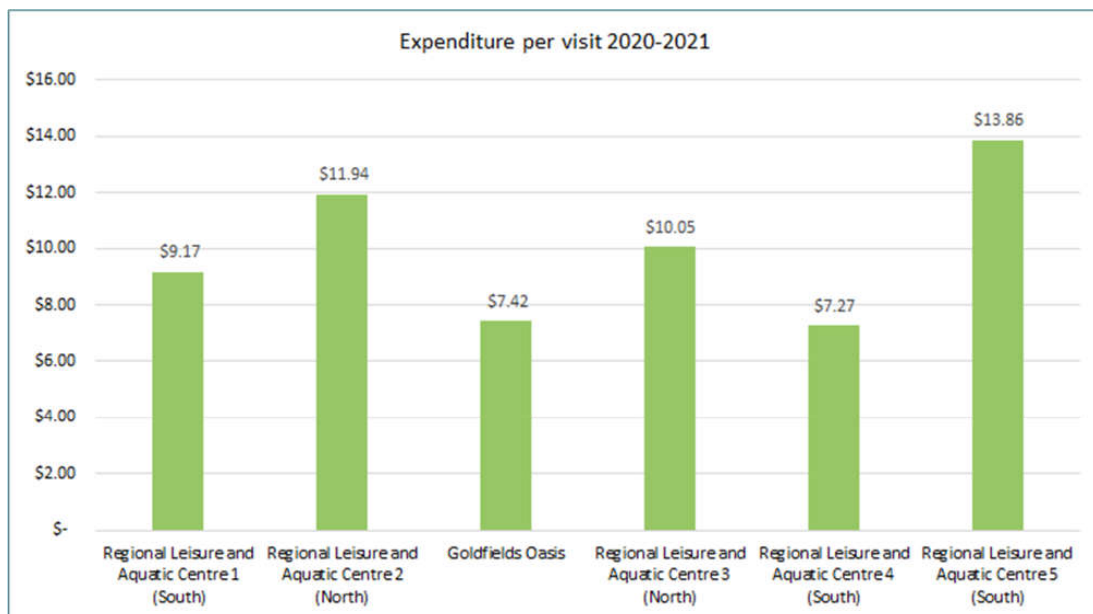


Figure 38: Goldfield Oasis and Comparator Centres Expenditure per Visit 2020-2021 (Source: PLA WA Benchmarking Data)

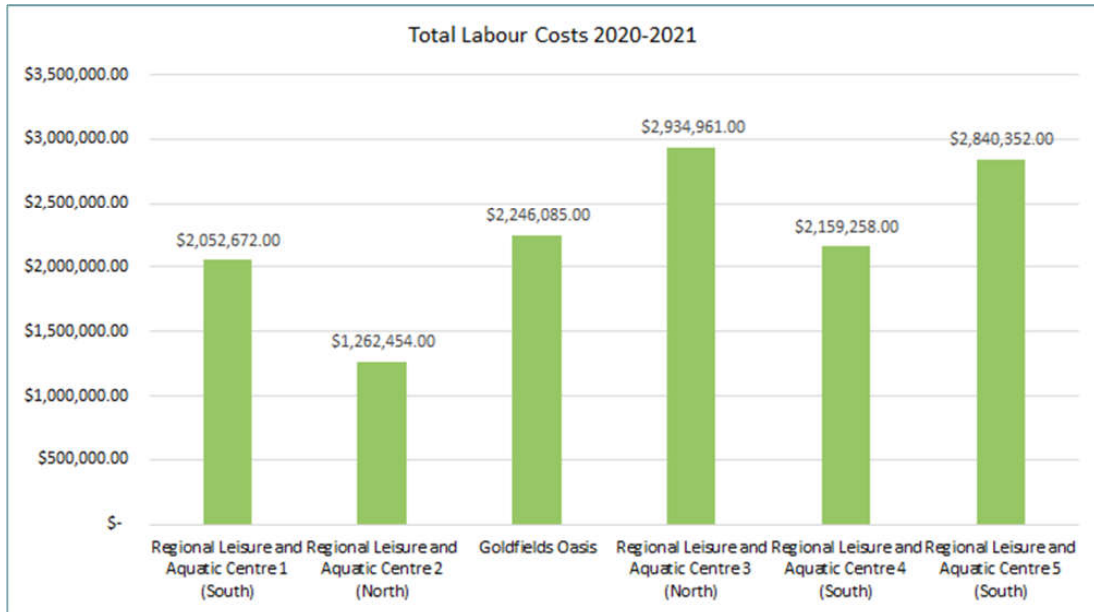


Figure 39: Goldfield Oasis and Comparator Centres Labour Costs 2020-2021 (Source: PLA WA Benchmarking Data)

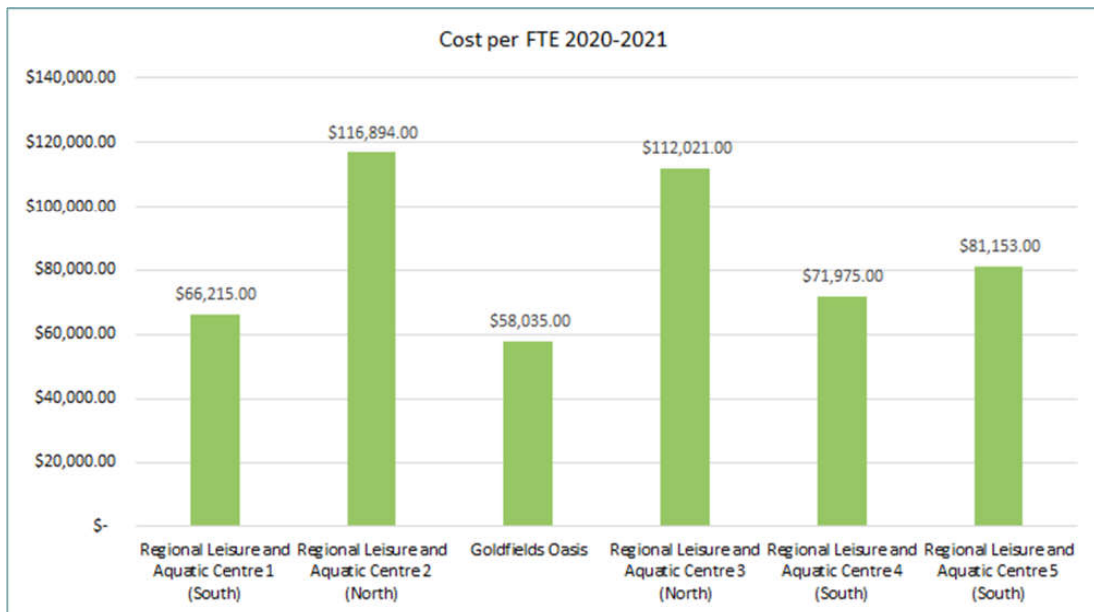


Figure 40: Goldfield Oasis and Comparator Centres Cost per FTE 2020-2021 (Source: PLA WA Benchmarking Data)

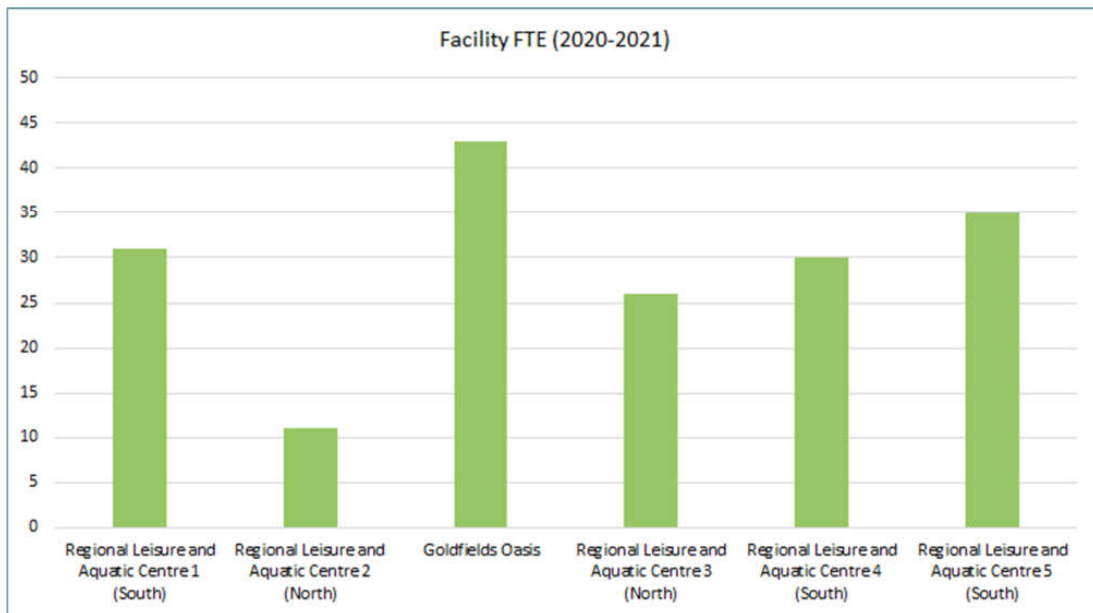


Figure 41: Goldfield Oasis and Comparator Centres Facility FTE 2020-2021 (Source: PLA WA Benchmarking Data)



Figure 42: Goldfield Oasis and Comparator Centres Marketing Expenditure 2020-2021 (Source: PLA WA Benchmarking Data)

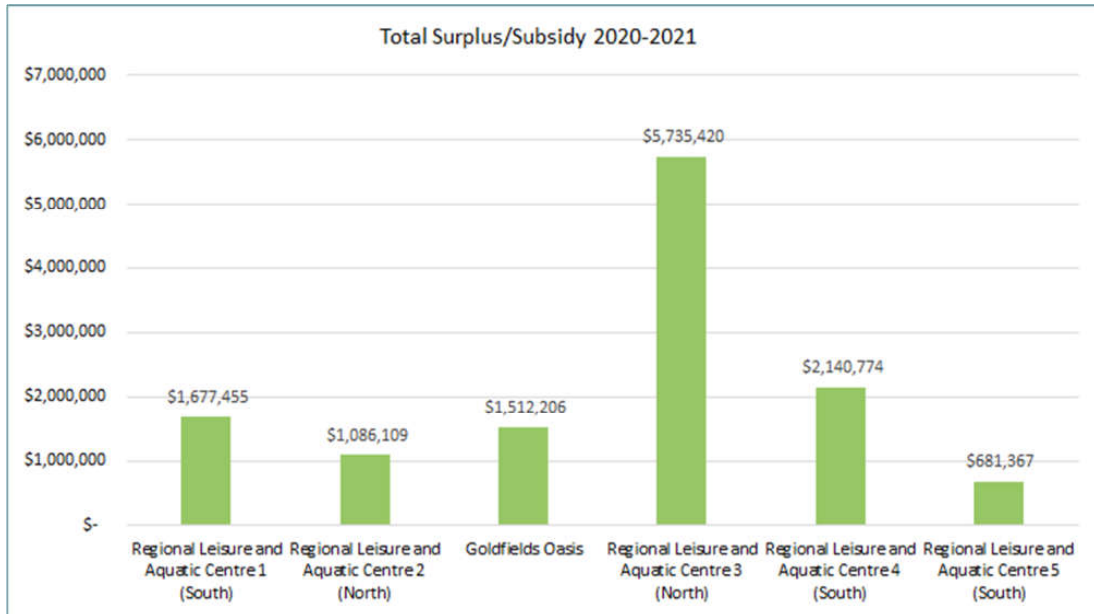


Figure 43: Goldfield Oasis and Comparator Centres Total Subsidy 2020-2021 (Source: PLA WA Benchmarking Data)

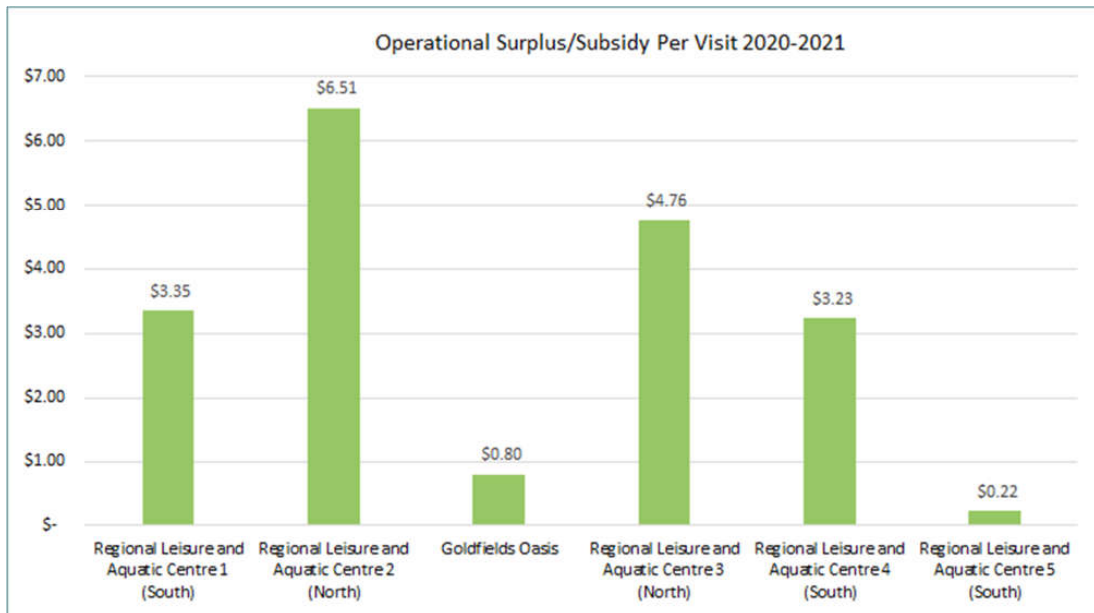


Figure 44: Goldfield Oasis and Comparator Centres Subsidy per Visit 2020-2021 (Source: PLA WA Benchmarking Data)

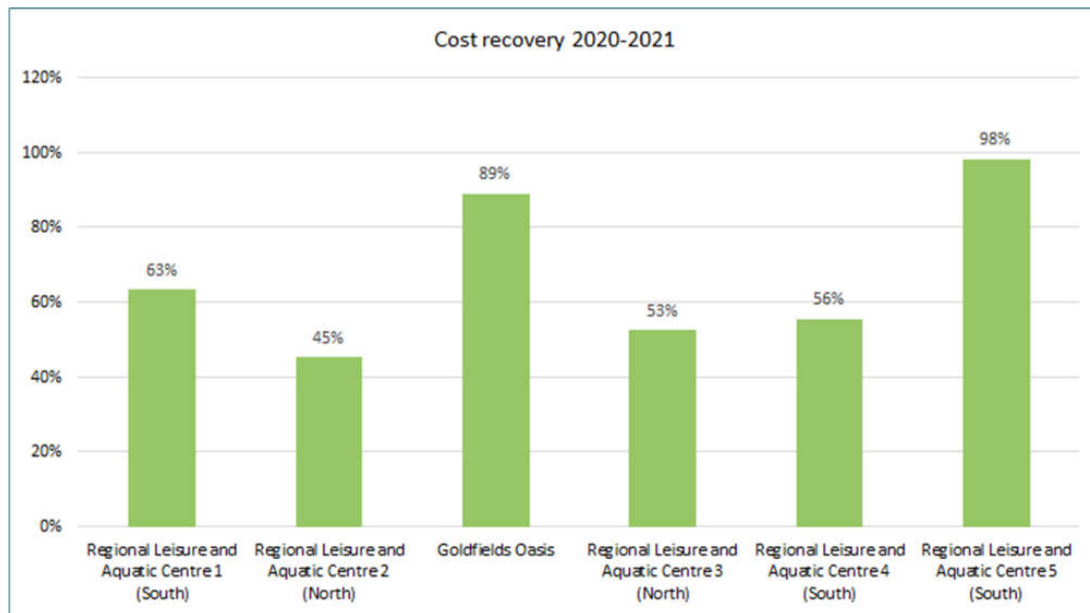


Figure 45: Goldfield Oasis and Comparator Centres Cost Recovery 2020-2021 (Source: PLA WA Benchmarking Data)

Utilities

The City have invested significantly in a range of sustainable initiatives at Goldfields Oasis. It would be anticipated that the benefit from such initiatives should be realised in reduced service and utility costs. The reports indicate:

- Water consumption at 25,000kl is higher than comparable regional centres and in particular in comparison to consumption per visit (with the exception of one other regional recreation centre).

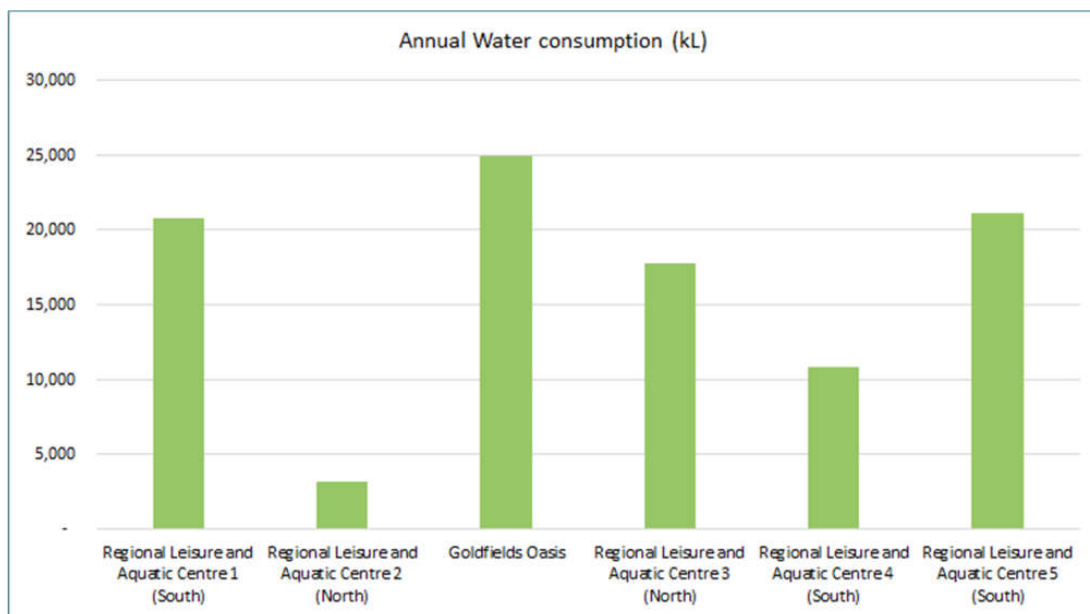


Figure 46: Goldfield Oasis and Comparator Centres Annual Water Consumption 2020-2021 (Source: PLA WA Benchmarking Data)

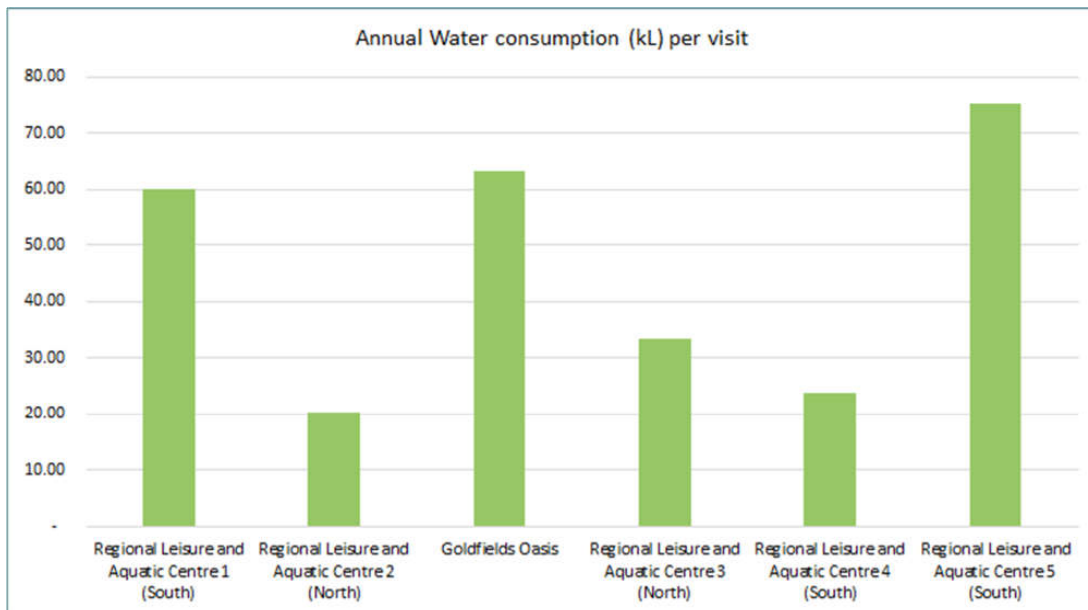


Figure 47: Goldfield Oasis and Comparator Centres Annual Water Consumption per Visit 2020-2021 (Source: PLA WA Benchmarking Data)

- Annual gas consumption at Goldfields Oasis is relatively modest in comparison to other regional recreation centres in terms of overall consumption and consumption per visit.

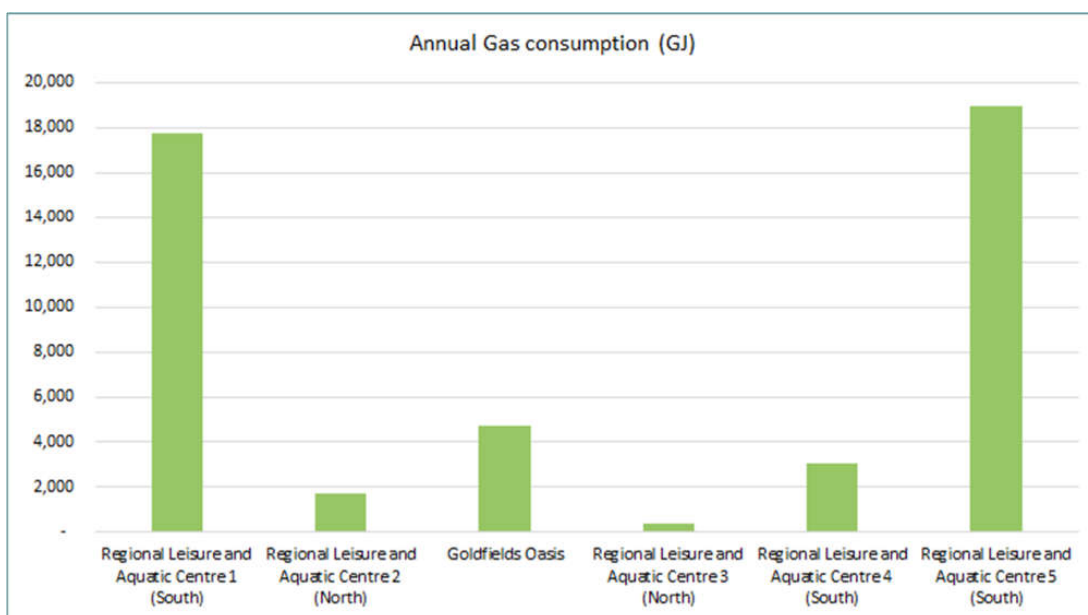


Figure 48: Goldfield Oasis and Comparator Centres Annual Gas Consumption 2020-2021 (Source: PLA WA Benchmarking Data)

- Similarly annual power consumption at Goldfields Oasis is low in comparison to other regional centres which is reflected further in the annual power consumption per visit which comes in at just above \$3.30.
- Most notable is the comparison from Utility bills on an annual basis at Goldfields Oasis since 2015. This shows that but for the most affected covid year of 2019-2020, overall water consumption annually has been tracking downwards.

- A concerning trend is the annual use of water per visit which has been consistently tracking upwards and, not surprisingly, did not show a decline in the most severely impacted covid 19 year. There has however been a slight decline in the year following, but it is too early to confirm whether this is a trend.
- Annual gas consumption has been showing a gradual decline over the past three years albeit that the overall gas consumption has risen in 2020-2021 compared to the previous covid compromised reporting year.

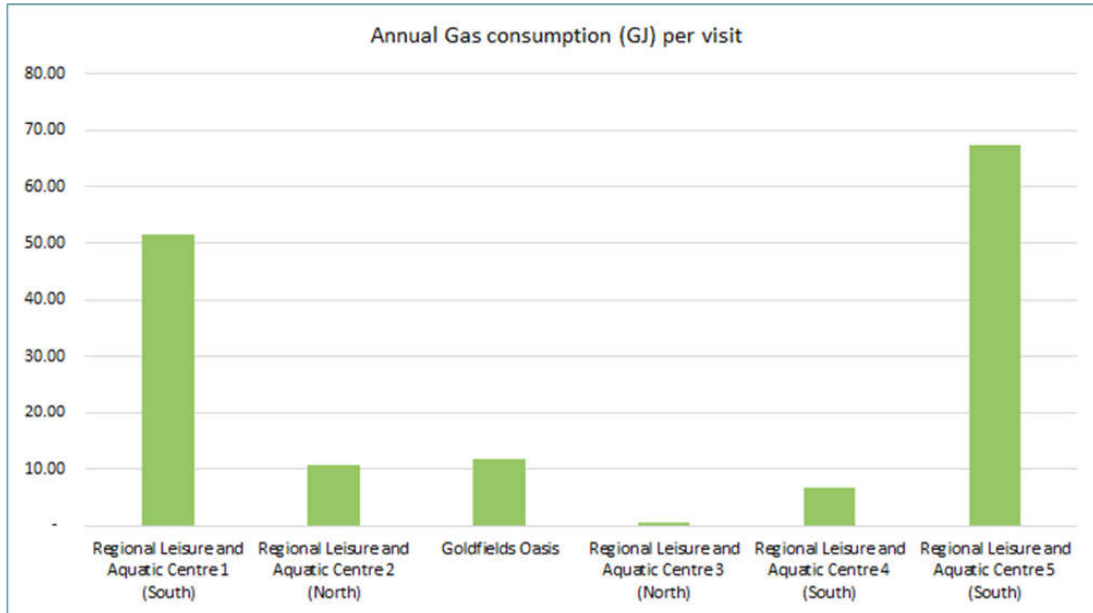


Figure 49: Goldfield Oasis and Comparator Centres Annual Gas Consumption per Visit 2020-2021 (Source: PLA WA Benchmarking Data)

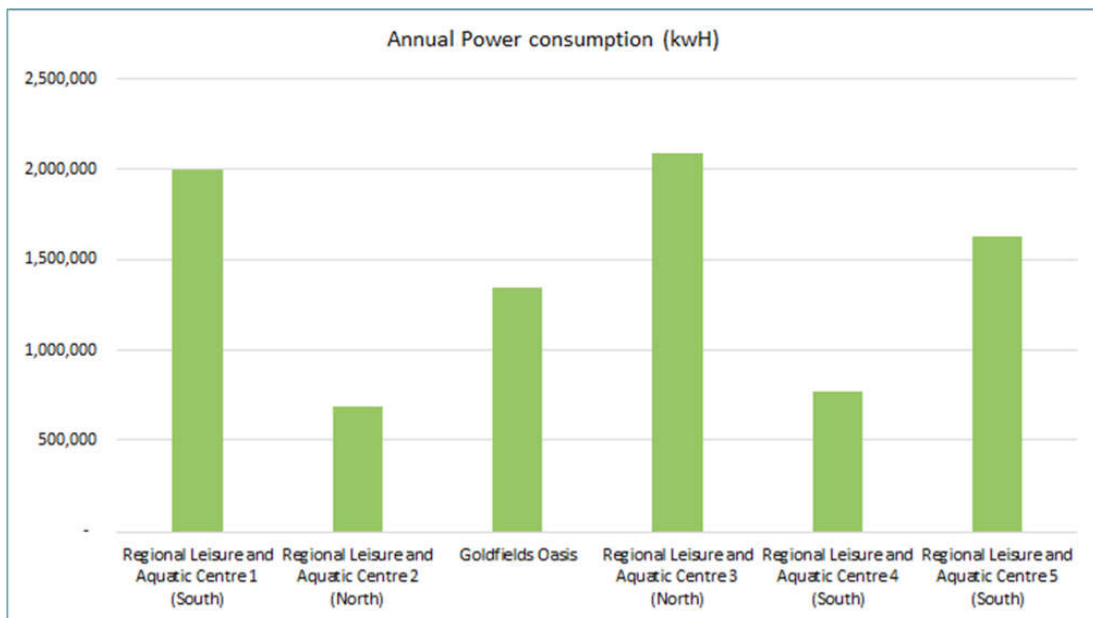


Figure 50: Goldfield Oasis and Comparator Centres Annual Power Consumption 2020-2021 (Source: PLA WA Benchmarking Data)

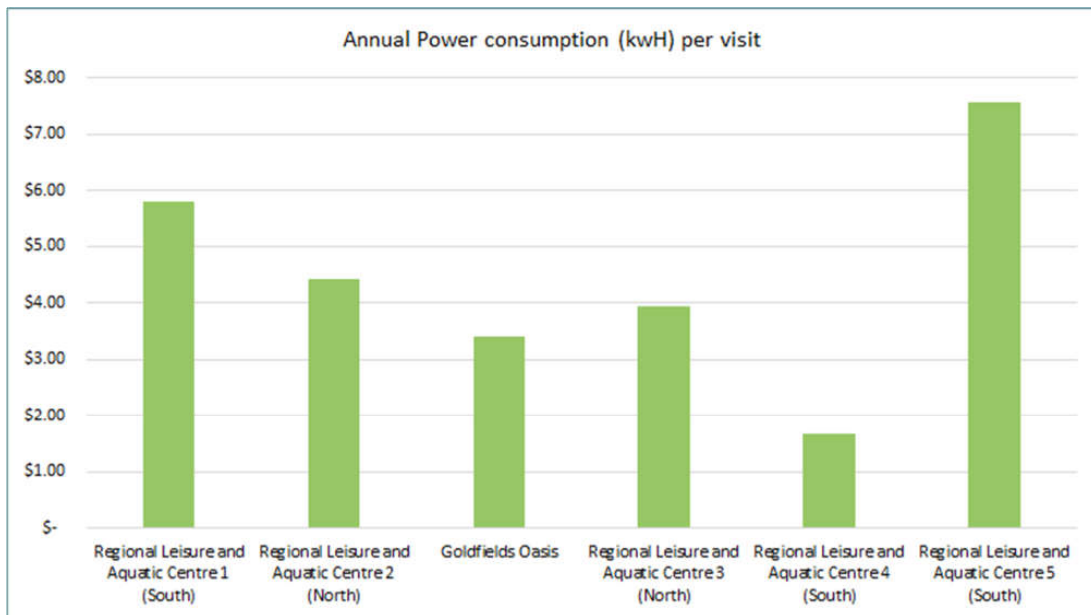


Figure 51: Goldfield Oasis and Comparator Centres Annual Power Consumption per Visit 2020-2021 (Source: PLA WA Benchmarking Data)

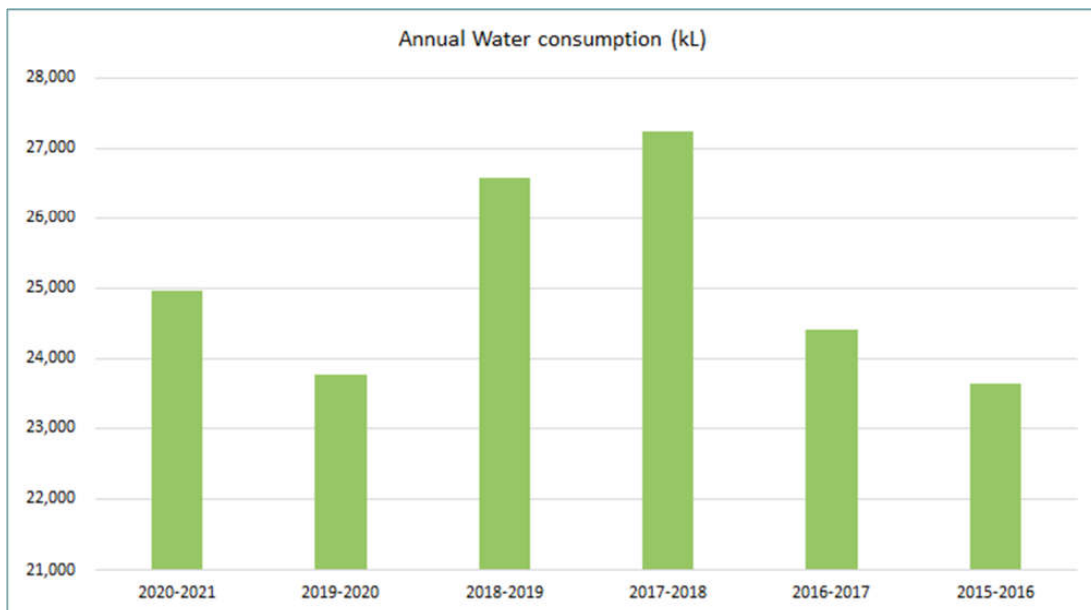


Figure 52: Goldfield Oasis Annual Water Consumption 2015-2021 (Source: PLA WA Benchmarking Data)

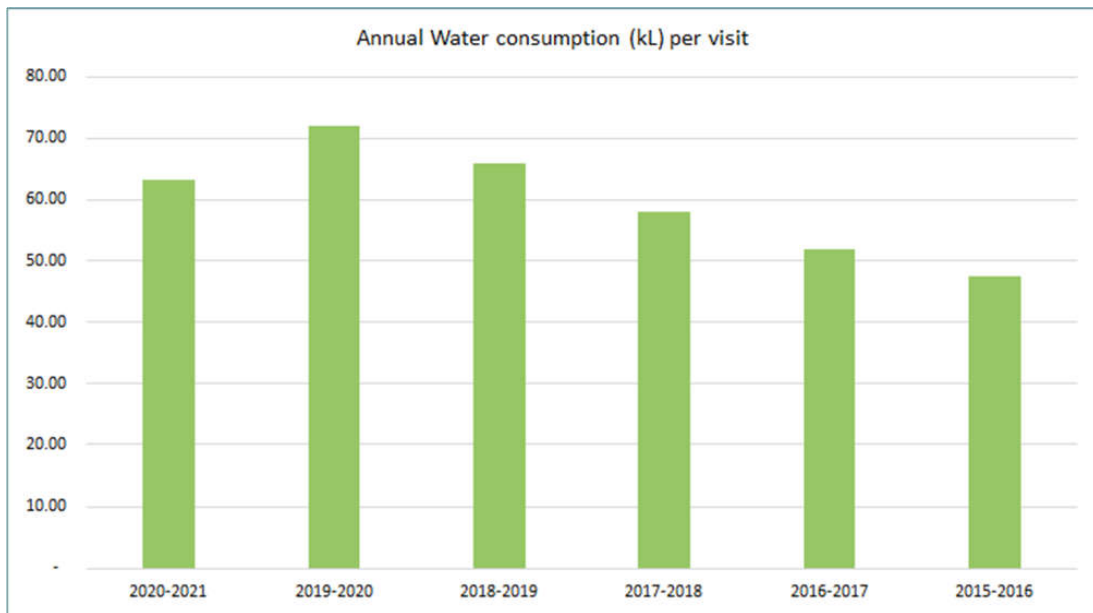


Figure 53: Goldfield Oasis Annual Water Consumption per Visit 2015-2021 (Source: PLA WA Benchmarking Data)

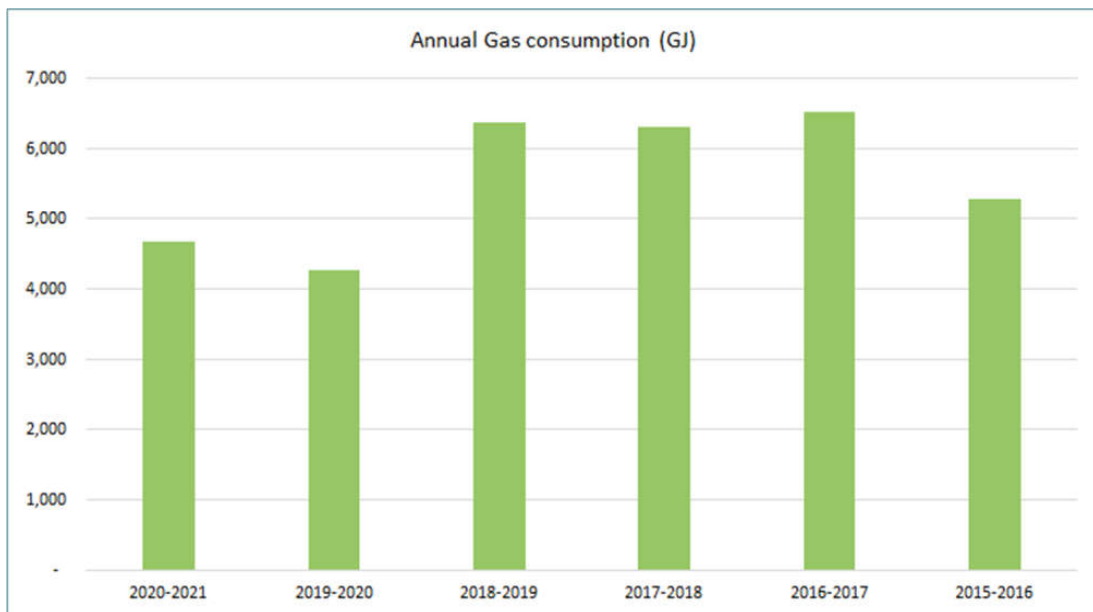


Figure 54: Goldfield Oasis Annual Gas Consumption 2015-2021 (Source: PLA WA Benchmarking Data)

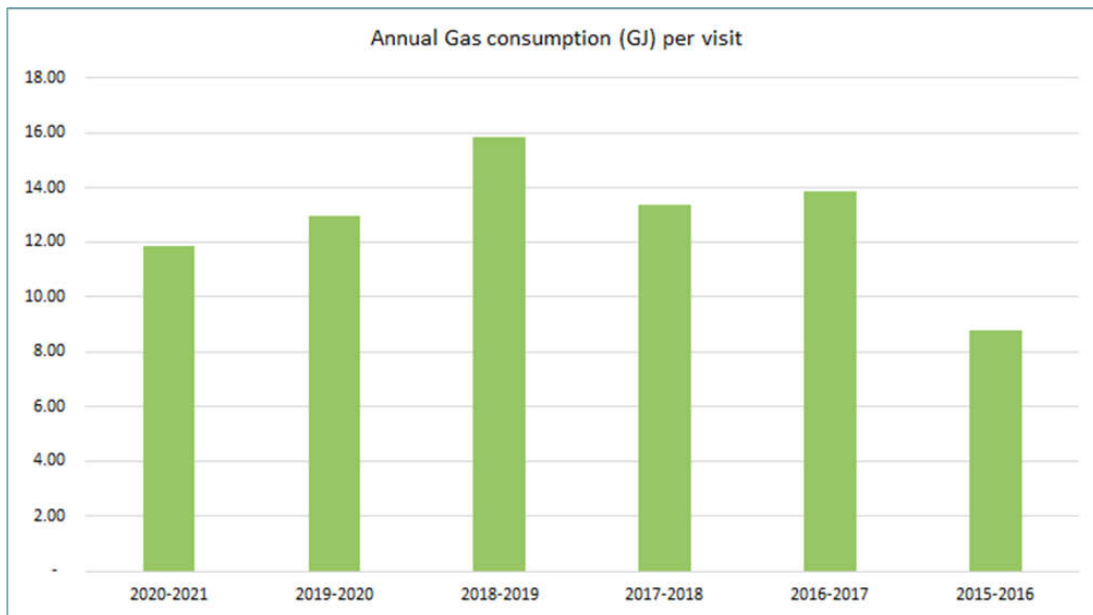


Figure 55: Goldfield Oasis Annual Gas Consumption per Visit 2015-2021 (Source: PLA WA Benchmarking Data)

- Annual power consumption has shown a gradual decline since 2017-2018 until a gradual climb in 2020-2021. The most telling statistic is annual power consumption per visit which after a gradual climb up to 2019-2020 has shown a gradual decrease in the last reportable year. Again, it is too early to determine whether this is a trend or an operational anomaly.

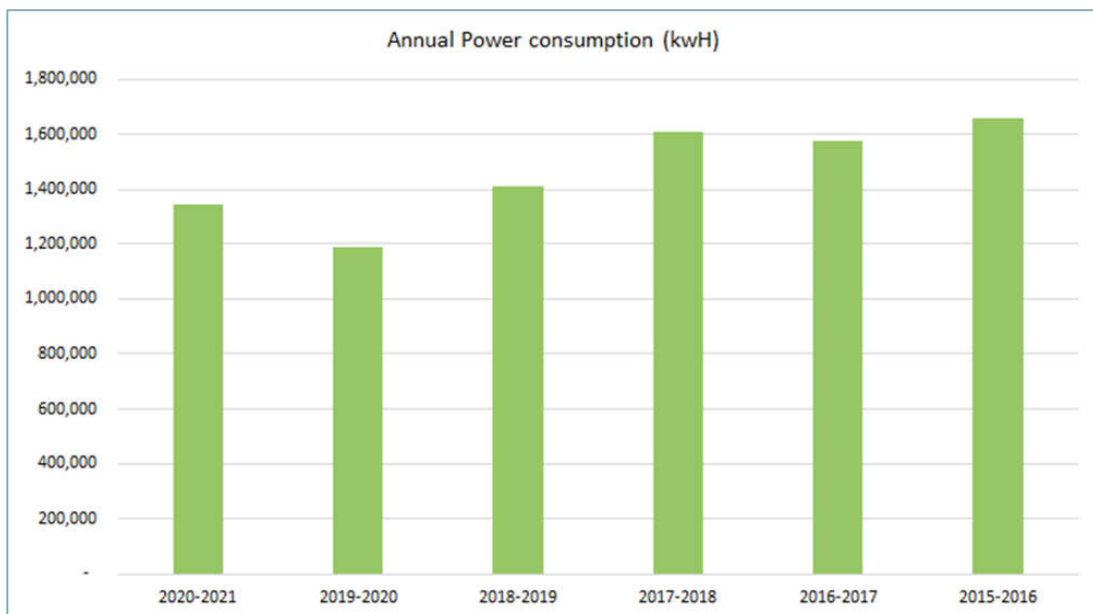


Figure 56: Goldfield Oasis Annual Power Consumption 2015-2021 (Source: PLA WA Benchmarking Data)

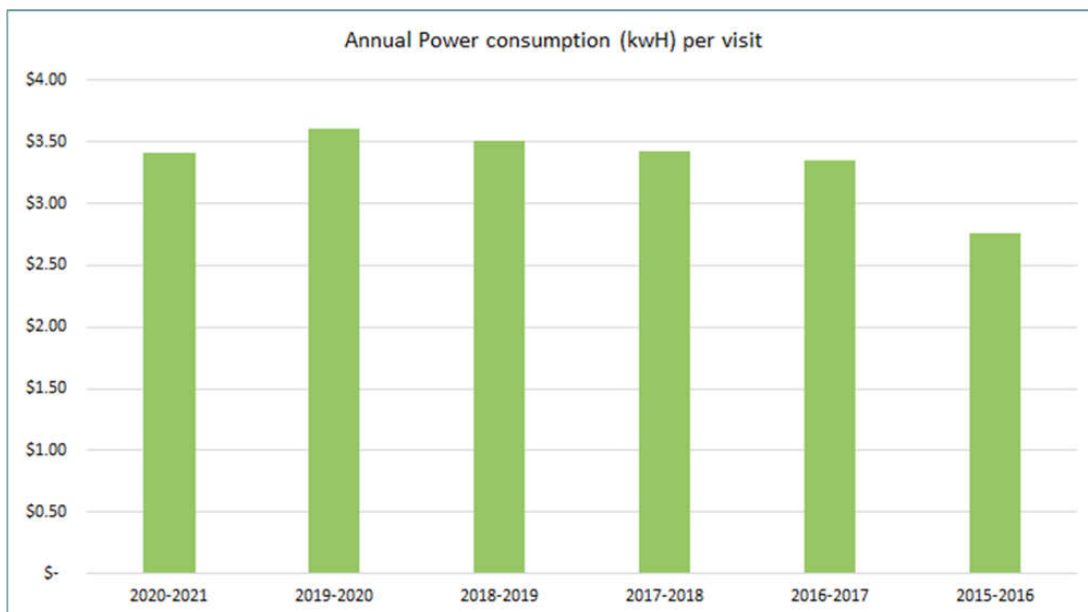


Figure 57: Goldfield Oasis Annual Power Consumption per Visit 2015-2021 (Source: PLA WA Benchmarking Data)

Profit and Loss Accounts

The profit and loss accounts related to each service area within Goldfields Oasis provide an indication of where the likely income generating areas are and those which are heavily subsidised. It is important to understand whether the centre is meeting its objectives in providing opportunities for all residents to maintain a high level of personal health, fitness and wellbeing. It is to be noted:

- The Health Club consistently achieves a profitable return even in the 2019-2020 covid impacted year. The last two financial years indicates a substantial increase in income which is probably reflective of the increase in membership and focus of the Recreation Centre on driving up membership levels associated with the gym. The increase in 2020-2021 was 69% (which can be partly attributed to moving away from severe Covid restrictions) while in 2021-2022 the increase was up by 30.6%. This indicates a high demand for gym based activities and the success of Goldfields Oasis recently adjusting services to meet the needs of customers.
- Aquatics overall operate at a loss with high income generating activities such as LTS offsetting the heavily subsidised activities such as lap swimming which occupies space but generates low levels of financial return for the time in the water. The covid impacted year performed poorly and is probably reflective of the closures and limitations placed on accessibility when re-openings occurred. The concern is the high level of relative subsidy expressed in the last financial year which saw a deficit in excess of \$100k.
- Swim school continues to operate profitably with the income being annually secured term income to comply with the school syllabus and lack of accessibility to alternative good quality aquatic space. There was a slight downturn however in the last financial year.
- Events and bookings are shown to consistently run at a loss with 2019-2020 operating on the basis of a lower level of loss the previous or subsequent years due to events have not been able to operate. The 2021-2022 year however saw the lowest deficit experienced across all years.
- The kiosk provides a marginal level of income which is partly due to the limitations placed on the recreation centre which has sub-leased the café to a commercial operator. Cafés / kiosks are invariably loss makers or at best break-even and generally are not profitable for local governments to manage. Often they will take key staff off the pool deck or administrative duties in order for the service to be fulfilled.
- The stadium provides a reasonably positive return on investment but not at the level of the aquatic space which is where a future focus on the facilities development should be concentrated.
- The creche is a typical loss leader to enable carers to take part in gym / fitness activities on weekday mornings / early afternoon and on Saturdays. This is not dissimilar to other recreation centres which seek to

subsidise gym activity to provide respite for carers and increase the general health, fitness and wellbeing of a community.

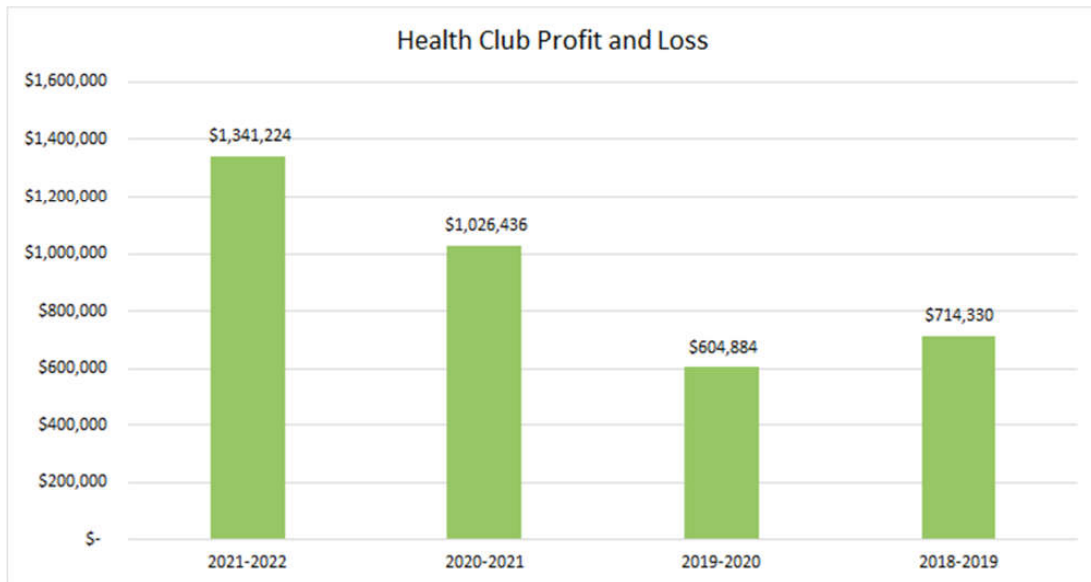


Figure 58: Goldfield Oasis Health Club Profit and Loss 2018-2022 (Source: City of Kalgoorlie-Boulder Annual Report)

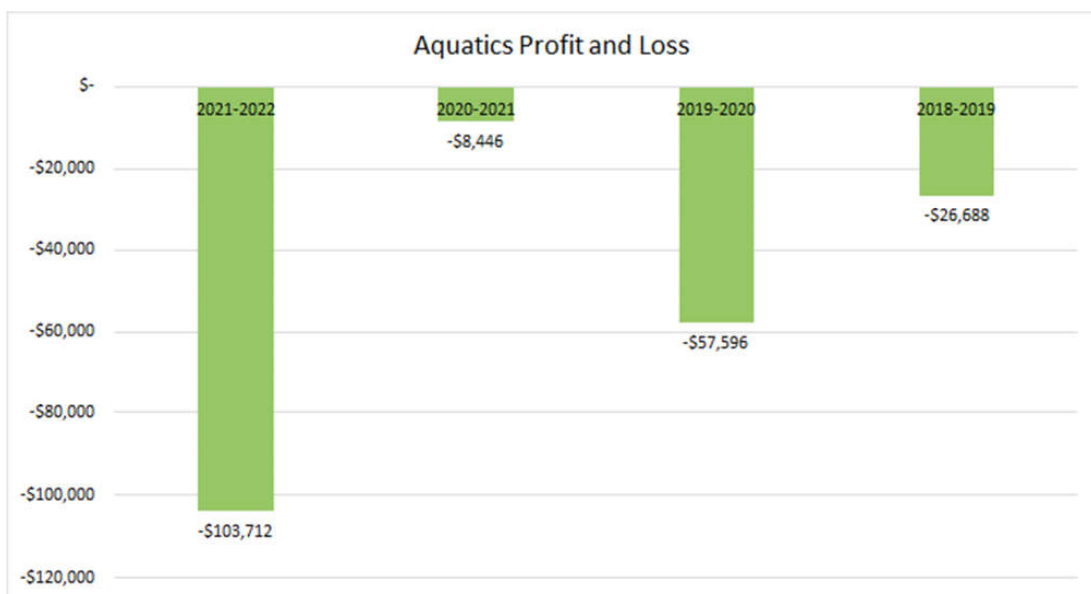


Figure 59: Goldfield Oasis Aquatics Loss 2018-2022 (Source: City of Kalgoorlie-Boulder Annual Report)

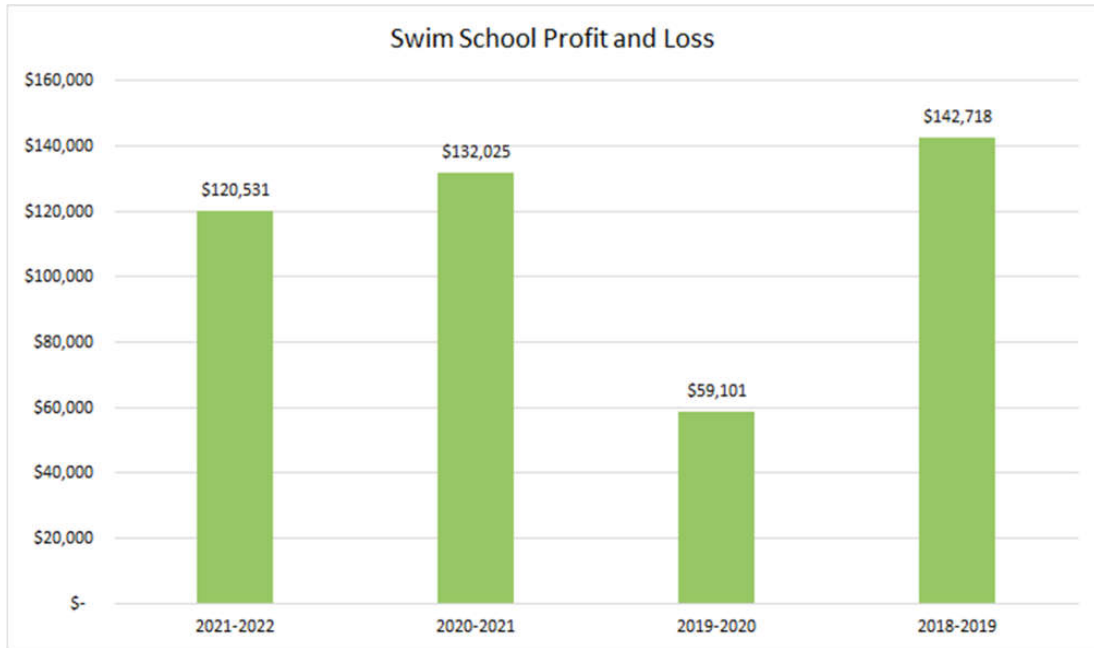


Figure 60: Goldfield Oasis Swim School Profit and Loss 2018-2022 (Source: City of Kalgoorlie-Boulder Annual Report)

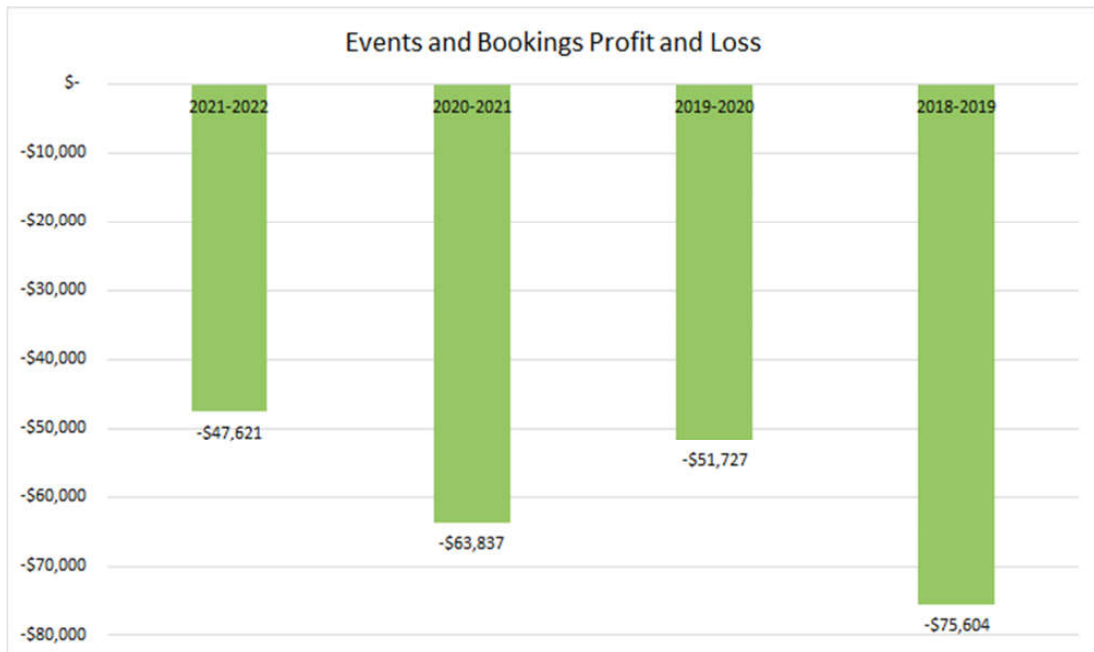


Figure 61: Goldfield Oasis Events Loss 2018-2022 (Source: City of Kalgoorlie-Boulder Annual Report)

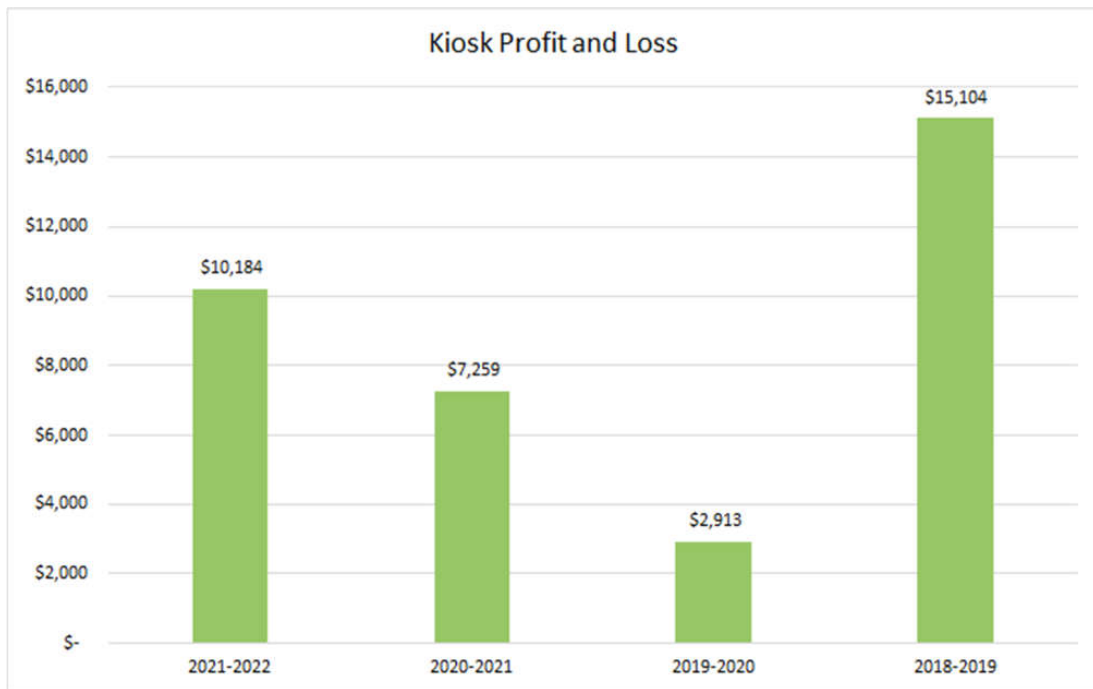


Figure 62: Goldfield Oasis Kiosk Profit 2018-2022 (Source: City of Kalgoorlie-Boulder Annual Report)

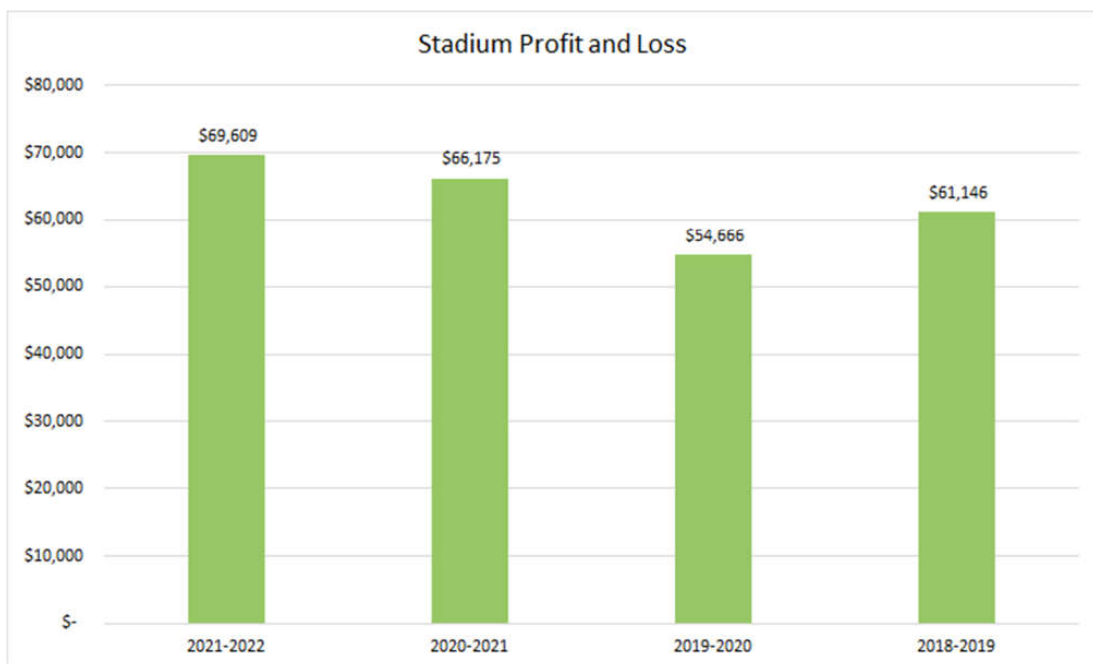


Figure 63: Goldfield Oasis Stadium Profit 2018-2022 (Source: City of Kalgoorlie-Boulder Annual Report)

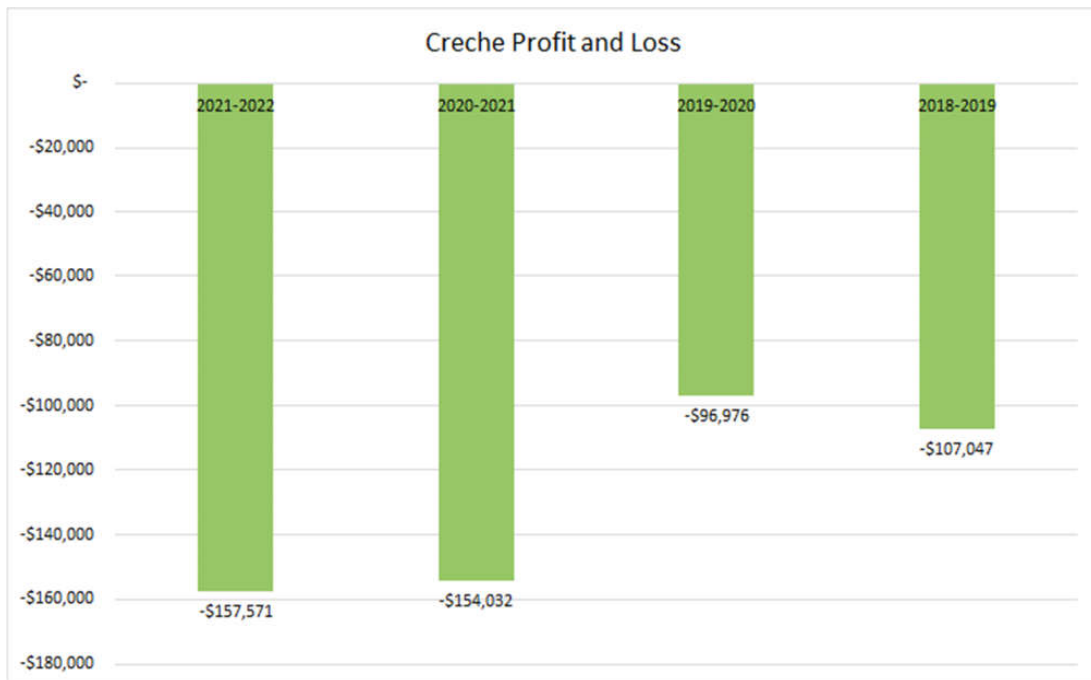


Figure 64: Goldfield Oasis Creche Loss 2018-2022 (Source: City of Kalgoorlie-Boulder Annual Report)

- The overall operations loss in the main Covid affected years of 2019-2020 and 2020-221 had been reducing as has the reception loss but in 2021-2022 this increased significantly to above 2018-2019 levels. The net loss overall including corporate overheads is consistently over \$2M with the last financial year at a deficit of \$2.6M, albeit \$200k below that experienced in 2018-2019. When the corporate overheads are taken out it can be seen that over the past four years, the operating deficit has declined, albeit with a slight increase over the past financial year.
- The level of subsidy per visit (excluding overheads) over the past two years has decreased dramatically to be commensurate with the reducing operating deficit (excluding overheads).

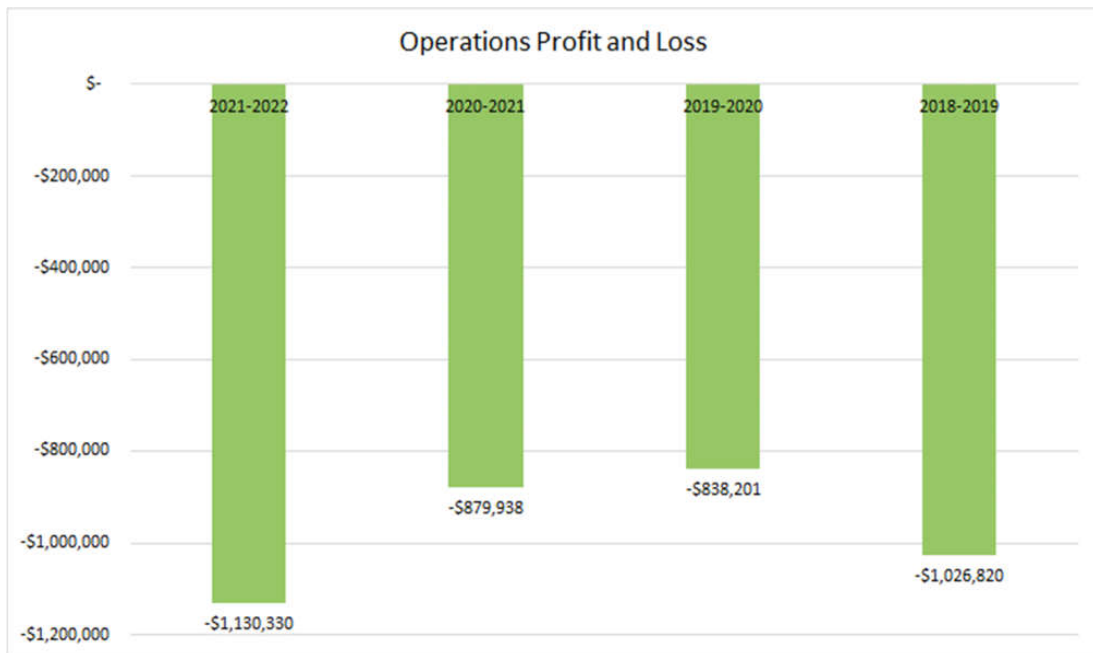


Figure 65: Goldfield Oasis Operations Loss 2018-2022 (Source: City of Kalgoorlie-Boulder Annual Report)

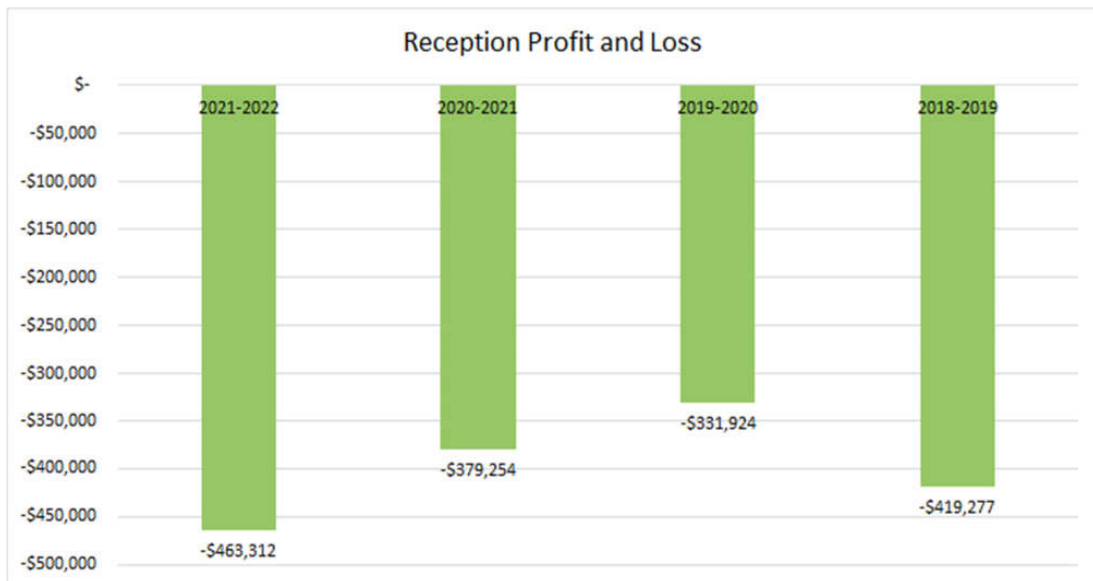


Figure 66: : Goldfield Oasis Reception Loss 2018-2022 (Source: City of Kalgoorlie-Boulder Annual Report)

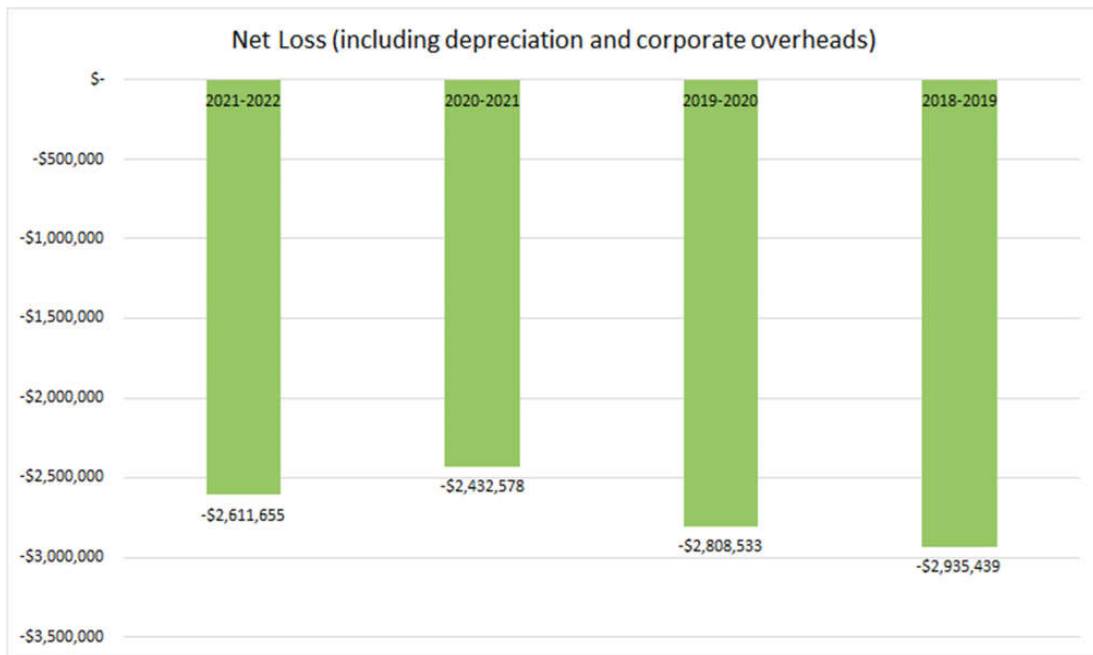


Figure 67: Goldfield Oasis Net Loss 2018-2022 (Source: City of Kalgoorlie-Boulder Annual Report)

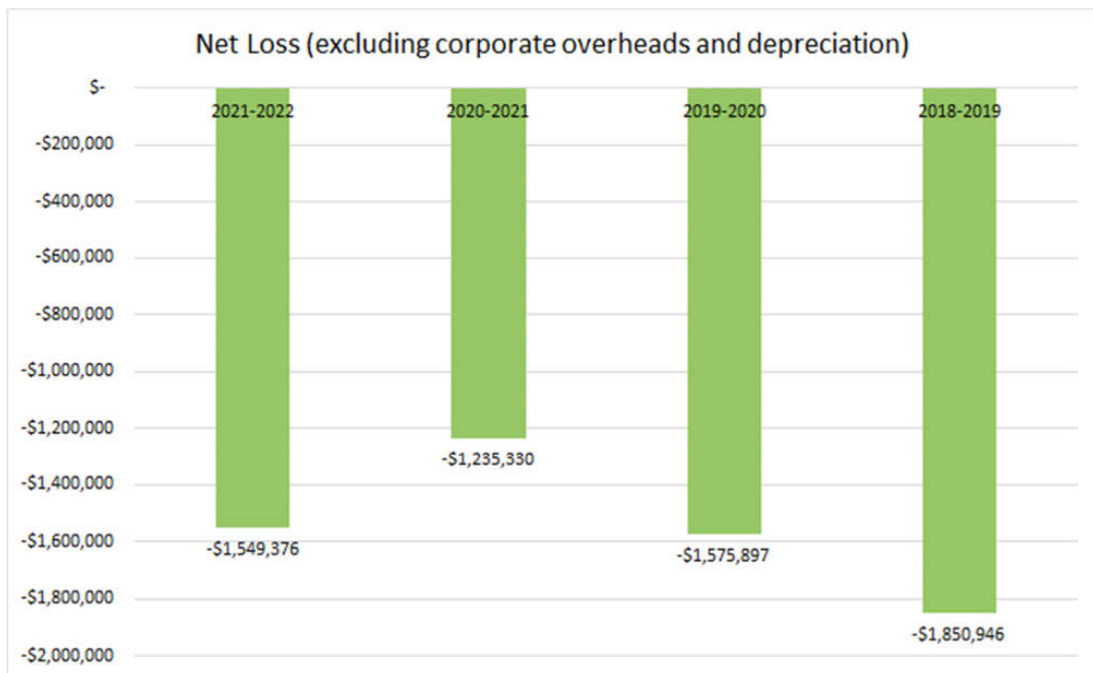


Figure 68: Goldfield Oasis Net Loss Including Depreciation and Corporate Overheads 2018-2022 (Source: City of Kalgoorlie-Boulder Annual Report)

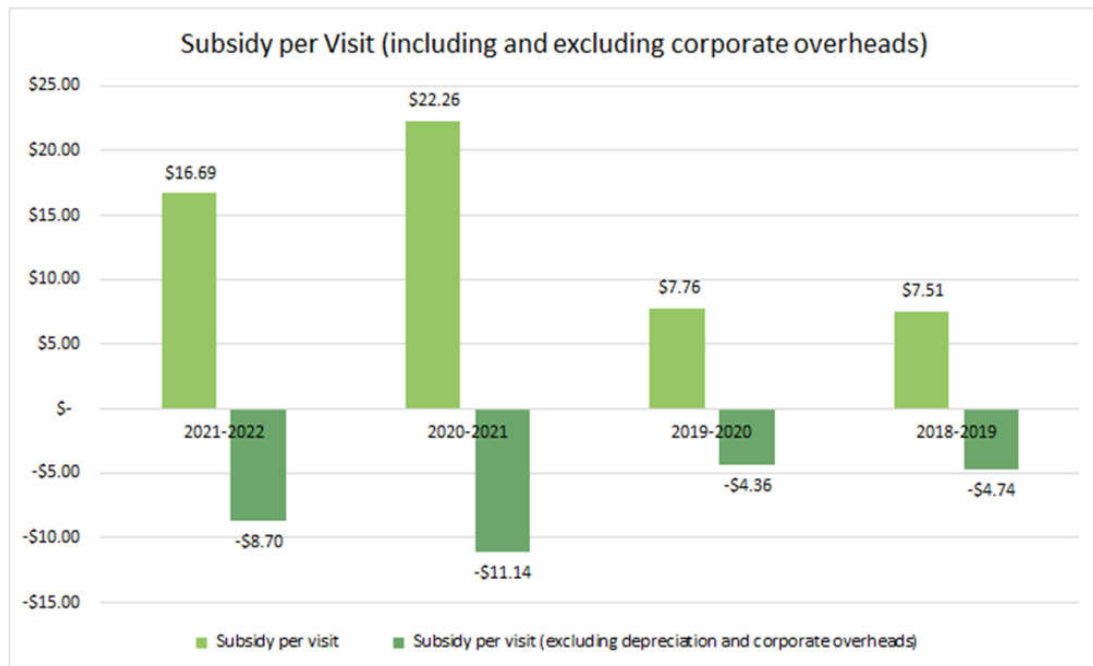


Figure 69: Goldfield Oasis Subsidies 2018-2022 (Source: City of Kalgoorlie-Boulder Annual Report)

- In respect of income against budget it can be seen that for the past year income has exceeded all previous years and is almost on parity with budgeted expectations. This follows the main covid impacted year of 2019-2020 which highlighted a negative return against budget of almost \$700k. Previous years had not seen such disparities.
- The covid affected year also significantly impacted upon the anticipated expenditure which was \$1.2M below budget. This would obviously have been controlled by the JobKeeper subsidy and reduced cost of employing casuals. Expenditure has been climbing significantly since 2019-2020 to its highest level in 2021-2022.

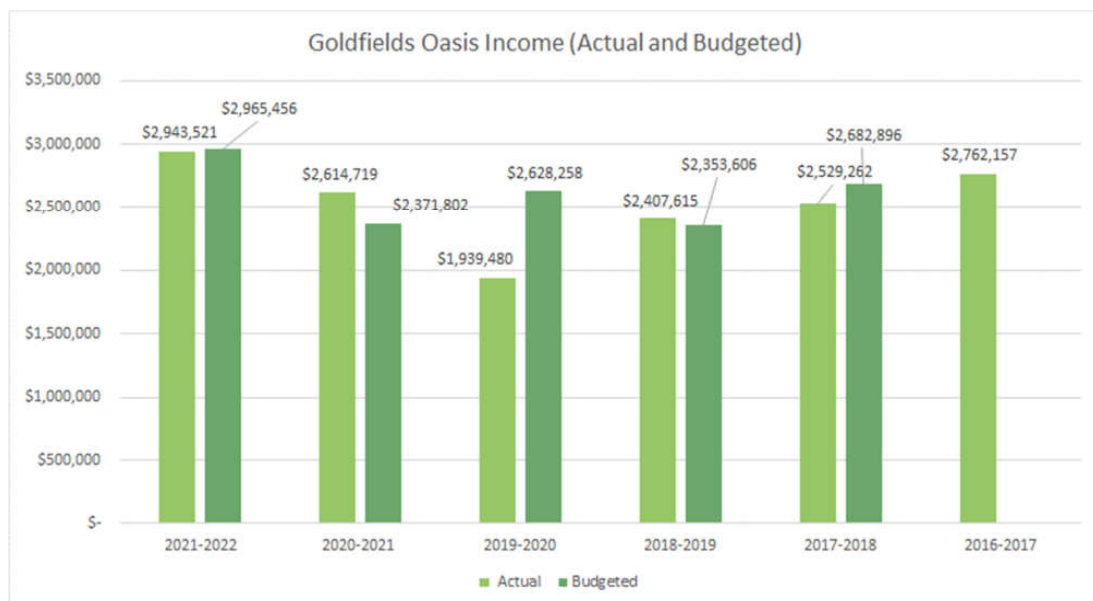


Figure 70: Goldfield Oasis Income – Actual v Budgeted 2018-2022 (Source: City of Kalgoorlie-Boulder Annual Report)

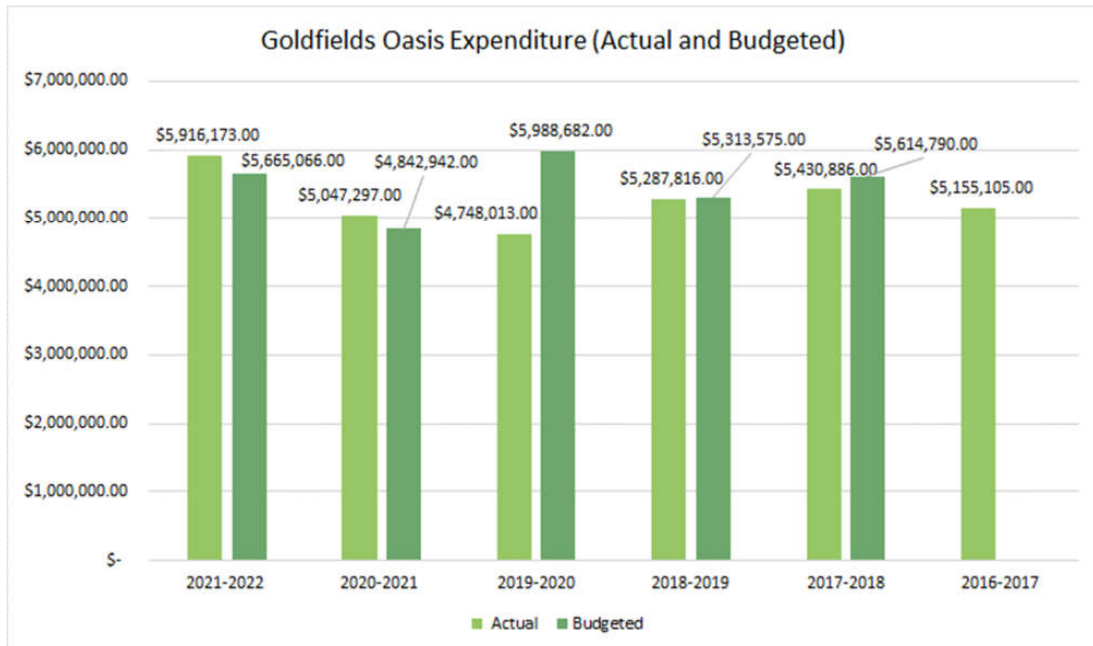


Figure 71: Goldfield Oasis Expenditure – Actual v Budgeted 2018-2022 (Source: City of Kalgoorlie-Boulder Annual Report)

Appendix 5: Benchmarking

The Future of Recreation Leisure and Aquatic Centres

The following overarching trends can be deduced from emerging leisure and aquatic centre projects which are seeking to future proof redeveloped, modernised or newly developed infrastructure:

- Creation of a 'One Stop Shop': A large range of activity areas at the one site to maximise use and assist in sharing the costs.
- Reduce Operating Losses: The need to consider a mix of community and commercial activities at one site to offset traditional local government operating costs.
- Programmable Spaces: The need to offer and refresh programs, scheduling and memberships to address retention rates and keep users coming back.
- All Age and Interest Centres: When developing multi-functional leisure and recreation centres, there is a need to develop facilities for the broadest range of people to accommodate changing demographics within a given catchment area.
- Community/Social Hub: The requirement to offer quality food, beverage, social and entertainment spaces to keep people at the venue/leisure centre for long periods to provide social connectivity and increase opportunities to attract secondary spend.

Generic Facility Development Trends

The following highlights the generic trends facing local governments in the delivery of community infrastructure and managing existing facility stock:

- There is a proliferation of ageing infrastructure in need of replacement across most Local Government jurisdictions.
- Pressures facing community groups in declining volunteers and increased risk management requirements.
- The need for modern facilities that meet statutory building requirements.
- The importance of fully costing out asset management plans and future proofing expenditure (including lifecycle costing) is becoming more critical.
- Increased expectations of people in relation to the quality of provision of infrastructure.
- The move from organised sport and club based activities to more generic and independent fitness activities, particularly as people age.
- The value of community infrastructure in dealing with:
 - Mental Health and Wellbeing
 - Physical health
 - Maintaining social connectivity
- The increasing use of information technology and capability of apps to connect people across a range of spatial and activity areas.

Design Trends

The following highlights selected design trends which are explained in greater detail at Appendix E. For any community recreation centre to be effective the following design trends are important:

- Ideally it should be central to its catchment and provide equitable access.
- It should be highly visible.
- The capability for integrated/co-located service delivery should be maximised.

- Multiple-use and multi-activity spaces are inherent in the design.
- The infrastructure should respond to social need.
- The building should be inclusive and welcoming.
- It should contribute to the public domain and sense of place.
- Locations adjacent to public open space provide greater opportunity for integration of activities and connectivity.
- Connected to public transport, pedestrian and cycling network.
- Be of sufficient size and design to enable expansion and adaptation as the community needs and demographics change over time.
- It should be developed to an acceptable financial and environmentally sustainable way in accordance with council policy and strategic community plan objectives.
- Access both within and external to the building should be safe and secure.

Aquatic Facility Case Studies

Case studies referencing aquatic and recreation centres have focused on developments which have involved significant modernisation, refurbishment and replacement of infrastructure. The section provides an overview of Western Australian and eastern states models related to existing facilities which have been upgraded and modernised to meet changing customer requirements, demographic influences and emerging trends. The critical considerations are:

- Being clear of the vision and the service focus of the facility is important.
- The combination of sporting infrastructure and community health and wellbeing is considered to be a good strategic fit for sport and recreation facilities.
- Combining infrastructure with information technology and capability is important to sustain an engaged community.
- Invariably the facilities require a high level of foot traffic to ensure financial viability. By combining a variety of uses across all age ranges, cultures and family circumstances ensures that they are highly trafficked.
- The combination of services and user groups provides a greater ability to attract external funding and sponsorship.

The lessons which can be learnt from such processes are:

- Master planning is critical and should be undertaken in advance of any short-term decision making to avoid compromising future development and income generating opportunities.
- The provision of a diverse range of changing infrastructure to cater for all customer needs and to retain memberships is critical. The general ambience and flexibility of facilities is a major contributor to customer retention.
- The size of health club/gym is important in attracting and retaining a strong membership and customer base. In particular a wide range of cardio and dead weight equipment is required to attract a diverse user group.
- Where developments have been undertaken on an existing footprint, inevitably, there have been compromises. It is important to fully plan any infrastructure and identify potential risks early in the process.
- Challenges have occurred where a condition audit has not been undertaken. It is important when developing infrastructure onto or within an existing building that the condition is known and potential cost-blow outs are managed effectively.
- Wherever possible complimentary infrastructure should be located adjacent and where possible share supporting infrastructure. The division of wet and dry-side activities across a leisure centre creates additional administrative and security burdens. In addition, it has a direct implication on staffing levels

- As an important community service and income generator, Learn to Swim (LTS) activities should be a principle concern in the design of new or modernised infrastructure. Wherever possible a dedicated baby, toddler pool should be in an area which can be readily supervised and avoids direct entry into deep water.
- When considering extended infrastructure, consideration should be given to the expansion of plant and machinery. This may provide an opportunity to upgrade and relocate infrastructure to increase the site functionality.
- When undertaking modernisation, an extension or replacement infrastructure, consideration should be given to likely throughput at peak times and the car parking should be increased commensurate with that use.

Trends in Gym and Fitness Industry

The gym and fitness industry has seen dramatic changes over the past decade with the move towards franchises and 24/7 gym openings. Key areas are referenced below:

- Staff wages made up the largest single component of costs to fitness business.
- Half of gym operator's income came from membership fees, with a quarter coming from personal training income.
- Word of mouth from existing members and clients and other fitness professionals are the channels through which personal trainers perceive most of their clientele to be coming.
- The growth in gyms across Australia since 2000 has been substantial and is continuing to expand.
- The most significant areas for growth were identified as:
 - o 24 – hour clubs
 - o Growing seniors market
 - o Clubs offering memberships under \$10 a week
 - o Online membership sign ups
 - o Adult Obesity
 - o Child obesity
 - o Personal Training
 - o Outdoor Personal Training
 - o Online bookings for classes
 - o Recognised staff qualifications
- The most common training trends were identified as:
 - o Body weight training
 - o High-intensity interval training
 - o Educated, certified and experienced fitness professionals
 - o Strength training
 - o Personal training
 - o Exercise and weight loss
 - o Yoga
 - o Fitness programs for older adults
 - o Functional fitness
 - o Group personal training.

Participation Trends

The Australian Sports Commission have recently completed research (Ausplay) into junior and adult participation across Australia and on a Western Australian basis. The main outputs are contained at Appendix F and summarised below:

- Australian adults tend to play sports for longer durations than non-sport related physical activities. However, they participate in non-sport related physical activities more often than sport.
- Women are more likely to participate in sport or physical activity for physical and mental health reasons and to lose or maintain weight than men.
- Men are more motivated by fun/enjoyment and social reasons than women
- For adults, up to middle-age, time pressure is by far the main barrier to participating in sport or physical activity. Poor health or injury then also becomes a main factor.
- Sport clubs are the primary avenue for children to be active (except for children aged 0–4, who are more likely to be active through other organisations).
- Sport clubs are not the main choice for participation in sport or physical activity in Australia for adults aged 18 years and over.
- Boys and Girls out of school hours activity is dominated by swimming.
- The second most popular OSH activity for boys is football (soccer) followed by Australian Football and cricket.
- The second most popular sport OSH activity for girls is Netball, closely followed by dancing and gymnastics. Gymnastics participation in 2015/16 across the state grew by 21% - GWA).
- The top organisation/venue based activities for adults in WA is fitness/gym which is almost 4 times that of swimming, the second most popular. Yoga, pilates and volleyball are also in the top 15 activities which are venue/recreation centre based.
- Basketball ranks fifth highest in relation to club based activities for adults behind, Golf, AFL, Soccer and Tennis. The growth in basketball is predominantly from juniors (up to 70% of membership - BWA).
- In respect of motivation, physical health or fitness is the main motivation for men or women to participate in sport and recreational activities.
- In respect of recreational activities, walking is the most popular adult activity followed by fitness/gym, running, swimming, cycling, golf and yoga. It is to be noted that all of these activities can be undertaken in isolation and are non-contact in nature.
- The key venue/organisation based activities for adults are fitness/gym and swimming. Participation by females in both of these activities is significantly higher than male participation.
- For children participating in organised activities, swimming ranks as the highest participation amongst both males and females. The most dominant sport for boys is soccer, whilst the most dominant sport for girls is dancing, followed by Netball and gymnastics.
- In respect of sport related activities, the research found that the core participation age cohorts for adults indicated a higher propensity for females to take part in non-sports based activities whilst males under the age of 44 generally focused on sports based participation. As people age, there is a propensity to move away from sport to non-sports based activities (walking, gym, fitness and non-contact recreational activities).

Data Capture and Management

An emerging industry trend related to the personal fitness and gym market is the growth of the digital and health market. The rise of technology and digital projects provides huge opportunities for innovation in the space of leisure facilities. In particular, the following market trends have been noted:

- Sports, fitness and wellness apps have grown from 154 million downloads in 2010 to 908 million by 2016.

- The number of wearable devices has grown from 8 million to 72 million over the same period, and continuing to rise.
- The Australian Government forecasts that health expenditure as a proportion of GDP will nearly double over the next 40 years.
- 78% of consumers are interested in mobile health wellness fitness solutions.
- Medical fitness healthcare apps are the 3rd fastest growing category.
- The Apple App store now has over 17,000 healthcare related apps, 60% of which are aimed at the consumer

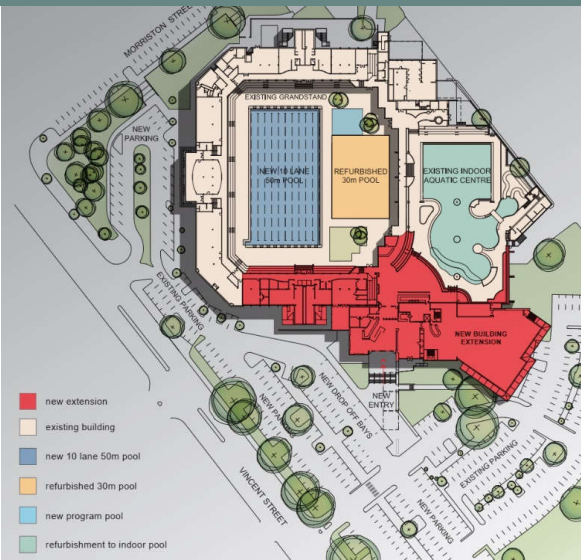
In order to maintain a service which responds to the needs and desires of customers many gyms, health and fitness service providers have been developing integrated platforms to directly engage with the customer, collecting behavioural information on participation patterns, needs, interests and expenditure. Due to the concerns raised in respect of data management associated with financial performance and customer tracking a holistic strategy should be considered that maximises operational efficiencies, increases patron engagement, and leverages these platforms for data collection.

The facility components considered at Goldfields Oasis were informed by a series of contemporary wet and dry facility developments. These included:

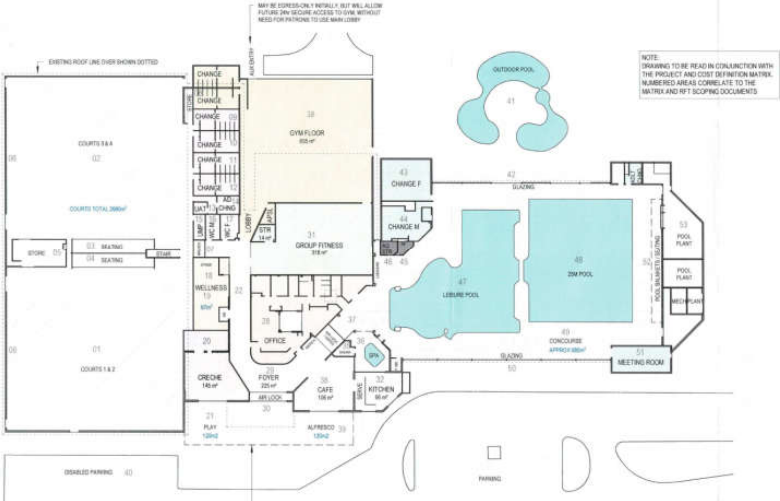
- Recent WA developments including Cockburn ARC and Mandurah Aquatic and Recreation Centre representing a new development and retrofit. In addition the development of dry side (dedicated 24/7 gym and associated group fitness) at Beatty Park, City of Vincent and more recent development at Swan Active Midvale (formerly Midland Leisure Centre) within the City of Swan were reviewed.
- Recent aquatic and court developments undertaken within Victoria which represent the most contemporary pool designs across Australia.
- Lessons learnt from other individual facility components developed on discrete sites throughout Australia.

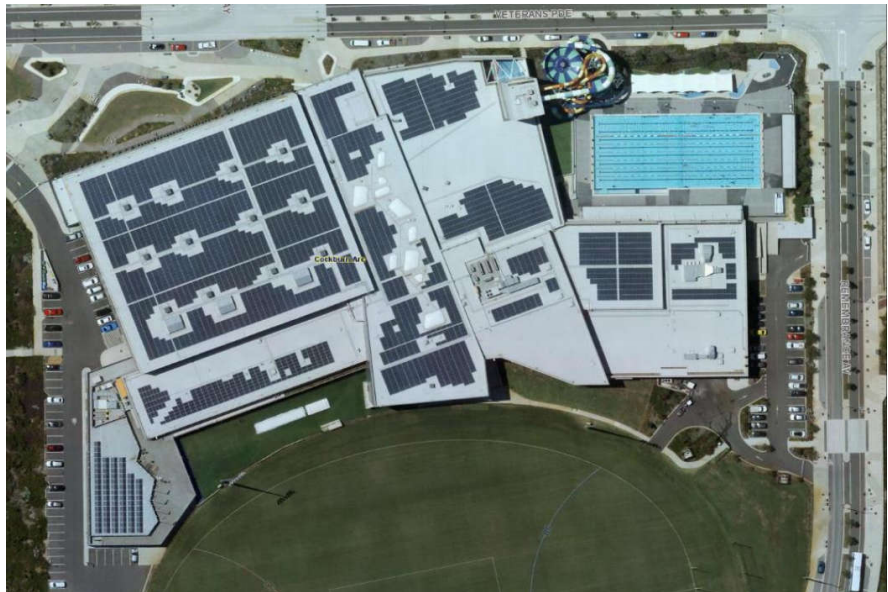
These are all referenced below.



Recent WA Facility Redevelopment Benchmarks

Facility	Outcomes
<p>Beatty Park (opened in 1962 for the British Empire and Commonwealth Games and subject to refurbishment in 1994 and subsequent major redevelopment from 2011 to 2013) – City of Vincent</p>	<div style="display: flex; align-items: center;"> <div style="flex: 1;"> <p>In 2013 a \$17M redevelopment to update facilities, programs and services undertaken to Beatty Park. This included the installation of a geothermal bore for heating the upgraded pools and expanding health and fitness facilities to include a 750m² gym, two Group Fitness studios and a entry. Enhancements to crèche, café, retail areas and upgraded changerooms were incorporated within the design.</p> <p>The aquatic facilities include a 10 lane 50m outdoor pool, 30m outdoor pool, indoor program pool, hydrotherapy pool and leisure water area.</p> <p>The planning for the upgrades was largely architecturally driven without consideration of the full extent of development on site, more particularly the structural issues related to the</p> </div> <div style="flex: 1.5; text-align: center;">  </div> <div style="flex: 0.5; padding-left: 10px;"> <p>was the new the</p> </div> </div>

Facility	Outcomes
	<p>surrounding grandstand which is suffering from concrete cancer meaning that the City of Vincent will need to consider further investment over the coming years to address the current constraints. The main advantages with the refurbishments were:</p> <ul style="list-style-type: none"> • The increased size of the health club and the diversity of equipment, programs and services which the facility was able to offer. • The introduction of universal design and access elements such as ramps to pools which had previously been unavailable. • The provision of a diverse range of changerooms including: family, accessible, wet and dry changeroom areas. • The inclusion of large social/passive spaces for informal interaction. • A dedicated learn to swim administration area for enrolments and general queries. • The inclusion of environmentally sustainable design elements. This included the geothermal heating, solar panels, presence detectors, etc. <p>Key challenges with the redevelopment was related to budget constraints and in particular the lack of interactive play for young children and the detail of the redevelopment design which had effectively compounded some of the existing design constraints by retrofitting within existing infrastructure. This compromised access to changing infrastructure and isolated the gym activities from the water spaces. The split level gym requires higher levels of supervision and control over access. It also became clear during and after the redevelopment that a comprehensive condition audit could have been conducted prior to the redevelopment whereby the existing services and structure of the building could have been fully assessed and substandard elements addressed during the design and construction process.</p>
<p>Swan Active Midvale (formerly Midland Leisure Centre) – City of Swan</p>	<p>Currently, the City of Swan owns and operates three aquatic and leisure facilities: Swan Active Midland, Swan Active Ballajura, and Swan Active Beechboro. An Aquatic Strategy was developed in 2015 to assess future investment in facilities and one of the key facilities which required upgrading included Swan Active Midland. This involved improving the functionality and appearance of the facility with an initial investment of \$13m identified which subsequently was increased to \$16m and then a \$21m commitment prior to the tender being awarded for the construction. Ongoing design reviews and further complications related to below ground anomalies (lack of footings, ageing service infrastructure and the need to replace the existing pool tank) have been undertaken to address deficiencies which has resulted in the cost increasing to \$28m plus.</p> <p>The positive outcomes of the redevelopment which were informed by a community consultation process in May 2020 include:</p> <ul style="list-style-type: none"> • The re-alignment of changing room space servicing the dry side facilities (gym). • The provision of the creche at the left of the main entry which will also provide an outdoor play area of 120m². This is consistent with industry provision and the ability for users to drop off children without obscuring the reception area. • The introduction of the café and alfresco area with kitchen adjacent to the main entry of the site. This will enable greater patronage and potential external use. It also acts as a visible activation area and enhances the facility entry statement. • Increased pool side storage and pool upgrades including the removal of the play pods in the leisure pool. • Introduction of a wellness area to complement the gym and group fitness components. • Enhanced staff / office area.

Facility	Outcomes
	 <p>The design and improvements are detailed on the plan above (Source: Carabiner Architects)</p> <p>The development does not take into account all areas where a deficiency has been identified. The main considerations, once the proposed improvements have been completed, relate to the following areas:</p> <ul style="list-style-type: none"> • The gym space at 655m² and associated group fitness at 318m² will provide a good level of provision but industry trends / benchmarks indicate that this is likely to be below standard for a facility offering extensive wet and dry provision (a combined gym and group fitness floor area of 1,200m² to 1,400m² is likely to provide the optimum return) and is likely to lead to additional customer demand to increase its capability. • The UAT infrastructure is detached from the existing changing infrastructure and in particular, the rehabilitation areas. Users are required to traverse the pool deck to gain access to the facilities. While of a reasonable standard, this provides an unwelcome impost which is likely to discourage those with physical impairments to use the facility. • The lack of space allocated for the spa and sauna will need to be addressed and there is a commitment in future budget planning to address this matter. • The external play area / garden area is not part of the current refurbishment plans and will remain under-utilised and detached from the main use of the centre. <p>An ongoing review of the performance of the gym will be necessary to develop an appropriate business case for investment as will the consideration of the outdoor area to potentially provide a more attractive family destination / children’s play area which was not considered due to the budgetary limitations.</p>
<p>Cockburn ARC – City of Cockburn</p>	<p>Cockburn ARC was a partnership between Fremantle Football Club, City of Cockburn and Curtin University. It was initially identified to replace the City’s only Aquatic and Recreation Centre formerly located at Lakeland Senior High School which had reached the end of its viable life and did not meet the immediate and longer term needs of the City. It was constructed by Multiplex in 2015 and open to the public in mid-2017. 1 million visitations were expected annually to the facility based on the business case. This figure has subsequently been exceeded. Fremantle Football Club relocated to the facility from their base at Fremantle Oval within the City of Fremantle prior to the start of the 2017 season. The facility contains dedicated football training and rehabilitation infrastructure and is now the primary training and administration base for the Fremantle Football Club. The construction cost was \$109m inclusive of all community and Fremantle Football Club facilities and is the largest combined community-club</p>

Facility	Outcomes
	<p>facility of its kind in Australia. Key components included:</p> <ul style="list-style-type: none"> • 25-metre indoor heated pool and 50-metre outdoor heated pool • Community warm-water therapy pool with spa and sauna • Three speciality pools: learn to swim, indoor water playground and three premier water slides. • Change facilities catering for families and school/group entry • A six-court multifunctional indoor training stadium that can be configured as a half football oval or for sports including basketball, netball and badminton and a 100m running track. • Premium health club and separate studios for group fitness, mind and body classes and indoor cycle. • Specialist community facilities, including crèche, birthday party rooms, indoor children’s play centre, meeting and function rooms. • Café. • 490 onsite car parks. • A WA Institute of Sport and Swimming WA High Performance Training Centre • A separate main training oval big enough to replicate every AFL ground and a GPS program that shows instantly where goal posts and markings need to go to mirror venues and a community playing field. • Altitude chamber with sleeping area for FFC players. • Fremantle Football Club community function centre. • Curtin University elite athlete training areas. • Community-use café and allied health clinic. • Shared-use Auditorium and Multimedia Studio.  <p>In September 2021 the City of Cockburn and Fremantle Football Club advised they were to negotiate terms of Cockburn ARC expansion project following a realisation that the current gym provision was under-sized for the current and future need. The \$11.24m expansion of shared facilities included increasing the gym floorspace to 1,500sqm and the body mind and soul studio to 250sqm, relocating the main group fitness and indoor cycle studios, and relocating administration space to increase gym floor space. This followed the City completing a Cockburn ARC Expansion Feasibility Study in February 2020 and a commitment of \$500,000 in the 2020-21 budget to begin the design process. The City also intended to apply for a \$1m</p>

Facility	Outcomes
	<p>Community Sporting and Recreation Facilities Fund through the Department of Local Government, Sport and Cultural Industries to part fund the expansion project.</p>
<p>Mandurah Aquatic and Recreation Centre – City of Mandurah</p>	<p>The City of Mandurah initially identified a need for a new, improved recreational space to service the growing Mandurah population in the mid-2000s, with a key finding being the desire for a 50 m pool. The City then undertook plans to expand the Mandurah Aquatic and Recreation Centre (MARC) in 2011 which proposed the redevelopment of an existing bowling club to provide an outdoor 50m pool with associated club and service infrastructure, replacement of the plant room, re-alignment of the internal; 25m and casual leisure water pools (with upgraded play equipment), improved changing facilities, re-alignment to the reception area and a \$4.4m investment in geothermal heating. The initial budget for improvement works ranged from \$21m with the aquatic facilities opening in late 2015. During the redevelopment process the City insisted on maintaining a unique roof structure and undertake the refurbishment works around the roofing.</p>  <p>As the project developed a demand for an additional three court facility (primarily used for basketball) and associated dry changing, squash and gym was proposed. The \$15.6m dry fitness facilities opened early 2017. This became the largest asset renewal and expansion project ever undertaken by the City of Mandurah having an overall budget of \$42 million for the redevelopment.</p> <p>Research suggested 2,400 m² of water space, including the 50 m pool, indoor leisure pool, indoor 25 m lap and program pool, spa (with adult hoist) and sauna was required and the dry fitness facilities would require 8,600 m², including multi-purpose sports stadiums (expanding their current substandard 4 court facility to six compliant basketball courts) and spectator seating, new gymnasium including outdoor fitness space, two group fitness studios and three renovated squash courts. A business case to state and federal government secured \$25.5m to the development of the facility to offset the City's financial contribution.</p>  <p>It was estimated that over a 20-year period, the economic benefits to the City were \$90m (economic cost benefit: \$38 million), and include an increased participation in physical activity, reduction in sick leave and health care costs, and employment creation. While there was short-term employment creation during project delivery, the long term employment benefit was estimated at 11 full-time employees.</p> <p>One of the key weaknesses in the redevelopment was the retention of infrastructure which compromised both the design and built in an ongoing asset risk. In November 2021 Mandurah Council voted to remove the entire roof structure and install a new one, replacing the original 1982 roofing as well as upgrades completed in 2016. A \$2.5 million repair was identified for the MARC's roof. The new roof is expected to take at least 16 months to complete due to the current high demand on the construction industry and availability of materials. This has now</p>

Facility	Outcomes
	become a critical issues as of July 1 st 2022 the MARC public indoor swimming pool has remained closed due to the lack of contractors available to undertake the roof repairs.

Trends in Water Play Provision

Innovative design and planning of the leisure water space will maximise its popularity and use. Cost need not be the primary driver as consideration of low cost alternatives can add significant value, often with minimal or zero additional space allocation. Some examples of features that have proved successful in community facilities include:

- Cold water feature toy or dumping bucket
- Coloured lighting effects
- Water weirs
- Bombing platforms
- Indoor slides, rope swings, climbing walls.

Standardised fixed water toy base plates and pump sizes allow toys to be interchanged. Pool-side power points can be located in multiple locations to allow inflatable toys to be set up. Generally the following components are relevant to each age group:

- **1-2 Year Age Group:** Babies and toddlers should be provided with a separate safe, shallow and warm water area with a soft resilient floor surface that is forgiving on children’s feet, hands and knees. Moving water such as bubble jets, weirs and interactive features may be provided with a beach entry.
- **3-7 Year Age Group:** Young children should be provided with a variety of water depths and features. A combination of lazy rivers, zero depth playground equipment, indoor slides, jets and sprays should be capable of being supplemented with inflatable toys and games. Leisure space should be designed to provide a range of different spaces to cater to girls and boys.
- **7-12 Year Age Group:** Older children require deeper water and are typically targeted through a combination of slides, inflatables, swings and balance obstacles. Visual effects and theming of the space can enable spaces to be re-invented.
- **Teenage Age Group:** Design to target the teenage market requires careful consideration to ensure the leisure space is flexible and can be re-invented. The most successful features are often informal spaces that can be reconfigured in a number of ways and can incorporate inflatables, bombing platforms, climbing walls, rope swings and zip lines. Many of these activities need deeper water and therefore require early consideration to include as part of the main lap pool design.

Water slides are a specialist area and there is a trend towards family, raft-type, slides where multiple people can share the experience. Where these are to be considered a comparative analysis of throughput and storage space should be carried out.


- **Adult Age Group:** Adult leisure trends cover a broad range of activities and spaces from relaxation to fitness. Key to attracting families to pools is the need to cater to the parents and this can be best achieved by providing a range of services in addition to the basic lap swimming, sauna, spa and lazy river offerings. Consider providing wellness services, massage, treatment rooms and café.

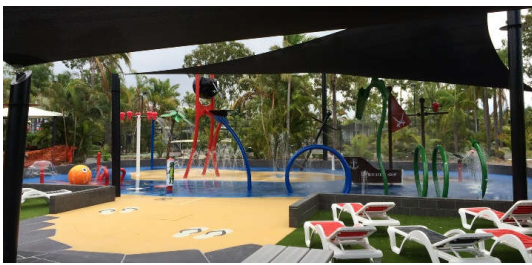
In respect of the important facility operational and management implications the following is relevant:

- Play facilities require treated water and to increase operating season should consider heated water (or solar boosted).
- Chemical mix & plant & equipment needs to be monitored consistently.
- Water play facilities may be designed as zero depth (using pumps and sprays when in use) where all water when not in use drains to a balance or holding tank. Zero depth water play does not require active lifeguard supervision as there are no holding water areas.

- The alternative water play design is to locate play equipment into shallow pools but would require supervision when in use by a qualified lifeguard service which adds considerable staffing and operating costs.
- Water play areas need to be actively supervised when operating with slide exits and bucket spray areas.
- All play facilities should be designed to be accessible or have accessible areas, so the zero-depth splash pad concept provides the best universal access design features (subject to play equipment used).
- They are rated as high maintenance as most water play areas have a lot of sprays and moving parts equipment that require regular maintenance and ongoing repair and replacement. This needs to be budgeted for in any development.
- Water filtration and water sprays require pumps and dosing system equipment that needs to be located in a secure plant room building. This plant also requires services connection and heavy vehicle access for deliveries and equipment repair.
- As people get wet using water play areas it is essential to provide changeroom and toilet and shower amenities within close proximity.
- To minimize users' risk of sun damage it is also essential to provide major shade structure over water play facilities & adjoining spectator areas.

Examples of Water Play, Slide and Lagoon Pool Provision

Medium Indoor Water Play Structure	Large Integrated Slide Structures (Aquapulse)
	
Small Indoor Play Facility	Small Outdoor Slide and Play Facility
	

<p>Large Outdoor Water Play Structure</p>	<p>Large Stand-alone Slide Structures</p>
	
<p>Zero Depth Water Play Infrastructure</p>	<p>L Zero Depth Water Play Infrastructure</p>
	
<p>Lagoon Pool Development: Orion Lagoon – Springfield Ipswich</p>	
 <p>Description – Constructed in 2015, Orion Lagoon provides recreational opportunity for all ages and abilities, facilitated by the design of three distinctly different sections of pool.</p> <p>The 600mm deep sculpture pool is a large area, fed by a sculptural waterfall, providing a scenario where parents and carers can take their children to swim in a low-risk environment, also doubling as the balance tank for the pool system shut down.</p> <p>The main pool includes a 1.5m deep lap area with a fully accessible beach entry and 500mm high articulated submerged terraces that circumnavigate pool edge, where beach access is not provided. The children's wading pool is an elongated section of various water play experiences including playful ripples, steppers and squirting elements.</p> <p>Supporting recreational opportunity available at the Orion Lagoon consists of BBQ areas of various sizes including a central 10 plate covered BBQ area; bespoke shelter picnic nodes; bright shade umbrellas; and three levels of turf terraces that provide seating opportunity with a 180-degree view of the pool.</p>	

Elements such as strategic lighting to facilitate night time use; the establishment of a kiosk; accessible amenities; and enhanced connections to the Orion Shopping Centre further support the access and provision of play and recreation for all ages and abilities.

Approximate cost - \$10.3m (2015)

Operating hours - 5.00 am – 9.00 pm 1st September to 30th April and 7.00am - 5.00 pm 1st May to 31st August

Entry cost - Nil

Management – Lifeguards are on duty during the above times. Children under 13 must be actively supervised by persons 18 years or older at all times. Security onsite 24/7, outside of the above hours swimmers will be asked to exit the pool.

Lagoon Pool Development: Yeppoon Foreshore, Port Douglas



Description – Constructed in 2018, The Yeppoon Lagoon is located on the Yeppoon foreshore precinct. The 2,500 square-metre resort style lagoon pool is located right on the beach front and includes a shallow children's play area, an informal lap swimming area and a swim-up infinity edge with stunning views over the Keppel Islands.

The surrounding parklands include barbecues and shades areas, making it well suited for picnics and relaxing with stunning views under the tropical foliage.

Two aquatic wheelchairs are available for use for children and adults at the Lagoon upon request, simply ask one of the friendly lifeguards on duty or inquire at the duty manager's office.

Approximate cost - \$18m (2018). Part of a \$53m Yeppoon Foreshore and Town Centre Revitalisation project

Operating hours -
 1 September to 30 April: 6am to 9pm
 1 May to 31 August: 8am to 6pm

Entry cost - Nil

Management – Lifeguards are on duty during the above operation times. Children under 13 years must be actively supervised at all times by a person 18 years or older. Security with water rescue and first aid qualifications are required to supervise the site outside of operational times.

Lagoon Pool Development: Airlie Beach Lagoon, Cairns



Appendix 6: Building Condition Assessment and Life Cycle Cost Analysis



**City of Kalgoorlie Boulder
Goldfields Oasis Recreation Centre
Building Condition Assessment and Life Cycle Cost
Analysis**

20 May 2022

City of Kalgoorlie Boulder
 Goldfields Oasis Recreation Centre
 Building Condition Assessment and Life Cycle Cost Analysis



HFM ASSET MANAGEMENT PTY LTD

HFM is a building efficiency company based in Sydney, Melbourne, Brisbane and Perth. Our mission is to transform properties into efficient, economic and compliant assets for our clients.

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City of Kalgoorlie Boulder
 Goldfields Oasis Recreation Centre
 Building Condition Assessment and Life Cycle Cost Analysis



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City of Kalgoorlie Boulder
Goldfields Oasis Recreation Centre
Building Condition Assessment and Life Cycle Cost Analysis



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City of Kalgoorlie Boulder
 Goldfields Oasis Recreation Centre
 Building Condition Assessment and Life Cycle Cost Analysis



1. INTRODUCTION

1.1. BACKGROUND

The City of Kalgoorlie Boulder is actively committed to customer service and therefore the effective maintenance of its services including the City's buildings and infrastructure. The City's vision and mission includes sustainability, consideration of facility adequacy and achievement of the best possible services for the community.

To assist the City in effective asset management and for future planning the City requires a Feasibility Report for the City of Kalgoorlie Boulder's Goldfields Oasis Recreation Centre. This report forms the building condition assessment and life cycle cost element and is intended to feed into the Feasibility Report.

1.2. SCOPE OF WORKS

The scope is as follows:

1. Undertake a visual inspection and assessment of the existing facility
2. Review current asset management and maintenance plans
3. Prepare the requirements as per the brief.

1.3. BUILDING LOCATION

The address and location are as follows:

Table 1. Building Address

Building	Address
City of Kalgoorlie Boulder's Goldfields Oasis Recreation Centre	99 Johnston Street, Kalgoorlie, Western Australia 6430



Figure 1. Goldfields Oasis Recreation Centre

City of Kalgoorlie Boulder
Goldfields Oasis Recreation Centre
Building Condition Assessment and Life Cycle Cost Analysis



1.4. BUILDING DESCRIPTION

The Goldfields Oasis is an Aquatic and Recreation Centre. The building was constructed in 1999. The building is a large steel frame structure with concrete footings. The roof is a steel structure with sections of flat and curved metal profile roof covering. Internally the building consists of the Stadium and Pool Hall. There are two levels with the upper level containing Gymnasium, Fitness Room and Administration Offices. In addition, there are Toilets and Changing Room areas located on both floors.

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2. DEFINITIONS

2.1. RISK ASSESSMENT

The following tables and corresponding matrix define risk utilised in this assessment.

Likelihood Rating

Table 2. Likelihood of potential risk occurring

Descriptor	Description	Frequency
1. Rare	The event may only occur in exceptional circumstances	Less than once in 10 years
2. Unlikely	The event could occur at some time	At least once in 5 - 10 years
3. Moderate	The event will probably occur at some time	At least once in 5 years
4. Likely	The event will probably occur in most circumstances	At least once per 1-2 years
5. Almost Certain	The event is expected to occur in most circumstances	More than once per year

Consequence Rating

Table 3. Consequence Rating – Consequence of potential risk occurring

Descriptor	Description
1. Insignificant	No injuries, low financial loss
2. Minor	First aid treatment, medium financial loss
3. Moderate	Medical treatment required, high financial loss
4. Major	Extensive injuries, major financial loss
5. Catastrophic	Death, huge financial loss

Risk Exposure

The risk exposure level is determined by the consequence and likelihood ratings utilising the matrix in Table 4.

Table 4. Level of Risk

Likelihood	Consequence				
	1. Insignificant	2. Minor	3. Moderate	4. Major	5. Catastrophic
1. Rare	L	L	M	S	S
2. Unlikely	L	L	M	S	H
3. Moderate	L	M	S	H	H
4. Likely	M	S	S	H	H
5. Almost Certain	M	S	H	H	H

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Legend

H	High Risk	Detailed research and management plan
S	Significant Risk	Senior management action needed
M	Medium Risk	Management responsibility must be specified
L	Low Risk	Manage by routine procedures

2.2. CONDITION CLASSIFICATIONS

The evaluation of asset condition is undertaken utilising condition classifications as defined in Table 5 below.

Table 5. Condition Rating Index

RATING	STATUS	DEFINITION OF RATING/CONDITION
5	Excellent	No defects
		As new condition and appearance
4	Good	Minor defects
		Superficial wear and tear
		Some deterioration to finishes
		Major maintenance not required
3	Fair	Average condition
		Significant defects are evident
		Worn finishes require maintenance
		Services are functional but need attention
		Deferred maintenance work exists
2	Poor	Badly deteriorated
		Potential structural problems
		Inferior appearance
		Major defects
		Components fail frequently
1	Very Poor	Building/equipment has failed
		Not operational
		Not viable
		Unfit for occupancy or normal use
		Environmental contamination or pollution issues exist.

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3. METHODOLOGY

3.1. BUILDING CONDITION ASSESSMENT

The Assessment Process was in the form of a detailed visual inspection of the asset elements life cycle which focused on establishing the overall condition and remaining useful life of the following.

- Structures, including the integrity of the buildings and building elements, major structures and identification of structural defects.
- Buildings, including identifying areas of materials degradation and establishing the extent and cost of sampling and testing needed to establish remaining useful life with a reasonable degree of confidence.
- Building Services, including electrical services, fire services, hydraulic services, security systems and mechanical services and systems.
- Infrastructure Systems and Services, including pavements, water supply, sewerage, drainage, landscaping and fencing; and

3.2. LIFE CYCLE COST ANALYSIS

The Life Cycle Cost Analysis has been developed through the site condition assessment process. The analysis reviews building elements and rates the condition of each asset against the defined condition classification. Each asset is reviewed and allocated:

- A forecast end-of-life date and replacement cost based on the useful life of the asset and condition observed at the time of the inspection. This constitutes the **Renewals Plan**, and,
- Ongoing **Planned Preventative Maintenance** task(s) and cost(s).

Defects are also identified where applicable.

The Life Cycle Cost Analysis spreadsheet (LCC spreadsheet), which accompanies this report, outlines the Renewals Plan and recommended Planned Preventative Maintenance (PPM) tasks, with estimated costs. The twenty-year life cycle cost is assumed to maintain the facility at the required condition and levels of service and to maintain key performance parameters.

Development of the model incorporates AS/NZ 4536.1999 Life Cycle Costing – An Application Guide, IPWEA NAMS.AU Guidelines and ISO 55001 principles.

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4. CAPITAL/RENEWAL PLAN

4.1. SUMMARY

The following table summarises the projected Capital/Renewal costs for the 10-year life cycle. Note that the full detail Capital/Renewal plan available separately in the supplied Spreadsheet (10YR LCC_Oasis.xlsx).

Table 6. Capital/Renewals Summary

Asset Function	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Building Fabric	\$2,881	\$907	\$63,455	\$19,764	\$97,200	\$332,943	\$38,496	\$334,926	\$312,474	\$27,189
Electrical	\$0	\$0	\$11,340	\$0	\$0	\$36,450	\$0	\$35,239	\$0	\$0
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,780	\$0	\$0
External	\$0	\$0	\$0	\$0	\$0	\$0	\$145,800	\$0	\$0	\$0
Fire	\$0	\$0	\$3,375	\$0	\$0	\$74,250	\$0	\$7,020	\$0	\$0
Hydraulic	\$189,000	\$675,000	\$10,942,750	\$13,231,475	\$0	\$0	\$800	\$159,925	\$50,000	\$18,175
Mechanical	\$100,000	\$192,000	\$0	\$0	\$54,000	\$0	\$0	\$431,540	\$0	\$348,975
Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,800
Specialist Services	\$0	\$0	\$0	\$0	\$0	\$0	\$7,088	\$0	\$0	\$0
Structural	\$0	\$22,500	\$0	\$0	\$0	\$0	\$0	\$0	\$1,215,000	\$0
Vertical Transport	\$0	\$0	\$0	\$16,875	\$0	\$0	\$168,200	\$0	\$0	\$0
Grand Total	\$291,881	\$890,407	\$11,020,920	\$13,268,114	\$151,200	\$443,643	\$360,384	\$972,430	\$1,577,474	\$405,139

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5. OPERATION AND MAINTENANCE LIFE CYCLE

5.1. PLANNED PREVENTATIVE MAINTENANCE COST

The following table summarises order of cost for proposed Planned Preventative Maintenance (PPM) at Oasis Recreation Centre. Note that the full PPM plan available separately in Spreadsheet supplied (10YR LCC_Oasis.xlsx).

Table 7. Proposed PPM Costs

Asset Function	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Electrical	\$10,995	\$10,995	\$10,995	\$10,995	\$10,995	\$10,995	\$10,995	\$10,995	\$10,995	\$10,995
Fire	\$25,890	\$25,890	\$25,890	\$32,250	\$25,890	\$25,890	\$25,890	\$25,890	\$32,250	\$25,890
Grounds	\$16,438	\$16,438	\$16,438	\$16,438	\$16,438	\$16,438	\$16,438	\$16,438	\$16,438	\$16,438
Hydraulic	\$14,080	\$16,000	\$14,080	\$14,080	\$16,000	\$14,080	\$14,080	\$16,000	\$14,080	\$14,080
Mechanical	\$28,300	\$28,300	\$28,300	\$28,300	\$28,300	\$28,300	\$28,300	\$28,300	\$28,300	\$28,300
Security	\$4,817	\$4,817	\$4,817	\$4,817	\$4,817	\$4,817	\$4,817	\$4,817	\$4,817	\$4,817
Specialist Services	\$42,190	\$42,190	\$42,190	\$42,190	\$42,190	\$42,190	\$42,190	\$42,190	\$42,190	\$42,190
Vertical Transport	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400
Building Fabric	\$4,505	\$1,005	\$4,505	\$1,005	\$4,505	\$1,005	\$4,505	\$1,005	\$4,505	\$1,005
Grand Total	\$149,615	\$148,035	\$149,615	\$152,475	\$151,535	\$146,115	\$149,615	\$148,035	\$155,975	\$146,115

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6. LIFECYCLE COST SUMMARY

6.1. INTRODUCTION

The summary of the Life Cycle Costs for the existing at Goldfields Oasis Recreation Centre is summarised below showing combined annual costs over a 10-year period for both Planned Preventative Maintenance and Capital/Renewals. A regional cost index of 135 has been applied¹. Consumer Price Index (CPI) has not been applied. A copy of the Life Cycle Cost Summary is available in Appendix B – LIFE CYCLE SUMMARY.

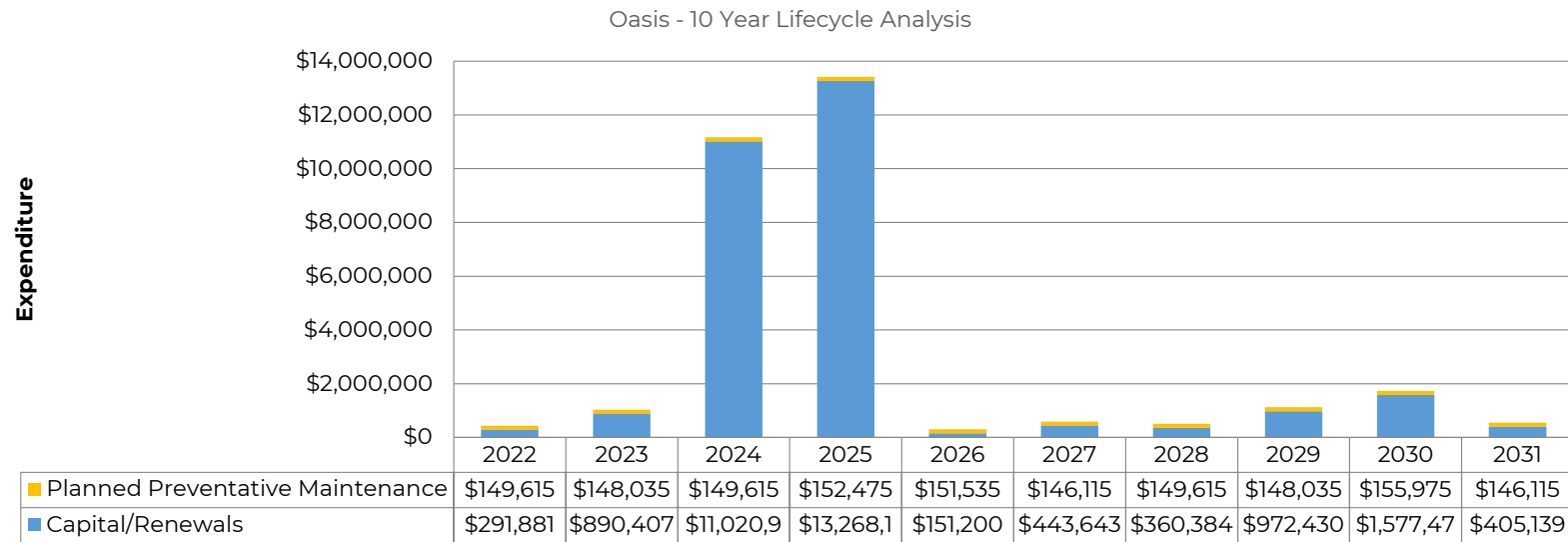


Figure 2. Life Cycle Cost Summary

¹ Rawlinsons Australian Construction Handbook

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7. OBSERVATIONS

7.1. GENERAL

Goldfields Oasis Recreation Centre is in overall fair condition. The Centre is however 23 years old and as a result there are building elements that are approaching or have reached 'end of serviceable life'. This includes the following:

- Pool structures, tiling and grout
- Various pool equipment related items e.g. Pool Filters
- Heating Ventilation and Air Conditioning equipment
- Building finishes, and
- Fire Detection.

There have however been various building services upgrades carried out, including sustainability initiatives such as; lighting upgrades, the installation of a Geothermal System and PV systems.

There are elements that functionally are not up to current standards both from an operational and possible National Construction Code/Building Code of Australia perspective. An example of this being the pool slides that require a supervisory operative at either end during operation. A further example is roof access, which is not to current standards.

Note that the full asset list and condition assessment is available separately, as part of the Oasis Recreation Centre Life Cycle Assessment, in the supplied spreadsheet (10YR MP_Life Cycle Cost).

7.2. DEFECTS

Details of building defects observed at the time of the Building Inspections is contained in Appendix A.

7.3. OTHER

It is recommended that the existing roof access provision is reviewed. In particular the access requirements and availability of suitable fall restraint systems.

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8. OPTIONS SUMMARY

The following table summarises the options for Goldfields Oasis. Option 1 is maintaining the building as is and includes renewal cost and maintenance costs over the 10-year life cycle. Option 2 is remodelling/redevelopment of the existing facility. Option 3 is the demolition and re-construction of Goldfields Oasis. Note that costs are probable order of costs.

Table 8 Options Summary

Option	Description	Phase	Quantity (m2)	Rate (\$)	Regional Uplift	Order of Cost Total (\$) Excluding GST
Option 1 - As is	Life Cycle Capital/Renewal Costs over 10 Years Costs include refurbishment of the 50m indoor pool, toddler pool, water slides pool, spa pool and leisure pool. Cost includes defect remediation and proposed works as identified in inspection.	Not Applicable (See Life Cycle Costing)			1.35	\$31,570,342
		Total				\$31,570,342
Option 2 - Remodelling	Redevelopment of the leisure pool area to also include increasing the spa space (combining the two small pools, sauna and a steam room). Works include demolition, as required, and extension construction. Construction cost includes services provision.	Demolition	400	\$100.00	1.35	\$54,000.00
		Construction - Substructure /Superstructure /Finishes /Fittings / Services (Excludes Pool)	400	\$1,250.00	1.35	\$675,000.00
		Construction - Pool (20m x 15m)	300	\$7,022.00	1.35	\$2,843,910.00
		Contingency	2.50%			\$89,322.75
		Sub Total				\$3,662,232.75

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Option	Description	Phase	Quantity (m2)	Rate (\$)	Regional Uplift	Order of Cost Total (\$) Excluding GST
	Addition of a 25 x 20m warm water program pool by extending the building out.	Demolition	750	\$100.00	1.35	\$101,250.00
		Construction - Substructure /Superstructure /Finishes /Fittings / Services (Excludes Pool)	750	\$1,250.00	1.35	\$1,265,625.00
		Construction - Pool (25m x 20m)	500	\$7,022.00	1.35	\$4,739,850.00
		Contingency	2.50%			\$152,668.13
		Sub Total				
	Construction of a wellness centre combined with a café which faces externally. Wellness centre allowance made for three consultancy rooms. Extension to the existing reception area and involve the re-alignment of the current café. Building proposed is a 2-storey structure.	Demolition	700	\$100.00	1.35	\$94,500.00
		Construction	700	\$2,900.00	1.35	\$2,740,500.00
		Contingency	2.50%			\$70,875.00
		Sub Total				
	Creation of additional court space and new separate entrance adjacent to main	Demolition	200	\$100.00	1.35	\$27,000.00

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Option	Description	Phase	Quantity (m2)	Rate (\$)	Regional Uplift	Order of Cost Total (\$) Excluding GST
	entrance. Realignment of centre office space, group fitness. Extension of gymnasium. Gymnasium to include warm down / personal training areas.	Construction - Additional Court	500	\$3,000.00	1.35	\$2,025,000.00
		Construction - Realignment and construction of Office Space and facilities	200	\$2,500.00	1.35	\$675,000.00
		Construction - Extension of Gymnasium and making good	500	\$3,000.00	1.35	\$2,025,000.00
		Contingency	2.50%			\$118,800.00
		Sub Total				\$4,870,800.00
	Construction and fit-out of a dedicated customer services area	Demolition	25	\$100.00	1.35	\$3,375.00
		Construction	25	\$2,500.00	1.35	\$84,375.00
		Contingency	2.50%			\$2,193.75
		Sub Total				\$89,943.75
	Disposal of the flow rider and enhancement to the water slides and outdoor lagoon pool.	Demolition	50	\$120.00	1.35	\$8,100.00
		Construction	50	\$7,000.00	1.35	\$472,500.00

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Option	Description	Phase	Quantity (m2)	Rate (\$)	Regional Uplift	Order of Cost Total (\$) Excluding GST
		Contingency	2.50%			\$12,015.00
		Sub Total				\$492,615.00
	Replacement of the aquatic play infrastructure with a contemporary bucket overflow and zero depth water play infrastructure for all ages	Demolition	600	\$100.00	1.35	\$81,000.00
		Construction	600	\$7,000.00	1.35	\$5,670,000.00
		Contingency	2.50%			\$143,775.00
		Sub Total				\$5,894,775.00
	Introduction of end of trip facilities and running track / walkway between the facility and adjoining public opening space.	Demolition - Interface to existing building	30	\$90.00	1.35	\$3,645.00
		Construction - End of Trip	50	\$2,500.00	1.35	\$168,750.00
		Construction - Running Track (100m)	1000	\$200.00	1.35	\$270,000.00
		Contingency	2.50%			\$10,968.75
		Sub Total				\$453,363.75
	Rationalisation of site plant as part of overall development program.	Demolition	180	\$90.00	1.35	\$21,870.00
		Construction	180	\$7,000.00	1.35	\$1,701,000.00

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Option	Description	Phase	Quantity (m2)	Rate (\$)	Regional Uplift	Order of Cost Total (\$) Excluding GST
		Contingency	2.50%			\$43,071.75
		Sub Total				\$1,765,941.75
		Total				\$26,394,940.13
Option 3 – Rebuild	Demolition and rebuild.	Demolition	10000	\$100.00	1.35	\$1,350,000.00
		Construction	10000	\$6,000.00	1.35	\$81,000,000.00
		Contingency	2.50%			\$2,058,750.00
		Total				\$84,408,750.00

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9. ASSUMPTIONS AND QUALIFICATIONS

The following Assumptions and Qualifications are observed in the preparation of this report.

- The document may only be used for the purposes for which it was commissioned and in accordance with the Terms of Engagement for the commission. Unauthorised use of this document in any form whatsoever is prohibited.
- Condition assessments were determined on a visual inspection of the building and infrastructure assets only and did not include for the dismantling of any equipment.
- Design capacities have not been checked nor have performance measurements been taken.
- The appraisals and conclusions presented in this report pertain to conditions present at the time the inspections and when reviews were performed.
- The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. HFM has no responsibility or obligation to update the report to account for events or changes occurring subsequent to the date that the report was prepared.
- All costs referenced in this report and associated life cycle cost exclude GST unless otherwise observed. All costs are probable order of costs. Costs are obtained through publications including Rawlinson's Australian Construction Handbook, available quotations, from previous bills and from HFM experience. If the costs are to be relied upon it is recommended that a Quantity Surveyor is engaged. The annual costs in this report are as per December 2021. A forecast Consumer Price Index (CPI) has not been applied to the costs detailed.

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10. DISCLAIMER

The following Disclaimers are made in regard to this report and supporting information provided.

- HFM otherwise disclaims responsibility to any person other than the City of Kalgoorlie Boulder arising in connection with this report. HFM also excludes implied warranties and conditions, to the extent legally permissible;
- HFM has prepared this report based on information provided by City of Kalgoorlie Boulder, which HFM has not independently verified or checked beyond the agreed scope of work. HFM does not accept liability in connection with such unverified information, including errors and omissions in the report which were caused by errors or omissions in that information;
- Site conditions (including the presence of hazardous substances and/or site contamination) may change after the date of this Report. HFM disclaims responsibility arising from, or in connection with, any change to the site conditions. HFM is also not responsible for updating this report if the site conditions change; and
- Visual examination of representative building fabric surfaces and asset elements was utilised to form the observations detailed in this report and LCC. It was not possible to inspect the entirety of surfaces for defects. For example, car spaces hidden by vehicles could not be examined. HFM does not accept liability in connection with defects not listed in this report, which may have been concealed at the time of inspection or arisen at a later date.

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APPENDIX A – DEFECTS IDENTIFIED

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Location	Asset Function	Element	Comment	Year 1 Cost (\$)	Year 2 Cost (\$)
Accessible Toilet	Building Fabric	Ceilings_Painted	Badly Water Damaged.	\$1,200	
External	Building Fabric	Windows_Metal	Deterioration to window frame coatings. Deterioration to external window seals evident.		\$4,500
External	Building Fabric	External Façade_Painted Concrete	Some deterioration/wear and tear. Minor deterioration to seal at slab joints. Note no cost given as assumed will be resolved as part of external façade painting (proposed for 2024).	\$0	
External	Building Fabric	Doors_Metal Glazed	Some areas external doors handles, etc are stained. Recommend treatment to prevent corrosion.	\$300	
External	Building Fabric	External Walls_Metal Cladding	Minor deterioration to wall at lady's toilet side. The metal profile sheet is marked. Recommend touching up.	\$500	
External	Mechanical	HVAC_Evaporative Units	Corrosion evident at connection to ductwork and at base of unit. Unit filters have deteriorated.	\$1,600	
Roof	Hydraulic	Water Supply (Hot)_Solar (Dontek Type) Matting	Section of matting has dislodged itself and is wrapped around pipe.	\$500	
Roof	Specialist Services	Roof Access_Access Ladder	Ladder access is not compliant to the current regulations	\$3,500	
Carpark	External	Civil_Car Park and kerbs	Carpark surface has deteriorated. The road surface is cracked and there are displaced kerbstones. One road sign is displace/leaning over.		\$15,000
First Aid Room	Building Fabric	Walls_Painted	Damage to walls. Missing tiles. Rising damp.	\$800	
Male Change Room	Building Fabric	Floor Coverings_Tiled	Deterioration to tiling grout.		\$1,200
Male Change Room	Building Fabric	Walls_Tiles	Damage and visible repairs to painted surfaces above tiles.		\$300

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Location	Asset Function	Element	Comment	Year 1 Cost (\$)	Year 2 Cost (\$)
Lobby / Foyer	Building Fabric	Ceilings_Tile	Localised areas with water damage/staining.		\$500
Lobby / Foyer	Building Fabric	Floor Coverings_Vinyl	Minor defects including two areas with small holes.		\$300
Creche	Building Fabric	Ceilings_Tile	Water stained and loose/displaced ceiling tiles.	\$200	
Old Kiosk Area	Electrical	Light and Power_Distribution Board	The GPO on the wall has exposed cabling and its cover missing.	\$200	
Training Room	Building Fabric	Floor Coverings_Carpet	Joint in carpet opening up.	\$300	
Stadium	Building Fabric	Floor Coverings_Timber - Sand and Treatment	There is some deterioration evident to the timber sports floor including minor damage and wear. Repair could be deferred to coincide with sand and polish.	\$0	
Equipment Store	Building Fabric	Floor Coverings_Concrete	Minor cracking to floor slab. Recommend monitoring.	\$0	
Stadium	Building Fabric	Walls_Insulation	Minor impact damage	\$0	
Administration Area	Electrical	Light and Power_Distribution Board	Missing pole covers.	\$200	
Gymnasium	Building Fabric	Ceilings_Tile	Localised areas with water damage/staining.		\$500
External - Serving Sports Hall	Mechanical	HVAC_Evaporative Units	Corrosion evident at connection to ductwork and at base of unit. Unit filters are very dirty.	\$8,000	
Plantroom - Serving Pool Hall	Mechanical	HVAC_Air Handling Unit	Filters are very dirty	\$7,000	

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Location	Asset Function	Element	Comment	Year 1 Cost (\$)	Year 2 Cost (\$)
Pool Hall	Hydraulic	Specialist Services_Pool	Deterioration evident to pool tile grout. Deterioration particularly noticeable at joints. Note could not be fully viewed due to pool in use. Recommend that maintenance repair is carried out and that a delamination inspection of the tiles is undertaken. Note this would require the draining of the pool.		\$600,000
Pool Hall	Hydraulic		Deterioration evident to pool tile grout. Appearance is poor/dirty. Step contrasting nosing has deteriorated.	\$6,500	
Pool Hall	Mechanical	HVAC_Ductwork	Paint is flaking off in areas. Some discolouration, dirt and corrosion evident.		\$22,200
Stadium Grandstand	Structural	Internal stairs_Concrete	Nosings dislodged and missing.	\$300	
Corridor/Balcony onto Sports Hall	Electrical	Light and Power_Distribution Board	Missing pole covers.	\$200	
Corridor/Balcony onto Sports Hall	Electrical		External timber door very stiff to open.	\$120	
Electrical Cupboard	Electrical	Light and Power_Distribution Board	Missing pole covers.	\$600	
Male Toilet/Change room	Building Fabric	Floor Coverings_Tiled	Deterioration to tiles and tiling grout.		\$3,000
Male Toilet/Change room	Building Fabric	Ceilings_Tile	Ceiling tiles grubby in appearance.		\$300
Female Toilet/Change room	Building Fabric	Floor Coverings_Tiled	Deterioration to tiles and tiling grout.		\$2,000
Female Toilet/Change room	Building Fabric	Walls_Tiles	Minor deterioration tiling grout.		\$500
Female Toilet/Change room	Building Fabric	Ceilings_Tile	Ceiling tiles grubby in appearance. One tiles slightly dislodged.		\$300

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Location	Asset Function	Element	Comment	Year 1 Cost (\$)	Year 2 Cost (\$)
Accessible Toilet / Disabled Changeroom	Building Fabric	Ceilings_Painted	Exhaust grille dislodged and dirty.	\$100	
Accessible Toilet / Disabled Changeroom	Building Fabric	Walls_Tiles	Minor deterioration to tiling grout	\$500	
Netball Courts	Building Fabric	Floor Coverings_Synthetic surface	Some cracking to surface evident. There is also localised burn marks throughout that requires investigation. Note it is understood that the surface is still under warranty.	\$0	
Geothermal Plant Room	Hydraulic	Water Supply (Hot)_Heat Pump	One unit (HP02) was faulty at the time of the inspection.	\$500	
PV System	Electrical	Light and Power_Distribution Board	Door to board has become detached.	\$200	
Main Pool Plantroom	Building Fabric	Walls_Block	Movement evident on wall. Sizeable crack/mortar loss.	\$1,200	
Liesure Pool	Structural	Internal stairs_Timber	Small timber stair bridge structure over pool is badly deteriorated. Recommend replacement. Proposed renewal 2023.		
External Playground	Building Fabric	Floor Coverings_Soft fall	Some shrinkage and splitting evident.	\$0	
Grand Total				\$34,520	\$650,600

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APPENDIX B – LIFE CYCLE SUMMARY

Life Cycle Cost Summary											
Revenue		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Revenue Total											
Lifecycle		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Repairs		\$34,520	\$650,600								
Capital/Renewals		\$291,881	\$890,407	\$11,020,920	\$13,268,114	\$151,200	\$443,643	\$360,384	\$972,430	\$1,577,474	\$405,139
Planned Preventative Maintenance		\$149,615	\$148,035	\$149,615	\$152,475	\$151,535	\$146,115	\$149,615	\$148,035	\$155,975	\$146,115
Other/Proposed		\$6,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total		\$ 482,516	\$ 1,689,042	\$ 11,170,535	\$ 13,420,589	\$ 302,735	\$ 589,758	\$ 509,999	\$ 1,120,465	\$ 1,733,449	\$ 551,254

Inflated 10 Year Expenditure

- Repairs: 93.1%
- Capital/Renewals: 4.7%
- Planned Preventative Maintenance: 2.2%

Oasis - 10 Year Lifecycle Analysis

Year	Planned Preventative Maintenance	Capital/Renewals	Repairs
2022	\$149,615	\$291,881	\$34,520
2023	\$148,035	\$890,407	\$650,600
2024	\$149,615	\$11,020,920	\$0
2025	\$152,475	\$13,268,114	\$0
2026	\$151,535	\$151,200	\$0
2027	\$146,115	\$443,643	\$0
2028	\$149,615	\$360,384	\$0
2029	\$148,035	\$972,430	\$0
2030	\$155,975	\$1,577,474	\$0
2031	\$146,115	\$405,139	\$0

Renewals Works											
Renewals works costings are summarised by Element Main Category in the following table. Full details of the renewals works items and associated costings can be found in the Lifecycle Analysis Section.											
Element Main Category		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Building Fabric		\$ 2,881	\$ 907	\$ 63,455	\$ 19,764	\$ 97,200	\$ 332,943	\$ 38,496	\$ 334,926	\$ 312,474	\$ 27,189
Electrical		\$ -	\$ -	\$ 11,340	\$ -	\$ -	\$ 36,450	\$ -	\$ 35,239	\$ -	\$ -
Equipment		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,780	\$ -	\$ -
External		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 145,800	\$ -	\$ -	\$ -
Fire		\$ -	\$ -	\$ 3,375	\$ -	\$ -	\$ 74,250	\$ -	\$ 7,020	\$ -	\$ -
Hydraulic		\$ 189,000	\$ 675,000	\$10,942,750	\$13,231,475	\$ -	\$ -	\$ 800	\$ 159,925	\$ 50,000	\$ 18,175
Mechanical		\$ 100,000	\$ 192,000	\$ -	\$ -	\$ 54,000	\$ -	\$ -	\$ 431,540	\$ -	\$ 348,975
Security		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,800
Specialist Services		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,088	\$ -	\$ -	\$ -
Structural		\$ -	\$ 22,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,215,000	\$ -
Vertical Transport		\$ -	\$ -	\$ -	\$ 16,875	\$ -	\$ -	\$ 168,200	\$ -	\$ -	\$ -
Total		\$ 291,881	\$ 890,407	\$11,020,920	\$13,268,114	\$ 151,200	\$ 443,643	\$ 360,384	\$ 972,430	\$ 1,577,474	\$ 405,139

Planned Preventative Maintenance											
Element Category	Works Description	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Building Fabric		\$ 4,505	\$ 1,005	\$ 4,505	\$ 1,005	\$ 4,505	\$ 1,005	\$ 4,505	\$ 1,005	\$ 4,505	\$ 1,005
Electrical		\$ 10,995	\$ 10,995	\$ 10,995	\$ 10,995	\$ 10,995	\$ 10,995	\$ 10,995	\$ 10,995	\$ 10,995	\$ 10,995
Equipment		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire		\$ 25,890	\$ 25,890	\$ 25,890	\$ 32,250	\$ 25,890	\$ 25,890	\$ 25,890	\$ 25,890	\$ 32,250	\$ 25,890
Grounds		\$ 16,438	\$ 16,438	\$ 16,438	\$ 16,438	\$ 16,438	\$ 16,438	\$ 16,438	\$ 16,438	\$ 16,438	\$ 16,438
Hydraulic		\$ 14,080	\$ 16,000	\$ 14,080	\$ 14,080	\$ 16,000	\$ 14,080	\$ 14,080	\$ 16,000	\$ 14,080	\$ 14,080
Mechanical		\$ 28,300	\$ 28,300	\$ 28,300	\$ 28,300	\$ 28,300	\$ 28,300	\$ 28,300	\$ 28,300	\$ 28,300	\$ 28,300
Security		\$ 4,817	\$ 4,817	\$ 4,817	\$ 4,817	\$ 4,817	\$ 4,817	\$ 4,817	\$ 4,817	\$ 4,817	\$ 4,817
Specialist Services		\$ 42,190	\$ 42,190	\$ 42,190	\$ 42,190	\$ 42,190	\$ 42,190	\$ 42,190	\$ 42,190	\$ 42,190	\$ 42,190
Vertical Transport		\$ 2,400	\$ 2,400	\$ 2,400	\$ 2,400	\$ 2,400	\$ 2,400	\$ 2,400	\$ 2,400	\$ 2,400	\$ 2,400
General		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total		\$ 149,615	\$ 148,035	\$ 149,615	\$ 152,475	\$ 151,535	\$ 146,115	\$ 149,615	\$ 148,035	\$ 155,975	\$ 146,115

Other/Proposed												
Project Works	Year	Cost (\$)	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Roof access investigation			\$ 6,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total			\$ 6,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

City of Kalgoorlie Boulder
Goldfields Oasis Recreation Centre
Building Condition Assessment and Life Cycle Cost Analysis



APPENDIX C – RENEWAL PLAN

The Renewal plan is detailed separately in the supplied spreadsheet.

City of Kalgoorlie Boulder
Goldfields Oasis Recreation Centre
Building Condition Assessment and Life Cycle Cost Analysis



APPENDIX D – PPM PLAN

The PPM plan is detailed separately in the supplied spreadsheet.



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Appendix 7: Stakeholder Engagement Outputs

Table 27 provides the consultation outputs with verbatim comments from the consultee’s approach. They are summarised in the main body of the report:

Table 27: Consultation Outputs – Verbatim comments

Consultee	Discussion Points / Outputs
<p>City of Kalgoorlie Boulder</p> <p>Staff Workshop</p>	<p>Options to consider:</p> <ul style="list-style-type: none"> • Benefit from Hydro Pool for LTS / Tots / elders • More space required in the gym <ul style="list-style-type: none"> ○ Gone up 500 members in the last year ○ New equipment. • Compound needs roof and fans (currently sun damaged). • Correct lane size – swim schools • Duty managers – correct space for testing of water. • Swim school Hub on Pool deck • More parent change rooms • Heating everywhere’= • Quieter area for disability kids • There is a wide CaLD community – require dedicated male / female lessons. Potentially in a separate warm pool. • Disability change rooms on pool deck. Bring bed onto pool deck side • Meeting spaces / function area – need something specific for events. • They have a number of requests for meeting rooms they currently cannot fulfil. • Part time membership services could be used better. • Need for an outdoor pool – Coolgardie = 50% of users drive from Kalgoorlie to use the outdoor pool. <ul style="list-style-type: none"> ○ 25m lap lane pool ○ Link it up – define the boundaries. • More connected spaces are required. • Half-court basketball – funky street court • Bring another slide in for youngsters • Don’t separate families so much • Indoor play centre / playground – families need to make it an event location • Retractable roof

Consultee	Discussion Points / Outputs
	<ul style="list-style-type: none"> • Birthday party room areas – alignment with water play. • Adventure World style /type playground • Café space where you want to go and sit and spend time at – ability to view pool and courts. • Function / bar with view of the courts (clubroom for Netball to hire) • Revamp plant rooms • Creche needs indoor and outdoor extension – currently nowhere to store prams and baby changing. • Parking is an issue – too far for disability access (walking from bays) and passive surveillance is a concern. • Having a separate yoga room to the ground floor. • Potentially look at void over reception • Growth in Wellness: <ul style="list-style-type: none"> ○ Look at wellness studio ○ Pump / yoga • Include training spaces • Utilisation of retractable doors • Group fitness outdoors (grassed area) • Running track around the roof • Pool to incorporate spin bikes. • Physios with clients need a dedicated space. • Need more seating throughout the whole facility. • More storage throughout to service the different uses and user groups. • Bigger grassed area outside for BBQ’s families, youths, social activities etc. <p>Challenges:</p> <ul style="list-style-type: none"> • The scope of works may be too extensive. • Time of resolution may be an issue • There is not enough for people to do in Goldfields Oasis – they get bored quickly but would spend more time here if there was more varied opportunities. • Need an increased profile • Don’t do wayfinding very well – particularly in the aquatic area • Parents being able to watch their kids. Kalgoorlie doesn’t have a range of indoor play for kids / youth. • Court space is very congested <ul style="list-style-type: none"> ○ nowhere for people to watch the game ○ need to hire extra staff to usher spectators

Consultee	Discussion Points / Outputs
	<ul style="list-style-type: none"> • Separation between outdoor and indoor is poor. To canteen access, you need to walk all the way in. This disconnection impacts on the attractiveness of the centre to external users. • Could utilise indoor courts more. • The roof needs fixing as it leaks. • Look at more specific court areas (time availability for multi-sports uses). • There is terrible game control / changing facilities. • They do not have court space at key times. • The potential to cater for indoor cricket , water polo and other uses not currently provided for. • Big issue with airflow in the winter / summer • Challenge for the youth – is it Instagram Worthy – Garden / Backdrop to the centre needs to be attractive to post on social media. • Distance of travel to the gym – poor access / entry space is not welcoming / stairwell is small. • Sauna Alignment – not obvious • Parking – difficult as it is shared with the school – access at peak times is an issue (8am and 2:30 – 3:00pm and on Saturday (Netball)). • Staff car park is not big enough • Shade in the car parking area is required. • Glazing at the entry point would assist in accentuating the profile • Plant room is scattered and needs to be located centrally – it currently segregates the areas and needs to be addressed (may require road alignment to be shifted). • The tiles within the centre are dirty, old and dated. • Carnivals are held but seating is compromised (not enough) • The curve of the leisure pool means it is not utilised effectively. There is not enough room for swimming lessons. • After school time slots is an issue • Lighting is dark within the pool space. • Ambient temperature is too difficult to control and air conditioning is a poor design (potential to lower the roof and hide the aircon units to enhance the pool ambience). • The centre is too cold in winter inside and this results in less visitations. <p>Urgent (top priorities):</p> <ul style="list-style-type: none"> • Bigger gym • More for teenagers • Replace / add to slide / Waverider

Consultee	Discussion Points / Outputs
	<ul style="list-style-type: none"> • Zip line into the pool <p>Critical Considerations related to any changes:</p> <ul style="list-style-type: none"> • Need to balance new infrastructure with staff availability / capability / resourcing. • There needs to be more self-supervised areas to minimise staff costs. • Greater visibility across the centre and different activities is essential. • Consider pool scanning / safety options to control access more effectively.
Senior Exec Meeting	<ul style="list-style-type: none"> • A lot of associations and clubs have expressed an interest in standalone facilities. • The facility at Ray Finlayson Playing Fields is under-utilised despite significant investment in the KCGM sporting pavilion. • There needs to be a clearer understanding of expectations. The wider precinct should be considered for development • There is a strong interest from council in an outdoor pool in some form – political and community desire. • It is important to have a master / precinct plan and a focus on the Oasis asset specifically. • There is a matter of competing priorities which will need to be resolved. • The council would support loans and would be interested in how the increased income may offset a loan (there is no desire to increase the subsidy but council are prepared to accept current subsidy levels). • The case for investment needs to be made through social / liveability perspective. • Could look at any footprint – Don't be constrained as they were at Ray Finlayson • The alternative is to renew what we already have. • The city is ripe for a CSRFF application – need to draw out changing rooms. • Also consider moving to an alternative site – Lord Forrest issue will need to be addressed (water play). There may be knock back if a different location is considered but as long as the argument is sound the council will listen. • Geo-thermal / solar infrastructure – need to take advantage of what is potentially available to offset costs / improve functionality. • Outdoor area is too cold for children • Ongoing operational issue with the flowrider / slides / staffing. There needs to be a value proposition created that is attractive to council and community – have the narrative clear and upfront. • Gym – increasing functionality and size • How do we control water use (OPEX) • How do we keep it clean • Council are ok with it being a drain on resources and would be comfortable with a subsidy provided that an effective and efficient approach to the delivery of a variety of services is taken. • Current issues which need urgent assessment is ventilation / air flow. • Water Play cross the City is a big consideration – Lord Forrest / Hammond Park • Ronald McDonald Hall • Events space / options

Consultee	Discussion Points / Outputs
	<ul style="list-style-type: none"> • An all-weather venue • Cost of fitting out the space needs to be considered • Boxing / multi-use – the City has limited facilities. The venue could support other activities.
<p>Commercial Business Committee</p>	<ul style="list-style-type: none"> • 850-900 in the swim school currently – 600 a few years ago • It is considered to be a costly commercial facility for the City • Plant is 25 years old • There was an upgrade in the technology 10 years ago • Flowrider – poor decision – sold as a Golden Bullet but never delivered. • Space and footprint – like the potential to increase the commerciality of the facility • Repurposing renewal and additional development is required. • The Oasis is full at peak time and it is evident more room is required. • The slides lack the wow factor • Pool and gym is not great regarding inclusion. • Lagoon should be considered to create an outdoor water park. • The outside gym needs to be retained and upgraded / modernised / enhanced. • Move the gym to create an overlooking development (internal or external) • A vision of a beach pool with a wave is an option to consider. Viability of a wave pool should be looked into. Look at a pendulum wave structure and potential risk. • The view was expressed that they should have had a 25m pool. • Lord Forrest may be a low level water park – the expectation is that this should be a youth precinct. • The development must be contemporary and viable.
<p>City of Kalgoorlie-Boulder Department Officers</p>	<ul style="list-style-type: none"> • Flowrider and outdoor pool are the biggest issues – Flowrider not working – they did not consider risks associated with Flowrider and the extra staff required to manage it – maintenance issues, no asset management plan – out of operation for 2 years. • Outdoor pool is a big problem – lack of space, outdated and not meeting customer expectations. • Not enough space in the gym and therefore membership is constrained. • Netball club operate out of the building whereas the space could be best utilised for the centre administration and storage. • Similar for swim club which operates out of a small building at the centre. • An old outdoor pool at Lord Forest has crept on the agenda –it was agreed to investigate an outdoor pool at Lord Forrest. They are hopeful that this project would address this idea as there is no intention to put the pool back in a recently developed heritage precinct. There is a need to tie the resolution from council into the report on Goldfields Oasis. • Changing rooms in the aquatic areas are wholly inadequate – 9 changing room spaces but 900 swim school members. • Old and dated facility and not enough functional infrastructure to meet customer demands – slides are old and lack a contemporary feel. • Cycle room is in the storeroom where space is compromised.

Consultee	Discussion Points / Outputs
	<ul style="list-style-type: none"> • Geothermal heating has worked and proved to be of value. • They are just losing their operations manager – may not have the answers on the technical side – corporate knowledge is being lost. • 32,000 population. Centre has significant levels of use from members, programs plus casual users – they are not maximising use however due to the inadequacies associated with the service. • The extent of development which can be considered includes the broader precinct – space is not an issue.
State Government Agencies	
Department of Local Government, Sport and Cultural Industries	<ul style="list-style-type: none"> • Goldfields Oasis is recognised as an ageing facility in need of an upgrade and consolidation of infrastructure on site. • Ideally the basketball facility should be co-located the Goldfields Oasis but the state recognise that funding has already been provided for the development of the Niels Hansen Basketball Stadium which is the preference of the basketball Association who wish to retain control over the facility. • The facility would be considered for CSRFF but in the knowledge that the funding pot has not increased and generally the highest contribution to any one projects would be \$1m. Therefore the actual contribution would be minimal in comparison to the likely development costs for a major redevelopment. It would be beneficial to split down into phases where each investment could be considered independently. • Currently they have not been approached for funding but would suggest seeking an election commitment once the Master Plan has been completed.
State Sporting Associations	
Netball WA	<ul style="list-style-type: none"> • EGNA lost their Association 2 years ago because the board we not operating effectively. • Netball WA is now happy with the Association and the governance process they have put in place since the original board were disbanded. • The view from the indoor courts to the outdoor courts from the main administration area is essential. It enables the officers / administrators to respond to incidents quickly. • They are working hard to get older mum’s back into the sport – for this reason they feel the creche needs a larger footprint as it is an essential component in attracting players back into the social and competitive side of the sport. • The outdoor court entry needs are-think as cross contamination occurs on the indoor courts from players entering with gravel on their feet. Court 4 is the biggest problem with the electrical box located within the safe play area and is a danger to players. • There needs to be ease of access between courts as the perimeter space is essential for players and spectator waiting areas. • Sponsor signage on the outdoor courts would be beneficial. The site is a focus area for West Coast Fever pre-season games . The seating needs upgrading and their needs to be a split between the courts to enhance the spectator areas. • A specific canteen / function area for netball would be ideal. • The male / female changing rooms are small and access to the facilities is poor. While Netball WA do not have standards for changing room provision they do have policies related to inclusion. • The 2032 Olympics in Brisbane will see a gradual increase in netball participation in the build-up. • Membership has increased substantially in the past two years following the re-alignment of the Board. • The sharing with basketball could be an issue as they tend to dominate booking times at the expense of Netball.

Consultee	Discussion Points / Outputs
	<ul style="list-style-type: none"> • An additional 2-4 indoor courts would be highly beneficial if one could be allocated as a show court. A total of 5-6 indoor courts would ensure netball would have sufficient capacity to grow and develop the game. • As far as they are aware the lighting of the courts is satisfactory but they are conscious that the need to clean, repair and maintain is critical in the prevailing wind and dust conditions. • The ability to provide additional storage for clubs and administration base for the EGNA would be highly beneficial.
Basketball WA	<ul style="list-style-type: none"> • Basketball WA are in full support of the extension to the Kalgoorlie Boulder Basketball Association (KBBA) which operate from the Niels Hansen Basketball Stadium – 2 Brookman St from October to March annually (main season) and a smaller summer season from April to September. • They operate throughout the week but the current facilities are poor – ageing (40 years old) and limited access inhibiting the growth of the sport. • The court extension is currently awaiting approval to secure land adjacent. If not an alternative option is being explored. This follows a \$5m commitment from state government in 2020-2021 to increase the court from three to a five-court facility with upgraded change rooms and a grandstand. Additional funding was also committed from Federal government of \$4.4m.
Clubs and community groups	
Kalgoorlie Swimming Club	<ul style="list-style-type: none"> • They are the only club operating all year round without a clubroom dedicated to their activities. One of the oldest clubs in the state. • Separate swim school - coaching is provided as an independent business. • They operate 4 mornings per week – long course in summer and short course in winter. They have not run short course in June. • They have no storage. • There has been a lot of interest in masters and getting older swimmers involved. • The club operates from 6 yrs to adults (22 is the oldest at present). • Membership has been: 2017 – 130 (Comp and non-competitive and just train); 190 – 2018; 85 – 2019; 130 – 2020; 130 – 2021. • All swim school swimmers are pushed into the club environments. • They manage the coaches and pay them but due to limited income, not what they are worth. • There is no head coach at the moment. • There is also a tri-club operating for 4 afternoons • Early morning swimming is facilitated (25 in a squad x 2) – the program is shared across a number of people. With shift work it is difficult to commit and that results in challenges in maintaining a consistent program. • Leisure Centre = Learn To Swim / Kalgoorlie Relaxation and own swim school. • The swim club is fully constituted and originally set up via Swimming WA with all roles and responsibilities covered. • The club offers a training base and competitions. There are only two referee’s / officials in the Goldfields Region – to operate they need 1 official per four lanes, judge, stroke, timer and recorder. • They find the facility good to use – in comparison to other regional areas – Kambalda in Coolgardie / Esperance they are outdoor and you cannot train all year round. The swim club is definitely pushing further towards the competitive level – that is what the teaching is based on although they do have kids who do not wish to compete.

Consultee	Discussion Points / Outputs
	<ul style="list-style-type: none"> • The club goes away and competes in country pennants – Goldfields Oasis was supposed to have the country pennants in 2024. • Challenges - Dive blocks are getting poor and outdoor play area is an issue. There is not a lot in the town for young families but new infrastructure needs to be manageable (i.e. located within close proximity and efficient in the service provided). • A focus of the club is on the clubroom. The club would co-exist with other clubs within the centre but would need additional space for storage / merchandise / uniforms. They would not expect there to be much conflict between user groups. The club possess Dolphin timing equipment and one i-pad. They also have a starter but no screen. • Coaching and training clinics are needed and there needs to be a room for them. This needs to be secure due to potential theft – access should be controlled. • The lawn area to the rear needs to be opened up more – align the outdoor space to the meeting room. Dryland training is undertaken on the grassed area – there is enough space for that if both internal and external space were combined. • They would be happy with anything outdoors. • If money were no object the optimum solution would include: <ul style="list-style-type: none"> ○ 50m x 10 lane indoor pool. ○ Bulkhead ○ Clubroom overlooking the pool ○ Seating area ○ Storage ○ Neat and tidy area for placement of equipment.
<p>Eastern Goldfields Netball Association</p>	<ul style="list-style-type: none"> • A tier 1 association. The Association manages the clubs - Clubs operate Net Set Go. Clubs manage the players in the competitions from 13 to seniors. They have a board of 8. • Talent identification is down to one person. The talent squad is not run as a normal comp. It operates across the Wheatbelt / Goldfields. They are looking to have the talent squad integrated in the main league. • Previously the Association had been suspended from Netball WA – hence a previous lack of positive working with Goldfield Oasis. In 2020 Netball WA took over the operations and handed it back to the Association in 2021. • They have championships in Perth in age groups and take teams to represent the area. They currently only play in Meriden and the North. • They are looking for Fever games to continue at the Oasis – to operate they need temporary scaffolding on the courts with the teams warming up on court 3. • Coaching camps by Fever operate from Weds to Sunday when in town. • They had 1,000 spectators for the last event. • They tend to operate on Saturdays (8:30am to 4:00pm) unless there is a double header – Friday nights are used at key times. League season is May to September. • Each game requires 2 umpires – they are developing a volunteer workplace with a minimum of 20 volunteers required for competitions to run. • There are no off season activities but they would like to bring in summer come and try days. • Hoping to reach 1,000 members this year. They undertook to support the NAIDOC carnival this year for the first time.

Consultee	Discussion Points / Outputs
	<ul style="list-style-type: none"> • They are looking at developing mixed and men’s teams. • The outdoor courts were resurfaced in 2020 but there is some cracking in the surface. The courts play well and don’t hold water and are not slippery. Issues did however occur with Covid due to the design where it was difficult to walk in and out. There are also no spectator areas. • Court 4 has a power box which prevents its use. This will need to be addressed / relocated). Also where people enter the courts is an issue as there is not sufficient space to keep clear of courts when play is in progress. • There is not sufficient space for spectators / officials but it is manageable. • Courts 2 and 3 indoors have been an issue due to limited space and this impacts on the umpires. The indoor courts are hard – cater for kids, adults / seniors – this is difficult to program effectively on Saturday afternoons. • The office space is hired from Goldfields Oasis but there is no viewing area internally. • There are leaks in the roof which need to be addressed as it is an ongoing issue. This often leads to cancelling of games. • The courts play well although lighting isn’t the best with some shadows cast over court three in particular. They meet the technical specifications and mainly cater for seniors. • There is no dedicated entry and exit. • Kids can run-a-muck due to access allowed into the top balcony area. This cannot be controlled at events. • When players / spectators come in they are directed into narrow corridors which is a problem. A padded ‘A’ frame allows access into the grandstands. • There is no viewing on the courts outside of the main court (court 1) and therefore they do not use court 2 to allow teams to gather before going onto the courts. • Accessibility – there is no access to the outdoor courts other than through the narrow corridor. They can’t view the indoor court operations from the outdoors. • As a result they need double the amount of volunteers to operate effectively. • They utilise the little office at the end of court 3. They are prepared to share with other users but need the space dedicated at key netball competition times. • They currently have nowhere to store merchandise / memorabilia etc. • They would like clubrooms – the club has to pay other facilities to enable them to meet. • They have a MOU in place with the City to provide priority access over court hire. • If money were no object they would: <ul style="list-style-type: none"> ○ Provide shade over all courts. ○ The provision of a dedicated clubroom for EGNA – they would be willing to raise funds to achieve this. ○ Lighting on all outdoor courts – currently it is only for training and substandard for competition. • The Association is happy to sign up to an ongoing MOU.

Community Survey Summary Outputs

The summary outputs of the community survey are presented below and supported by the CKB Unearthed 'Goldfields Oasis Refurbishment Project Report:

- 753 survey responses were received out of 1,456 people who visited the online survey.
- The majority of respondents were in the age group 40-49 (270), 50-59 (157) and 30-39 (148). There were 55 respondents in the age group of 10-19 with 137 respondents over the age of 59.
- 17 respondents identified as Aboriginal and/or Torres Strait Islander person.
- The majority of respondents were Couple family with children (456). 297 respondents had primary aged schoolchildren and 188 with children under four years.
- 41.3% of respondents undertook no pool activities and 58.7% identified as having undertaken pool activities.
- Casual swim dominates with lap /fitness, water play – destination facility. Swimming lessons are not as high as would be expected in a facility of this nature indicating it may be artificially suppressed due to availability of water space and / or teachers.
- There was a high utilization from majority of respondents related to weekly or more.
- There was a notable decrease in winter use
- Reason for using the facility = indoor pools, good facilities, friends and family use it. LTS and friendly / welcoming ranks high.
- Too busy = reason for not using the facility. Use other pool / unhygienic
- Leisure pool = the favourite, together with 50m lap pool. Spectator areas ranks low.
- Casual / recreation swimming ranks high for children as does LTS, water slides and water playgrounds.
- Children = 61% use of the pool for a minimum of once a week.
- Netball a key focus for court use but basketball ranks high. 70% = participate weekly or more
- The respondents utilising the court space valued Social comp and rated them as good facilities

A summary of the open statements received included:

Required Improvements – Statements from Responder's:

- Gym expansion / Upgrade to changing facilities
- More connected spaces
- Internet: better Wi-Fi
- Outdoors: Heated outdoor kids pool / outdoor pool that's suitable for all ages / outdoor water play / Outdoor interactive nature water playground or a large whale or ship setting/playground catering for little to large children and their abilities / Better outdoor area / Outdoor pool with grass and shady tree areas for BYO picnics
- use of pool by older people / Walking only no swimming / Require hydro pool facility for use by those ratepayers recovering from operations or general fitness activities
- more staff for security purposes
- Improve the air-conditioning and airflow
- Take the wooden bridge out
- Large indoor hydro slides.
- Nothing for younger child to do except watch unless parent leaves slide area for another area / an indoor play center!

- Better control and access to lockers: As an example of the wristbands/lockers/gym/access, please check out Cockburn ARC in Perth.
- Separate the netball courts from the Oasis.
- Move the basketball stadium to the Oasis grounds
- A place for people to rehabilitate without getting in the way of swimming lessons and people having fun
- A dedicated club house for the almost 1,000 members of the netball association
- family change rooms
- Steam sauna
- Change the flooring as you enter via the “beach” as kids sit there and it’s ruining their swimsuits when they drag their bums along the ground.
- A large spa that kids can use would be beneficial. For example the spa at Karrinyup waters resort
- Incorporate a wellness centre
- Different times for the creche, like before school or open from 3pm so parents can go to the gym straight after school pick up.
- The RPM room is too small and stuffy with no natural air, very important for avoiding Covid
- Introduce Water polo
- man-made beach and swimming pool
- Toilets for outdoor courts
- Undercover cabana style booths outside
- There needs to be more disabled changing rooms and private family changing rooms
- More seating and comfortable seating around the pools
- The compound is always really dirty and never has any cleaning equipment. It’s disgusting. Maintain your premises
- You should focus on and promote good mental health as well as physical health and good diet. Stop sell deep fried food, it’s 2022 it’s gross, and keep a well-stocked vending machine. Also I feel we need a protected women’s space. Especially wearing the clothes we do and having to squat and stuff in front of the boys.
- I really like being able to do virtual classes at the facility.
- School Holiday program would be incredible and relocating the cafe to a position that has an external presence could be huge for the Oasis in reducing traffic in the foyer for those that are coming purely for the cafe! The Oasis always has and always will be an outstanding facility!
- More swimming lanes
- Separate yoga, quiet space and maybe meditation room.
- I would like to see a Built in proper heated walking pool, no swimming or swimming lessons, for about 20 to 30 adults who usually get there between 7am and 9am.
- Outdoor water playground water is freezing cold even on the hottest day kids don’t last long out there because it’s freezing.
- Include built in bar area at oasis for spectators during netball season and special events (functions)
- Would like a rubberised surface running track.
- Would like a smooth tarred continuous 5km circuit that could be used for cycling / skating without having to cross roads
- Themed birthday party rooms. movie screen in pool area
- Provision for cycling club area onsite. Crit race facilities.

- Something with a deep pool and some diving boards or tower.
- Wave pool.
- Indoor Diving Boards.
- Adequate lighting from the building to the car park is lacking and needs an upgrade.
- More diverse sport and community sport programming
- Larger spectator area
- Refurbished flowrider
- increased area - urgent larger space

Community Survey CKB Unearthed Report

Project Report

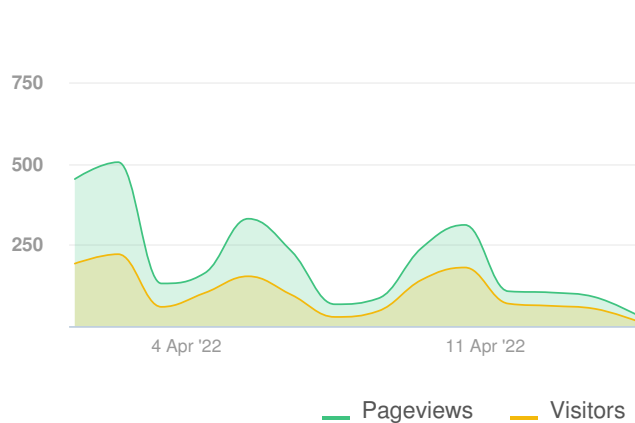
01 April 2022 - 14 April 2022

CKB Unearthed

Goldfields Oasis Refurbishment Project



Visitors Summary



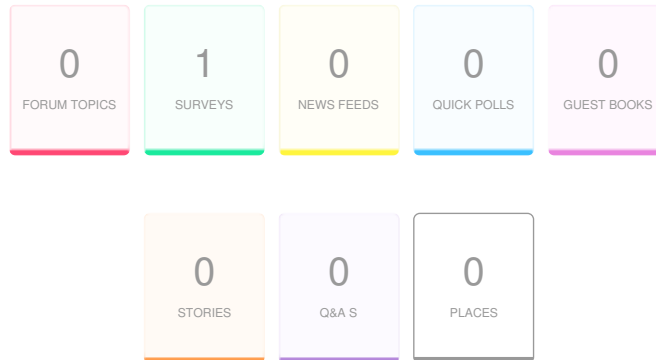
Highlights

TOTAL VISITS	MAX VISITORS PER DAY	
1.6 k	221	
NEW REGISTRATIONS		
0		
ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
753	899	1.5 k

Aware Participants	1,456	Engaged Participants	753		
Aware Actions Performed	Participants	Engaged Actions Performed	Registered	Unverified	Anonymous
Visited a Project or Tool Page	1,456	Contributed on Forums	0	0	0
Informed Participants	899	Participated in Surveys	0	0	753
Informed Actions Performed	Participants	Contributed to Newsfeeds	0	0	0
Viewed a video	0	Participated in Quick Polls	0	0	0
Viewed a photo	0	Posted on Guestbooks	0	0	0
Downloaded a document	0	Contributed to Stories	0	0	0
Visited the Key Dates page	0	Asked Questions	0	0	0
Visited an FAQ list Page	0	Placed Pins on Places	0	0	0
Visited Instagram Page	0	Contributed to Ideas	0	0	0
Visited Multiple Project Pages	153				
Contributed to a tool (engaged)	753				

CKB Unearthed : Summary Report for 01 April 2022 to 14 April 2022

ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Survey Tool	Survey	Archived	984	0	0	753

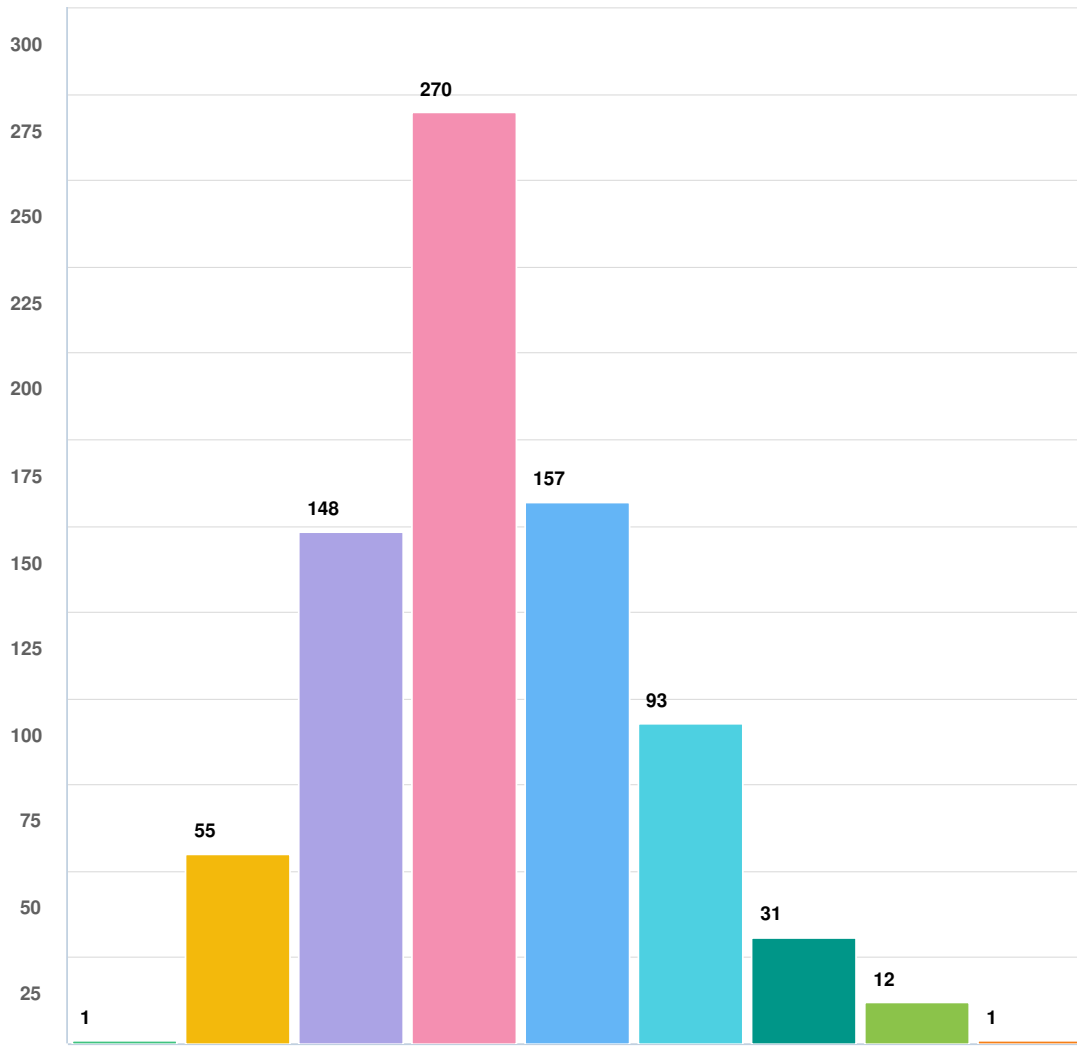
CKB Unearthed : Summary Report for 01 April 2022 to 14 April 2022

ENGAGEMENT TOOL: SURVEY TOOL

Survey

Visitors 984	Contributors 753	CONTRIBUTIONS 768
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How old are you?



Question options

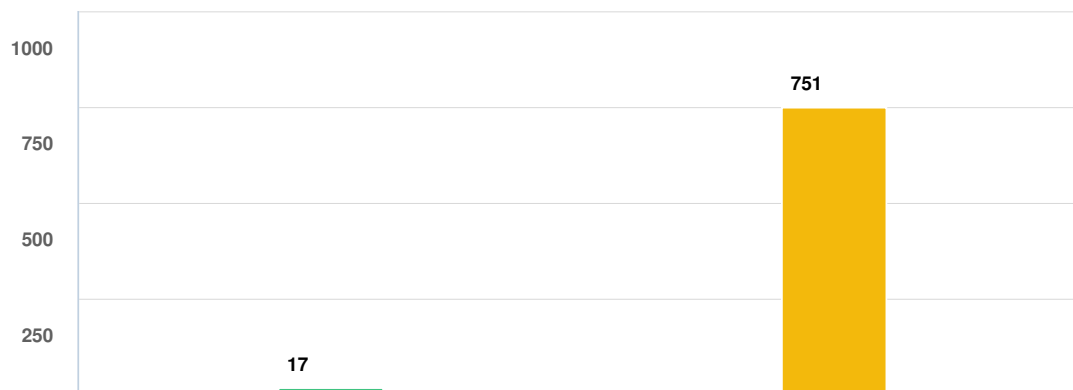
- 5-9
- 10-19
- 20-29
- 30-39
- 40-49
- 50-59
- 60-69
- 70-79
- Prefer not to say

Mandatory Question (768 response(s))

Question type: Checkbox Question

CKB Unearthed : Summary Report for 01 April 2022 to 14 April 2022

Do you identify as an Aboriginal and/or Torres Strait Islander person



Question options

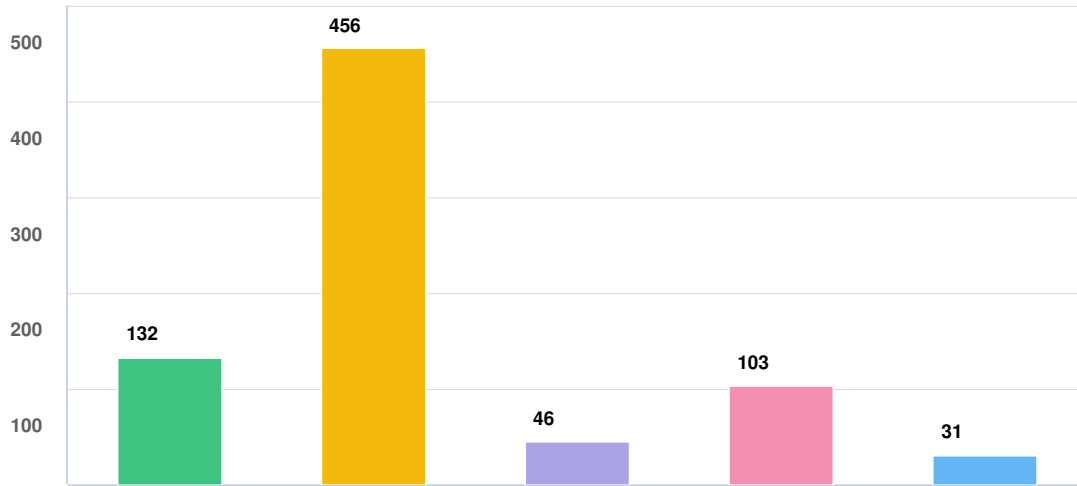
- Yes
- No

Mandatory Question (768 response(s))

Question type: Checkbox Question

CKB Unearthed : Summary Report for 01 April 2022 to 14 April 2022

What is your family composition?



Question options

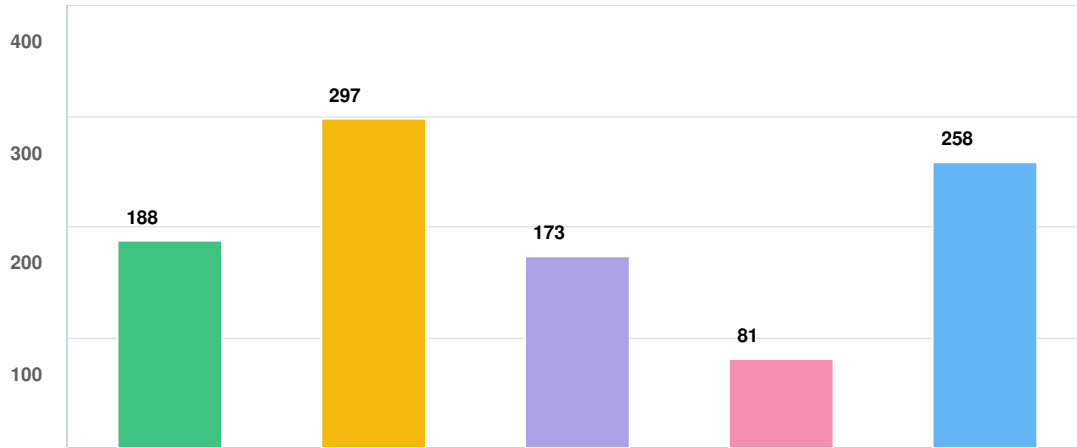
- Couple family without children
- Couple family with children
- One parent family
- Single
- Other family

Mandatory Question (768 response(s))

Question type: Checkbox Question

CKB Unearthed : Summary Report for 01 April 2022 to 14 April 2022

Click on what applies to your household, I have:



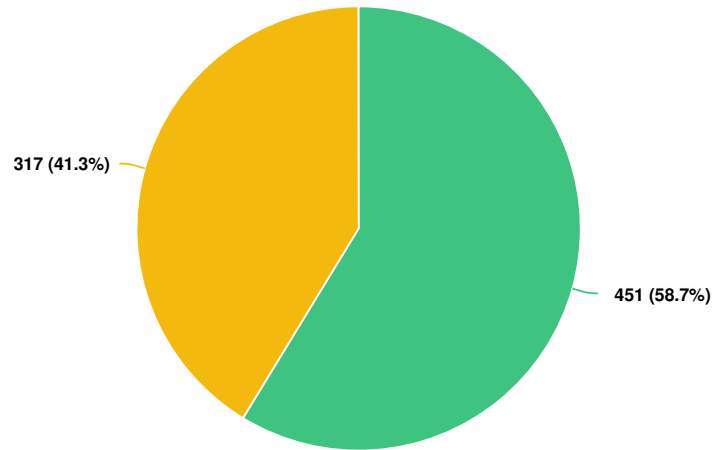
Question options

- Children under four years old
- Primary school aged children
- Secondary school aged children
- Post-secondary, apprenticeship or studying children
- No children at home

Mandatory Question (768 response(s))

Question type: Checkbox Question

Do you participate in pool-based sports or activities?



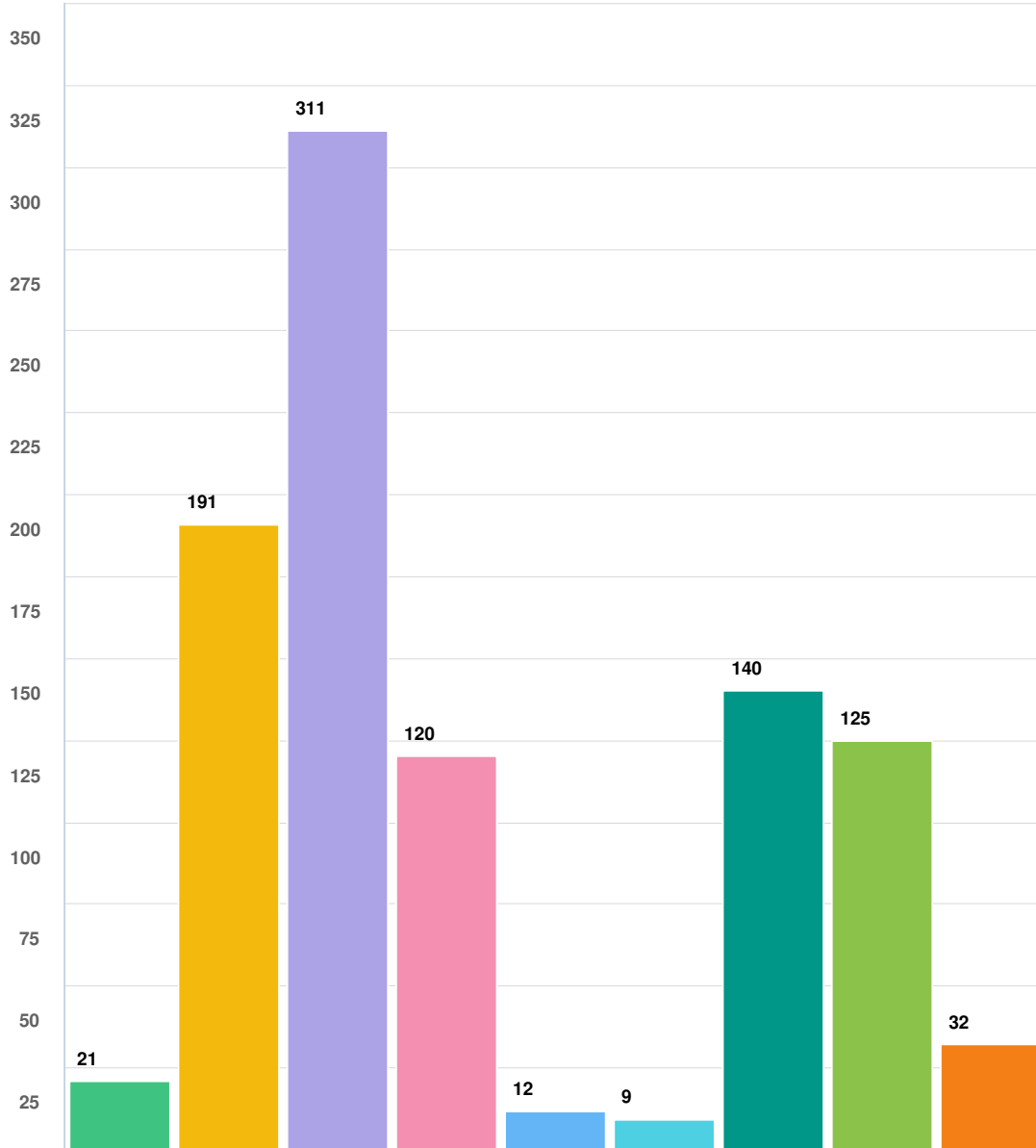
Question options

- Yes
- No

Mandatory Question (768 response(s))

Question type: Radio Button Question

What pool-based sports or activities do you currently participate in? (Tick all that apply). Note: these activities are not Goldfields Oasis specific.



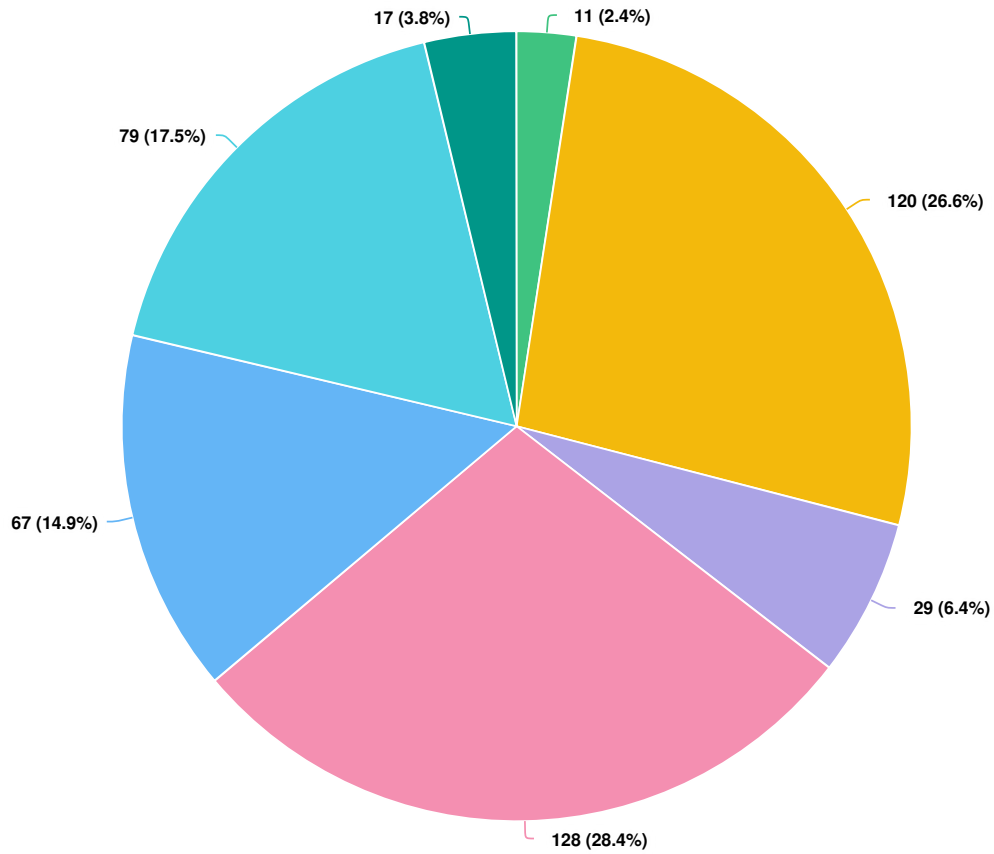
Question options

- Competitive swimming (club)
 ● Lap / fitness swimming
● Casual / recreation swimming / fun
● Swimming lessons
- Aqua aerobics
 ● Water polo
● Water slides
● Water playground
● Other (please specify)

Mandatory Question (451 response(s))

Question type: Checkbox Question

On average, how often would you participate in pool-based sports or activities?



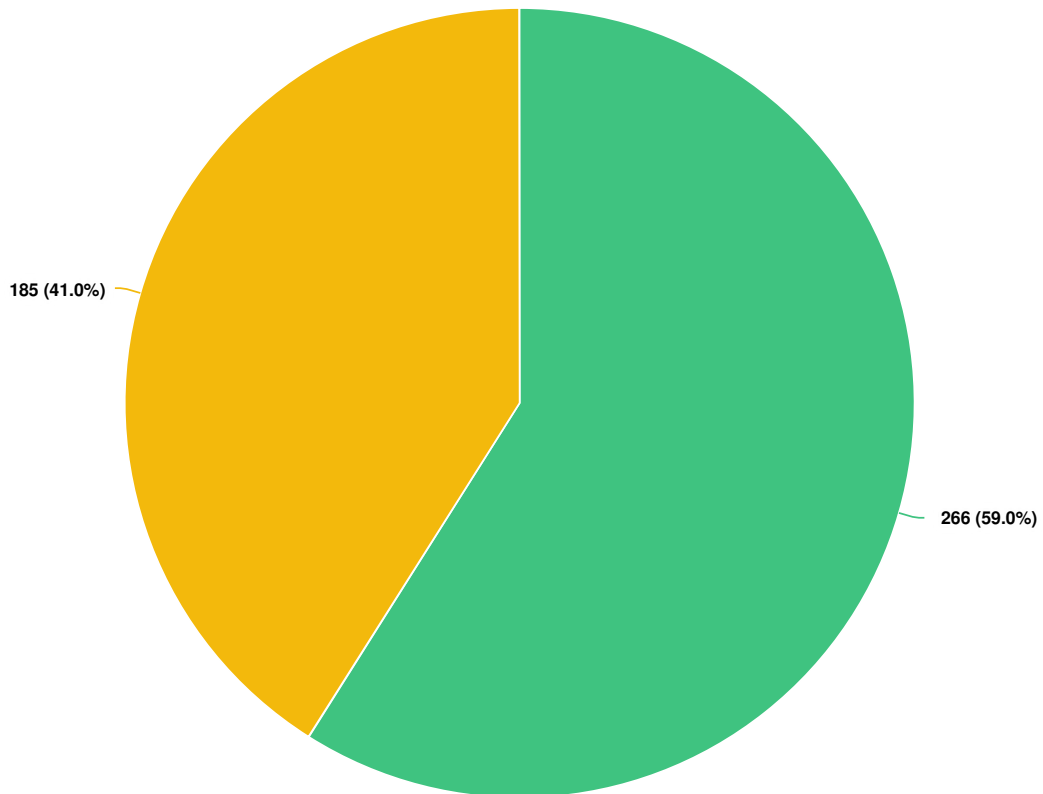
Question options

- Daily
- 2-3 times per week
- 4-6 times per week
- Weekly
- Once a fortnight
- Once a month
- Other (please specify)

Mandatory Question (451 response(s))

Question type: Radio Button Question

Does the frequency change between summer and winter?



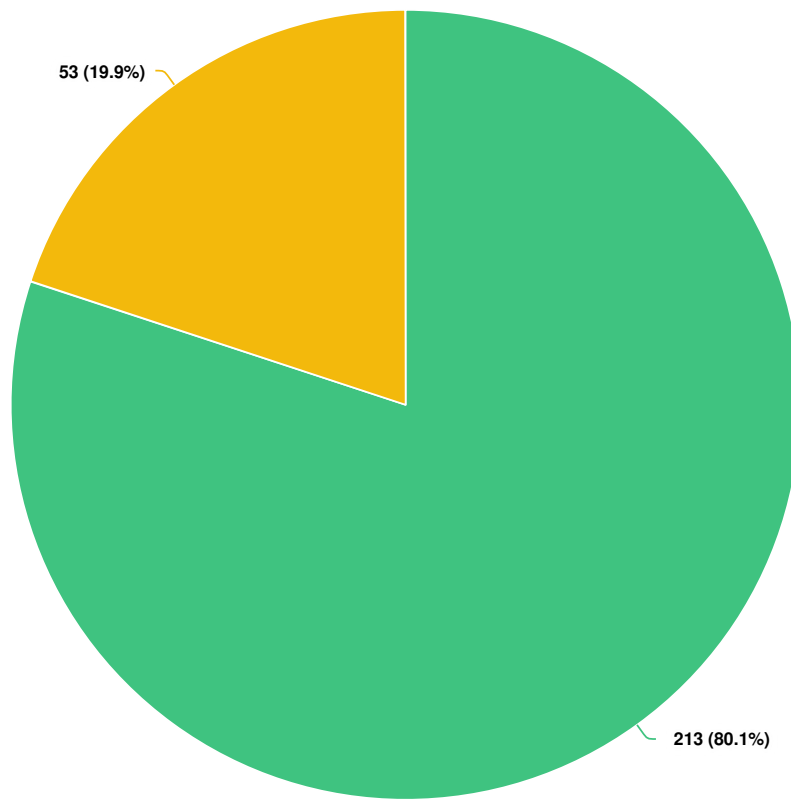
Question options

- Yes
- No

Mandatory Question (451 response(s))

Question type: Radio Button Question

If yes, does your level of participation decrease or increase between summer and winter?



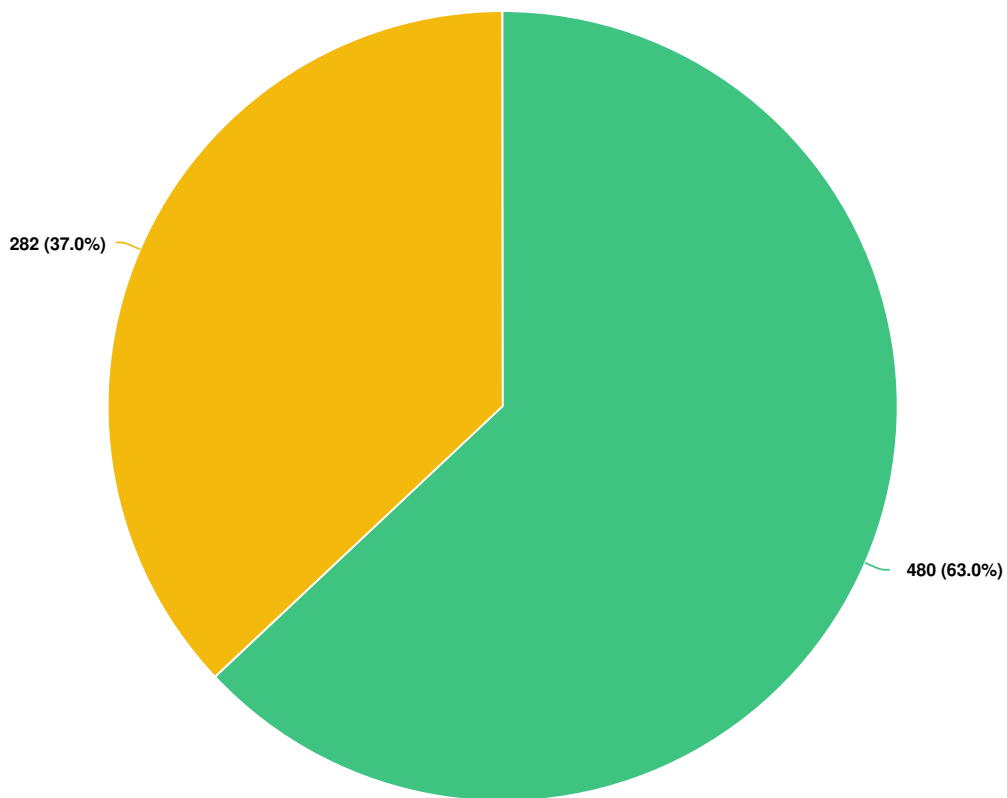
Question options

- Decrease
- Increase

Mandatory Question (266 response(s))

Question type: Radio Button Question

Have you participated in pool-based sports or activities at the Goldfields Oasis in the last 12 months?



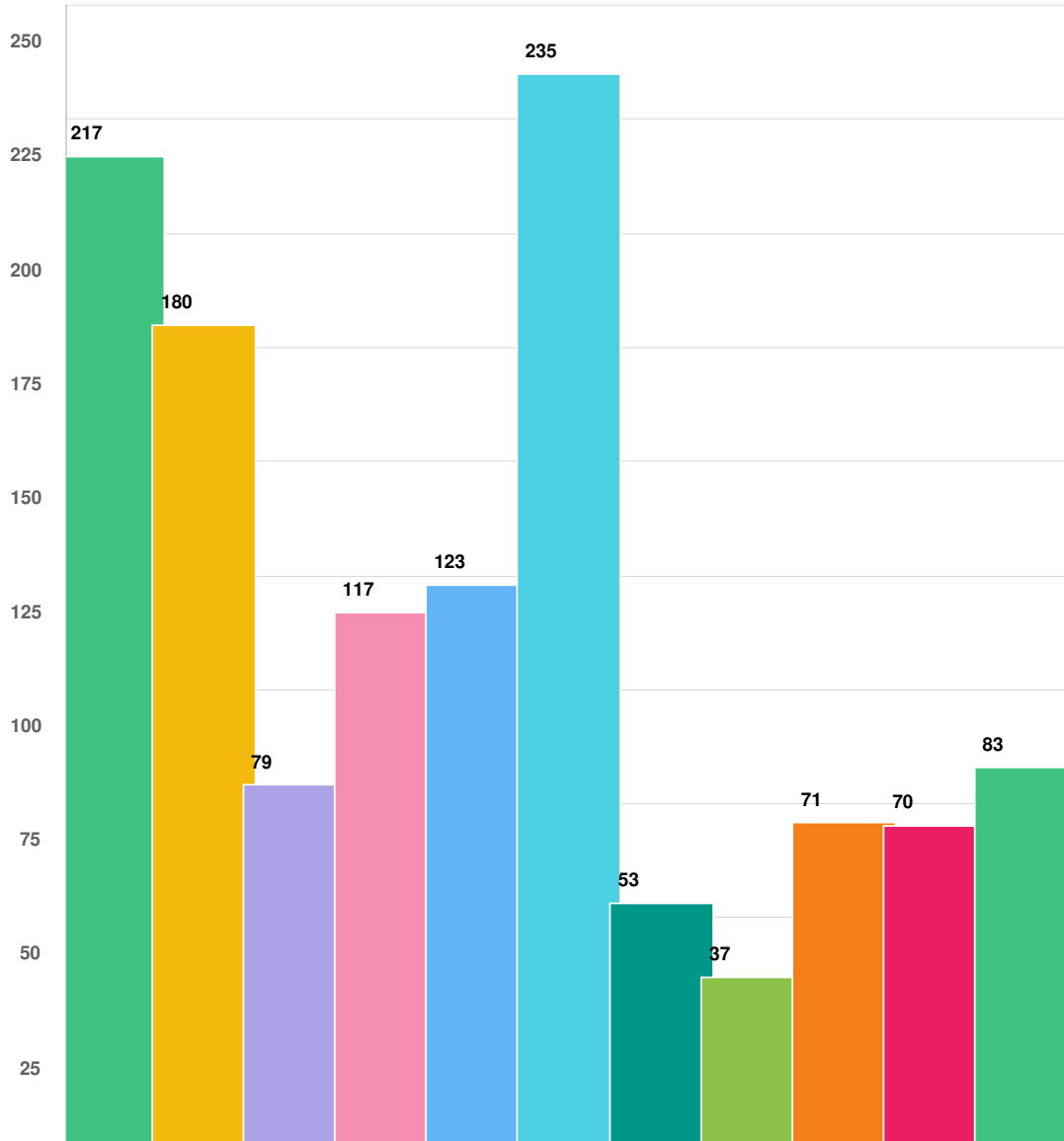
Question options

- Yes
- No

Mandatory Question (762 response(s))

Question type: Radio Button Question

**What are your reasons for using the pool-based facilities at the Goldfields Oasis?
(Tick all that apply)**



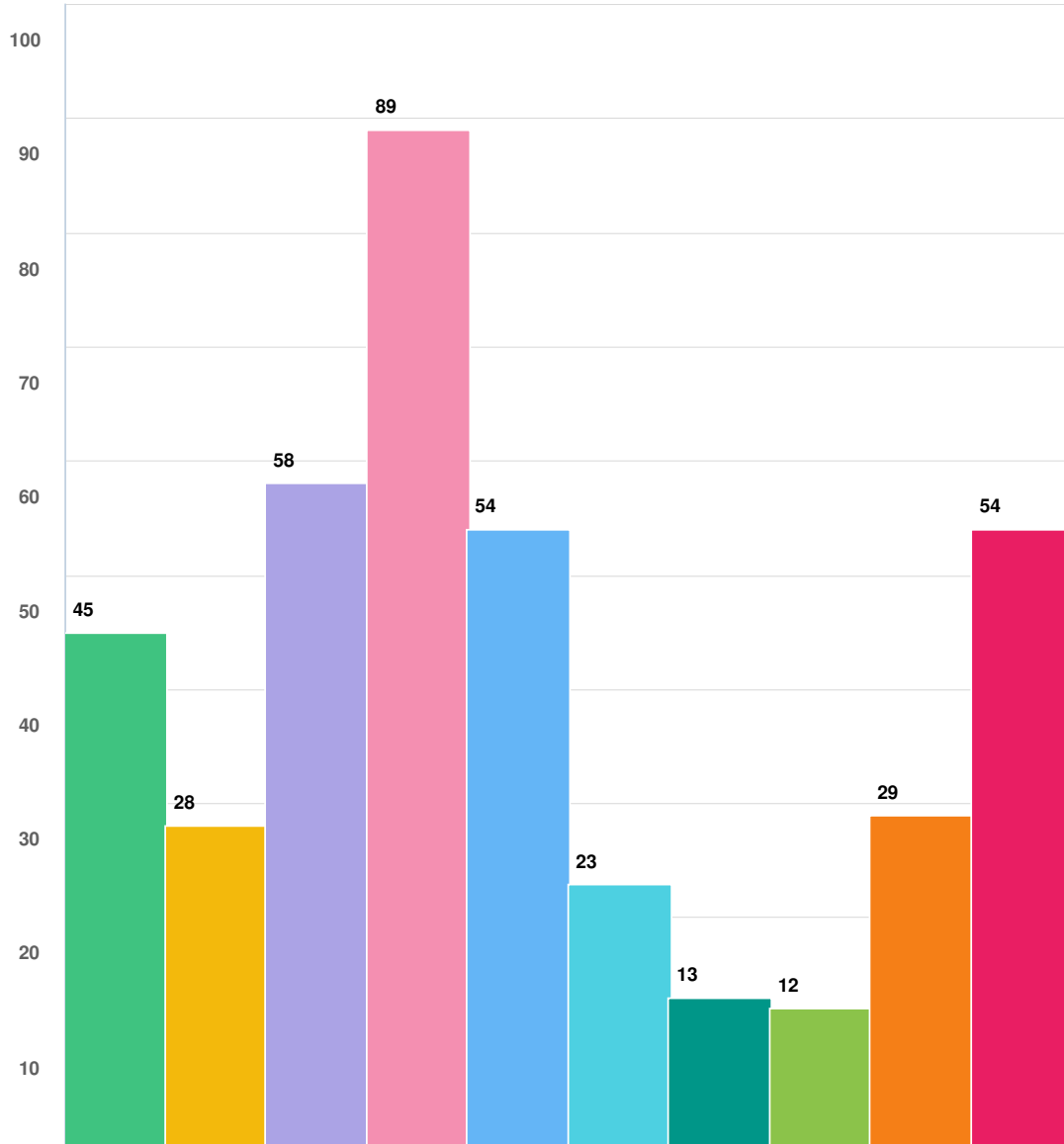
Question options

- Good facilities
- Friends / family use it
- Low entry charges
- Learn to swim pools and programs
- Friendly and welcoming (clean)
- Has indoor pools
- Good changing facilities
- Availability of a crèche
- Good quality café
- Knowing there are qualified lifeguards on duty
- Other (please specify)

Mandatory Question (483 response(s))

Question type: Checkbox Question

What are your reasons for not using the aquatic facilities at the Goldfields Oasis in the last 12 months? (Tick all that apply)



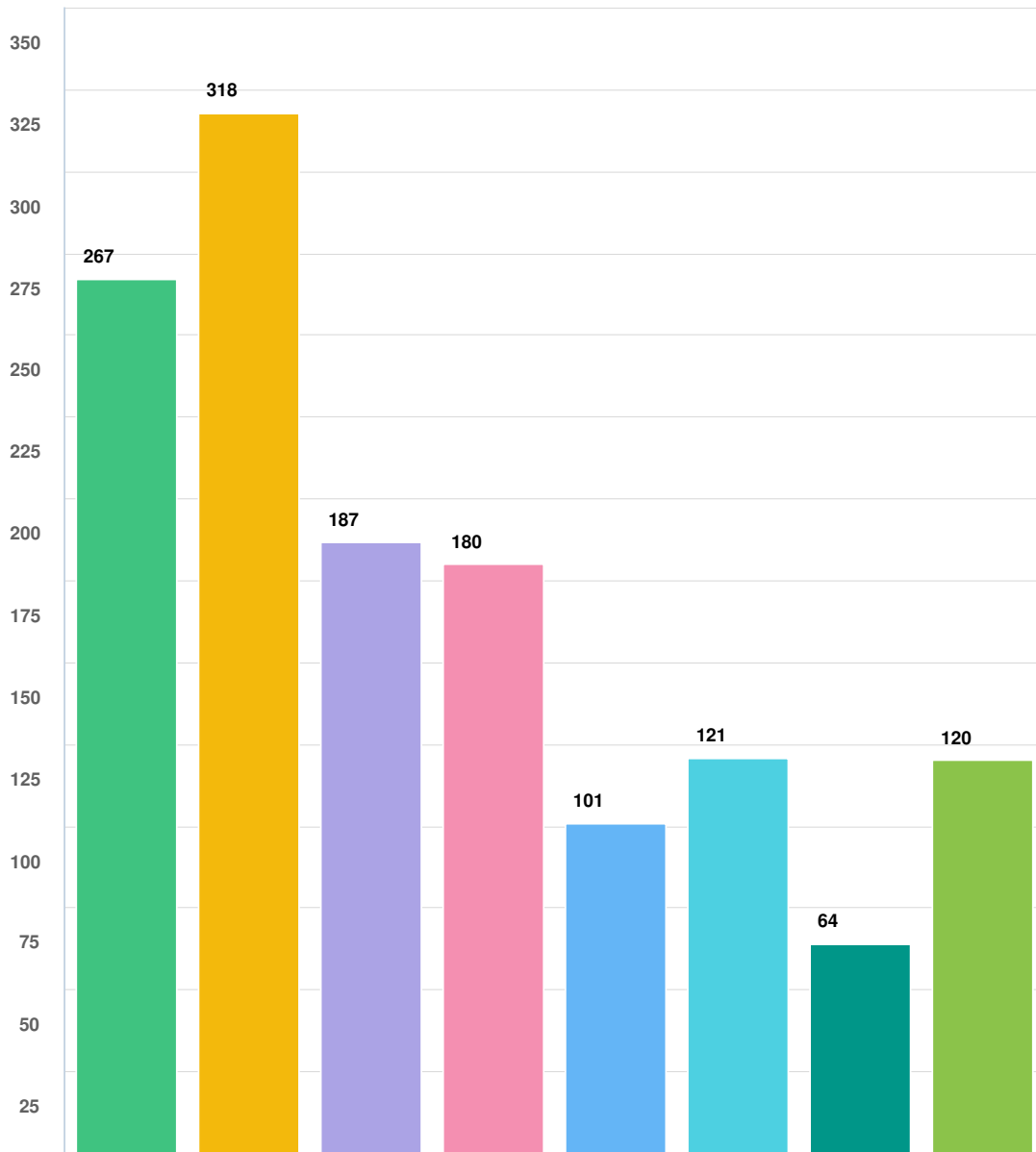
Question options

- Not interested
 ● Can't afford it
 ● Have and use own or neighbour/friends pool
 ● Too busy
- Unhygienic / public pools not clean
 ● Don't like swimming
 ● Can't swim
 ● Medical reasons
- They don't provide the aquatic space I require
 ● Other (please specify)

Mandatory Question (285 response(s))

Question type: Checkbox Question

What pool-based facilities do you value most? (Tick all that apply)



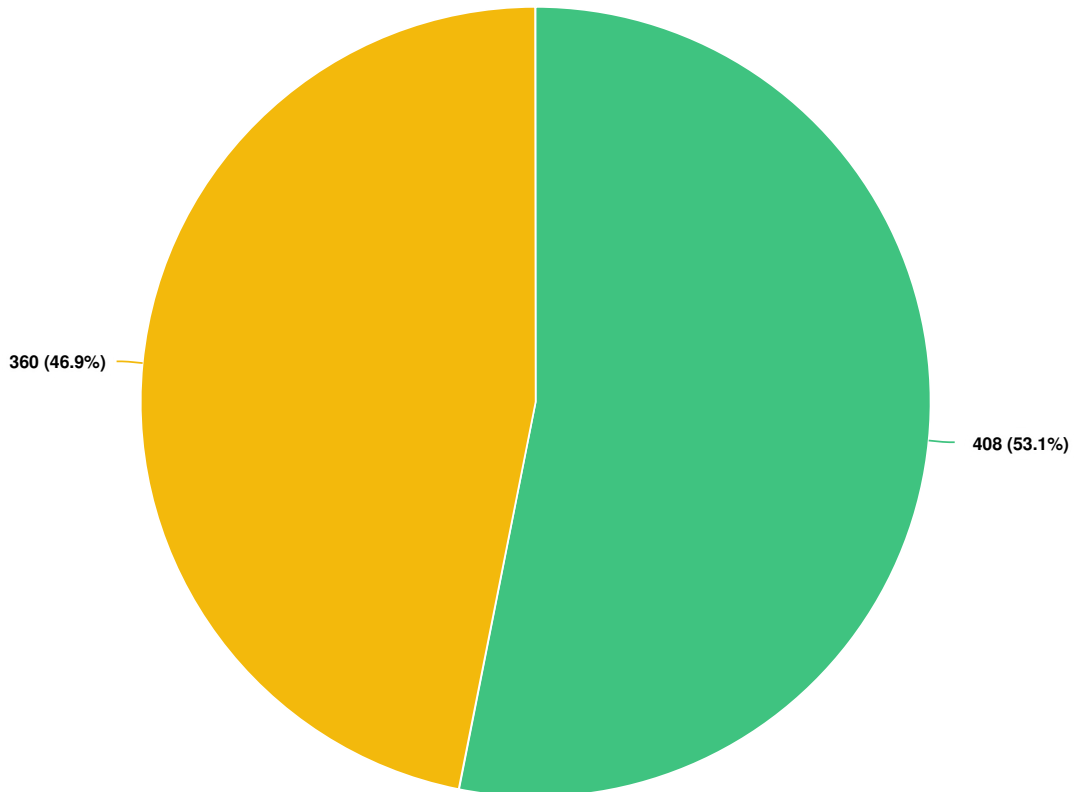
Question options

- 50m lap pool ● Leisure pool ● Water Slides ● Outdoor water play area ● Sauna ● Spa
- Spectator areas ● Change rooms

Mandatory Question (482 response(s))

Question type: Checkbox Question

Do you have children or dependents who participate in pool based activities?



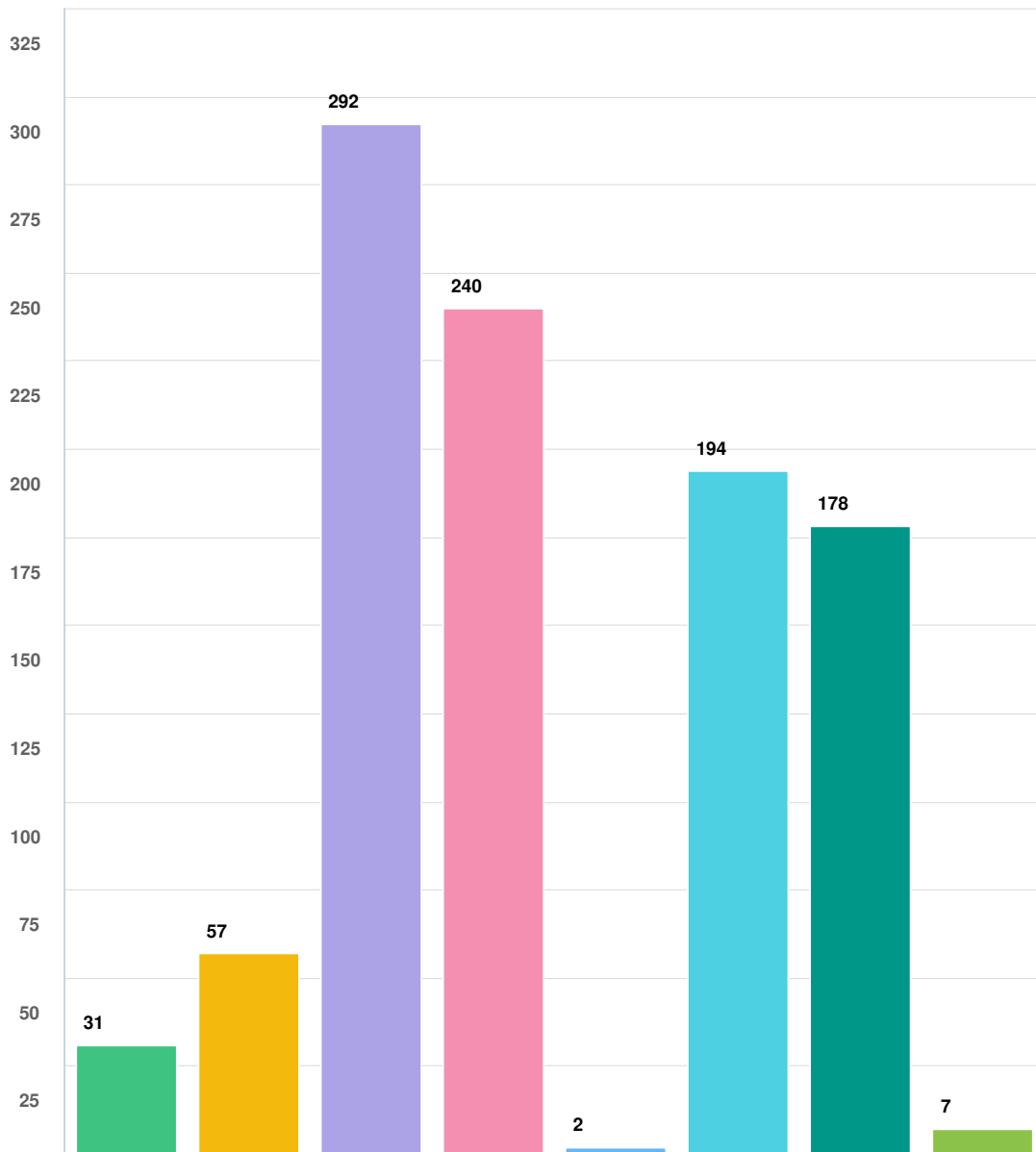
Question options

- Yes
- No

Mandatory Question (768 response(s))

Question type: Radio Button Question

Which of these pool-based sports or activities do your children or dependents participate in? (Tick all that apply). Note: these activities are not Goldfields Oasis specific.



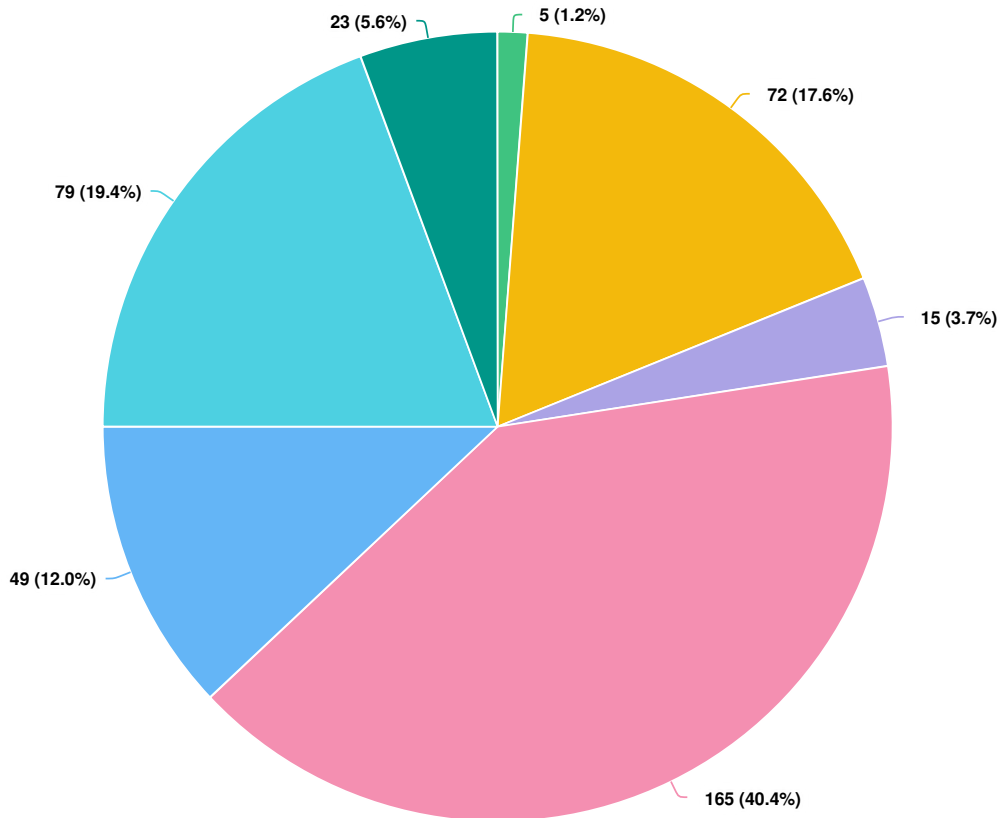
Question options

- Competitive swimming (club)
 ● Lap / fitness swimming
● Casual / recreation swimming / fun
● Swimming lessons
- Water polo
 ● Water slides
● Water playground
● Other (please specify)

Mandatory Question (408 response(s))

Question type: Checkbox Question

On average, how often do your children or dependents participate in pool-based sports or activities?



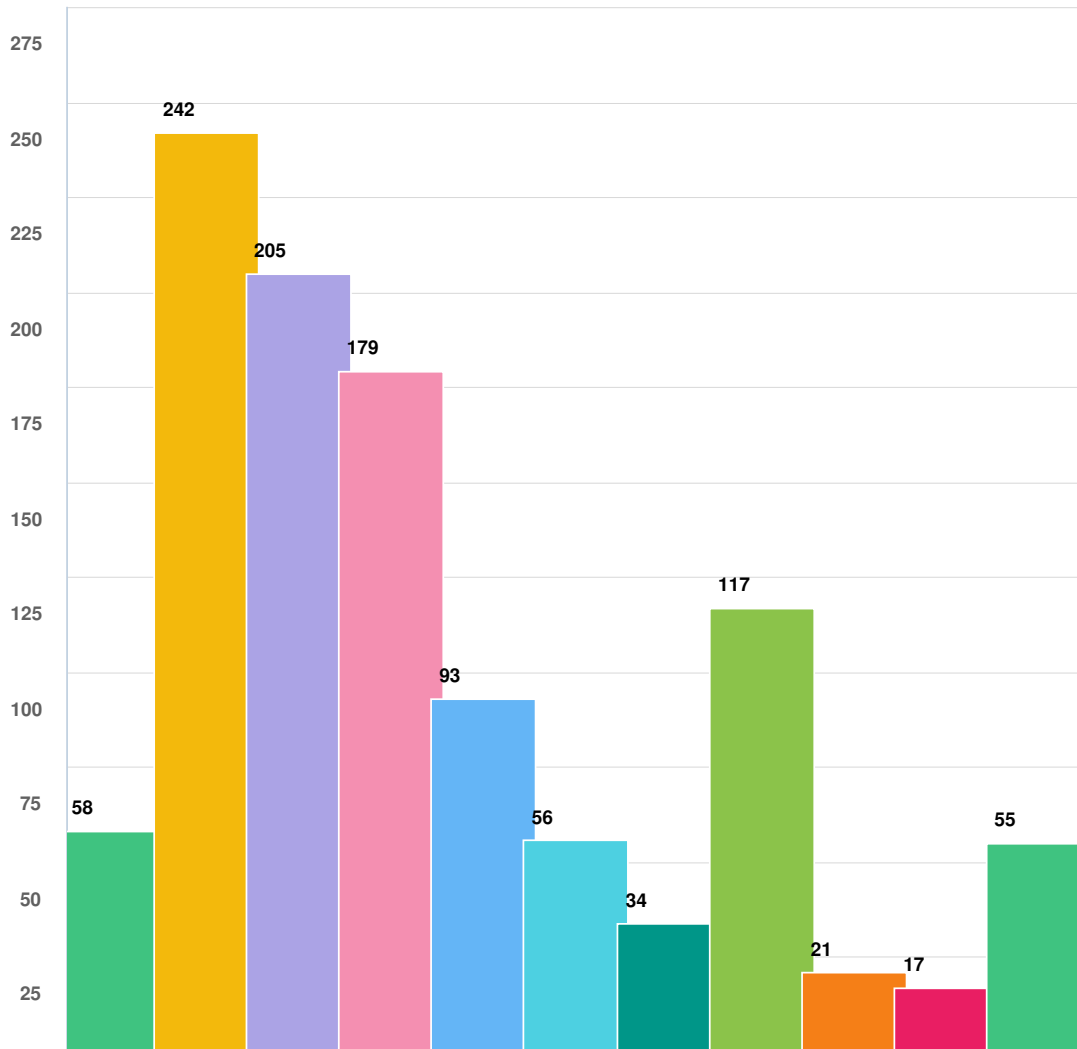
Question options

- Daily
- 2-3 times per week
- 4-6 times per week
- Weekly
- Once a fortnight
- Once a month
- Other (please specify)

Mandatory Question (408 response(s))

Question type: Radio Button Question

Thinking about your family activities, what type of additional pool-based facilities do you think would be beneficial to you and your children or dependents? Select your top three (3) choices



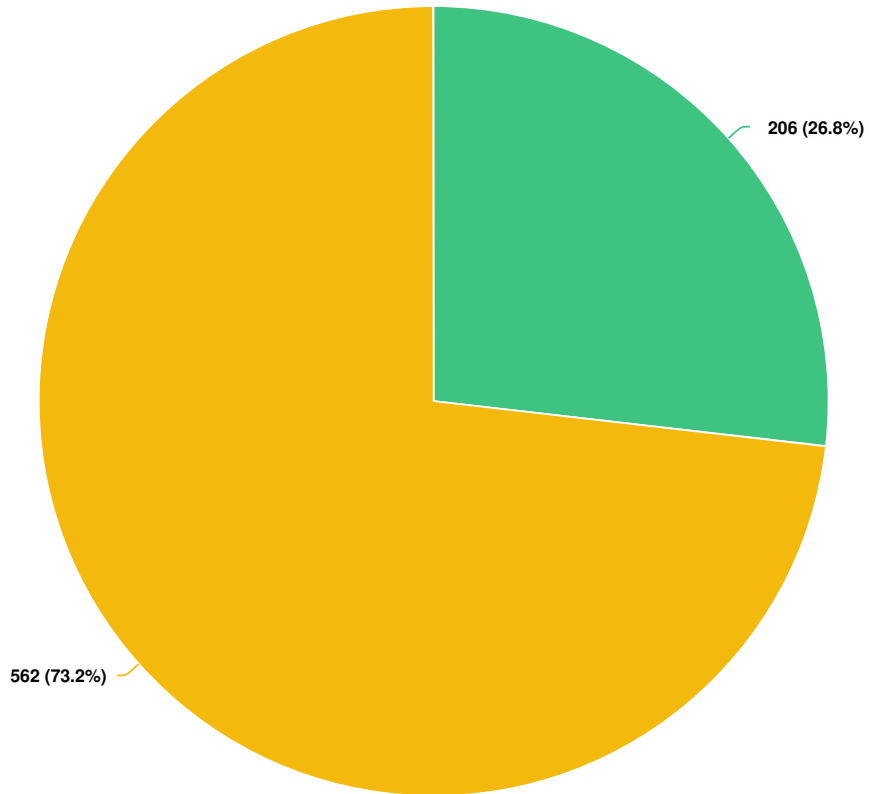
Question options

- More swimming lanes
 ● Water playground / splash pad
● Larger water slides
- Occasional activities - aqua climb, inflatables, ninja course etc
 ● Dedicated pool program - water walking and swimming lessons etc.
● Larger spa/sauna
● Inclusion of a steam room
- Dedicated family changing spaces
 ● Changing Places (dedicated space for people who cannot use standard changing facilities)
● More lockers
- Other (please specify)

Mandatory Question (408 response(s))

Question type: Checkbox Question

Do you participate in court-based indoor sports or activities?



Question options

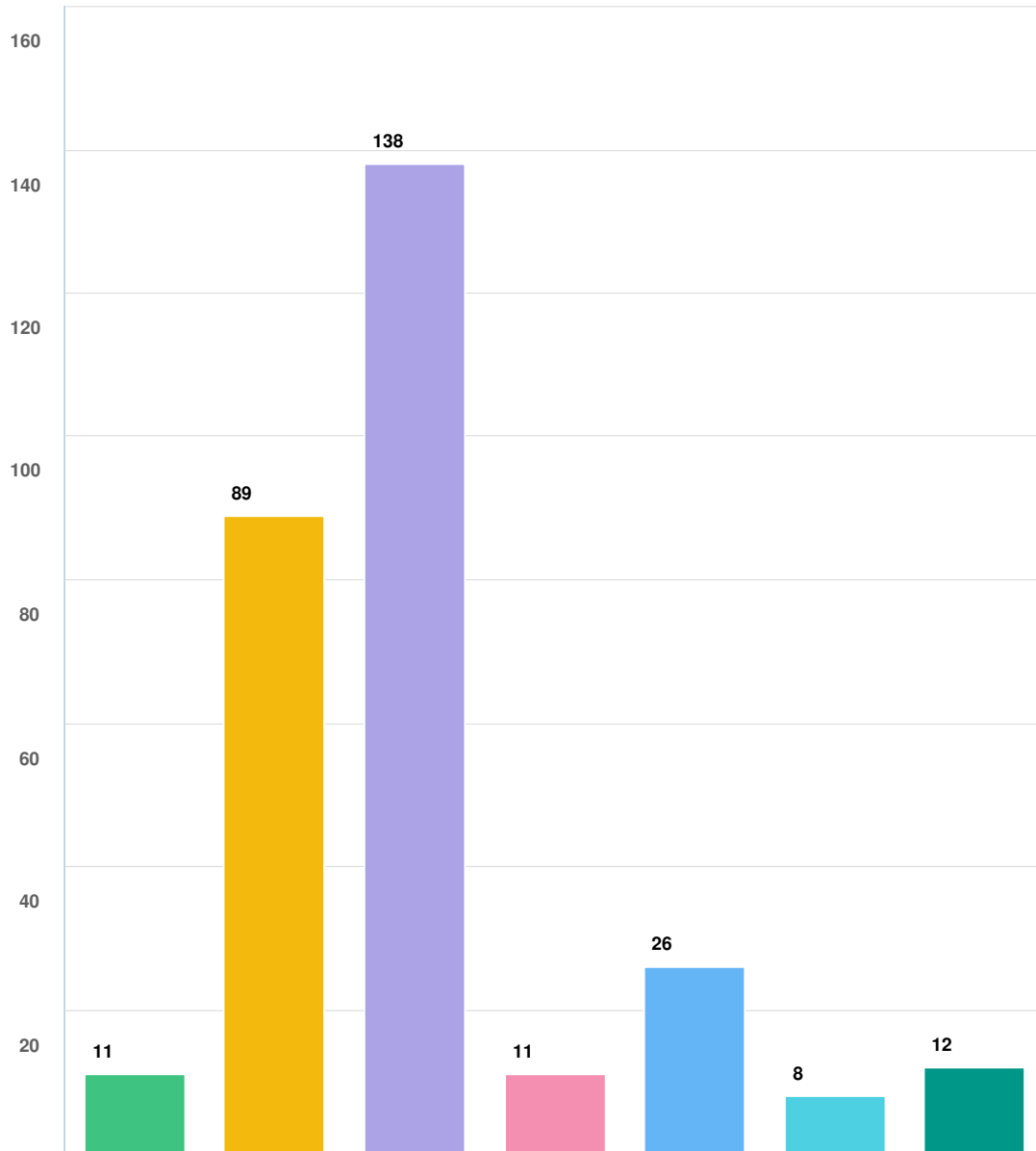
- Yes
- No

Mandatory Question (768 response(s))

Question type: Radio Button Question

CKB Unearthed : Summary Report for 01 April 2022 to 14 April 2022

What court-based indoor sports or activities do you currently participate in? (Tick all that apply). Note: these activities are not Goldfields Oasis specific.



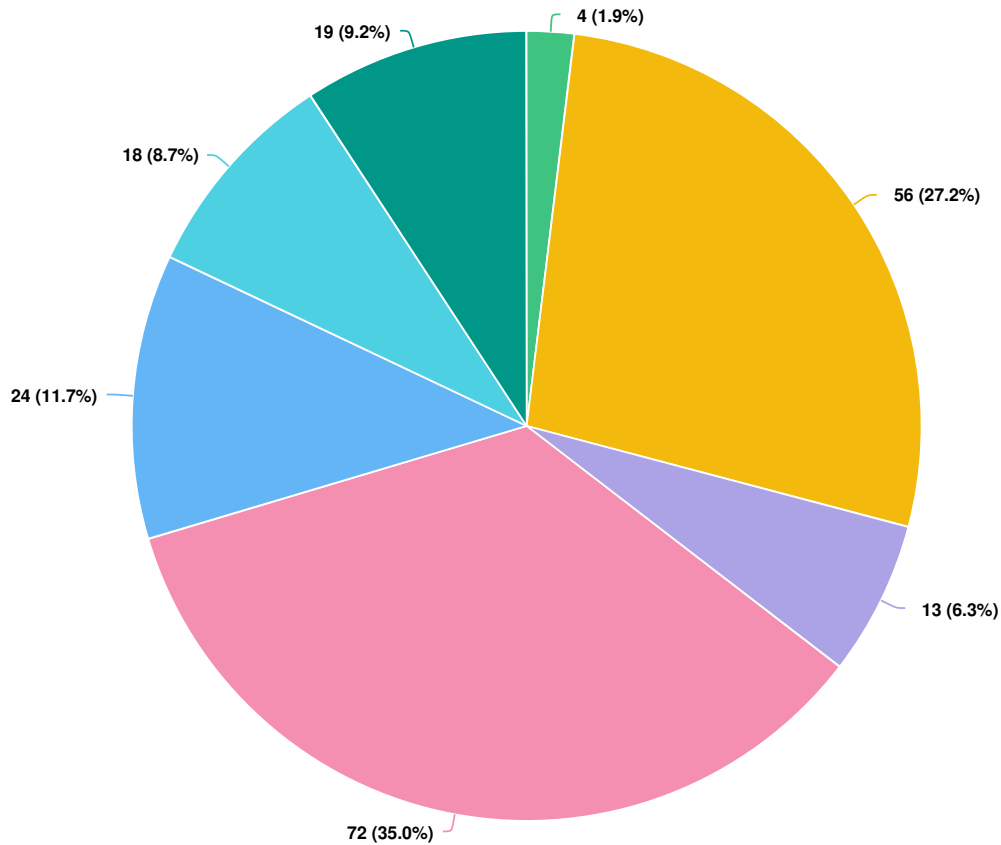
Question options

- Badminton
- Basketball
- Netball
- Futsal or Rebound soccer
- Volleyball
- Squash
- Other (please specify)

Mandatory Question (206 response(s))

Question type: Checkbox Question

On average, how often would you participate in court-based indoor sports or activities? (Tick all that apply)



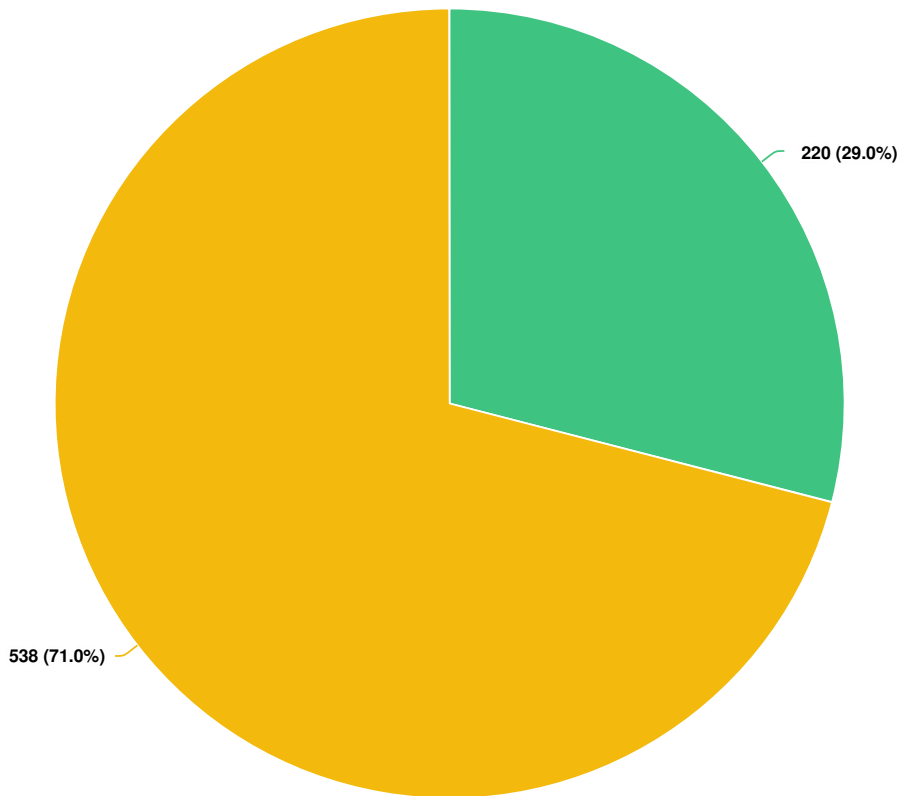
Question options

- Daily
- 2-3 times per week
- 4-6 times per week
- Weekly
- Once a fortnight
- Once a month
- Other (please specify)

Mandatory Question (206 response(s))

Question type: Radio Button Question

Have you participated in court-based indoor sports or activities at the Goldfields Oasis in the last 12 months?



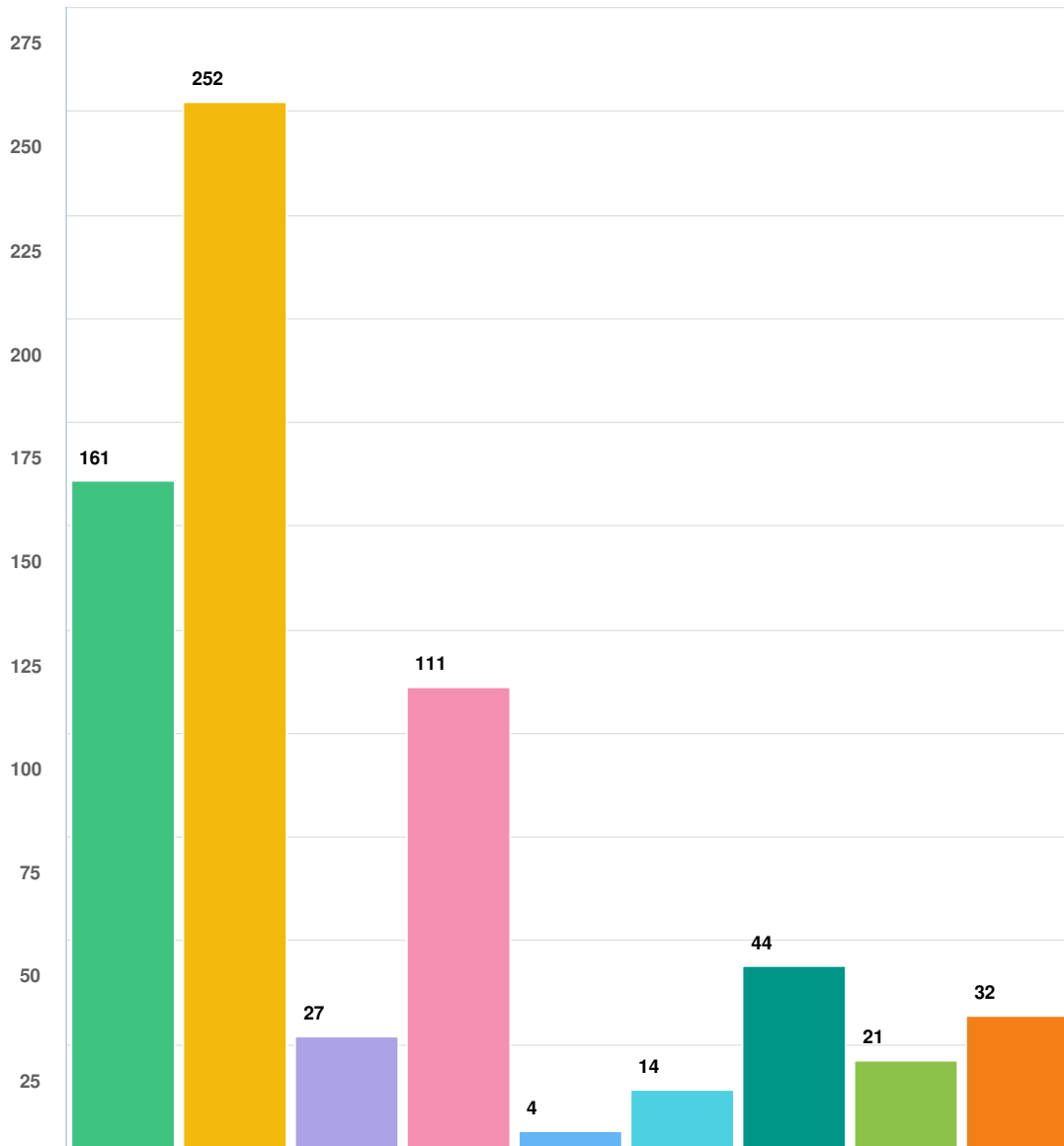
Question options

- Yes
- No

Optional question (758 response(s), 10 skipped)

Question type: Radio Button Question

**What is your reason for not using the indoor sports facilities at the Goldfields Oasis?
(Tick all that apply)**



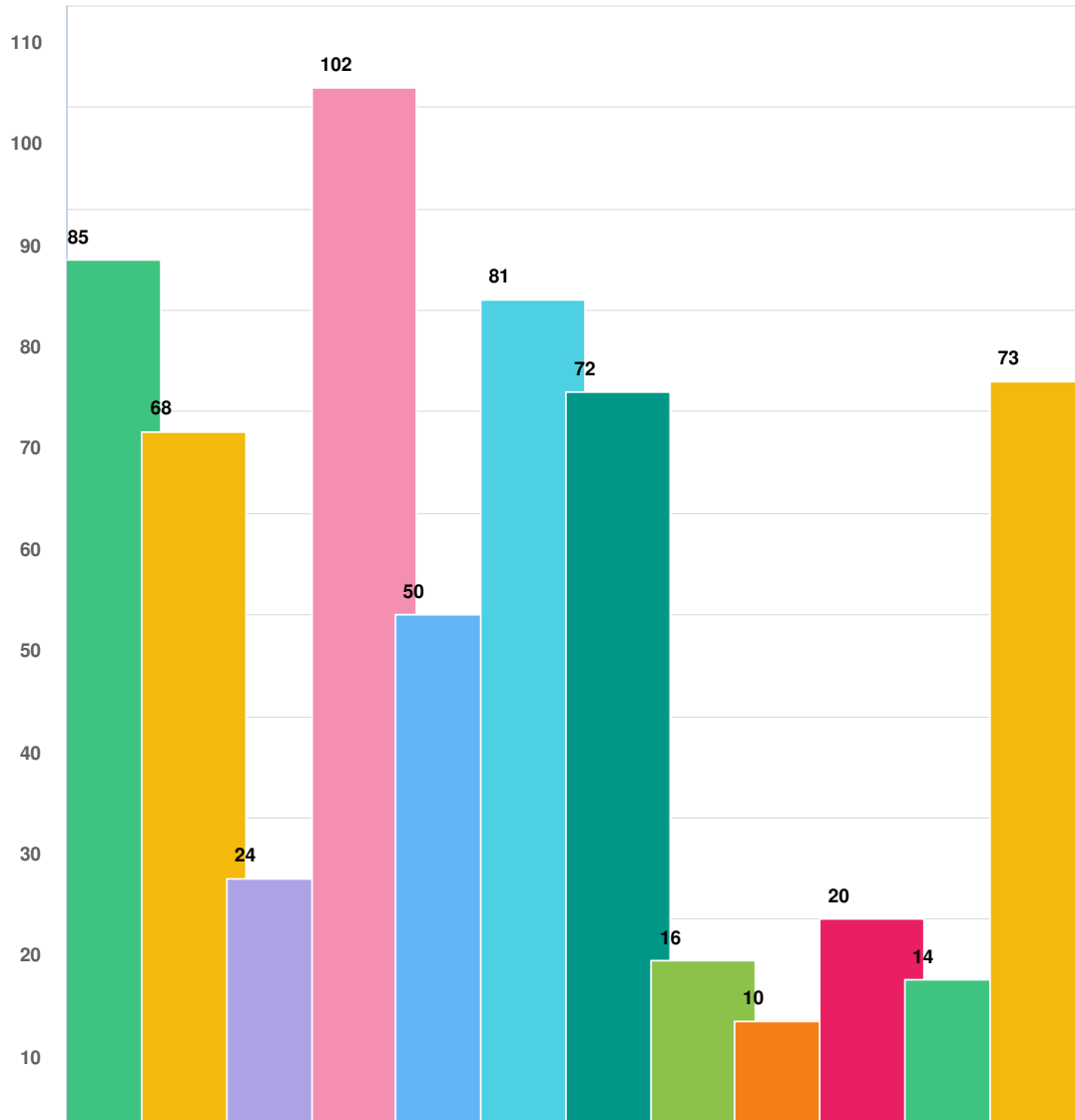
Question options

- Not interested
 ● Don't play indoor court sports
 ● Can't afford it
 ● Too busy
 ● Poor quality of facilities
- Cannot access the courts at the times I would like
 ● Medical reasons
- They don't provide the indoor court sport that I like to play
 ● Other (please specify)

Mandatory Question (543 response(s))

Question type: Checkbox Question

What is your reason for using the indoor sports-based facilities at the Goldfields Oasis? (Tick all that apply)



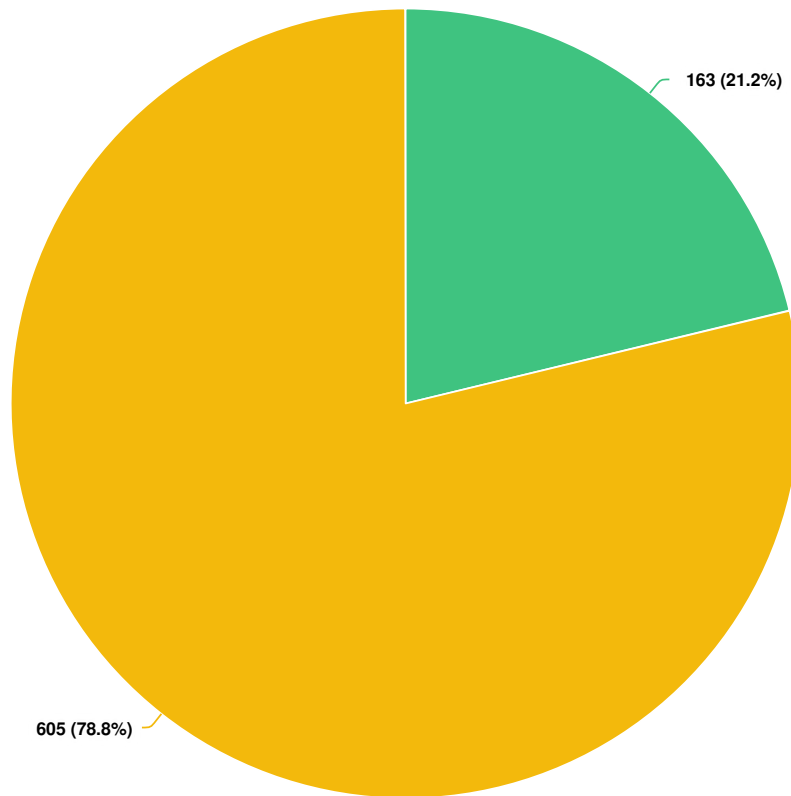
Question options

- Good facilities
 ● Friends / family use it
● Low entry charges
● Social competitions and programs
- Friendly and welcoming (clean)
 ● Has indoor courts that are air-conditioned
● Good quality courts
- Good changing facilities
 ● Availability of a crèche
● Good quality café
● Knowing there are staff on duty
- It's the only facility available

Mandatory Question (221 response(s))

Question type: Checkbox Question

Do you have children or dependents who participate in court-based indoor sports or activities?



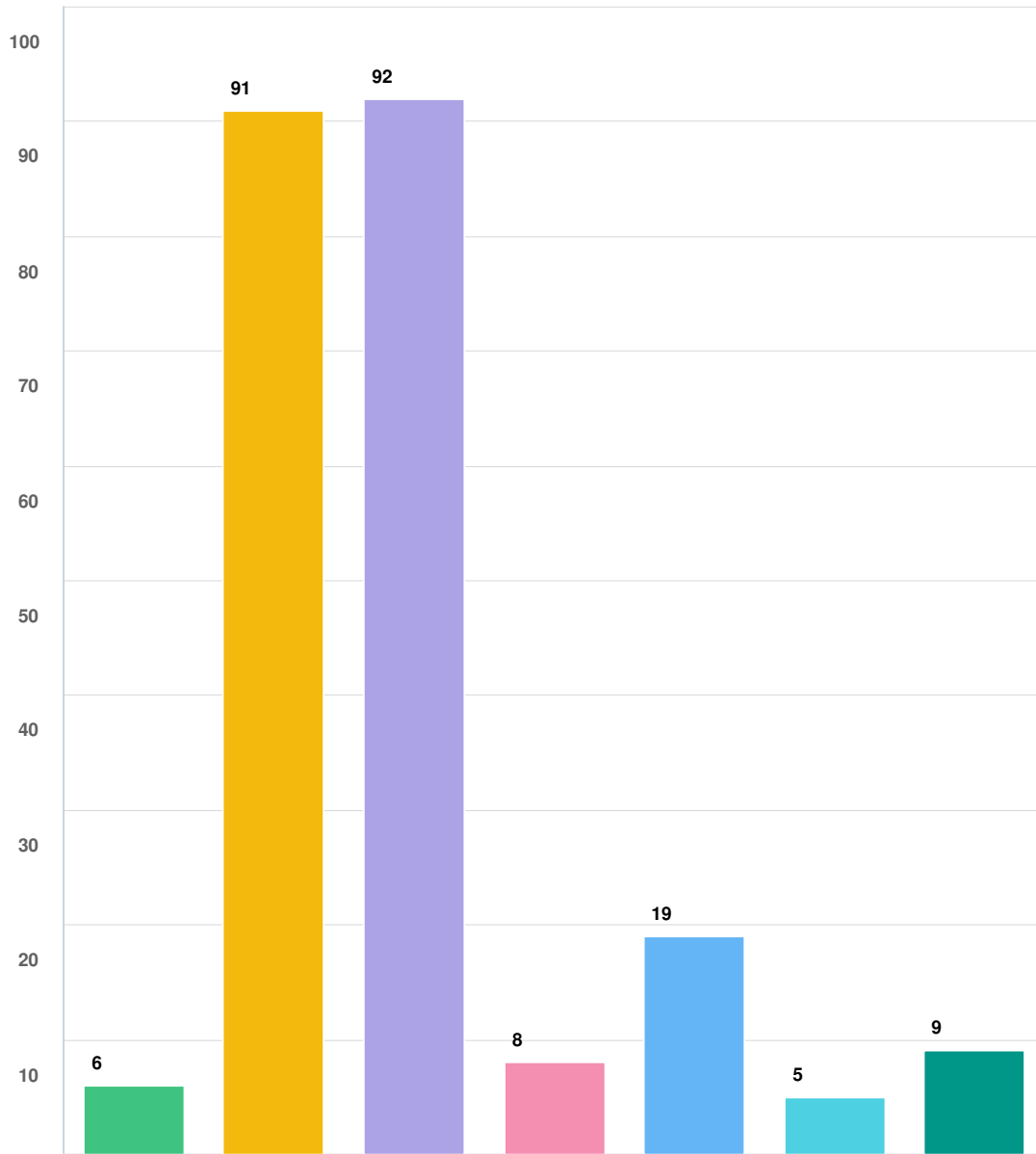
Question options

- Yes
- No

Mandatory Question (768 response(s))

Question type: Radio Button Question

Which of these court-based indoor sports or activities do your children or dependents participate in? (Tick all that apply). Note: these activities are not Goldfields Oasis specific.



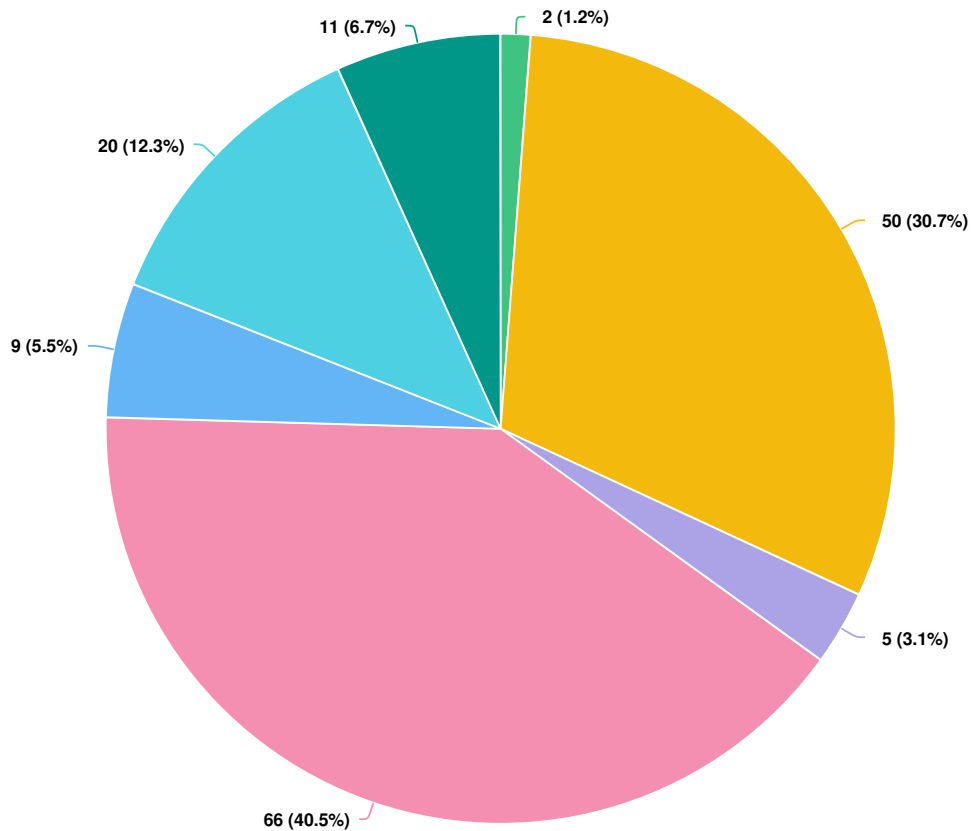
Question options

- Badminton
- Basketball
- Netball
- Futsal or Rebound soccer
- Volleyball
- Squash
- Other (please specify)

Mandatory Question (163 response(s))

Question type: Checkbox Question

On average, how often do your children or dependents participate in court-based indoor sports or activities?



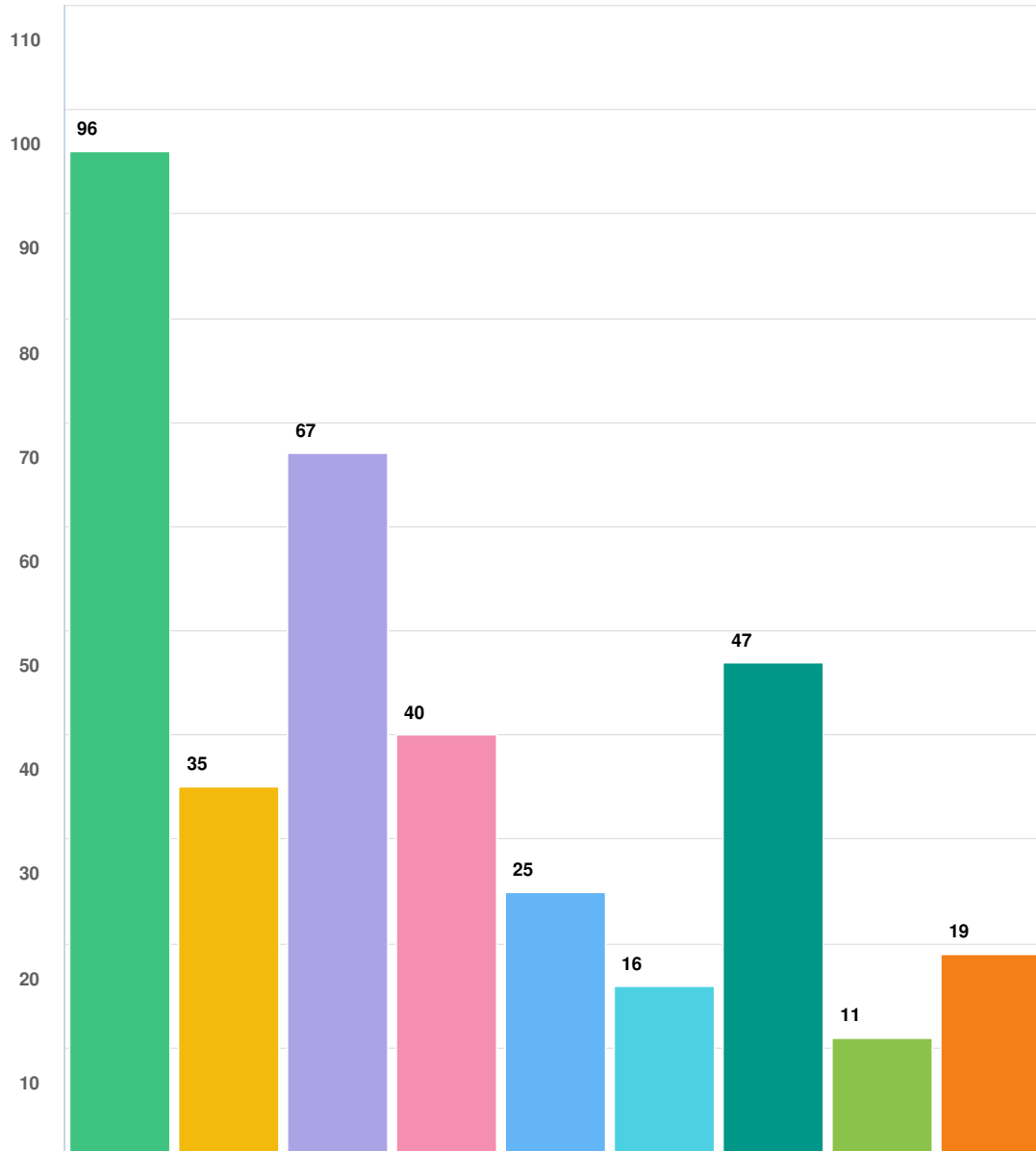
Question options

- Daily
- 2-3 times per week
- 4-6 times per week
- Weekly
- Once a fortnight
- Once a month
- Other (please specify)

Mandatory Question (163 response(s))

Question type: Radio Button Question

Thinking about indoor sporting-based activities you participate in, what facilities do you think would be beneficial to you and your children or dependents? Choose your top three (3) options.



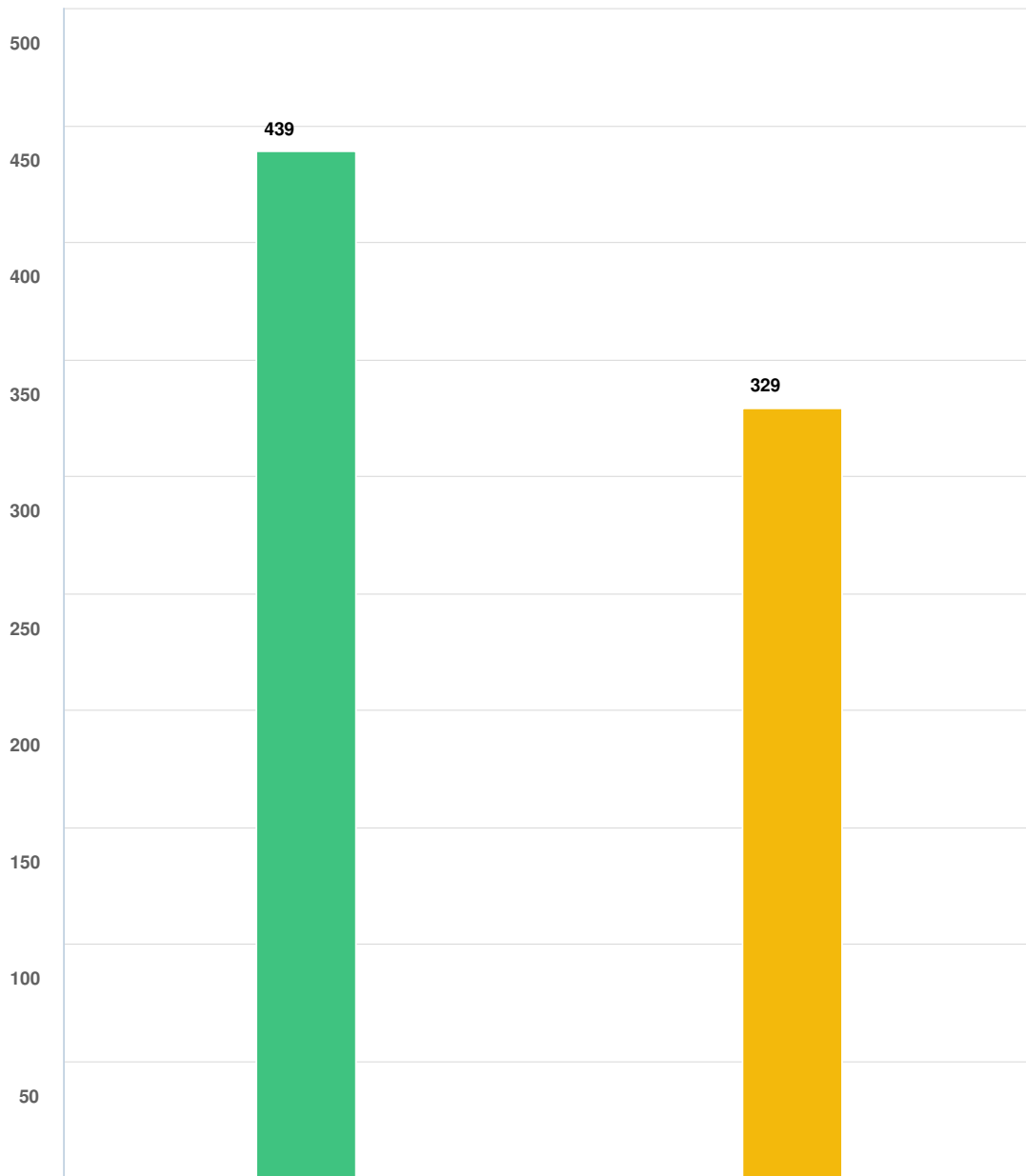
Question options

- More sports courts
 ● 3 on 3 courts
 ● Indoor beach volleyball
 ● Indoor cricket
 ● Provision for indoor hockey
- Criterium track (on the adjacent land)
 ● Upgraded change spaces
 ● Umpire change rooms
 ● More lockers

Mandatory Question (163 response(s))

Question type: Checkbox Question

Do you participate in health and fitness activities?



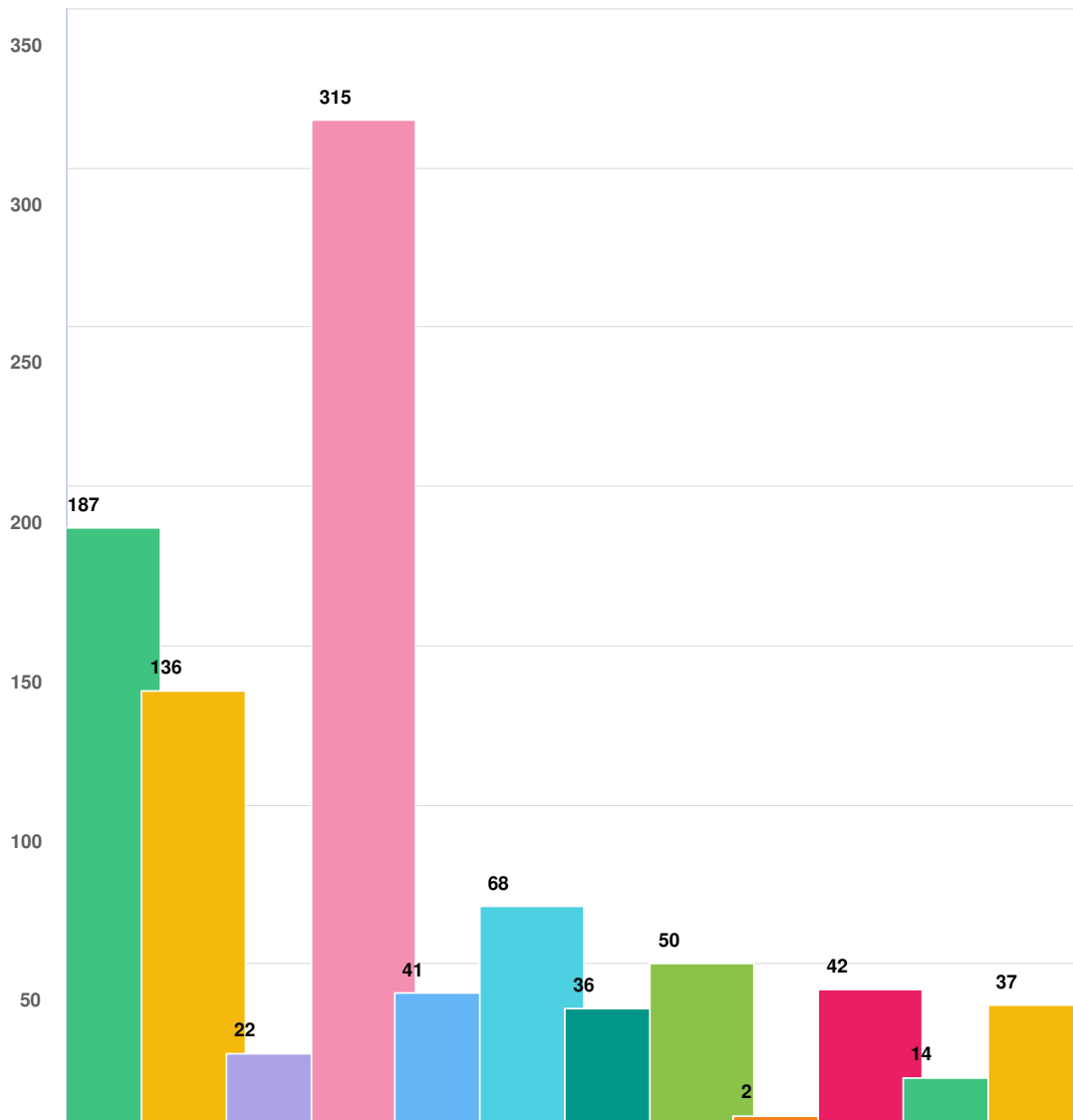
Question options

- Yes
- No

Mandatory Question (768 response(s))

Question type: Checkbox Question

Which of these health and fitness activities do you participate in? (Tick all that apply).
Note: these activities are not Goldfields Oasis specific.



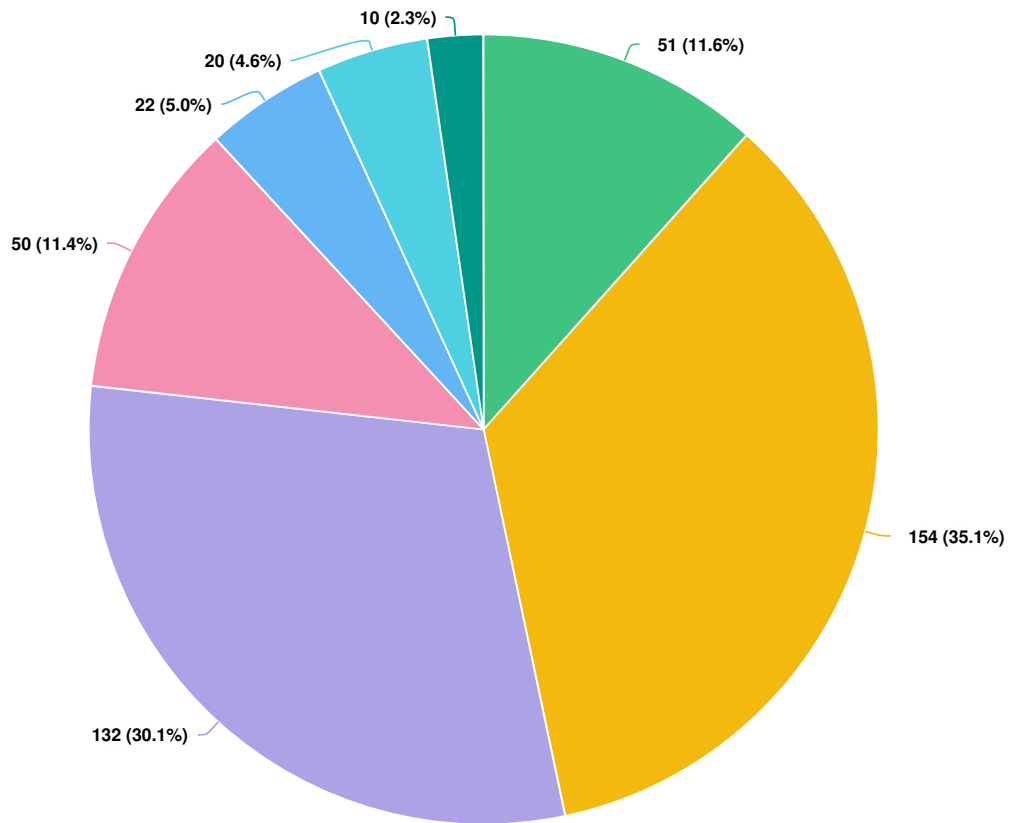
Question options

- Group Fitness Classes (i.e: Les Mills, Meta, boxing or teambeats etc.)
- Yoga / Body Balance
- Aqua aerobics
- Gym Workout (following your own program / casual use)
- Personal Training
- Indoor cycling (RPM)
- Integrated and functional training (i.e: crossfit)
- Outdoor group training (i.e: Bootcamp, the compound)
- Hire the facility (i.e I am a personal trainer)
- Triathlon / cycling / running
- None
- Other (please specify)

Mandatory Question (439 response(s))

Question type: Checkbox Question

On average, how often would you participate in health and fitness activities?



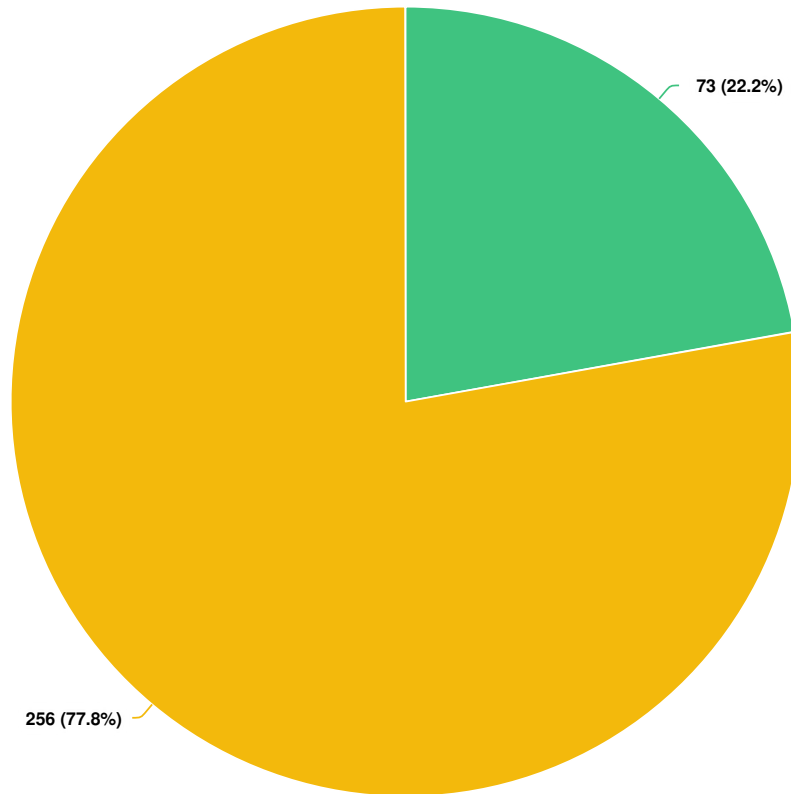
Question options

- Daily
- 2-3 times per week
- 4-6 times per week
- Weekly
- Once a fortnight
- Once a month
- Other (please specify)

Mandatory Question (439 response(s))

Question type: Radio Button Question

Have you used a public (community) or private gym, health and / or fitness centre in the past 12 months?



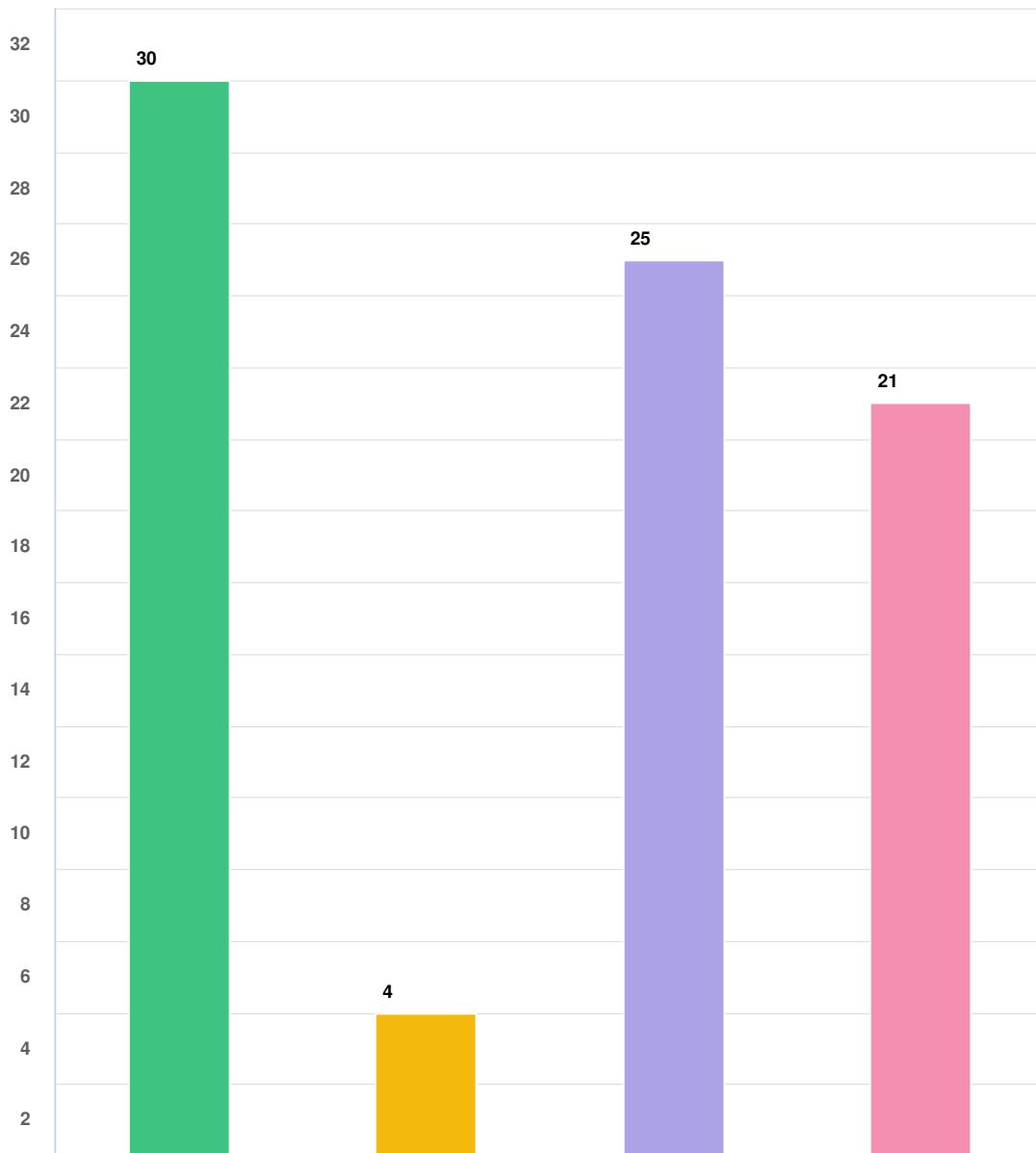
Question options

- Yes
- No

Mandatory Question (329 response(s))

Question type: Radio Button Question

If yes, where did you go?



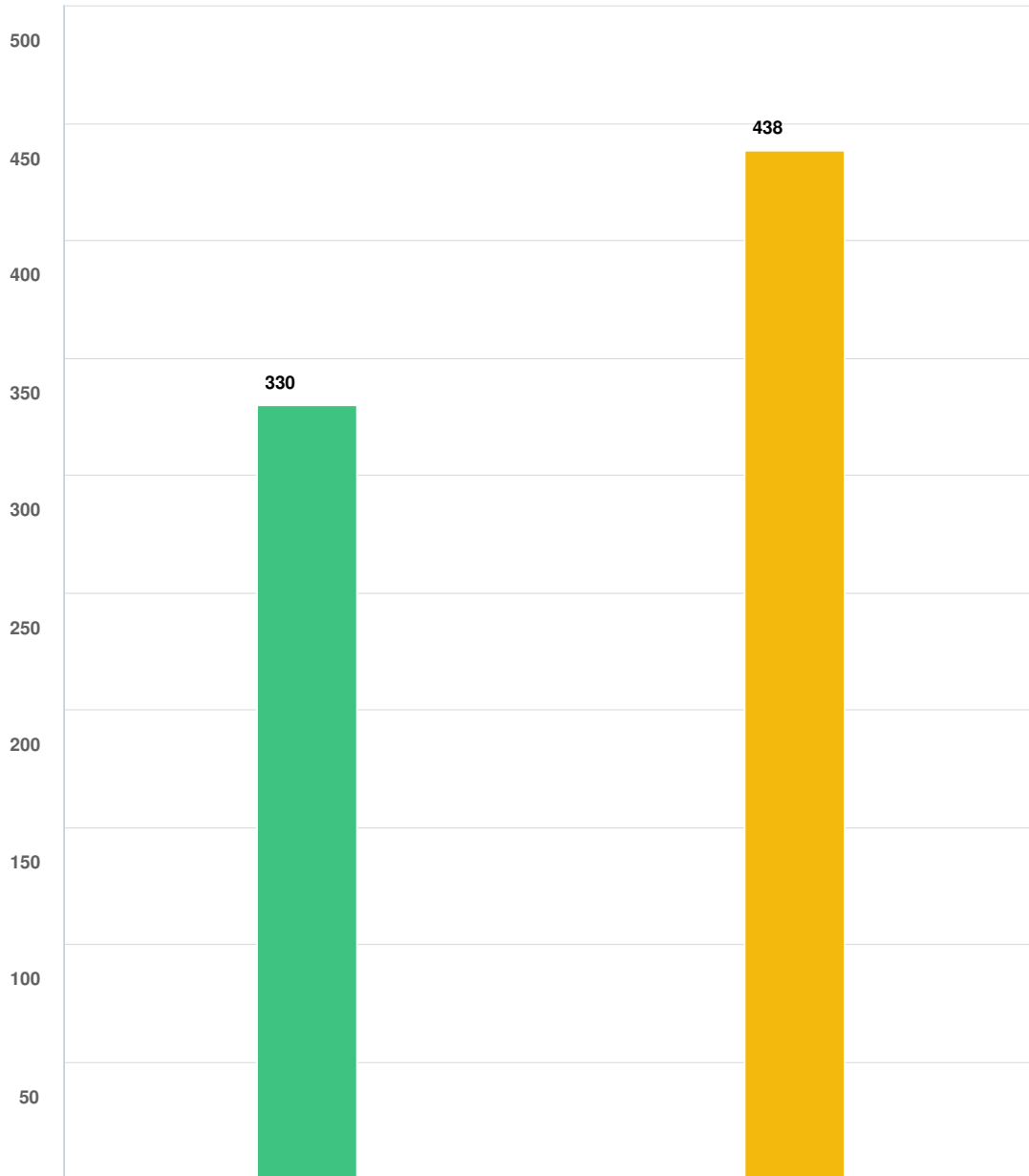
Question options

- Goldfield Oasis
- YMCA
- Private facility (i.e Anytime, Snap, F45 etc)
- Private provider (including physiotherapy, personal trainer/bootcamp)

Mandatory Question (73 response(s))

Question type: Checkbox Question

Have you participated in health and fitness activities (excluding the pool and court areas) at the Goldfields Oasis in the last 12 months?



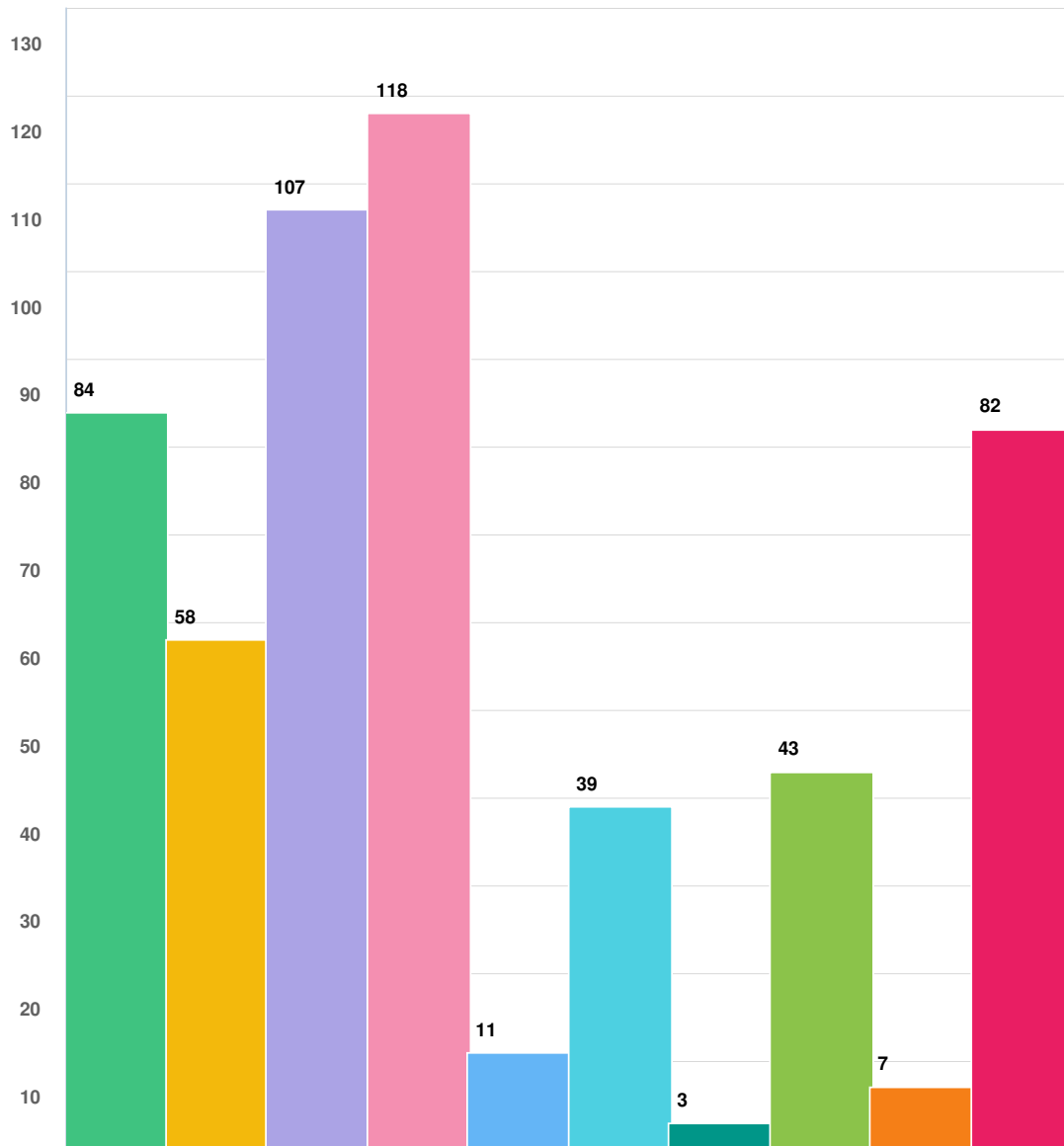
Question options

- Yes
- No

Mandatory Question (768 response(s))

Question type: Checkbox Question

What is your reason for not using the heath and fitness facilities at the Goldfields Oasis? (Tick all that apply)



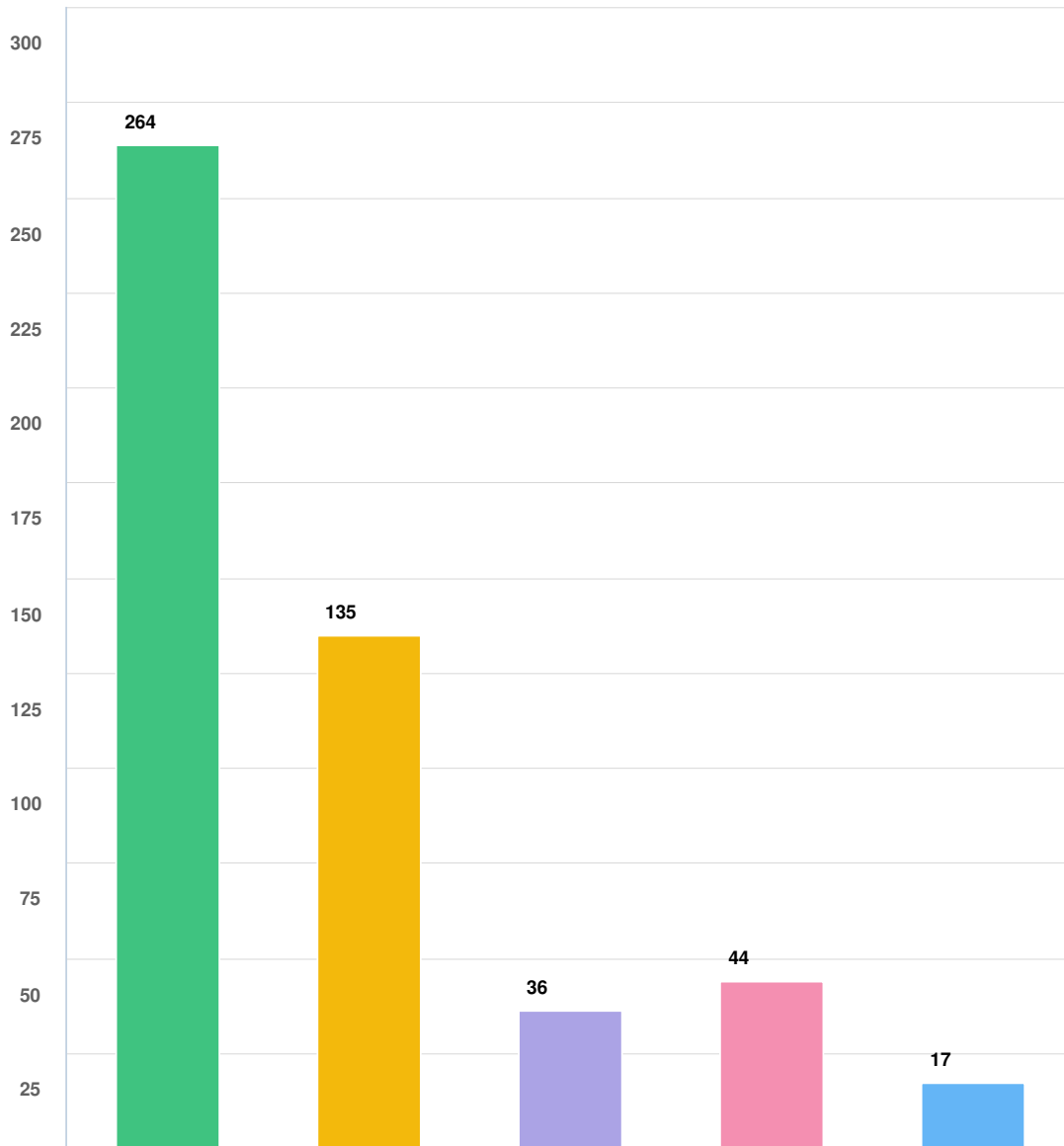
Question options

- Not interested
- Don't like gyms or group fitness type activities
- Can't afford it
- Too busy
- Poor quality of facilities
- My preferred group fitness classes are on at times I can attend
- Under 12 years of age
- Medical reasons
- The staff are not experience enough to help me with my training
- Other (please specify)

Mandatory Question (438 response(s))

Question type: Checkbox Question

Which health facilities within the Goldfields Oasis do you frequent the most? (Tick all that apply)



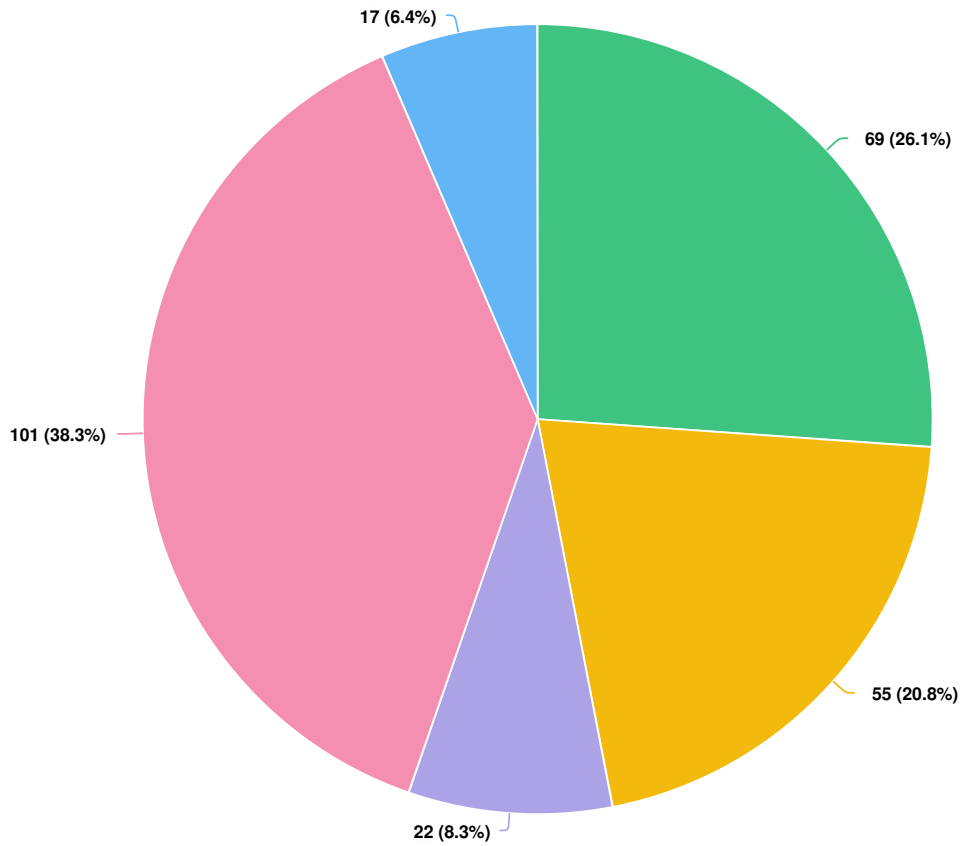
Question options

- Gym (following your own program / casual use / personal training)
- Group Fitness (i.e Les Mills, Meta, boxing or teambeats etc.)
- Indoor cycling (RPM)
- The Compound
- Other (please specify)

Mandatory Question (330 response(s))

Question type: Checkbox Question

In relation to attending the gym (including personal training), what times of the day would you use it the most?



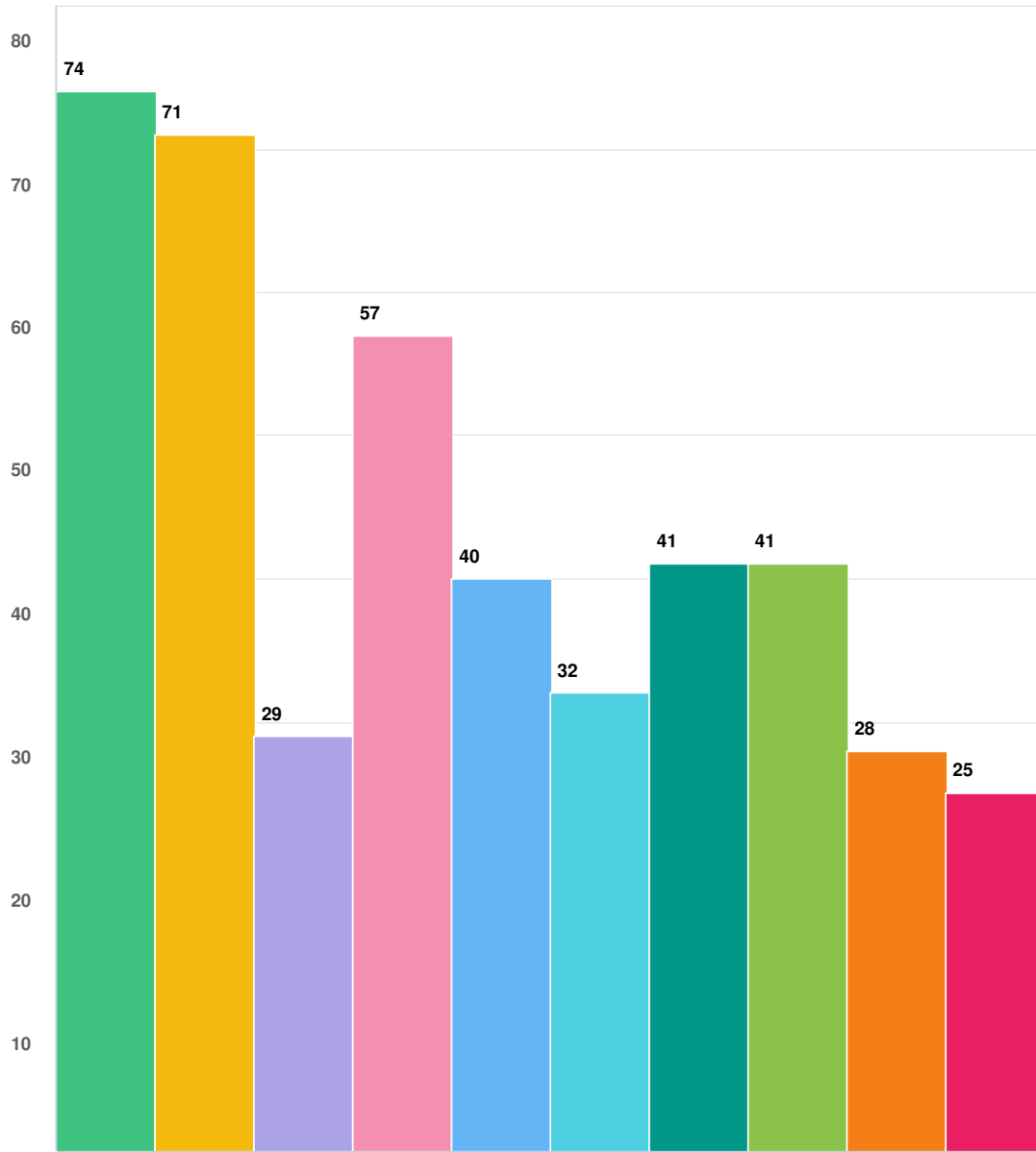
Question options

- 5am to 9am
- 9am to 12pm
- 12pm to 4pm
- 4pm to 9pm
- 9pm to 5am

Mandatory Question (264 response(s))

Question type: Radio Button Question

In relation to the group fitness classes at the Goldfields Oasis, which classes do you attend? (Tick all that apply).



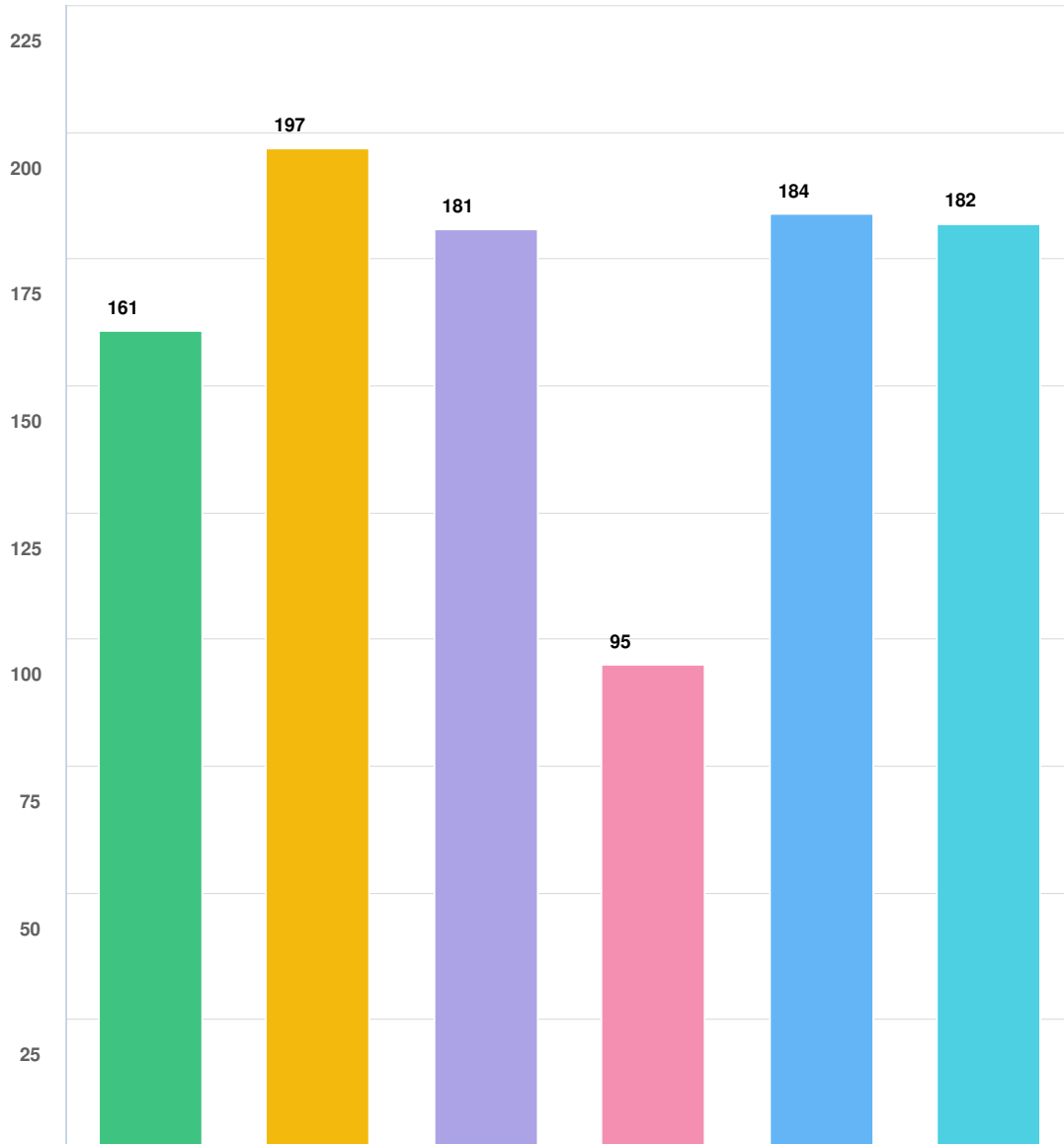
Question options

- Body Pump
- Body Balance
- Team beats
- Yoga
- Metafit (HIIT training)
- Boxing
- MetaPWR
- RPM
- Strength
- Virtual Classes

Mandatory Question (135 response(s))

Question type: Checkbox Question

What do you value about the health and fitness service offerings at the Goldfields Oasis? (Tick all that apply).



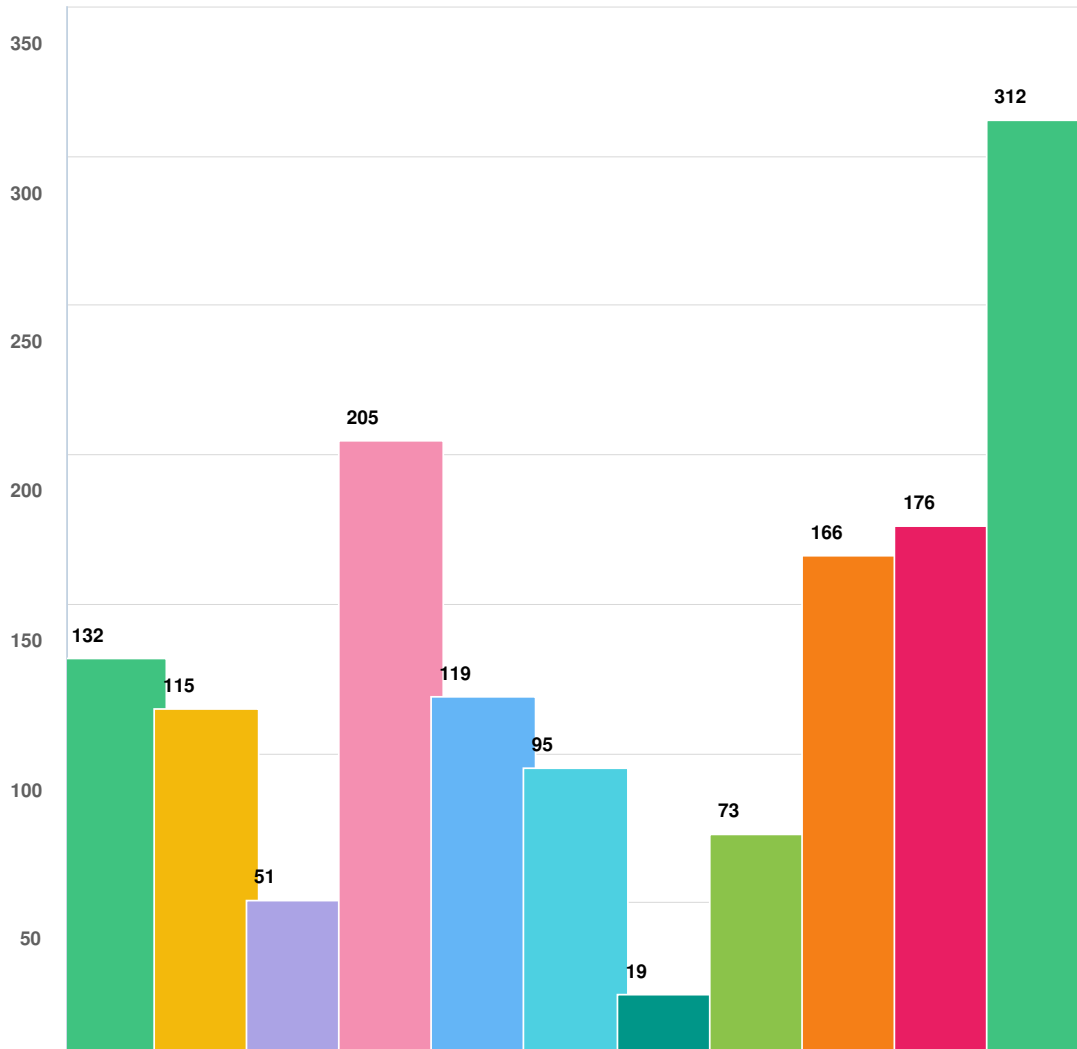
Question options

- The cost of memberships, gym entry and programs are affordable
- The staff are friendly, qualified and welcoming
- The facilities are clean and well maintained
- The variety and times of group fitness classes
- The times that the gym is open
- The quality and variety of gym equipment (treadmills, cycles etc.)

Mandatory Question (325 response(s))

Question type: Checkbox Question

Which of the following statements relating to the health and fitness activities at the Goldfields Oasis do you agree with? (Tick all that apply)



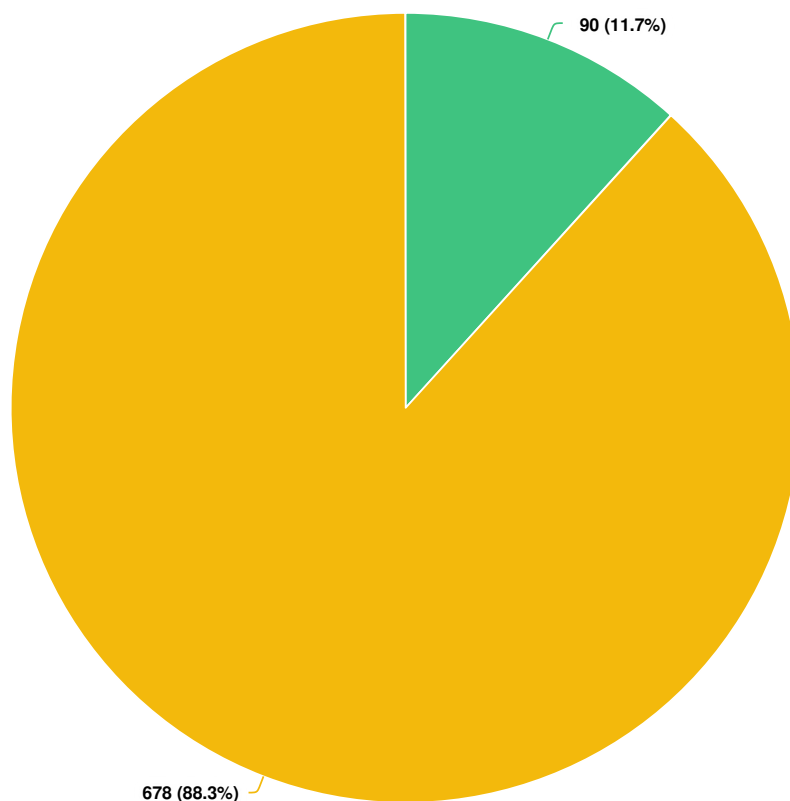
Question options

- The group fitness room is too small ● The spin/indoor cycling room is too small
- There are not enough spin/indoor cycling bikes ● The gym is too small ● The layout of the gym is not adequate
- The gym equipment needs to be modernised, with a higher level of technology integrated
- The group fitness room generates too much noise into the adjacent rooms
- Integration and functional training studio is required ● Outdoor training facility needs to be upgraded
- The health and fitness area requires upgraded shower and changing facilities ● None of the above

Mandatory Question (764 response(s))

Question type: Checkbox Question

Have you used the creche at the Goldfields Oasis in the past 12 months?



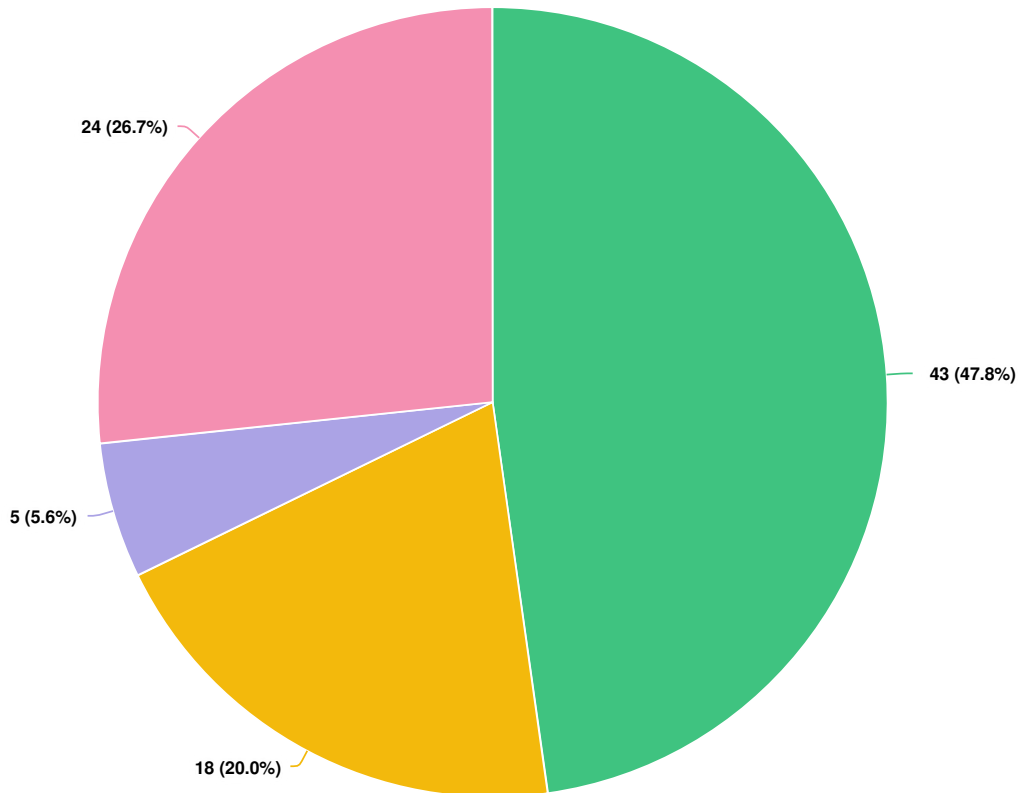
Question options

- Yes
- No

Mandatory Question (768 response(s))

Question type: Radio Button Question

If yes, how often?



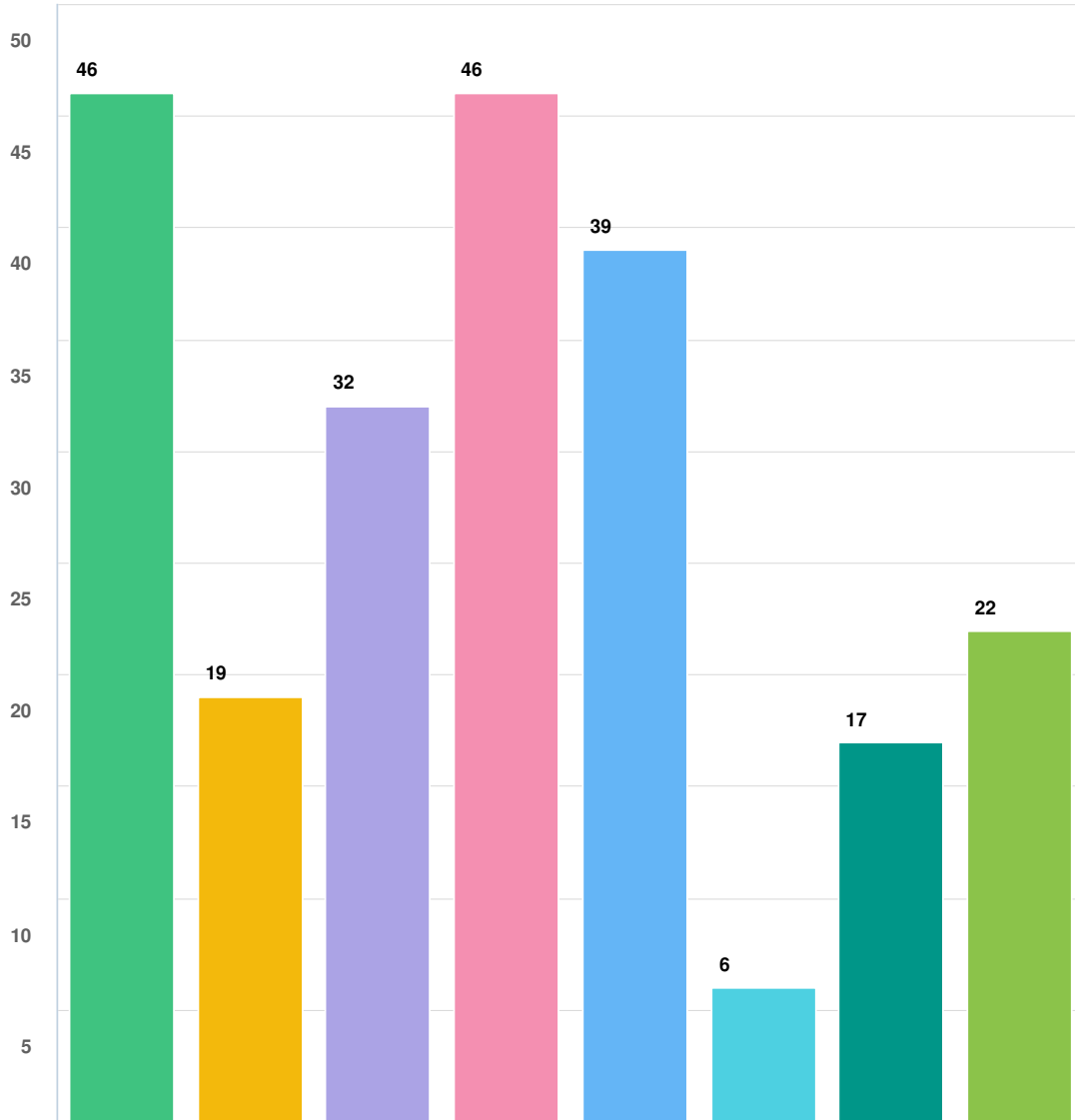
Question options

- 1-2 days per week
- 3-4 days per week
- 5+ days per week
- Other (please specify)

Mandatory Question (90 response(s))

Question type: Radio Button Question

Having used the creche, what facility upgrades would add benefit to the service?



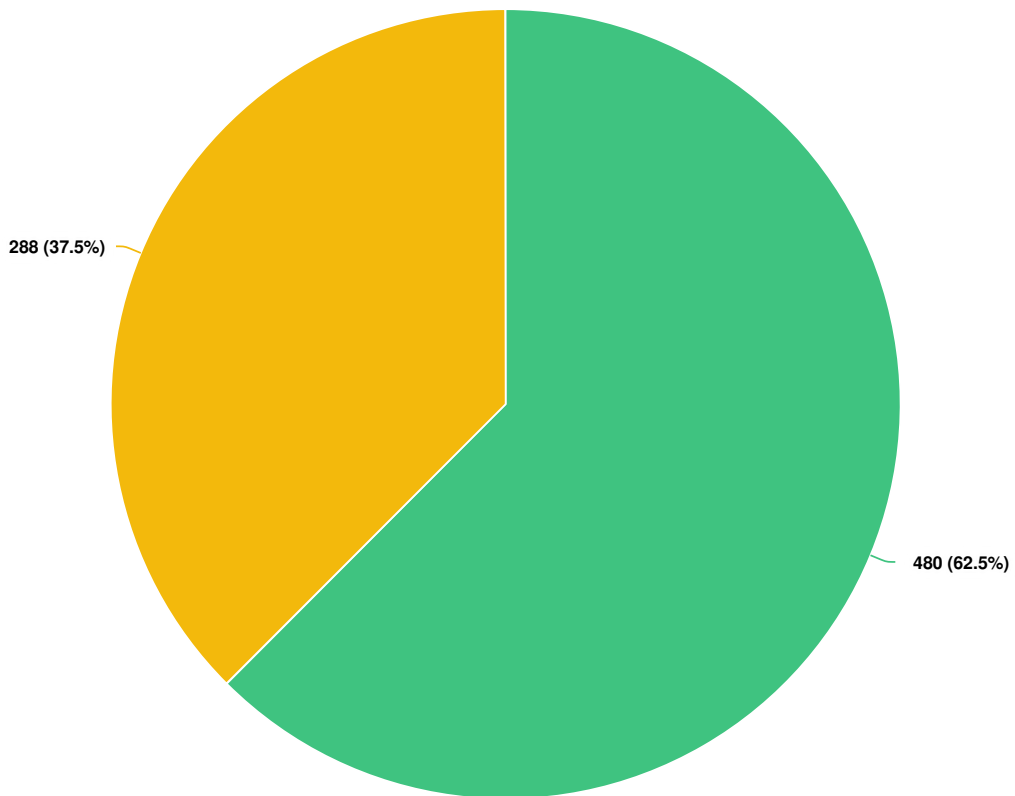
Question options

- Increase the overall size of the creche
- Upgraded toilets and washroom amenities for children
- The provision of a quiet room for babies
- Upgrade the playspaces (indoor and outdoor)
- Improve the reception making it easier to drop off the children
- Acoustically treat the space
- Mothers room (for the option of breast feeding in private)
- Other (please specify)

Mandatory Question (90 response(s))

Question type: Checkbox Question

Have you used the cafe at the Goldfields Oasis in the past 12 months?



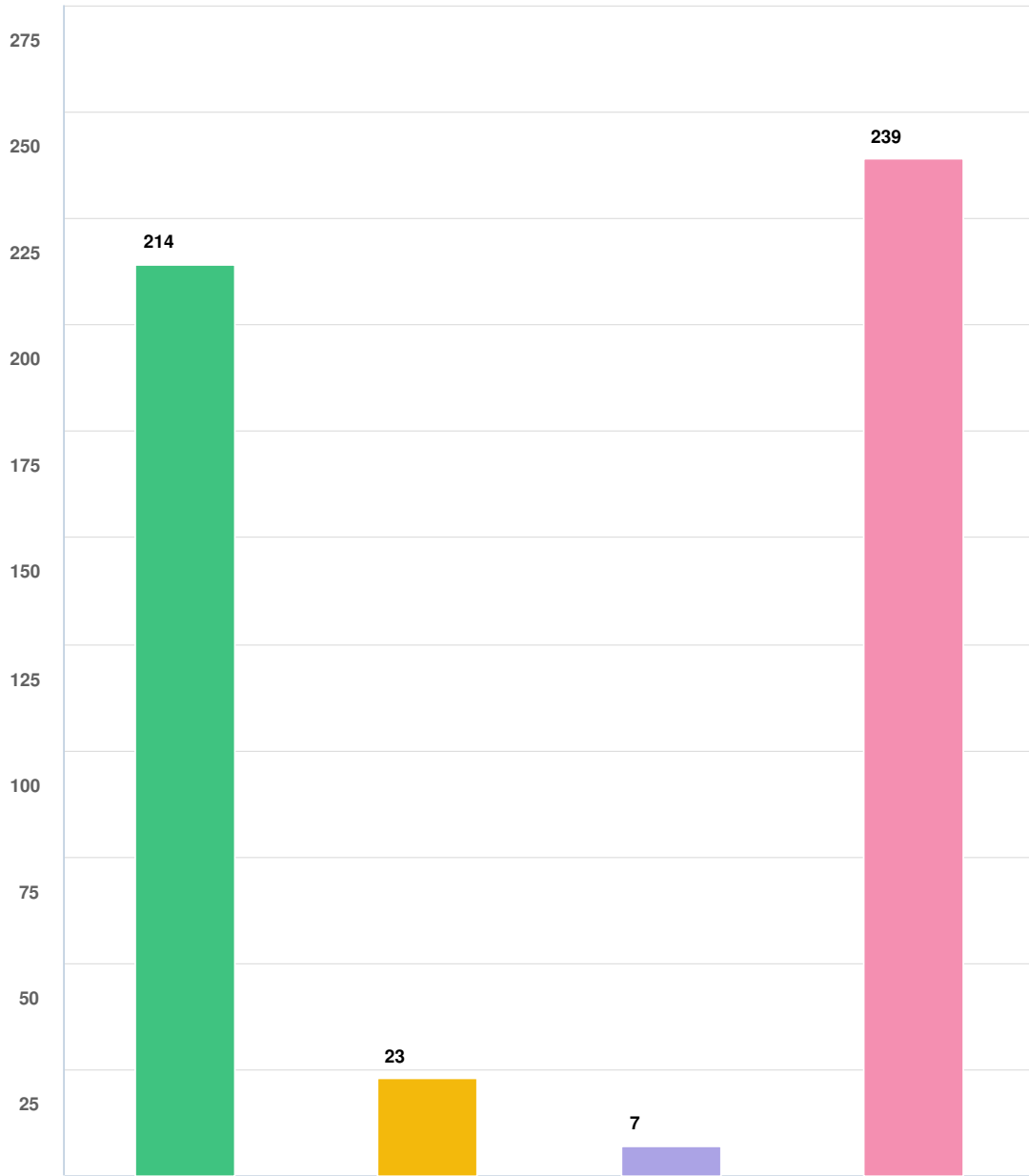
Question options

- Yes
- No

Mandatory Question (768 response(s))

Question type: Radio Button Question

If yes, how often?



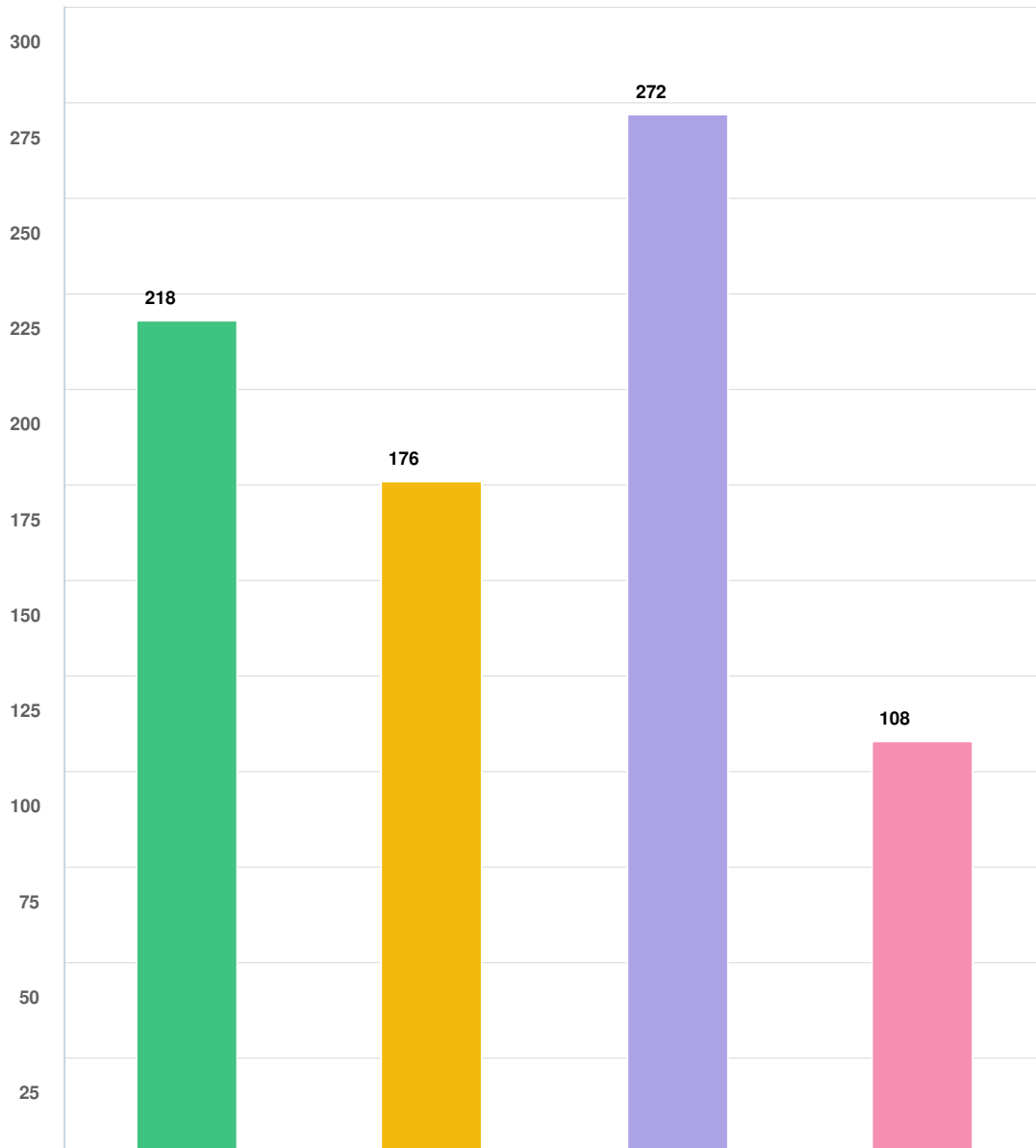
Question options

- 1-2 days per week
- 3-4 days per week
- 5+ days per week
- Other (please specify)

Mandatory Question (480 response(s))

Question type: Checkbox Question

Having used the cafe, what facility upgrades would add benefit to the service?



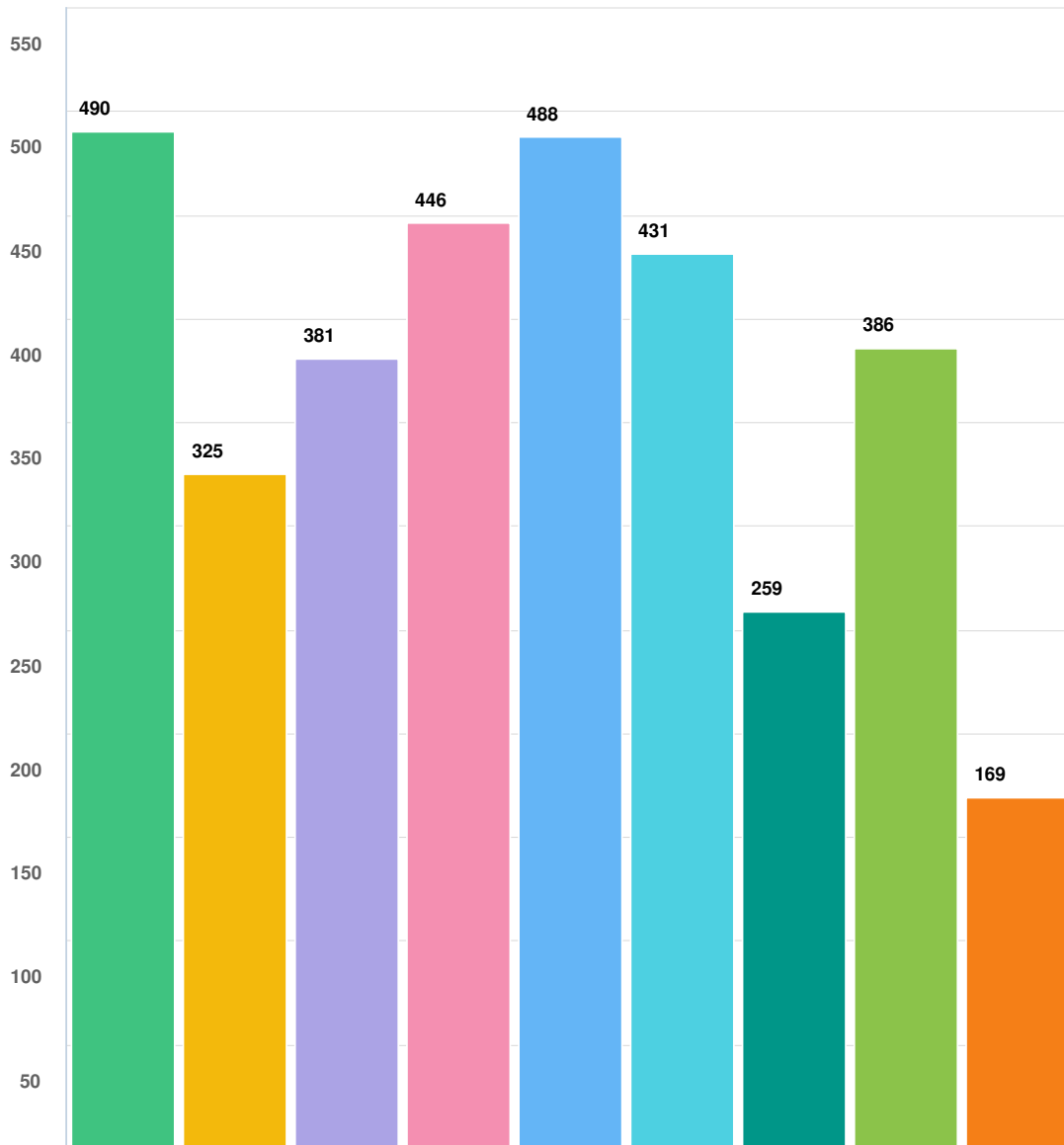
Question options

- Increase the overall size of the café
- Relocate the café to have an external presence at the front of the centre
- Provide more comfortable booths and seating
- Other (please specify)

Mandatory Question (480 response(s))

Question type: Checkbox Question

We've asked about the sport, exercise and other specific activities you would come to the facility for. Now we would like to understand some of your other expectations for the facility. (Tick all that apply).



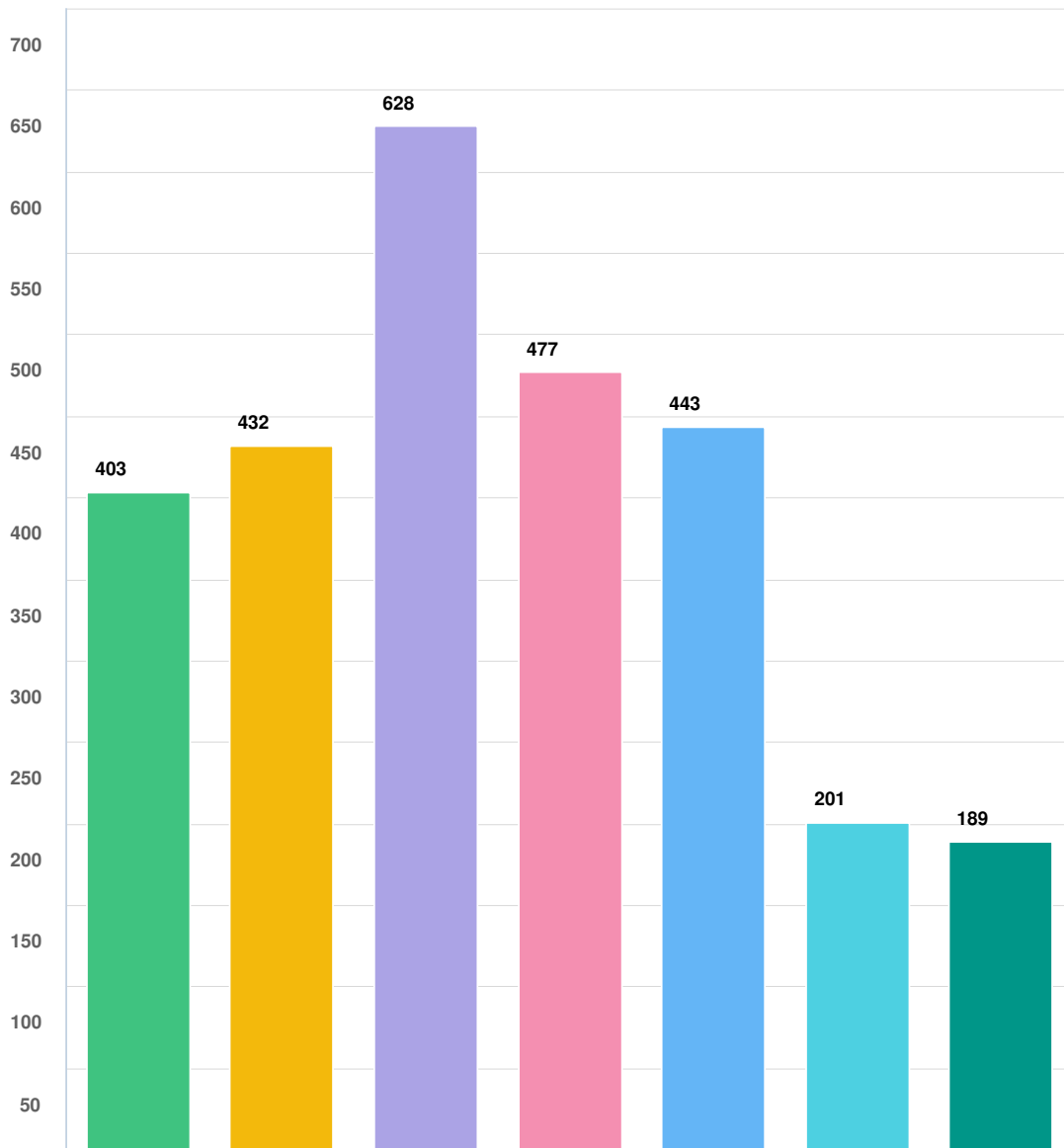
Question options

- Provides fun and entertainment for all ages
 ● Provides a chance to socialise
● Provides a place to relax and unwind
- Is somewhere to spend time with family
 ● Provides opportunities to stay active
● Is a welcoming and safe environment
- Is a one-stop shop/activity centre
 ● Provides a positive experience
● Incorporates technology to enhance my experience

Mandatory Question (762 response(s))

Question type: Checkbox Question

How important would you consider the following to be? (Tick all that apply).



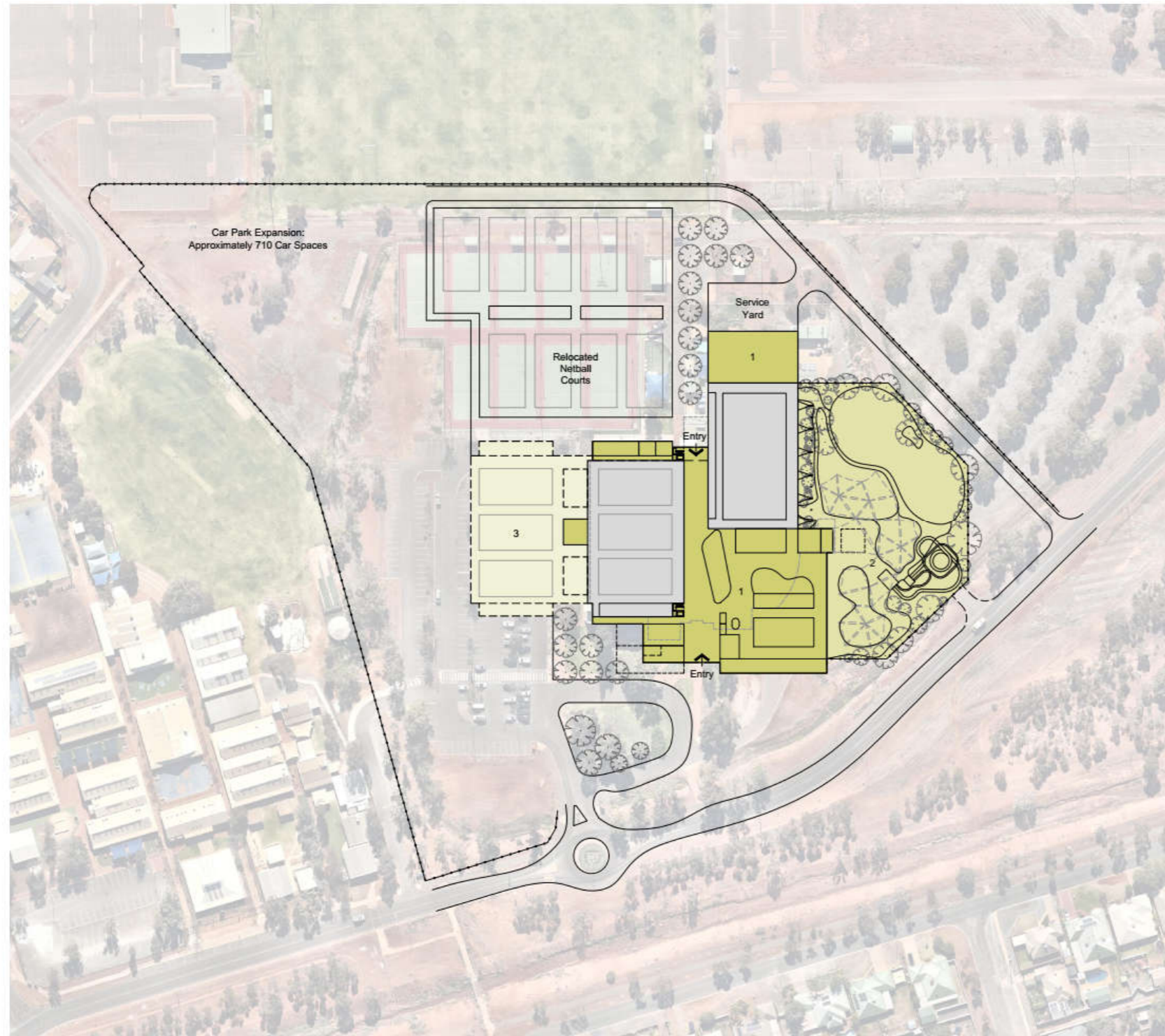
Question options

- Environmentally sustainable design elements (i.e solar panels, and sustainable building materials)
- Provision of natural light
- Well ventilated facility, in pools and halls
- Good quality finishes and equipment
- Layout/Flow of the facility
- Facility acoustics
- Incorporation of public art

Mandatory Question (762 response(s))

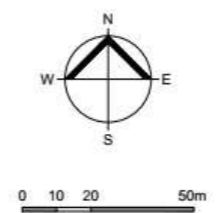
Question type: Checkbox Question

Appendix 8: Master Plan

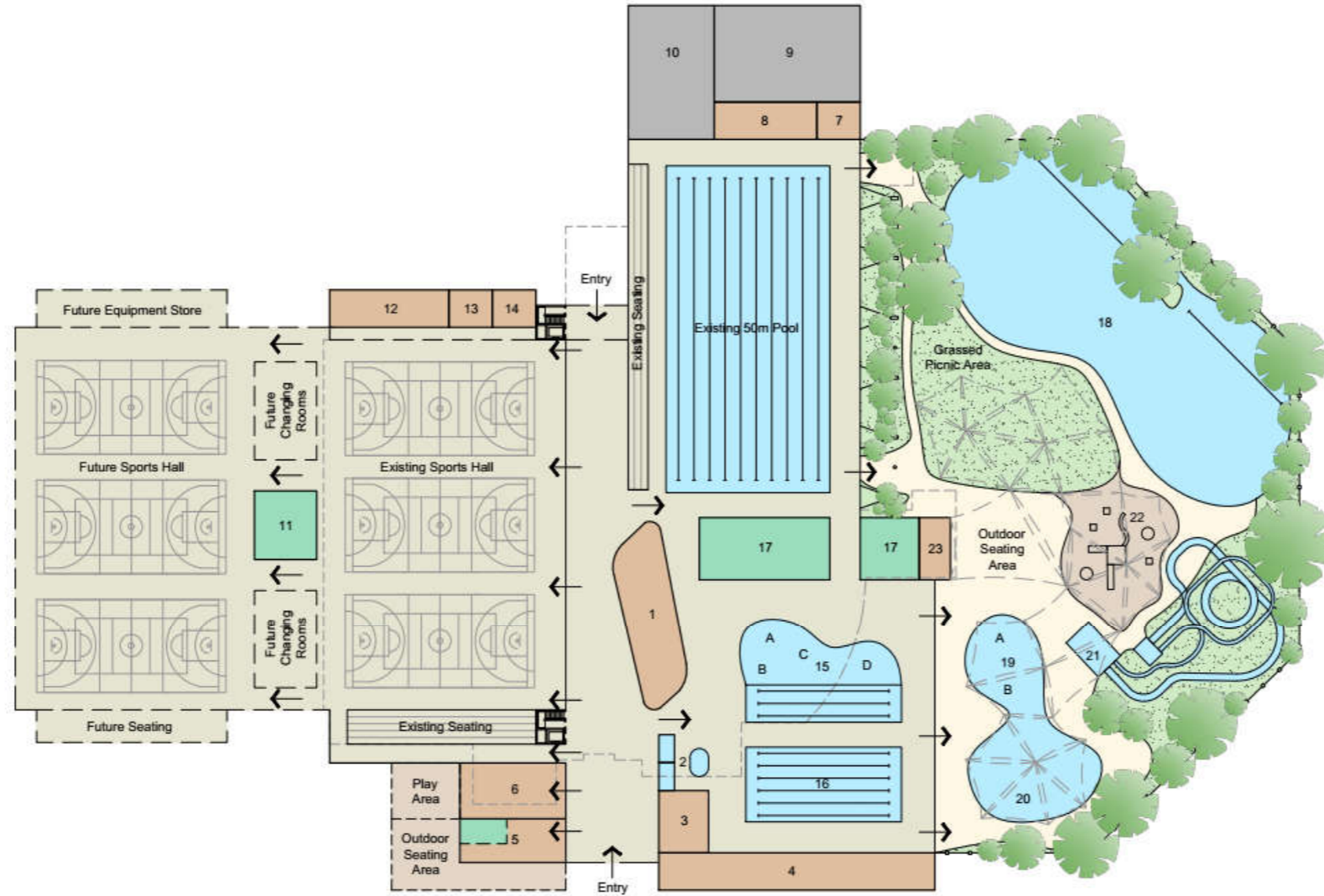


- Staging**
- Stage 1: Upgrade and Extend Existing Building Areas
 - Stage 2: Upgrade and Extend Existing Outdoor Pool Area
 - Stage 3: Extend Existing Sports Hall
 - Existing to be Retained

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GOLDFIELDS OASIS - CONCEPT DESIGN
 SITE PLAN | SK1 | SCALE 1:1500 | 08/11/2022
 2133



Legend

- 1. Reception and Administration
- 2. Spa, Dry and Steam Saunas
- 3. Allied Health
- 4. Support Spaces
- 5. Dry Café
- 6. Creche
- 7. Swim Club
- 8. Pool Equipment Storage
- 9. Wet Plant Room
- 10. Dry Plant Room
- 11. Sports Hall Change Rooms
- 12. Equipment Store
- 13. Training Rooms
- 14. Meeting Rooms
- 15. Indoor Leisure Pool
- 16. Learn to Swim Pool
- 17. Pool Change Rooms
- 18. Lagoon Pool
- 19. Outdoor Leisure Pool
- 20. Splash Pad
- 21. Adventure Slides
- 22. Outdoor Play
- 23. Wet Café

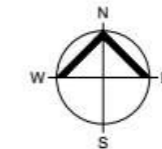
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GOLDFIELDS OASIS - CONCEPT DESIGN
 GROUND FLOOR PLAN | SK2 | SCALE 1:750 | 08/11/2022
 2133



Examples of Outdoor Leisure Pool (19) - Zone A - Zero Depth for Toddlers



0 5 10 20m



- Legend
- 24. Function Room
 - 25. Wellness
 - 26. Gym Offices
 - 27. Gym Change Rooms
 - 28. Spinning Room
 - 29. Gym
 - 30. Group Fitness

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GOLDFIELDS OASIS - CONCEPT DESIGN
 2133 FIRST FLOOR PLAN | SK2 | SCALE 1:750 | 17/08/2022

Goldfields Oasis Master Plan • City of Kalgoorlie-Boulder • 16 January 2023

Goldfields Oasis

Job No.: 2133 | Date: 17/8/2022 | Revision: A



Schedule of Accommodation

Description	Approximate Dimensions (m)	Area (m ²)	Comments
Ground Floor			
1 Reception and Administration		220	Reception, Pool Office and Comms Room
2 Spa, Dry and Steam Saunas		75	
3 Allied Health		80	Comprising 2 x 40m ² , adjacent to Spa and Sauna
4 Support Spaces		250	First Aid Room, Party Room, Wet Lounge, Cleaner's Store, Store.
5 Dry Café		120	To be sub-let. Including 30m ² kitchen, and indoor seating area. Additional outdoor seating area.
6 Creche	7500 x 150	250	Comprising 150m ² indoor and 100m ² outdoor.
7 Swim Club		40	
8 Pool Equipment Storage		100	
9 Wet Plant Room		365	
10 Dry Plant Room		300	
11 Sports Hall Change Rooms			
Male		50	
Female		50	
UAT		8	
12 Equipment Store		115	
13 Training Rooms		40	
14 Meeting Rooms		40	
Indoor Pools			
15 Indoor Leisure Pool			
Zone A		50	For toddlers. Adjacent to café. Beach entry.
Zone B		50	For toddlers. Adjacent to café.
Zone C		50	For five to eight year olds.
Zone D		50	For early teens. Includes, dumping, spinning, aiming, sliding and redirecting flow of water.
Zone E	25 x 6	150	Two lanes of 25m lap swimming. One lane for walking. Separate from toddler area.
16 Learn to Swim Pool			
	25 x 12	300	Six lanes of 25m lap swimming.
17 Pool Change Rooms			
Male		100	To incorporate changing for schools and events. Including family rooms. Additional two family rooms to exit externally to service the lagoon.
Female		100	
UAT		8	
Warm Water Programme		60	Comprising 5 x 12m ² cubicles.
Outdoor Pools			
18 Lagoon Pool			
	60 x 25	1500	Free form. Central island with 25m lanes each side. Focal point of site. BBQ areas of various sizes, one of which 10 plate covered BBQ area. Sheltered picnic nodes, shade umbrellas, turfing terracing with 180° views of pool.
19 Outdoor Leisure Pool			
Zone A		50	To replace existing.
Zone B		50	For toddlers. Low ground sprays. Adjacent to café.
			For five to eight year olds.
20 Splash Pad		300	
21 Adventure Slides		104	Two slides. 80m ² tower foot plate plus two flume exits of 12m ² each.
22 Outdoor Play		225	
23 Wet Café		50	To sit in external wall and serve inside and outside. Additional covered external seating area.
First Floor			
24 Function Room		400	Divided by an operable wall. Small kitchen.
25 Wellness		110	Comprising: Massage - 20m ² ; relaxation, yoga and pilates - 80m ² ; store - 30m ²
26 Gym Offices			
Gym Office	4 x 2.5	10	
Consulting Room 1	4 x 2.5	10	To double as membership area.
Consulting Room 2	4 x 2.5	10	To double as membership area.
27 Gym Change Rooms			
Male		50	
Female		50	
UAT		8	
28 Spinning Room		100	
29 Gym		1200	Including aerobic, dead weights, warm up / warm down area.
30 Group Fitness		300	Divided into 100m ² and 200m ² rooms by an operable wall

Appendix 9: Cost Plan

KALGOORLIE GOLDFIELDS OASIS				Stage 1 : Upgrade and Extend Existing Building Areas				Stage 2 : Upgrade and Extend Existing Outdoor Pool Area				Stage 3 : Extend Existing Sports Hall			
Item	Description	Quantity	Unit	Rate (\$)	Total (\$)	Quantity	Unit	Rate (\$)	Total (\$)	Quantity	Unit	Rate (\$)	Total (\$)		
1.00	BUILDINGS														
	Ground Floor														
1.01	Reception and Administration	225	m2	\$ 3,000	\$ 675,000		Note		Excluded		Note		Excluded		
1.02	Spa, Dry and Steam Saunas	34	m2	\$ 3,500	\$ 119,000		Note		Excluded		Note		Excluded		
1.03	Allied Health	81	m2	\$ 3,000	\$ 243,000		Note		Excluded		Note		Excluded		
1.04	Support Spaces	268	m2	\$ 3,000	\$ 804,000		Note		Excluded		Note		Excluded		
1.05	Dry Café	120	m2	\$ 4,000	\$ 480,000		Note		Excluded		Note		Excluded		
1.06	Creche	154	m2	\$ 4,000	\$ 616,000		Note		Excluded		Note		Excluded		
1.07	Swim Club	42	m2	\$ 3,000	\$ 126,000		Note		Excluded		Note		Excluded		
1.08	Pool Equipment Storage	100	m2	\$ 2,500	\$ 250,000		Note		Excluded		Note		Excluded		
1.09	Wet Plant Room	366	m2	\$ 2,500	\$ 915,000		Note		Excluded		Note		Excluded		
1.10	Dry Plant Room	300	m2	\$ 2,500	\$ 750,000		Note		Excluded		Note		Excluded		
1.11	Equipment Store	116	m2	\$ 3,000	\$ 348,000		Note		Excluded		Note		Excluded		
1.12	Training Rooms	42	m2	\$ 3,000	\$ 126,000		Note		Excluded		Note		Excluded		
1.13	Meeting Rooms	42	m2	\$ 3,000	\$ 126,000		Note		Excluded		Note		Excluded		
1.14	Indoor Leisure Pool	354	m2	\$ 2,500	\$ 885,000		Note		Excluded		Note		Excluded		
1.15	Learn to Swim Pool	302	m2	\$ 2,500	\$ 755,000		Note		Excluded		Note		Excluded		
1.16	Pool Change Rooms	307	m2	\$ 4,500	\$ 1,382,000		Note		Excluded		Note		Excluded		
1.17	Wet Café	50	m2	\$ 4,000	\$ 200,000		Note		Excluded		Note		Excluded		
1.18	Corridor/Circulation/ Pool Hall	3,513	m2	\$ 3,250	\$ 11,417,000		Note		Excluded		Note		Excluded		
1.20	Staircase	29	m2	\$ 2,500	\$ 73,000		Note		Excluded		Note		Excluded		
1.21	Play Area	100	m2	\$ 3,000	\$ 300,000		Note		Excluded		Note		Excluded		
1.22	Outdoor Seating Area	203	m2	\$ 2,000	\$ 406,000		Note		Excluded		Note		Excluded		
1.23	Lift	16	m2	\$ 2,500	\$ 40,000		Note		Excluded		Note		Excluded		
1.24	Allowance for lift	2	No	\$ 150,000	\$ 300,000		Note		Excluded		Note		Excluded		
1.25	Allowance for pool equipment	1	P.Sum	\$ 500,000	\$ 500,000		Note		Excluded		Note		Excluded		
	First Floor														
1.26	Function Room	384	m2	\$ 3,500	\$ 1,344,000		Note		Excluded		Note		Excluded		
1.27	Wellness	110	m2	\$ 3,000	\$ 330,000		Note		Excluded		Note		Excluded		
1.28	Gym Office	33	m2	\$ 3,000	\$ 99,000		Note		Excluded		Note		Excluded		
1.29	Gym Change Rooms	146	m2	\$ 4,500	\$ 657,000		Note		Excluded		Note		Excluded		
1.30	Spinning Room	105	m2	\$ 3,000	\$ 315,000		Note		Excluded		Note		Excluded		
1.31	Gym	1,200	m2	\$ 3,250	\$ 3,900,000		Note		Excluded		Note		Excluded		
1.32	Group Fitness	302	m2	\$ 3,000	\$ 906,000		Note		Excluded		Note		Excluded		
1.33	Staircase	29	m2	\$ 2,500	\$ 73,000		Note		Excluded		Note		Excluded		
1.34	Lift	16	m2	\$ 2,500	\$ 40,000		Note		Excluded		Note		Excluded		
1.35	Corridor	352	m2	\$ 3,000	\$ 1,056,000		Note		Excluded		Note		Excluded		
	Outdoor Pool														
1.36	Lagoon pool		Note		Excluded	1,732	m2	\$ 3,500	\$ 6,062,000		Note		Excluded		
1.37	Outdoor Leisure Pool		Note		Excluded	50	m2	\$ 2,500	\$ 125,000		Note		Excluded		
1.38	Splash Pad		Note		Excluded	304	m2	\$ 3,000	\$ 912,000		Note		Excluded		
1.39	Adventure Slides - Pool		Note		Excluded	104	m2	\$ 3,500	\$ 364,000		Note		Excluded		
1.40	Adventure Slides - Flumes slides		Note		Excluded	1	P.Sum	\$ 3,000,000	\$ 3,000,000		Note		Excluded		
1.40	Outdoor Play		Note		Excluded	229	m2	\$ 3,000	\$ 687,000		Note		Excluded		
	Allowance for pool equipment		Note		Excluded	1	P.Sum	\$ 500,000	\$ 500,000		Note		Excluded		
	Future Sports Hall														
1.41	Future Sports Hall		Note		Excluded		Note		Excluded	2,648	m2	\$ 3,000	\$ 7,944,000		
1.42	Sports Hall Change Room		Note		Excluded		Note		Excluded	111	m2	\$ 4,500	\$ 500,000		
1.43	Future Equipment Store		Note		Excluded		Note		Excluded	185	m2	\$ 2,500	\$ 463,000		
1.44	Future Seating		Note		Excluded		Note		Excluded	161	m2	\$ 2,500	\$ 403,000		
	TOTAL BUILDING COST	8,481	m2	\$ 3,603	\$ 30,556,000	2,421	m2	\$ 4,812	\$ 11,650,000	3,370	m2	\$ 2,763	\$ 9,310,000		
2.00	External Works & Landscaping														
2.01	Allowance for Demolition of Existing Building / Structures	1	Sum	\$ 730,000	\$ 730,000	1	Sum	\$ 255,000	\$ 255,000	1	Sum	\$ 7,000	\$ 7,000		
2.02	Allowance for Demolition of outside areas (Pools etc)	1	Sum	\$ 230,000	\$ 230,000		Note		Excluded		Note		Excluded		
2.03	Allowance for Connection/ Interfaces to Existing Building / Structures	1	Sum	\$ 1,000,000	\$ 1,000,000		Note		Excluded	1	Sum	\$ 500,000	\$ 500,000		
2.04	Allowance for Demolition of Existing Roads & Paving	1	Sum	\$ 130,000	\$ 130,000	1	Sum	\$ 20,000	\$ 20,000	1	Sum	\$ 90,000	\$ 90,000		
2.05	Allowance for Demolition of Existing Softscape	1	Sum	\$ 104,000	\$ 104,000	1	Sum	\$ 10,000	\$ 10,000	1	Sum	\$ 4,000	\$ 4,000		
2.06	Allowance for Demolition of Existing Netball Courts	1	Sum	\$ 78,000	\$ 78,000		Note		Excluded		Note		Excluded		
2.07	Allowance for Site Clearance and Preparation	1	Sum	\$ 62,000	\$ 62,000	1	Sum	\$ 32,000	\$ 32,000	1	Sum	\$ 18,000	\$ 18,000		
2.08	Allowance for Site Clearance and Preparation for Future Carpark Expansion	1	Sum	\$ 68,000	\$ 68,000		Note		Excluded		Note		Excluded		
2.09	Allowance for General Cut and Fill/ Earthworks	12,400	m2	\$ 35	\$ 434,000		Note		Excluded		Note		Excluded		
2.10	Allowance for Parking	1	Sum	\$ 2,021,000	\$ 2,021,000		Note		Excluded		Note		Excluded		
2.11	Allowance for Remedial Works to Existing Carpark	4,400	m2	\$ 50	\$ 220,000		Note		Excluded		Note		Excluded		
2.12	Allowance for Relocation of Plant Room		Note		Excluded		Note		Excluded	1	Sum	\$ 50,000	\$ 50,000		
2.13	Allowance for signage	1	Sum	\$ 50,000	\$ 50,000	1	Sum	\$ 50,000	\$ 50,000	1	Sum	\$ 20,000	\$ 20,000		
2.14	Allowance for site fencing		Note		Excluded		Note		Excluded		Note		Excluded		
2.15	Allowance for relocation of netball courts	1	Sum	\$ 544,000	\$ 544,000		Note		Excluded		Note		Excluded		
2.16	Allowance for hard landscaping / pavements generally	1	Sum	\$ 380,000	\$ 380,000	1	Sum	\$ 260,000	\$ 260,000		Note		Excluded		
2.17	Allowance for soft landscaping / shrubs & trees	1	Sum	\$ 190,000	\$ 190,000	1	Sum	\$ 200,000	\$ 200,000		Note		Excluded		
2.18	Allowance for fitments; bins, seats, furniture	1	Sum	\$ 50,000	\$ 50,000	1	Sum	\$ 250,000	\$ 250,000		Note		Excluded		
2.19	Allowance for shelter/Canopy	1	Sum	\$ 250,000	\$ 250,000	1	Sum	\$ 250,000	\$ 250,000		Note		Excluded		
2.20	Allowance for Main Contractors Preliminaries and Margin	8%	Sum	\$ 6,541,000	\$ 523,000	8%	Sum	\$ 1,327,000	\$ 106,000	8%	Sum	\$ 689,000	\$ 55,000		
	External Works & Landscaping Sub Total				\$ 7,064,000				\$ 1,433,000				\$ 744,000		

3.00	Site Services												
3.01	Allowance for External Stormwater Connection and Reticulation	1	Sum	\$ 100,000	\$ 100,000	1	Sum	\$ 100,000	\$ 100,000	1	Sum	\$ 50,000	\$ 50,000
3.02	Allowance for External Sewer Connection and Reticulation	1	Sum	\$ 100,000	\$ 100,000	1	Sum	\$ 50,000	\$ 50,000	1	Sum	\$ 50,000	\$ 50,000
3.03	Allowance for External Water Connection and Reticulation (inc Tanks)	1	Sum	\$ 250,000	\$ 250,000	1	Sum	\$ 250,000	\$ 250,000	1	Sum	\$ 50,000	\$ 50,000
3.04	Allowance for External Gas Connection and Reticulation	1	Sum	\$ 100,000	\$ 100,000	1	Sum	\$ 50,000	\$ 50,000		Note		Excluded
3.05	Allowance for External Fire Protection and Reticulation	1	Sum	\$ 250,000	\$ 250,000	1	Sum	\$ 100,000	\$ 100,000	1	Sum	\$ 25,000	\$ 25,000
3.06	Allowance for External Power & Lightning Reticulation	1	Sum	\$ 350,000	\$ 350,000	1	Sum	\$ 200,000	\$ 200,000	1	Sum	\$ 100,000	\$ 100,000
3.07	Allowance for External Communication Connection and Reticulation	1	Sum	\$ 125,000	\$ 125,000	1	Sum	\$ 100,000	\$ 100,000	1	Sum	\$ 25,000	\$ 25,000
3.08	Allowance for External Special Services (Security/CCTV)	1	Sum	\$ 100,000	\$ 100,000	1	Sum	\$ 50,000	\$ 50,000	1	Sum	\$ 30,000	\$ 30,000
3.09	Allowance for Main Contractors Preliminaries and Margin	8%	Sum	\$ 1,375,000	\$ 110,000	8%	Sum	\$ 900,000	\$ 72,000	8%	Sum	\$ 330,000	\$ 26,400
	External Services Sub Total				\$ 1,485,000				\$ 972,000				\$ 356,400
	TOTAL CONSTRUCTION COST - PERTH PRICES SUBTOTAL				\$ 39,105,000				\$ 14,055,000				\$ 10,410,400
	Regional Loading - Kalgoorlie	35%	Sum	\$ 13,686,750		35%	Sum	\$ 4,919,250		35%	Sum	\$ 3,643,640	
	TOTAL CONSTRUCTION COSTS				\$ 52,791,750				\$ 18,974,250				\$ 14,054,040
4.01	Design Contingencies	10.00%		\$ 5,279,175		10.00%		\$ 1,897,425		10.00%		\$ 1,405,404	
4.02	Construction Contingencies	10.00%		\$ 5,807,093		10.00%		\$ 2,087,168		10.00%		\$ 1,545,944	
4.03	Headworks and Statutory Charges		Note	Excluded			Note	Excluded			Note	Excluded	
4.04	Building Act Compliance		Note	Excluded			Note	Excluded			Note	Excluded	
4.05	Percent for Public Art	1.00%		\$ 638,780		1.00%		\$ 229,588		1.00%		\$ 170,054	
4.06	Land Costs (if applicable)			Excluded				Excluded				Excluded	
4.07	Other Costs - FFE		Note	Excluded			Note	Excluded			Note	Excluded	
4.08	Other Costs - ICT		Note	Excluded			Note	Excluded			Note	Excluded	
4.09	Professional Fees	10.00%		\$ 5,083,450		12.00%		\$ 2,192,530		10.00%		\$ 1,353,408	
	On-Costs - Sub Total				\$ 16,808,498				\$ 6,406,711				\$ 4,474,811
	GROSS PROJECT COST				\$ 69,600,248				\$ 25,380,961				\$ 18,528,851
5.00	Escalation												
5.01	Base date of pricing - October 2022												
5.02	Escalation to Start of Construction		Note	Excluded			Note	Excluded			Note	Excluded	
	Escalation - Sub Total				\$ -				\$ -				\$ -
	ESCALATED NET PROJECT COST				\$ 69,600,248				\$ 25,380,961				\$ 18,528,851
6.00	Local Authority Managed Costs												
6.01	Special Client Agency Provisions		Note	Excluded			Note	Excluded			Note	Excluded	
6.02	Project Director / Professional Fees		Note	Excluded			Note	Excluded			Note	Excluded	
6.03	Administration Fees		Note	Excluded			Note	Excluded			Note	Excluded	
6.04	Commissioning, Relocation Costs and Disbursements		Note	Excluded			Note	Excluded			Note	Excluded	
6.05	Land Acquisition & Native Title Compensation (if applicable)		Note	Excluded			Note	Excluded			Note	Excluded	
6.06	Loose Furniture and Equipment		Note	Excluded			Note	Excluded			Note	Excluded	
6.07	Computing Equipment and Services		Note	Excluded			Note	Excluded			Note	Excluded	
6.08	Site Master Planning		Note	Excluded			Note	Excluded			Note	Excluded	
6.09	Other Provisions		Note	Excluded			Note	Excluded			Note	Excluded	
	Total Local Authority Managed Costs				\$ -				\$ -				\$ -
	ESTIMATED GROSS PROJECT (COMMITMENT) TOTAL COST				\$ 69,600,248				\$ 25,380,961				\$ 18,528,851

Based on "Goldfields Oasis - Concept Design" drawing dated 17/8/2022

All items are Provisional subject to further information / design development

Excludes:

- GST
- Abnormal ground conditions / contamination etc
- Major utility upgrades / contributions & headworks
- FF&E
- Client costs, legal costs, site costs, agents fees, finance etc
- Land purchase costs
- Client Representative / Project Management Fee / Professional Fees
- Escalation - costs are current day
- Additional cost associated with staging working in a live environment

Costs assume Competitive Tender process with local builders using basic selection of materials .

All scope, quantities and rates are provisional therefore subject to adjustment.

Demolition of toddler pool is assumed to be included in Stage 1.

Appendix 10: Indicative Financial Modelling

Goldfields Oasis		Goldfields Oasis									
<i>Realistic Scenario</i>											
Estimated Operating Income	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
Health Club	\$ 2,491,069	\$ 2,658,112	\$ 2,807,128	\$ 2,993,549	\$ 3,191,123	\$ 3,400,479	\$ 3,622,281	\$ 3,857,226	\$ 4,106,052	\$ 4,369,536	
Aquatics	\$ 682,227	\$ 727,975	\$ 768,786	\$ 819,841	\$ 873,951	\$ 931,287	\$ 992,031	\$ 1,056,376	\$ 1,124,521	\$ 1,196,682	
Swim School	\$ 545,154	\$ 581,711	\$ 614,322	\$ 655,119	\$ 698,357	\$ 744,173	\$ 792,713	\$ 844,129	\$ 898,583	\$ 956,244	
Events and bookings	\$ 22,110	\$ 23,593	\$ 24,915	\$ 26,570	\$ 28,324	\$ 30,182	\$ 32,151	\$ 34,236	\$ 36,444	\$ 38,783	
Sub-lease - Kiosk	\$ 15,973	\$ 17,044	\$ 17,999	\$ 19,195	\$ 20,461	\$ 21,804	\$ 23,226	\$ 24,732	\$ 26,328	\$ 28,017	
Stadium	\$ 137,895	\$ 147,142	\$ 155,391	\$ 165,710	\$ 176,647	\$ 188,236	\$ 200,514	\$ 213,520	\$ 227,294	\$ 241,879	
Reception	\$ 47,643	\$ 50,838	\$ 53,688	\$ 57,253	\$ 61,032	\$ 65,036	\$ 69,278	\$ 73,771	\$ 78,530	\$ 83,569	
Creche	\$ 56,298	\$ 60,073	\$ 63,441	\$ 67,654	\$ 72,119	\$ 76,851	\$ 81,864	\$ 87,173	\$ 92,797	\$ 98,752	
Water Slides	\$ 14,604	\$ 15,583	\$ 16,456	\$ 17,549	\$ 18,708	\$ 19,935	\$ 21,235	\$ 22,612	\$ 24,071	\$ 25,616	
Lagoon Pool	\$ 113,583	\$ 121,200	\$ 127,994	\$ 136,494	\$ 145,503	\$ 155,049	\$ 165,162	\$ 175,875	\$ 187,220	\$ 199,234	
Wellness Centre	\$ 101,414	\$ 108,214	\$ 114,280	\$ 121,870	\$ 129,913	\$ 138,436	\$ 147,466	\$ 157,031	\$ 167,161	\$ 177,887	
Function Area	\$ 40,565	\$ 43,286	\$ 45,712	\$ 48,748	\$ 51,965	\$ 55,375	\$ 58,986	\$ 62,812	\$ 66,864	\$ 71,155	
Total Operating Income Forecast	\$ 4,268,536	\$ 4,554,770	\$ 4,810,113	\$ 5,129,552	\$ 5,468,103	\$ 5,826,842	\$ 6,206,906	\$ 6,609,493	\$ 7,035,865	\$ 7,487,354	
Estimated Operating Expenditure	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
Health Club Salaries and Wages	\$ 327,203	\$ 335,350	\$ 350,677	\$ 370,300	\$ 390,869	\$ 412,429	\$ 435,023	\$ 458,698	\$ 483,501	\$ 509,483	
Health Club Expenditure	\$ 137,783	\$ 144,140	\$ 149,236	\$ 156,026	\$ 163,062	\$ 170,353	\$ 177,907	\$ 185,731	\$ 193,836	\$ 202,230	
Aquatics Salaries and Wages	\$ 545,960	\$ 565,205	\$ 585,128	\$ 605,754	\$ 627,107	\$ 649,212	\$ 672,097	\$ 695,789	\$ 720,315	\$ 745,706	
Aquatics Expenditure	\$ 177,774	\$ 185,975	\$ 192,550	\$ 201,311	\$ 210,390	\$ 219,796	\$ 229,542	\$ 239,638	\$ 250,095	\$ 260,925	
Swim School Salaries and Wages	\$ 402,112	\$ 429,161	\$ 444,289	\$ 459,950	\$ 476,163	\$ 492,948	\$ 510,324	\$ 528,313	\$ 546,936	\$ 566,216	
Swim School Expenditure	\$ 14,453	\$ 15,120	\$ 15,654	\$ 16,366	\$ 17,105	\$ 17,869	\$ 18,662	\$ 19,482	\$ 20,333	\$ 21,213	
Events and Booking Salaries and Wages	\$ 63,790	\$ 66,039	\$ 68,367	\$ 70,777	\$ 73,272	\$ 75,854	\$ 78,528	\$ 81,296	\$ 84,162	\$ 87,129	
Events and Booking Expenditure	\$ 9,141	\$ 9,563	\$ 9,901	\$ 10,351	\$ 10,818	\$ 11,302	\$ 11,803	\$ 12,322	\$ 12,860	\$ 13,416	
Stadium Expenditure	\$ 53,691	\$ 56,168	\$ 58,154	\$ 60,800	\$ 63,542	\$ 66,383	\$ 69,327	\$ 72,376	\$ 75,534	\$ 78,805	
Operations Salaries and Wages	\$ 819,609	\$ 848,501	\$ 878,410	\$ 909,374	\$ 941,430	\$ 974,615	\$ 1,008,970	\$ 1,044,536	\$ 1,081,356	\$ 1,119,474	
Operations Expenditure	\$ 425,109	\$ 444,721	\$ 460,444	\$ 481,394	\$ 503,104	\$ 525,598	\$ 548,903	\$ 573,045	\$ 598,050	\$ 623,948	
Reception Salaries and Wages	\$ 473,641	\$ 490,337	\$ 507,621	\$ 525,515	\$ 544,039	\$ 563,216	\$ 583,070	\$ 603,623	\$ 624,901	\$ 646,928	
Reception Expenditure	\$ 68,033	\$ 71,172	\$ 73,688	\$ 77,041	\$ 80,515	\$ 84,115	\$ 87,844	\$ 91,708	\$ 95,710	\$ 99,854	
Creche Salaries and Wages	\$ 229,832	\$ 237,934	\$ 246,321	\$ 255,004	\$ 263,992	\$ 273,298	\$ 282,932	\$ 292,905	\$ 303,230	\$ 313,919	
Creche Expenditure	\$ 14,526	\$ 15,196	\$ 15,733	\$ 16,449	\$ 17,191	\$ 17,960	\$ 18,756	\$ 19,581	\$ 20,435	\$ 21,320	
Corporate Overheads - Admin	\$ 757,358	\$ 792,298	\$ 820,308	\$ 857,632	\$ 896,310	\$ 936,385	\$ 977,904	\$ 1,020,914	\$ 1,065,463	\$ 1,111,601	
Depreciation	\$ 1,089,877	\$ 1,140,158	\$ 1,180,467	\$ 1,234,178	\$ 1,289,837	\$ 1,347,507	\$ 1,407,255	\$ 1,469,148	\$ 1,533,257	\$ 1,599,652	
Direct overheads - Admin	\$ 814,173	\$ 851,734	\$ 881,846	\$ 921,970	\$ 963,549	\$ 1,006,631	\$ 1,051,265	\$ 1,097,501	\$ 1,145,392	\$ 1,194,991	
Direct overheads - Salaries and Wages	\$ 491,093	\$ 508,404	\$ 526,326	\$ 544,879	\$ 564,086	\$ 583,970	\$ 604,554	\$ 625,865	\$ 647,927	\$ 670,766	
Total Expenditure Forecast	\$ 6,915,159	\$ 7,207,174	\$ 7,465,119	\$ 7,775,070	\$ 8,096,380	\$ 8,429,444	\$ 8,774,667	\$ 9,132,472	\$ 9,503,292	\$ 9,887,578	
Financial Summary Data	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
Total Cash Position	\$2,646,623	\$2,652,404	\$2,655,007	\$2,645,518	\$2,628,277	\$2,602,602	\$2,567,761	\$2,522,979	\$2,467,427	\$2,400,224	
Adjustment for Inflation (at 4%)	\$2,862,588	\$2,983,594	\$3,105,982	\$3,218,677	\$3,325,609	\$3,424,846	\$3,514,159	\$3,590,986	\$3,652,395	\$3,695,034	

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Goldfields Oasis		Goldfields Oasis									
Conservative Scenario											
Estimated Operating Income	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
Health Club	\$ 2,217,749	\$ 2,368,520	\$ 2,528,420	\$ 2,697,968	\$ 2,849,217	\$ 3,008,645	\$ 3,176,683	\$ 3,353,783	\$ 3,540,422	\$ 3,737,103	
Aquatics	\$ 605,643	\$ 646,817	\$ 690,484	\$ 736,785	\$ 778,090	\$ 821,628	\$ 867,517	\$ 915,881	\$ 966,850	\$ 1,020,562	
Swim School	\$ 477,224	\$ 509,667	\$ 544,075	\$ 580,559	\$ 613,106	\$ 647,412	\$ 683,571	\$ 721,680	\$ 761,842	\$ 804,164	
Events and bookings	\$ 19,271	\$ 20,581	\$ 21,971	\$ 23,444	\$ 24,758	\$ 26,144	\$ 27,604	\$ 29,143	\$ 30,765	\$ 32,474	
Sub-lease - Kiosk	\$ 14,293	\$ 15,265	\$ 16,295	\$ 17,388	\$ 18,363	\$ 19,390	\$ 20,473	\$ 21,615	\$ 22,817	\$ 24,085	
Stadium	\$ 120,190	\$ 128,361	\$ 137,026	\$ 146,215	\$ 154,412	\$ 163,052	\$ 172,159	\$ 181,757	\$ 191,871	\$ 202,530	
Reception	\$ 42,024	\$ 44,881	\$ 47,911	\$ 51,124	\$ 53,990	\$ 57,011	\$ 60,195	\$ 63,550	\$ 67,087	\$ 70,814	
Creche	\$ 50,892	\$ 54,352	\$ 58,021	\$ 61,912	\$ 65,383	\$ 69,041	\$ 72,898	\$ 76,962	\$ 81,245	\$ 85,758	
Water Slides	\$ 12,601	\$ 13,458	\$ 14,366	\$ 15,330	\$ 16,189	\$ 17,095	\$ 18,050	\$ 19,056	\$ 20,117	\$ 21,234	
Lagoon Pool	\$ 98,009	\$ 104,672	\$ 111,739	\$ 119,232	\$ 125,916	\$ 132,962	\$ 140,388	\$ 148,214	\$ 156,462	\$ 165,154	
Wellness Centre	\$ 87,508	\$ 93,458	\$ 99,767	\$ 106,457	\$ 112,425	\$ 118,716	\$ 125,346	\$ 132,334	\$ 139,699	\$ 147,459	
Function Area	\$ 35,003	\$ 37,383	\$ 39,907	\$ 42,583	\$ 44,970	\$ 47,486	\$ 50,138	\$ 52,934	\$ 55,879	\$ 58,984	
Total Operating Income Forecast	\$ 3,780,408	\$ 4,037,415	\$ 4,309,983	\$ 4,598,996	\$ 4,856,819	\$ 5,128,582	\$ 5,415,021	\$ 5,716,908	\$ 6,035,057	\$ 6,370,322	
Estimated Operating Expenditure	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
Health Club Salaries and Wages	\$ 327,203	\$ 321,800	\$ 340,157	\$ 359,408	\$ 375,836	\$ 392,975	\$ 410,855	\$ 429,508	\$ 448,965	\$ 469,260	
Health Club Expenditure	\$ 132,102	\$ 138,316	\$ 144,759	\$ 151,437	\$ 156,791	\$ 162,318	\$ 168,023	\$ 173,912	\$ 179,990	\$ 186,264	
Aquatics Salaries and Wages	\$ 545,960	\$ 565,205	\$ 585,128	\$ 605,754	\$ 627,107	\$ 649,212	\$ 672,097	\$ 695,789	\$ 720,315	\$ 745,706	
Aquatics Expenditure	\$ 170,443	\$ 178,461	\$ 186,773	\$ 195,390	\$ 202,298	\$ 209,429	\$ 216,790	\$ 224,388	\$ 232,231	\$ 240,325	
Swim School Salaries and Wages	\$ 385,530	\$ 429,161	\$ 444,289	\$ 459,950	\$ 476,163	\$ 492,948	\$ 510,324	\$ 528,313	\$ 546,936	\$ 566,216	
Swim School Expenditure	\$ 13,857	\$ 14,509	\$ 15,185	\$ 15,885	\$ 16,447	\$ 17,026	\$ 17,625	\$ 18,243	\$ 18,880	\$ 19,538	
Events and Booking Salaries and Wages	\$ 63,790	\$ 66,039	\$ 68,367	\$ 70,777	\$ 73,272	\$ 75,854	\$ 78,528	\$ 81,296	\$ 84,162	\$ 87,129	
Events and Booking Expenditure	\$ 8,764	\$ 9,176	\$ 9,604	\$ 10,047	\$ 10,402	\$ 10,769	\$ 11,147	\$ 11,538	\$ 11,941	\$ 12,357	
Stadium Expenditure	\$ 51,477	\$ 53,899	\$ 56,410	\$ 59,012	\$ 61,098	\$ 63,252	\$ 65,475	\$ 67,770	\$ 70,139	\$ 72,583	
Operations Salaries and Wages	\$ 819,609	\$ 848,501	\$ 878,410	\$ 909,374	\$ 941,430	\$ 974,615	\$ 1,008,970	\$ 1,044,536	\$ 1,081,356	\$ 1,119,474	
Operations Expenditure	\$ 407,579	\$ 426,753	\$ 446,630	\$ 467,235	\$ 483,754	\$ 500,806	\$ 518,409	\$ 536,578	\$ 555,333	\$ 574,689	
Reception Salaries and Wages	\$ 473,641	\$ 490,337	\$ 507,621	\$ 525,515	\$ 544,039	\$ 563,216	\$ 583,070	\$ 603,623	\$ 624,901	\$ 646,928	
Reception Expenditure	\$ 65,227	\$ 68,296	\$ 71,477	\$ 74,775	\$ 77,418	\$ 80,147	\$ 82,964	\$ 85,872	\$ 88,873	\$ 91,971	
Creche Salaries and Wages	\$ 229,832	\$ 237,934	\$ 246,321	\$ 255,004	\$ 263,992	\$ 273,298	\$ 282,932	\$ 292,905	\$ 303,230	\$ 313,919	
Creche Expenditure	\$ 13,927	\$ 14,582	\$ 15,261	\$ 15,965	\$ 16,530	\$ 17,113	\$ 17,714	\$ 18,335	\$ 18,976	\$ 19,637	
Corporate Overheads - Admin	\$ 726,127	\$ 760,286	\$ 795,699	\$ 832,408	\$ 861,837	\$ 892,216	\$ 923,576	\$ 955,947	\$ 989,359	\$ 1,023,843	
Depreciation	\$ 1,044,934	\$ 1,094,091	\$ 1,145,053	\$ 1,197,878	\$ 1,240,228	\$ 1,283,946	\$ 1,329,074	\$ 1,375,657	\$ 1,423,738	\$ 1,473,364	
Direct overheads - Admin	\$ 780,599	\$ 817,321	\$ 855,391	\$ 894,853	\$ 926,490	\$ 959,148	\$ 992,861	\$ 1,027,660	\$ 1,063,578	\$ 1,100,650	
Direct overheads - Salaries and Wages	\$ 491,093	\$ 508,404	\$ 526,326	\$ 544,879	\$ 564,086	\$ 583,970	\$ 604,554	\$ 625,865	\$ 647,927	\$ 670,766	
Total Expenditure Forecast	\$ 6,751,694	\$ 7,043,069	\$ 7,338,860	\$ 7,645,546	\$ 7,919,215	\$ 8,202,258	\$ 8,494,990	\$ 8,797,735	\$ 9,110,830	\$ 9,434,622	
Financial Summary Data	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
Total Cash Position	\$2,971,286	\$3,005,654	\$3,028,877	\$3,046,550	\$3,062,396	\$3,073,676	\$3,079,969	\$3,080,827	\$3,075,773	\$3,064,300	
Adjustment for Inflation (at 4%)	\$3,213,743	\$3,380,952	\$3,543,357	\$3,706,594	\$3,874,909	\$4,044,748	\$4,215,151	\$4,384,978	\$4,552,896	\$4,717,349	

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Goldfields Oasis		Goldfields Oasis									
<i>Optimistic Scenario</i>											
Estimated Operating Income	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
Health Club	\$ 2,751,550	\$ 2,963,047	\$ 3,188,095	\$ 3,427,488	\$ 3,682,065	\$ 3,952,714	\$ 4,204,433	\$ 4,470,875	\$ 4,752,860	\$ 5,051,249	
Aquatics	\$ 755,426	\$ 813,491	\$ 875,277	\$ 941,001	\$ 1,010,894	\$ 1,085,200	\$ 1,154,308	\$ 1,227,459	\$ 1,304,876	\$ 1,386,798	
Swim School	\$ 610,886	\$ 657,841	\$ 707,805	\$ 760,954	\$ 817,474	\$ 877,562	\$ 933,448	\$ 992,602	\$ 1,055,207	\$ 1,121,454	
Events and bookings	\$ 24,866	\$ 26,778	\$ 28,811	\$ 30,975	\$ 33,275	\$ 35,721	\$ 37,996	\$ 40,404	\$ 42,952	\$ 45,649	
Sub-lease - Kiosk	\$ 17,564	\$ 18,914	\$ 20,351	\$ 21,879	\$ 23,504	\$ 25,232	\$ 26,839	\$ 28,540	\$ 30,340	\$ 32,244	
Stadium	\$ 155,084	\$ 167,004	\$ 179,688	\$ 193,181	\$ 207,530	\$ 222,784	\$ 236,971	\$ 251,989	\$ 267,882	\$ 284,700	
Reception	\$ 53,046	\$ 57,123	\$ 61,462	\$ 66,077	\$ 70,984	\$ 76,202	\$ 81,055	\$ 86,192	\$ 91,628	\$ 97,380	
Creche	\$ 61,356	\$ 66,072	\$ 71,090	\$ 76,428	\$ 82,105	\$ 88,140	\$ 93,753	\$ 99,695	\$ 105,982	\$ 112,636	
Water Slides	\$ 16,561	\$ 17,834	\$ 19,188	\$ 20,629	\$ 22,161	\$ 23,790	\$ 25,305	\$ 26,909	\$ 28,606	\$ 30,402	
Lagoon Pool	\$ 128,806	\$ 138,706	\$ 149,241	\$ 160,448	\$ 172,365	\$ 185,035	\$ 196,818	\$ 209,291	\$ 222,491	\$ 236,459	
Wellness Centre	\$ 115,005	\$ 123,845	\$ 133,251	\$ 143,257	\$ 153,897	\$ 165,209	\$ 175,730	\$ 186,867	\$ 198,653	\$ 211,124	
Function Area	\$ 46,002	\$ 49,538	\$ 53,300	\$ 57,303	\$ 61,559	\$ 66,084	\$ 70,292	\$ 74,747	\$ 79,461	\$ 84,450	
Total Operating Income Forecast	\$ 4,736,130	\$ 5,100,194	\$ 5,487,561	\$ 5,899,620	\$ 6,337,815	\$ 6,803,673	\$ 7,236,949	\$ 7,695,567	\$ 8,180,938	\$ 8,694,545	
Estimated Operating Expenditure	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
Health Club Salaries and Wages	\$ 327,203	\$ 348,899	\$ 371,718	\$ 395,712	\$ 420,936	\$ 447,447	\$ 471,275	\$ 496,228	\$ 522,354	\$ 549,705	
Health Club Expenditure	\$ 142,045	\$ 149,964	\$ 158,190	\$ 166,734	\$ 175,606	\$ 184,817	\$ 192,732	\$ 200,927	\$ 209,412	\$ 218,195	
Aquatics Salaries and Wages	\$ 545,960	\$ 565,205	\$ 585,128	\$ 605,754	\$ 627,107	\$ 649,212	\$ 672,097	\$ 695,789	\$ 720,315	\$ 745,706	
Aquatics Expenditure	\$ 183,272	\$ 193,489	\$ 204,103	\$ 215,126	\$ 226,573	\$ 238,458	\$ 248,671	\$ 259,244	\$ 270,192	\$ 281,524	
Swim School Salaries and Wages	\$ 414,548	\$ 429,161	\$ 444,289	\$ 459,950	\$ 476,163	\$ 492,948	\$ 510,324	\$ 528,313	\$ 546,936	\$ 566,216	
Swim School Expenditure	\$ 14,900	\$ 15,731	\$ 16,593	\$ 17,490	\$ 18,420	\$ 19,387	\$ 20,217	\$ 21,076	\$ 21,966	\$ 22,888	
Events and Booking Salaries and Wages	\$ 63,790	\$ 66,039	\$ 68,367	\$ 70,777	\$ 73,272	\$ 75,854	\$ 78,528	\$ 81,296	\$ 84,162	\$ 87,129	
Events and Booking Expenditure	\$ 9,424	\$ 9,949	\$ 10,495	\$ 11,062	\$ 11,650	\$ 12,261	\$ 12,786	\$ 13,330	\$ 13,893	\$ 14,476	
Stadium Expenditure	\$ 55,352	\$ 58,438	\$ 61,644	\$ 64,973	\$ 68,430	\$ 72,020	\$ 75,104	\$ 78,297	\$ 81,604	\$ 85,026	
Operations Salaries and Wages	\$ 819,609	\$ 848,501	\$ 878,410	\$ 909,374	\$ 941,430	\$ 974,615	\$ 1,008,970	\$ 1,044,536	\$ 1,081,356	\$ 1,119,474	
Operations Expenditure	\$ 438,257	\$ 462,690	\$ 488,070	\$ 514,431	\$ 541,804	\$ 570,225	\$ 594,645	\$ 619,930	\$ 646,108	\$ 673,207	
Reception Salaries and Wages	\$ 473,641	\$ 490,337	\$ 507,621	\$ 525,515	\$ 544,039	\$ 563,216	\$ 583,070	\$ 603,623	\$ 624,901	\$ 646,928	
Reception Expenditure	\$ 70,137	\$ 74,047	\$ 78,109	\$ 82,328	\$ 86,708	\$ 91,257	\$ 95,165	\$ 99,211	\$ 103,401	\$ 107,738	
Creche Salaries and Wages	\$ 229,832	\$ 237,934	\$ 246,321	\$ 255,004	\$ 263,992	\$ 273,298	\$ 282,932	\$ 292,905	\$ 303,230	\$ 313,919	
Creche Expenditure	\$ 14,975	\$ 15,810	\$ 16,677	\$ 17,578	\$ 18,513	\$ 19,485	\$ 20,319	\$ 21,183	\$ 22,078	\$ 23,004	
Corporate Overheads - Admin	\$ 780,781	\$ 824,310	\$ 869,527	\$ 916,490	\$ 965,257	\$ 1,015,890	\$ 1,059,396	\$ 1,104,443	\$ 1,151,081	\$ 1,199,359	
Depreciation	\$ 1,123,585	\$ 1,186,225	\$ 1,251,294	\$ 1,318,876	\$ 1,389,055	\$ 1,461,918	\$ 1,524,527	\$ 1,589,352	\$ 1,656,465	\$ 1,725,941	
Direct overheads - Admin	\$ 839,354	\$ 886,148	\$ 934,757	\$ 985,243	\$ 1,037,668	\$ 1,092,100	\$ 1,138,870	\$ 1,187,296	\$ 1,237,432	\$ 1,289,333	
Direct overheads - Salaries and Wages	\$ 491,093	\$ 508,404	\$ 526,326	\$ 544,879	\$ 564,086	\$ 583,970	\$ 604,554	\$ 625,865	\$ 647,927	\$ 670,766	
Total Expenditure Forecast	\$ 7,037,758	\$ 7,371,279	\$ 7,717,639	\$ 8,077,293	\$ 8,450,710	\$ 8,838,377	\$ 9,194,183	\$ 9,562,847	\$ 9,944,812	\$ 10,340,533	
Financial Summary Data	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
Total Cash Position	\$2,301,608	\$2,271,085	\$2,230,078	\$2,177,673	\$2,112,895	\$2,034,704	\$1,957,234	\$1,867,280	\$1,763,874	\$1,645,988	
Adjustment for Inflation (at 4%)	\$2,489,420	\$2,554,662	\$2,608,876	\$2,649,472	\$2,673,486	\$2,677,532	\$2,678,611	\$2,657,722	\$2,610,964	\$2,533,923	

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Warranties and Disclaimers

The information contained in this report is provided in good faith. While Otium Planning Group has applied their own experience to the task, they have relied upon information supplied to them by other persons and organisations.

We have not conducted an audit of the information provided by others but have accepted it in good faith. Some of the information may have been provided 'commercial in confidence' and as such these venues or sources of information are not specifically identified. Readers should be aware that the preparation of this report may have necessitated projections of the future that are inherently uncertain and that our opinion is based on the underlying representations, assumptions and projections detailed in this report.

There will be differences between projected and actual results because events and circumstances frequently do not occur as expected and those differences may be material. We do not express an opinion as to whether actual results will approximate projected results, nor can we confirm, underwrite or guarantee the achievability of the projections as it is not possible to substantiate assumptions which are based on future events.

Accordingly, neither Otium Planning Group, nor any member or employee of Otium Planning Group, undertakes responsibility arising in any way whatsoever to any persons other than client in respect of this report, for any errors or omissions herein, arising through negligence or otherwise however caused.