



**City of
Kalgoorlie
Boulder**

AGENDA

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

commencing at 7:00 PM

on

24 APRIL 2023

at the

Kalgoorlie Town Hall

14 April 2023



NOTICE OF MEETING

An Ordinary Council Meeting of the City of Kalgoorlie-Boulder will be held in the **Kalgoorlie Town Hall** on **Monday, 24 April 2023** commencing at **7:00 PM**.

Regards

A handwritten signature in black ink, appearing to read "Andrew Brien". The signature is stylized with a long, sweeping line extending from the end of the name.

ANDREW BRIEN

Chief Executive Officer

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1 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

2 OPENING PRAYER

To be conducted by Pastor Beau Spencer from the Church of Christ.

3 DISCLAIMER READING

The Mayor will read the disclaimer to those present.

Please note this meeting is being recorded and streamed live on the Council's website in accordance with Council's Recording and Streaming of Council Meetings Policy, which can be viewed on Council's website.

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

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

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

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

4 RECORD OF ATTENDANCE

4.1 Attendance

In Attendance:

Members of Staff:

Visitors:

Press:

4.2 Apologies

Apologies – Elected Members:

Apologies - Members of Staff:

4.3 Leave of Absence (Previously Approved)

Leave of Absence:

Cr Wayne Johnson

5 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Nil

6 PUBLIC ACCESS AND PUBLIC QUESTION TIME

6.1 Public Access

6.2 Public Question Time

7 PETITIONS / DEPUTATIONS / PRESENTATIONS

8 NOTATIONS OF INTEREST

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

8.2 Financial Interest Local Government Act Section 5.60A

8.3 Proximity Interest Local Government Act Section 5.60B

9 APPLICATIONS FOR LEAVE OF ABSENCE

10 ANNOUNCEMENTS BY THE PERSON PRESIDING WITHOUT DISCUSSIONS

10.1 Mayor Announcements

11 CONFIRMATION OF MINUTES

That the minutes of the Ordinary Meeting of Council held on 27 March 2023 be confirmed as a true record of that meeting.

12 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

13 URGENT BUSINESS APPROVED BY THE PERSON PRESIDING OR BY DECISION

14 REPORTS OF COMMITTEES

14.1 Youth Council Minutes - 4 April 2023

14.1.1 Youth Grant Program

Responsible Officer:	Mia Hicks Director of Community Development
Responsible Business Unit:	Community Development
Disclosure of Interest:	Nil
Voting Requirements:	Absolute Majority
Attachments:	1. Youth Grant Program Guidelines - Amended [14.1.1.1 - 10 pages]

COMMITTEE RECOMMENDATION

That Council;

1. Endorse the name change of the PCYC Partnership Fund to the “Youth Grant Program” and the new guidelines including eligibility requirements; and
2. Request a budget allocation of \$20,000 for the 2023/24 Financial Year towards the Youth Grant Program.

Executive Summary

On 2 August 2022, the Kalgoorlie-Boulder Youth Council (KBYC) recommended to Council that they authorised a review of the PCYC Partnership Fund, which was established in 2012.

In partnership with the Kalgoorlie PCYC, it was identified that this funding should be made more broadly accessible to all community groups delivering youth programs and initiatives in the city.

This recommendation was endorsed by Council on 27 September 2022. City officers, in collaboration with the KBYC and in consultation with the Kalgoorlie PCYC, have developed new guidelines which allow for greater access of funds by all not-for-profit youth organisations.

Community Engagement Consultation

The Kalgoorlie-Boulder Youth Council has been consulted and involved in the development of the Youth Grant Program guidelines along with the PCYC. This has been developed through workshops at scheduled KBYC meetings, and through a further special workshop to ensure all Youth Councillors were involved in the development of the newly established guidelines.

Community Strategic Plan Links

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

SAFE: We support families and youth.

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

Budget Implications

A budget request of an additional \$8,000 towards the existing budgeted \$12,000 per annum for the previous PCYC Partnership Funding -

Financial Year	COA	Description	Amount
2023/24	108091820	Other Welfare- Youth Partnership Expenses	\$20,000

Report

A report for the review on the PCYC Partnership Fund was recommended to Council by the Kalgoorlie-Boulder Youth Council and endorsed by Council at the Ordinary Council Meeting (OCM) of 27 September 2022.

City officers, in consultation with the KBYC and Kalgoorlie PCYC have conducted a review of the PCYC Partnership Fund. This review has resulted in the need for a small grants program to be developed by the City to create broader opportunities for not-for-profit organisations and youth groups to access grant funding to run youth development programs and events.

The Youth Grant Program (YGP) will provide financial assistance to youth groups and organisations. The YGP will provide youth groups and organisations with the opportunity to purchase goods and services for events, equipment, and ongoing sustainable activities for youth event, activities and workshops.

The program allows youth groups and organisations to apply for a one-off grant for initiatives that align with the City's Youth Strategic Action Plan 2018-2021 and the City's Strategic Community Plan 2020-2030.

The YGP is not designed to compete against the City's already established Annual Grant Program or Community Assistance Scheme, rather to provide smaller funding options for one-off youth-based projects. It is intended that, the proposed YGP will increase the development of more youth programs on offer to young people in Kalgoorlie-Boulder.

The YGP consists of the following grant categories:

- Minor grants up to \$2,000
- Major grants up to \$5,000

Grant funding will be available twice a year in July and February until funds are depleted. A budget request for the 2023/24 financial year of \$20,000 towards the program is requested; an \$8,000 increase on the existing Youth Partnership Expenses budget of \$12,000 from the 2022/23 financial year budget.

All applications will be reviewed and recommended by the Kalgoorlie-Boulder Youth Council to Council for approval in the August and March OCM. This process is to ensure that the KBYC are involved in the decision-making process and meet the needs of young people in the community. The Youth Grant Program is designed to be more accessible to multiple organisations and community groups servicing youth in the community.

City Officers, in close partnership with the KBYC, have created the YGP guidelines (refer to attachment) to assist with the assessment of applications throughout the year.

Statutory Implications

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

Policy Implications

It is proposed that the YGP is included in Policy CS-AL-009 *Community Assistance Scheme*. The Youth Grant Program will be included in the Community Assistance Scheme Guidelines.

15 REPORTS OF OFFICERS

15.1 Chief Executive Officer

15.1.1 2022/23 RATES CONCESSIONS APPLICATIONS

Responsible Officer:	David Trevaskis Director of Corporate and Commercial
Responsible Business Unit:	Finance
Disclosure of Interest:	Nil
Voting Requirements:	Absolute Majority
Attachments:	Nil

Officer Recommendation

That Council:

1. Under Section 6.47 of the *Local Government Act 1995*, receive and consider the Officer's recommendation relating to rate concession applications from sixteen not-for-profit organisations, community and sporting groups who are seeking consideration for a rates concession on their 2022/23 general land rate: and
2. Make a determination if Group One Applicants (Table 1) qualify for a 100% rates concession based on the reasons summarised in Table 1.1 of the report. The impact to total rates revenue collected for this category is a reduction of \$101,346.58;
3. Make a determination if Group Two Applicants (Table 2) qualify for a 50% rates concession based on the reasons summarised in Table 2.1 of the report. The impact to rates revenue collected is a reduction of \$2,890.97.

Executive Summary

The purpose of this item is for Council to consider the Officer's recommendation relating to 2022/23 rate concession applications from not-for-profit organisations, community and sporting groups and make a determination if the applicants are eligible to receive a rates concessions based on the reasons stated in this report.

Community Engagement Consultation

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

Community Strategic Plan Links

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

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

Budget Implications

The impact to rates revenue collected for 2022/23 will be a reduction of \$104,237.55. The impact to the overall 2022/23 Budget will be a shortfall (\$4,237.55) as the budget allocation for COA 10301220 - Rates Concessions Muni Account is \$100,000.00.

Report

Council's Rates Concession Policy on Rateable Land (CORP-F-010) was established to provide rating relief to not for profit recreation, sporting and community groups and organisations within the City of Kalgoorlie-Boulder. The City of Kalgoorlie-Boulder recognises the value and importance of their services and the contributions that these groups make to the community.

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

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

In accordance with the Local Government Act 1995 –

6.47 Concessions

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

** Absolute majority required.*

6.48. Regulation of grant of discounts and concessions

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

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

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

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

Under section 2.3 of Council Policy CORP-F-010 Rates Concession (Rateable land), Council may grant a rates concession to not for profit organisations (NFP), community

groups and sporting clubs at a concessional rate of 50% or 100%. Applicants must meet the policy's criteria requirements to be eligible for a concession. A copy of the policy is included as Attachment A of the report.

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

1. GROUP ONE APPLICANTS– 100% rates concession eligibility

Table 1 Summary of applications at 100% concession rate

App No	Applicant Name	Property Address	Group Type	Rates Levied
1	Goldfields Repertory Club	7 Brookman Street	Community	1,016.33
2	Veteran Car Club	13 Whitlock Street	Community	980.00
3	Lions Club of Hannans	21-23 Porter Street	Community	1,103.66
4	Eastern Goldfields Clay Target Club	Lot 268 Great Eastern Hwy	Sporting	12,482.55
5	Boulder Rifle Club	Lot 269 Great Eastern Hwy	Sporting	22,884.68
6	Kalgoorlie Golf Club	23 Nankiville Road	Sporting	21,580.63
7	Kalgoorlie/Boulder Lotteries House	42 Wilson St Kalgoorlie	Nor for Profit	6,325.09
8	Living Alternatives Ltd (Pregnancy Problem House)	31 Charlotte St Kalgoorlie	Nor for Profit	1,576.76
9	South Metropolitan Youth Link	60 Moran St	Nor for Profit	2,310.32
10	Empowering People in Communities	160 Wilson St Kalgoorlie	Nor for Profit	2,397.00
11	Goldfields Individual & Family Support Association (GIFSA)	126-130 Egan St Kalgoorlie	Nor for Profit	23,767.14
12	Goldfields Individual & Family Support Association (GIFSA)	1-3 Wittenoom St Kalgoorlie	Nor for Profit	2,962.62
13	Goldfields Individual & Family Support Association (GIFSA)	5 Wittenoom St Kalgoorlie	Nor for Profit	980.00
14	Goldfields Brass Band	72 Burt Street Boulder	Community	980.00
TOTAL				101,346.58

Table 1.1 Applicants Information

<p>Goldfields Repertory Club</p> <p><i>General Land Rates</i> \$1016.13</p>	<p>Small non-for-profit community theatre-based group of volunteers promoting, performing, and teaching theatrical arts in Kalgoorlie-Boulder.</p> <p>The Club provides social and cultural benefits to its members and fosters, promotes, and cultivates dramatic art, literature, and music in the community.</p> <p>All profits are invested back in the club facilities for the community to enjoy.</p> <p>**Hold a Special Facility Liquor License</p>
<p>Veteran Car Club of WA (Western Australia) (Inc.) – A3322</p> <p><i>General Land Rates</i> \$980.00</p>	<p>Small not-for-profit community group providing benefits to its members and the wider community. The premises are also used for meetings by the Goldfields Disabled Sports Association (at no cost to the Association).</p> <p>The Local branch provides fundraising support to many local community groups (i.e., Rotary, RFDS, Community Fair Society St Barbara’s Day), in their attempts to fund raise for the community as a whole.</p> <p>Other regional branch clubs and the Veteran’ Club of WA hold council rate concessions as their activities have been deemed as ‘beneficial for the wider community’.</p> <p>Beneficiary charities for donations are Royal Flying Doctor Service and Lions Club.</p> <p>Small membership based Not for Profit Community Group whose income is derived from membership fees.</p>
<p>Lions Club Hannans A13541</p> <p><i>General Land Rates</i> \$1,103.66</p>	<p>The Lion's Club is a community-based not-for-profit service club that provides financial and service support to community members.</p> <p>For example, local families, Royal Flying Doctor Service (RFDS), local schools and local not for profit organisations such as Women’s Refugee through their fund-raising activities.</p> <p>The Club’s objectives are to provide financial, cultural, social and moral assistance to the disabled, disadvantage, and the elderly within the community.</p>

<p>Eastern Goldfields Clay Target Club – A23550</p> <p><i>General Land Rates</i> \$12,482.55</p>	<p>The Club is a not-for-profit sporting group that provides the safe practice of Clay target Shooting in all forms. They arrange matches and competitions for members and affiliated clubs to improve the standards of Clay target Shooting.</p> <p>They host open days, social gatherings, corporate gatherings (to introduce attendees to Clay target Shooting).</p> <p>Revenue raised throughout the year from events is directly put back into the club to cover the everyday running of the club (water, electricity, insurance, maintenance, etc.) and purchase consumables to be used during these events.</p>
<p>Boulder Rifle Club Inc – A20471</p> <p><i>General Rates</i> \$22,884.68</p>	<p>The Boulder Rifle Club is a not-for-profit sporting group that provides a Rifle Range for members of the club, responsible community groups and individual members of the public to practice all forms of rifle target shooting in a safe environment.</p> <p>Members are charged a range fee of \$10 which covers consumables, score cards and target frame maintenance.</p> <p>Any revenue raised goes directly back into the running of the club.</p>
<p>Kalgoorlie Golf Club– A35602</p> <p><i>General Land Rates</i> \$21,580.63</p>	<p>The Club is a sporting group that meets the City's Rates Concession Policy criteria, being a not-for-profit sporting community group, who holds a Management Order with the State of WA. From 5/5/1978 to 22/4/2022.</p> <p>The Club ceased operating in November 2010 with the opening of the new Kalgoorlie Golf Course. The Club house and residence at the old golf course was demolished in September 2016 to make way for Goldfields Masonic Homes Pringle Village.</p> <p>In October 2017, the Kalgoorlie Golf Club Inc (KBC) wrote to the Department of Planning, Lands and Heritage requesting the relinquishment of the Management order on Reserve 35227. The DOPLH advised that this could not be done until all contaminated soil was removed from the site. This was completed in March 2020.</p> <p>A new request was made to DOPLH for the relinquishment of the Management order in September 2020. The DOPLH advised that they</p>

	<p>could lift the order as they were dealing with other parties for parts of the land contained within the Reserve. One of these parties is the City of Kalgoorlie Boulder.</p> <p>The Kalgoorlie Golf Club has not had income since the closure of the course in November 2010 and has no current financial statements. All funds the KGC held are held in trust by the Goldfields Golf Club until the KGC ends.</p>
<p>Kalgoorlie-Boulder Lotteries House Association (Inc.) – A14200</p> <p><i>General Land Rates</i> \$6,325.09</p>	<p>A community based not-for-profit organisation whose core business is to provide low-cost office space rentals to other local not for profit organisations/associations and non-government organisations at a non-commercial rate.</p> <p>Current Tenants include: Anglicare, Cancer Council, Individual Disability Advocacy, Yorgum Healing Services Aboriginal Corporation and Forrest Personnel (Disability Employment Specialists).</p> <p>The income received from its activities is used to pay bills and accounts for the day-to-day running and upkeep.</p> <p>With the assistance of Council’s rates concession, the Association can maintain their rates at comparatively lower rate than the commercial market rate. Therefore, the city is also indirectly assisting other non-for-profit organisations without providing monetary assistance.</p>
<p>Living Alternatives Ltd (Pregnancy Problem House) – A12739</p> <p><i>General Land Rates</i> \$1,576.76</p>	<p>Pregnancy Problem House is a not-for-profit organisation, that offers free support and counselling to women and couples with who experiencing the challenges of pregnancy. They offer non-judgmental understanding, accurate information, and personalised care that is confidential.</p> <p>They can help anyone who needs help and provide free services thanks to the generous support of the local community – individuals, families, businesses, groups and even people they have helped in years past.</p> <p>Their team includes counsellors and family therapists, social workers, GPs, midwives, nurses, teachers, youth workers, chaplains, lawyers, accountants, community leaders, property managers, students, retired persons and more.</p>

<p>South Metropolitan Youth Link (SMYL) – A4035</p> <p><i>General Land Rates</i> \$2,310.32</p>	<p>The SMYL organisation meets the City's Rates Concession Policy criteria where it benefits the wider community.</p> <p>The organisation's ethos is to facilitate the development of and equitable access to education, training, and employment opportunities for the purpose of relieving the community of poverty, sickness, suffering, destitution, misfortune, distress, or helplessness;</p> <p>SMYL are an independent non-profit service provider in supporting people and communities to make positive changes for their future, who s registered with the Australian Taxation Office for charity tax concession status and not-for-profit status</p> <p>SMYL uses the premises as a training centre for the delivery of Federally funded Language, Literacy and Numeracy programs and targets disengaged young people, migrants, indigenous and people with disabilities to develop language and literacy skills prior to engagement in further education, training and/or employment.</p>
<p>Empowering People in Communities – A12739</p> <p><i>General Land Rates</i> \$2,055.30</p>	<p>Empowering People in Communities (EPIC) is a disability provider that ensures that all people with disabilities, their families and carer's have access to quality services that meet their individual needs that will lead to living. It is dedicated to empowering people from diverse backgrounds to live more independent, enriching, and connected lives through a range of disability support services.</p> <p>The Organisation meets the City's Rates Concession Policy criteria where it benefits the wider community.</p> <p>EPIC is a registered NDIS Provider. The organisation is a passionate, human-centered, and inclusive not-for-profit organisation dedicated to empowering people from diverse backgrounds to live more independent, enriching, and connected lives through a range of disability support services. One of the ways EPIC helps to break down those barriers is by running a diverse range of events and activities designed to engage everyone – all abilities, all ages, and all cultures.</p>

<p>Goldfields Individual & Family Support (GIFS) - A17858</p> <p><i>General Land Rates</i> \$23,767.14</p> <p><i>GIFSA ensures that all people with disability, their families and carers have access to quality services that meet their individual needs that will lead to living a good life.</i></p>	<p>GIFSA is government funded organisation through the National Disability Insurance Scheme (NDIS) who provide support services to people with disabilities. They operate across the Goldfields and Esperance region.</p> <p>GIFSA is registered with the Australian Taxation Office for charity tax concession status, not-for-profit status and is endorsed as a Deductible Gift Recipient (DGR).</p> <p>GIFSA relies on other forms of funding to provide additional programmes not funded by the NDIS, in the form of grants from the private sector.</p> <p>GIFSA is seeking a rates concession on their new commercial property that being their new central office 126-130 Egan Street Kalgoorlie. The building comprises of multi suites, where 5 suites are currently leased to and tenanted by third parties, with income received.</p> <p>What constitutes a charitable purpose? Under the Charitable Uses Act 1601 there must be a benefit to the public (i.e., benefit to the public at large or a class or section of the public) Under Australian case law, the courts found if the use of the land produces a profitable by-product incidental to that use, the exclusiveness of the charitable purpose is not destroyed.</p> <p>GIFSA application advises any profits derived from the leases will be reinvested into the disability community as per their strategic plan and operating directives</p>
<p>Goldfields Individual & Family Support Association (GIFSA)</p> <p><i>A12991 and A12989</i> <i>(comprising of two (2) rateable assessments)</i></p> <p><i>General Land Rates</i> \$2,962.62 and \$980.00</p> <p><i>GIFSA ensures that all people with disability, their families and carers have access to quality services that meet their</i></p>	<p>GIFSA is government funded organisation through the National Disability Insurance Scheme (NDIS) who provide support services to people with disabilities. They operate across the Goldfields and Esperance region.</p> <p>GIFSA is registered with the Australian Taxation Office for charity tax concession status, not-for-profit status and is endorsed as a Deductible Gift Recipient (DGR).</p> <p>GIFSA relies on other forms of funding to provide additional programmes not funded by the NDIS, in the form of grants from the private sector.</p>

<p><i>individual needs that will lead to living a good life.</i></p>	<p>GIFSA is seeking a rates concession on their residential properties they use for residential respite. Assisting families with short-term stays away from home with accommodation at a minimal cost or no cost at all.</p> <p>Their application advises any profits derived from the leases will be reinvested into the disability community as per their strategic plan and operating directives.</p>
<p>Goldfields Brass Band – A34751</p> <p><i>General Land Rates</i></p> <p><i>\$980.00</i></p>	<p>Small not-for-profit community group, who provides social and cultural benefits to its members and fosters, promotes, and cultivates music in the community.</p> <p>All net revenue is injected back into the Club to assist with the Club operating expenses.</p> <p>The Band members assist at charitable, patriotic, and civil functions.</p>

Recommendation:

It is the Officer’s recommendation based on the reasons detailed in Table 1.1 above, the fourteen applicants receive a 100% rates concession on their 2022/23 general land rates. Applicants have demonstrated they meet the eligibility criteria to receive the concession under council’s Policy CORP-F-010.

2. GROUP TWO APPLICANTS– 50% rates concession eligibility

Table 2 Summary of applications at 50% concession rate

App No	Applicant Name	Property Address	Group Type	Rates Levied
14	Kalgoorlie Bowling Club	Lots 3888 and 3923 Maritana Street, Kalgoorlie	Sporting	4,801.93
15	Boulder Bowling Club	63-65 Richardson Street Boulder	Sporting	980.00
TOTAL				5,781.93

Table 2.1 Applicants Information

<p>Kalgoorlie Bowling Club (Inc.) – A13155 & A13156</p> <p><i>General Rates \$2,746.63 & \$2,055.30</i></p> <p><i>(Comprising of two (2) rateable land parcels)</i></p>	<p>Not-for-profit sporting club who promotes the game of lawn bowls and provides social and recreational benefits to the wider community.</p> <p>The Bowling club is situated on two land parcels; one freehold (Front Green, car park & Club house) and a Management Order it holds with the State of WA (Back Green).</p> <p>The Club holds a 'Club Liquor Licence' and only undertakes activities allowed under their Club licence. The clubhouse is located on freehold title 1671/40 which comprises of Front Bowling Green, Car Park & licensed Club House). The license covers both greens.</p> <p>The Club creates year-round opportunities for participation in the sport of Bowls for all ages, genders ethnic backgrounds and abilities; and provides a friendly welcoming environment where members can spend some of their leisure time for sport, recreation, social interaction, or relaxation.</p> <p>**Hold a Club Liquor License</p> <p>The Club can recoup costs through other avenues such as catering, bingo sales, and social bowls and bar service.</p>
<p>Boulder Bowling Club (Inc.) – A10765</p> <p><i>General Land Rates \$933.00</i></p>	<p>Not-for-profit sporting club who promotes the game of lawn bowls and provides social and recreational benefits to the wider community.</p> <p>The Sporting Club meets the City's Rates Concession Policy criteria, being a not-for-profit sporting community group, who holds a peppercorn lease with the City (Management Order with WA).</p> <p>The Club holds a 'Club Liquor Licence' and only undertakes activities allowed under their Club licence.</p> <p>The Club employs a full-time bar manager.</p> <p>The Club creates year-round opportunities for participation in the sport of Bowls for all ages, genders ethnic backgrounds and abilities; and provides a friendly welcoming environment where members can spend some of their leisure time for sport, recreation, social interaction, or relaxation.</p>

	<p>**Hold a Club Liquor License</p> <p>The Club can recoup costs through other avenues such as catering, bingo sales, and social bowls and bar service</p>
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Recommendation:

It is the Officer’s recommendation based on the reasons detailed in Table 2.1 above, the two sporting club applicants receive a 50% rates concession on their 2022/23 general land rates. Applicants have demonstrated they meet the eligibility criteria to receive the 50% concession under council’s Policy CORP-F-010.

Statutory Implications

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

Rates and Charges (Rebates and Deferments) Act 1992

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

Policy Implications

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

15.1.2 Cruickshank Sporting Arena

Responsible Officer:	Andrew Brien Chief Executive Officer
Responsible Business Unit:	Office of the CEO
Disclosure of Interest:	Nil
Voting Requirements:	Simple
Attachments:	<ol style="list-style-type: none"> 1. CONFIDENTIAL - Attachment 1 - Cruickshank Sporting Complex (CS A) - User Group Consultation Summary [15.1.2.1 - 4 pages] 2. CONFIDENTIAL - Attachment 2 - Cruickshank Sporting Complex (CS A) - Building and Infrastructure Analysis [15.1.2.2 - 5 pages] 3. CONFIDENTIAL - Attachment 3 - Norman Johns Hall Inspection [15.1.2.3 - 12 pages]

Officer Recommendation

That Council:

1. Confirms that the Cruickshank Sporting Arena is no longer to be used for “Parks and Recreation” or “Public Open Space”, and that the area is to be re-purposed;
2. Provides notice to all leaseholders that all leases will cease as from 1 January 2024;
3. Negotiate new leases with existing leaseholders at alternative City facilities, where the need exists;
4. Demolish buildings that have deteriorated to the point of beyond repair or where such buildings have no ready purpose;
5. Place all facilities and the site in care and maintenance from 1 January 2024; and
6. Initiate an expression of interest process to consider strategic, large-scale enhancement and development options for the Cruickshank Sporting Arena.

Executive Summary

The future use of the Cruickshank Sporting Arena (CSA) has been under consideration by Council for several years, with the potential redevelopment of the site providing an overall long-term benefit to the City’s growth and development.

This report therefore provides the background to these considerations together with options for Council consideration.

Community Engagement Consultation

At the Ordinary Council Meeting on 14 February 2022, Council resolved as follows;

“That Council

1.
2.

3. *Invite current users to a forum to consider their roles over the Cruickshank Sports Arena (CSA) working with Council in developing future use options for the CSA.*

On 19 October 2022, the City arranged and hosted a workshop at the Kalgoorlie-Boulder Community Fair Society’s building at Cruickshank Sporting Complex (CSA).

In attendance were representatives from the Kalgoorlie Boulder Fair Society Inc. Committee (Fair Society), the Golden Mile Trotting Club Inc. Committee (GMTC), and the Kalgoorlie Air Cadets (via videoconference).

The purpose of the meeting was to obtain feedback from the organisations on future-use options for the CSA as per the Council resolution of 14 February 2022.

A summary of the proposed future uses for the CSA was developed by the user groups and is available at Attachment 1 - Cruickshank Sporting Complex (CSA) - User Group Consultation Summary.

At the Ordinary Council Meeting on 27 February 2023, Council resolved as follows;

“That Council

1.
2.
3. *Request the CEO to continue with the negotiations with all key users around the future of Cruickshanks Sporting Area immediately after the 2023 Fair or sooner as applicable.*”

On 5 April 2023, the City hosted another CSA user workshop at the City's Administration Building. In attendance were representatives from the Fair Society, the GMTC and the Air Cadets.

The purpose of the meeting was to obtain feedback from the organisations on the future of the CSA as per the Council resolution of 27 February 2023.

The Air Cadets indicated a willingness to relocate to an alternate site; however, both the Fair Society and the GMTC expressed their strong opposition to ever being relocated for any of their activities.

The GMTC confirmed it would be possible to hold harness races at the Kalgoorlie-Boulder Racing Club; however, it was not a suitable venue for training due to accessibility. The Fair Society indicated their strong belief that there is no other venue for holding the annual Kalgoorlie-Boulder Fair.

A summary of required assets for each existing user group to successfully operate at any location was developed at the workshop. These have been detailed in the combined consultation document. Refer to Attachment 1 - Cruickshank Sporting Complex (CSA) - User Group Consultation Summary.

Community Strategic Plan Links

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

- SUSTAINABLE: We advocate for the provision of land use.
- EMPOWERED: We ensure considered decision making based on collaborative, transparent and accountable leadership.
- EMPOWERED: We provide opportunities for genuine engagement with the community to inform the Council’s decision-making.

CAPABLE: We are continuing to undertake the appropriate risk management and assessment strategies.

Budget Implications

The City currently expends a significant amount of funds, (separate to the preparations for the few events at the CSA) on maintaining and servicing Cruickshanks Sporting Arena's buildings and the site.

If the use of the site continues as in the past, without significant capital renewal investment, then the maintenance and operational costs will continue to increase significantly due to the increasing vandalism to and deterioration of the assets.

Report

Current Users

Kalgoorlie-Boulder Community Fair Society (Fair Society)

The Fair Society has an active Committee with plans to drive several event activities over the next year. They intend to add value to the annual Fair event and become a sustainable organisation through the development and implementation of new events. The Fair Society confirmed that in this respect, they have a Strategic Plan to guide their future, but this has not been made available to Officers.

The Fair Society has provided several suggestions in addition to the annual Fair that could activate the CSA ranging from Country Music Festivals to car boot sales. These events could be considered aspirational rather than practical as they require significant upfront sponsorships (such as the Country Music Festival) due to the lack of working capital to invest in the events (booking of artists etc) until ticket sales are released.

At the time of writing this report, the City has not received financial acquittals from the Fair Society for funding provided this financial year.

Golden Mile Trotting Club (GMTC)

In March 2018, the Chief Executive of Racing and Wagering WA, Richard Burt, confirmed that harness racing would cease in Kalgoorlie-Boulder in December 2018. This was primarily due to Kalgoorlie-Boulder not having the population required to sustain harness racing in the region.

During the recent Race Round, the GMTC reportedly met with the then Minister for Racing and Waging, the Hon. Minister Dr Tony Buti MLA who confirmed that the GMTC would need to demonstrate a good cause for why harness racing should be brought back to the Goldfields. At the very minimum, the GMTC expressed that they would like to add a few meetings during the Race Round calendar of events at the Cruickshank Sporting Arena.

The City has addressed a letter to the current Minister for Racing and Wagering to request feedback on whether Racing and Wagering WA were considering a re-establishment of harness racing in Kalgoorlie-Boulder in the near future.

The GMTC have confirmed that they have ten Committee members (no financial members) and currently have no horses stabled on the Cruickshank Sporting Arena.

Kalgoorlie-Boulder Air Cadets

At the time of consultation, the Kalgoorlie-Boulder Air Cadets membership base had 18 young people. The Deputy Liaison Officer for the Airforce has confirmed that their preferred location for the Air Cadets would be a block of land near the airport. This would allow the Australian Defence Force to create what is referred to as a MUD (Multi-user Defence) location, which could include army, navy and air cadets.

Current Status

Since 2018, the assets at Cruickshank Sporting Arena have started to exceed regular maintenance, and the facility now requires the City to decide on the long-term strategic future of this site. This would include making a significant investment in bringing the facility up to a public space standard.

At the Ordinary Council Meeting on 27 February 2023, Council approved that *“Cruickshanks Oval be de-commissioned as a sporting oval with no irrigation supply.”*

Land

The City of Kalgoorlie-Boulder holds the management order over Reserve 24855 and is vested with the power to lease not exceeding 21 years. It is currently zoned “Parks and Recreation” under TPS1 and under LPS2, “Public Open Space.”

Should any use other than “Parks and Recreation” be envisaged, then the process for amending this use would be required through the Department of Planning, Lands, and Heritage.

The GMTC own a small land parcel on the CSA reserve which was donated to them by the Perth Mint. Access is currently through the CSA but were the CSA to be repurposed for any other use this GMTC land could be accessed off the Goldfields HW.



Leases

All user groups are currently on expired leases with the City since 2019 and all are in “holding over” as below -

Lessee	Lease Until	Cost per Lessee
Golden Mile Trotting Club	30 June 2019	\$110 per annum
Kalgoorlie-Boulder Fair Society	31 October 2019	
Kalgoorlie Air Cadets		
Lions’ Club of Kalgoorlie		

Previous users, the Lake View Cricket Club and Eastern Goldfields Little Athletics relocated to other City facilities many years ago.

Should Council decide to terminate these leases, a 30 days' notice will be required.

Buildings

Over the years, the Fair Society and the Golden Mile Trotting Club have claimed ownership on the following buildings -

- Fair Society – Office and adjoining shed (confirmed ownership with Esther Roadnight, previous President, built by Fair Society in 1980s)
- GMTC – Grandstand (1981 build), modular office, horse stables, and tote shed

The lease agreements state that,

“...before the expiry or termination of the Lease or, if it is terminated by the Lessor (City), within five (5) days after this Lease is terminated, the Lessee (users) must:

- *Remove all fittings and accessories, fixtures, improvements, alterations and additions that the Lessee has erected or installed on the Leased Premises other than those deemed to form an integral part of the Leased Premises pursuant to clause 14(4) and make good any damage occasioned by such removal to the satisfaction of the Lessor; and*
- *Remove all its property, including furniture, plant, equipment and stock in trade, from the Leased Premises.”*

The City has provided a Building and Infrastructure Analysis Report which outlines the condition of the buildings and infrastructure at the CSA. Refer to Attachment 2 - Cruickshank Sporting Complex (CSA) - Building and Infrastructure Analysis. Many buildings and infrastructure are classified as average or very poor condition.

A structural report has been conducted by an independent Engineering company which has recommended the demolition of Norman Johns Hall due to it being structurally unsound. Refer to Attachment 3 – Norman Johns Hall Inspection.

Therefore, several buildings could and should be demolished as their condition is poor or there is no ready purpose for the buildings.

Future of the CSA

Several options exist for the future of the CSA. These are;

Option 1 – Cease all current (expired) leases as from 1 January 2024, and negotiate new leases with existing leaseholders at alternative City facilities, where the need exists

By all accounts and by the recent record of events held at this location, there are few community events or activities held on site. This is despite the intentions provided to the City by the associations and Clubs based on the property.

The City currently maintains all the ovals and buildings apart from the building in which the Fair Society is based. Most buildings are in poor condition, with the Norman Johns Hall being declared structurally unsound and is unused, apart from during the annual Fair event.

The City and Council need to determine the strategic and future use of the site for City Officers to be able to develop options, costings and annual budget allocations for the ongoing use of the site.

This will be achieved by opening an expression of interest process to consider strategic, large-scale enhancement and development options for the CSA which will be presented to Council for their consideration. Included in this report will be the zoning implications for each valid expression of interest submitted.

Option 1 is the preferred option for the following reasons -

- Despite the consultations undertaken, there seems to be no intention from two resident user groups to relocate their activities to any other facilities;
- There are other appropriate facilities in the City able to accommodate these groups and their activities;

- Over the last five years, CSA has experienced a significant reduction in the number of users of the facility and the number of events being held;
- There are other City facilities that can host the Kalgoorlie-Boulder annual Fair
- The infrastructure and assets have reached a critical stage where significant or major investment is required to provide a suitable venue that meets the requirements to hold large community events;
- There is a difference in the City's and remaining users' expectations in terms of renewal and maintenance/servicing of the grounds and assets; and
- There is no indication that harness racing will ever be returning to the Goldfields region.

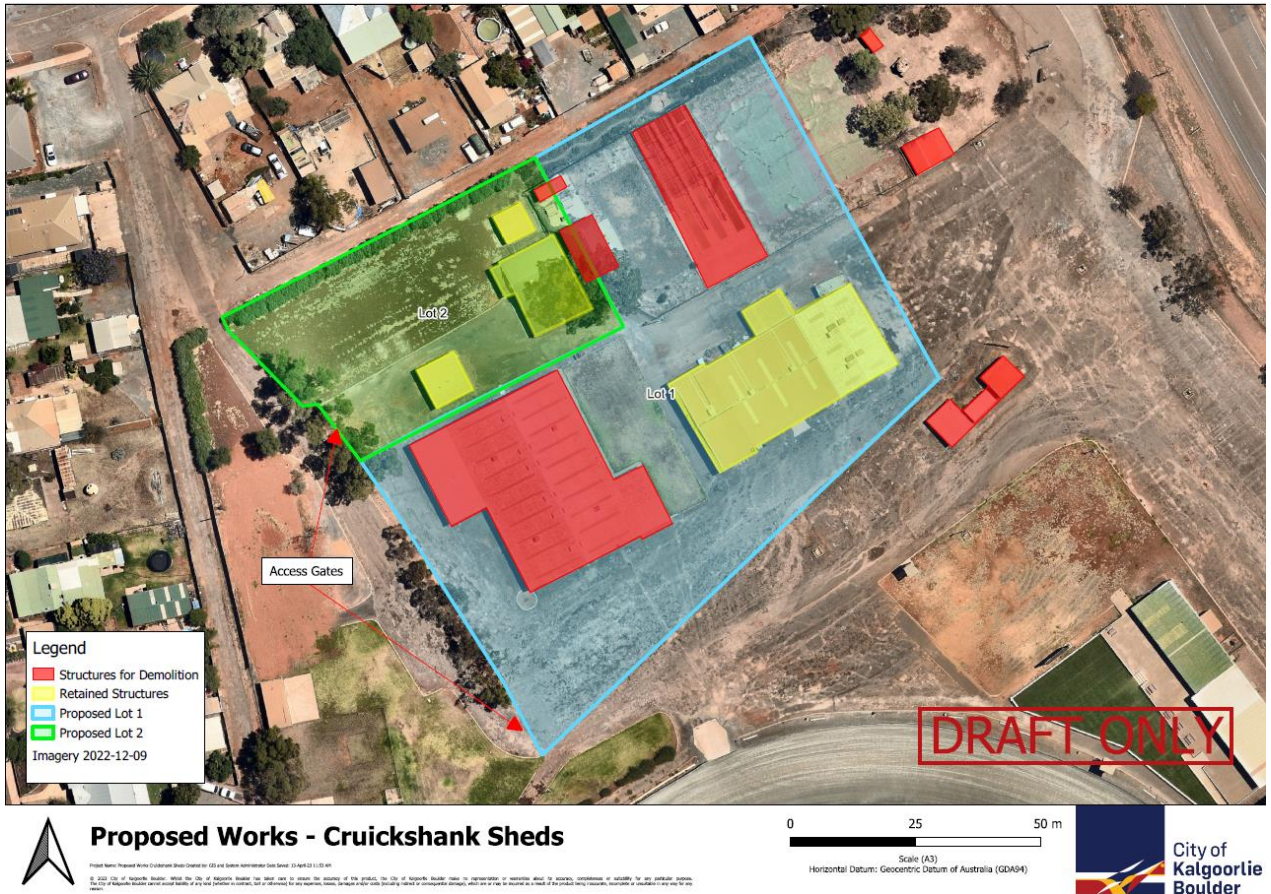
This is the recommended Option

Option 2 – Segregate the Fair Society and Air Cadets Buildings from the main CSA property

Based on consultation undertaken by the City Officers, the Fair Society has expressed strong opposition to ever being relocated to any other facility in the city to undertake their activities. The Air Cadets have confirmed that they understand that it could take several years to obtain a parcel of land and develop their MUD facility.

If the two organisations are not prepared to relocate, the City could exercise the option to sublease two separate areas to the Fair Society and the Air Cadets respectively (refer to the below diagram) and restrict access to the remaining Cruickshank Sporting Arena with fencing. This would provide the two users with individual and separate access to the existing Fair Society and Air Cadet buildings.

This is not a recommended Option.



Option 3 – Provide the funds for a complete refurbishment of the CSA.

Council could consider re-establishing the CSA as a safe and suitable venue for the Fair Society and permit them to expand their event activities. The GMTC would be able to remain at the Oval for training and a renewed facility could be established for the Air Cadets. Initial costings based on the Building and Infrastructure Analysis Report indicate significant costs to rectify the property for the above and expanded usage.

This is not a recommended Option

Statutory Implications

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

Policy Implications

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

15.1.3 Accounts Payable Report March 2023

Responsible Officer:	Casey Radford Finance Manager
Responsible Business Unit:	Finance
Disclosure of Interest:	Nil
Voting Requirements:	Simple
Attachments:	<ol style="list-style-type: none"> 1. Municipal EFT Payments - March 2023 [15.1.3.1 - 26 pages] 2. Municipal Cheque Payments - March 2023 [15.1.3.2 - 1 page] 3. Municipal Direct Debit Payments - March 2023 [15.1.3.3 - 1 page] 4. Municipal Credit Card Payments - March 2023 [15.1.3.4 - 7 pages]

Officer Recommendation

That Council receive the list of payments totalling \$10,671,512.13 as presented for the month of March 2023.

Executive Summary

The purpose of this report is for Council to receive the list of payments made from the Municipal and Trust funds including a summary report of the Corporate Credit Card transactions incurred by authorised card holders.

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

Community Engagement Consultation

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

Community Strategic Plan Links

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

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

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

Budget Implications

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

Report

Attached to this report are the lists of all cheque and EFT payments made during the month of March 2023 and a list of corporate credit card transactions by card holder of the same period totalling \$10,671,512.13.

Municipal EFT	\$10,431,807.06
Municipal Cheque	\$15,003.09
Direct Debit	\$171,862.03
Credit Cards	\$52,839.95
Grand Total	\$ 10,671,512.13

Statutory Implications

The accounts payable for the month of March 2023 has been prepared in accordance with the requirements of the Local Government (Financial Management) Regulations 1996.

Policy Implications

All purchases by authorised officers are to be completed in accordance with Policy CORP AP 001– Purchasing.

15.1.4 Trading in Public Places - Food Vehicles Policy

Responsible Officer:	Alex Wiese Director Development and Growth Frances Liston Executive Manager Governance and Risk Services
Responsible Business Unit:	Office of the CEO Governance Health and Community Safety
Disclosure of Interest:	Nil
Voting Requirements:	Absolute Majority
Attachments:	1. Trading in public places - food vehicles policy [15.1.4.1 - 3 pages]

Officer Recommendation

That Council adopt the Trading in Public Places – Food Vehicles policy.

Executive Summary

The Governance and Policy Committee recommended to Council on 27 March 2023 that the Trading in Public Places – Food Vehicles policy be adopted by Council and requested that the Chief Executive Officer review and amend that policy.

City officers and the Chief Executive Officer have conducted that review and recommend the attached Trading in Public Places – Food Vehicles policy be adopted by Council with the amendment set out in the report below.

Community Engagement Consultation

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

Community Strategic Plan Links

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

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

Budget Implications

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

Report

The Governance and Policy Committee recommended to Council on 27 March 2023 that the Trading in Public Places – Food Vehicles policy be adopted by Council with the following requested of the Chief Executive Officer in respect of that:

“Review the definition of “food vehicle” and whether a time limit or alternative amendment is needed to ensure that travelling food and coffee vehicles are able to operate around Kalgoorlie without being inadvertently restricted by the operation of this policy.”

City officers and the Chief Executive Officer have conducted a review of the policy and recommend the following amendment as set out in the attached Trading in Public Places – Food Vehicle policy:

1. Add definition of Food Vehicle:

“Food Vehicle means a vehicle (other than a food transport vehicle while it is engaged in the transport of food) that complies with the requirements Food Act 2008 and Australia New Zealand Food Standards Code for the sale of food.”

2. Add definition of Vehicle:

“Vehicle means a vehicle as defined in the Road Traffic (Administration) Act 2008 as amended.”

City officers and the Chief Executive Officer consider that this policy operates as is intended and there are no unintended consequences arising as a result of the wording of this policy. The policy provides support for central business activation strategies and prioritises shop tenancies over mobile trading.

Statutory Implications

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

Policy Implications

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

15.2 Development and Growth

15.2.1 Heritage Fund Applications

Responsible Officer:	Alex Wiese Director Development and Growth
Responsible Business Unit:	Planning Development & Regulatory Services
Disclosure of Interest:	Nil
Voting Requirements:	Simple
Attachments:	<ol style="list-style-type: none"> 1. 019 Adragh Bros Building (fmr) - 2 Burt Street [15.2.1.1 - 4 pages] 2. 2 Burt Street - Re-stumping works quote [15.2.1.2 - 1 page] 3. local-heritage-fund-policy [15.2.1.3 - 3 pages]

Officer Recommendation

That Council:

1. Pursuant to the City's Policy DS-DS-004 Local Heritage Fund, approve a grant application for conservative works at 2 (Lot 60) Burt Street, Boulder to the value of \$11,228; and
2. Approve a second Local Heritage Fund round for 2022/23 to be held in May with submission to be considered at the June Ordinary Council Meeting.

Executive Summary

The City received one (1) Heritage Grant application for the 2022/23 financial year, for 2 (Lot 60) Burt Street, Boulder. The application has been assessed and complies with the Local Heritage Fund Policy and is recommended for approval for conservative works. Due to the strategic nature of 2 (Lot 60) Burt Street, Boulder and its importance to Burt Street, a \$11,228 grant is recommended which is above policy threshold.

The application is for a contribution towards re-stumping works to the property as the current condition of the flooring is potentially threatening to retain the current lessee of the building. The total cost of the repair works is \$41,040.20, and the recommended grant represents one fourth of the total value or 24%.

It is further recommended that Council approve a second round for 2022/23 as the owners of the McKenzie's Buildings (140-144 Hannan Street) have indicated in discussions with City staff they are considering further restoration works, in addition to the partial Hannan Street veranda replacement work, that is scheduled to commence late April/May 2023.

Community Engagement Consultation

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

Community Strategic Plan Links

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

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

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

Budget Implications

There are sufficient funds in the Town Planning & Regional Development – Local Heritage Fund account (256001).

Report

The owner of 2 Burt Street, Boulder has applied to the City's Local Heritage Fund for re-stumping works to the property.

The tenants of the property contacted property management in November 2021 as they were concerned about the sudden movement of the work area flooring as it was impacting their work and causing items to fall off shelving.

The former Ardagh Bros Building is a single storey Federation Free Classical brick and zincalume commercial building with cultural heritage significance for the following reasons:

- The place is associated with drapers James & Thomas Ardagh from 1907 until the late 1950s and their descendants from that time until 1995, trading as Ardagh Brothers providing service to generations of Boulder residents;
- The place is a representative example of a group of shops of the Federation period; and
- The place contributes to the streetscape of the Burt Street Precinct.

The owner of the property initially applied to the Heritage Fund in July 2022 outside of a called round. Since that time, one of the initially submitted quotes has increased by \$6,228 and one local business is no longer offering re-stumping works.

Due to these circumstances, the submission of a single quote is supported and due to the cost increase, officer recommendation is a grant of \$11,228. This amount covers the cost increase and provides \$5,000 grant funding in accordance with the City's Local Heritage Fund Policy as set out below.

Heritage Fund Criteria for funding

To be eligible for funding under the terms of the policy a heritage place or building located within a Heritage Precinct must meet one or more of the below listed criteria. This criteria is used to determine which applications are recommended for funding on a competitive basis:

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

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

CMS – Conservation Management Strategy.

City staff are currently liaising with the owners of the McKenzie's Buildings (140-144 Hannan Street) in relation to a potential application for further restoration works under the City's Local Heritage Fund.

Statutory Implications

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

Policy Implications

The recommendations of this report are consistent with the City's Local Heritage Fund Policy DS-DS-004. All funding is subject to the City receiving and granting Planning Approval for the work outlined in this report. Work must be completed to the satisfaction of the City and all applicants will be required to enter into a Recipient Agreement.

15.2.2 P035/23 Proposed Lodging House - Lot 302 (1) Porter Street, Kalgoorlie

Responsible Business Unit:	Development and Growth
Disclosure of Interest:	Nil
Application Number:	P035/23
Owner's Name:	AW Caputo & ML Caputo
Applicant's Name:	Planning Solutions
Development Value:	\$3 million
Voting Requirements:	Simple
Attachments:	<ol style="list-style-type: none"> 1. Planning Application Report [15.2.2.1 - 28 pages] 2. Appendix 2: Development Plans [15.2.2.2 - 12 pages] 3. Appendix 3: Traffic Impact Statement [15.2.2.3 - 25 pages] 4. Appendix 4: Noise Management Plan and Mechanical Noise Acoustic Report [15.2.2.4 - 41 pages] 5. CONFIDENTIAL - Submissions for 1 Porter Street [15.2.2.5 - 6 pages]

Officer Recommendation

That Council resolve to grant development approval for a lodging house at Lot 302 (No. 1) Porter Street Kalgoorlie, in accordance with plans dated 23.06.22 number A1.02 Rev. 5, A3.01 Rev 3 and A3.02 Rev3, A3.05 Rev 2, dated 08.09.2022 number A2.01 Rev. 3, A2.02 Rev. 3, A2.03 Rev 3, A2.04 Rev 3, A2.05 Rev 3, subject to the following conditions:

Conditions

1. This decision constitutes planning approval only and is valid for a period of 2 years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.
2. The approved development must comply in all respects with the attached approved plans, as dated, marked and stamped, together with any requirements and annotations detailed thereon by the City of Kalgoorlie-Boulder. The plans approved as part of this application form part of the development approval issued.
3. Prior to the lodgement of an application for a building permit, updated development plans must be submitted to show the provision of a bicycle rack onsite.
4. Prior to the lodgement of an application for a building permit, an updated Noise Emissions assessment must be undertaken by a suitably qualified

noise consultant and submitted to and approved by the City. The Noise Assessment must assess on-site vehicles starting, stopping and sitting idle; and ensure compliance with the *Environmental Protection (Noise) Regulations 1997*. Any building or design requirements are to be shown as part of the building permit application.

5. Prior to a building permit being issued, the development must demonstrate the incorporation of noise insulation measures in accordance with the requirements of Quiet House Design Package A or other such package as demonstrated by a Noise Emissions assessment to the satisfaction of the City.
6. Prior to a building permit being issued, stormwater disposal plans, details and calculations must be submitted for approval by the City of Kalgoorlie-Boulder and thereafter implemented, constructed and maintained on-site to the satisfaction of the City of Kalgoorlie-Boulder.
7. A Construction Management Plan that details how the construction of the development will be managed to minimise the impact on the surrounding area must be lodged with and approved by the City prior to the issuing of a building permit (including demolition and/or forward works). The Construction Management Plan is required to address the following concerns that relate to any works to take place on the site:
 - a. Public safety, amenity and site security;
 - b. Contact details of essential site personnel;
 - c. Construction operating hours;
 - d. Noise control and vibration management;
 - e. Air, sand and dust management;
 - f. Stormwater and sediment control;
 - g. Soil excavation method;
 - h. Waste management plan for asbestos removal and disposal;
 - i. Traffic and access management;
 - j. Parking arrangements for contractors and subcontractors;
 - k. Community information, consultation and complaints management plan; and
 - l. Compliance with AS4970-2009 relating to the protection of trees on the development site.
8. Prior to a building permit being issued, a revised Waste Management Plan must be submitted to and approved by the City of Kalgoorlie-Boulder. The plan must include the following details to the satisfaction and specification of the City:
 - 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
 - d. Frequency of bin collections.

9. The Waste Management Plan must be implemented at all times to the satisfaction of the City of Kalgoorlie-Boulder.
10. Prior to a building permit being issued, hydraulic drawings detailing how the proposed development will connect to the City's sewer main must be submitted to and approved by the City.
11. Prior to occupation, sewer headworks charges are to be paid to the City in accordance with the City's Sewer Headworks Contributions Policy (DS-DS001) and current Fees and Charges schedule.
12. Prior to occupation, this development shall be connected to the City's sewer system to the specifications of the City.
13. Prior to occupation of this development, all driveways, parking and manoeuvring areas must be constructed, drained and maintained to the satisfaction of the City.
14. Prior to occupation, the eastern laneway is required to be sealed at the applicant's cost in accordance with plans that are approved and works completed to the satisfaction of the City.
15. Prior to occupation, a crossover is to be constructed at the junction of the eastern laneway and Porter Street at the applicant's cost to the satisfaction of the City.
16. Prior to occupation, car parking is to be constructed in the following locations:
 - a. 14 on-site car parking bays; and
 - b. 7 verge car parking bays and drop off bay.

The design of on-site and on-street car parking bays are to be provided in accordance with Australian Standards AS 2890.1, 2890.5 and 2890.6.
17. The approved landscaping and reticulation plan must be fully implemented within the first available planting season after the initial occupation of the development, and maintained thereafter, to the satisfaction of the City of Kalgoorlie-Boulder. Any species which fail to establish within the first two planting seasons following implementation must be replaced in consultation with and to the satisfaction of the City of Kalgoorlie-Boulder.
18. External lighting must comply with the requirements of AS 4282 – Control of Obtrusive Effects of Outdoor Lighting.

Advice Notes

1. Regarding Condition 10, the hydraulic drawings must include a detailed floor plan showing all fixtures and any pre-treatment devices.
2. This approval is not an authority to ignore any constraint to development on the land, which may exist through contract or on title, such as an easement or restrictive covenant. It is the responsibility of the applicant and not the City to investigate any such constraints before commencing development. This

approval will not necessarily have regard to any such constraint to development, regardless of whether or not it has been drawn to the City’s attention.

3. This approval does not authorise commencement of any building and/or demolition works. In accordance with the *Building Act 2011* and *Building Regulations 2012*, a building and/or demolition permit must be obtained prior to the commencement of any works.
4. In accordance with the provisions of the *Health (Miscellaneous Provisions) Act 1911*, an application to register the lodging house must be submitted to and approval granted by the City prior to the use of the development hereby permitted.

Executive Summary

Planning approval is sought for the development of a lodging house for 50 persons. Car parking for 14 vehicles is to be provided on site and another 7 vehicles and 1 drop off bay are to be provided on the street verge. The applicant indicates that the facility will be:

‘Providing essential urban support services to residents, visitors, and/or workers within Kalgoorlie and the broader Goldfields region.’

This report recommends that Council conditionally approve the development application.

Authority/Discretion

Planning and Development (Local Planning Schemes) Regulations 2015 (Cl. 68 (2))

In the assessment of a development application the Council is obliged to address cl.67 of the regulations which sets out the matters to be considered by local government in relation to development proposals.

Local Planning Scheme No. 1 (Cl. 6.8)

Cl. 6.8 of Local Planning Scheme No. 1 sets out the matters that the Council is to have due regard to when considering an application for development.

Background

Address:	Lot 302 Porter Street, Kalgoorlie
Lot Size:	Existing 2,747m ²
Zoning	LPS1: General Residential R40
	LPS2: Residential R40
Existing Land Use:	Lodging house
Proposed Land Use:	Lodging house
Adjacent / Nearby Land Uses:	Town centre residential and commercial uses

Details of the Proposal

The applicant is seeking to demolish an existing lodging house and develop a new 50-person lodging house. The development will entail the placement of 12 transportable accommodation units, 2 universal access rooms, manager's quarters, kitchen, shared dining room, utility rooms, an alfresco area and a BBQ and passive recreation area. An onsite car park will provide 14 car parking bays as well as 7 verge street parking bays and a drop off bay.

Description of the Site

The subject site is located at No. 1 Porter Street near the intersection of Dugan and Shamrock Streets (see Figure 1). The site currently comprises two (2) relatively dilapidated single storey buildings approved for use as a lodging house, which will be demolished as part of the redevelopment of the site. The rear of the site is used for informal vehicle parking. The site is currently accessed via the eastern laneway.

The proposed development is illustrated in Figures 2, 3, and 4. Key details of the proposal are as follows:

- Demolition of all existing lodging house structures and fencing.
- Construction/installation of twelve (12) 4-bedroom single person units, two (2) universally accessible rooms and a manager's quarters.
 - Accommodation modules are to be constructed from steel framed insulated wall panels and weatherboard facings (Duragroove Cladding) painted in 'Dulux Surfmist'.
 - The modules are to be installed on concrete foundations, in a parallel alignment to Porter Street.
 - All accommodation modules will have awnings and shade sails to provide shelter from the elements.
- Construction/installation of a laundry unit and dining/kitchen/amenity building. These will also be constructed of a steel frame, insulated wall panels and customer orb cladding.
- The overall development is to be single storey.
- Concrete footpaths and a communal lawn area and garden beds.
- A central BBQ and recreation area.
- Twenty-two (22) parking bays; 14 on-site including an ACROD bay and 7 on-street including an ACROD bay and a temporary drop off bay.
- Vehicular access to the internal carpark is proposed via the laneway from Porter Street.
- Fencing:
 - 1.8m high perimeter fencing along the primary street boundary made up of a 0.75m solid portion on the bottom and 1.05m aluminium powder coated perforated mesh on top.
 - 1.8m high aluminium fencing perforated mesh on a portion of southeast boundary adjacent laneway.

- All other boundary fencing to be 1.8m high Colourbond fencing with 'Woodland Grey' finish.



Figure 1. Locality Plan of the proposed development



Figure 2. Architect's illustration of the proposed development



Figure 3. Porter Street frontage



Figure 4. The development site plan

The development site is located within a mix of commercial, community and residential developments. Low density, single storey residential developments are located to the north, east and west of the subject site. Two rehabilitation centers and the Goldfields Catholic Community Presbytery are located to the south-east. St Mary's Catholic Church and St Mary's Primary School are located to the south and south-west of the site respectively.

Site History/Previous Approvals/ Previous Relevant Decisions of Council

A previous application for a lodging house on the subject site was considered by the Council through a Development Assessment Panel (DAP) application on 23 January 2023. The Council recommended that the DAP conditionally approve the application.

The DAP at its meeting on 6 February 2023 resolved to refuse the application for the following reasons:

1. The proposed development has insufficient parking within the site to meet likely demand;
2. Not all parking bays within the proposed development are functional;
3. Access via a single car width ROW to the proposed development is inadequate and is considered unreasonable to service the development and the locality;
4. The proposed development is considered to have an unreasonable amenity impact and level of change on the neighbourhood;
5. The intended method for waste collection is unreasonable and unsuited to the development and the locality;
6. The application has not modelled or responded within the design to all noise impacts associated with the proposed development, which prevents proper consideration as to the effect of the development on the surrounding residential properties; and
7. Insufficient provision of landscaping within the development.

The following reason was also provided for the DAP decision:

“Whilst the need for workers accommodation in Kalgoorlie is not disputed, other planning considerations outweigh this. The proposal is for a Lodging House and the recommended conditions to approve it require considerable, uncertain changes to be made to make it a satisfactory proposal. These changes are considered transformative and uncertain. The Panel is not satisfied the proposal in its current form is reasonable or that amenity, access, parking, waste, and character impacts have been sufficiently addressed, particularly to ensure there is no unreasonable amenity impact on neighbours and the locality more broadly.”

Revisions Contained in the Current Application

The following modifications were undertaken to the development plans after the DAP refusal of the previous application:

- *Two central accommodation modules have been removed, reducing the number of beds by eight. This change reduces the parking shortfall and allows for additional recreation space;*
- *Temporary parking bays have been removed from the laneway to allow improved passing space (reducing the risk of obstruction);*
- *The central parking area has been moved northwards to improve access and sight paths to the car parking from laneway in both directions (reducing the likelihood of obstruction);*
- *The former car parking area will now provide space for a communal BBQ and amenities area (providing usable open space for residents at the lodging house);*
- *Reorientation of the angle of the marked verge parking bays (improving vehicle sightlines); and*
- *Relocation of the waste collection area next to the transformer (to allow waste collection from Porter Street without the service vehicle travelling along the narrow east laneway).*

The current application is deemed to satisfy the concerns raised regarding the previous application.

Public Consultation

Consultation was undertaken in accordance with Cl.64 (1) (b) (iii) which relates to development that does not comply with requirements of LPS1. The application was referred to adjoining and nearby property owners and placed on the City’s website for comment.

Six responses were received and are attached as a confidential attachment, the issues raised are summarised in the table below.

Issue Raised	Officer Comment
<p>The development is intended to provide workforce accommodation for FIFO workers and is therefore not correctly described as a ‘Lodging House’.</p>	<p>Disagree. The applicant contends that the most appropriate use for the development is lodging house – the accommodation facility will provide accommodation for more than 6 guests (not intended to specifically be workforce). Further, the development has been designed to meet the requirements of a lodging house under the environmental health legislation. City staff are satisfied that the most appropriate use class for the proposed development is ‘Lodging House’</p>

<p>The proposed development will impact on the heritage value of the surrounding area.</p>	<p>Disagree. While there are a number of properties surrounding the site listed on the City’s Local Heritage inventory, the subject site is not located directly adjacent to these properties, nor is it located within a designated heritage precinct.</p>
<p>The proposed development is not consistent with the character and scale of the area which is defined by low density residential development.</p>	<p>Disagree. The subject site and broader area is afforded a residential density of R40. The proposed development is considered to be consistent with the character of the area and generally consistent with the development standards for a lodging house with regard to built form.</p> <p>The current application is also deemed to satisfy the concerns raised regarding the previous DAP application.</p>
<p>The number of parking bays provided for the development is inadequate</p>	<p>Satisfactorily addressed. While the proposed parking does not comply with the recommended parking standard for ‘Lodging Houses’, City staff are satisfied the proposed number of parking bays is sufficient to cater for the development when operating at full capacity. Additional commentary is provided in the report.</p>
<p>Increased traffic as a result of the proposal will create traffic safety issues and congestion on the surrounding road network, including the laneway.</p>	<p>Satisfactorily addressed. A Transport Impact Statement (TIS) was prepared for the development by Cardno. City staff have reviewed the report and accept the findings. The applicant has also made changes to parking and site design to improve ‘line/s of sight’ and the likelihood of obstruction in the laneway.</p> <p>The current application is deemed to satisfy the concerns raised regarding the previous DAP application.</p>
<p>Noise associated with the development will impact on the amenity of the area.</p>	<p>Addressed by planning condition. The applicant has submitted a Noise Management Plan (NMP) and Mechanical Plant Noise Acoustic Report (Noise Report). Both were prepared by Herring Storer Acoustics.</p> <p>The assessments consider the noise impacts associated with the proposed lodging house and demonstrate that 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.</p> <p>The NMP identifies that the proposed development is compliant with the requirements of SPP5.4 during night and day assessment periods. Further, the assessment concludes that no ‘quiet house’ design measures are required under the provisions of SPP5.4.</p> <p>The Noise Report (which relates to mechanical noise) confirms that the development will comply with the</p>

	<p><i>Environmental Protection Noise Regulations 1997</i> during day and night periods, subject to the following mitigation measures:</p> <ul style="list-style-type: none"> • Implementation of enclosures around air conditioning units. • Disposal of glass during daytime periods only. <p>City staff have reviewed the report and accept most of the findings with the exception of the following:</p> <ol style="list-style-type: none"> 1. Acoustic modelling to demonstrate compliance with on-site vehicle noise (including the opening and closing of doors) has not been modelled. 2. The inclusion of nearby freight railway in the assessment of the need for Quiet House Package 'A' in accordance with State Planning Policy 5.4 <p>Planning conditions four (4) and five (5) have been included to address this matter.</p>
<p>The laneway is not wide enough to accommodate a waste vehicle and waste vehicles will not be able to manoeuvre safely.</p>	<p>Satisfactorily addressed. City staff consider the revised arrangements to be acceptable and not pose a safety risk to users of the laneway, including vehicles intending to access or egress the site, the subject of this development. Additional commentary is provided in the report.</p> <p>The current application is also deemed to satisfy the concerns raised regarding the previous DAP application.</p>
<p>Potential for overlooking into neighbouring properties.</p>	<p>Disagree. The development complies with requirement of the R-Codes in relation to overlooking.</p>
<p>Service and waste vehicle access.</p>	<p>Satisfactorily addressed. The City's technical staff have assessed the current application and are satisfied service vehicle access can be achieved.</p>
<p>Dining facilities may become a restaurant.</p>	<p>Requires additional approval. A 'restaurant land use' would require additional approval from the City.</p>
<p>Stormwater not contained on-site.</p>	<p>Addressed by planning condition. Planning condition six (6) states 'Prior to a building permit being issued, stormwater disposal plans, details and calculations must be submitted for approval by the City of Kalgoorlie-Boulder and thereafter implemented, constructed and maintained on-site to the satisfaction of the City of Kalgoorlie-Boulder.'</p>

Details

Zoning and Land Use Permissibility LPS 1

The subject site is zoned 'General Residential' with a residential density of R40 under Local Planning Scheme No. 1 (LPS1). The proposed use is a 'Lodging House' which is taken to have the same meaning given to it under the Health (Miscellaneous Provisions) Act 1911:

“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 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.’*

A ‘Lodging House is an ‘SA’ use within the General Residential zone; as such the use is not permitted unless the local government has exercised its discretion and has given notice of the application to nearby owners and occupiers who are likely to be affected.

The objectives of the General Residential zone are as follows:

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

The proposal is considered against the objectives as follows:

Objective (a) seeks to ensure that any new development is consistent with the expectations of the character and amenity of the area. The development proposes to enhance the amenity of the streetscape by replacing the existing dilapidated buildings with a contemporary single storey development.

The applicant submits that the modular design alleviates what could otherwise be a concentrated building mass, which in turn also allows for more opportunities for landscaping. Further, the development is proposed to be clad in similar colours and materials as that of the existing development within the area.

Objective (b) recognises that the housing market in Kalgoorlie and Boulder needs to be responsive to the requirements of the local market and offer a range of housing choices. The current proposal seeks to address the needs of those people who require temporary or short-term housing which provides a reasonable standard of amenity.

Objectives (c) and (d) are not considered to be relevant to this application.

Built Form and Design

Local Planning Scheme No. 1 (LPS1) and Local Planning Policy 02 Supplementary Development Standards and Use Classes (LPP02) prescribe the development standards for the relevant use classes.

Provision	Recommended	Proposed	Compliance
Primary Street Setback	(As per R-Codes) 4m	Manager's dwelling – 0.43m Reception – 0.2m Dining – 0.97m	Acceptable Outcome
Side Setback	As per R-Codes	<ul style="list-style-type: none"> All units setback 1.51m from NW boundary. Accommodation and laundry module setback 1.88m from E boundary. 	Yes
Rear Setback	As per R-Codes	Most northern accommodation module setback 1.0m in lieu of recommended 1.5m	Acceptable Outcome
Maximum Plot Ratio	0.5	0.41% (1,170m ²)	Yes
Maximum Site Coverage	50%	42% (1,373m ²)	Yes
Landscaping	5%	9.6%(264m ²)	Yes

Zoning and Land Use Permissibility LPS 2

Under draft Local Planning Scheme 2 (LPS2) the subject land is zoned Residential R40. The term 'lodging house' is not included in the Scheme. Notwithstanding that the proposed development will not be exclusively for the use of those employed in local industries, the use class 'workforce accommodation' most accurately describes the use. This use is an 'A' use under the Zoning Table and as such the Council may use its discretion to approve the use after advertising has been undertaken.

The Applicant's Statement on the Design Issues

The applicant states that the accommodation modules will have awnings and shade sails to provide shade and shelter to the front of each module, and each room has access to landscaped areas, to provide natural amenity immediately adjacent to each room. See Figure 2.

A centrally located 223m² BBQ / landscaped open space communal area is provided to create a meeting or 'catch up' point for guests for the purpose of enhancing occupant social and mental wellbeing. In addition, there will be an alfresco area on the Porter Street frontage. Further landscaping is to be provided between the buildings and on the perimeter of the site.

The development is to have a 1.8-metre-high wall on the Porter Street frontage, the upper portion of which will comprise semi-permeable aluminium powder coated metal mesh. The lower portion will be in brick.

Landscaping

A landscaping plan has been included with the application with landscaping proposed along property boundaries and within the development. It proposes the use of native trees as well as a feature Jacaranda in the centre of the development to provide visual interest.

A central grassed communal BBQ and passive recreation area is proposed along with the provision of benches under the canopy of trees.

Parking, Traffic and Access

Local Planning Policy No. 2 – Supplementary Development Standards and Use Classes (LPP02) specifies parking standards for ‘Lodging Houses’.

Land Use	Parking Ratio	Required bays	Proposed
Lodging House	1 bay per 2 beds + 1 bay for manager	50 rooms / 2 = 25 1 bay for Manager	21 bays + 1 drop off bay
	Total	26 bays	21 bays

It is considered that the shortfall of 5 bays is acceptable on the basis that a number of those staying at the lodge will be bussed to work or take taxis, and furthermore the subject site is in walking distance of the town centre, reducing the need for a motor vehicle.

A Traffic Impact Statement (TIS) prepared by Cardno has been included with the application. The report states that:

‘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 TIS was reviewed by the City who do not raise any issues with conclusions reached in the report.

It is considered reasonable to require the inclusion of a bicycle rack on the site.

Waste Collection

A Waste Management Plan has been prepared by Tallis. The report estimates the development will generate 3,570L of refuse and 1,351L of recyclables per week. A bin storage area has been provided that can accommodate six 660L refuse and recycling bins.

The plans provide for a waste collection store to be located adjacent to the laneway at the Porter Street frontage of the property. The facility manager will be responsible for wheeling the bins to the street kerb for collection.

Acoustic Reports

Herring Storer Acoustics have prepared a noise Management Plan (NMP) and Mechanical Plant Noise Acoustic Report (Noise Report).

The assessments consider the noise impacts associated with the proposed lodging house and demonstrate that 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 SPP5.4 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 Noise Report (which relates to mechanical noise) confirms that 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.

City staff have reviewed the report and accept most of the findings with the exception of the following;

1. Acoustic modelling to demonstrate compliance with on-site vehicle noise (including the opening and closing of doors) has not been modelled.
2. The inclusion of nearby freight railway in the assessment of the need for Quiet House Package ‘A’ in accordance with *State Planning Policy 5.4*

Planning conditions four (4) and five (5) have been included to address this matter.

State Planning Policy 7.0 – Design of the Built Environment

The following assessment has been done against the design principles of SPP7.0, which provide a framework to guide the design, review and decision-making process for planning proposals:

Design Element	City’s Comments
Context and character	<p>The development site is located within a mix of commercial, community and residential developments. These developments are predominantly single storey and constructed of various building materials. The development responds to the characteristics of the surrounding area by incorporating colour and cladding materials consistent with the surrounding residences and being constructed at a similar scale.</p> <p>Further, it is considered that the development enhances the area by replacing run-down buildings characterised by blank and inactive facades with new buildings which address the street and incorporate new landscaping.</p>
Landscape quality	<p>City staff note that 9.6% of the site is to be landscaped. It is considered that the proposed landscaping will enhance the appearance of the site and provide usable open space for guests that offer opportunities for people to meet and socialise.</p>

<p>Built form and scale</p>	<p>The built form and scale of the development is consistent with its immediate locality and broader development in residential zones in Kalgoorlie.</p>
<p>Functionality and build quality</p>	<p>City staff are of the opinion that the proposed development will provide acceptable site functionality, including the parking layout and servicing of the site.</p> <p>A small parking deficit of on-site parking is proposed, which is not expected to impact on the functionality of the site.</p> <p>The quality of built structures on site is to the City's satisfaction.</p>
<p>Sustainability</p>	<p>The proposed development will facilitate the redevelopment of an existing lot within the central Kalgoorlie-Boulder area.</p> <p>Rainwater is proposed to be collected and utilised on-site to water the gardens.</p> <p>The applicant submits that guests of the lodging house will have convenient access to shopping and amenities without a heavy reliance on private vehicles.</p> <p>It is noted that there may be opportunities to employ locally for the on-site manager and roles within the kitchen/reception.</p>
<p>Amenity</p>	<p>The overall level of amenity provided by the development is considered to be acceptable. The development incorporates communal spaces such as a dining area, an outdoor passive recreation area, BBQ facilities and an alfresco area. Shade trees are proposed to be located along the walkways to provide shelter from seasonal conditions.</p> <p>The development proposes two (2) universally accessible rooms, communal areas and parking spaces.</p> <p>Shade structures have been provided for the accommodation facilities.</p>
<p>Legibility</p>	<p>The overall layout of the development and facilities on the site promotes pedestrian movements over those of motor vehicles. The development is arranged with a primary paved access which acts as a spine connecting all other pathways.</p>
<p>Safety</p>	<p>Passive surveillance of communal areas and the site entrance is encouraged through the design. The applicant submits that the exterior of the development will be well lit.</p> <p>This design principle encourages vehicular transport routes that integrate safety requirements in a manner that mitigates negative impacts on pedestrian amenity. As detailed in the sections above, it is considered that the intended waste management and the number of parking bays would not pose a safety issue for pedestrians and road users within the broader area.</p>
<p>Community</p>	<p>The proposed development is responsive to the broad demand for accommodation facilities in Kalgoorlie-Boulder. The location</p>

	<p>of the communal facilities behind the front fence suggests little encouragement for social interaction between the development and the wider community.</p> <p>The applicant notes that the proposed development is not an isolated development that requires a range of facilities and amenities, given its location within Kalgoorlie.</p>
Aesthetics	<p>The proposal is significantly more aesthetically pleasing than the existing dilapidated structure on site and will offer a more visually appealing presentation to the streetscape.</p>

Conclusion

It is considered that the proposed development of the lodging house is consistent with the intent of the General Residential zoning of the site and will not compromise future planning and development in the locality. Furthermore, all matters related to the DAP refusal of the previous application have been satisfactorily addressed.

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

Community Strategic Plan Links

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

SUSTAINABLE: We advocate for the provision of land use.

Budget Implications

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

Strategic Implications

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

Statutory Implications

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

Policy Implications

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

15.2.3 City of Kalgoorlie-Boulder Local Emergency Management Arrangement and Recover Plan

Responsible Officer:	Alain Baldomero Manager Health and Community Safety
Responsible Business Unit:	Health and Community Safety
Disclosure of Interest:	Nil
Voting Requirements:	Simple
Attachments:	<ol style="list-style-type: none"> 1. CONFIDENTIAL - Draft Local Emergency Management Arrangements 2023 [15.2.3.1 - 147 pages] 2. CONFIDENTIAL - Draft Local Recovery Plan 2023 [15.2.3.2 - 87 pages]

Officer Recommendation

That Council endorse the Local Emergency Management Arrangements and Recovery Plans and the associated appendices as detailed in Confidential Attachments 15.2.3.1 and 15.2.3.2.

Executive Summary

The Local Emergency Management Committee (LEMC) at its 5 April 2023 meeting endorsed the City of Kalgoorlie-Boulder's Local Emergency Management Arrangements and Recovery Plans 2023, including the respective appendices. These documents are presented to Council for consideration and endorsement.

Community Engagement Consultation

No community consultation was considered necessary in relation to the recommendations of the report. A public viewing document of the City's Local Emergency Management Arrangements and Recovery Plans and the associated appendices will be made available for public viewing on the City's electronic mediums and public library after these plans are endorsed without confidential information and personal details of key contacts within the documents.

Community Strategic Plan Links

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

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

SAFE: We have safe, reliable and efficient public transport and road networks.

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

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

CAPABLE: We are continuing to undertake the appropriate risk management and assessment strategies.

Budget Implications

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

Report

Background

The Local Emergency Management Committee (LEMC) is established as a legislative requirement of the *Emergency Management Act 2005*.

The purpose of the LEMC is to:

- Provide advice to Council on all matters relating to emergency management within the City of Kalgoorlie-Boulder;
- Recommend appropriate action to Council on all matters relating to emergency management;
- Develop and maintain effective emergency management arrangements for the local area;
- Liaise with participating agencies in the development, review and testing of emergency management arrangements;
- Assist with the preparation of emergency management operating procedures for application in the local area;
- Prepare an annual report on Committee activities for submission to the State Emergency Management Committee;
- Participate in the emergency risk management process; and
- Carry out other emergency management functions as directed by the State Emergency Management Committee.

Section 41 of the *Emergency Management Act 2005*, states that a function of the local government is to ensure that effective local emergency management arrangements are prepared and maintained for its district; and to manage recovery following an emergency affecting the community in its district.

Officer Comment

The Local Emergency Management Arrangements and Recovery Plans (the Plans) are required to ensure that there are suitable strategies in place to deal with identified emergencies should they arise. The Plans also ensure that there is an understanding between key agencies and stakeholders in managing emergencies and recovery.

The key changes arising from the review include:

- Removal of unnecessary detail to make the documents easier to read and understand;
- Emphasising of key details needed for when the plans are to be implemented;
- Key action points are highlighted throughout both documents in making it easier for people to identify what they need to do at certain times with the emergency response or recovery process;
- Revised format for easy navigation of the documents, including reference points to key templates and guides;
- Separation of the Local Emergency Management Arrangements and Recovery Plans and their associated appendices to remove confusion between the two requirements; and
- Incorporation of feedback from a local workshop involving City staff and external agencies, at which the Plans were tested and reviewed.

The LEMC at its 5 April 2023 meeting endorsed the City of Kalgoorlie-Boulder's Local Emergency Management Arrangements and Recovery Plans 2023, including the respective appendices. The District Emergency Management Advisor indicated the documents comply with the requirements of the State Emergency Management Arrangements including the *Emergency Management Act 2005*.

These documents are presented to Council for consideration and endorsement. After Council endorsement, the District and State Emergency Management Committees (DEMC and SEMC) will be provided with copies of these plans for noting.

Statutory Implications

Emergency Management Act 2005

41. Emergency management arrangements in local government district

- (1) *A local government is to ensure that arrangements (local emergency management arrangements) for emergency management in the local government's district are prepared.*
- (2) *The local emergency management arrangements are to set out —*
 - a) *the local government's policies for emergency management; and*
 - b) *the roles and responsibilities of public authorities and other persons involved in emergency management in the local government district; and*
 - c) *provisions about the coordination of emergency operations and activities relating to emergency management performed by the persons mentioned in paragraph (b); and*
 - d) *a description of emergencies that are likely to occur in the local government district; and*
 - e) *strategies and priorities for emergency management in the local government district; and*
 - f) *other matters about emergency management in the local government district prescribed by the regulations; and*
 - g) *other matters about emergency management in the local government district the local government considers appropriate.*

- (3) *Local emergency management arrangements are to be consistent with the State emergency management policies and State emergency management plans.*
- (4) *Local emergency management arrangements are to include a recovery plan and the nomination of a local recovery coordinator.*
- (5) *A local government is to deliver a copy of its local emergency management arrangements, and any amendment to the arrangements, to the SEMC as soon as is practicable after they are prepared.*

42. Reviewing and renewing local emergency management arrangements

- (1) *A local government is to ensure that its local emergency management arrangements are reviewed in accordance with the procedures established by the SEMC.*
- (2) *Local emergency management arrangements may be amended or replaced whenever the local government considers it appropriate.*

43. Local emergency management arrangements to be available for inspection

- (1) *A local government is to keep a copy of its local emergency management arrangements at the offices of the local government.*
- (2) *The arrangements are to be available for inspection, free of charge, by members of the public during office hours.*
- (3) *The arrangements may be made available in written or electronic form.*

Policy Implications

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

15.2.4 Request for Sponsorship for the Goldfields Cyclclassic 2023

Responsible Officer:	Alex Wiese Director Development and Growth
Responsible Business Unit:	Planning Development & Regulatory Services
Disclosure of Interest:	Nil
Voting Requirements:	Simple
Attachments:	1. 2023 Goldfields Cyclclassic Sponsorship Application [15.2.4.1 - 8 pages]

Officer Recommendation

That Council endorse the sponsorship for the Eastern Goldfields Cycle Club to deliver the 2023 Goldfields Cyclclassic through the provision of a cash sponsorship of \$25,000 and \$7,000 in-kind support, allocated from the 2022-23 FY Economic Development Sponsorship budget.

Executive Summary

The Eastern Goldfields Cycle Club (EGCC) has applied to the City's Event Sponsorship Program for both a cash and in-kind contribution towards the 2023 Eastern Goldfields Cyclclassic.

The Cyclclassic is a road cycling event that dates back to 1928 and is one of the oldest cycling events in the world. The event will take place on Saturday 3 June and Sunday 4 June, over the WA Day long weekend.

Sponsorship for this event has been committed in the past and it is proposed that the City continues to support the event as it has historical significance to the region.

The City recognises the important role community and business plays in the delivery of projects that contribute to a vibrant and sustainable city. The sponsorship program welcomes proposals that celebrate, develop and engage the City's community, and encourage visitation and measurable economic impact.

Community Engagement Consultation

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

Community Strategic Plan Links

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

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

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

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

Budget Implications

The \$25,000 cash and \$7,000 in-kind costs incurred from the support associated with this application will be charged to the Economic Development Sponsorship account, of which there are sufficient funds.

Report

The Goldfields Cyclclassic is a two-day cycle race encompassing the Goldfields region of Western Australia and continues the tradition of the Menzies classic road cycling event that dates back to 1928. The two-day format is held over the WA day long weekend on June 3 and 4 2023.

The 2023 schedule will also bring some of the nation's best cyclists to Kalgoorlie to not only compete, but also to visit local schools, promoting the health benefits of cycling and how to create a safe environment for cyclists.

Day one of the event will see up to 200 riders set off from Kalgoorlie-Boulder for Menzies to compete in the Menzies Classic 132km race. Day two of the event will then see the competitors cycle to Leonora in the Leonora Golden Wheels 105km race, to link up with the Leonora Golden Gift and Community event in the Shire of Leonora.

Whilst the majority of the two-day event is held in the Northern Goldfields, the City of Kalgoorlie-Boulder plays an important role in supporting events that encourage visitation to the region. The Shire of Menzies has committed \$48,000; a \$25,000 grant has been secured from the Department of Local Government, Sport and Cultural Industries (DLGSC) and \$41,000 has been received in Sponsorship from Business and Industry.

The in-kind support recommended in this report has been provided to the event committee over many consecutive years, however this report formalises this City in-kind commitment to the value of \$7,000.

It is recommended that Council support the EGCC application for sponsorship for the 2023 Goldfields Cyclclassic as it meets the criteria outlines in the policy and has a long standing reputation as a well-attended and supported Goldfields event.

Statutory Implications

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

Policy Implications

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

15.2.5 Sale of Lots 9003, 9004 and 9005 Hart Kerspien Drive

Responsible Officer:	Alex Wiese Director Development and Growth
Responsible Business Unit:	Development and Growth
Disclosure of Interest:	Nil
Voting Requirements:	Simple
Attachments:	<ol style="list-style-type: none"> 1. CONFIDENTIAL - Valuation - GATACTRE L 9003 L 9004 2207003170 [15.2.5.1 - 10 pages] 2. CONFIDENTIAL - Valuation - GATACTRE L 9005 2211006470 [15.2.5.2 - 12 pages] 3. CONFIDENTIAL - Final Option Deed - 12 April 2023 [15.2.5.3 - 66 pages] 4. EOI from M Group [15.2.5.4 - 13 pages]

Officer Recommendation

That Council:

1. Accept that the market value of the proposed disposition is \$3,409,540, as Council considers that the offer from M/Group dated 13/08/2021 is a true indication of the market value of the disposition as at the time of the proposed disposition of Lots 9003, Lots 9004 and 9005 Hart Kerspien Drive, Broadwood;
2. Provide local public notice of the proposed disposition in accordance with the requirements of section 3.58(3);
3. Provide delegated authority to the CEO to review and consider any submissions received as part of the local public notice process, and enter the Option Deed (and the Contract of Sale, if the option is validly exercised), if no substantive submissions are received; and
4. Require the CEO to report back to Council if any substantive submission(s) are received during the local public notice period.

Executive Summary

The purpose of this report is to seek Council endorsement to dispose of Lots 9003, 9004 and 9005 to M/Group Pty Ltd (M/Group); provide local public notice of the proposed disposition; and to delegate authority to the CEO to review, consider and report back to Council on any submissions received. The land is being sold on an "as is" unimproved basis.

Community Engagement Consultation

The City is required to undertake Community Engagement in accordance with section 3.58 of the *Local Government Act 1995*. Please see public consultation section below for further information.

PUBLIC CONSULTATION

Public consultation is to be undertaken in the following manner:

Requirement: Local public notice of the proposed disposition must be provided in accordance with the requirements of section 3.58 of the *Local Government Act 1995*.

Duration: 14 days

Method: Public Notice (City website and *Kalgoorlie Miner* Newspaper)

Community Strategic Plan Links

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

SAFE: We support families and youth.

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

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

CAPABLE: We are exploring funding sources and revenue streams.

Budget Implications

The City would receive proceeds of \$3,409,540 from the disposition (sale) of the land.

Report

Background:

In 2021 M/Group submitted an Expression of Interest (EOI) to the City to lease undeveloped Broadwood land, being Lots 9003, Lots 9004 and 9005, to construct a "lifestyle village" of up to 400 new dwellings. Lots 9003, 9004 and 9005 Hart Kerspien Drive, Broadwood (Lots 9003, 9004 and 9005) are owned in freehold by the City and are otherwise unencumbered. M/Group is a well-known and respected property investment and development group, which has delivered projects with a combined value of circa \$700m since being established in 2001. It is considered a desirable developer for potential residential land in Kalgoorlie-Boulder.

Following the 25 July 2022 Ordinary Meeting of Council, the City resolved to authorise the CEO to negotiate and execute an option to lease with M/Group Pty Ltd (M/Group) for Lots 9003 and 9004, and the City undertook Community Engagement in accordance with s3.58 of the *Local Government Act 1995*. The City's valuation at the time is attached (*refer to Confidential Attachments 15.2.5.1 and 15.2.5.2*). The ground lease was returned to Council for approval as a confidential report prior to execution.

Negotiations with M/Group to achieve in-principle documents returned in an agreed format for Lots 9003 and 9004 took longer than anticipated, and the preferred option of M/Group is now to purchase Lots 9003, 9004 as well as Lot 9005, for the lifestyle village development. Lot 9005 is a small parcel of land near the intersection of Hart Kerspien Drive and Gatacre Drive used for drainage.

Because of the time that has lapsed since the public consultation for the lease proposal, and as the proposal is now for disposition (sale) of the land, the proposal needs to be re-advertised for public consultation.

Officer Comment

The City of Kalgoorlie-Boulder has long held a position as a mining city that promotes residential workforces. Job creation, new construction works and ongoing shutdowns have created an accommodation shortage in Kalgoorlie-Boulder, and mining companies and private business are aggressive in seeking accommodation solutions for their workers. The most significant issue facing the City and Council at present is the housing accommodation shortage. Rental vacancy rates in Kalgoorlie-Boulder have been consistently low over the past 12 months, reaching a vacancy rate of 0.4% in May 2022. The lack of available rental properties and hotel accommodation, combined with the lack of available land for residential development and a growing need for workers, has resulted in an increased reliance on FIFO workforces. Without multiple solutions to address this issue, the City will not be able to meet its strategic goal of growing its residential workforce.

A residential Lifestyle Village model similar to that proposed by M/Group has been used at Osprey Village in Karratha to provide affordable housing and accommodation for government and essential workers. The proposed design and construction methodology of the M/Group development will enable its proposed Kalgoorlie Lifestyle Village to be delivered faster than traditional land subdivision, allowing this proposal to help alleviate the supply issues that the City of Kalgoorlie-Boulder is experiencing with regards to housing. M/Group has advised that, once an agreement with the City is in place, housing could be developed and available on the site in a staged format within 12-18 months.

The proposed lifestyle village offers a high quality-built form, with significant landscaping and public open space, which will integrate with, and add to, the amenity of the surrounding area. It is specifically designed to be a residential development that supports a family friendly community for essential workers and their families to call home, and in turn supports economic growth for the City and provides affordable accommodation. Once fully developed, the Lifestyle Village will play an important role in connecting the Airport, O'Connor shopping precinct and Town Centres with a mix of essential workers to further boost the local economy. The proposed Lifestyle Village will consist of one, two, three and four-bedroom homes and provide community living. The village would feature parklands and barbeque area, playground, community room, fully maintained gardens and buildings, cycle paths and walkways, CCTV security, and an onsite management team to ensure development is maintained to a high standard (*refer to Attachment 15.2.5.4 for more detail*).

Proposed Arrangements

The Option Deed and Contract for Sale for Lots 9003, 9004 and 9005 includes: a six (6) month option period, a purchase price of \$3,409,540, a five-year clawback period in the event development has not substantially commenced within that time, and a restrictive covenant that prevents the development of temporary workforce accommodation on the land (*refer to Confidential Attachment 15.2.5.3*).

Statutory Implications

The City must comply with s3.58 and s3.59 of the *Local Government Act 1995*, and s8A of *Local Government (Functions and General) Regulations 1996* when undertaking land transactions which include land disposal and leasing. This land disposal is not considered to be a major land transaction as the value is less than 10% of the City's operating revenue for the 2021/2022 financial year, therefore the land disposal does not require a business case and only requires advertising and public notice, which will be undertaken.

Policy Implications

At the Ordinary Council Meeting of 27 June 2022, Council adopted the Workforce Accommodation Local Planning Policy. The proposed development is for a lifestyle village.

15.2.6 Residential Housing EOI - City Land

Responsible Officer:	Alex Wiese Director Development and Growth
Responsible Business Unit:	Development and Growth
Disclosure of Interest:	Nil
Voting Requirements:	Simple
Attachments:	1. EOI Residential Trasimeno Way [15.2.6.1 - 8 pages]

Officer Recommendation

That Council endorse the attached Expression of Interest document for 1 Trasimeno Way, Somerville, Western Australia, with a public advertising period of 28 days.

Executive Summary

The purpose of this report is to seek Council endorsement to undertake an expression of interest (EOI) process for the development of residential dwellings at 1 Trasimeno Way, Somerville, Western Australia. Public notice period for the EOI will be 28 days, with submissions returning to Council at the June Ordinary Council Meeting.

Community Engagement Consultation

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

Community Strategic Plan Links

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

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

SUSTAINABLE: We advocate for the provision of land use.

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

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

Budget Implications

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

Report

Background

In 2021 the City commenced work to make land available for a new childcare centre development. To support this, that year it completed the process of subdividing 1 Trasimeno Way (the Land – formerly Lot 67 (No. 45) Bates Drive), Somerville, Western Australia, and has since requested the certificate of title for the Land. The Land is owned by the City in freehold.

The City then explored options for partnerships with private developers to construct a childcare facility on 1 Trasimeno Way. However, despite lengthy negotiations with the preferred party, the development did not proceed.

In March 2022 the City then advertised EOI No 003-21/22 to invite tenders to construct a childcare centre at 1 Trasimeno Way. No expressions of interest were received. Potential residential development on the Land was also considered in a confidential September 2022 report for the City prepared by the City's Director of Engineering.

Officer Comment

In accordance with the City's Strategic Community Plan, the City has been progressing land development projects. This report seeks Council endorsement to undertake an expression of interest (EOI) process for the development of residential dwellings at 1 Trasimeno Way, Somerville, Western Australia.

It is proposed the EOI will be publicly advertised for a period of 28 days with a further report to the Ordinary Council Meeting in June, at which Council can consider submissions and determine the preferred development option for the Land or its disposal. The EOI for residential development of the Land is attached to the report (*refer Attachment 15.2.6.1*). The EOI invites parties to consider a range of different submissions, including direct acquisition, a joint venture with the City, and interest in responding to a tender for construction for residential dwellings. The EOI will also require responders to state the timeframe in which they expect they would be able to complete development. Local developers and builders will be encouraged to respond.

Land characteristics:

- The Land is adjacent to the proposed 'North Somerville District Structure Plan' (refer here for further detail <https://www.ckbunearthed.com.au/nsdsp>);
- Zoned 'Public Purposes' under Local Planning Scheme No. 1. Proposed to be zoned 'Residential' with a residential density of R40 under the City's endorsed Local Planning Scheme No. 2;
- 3916m² in size;
- Development potential based on the proposed residential density of R40 is:

For Grouped Dwellings:

- Potential for up to 17 dwellings.
- For all requirements refer to [State Planning Policy 7.3 Volume 1](#).

For Multiple Dwellings:

- Potential for between 26 to 35 units.
- For all requirements refer to [State Planning Policy 7.3 Volume 2](#).

Statutory Implications

The City must ensure compliance with the requirements of s3.58 of the *Local Government Act 1995* and give local public notice with the details as prescribed within the Act, inviting public submissions. Submissions must be open for two weeks before the matter will return to Council for consideration.

The City must also obtain an updated valuation in order for the Council to consider disposing of the land, as the last valuation for the Land was dated 17 March 2022 (valuations must not be older than six months).

Policy Implications

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

15.3 Community Development

15.3.1 Kalgoorlie-Boulder Tourist Tram 2023/24 Operational Options

Responsible Officer:	Mia Hicks Director of Community Development
Responsible Business Unit:	Community Development
Disclosure of Interest:	Nil
Voting Requirements:	Absolute Majority
Attachments:	1. Letter to CKB KBVC Tram 11 April 2023 [15.3.1.1 - 2 pages]

Officer Recommendation

That Council notes that the City of Kalgoorlie-Boulder has been unable to negotiate a lease with the Kalgoorlie Boulder Visitor Centre for the operations of the Ruby Tourist Tram service and that the existing tram service provided by the Golden Mile Loophline Railway Society (GMLRS) will cease on 30 April 2023.

Executive Summary

At the 23 January 2023 Ordinary Council Meeting, Council authorised the purchase of the Ruby Tourist Tram. This was due to the impending winding up of the Golden Mile Loophline Railway Society (GMLRS) which currently operates the visitor tram in the city and the maintenance work required on the existing tram exceeding the cost of the Ruby Tourist Tram.

The CEO was authorised “to negotiate a lease for the Ruby Tourist Tram with the Kalgoorlie Boulder Tourist Centre Inc. trading as Kalgoorlie Boulder Visitor Centre (ABN 45 375 098 440) (“KBVC”) for the operations of the Tourist Tram.”

The KBVC Committee have since indicated that they are not in a position to operate the tram for at least the next six to 12 months. Council should note that on 30 April 2023, the GMLRS will cease the existing tram service in Kalgoorlie-Boulder.

Community Engagement Consultation

Stakeholder engagement has included the KBVC, Australia’s Golden Outback, the Museum of the Goldfields, and the Goldfields-Esperance Development Commission.

Broader community consultation was not considered necessary in relation to the recommendations of the report.

Community Strategic Plan Links

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

CAPABLE: We promote and support local tourism opportunities

Budget Implications

There are no budget implications resulting from this report.

Report

Background

For many years, the GMLRS Committee has provided significant in-kind and financial support to ensure the tram was made available to visitors and the community. This included ensuring the tram was road worthy, holding all insurances, employing local drivers and maintaining the asset. The Visitor Centre was responsible for route development, marketing and bookings.

On 15 November 2022, City Officers and key stakeholders from the GMLRS, KBVC and the Museum of the Goldfields met on the advice received from the GMLRS Chairman that the timeline for winding up the GMLRS had moved to early 2023 and the GMLRS tram would cease operating after this time. It has since been confirmed that the tram will cease operating on 30 April 2023.

At the time of the meeting, the KBVC was not in a financial position to purchase the Kalgoorlie-Boulder Tourist Tram from the GMLRS. The KBVC indicated that it would work with the City to continue the service including investigating operating the asset.

At the Ordinary Council Meeting on 23 January 2023, Council resolved the following:

1.
2.
3. *Authorise the CEO to negotiate a lease for the Ruby Tourist Tram with the Kalgoorlie Boulder Tourist Centre Inc. trading as Kalgoorlie Boulder Visitor Centre (ABN 45 375 098 440) (“KBVC”) for the operations of the Tourist Tram.*

On 16 February, City Officers met with the Chair and Acting General Manager of the KBVC and agreed that a lease agreement would be issued to the KBVC for the asset. City Officers were also requested by the KBVC to provide operational manuals and other assistance to support their commencement of the service. Since this time, the KBVC has engaged a consultant to assist with the lease negotiations and establishment of the operating model.

Lease Negotiations

During the lease negotiations, information was received from the City’s insurance brokers that the KBVC could not insure a vehicle (the tram) owned by another entity (the City) and operate the service. This means that, the City cannot enter into a lease with the KBVC and other options need to be considered.

On 5 April 2023, several options were put forward to the KBVC Committee by their consultant on the future of the tram including taking over the asset and operating it independently.

On 11 April 2023, the KBVC Chair provided the KBVC’s position on operating the tram in a letter to the City’s CEO (refer Attachment 1 – Kalgoorlie Tram Tours).

Specifically, the letter indicates that the KBVC:

- Requires additional time to fully consider the implications of moving from the current operating model of a booking service to the full operation of a tour;

- Requests between six to 12 months to work through the details of any proposed operating model;
- Requests the City to operate the tram tours in the meanwhile; and
- Welcomes the opportunity to take bookings for the City tram tour on a commission basis (25%).

City Officers will continue to work with the KBVC on assisting with establishing an operational model.

Statutory Implications

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

Policy Implications

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

15.3.2 Budget Amendment - Community Development

Responsible Officer:	Lauren Chapman-Holle Manager Community Development
Responsible Business Unit:	Community Development
Disclosure of Interest:	Nil
Voting Requirements:	Absolute Majority
Attachments:	Nil

Officer Recommendation

That Council approve a budget amendment from municipal funds as follows:

Project	Current Allocation	Revised Allocation
Age Friendly Strategy	\$175,000 (Capex)	\$90,000 (Capex)
	\$96,000 (Opex)	\$186,000 (Opex)
Goldfields Art Centre Cyclorama	\$35,000 (Opex)	\$35,000 (Capex)

Executive Summary

Within the Community Development Directorate, current budget allocations for capital and operational expenditure require budget amendments due to operational requirements. This report seeks approval from Council for these amendments to be actioned.

Community Engagement Consultation

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

Community Strategic Plan Links

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

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

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

Budget Implications

It is proposed to reallocate Community Development budget of \$125,000 as follows:

PROJECT	TYPE	DESCRIPTION	CURRENT BUDGET (\$)	AMENDED BUDGET (\$)
Seniors Light Vehicle	Capex	Purchase of wheelchair friendly small commuter bus	\$175,000	\$90,000

		for seniors and community use		
Seniors Activities	Opex	Delivery of Age Friendly Strategy including in-centre-meals	\$96,000	\$186,000
Other Culture GAC – WA Ballet	Capex	Show and contract costs – WA Ballet partnership agreement	\$35,000	\$0
Other Culture GAC – Furniture and Equipment	Capex	Purchase of specialised furniture and equipment	\$0	\$35,000

Report

The total budget for the Age Friendly Strategy 2022/23 is \$350,000 with the current allocation of \$175,000 included in capital expenditure. In order to deliver the activities and outcomes in the Strategy, an amendment is required of \$90,000 in capital expenditure account from *108040240 Senior Citizens - Light Vehicles Purchase* to the operational expenditure account *108040820 - Senior Citizens - Seniors Projects Expenses MUN*. This will primarily be utilised for the delivery of the in-centre meals program and new Men's Shed activities.

There is a need to replace the cyclorama (projection screen/backdrop) and associated lighting including infrastructure (steel batten) at the Goldfields Arts Centre.

The cyclorama is over 15 years old and now tears easily when handling. This is an essential operational asset requirement and is not included in the Arts and Culture Trust maintenance schedule. In addition, this will allow for the introduction of LED lighting which will provide energy efficiency outcomes and greater technical capacity for visiting/hire shows.

There are currently available funds in the Goldfields Art Centre operating budget due to a partnership with the WA Ballet being held over to the 2023/24 financial year. Allowance has been made in the 2023/24 budget request for the partnership with WA Ballet.

In order to facilitate the urgent update in equipment at the GAC, an amendment is required of \$35,000 from operational expenditure account *111063120 Other Culture - GAC Theatre Expenses - Purchased Show* to the capital expenditure account *111062240 - Other Culture - GAC Furniture & Equipment MUN*.

Statutory Implications

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

Policy Implications

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

15.4 Engineering

15.4.1 Recycled Water Monthly Report

Responsible Officer:	Johan Le Roux Manager Water Waste & Sustainability Kevin Ketterer Director of Engineering
Responsible Business Unit:	Water, Waste and Sustainability
Disclosure of Interest:	Nil
Voting Requirements:	Simple
Attachments:	Nil

Officer Recommendation

That Council note the content of this report.

Executive Summary

After the introduction of the Level 5 water restriction by Council on 6 February 2023 a monthly report is produced to inform Council and the community of the monthly water use of contracted irrigation and City assets. From the information contained in this report, it can be concluded that users are adhering to the water restrictions and that the City has seen some dramatic reductions in water consumption.

With 6 weeks' data following the introduction of water restrictions and with the benefit of a few minor rain events, the City has managed to "bank" a small amount of water that will assist in this transitional period.

Community Engagement Consultation

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

Community Strategic Plan Links

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

SUSTAINABLE: We implement sustainable practices such as ensuring responsible use of water and other resources.

Budget Implications

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

Report

Background

The City is one of few local governments that have a recycled water program using both sewage effluent and harvested stormwater for irrigation purposes. The recycled water is used as follows:

- Irrigation of almost all City owned open spaces and community facilities;
- Irrigation of the golf course;
- Supply to private irrigators; and
- Supply to local industry.

At a Special Meeting of Council on 6 February 2023, Council resolved to:

“1.

8.

9. ***Request the installation of water meters and report on water usage monthly of contracted irrigation and city assets both in Council agenda and the City’s website, identifying usage of scheme water and wastewater and the associated costs;***”

Water Meters

Phase 1 – Transport system and pumpstations

Assessment completed and meters replaced where required.

A new higher capacity pump for installation at treatment works has been ordered.

The installation is anticipated in the middle of April.

100% complete

Phase 2 – Third party irrigators

Assessment completed.

All public and private school sites are reportedly on scheme water and can irrigate their ovals without recycled water.

KBRC, however, still has some reliance on the recycled water supply from the City, but with the completion of the Charles Street drainage project last year, is receiving approximately double the volume of stormwater compared to previous years.

Industrial users have taken water at well below their allocation in the past month, which has allowed the City-banked storage of recycled water to recover to a small degree.

100% complete.

Phase 3 – CKB tank sites

Applications for potable water connections have been lodged with the Water Corporation and confirmation of installation is awaited.

Quotations for tanks installation have been received and once confirmation of supply connections from the Water Corporation have been confirmed, orders for tank installations will be placed.

70% complete

Phase 4 – CKB direct feed sites

Applications for potable water connections have been lodged with the Water Corporation with confirmation of installation awaited.

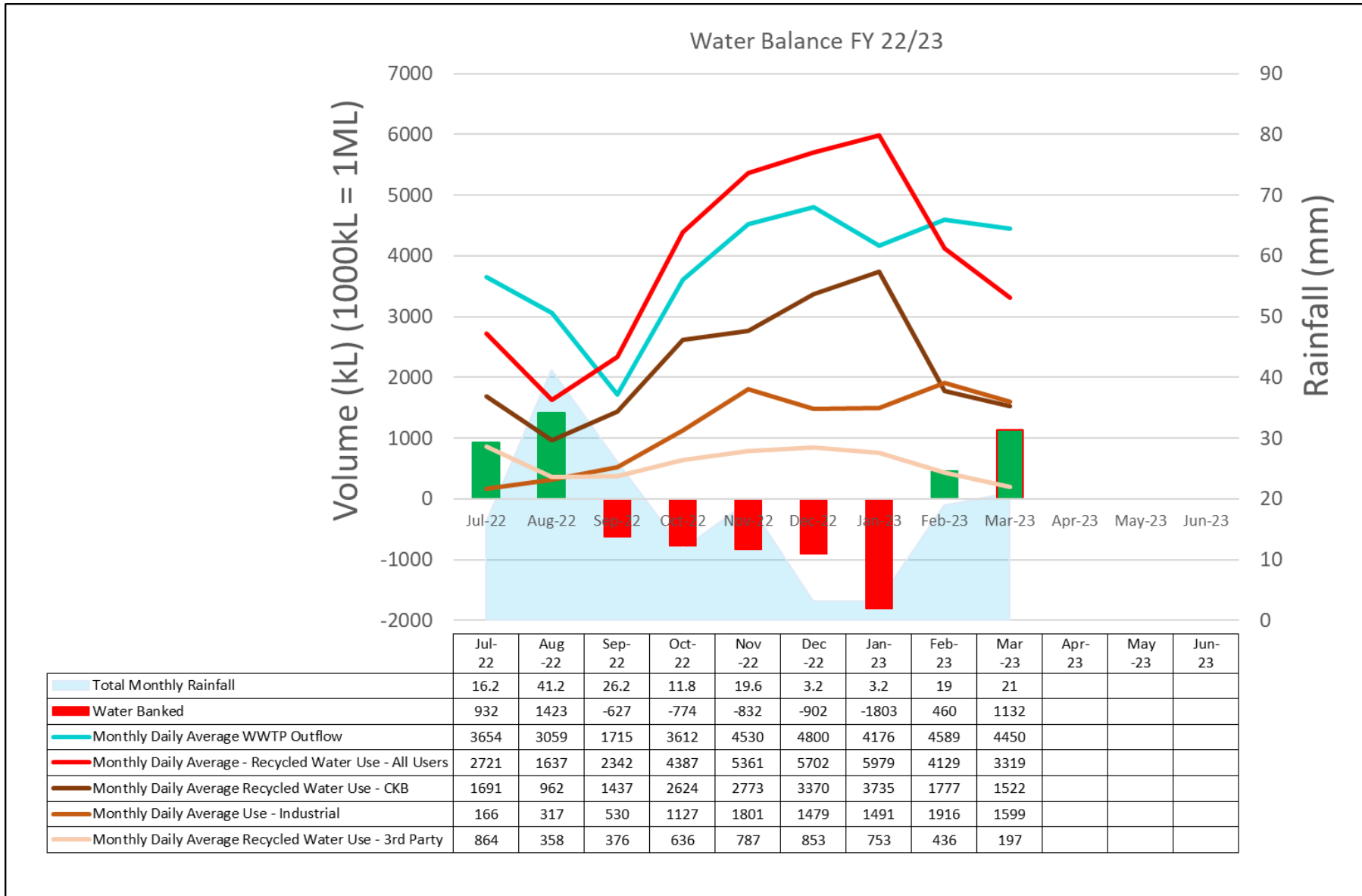
Use of scheme water, recycled water and the associated cost

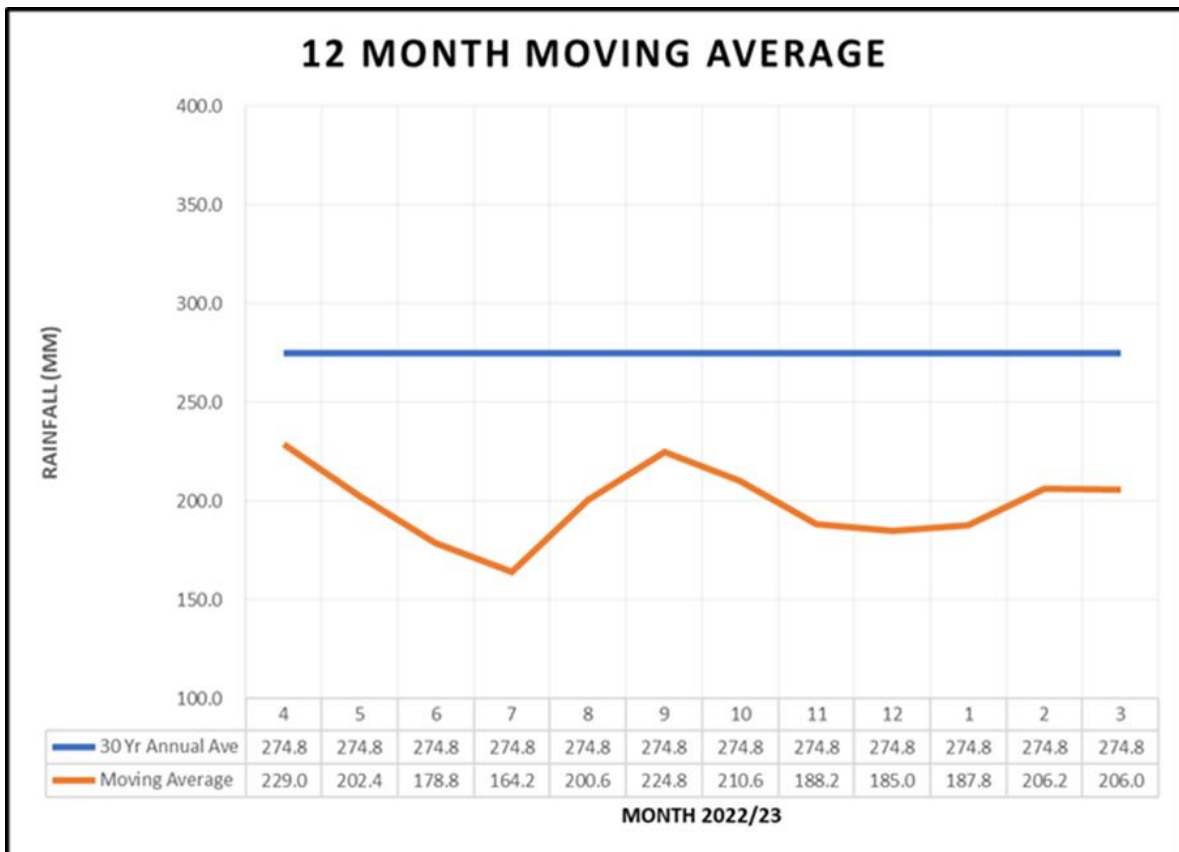
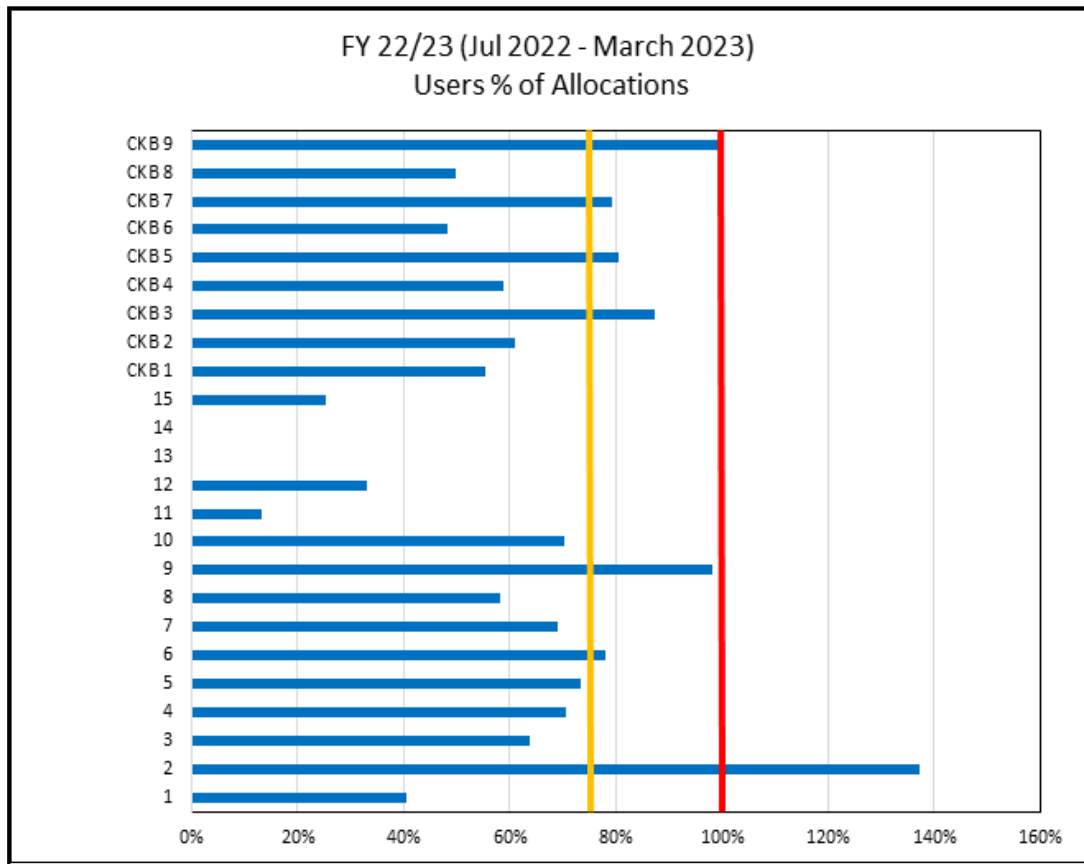
The City is currently in discussion with the Water Corporation on a suitable way for supplementing the recycled water scheme by using potable water.

In the interim, the City has applied for potable water connections at the different sites that need irrigating. A desktop study estimates the cost to connect 22 City sites to potable water supply at \$2.5M. These connections will take between one and three months to complete and is dependent on the Water Corporation approving the connections.

Water Consumption

The following graph and table provide an overview of the water consumption by third party users of the recycled water before and after the implementation of Restrictions. The below graphs depict the situation as at 30 March 2023





From the above graphs, the following comments:

- The industrial usage has not been as high as the contracted supply volumes at approximately 35% of allocation. This has allowed the City to “bank” approximately 30ML of water at the end of March, which has allowed the Swan Lakes storage to recover to approximately 50% of their capacity. The April storage figures are however expected to be significantly improved due to the low volumes of industrial usage during the first weeks of April;
- The Piccadilly stormwater dam is at a very low percentage of capacity and is mainly being used as a transfer dam to supply the northern POS areas and the Golf Course;
- The rainfall event at the end of March 23 assisted in reducing the demand for recycled water on the golf course and open spaces which has provided further opportunity to “bank” recycled water;
- The ability to “bank” recycled water is limited to the pumping capacity to transport water from the Racecourse dam to the Swan Lakes dams, being 5.2ML/d. This will be addressed with the completion of a new pump line from the WWTP directly to Swan Lakes scheduled for commencement in September 2023, where the pumping capacity will be doubled;
- In order to prevent losses into the Gribble Creek system, surplus water entering the Racecourse dam was being temporarily diverted to the KBRC dams to supplement their long-term supply;
- Most schools have already consumed their annual allocation and are receiving a minimal volume of recycled water from the City;
- The City is managing the POS allocations in such a manner as to preference the winter sporting ovals with additional water allocations while downscaling the allocations to other ovals;
- With the recent rains, the Golf Course has been allocated additional volumes to allow the course to recover from the restrictions and to allow the fairways to “thicken up” after becoming very “thin” during the heat of summer under water restrictions. This has been very successful, and the winter hibernation period is expected to be as successful as in previous years; and
- The 12 Month Moving Average for the long-term rainfall statistics has changed only marginally and provides no support for amending the water restrictions at this stage, where the requirement would be to have the 12 Month Moving Average at least equivalent to the long-term annual average.

Statutory Implications

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

Policy Implications

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

15.5 Corporate and Commercial

15.5.1 Long Term Financial Plan 2023 - 2033

Responsible Officer:	David Trevaskis Director of Corporate and Commercial
Responsible Business Unit:	Finance
Disclosure of Interest:	Nil
Voting Requirements:	Simple
Attachments:	1. CKB - Long Term Financial Plan 23-33 [15.5.1.1 - 18 pages]

Officer Recommendation

That Council endorse the 2023 to 2033 Long Term Financial Plan.

Executive Summary

The Long Term Financial Plan (LTFP) addresses the operating and capital needs placed on the City over the next 10 years and becomes the basis on which the City's Annual Budget is developed. The LTFP is an integral part of the City's strategic plans which links business plans and asset management plans and demonstrates the City's financial capacity to fund these projects sustainably. The LTFP is based on critical assumptions which are subject to change and it is therefore reviewed and re-prioritised annually.

Community Engagement Consultation

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

Community Strategic Plan Links

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

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

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

Budget Implications

The LTFP is used for planning purposes when developing the Annual Budget each year. There are no financial implications resulting from the recommendations of this report.

Report

The LTFP is an integral part of the City's Integrated Planning and Reporting Framework. It links Council's Business Plans and Asset Management Plans and translates the outcomes and strategies into financial terms. All programs and projects have been prioritised in accordance with the strategic objectives of the City, with a focus on maintaining current and future service levels, while ensuring conservative spending to ensure the City's financial sustainability.

The forward capital works schedule has been developed to meet the infrastructure service requirements of the City. The plan provides for a total capital outlay of \$383M over the ten-year period, which will require substantial borrowings of \$39M to deliver this program. A summary of the major projects is provided below:

- \$200M capital expenditure on roads, drainage and footpaths.
- \$39M on sewerage and recycled water renewal and improvements to be partially financed by \$28M in borrowings.
- \$36M property building renewals and upgrades
- \$27M parks, ovals and sporting facility renewal and upgrades
- \$13M on Oasis renewal and upgrades to be financed by \$8M borrowings.
- \$7M Golf Course Clubhouse construction contribution
- \$10M airport runway overlay
- \$8M new outdoor pool at the Oasis
- \$4M LED street lighting replacement program to be funded by borrowings.

In accordance with the Local Government (Financial Management) Regulations 17, the City revalued its assets as at 30 June 2022. Following this revaluation, a significantly higher annual depreciation expense has been calculated which is included throughout the LTFP. Due to this higher depreciation rate, the City's operating surplus ratio is negative for much of the plan which has resulted in a weakening of the forecast Financial Health Indicator which is expected to sit within the range of 67 – 74 for nine years of the plan, increasing to 86 in the final year. To achieve this increase in the tenth year of the plan a rating strategy of CPI + 1% has been applied.

Due to the nature of the LTFP, specifically the many assumptions and influences, both internal and external, there is an on-going requirement for review. The LTFP is reviewed annually and is a driver for the preparation of Council's Corporate Business Plan and Annual Budget.

Statutory Implications

Local Government Act 1995 s 5.56. Planning for the future

- (1) A local government is to plan for the future of the district.
- (2) A local government is to ensure that plans made under subsection (1) are in accordance with any regulations made about planning for the future of the district.

Local Government (Administration) Regulations 1996, r 19DA. Corporate Business Plans, requirements for (Act s 5.56)

- (3) A corporate business plan is to -

- (c) develop and integrate matters relating to resources, including asset management, workforce planning and long-term financial planning.

Policy Implications

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

16 QUESTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN

Nil

17 CONFIDENTIAL ITEMS**17.1 Lease - 282 Hannan Street, Kalgoorlie**

Responsible Officer:	Kevin Ketterer Director of Engineering
Responsible Business Unit:	Engineering
Disclosure of Interest:	Nil

Officer Recommendation

That in accordance with Section 5.23 (2) of the *Local Government Act 1995* the meeting is closed to members of the public with the following aspect(s) of the Act being applicable to this matter:

(c) a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting.

Executive Summary

It is the recommendation of the Responsible Officer that this item be considered behind closed doors due to the private and confidential nature of its contents.

18 DATE OF NEXT MEETING

The next Ordinary Council Meeting will be held on 22 May 2023.

19 CLOSURE