



**City of
Kalgoorlie
Boulder**

MINUTES

of the Ordinary Council Meeting

held at 7:00 PM

on

28 AUGUST 2023

at the

Kalgoorlie Town Hall

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1 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

The Mayor declared the meeting open at 7:00 pm welcoming the gallery and those present.

2 OPENING PRAYER

The opening prayer was conducted by Pastor Bill Kirkland from the Oasis Australian Christian Church.

3 DISCLAIMER READING

The Mayor 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:

Mayor John Bowler
Deputy Mayor Glenn Wilson
Cr Deborah Botica
Cr Mandy Reidy
Cr Dave Grills
Cr Terrence Winner
Cr John Matthew
Cr Kirsty Dellar
Cr Amy Astill

Cr Michael McKay Via telephone conference
Cr Suzie Williams
Cr Wayne Johnson

Members of Staff:

Andrew Brien	Chief Executive Officer
Alex Wiese	Director Development and Growth
Mia Hicks	Director Community Development
Xandra Curnock	Executive Manager Finance
Frances Liston	Executive Manager Governance and Risk Services
Emma Holtum	Governance Officer
Parehina Thompson	Council Administration Officer
Rajan Prajapati	IT Technical Systems Analyst

Visitors:

22

Press:

3

4.2 Apologies

Apologies - Elected Members:

Cr Kim Eckert

Apologies - Members of Staff:

Nil

4.3 Leave of Absence (Previously Approved)

Leave of Absence:

Nil

5 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Nil

6 PUBLIC ACCESS AND PUBLIC QUESTION TIME

6.1 Public Access

Jacinta Parsons and Sahar Heidari from BPH addressed the meeting regarding Item 15.2.1 Land Disposal Lease of 1 Trasimeno Way and a portion of Lot 67 Somerville BHP Nickle West Pty Ltd

Ms Parsons provided a presentation on the lease proposal that BHP have put forward and made herself available for any questions from elected members.

6.2 Public Question Time

David Oates, a resident of Lamington asked the following questions:

What was the volume of surplus treated effluent water sent to the Hannans Lake Facility in the twelve months prior to the signed CKB contract with Lynas?
By comparison what volume has been sent in the twelve months since the signed contract?

Response from Mayor:

The Mayor informed those present that the questions would be treated as correspondence as Mr Oates was not present and a written response would be provided to Mr Oates.

Jackie Scanlon, a resident of Somerville asked the following questions:

Under the budget implications in your agenda for tonight's meeting it states that there is \$30,000 in the Capex budget to repair the clubrooms. We were told at a meeting a few months ago that the estimated cost of repairs was approximately \$80,000. Is there enough in the budget to cover the repairs, when will they be completed, and are there going to be additional security measures?

I believe Lou is going to be moving around some of the lights on the towers so we can hopefully have some well lit fields. Our issue is going to be that with both the sports playing on one side of the field it's going to make a big impact on the ground conditions. Plus the lighting still may be insufficient from some angles, Would you want this ball to come flying at you at approximately 40kms or faster and not be able to see properly? This is coming down to playing safety and we wouldn't want any of the children to be injured due to poor visibility. We were kindly provided with some lighting towers from a local hire company which were good but being so low they created a different visibility issue because they were shining directly into people's eyes. How long are we looking at to get these lights properly replaced?

Throughout the last 18 months we have had several break-ins and vandalism of the clubrooms which has led to where we are now. Over this time been given numerous options on how we should be progressing with using the clubrooms - being on a peppercorn lease of \$110 per year through combined sports for the last 20+ years

it would make sense to continue this way. Firstly we were offered a long-term commercial lease where we would be paying \$10,000 per year but needing to pay 8 years upfront so the repairs could be done on the building \$80,000 upfront for two non-profit sporting clubs. Then we were offered a booking system for each sport and closed down combined sports with no figures presented at the meeting. Afterwards we receive figures that would equate to us paying over \$10,000 per club each year. Then there was the peppercorn lease again but with no solid details and different information depending on who we spoke to on any particular day. We would like to know in writing all the details for each of the options we have so we can present something to our committee and actually give you an answer. Each time we have taken a different option to them with different details on the previous options and it's frustrating.

Response from Mayor:

Mayor thanked Ms Scanlon, and informed her that the item in which these questions relate to is foreshadowed to be deferred tonight so that the city can further liaise with the sporting groups.

7 PETITIONS / DEPUTATIONS / PRESENTATIONS

Deputation request from submitted by Karissa Zappelli.

Forming the Deputation are, Karissa Zappelli , Maree Williams, Leanne Barrett, Tristan Te-Heke Kaiawha and Sue Smile.

Speakers for the Deputation Karissa Zappelli of South Kalgoorlie and Maree Williams of Somerville.

Deputation

Scooters:

- An 8-year-old in Perth has been killed on a scooter, how many other injuries?
- Public nuisance and a safety hazard, pedestrians are unprotected let alone the hearing or vision impaired and the elderly.
- Indigenous get free cards to use them.
- Bad for the environment as they have been observed being thrown onto train tracks, even tossed up trees
- Cobalt/Lithium batteries are mined using child slave labour and discarded batteries are unable to be recycled or put in landfill. Who is behind running them?

Potholes:

- If we are all about safety, attending to the many potholes and broken/ uneven footpaths around town should be made a priority.
 - They are a safety Hazard for the mobility impaired, vision impaired, the elderly and early morning or evening pedestrians.
 - They do damage to vehicles and electric scooters.
 - A 1 million grant was given to spend on street cameras for our safety, couldn't some of that be used to fix our roads and footpaths?
-

Street Surveillance Cameras:

- Who is funding and who do they belong to?
- Where does the data go and who views it?
- Regarding the car recognition cameras, who funds these, who do they belong to, where does the data go and who can view it?

The Mayor answered the questions that were asked of him and requested City officers to get a breakdown of how the budget is being spent on potholes and roads. Also will get a list of what footpaths and roads are being done this financial year.

8 NOTATIONS OF INTEREST

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

Mayor John Bowler declared an impartiality interest in item 15.3.4 as he is a member of the Kalgoorlie Bowler Club.

Councillor Wayne Johnson declared an impartiality interest in item 15.3.3 as he is the Chairperson on the Cemetery Board.

8.2 Financial Interest Local Government Act Section 5.60A

Councillor Amy Astill declared financial interest in item 14.1.5 as she is an applicant of the fund through the Goldfields Women's Health Care Centre.

Councillor Amy Astill declared financial interest in item 15.3.2 as she is an employee of the Goldfields Women's Health Care Centre.

8.3 Proximity Interest Local Government Act Section 5.60B

Councillor Mick McKay declared a proximity interest in item 15.2.2 as he owns the adjoining property.

9 APPLICATIONS FOR LEAVE OF ABSENCE

Moved By:
Seconded By:

Cr Mandy Reidy
Cr Terrence Winner

That Council approve the leave request.

CARRIED
(12 / 0)

Applicant: Cr Astill

Cr Amy Astill requested leave of absence from 11 September 2023 to 21 October 2023.

10 ANNOUNCEMENTS BY THE PERSON PRESIDING WITHOUT DISCUSSIONS

10.1 Mayor Announcements

25 July 2023	ABC on-air interview Ivo Da Silva
25 July 2023	Met with Diggers & Dealers owners
28 July 2023	Zoom GVROC meeting
30 July 2023	Met Minister Buti on Aboriginal Heritage Act concerns
30 July 2023	Met Premier Cook, Minister Templeman on the basketball stadium tour
30 July 2023	Met Minister for Local Government David Michael
30 July 2023	Attended Community Cabinet at Kalgoorlie Town Hall
31 July 2023	Welcomed and presented to State Cabinet
31 July 2023	Lotteries funding announcement at Kingsbury Park
31 July 2023	Pringle Village visit by Minister Don Punch

August

1 August 2023	Triple M on-air with Connor Mallis
1 August 2023	Commercial Business Committee meeting
1 August 2023	Met City sports grant recipients
2 August 2023	Met with Cr Matthew and CEO on land availability
4 August 2023	Walk of Fame meeting
7 August 2023	Opening of Diggers and Dealers and industry lunch
8 August 2023	Met Curtin Uni facilities director on local parking
8 August 2023	Received award from WASM Alumni
9 August 2023	Proposed the industry toast at the Diggers' Dinner
11 August 2023	Kalgoorlie Campus of WASM meeting in Perth
14 August 2023	WALGA briefing on elections
14 August 2023	Council briefing workshop
15 August 2023	Visited Margaret Bull plaque with a view to relocation
16 August 2023	Welcomed senior police to annual OIC conference
16 August 2023	Attend Curtin Uni Board luncheon
16 August 2023	Governance and Policy Committee meeting
18 August 2023	Switched on new lights at hockey stadium
21 August 2023	Council Agenda Meeting
23 August 2023	CEO's KPI meeting (adjourned)
23 August 2023	Sports Star meeting
24 August 2023	RCAWA meeting in Perth
28 August 2023	Resume CEO KPI meeting

11 CONFIRMATION OF MINUTES

Moved By: Cr John Matthew

Seconded By: Cr Amy Astill

That the minutes of the Ordinary Meeting of Council held on 24 July 2023 be confirmed as a true record of that meeting.

CARRIED
(12 / 0)

For: Cr Deborah Botica, Deputy Mayor Glenn Wilson, Mayor John Bowler, Cr Michael McKay, Cr Wayne Johnson, Cr Mandy Reidy, Cr David Grills, Cr Terrence Winner, Cr John Matthew, Cr Kirsty Dellar, Cr Amy Astill and Cr Suzie Williams

Against: Nil

12 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

12.1 Motion from Councillor Wayne Johnson

OFFICER RECOMMENDATION/ COUNCIL RESOLUTION

Moved By: Cr Wayne Johnson

Seconded By: Cr Terrence Winner

That Council:

1. Request the Chief Executive Officer to seek audited financial statements and other supporting information from each of the following organizations to determine their compliance with the disposition of property provisions of the Local Government Act 1995 and associated Regulations:
 - i. Fair Society
 - ii. Eastern Goldfields Trotting Club
 - iii. Eastern Goldfields Number 9 Flight Air Cadet Unit
 - iv. Lions' Club of Kalgoorlie
2. Subject to compliance with Point 1 above, request the Chief Executive Officer to negotiate a lease term of three years with a two-year option with each of the above groups.
3. Request the Chief Executive Officer to include the allocation of \$448,000 towards the relaying of the hard stand behind the Grandstand area (known as sideshow alley) to be identified and funded as part of the mid-year budget review.

4. Request that the Chief Executive Officer investigate the installation of an appropriate sewerage waste dump point within the Cruickshanks Sporting Arena Precinct and include a provision in the 2024/25 budget.
5. Request the Chief Executive officer to investigate the reestablishment of the small grass area adjacent to the hardstand area with lawn and reticulation as needed, noting that the previous resolution of Council was to decommission the reticulation at Cruickshanks Sporting Arena.
6. Request the Chief Executive Officer to commission a site safety report to be completed to enable the identification and prioritisation of safety-related works for the Cruickshank Sporting Arena to be made safe and enable the 2024 Community Fair to proceed as proposed.
7. Request that the Chief Executive Officer provide a report to Council on the financial implications of all the strategies and actions identified, which will be included in the 2023/24 mid-year budget review or the 2024/25 budget deliberations.

**LOST
(5 / 7)**

For: Deputy Mayor Glenn Wilson, Cr Wayne Johnson, Cr David Grills, Cr Terrence Winner and Cr Suzie Williams

Against: Cr Deborah Botica, Mayor John Bowler, Cr Michael McKay, Cr Mandy Reidy, Cr John Matthew, Cr Kirsty Dellar and Cr Amy Astill

FORESHADOWED MOTION / COUNCIL RESOLUTION

Moved By: Cr Mandy Reidy
Seconded By: Cr Deborah Botica

That Council take this item back to the new Council in November 2023 to enable a round-table meeting that will provide clarity about what is going on with Cruickshanks Sporting Arena and the four organisations.

**CARRIED
(12 / 0)**

For: Cr Deborah Botica, Deputy Mayor Glenn Wilson, Mayor John Bowler, Cr Michael McKay, Cr Wayne Johnson, Cr Mandy Reidy, Cr David Grills, Cr Terrence Winner, Cr John Matthew, Cr Kirsty Dellar, Cr Amy Astill and Cr Suzie Williams

Against:

In accordance with the provisions of the Standing Orders Local Law 2013, the Chief Executive Officer has provided the following material facts and circumstances related to this Notice of Motion.

To ensure legislative compliance in relation to the disposition of land (which includes leasing), a review of the current leases for the site has indicated that all of the organisations are all in holding over provisions under expired leases which has been the case for many years.

As such it is appropriate to advertise the entering into a new lease through a public process which is consistent with the provisions of the Local Government Act 1995 which states under section 3.58(8)(c) any other disposition that is excluded by regulations from the application of this section. The Local Government (Functions and General) Regulations 1996, Clause 30 Dispositions of property excluded from Act s. 3.58, states under clause (2) A disposition of land is an exempt disposition if

-
- (b) the land is disposed of to a body, whether incorporated or not —
 - (i) the objects of which are of a charitable, benevolent, religious, cultural, educational, recreational, sporting or other like nature; and
 - (ii) the members of which are not entitled or permitted to receive any pecuniary profit from the body's transactions;

In accordance with the above, point 1 of the Notice of Motion addresses this component.

Point 3 of the Notice of Motion identifies a reallocation of funding to reconstruct a portion of the Cruickshanks Sporting Arena grounds which will require an absolute majority decision to reallocate funding for this purpose. Whilst the source of funds has not been identified in the Notice of Motion, officers will identify appropriate budget reallocations and incorporate in the mid-year budget review.

12.2 Motions from Councillor John Matthew

Moved By: Cr John Matthew
Seconded By: Deputy Mayor Glenn Wilson

That Council:

1. Request the Chief Executive Officer to undertake a best practice review for the development of a Policy and associated frameworks for Partnership Agreements with major corporate, government and community stakeholders;
2. Request that the review and draft Policy be presented to the next Governance and Policy Committee Meeting for review and endorsement prior to public advertising and industry engagement; and
3. The Policy is to align with the previous motion around community standards and provide a structured approach to assist with the implementation of that motion.

CARRIED
(12 / 0)

For: Cr Deborah Botica, Deputy Mayor Glenn Wilson, Mayor John Bowler, Cr Michael McKay, Cr Wayne Johnson, Cr Mandy Reidy, Cr David Grills, Cr Terrence Winner, Cr John Matthew, Cr Kirsty Dellar, Cr Amy Astill and Cr Suzie Williams

Against: Nil

Cr Deborah Botica left the room at 8:19 pm.
Cr Deborah Botica returned to the room at 8:22 pm.
Cr Mandy Reidy left the room at 8:22 pm.
Cr Mandy Reidy returned to the room at 8:25 pm.

In accordance with Clause 3.8(4)(c) of the Standing Orders Local Law 2013, the Chief Executive Officer has provided the following relevant and material facts in relation to the Notice of Motion.

The notice of motion is intended to provide a structured approach to funding and delivery of the Community Standards resolution that was passed earlier this year. It was identified during the study tour to Karratha that such a policy has assisted in creating value adding outcomes to projects and initiatives through the partnership arrangements and are becoming more common in local government across Australia. The initial research and best practice identification is a relatively straight forward process and can be incorporated into current workloads. The development of a draft policy and associated framework for endorsement by the Council will provide clarity around the Council position prior to advertising and seeking input from the business, government and key community stakeholder groups.

13 URGENT BUSINESS APPROVED BY THE PERSON PRESIDING OR BY DECISION

Nil

14 REPORTS OF COMMITTEES

14.1 Governance and Policy Committee Minutes - 16 August 2023

14.1.1 Attendance at Events Policy

Responsible Officer:	Andrew Brien Chief Executive Officer Frances Liston Executive Manager Governance and Risk Services
Responsible Business Unit:	Office of the CEO Governance
Disclosure of Interest:	Nil
Voting Requirements:	Absolute Majority
Attachments:	1. Attendance at Events Policy [14.1.1.1 - 4 pages] 2. Attendance at Events Policy tracked [14.1.1.2 - 5 pages]

COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved By: Cr Deborah Botica

Seconded By: Cr Mandy Reidy

That Council adopt the Attendance at Events Policy.

CARRIED
(12 / 0)

For: Cr Deborah Botica, Deputy Mayor Glenn Wilson, Mayor John Bowler, Cr Michael McKay, Cr Wayne Johnson, Cr Mandy Reidy, Cr David Grills, Cr Terrence Winner, Cr John Matthew, Cr Kirsty Dellar, Cr Amy Astill and Cr Suzie Williams

Against: Nil

Executive Summary

The Chief Executive Officer and City officers identified that the review of a number of policies has been outstanding for some time, as well as there being further policies now due for review. The City's Executive Leadership Team has commenced a comprehensive review of Council policies and present the recommendations arising out of the third stage of that review for the Committee's consideration and endorsement.

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 City's Executive Leadership Team have commenced a comprehensive review of the City's policies adopted by Council. The following sets out recommendations in respect of each policy that has been reviewed or identified as necessary in this second stage of review.

The aim of the review has been to:

- a. achieve consistency in the format and structure of policies;
- b. ensure accuracy in content in both ensuring the content meets the City's needs as well as in references to legislation, regulations and external regulators or authorities;
- c. remove content from policies that is operational in nature and instead focus on the additional, separate City's development of management guidelines using that content; and
- d. removal of unnecessary content that is merely re-stating legislation or local laws.

Attendance at Events Policy

This policy is required to be adopted/amended by Council by absolute majority pursuant to section 5.90A *Local Government Act*. The recommended changes to this policy are set out in the attached tracked copy of the Attendance at Events Policy.

Statutory Implications

Section 5.90A *Local Government Act*:

(1) In this section —

event includes the following —

- (a) a concert;
- (b) a conference;
- (c) a function;

- (d) a sporting event;
 - (e) an occasion of a kind prescribed for the purposes of this definition.
- (2) A local government must prepare and adopt* a policy that deals with matters relating to the attendance of council members and the CEO at events, including —
- (a) the provision of tickets to events; and
 - (b) payments in respect of attendance; and
 - (c) approval of attendance by the local government and criteria for approval;
and
 - (d) any prescribed matter.

** Absolute majority required.*

- (3) A local government may amend* the policy.

** Absolute majority required.*

(4) When preparing the policy or an amendment to the policy, the local government must comply with any prescribed requirements relating to the form or content of a policy under this section.

(5) The CEO must publish an up-to-date version of the policy on the local government's official website.

Policy Implications

There are no policy implications resulting from the recommendations of this report other than in relation to the policies set out herein.

14.1.2 Policy review

Responsible Officer:	Andrew Brien Chief Executive Officer Frances Liston Executive Manager Governance and Risk Services
Responsible Business Unit:	Office of the CEO Governance
Disclosure of Interest:	Nil
Voting Requirements:	Simple
Attachments:	<ol style="list-style-type: none"> 1. Requirements for Subdivision Policy - REPEAL [14.1.2.1 - 44 pages] 2. Accounting Policy - REPEAL [14.1.2.2 - 4 pages] 3. Use of Common Seal Policy - REPEAL [14.1.2.3 - 2 pages] 4. Goldfields Oasis Alcohol Consumption Policy - REPEAL [14.1.2.4 - 2 pages] 5. Conditions of Use of Oasis Clubhouse Toilet and Shower Facilities Policy - REPEAL [14.1.2.5 - 4 pages] 6. Customer Privacy Policy [14.1.2.6 - 7 pages] 7. Debt Collection Policy clean [14.1.2.7 - 8 pages] 8. Debt Collection Policy tracked [14.1.2.8 - 11 pages] 9. Gratuity Payments and Farewell Gifts for Employees [14.1.2.9 - 3 pages] 10. Investment Policy [14.1.2.10 - 5 pages] 11. Financial Hardship for Debtors Policy [14.1.2.11 - 13 pages] 12. Quality Policy [14.1.2.12 - 3 pages] 13. Reimbursement for Private Plumbing Works Policy [14.1.2.13 - 3 pages] 14. Sewer Headworks Contributions Policy [14.1.2.14 - 3 pages] 15. Sister City Relationships Policy [14.1.2.15 - 4 pages] 16. Sister City Selection Process Policy [14.1.2.16 - 3 pages] 17. Temporary employment or appointment of CEO [14.1.2.17 - 4 pages] 18. Mobile IT device usage policy tracked [14.1.2.18 - 6 pages] 19. Mobile IT device usage policy clean [14.1.2.19 - 4 pages]

	<p>20. Water Services Financial Hardship Policy [14.1.2.20 - 12 pages]</p> <p>21. Execution of Documents and Application of Common Seal Policy proposed new [14.1.2.21 - 8 pages]</p> <p>22. Family Violence Policy proposed new [14.1.2.22 - 4 pages]</p> <p>23. Elected Member Handbook for a Respectful Workplace proposed new [14.1.2.23 - 36 pages]</p>
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COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved By: Cr Kirsty Dellar

Seconded By: Deputy Mayor Glenn Wilson

That Council:

1. Repeal the following policies:
 - a. Requirements for Subdivision Policy
 - b. Accounting Policy
 - c. Use of Common Seal Policy
 - d. Goldfields Oasis Alcohol Consumption Policy
 - e. Conditions on Use of Oasis Clubhouse Toilet and Shower Facilities Policy
2. Adopt the following revised policies:
 - a. Customer Privacy Policy
 - b. Debt Collection Policy
 - c. Gratuity Payments and Farewell Gifts for Employees Policy
 - d. Investment Policy
 - e. Financial Hardship for Debtors Policy
 - f. Quality Policy
 - g. Reimbursement for Private Plumbing Works Policy
 - h. Sewer Headworks Contributions Policy
 - i. Sister City Relationships Policy
 - j. Sister City Selection Process Policy
 - k. Temporary Employment of CEO or Acting CEO Policy
 - l. Mobile IT Device Usage Policy
 - m. Water Services Financial Hardship Policy
3. Adopt the following new policies:
 - a. Execution of Documents and Use of Common Seal Policy
 - b. Elected Member Handbook for a Respectful Workplace
 - c. Family Violence Policy

CARRIED
(12 / 0)

For: Cr Deborah Botica, Deputy Mayor Glenn Wilson, Mayor John Bowler, Cr Michael McKay, Cr Wayne Johnson, Cr Mandy Reidy, Cr David Grills, Cr Terrence Winner, Cr John

Matthew, Cr Kirsty Dellar, Cr Amy Astill and Cr Suzie Williams

Against: Nil

Executive Summary

The Chief Executive Officer and City officers identified that the review of a number of policies has been outstanding for some time, as well as there being further policies now due for review. The City's Executive Leadership Team has commenced a comprehensive review of Council policies and present the recommendations arising out of the third stage of that review for the Committee's consideration and endorsement.

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

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Report

The City's Executive Leadership Team have commenced a comprehensive review of the City's policies adopted by Council. The following sets out recommendations in respect of each policy that has been reviewed or identified as necessary in this second stage of review.

The aim of the review has been to:

- a. achieve consistency in the format and structure of policies;
- b. ensure accuracy in content in both ensuring the content meets the City's needs as well as in references to legislation, regulations and external regulators or authorities;
- c. remove content from policies that is operational in nature and instead focus on the additional, separate City's development of management guidelines using that content; and
- d. removal of unnecessary content that is merely re-stating legislation or local laws.

In addition to the proposed amendments set out below under each policy name, it is recommended that each policy be updated to achieve a consistent template, format and writing standard (including in respect of heading conventions and defined language use for terms such as "City" and "CEO").

Copies of the policies are attached for the Committee's reference and review.

Policies recommended to be repealed

- a. *Requirements for Subdivision Policy*
-

It is recommended that this policy be repealed because it is better placed as an internal management guideline document.

b. Accounting Policy

It is recommended that this policy be repealed because all information within this policy is covered in the annual report - financial statement which are updated annually and match updates in any accounting standards or relevant requirements.

c. Use of Common Seal Policy

It is recommended that this policy be repealed and replaced with the proposed new Execution of Documents and Use of Common Seal Policy (see below).

d. Goldfields Oasis Alcohol Consumption Policy

It is recommended that this policy be repealed and that the content be addressed in management guidelines and/or terms of hire.

e. Conditions on Use of Oasis Clubhouse Toilet and Shower Facilities Policy

It is recommended that this policy be repealed and that the content be addressed in management guidelines and/or terms of hire.

Policies recommended to be revised/amended

a. Customer Privacy Policy

The recommended changes to this policy are of an administrative nature including the following more substantive administrative changes:

- i. Clause 13(a): update that the City “may” charge a fee (not “will”) and addition of a further provision that reads “(a customer who requests their personal information under the Freedom of Information Act 1992 will receive that free of charge)”; and
- ii. Clause 17: deletion of the words “on payment of the prescribed fee”.

b. Debt Collection Policy

A number of more substantive administrative changes have been made to this policy and given the nature of those, both the tracked and clean copies of this revised policy are attached for review.

Particular policy changes to highlight are the move of a “bad debt” amount from \$5,000 to \$25,000 and some changes to applicable timeframes.

c. Gratuity Payments and Farewell Gifts for Employees Policy

The recommended changes to this policy are to remove mention of “CEO discretion” and define “gift”. Some additional administrative changes are also recommended to update this policy within the new template and style.

d. Investment Policy

The recommended changes to this policy are of an administrative nature.

e. Financial Hardship for Debtors Policy

The recommended changes to this policy are of an administrative nature and include the following more substantive administrative changes:

- i. Addition of definitions of “Debtor” and “Financial Hardship”; and
 - ii. Amendment of language use from “we” and “us” to “the City”.
-

f. *Quality Policy*

The recommended changes to this policy are of an administrative nature.

g. *Reimbursement for Private Plumbing Works Policy*

The recommended changes to this policy are of an administrative nature.

h. *Sewer Headworks Contributions Policy*

The recommended changes to this policy are of an administrative nature.

i. *Sister City Relationships Policy*

The recommended changes to this policy are of an administrative nature. It is recommended that the Governance and Policy Committee be responsible for determination of delegates in the absence of and limited need for a Sister City Relationship Committee.

j. *Sister City Selection Process Policy*

It is recommended that the Governance and Policy Committee be responsible for consideration of any recommendations made pursuant to this policy in the absence of and limited need for a Sister City Relationship Committee as the policy otherwise refers to. The other recommended changes to this policy are of an administrative nature.

k. *Temporary Employment of CEO or Acting CEO Policy*

It is recommended that instead of specifying particular roles, a broader authority from Council that a person appointed to the role of "Director" be able to act as CEO. This will enable the policy to apply irrespective of titles at the relevant time, and enables the CEO discretion to determine which director is to be responsible at a given time based on relevant operational matters. Where the Mayor or Council is directed by this policy to communicate with a specified director, it instead refers to the "Executive Leadership Team" or "Executive Manager People and Culture" to again allow more flexibility should the need to follow these provisions of the policy arise. Should Council need to appoint a temporary CEO under this policy, instead of specifying roles, it is recommended to instead read "an appropriately experienced director" to enable some discretion at the relevant time. It is also proposed that where the CEO cannot determine this themselves, the Mayor and Deputy Mayor jointly appoint a temporary or acting CEO that will be acting for less than 6 weeks (with Council to appoint for a period greater than 6 weeks).

l. *Mobile IT Device Usage Policy*

Due to the changes made to this document, both the tracked and clean versions are attached to this report for review. The updated policy has not made significant departures from the existing policy but has provided clarity on the following:

- i. Family members, including children and partners, are not to use the City's devices; and
- ii. A Mobile IT User Agreement must be signed by all Elected Members and staff members who receive Mobile IT Devices.

m. *Water Services Financial Hardship Policy*

The Coordinator Water Services has liaised with the Economic Regulation Authority (“ERA”) in relation to this policy and has made the following updates to ensure compliance with the ERA’s requirements:

- i. Paragraph 3: addition of the word “legal” to read “associated administrative *legal fees*”;
- ii. Paragraph 3: Change of reference to “section 4” rather than “section 7”;
- iii. Paragraph 6(c): addition of new sentence to read: “Additional fees may apply if the Debt Collection is outsourced.” and correction of internal paragraph reference error;
- iv. Paragraph 7: Correction of Local Government Act reference from “section” to “part”; and
- v. Paragraph 12: Addition of Ombudsman information.

New policies recommended to be adopted

a. Execution of Documents and Use of Common Seal Policy

It is recommended that this policy be adopted to replace the current “Use of Common Seal Policy”. This new policy addresses that content, but provides further detail on which City officers have authority to sign documentation on behalf of the City, and further, undertake certain communications on behalf of the City.

The adoption of this policy is recommended to ensure consistency and clarity for the organisation.

b. Elected Member Handbook for a Respectful Workplace Policy

This new “handbook” contains several policies recommended for adoption by Council, including in respect of:

1. Anti-Discrimination;
2. Equal Opportunity;
3. Handling of grievances, complaints, misconduct; and
4. External reporting requirements.

These policies complete the work undertaken by the CEO at the request of the Department of Local Government, Sport and Cultural Industries over the last twelve months and ensures there are appropriate policies in procedures in place to address issues raised in respect of the CEO as well as Council members.

c. Family Violence Policy

This policy was recommended for development by the Governance and Policy Committee, and the recommendation was adopted by Council on 26 June 2023. It has been developed on terms which are consistent with the Water Services Family Violence Policy that is required by the Economic Regulation Authority on the terms set out in the Water Services Code of Practice (Family Violence) 2020.

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 other than in relation to the policies set out herein.

14.1.3 Economic Regulation Authority 2022 Audit Report

Responsible Officer:	Andrew Brien Chief Executive Officer Frances Liston Executive Manager Governance and Risk Services
Responsible Business Unit:	Office of the CEO Governance
Disclosure of Interest:	Nil
Voting Requirements:	Simple
Attachments:	1. Letter to Licensee - 2022 audit and review - W L 004 - City of Kalgoorlie- Boulder [14.1.3.1 - 3 pages] 2. Notice - Publication of 2022 audit and review - W L 004 - City of Kalgoorlie- Boulder [14.1.3.2 - 3 pages]

COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION**Moved By: Cr Deborah Botica****Seconded By: Cr Mandy Reidy**

That Council note the contents of:

1. the Letter to Licensee dated 20 June 2023;
2. the Notice – Publication of 2022 audit and review; and
3. this report.

**CARRIED
(12 / 0)**

For: Cr Deborah Botica, Deputy Mayor Glenn Wilson, Mayor John Bowler, Cr Michael McKay, Cr Wayne Johnson, Cr Mandy Reidy, Cr David Grills, Cr Terrence Winner, Cr John Matthew, Cr Kirsty Dellar, Cr Amy Astill and Cr Suzie Williams

Against: Nil**Executive Summary**

The Economic Regulation Authority (ERA) currently requires the City of Kalgoorlie-Boulder to undertake a biennial operational audit and asset management system review of its water services licence (WL4). That report was provided to the ERA and has now been assessed by the ERA.

The ERA has provided its findings, and a copy of its website publication, to the City which are both attached to 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

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

Report

The ERA has provided correspondence to the City dated 20 June 2023 (attached) summarising its decision in relation to the City's internal audit report.

The key elements of that decision are summarised as follows:

1. The City has demonstrated an adequate level of compliance with its water licence. There has been a deterioration in the City's compliance with its water licence since it was last audited two years ago.
2. The City has an effective asset management system which has improved since the last audit two years ago.
3. Out of 179 licence obligations, the City was non-compliant in 13 and had 12 control deficiencies.
4. Six of these non-compliance and deficiencies resulted from the absence of a family violence policy, which is a serious failure. However, the required policy was adopted by Council on 26 June 2023, and published on the City's website on 30 June 2023.
5. Although concerned, the ERA does not consider enforcement action is required at this time due to the City's recognition of the significance of them, and action being taken to remedy them.

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.

14.1.4 Goldfields Indigenous Housing Organisation Inc. - Bus and Trailer Maintenance

Responsible Officer:	Mia Hicks Director of Community Development
Responsible Business Unit:	Governance
Disclosure of Interest:	Nil
Voting Requirements:	Absolute Majority
Attachments:	1. GIHO MOU - DRAFT - August to 30 June 2024 [14.1.4.1 - 2 pages]

COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved By: Cr Suzie Williams
Seconded By: Cr Terrence Winner

That Council:

1. receive this report; and
2. note that the City of Kalgoorlie-Boulder intends to enter a Memorandum of Understanding with Goldfields Indigenous Housing Organisation Inc (GIHO) for maintenance of the City of Kalgoorlie-Boulder's retrofitted bus and trailer for the purposes of transporting people safely from Kalgoorlie to Warburton.

CARRIED
(12 / 0)

For: Cr Deborah Botica, Deputy Mayor Glenn Wilson, Mayor John Bowler, Cr Michael McKay, Cr Wayne Johnson, Cr Mandy Reidy, Cr David Grills, Cr Terrence Winner, Cr John Matthew, Cr Kirsty Dellar, Cr Amy Astill and Cr Suzie Williams

Against: Nil

Executive Summary

The City of Kalgoorlie-Boulder has a retrofitted bus and trailer for off-road travel that has been used by the Summer Response Strategy Working Group (WG) for several years to transport people from Kalgoorlie-Boulder to Warburton.

GIHO, on behalf of the WG, has obtained direct funding through the Department of Social Services, Federal Government to run a one-way weekly service from Kalgoorlie-Boulder to Warburton from 1 July 2023 to 30 June 2024. A MOU has been drafted and is included 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:

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

SAFE: We support families and youth.

Budget Implications

The following financial implications are applicable:

Item 1:

Asset Category: Bus and Trailer Source of Funds: GIHO

ITEM NO.	CAPITAL / UPFRONT COSTS (\$)	ONGOING COSTS (\$)		INCOME (\$)	ASSET LIFE (YEARS)	WHOLE OF LIFE COSTS (\$)	CURRENT BUDGET (\$)
		MATERIALS & CONTRACT	STAFFING				
1	Nil	\$31,400	\$150,000	\$181,400	5	Nil	\$181,400

Report

Background

Last financial year, the City of Kalgoorlie-Boulder secured brokerage funding through the Department of Social Services (DSS) Federal Government to assist with the delivery of the Summer Response Strategy (SRS). GIHO was the auspice organisation and operated the SRS on the WG's behalf. The funding included several initiatives including a one-way weekly bus service from January to 30 June 2023 from Kalgoorlie to Warburton.

This financial year, due to the success and various outcomes from last year's project, GIHO has received funding directly from DSS's *Immediate Community Priority Funding* pool to continue this weekly transport service from Kalgoorlie to Warburton. As part of the funding arrangement, GIHO intends to continue to utilise the City's bus and trailer which has been approved as eligible expenditure under the funding arrangements.

It is important to note that commercial bus options have been exhausted for this program due to the maintenance and turn around requirements for the bus and trailer. In addition, very few providers have a bus that is fully retrofitted for the road conditions in the Northern Goldfields.

Maintenance Requirements

Due to the frequency of the service and condition of the roads in the Northern Goldfields, the bus needs to be maintained at a very high standard by the City's depot team with only one week for post trip maintenance before the bus needs to return to Warburton.

The following outlines the maintenance requirements under the arrangement -

- Post bus trip maintenance – 10 hours labour
- Trailer post trip maintenance – 10 hours labour
- Deep cleaning
- Consumables
- Tyres/wheel balance
- Offsite general repairs

It is envisaged that any funds not expended will be allocated to an asset replacement account for the bus.

Outcomes – 1 January to 30 June 2023

Utilising the City-owned bus retrofitted for off-road travel, GIHO employed a rotating Journey Crew team of eight (8) First Nations employees. Due to the tight turn around, on each trip, there are a total of three GIHO Journey Crew Team Members; two HR qualified bus drivers and one chaperone. Where possible, most trips have a gender diverse Journey Crew to attend to cultural needs.

The bus was named by the travellers and is now known in the First Nations community as the Ngudugu bus (Going Home). Over the six months of service, it provided reliable transport to 304 passengers. The project has strong collaborations with the WA Police, WA Health Service and Kalgoorlie Regional Hospital, Eastern Goldfields Prison, Goldfields Women's Refuge, Department of Communities – Child Protection and Family Services, Bega, Aboriginal Family Legal Services and Church of Christ (M25).

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.

14.1.5 Community-led Support Fund 2023-2024

Responsible Officer:	Mia Hicks Director of Community Development
Responsible Business Unit:	Community Development
Disclosure of Interest:	Councillor Amy Astill declared financial interest in item 14.1.5 as she is an applicant of the fund through the Goldfields Women's Health Care Centre.
Voting Requirements:	Simple
Attachments:	1. Goldfields Local Services Plan [14.1.5.1 - 30 pages] 2. CONFIDENTIAL - Executed IGA - DSS - City of Kalgoorlie- Boulder [14.1.5.2 - 13 pages]

COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION**Moved By: Cr Terrence Winner****Seconded By: Cr Kirsty Dellar**

That Council:

1. Note that the City of Kalgoorlie-Boulder will act as a Brokerage Organisation for the Department of Social Services to assist in allocating the Community led Support Fund of \$5m to a variety of organisations in Kalgoorlie-Boulder, Coolgardie, Kambalda, Laverton, Leonora and Menzies; and
2. Authorise the CEO to enter into contractual agreements with successful proponents, as determined by the Department of Social Services, to enable the distribution of funds.

**CARRIED
(11 / 0)**

For: Cr Deborah Botica, Deputy Mayor Glenn Wilson, Mayor John Bowler, Cr Michael McKay, Cr Wayne Johnson, Cr Mandy Reidy, Cr David Grills, Cr Terrence Winner, Cr John Matthew, Cr Kirsty Dellar and Cr Suzie Williams

Against: Nil

Cr Amy Astill left the room at 8:35 pm.

Cr Amy Astill returned to the room at 8:36 pm.

Executive Summary

The Department of Social Services (DSS) has entered into an Individualised Grant Agreement with the City of Kalgoorlie-Boulder to act as the brokerage organisation for the Community-led Support Fund of \$5m as part of the Goldfields Local Services Plan. This report provides information on the obligations of the City under the brokerage relationship established with the DSS.

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 support families and youth.

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

CAPABLE: We are exploring funding sources and revenue streams.

Budget Implications

The following financial implications are applicable:

PROJECT	TYPE	DESCRIPTION	CURRENT BUDGET (\$)	AMENDED BUDGET (\$)
Financial Wellbeing and Capability	Welfare and Other Projects	Provision of funding and administration of the Community Led Support Fund	Nil	\$5,000,000

Report

Background

In September 2022 the Australian Government passed the *Social Security (Administration) Amendment (Repeal of Cashless Debit Card and Other Measures) Act 2022* to abolish the Cashless Debit Card (CDC) program.

The Act required the Department of Social Services to prepare Local Services Plans for improving community services and addressing social issues in former CDC locations, including the Goldfields.

As a result, the Community-led Support Fund was created to allocate funding to local community organisations for projects which align with one or more priorities outlined in the Goldfields Local Services Plan (refer to Attachment).

In partnership with the Department of Social Services, the City of Kalgoorlie-Boulder is inviting applications for the first Local Services Plans - Community-led Support Fund grant round which is \$5m (refer to Confidential Attachment).

The purpose of the funding is to provide short-term funding that meets the immediate needs identified in the Goldfields Local Services Plan and supports the improvement of support services that align with community needs.

Applications are open to service providers, organisations and stakeholders with activities located in the previous CDC sites of Kalgoorlie-Boulder, Leonora, Laverton, Menzies, Kambalda and Coolgardie.

Funding Process

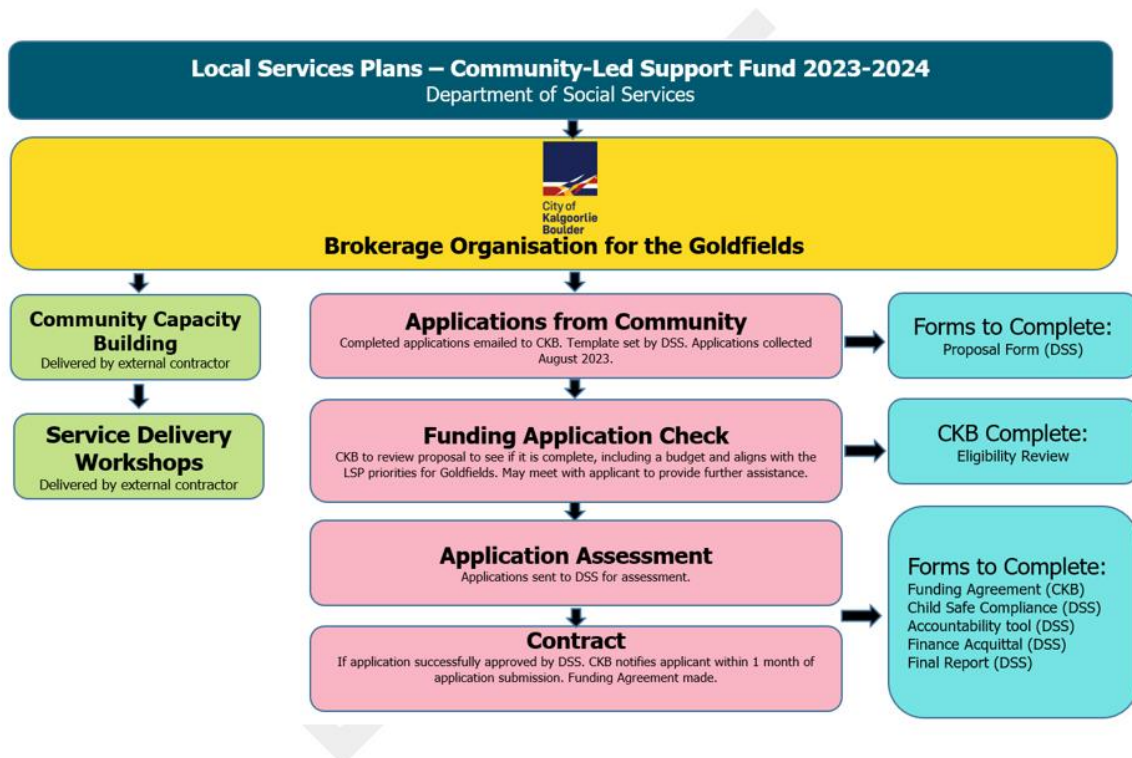
The City is responsible for capacity building and administration of the funding of which, up to \$200,000 is available for use by CKB to cover documented administration costs and the delivery of capacity building services within the Goldfields region.

After a request for quotation process, the City appointed Quippe Consulting to provide capacity-building support to potential applicants which will include a series of grant workshops in the previous CDC sites from 8 August to 11 August 2023. Final applications are due to the City by 1 September 2023 with all funding to be expended by 30 June 2024.

The City of Kalgoorlie-Boulder will be responsible for evaluating the final applications for eligibility. DSS will make the final determination and approve the funding. If the application is successful, the City will enter contracts for the funding allocated which will include reporting requirements, KPIs and any other conditions of funding.

Once the contracts have been executed, the funding will be released, and Quippe Consulting will be responsible for following up with applicants during the life of the contract to ensure KPIs are being met which will be reported back to the DSS.

The diagram below shows the responsibilities of the City of Kalgoorlie-Boulder and DSS requirements.



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.

14.2 Commercial Businesses Committee Minutes - 1 August 2023

14.2.1 Presentation of the Commercial Businesses Profit and Loss Statements July 2022 to June 2023

Responsible Officer:	Xandra Curnock Acting Director Corporate and Commercial
Responsible Business Unit:	Corporate and Commercial
Disclosure of Interest:	Nil
Voting Requirements:	Simple
Attachments:	<ol style="list-style-type: none"> 1. Arts Centre Commercial Business Committee Report [14.2.1.1 - 20 pages] 2. Airport Commercial Business Committee Report [14.2.1.2 - 11 pages] 3. Oasis Commercial Business Committee Report [14.2.1.3 - 16 pages] 4. Golf Course Commercial Business Committee Report [14.2.1.4 - 12 pages] 5. Water Commercial Business Committee Report [14.2.1.5 - 14 pages] 6. Waste Commercial Business Committee Report [14.2.1.6 - 19 pages]

COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved By: Deputy Mayor Glenn Wilson

Seconded By: Cr Kirsty Dellar

That Council:

Approve the following financial reports for the City Commercial Business Units:

- Goldfields Arts Centre
- Goldfields Oasis Recreational Centre
- Kalgoorlie-Boulder Airport
- Kalgoorlie Golf Course
- Waste Services
- Water Services

CARRIED
(12 / 0)

For: Cr Deborah Botica, Deputy Mayor Glenn Wilson, Mayor John Bowler, Cr Michael McKay, Cr Wayne Johnson, Cr Mandy Reidy, Cr David Grills, Cr Terrence Winner, Cr John

Matthew, Cr Kirsty Dellar, Cr Amy Astill and Cr Suzie Williams

Against: Nil

Executive Summary

The purpose of this report is to review the unaudited financial position of the City's commercial business units from 1 July 2022 to 30 June 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:

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

The profit and loss statements of the City's commercial businesses for 1 July 2022 to 30 June 2023 have now been completed and are attached with commentary for Elected Members' consideration.

Two new business units have also been included.

The July 2023 to September 2023 reports will also include the Commercial Property Disposal and Acquisition report as per Council Resolution from Ordinary Council Meeting held on 26 June 2023.

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 REPORTS OF OFFICERS

15.1 Chief Executive Officer

15.1.1 Tender T011-22/23- Miscellaneous Concrete Works

Responsible Officer:	Andrew Brien Chief Executive Officer
Responsible Business Unit:	Engineering
Disclosure of Interest:	Nil
Voting Requirements:	Simple
Attachments:	1. CONFIDENTIAL - Tender T 011-22-23 [15.1.1.1 - 1 page]

OFFICER RECOMMENDATION/COUNCIL RESOLUTION

Moved By: Cr John Matthew

Seconded By: Cr Mandy Reidy

That Council award Tender Number T011 – 22/23 – Miscellaneous Concrete Works to Tenderer A.

CARRIED
(12 / 0)

For: Cr Deborah Botica, Deputy Mayor Glenn Wilson, Mayor John Bowler, Cr Michael McKay, Cr Wayne Johnson, Cr Mandy Reidy, Cr David Grills, Cr Terrence Winner, Cr John Matthew, Cr Kirsty Dellar, Cr Amy Astill and Cr Suzie Williams

Against: Nil

Executive Summary

The purpose of this report is for Council to consider the submissions received for Tender Number T011-22/23 Miscellaneous Concrete Works. The arrangement will ensure that the City can resolve numerous problems such as clearing the backlog that exists in the footpath renewal program, addressing the ad hoc requests the City receives from the community regarding footpath network hazards and mitigate damage to low-lying properties through drainage improvement works.

The public tender process resulted in two (2) submissions being received. Tenderer A is considered suitable and most advantageous. The award of a one-year (1) contract, with a two-year (2) extension thereafter, being a total of three (3) years maximum is recommended.

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 have safe, reliable and efficient public transport and road networks.

Budget Implications

The original provisional amount in the Tender was \$1,200,000 for these works. The award of this Tender is consistent with current budget allocations.

Report

The purpose of this report is for Council to consider the submissions received for T011-22/23 Miscellaneous Concrete Works.

Background

The City is in the process of renewing the concrete footpaths, kerbs and ramps in the CBD. The streetscape renewal will be implemented in the Road Capital Works Program. The City also requires upgrading various concrete works infrastructure such as small blackspot programs and disability access ramps. A backlog exists in the renewal program of the footpath infrastructure. The City receives ad hoc requests from the community about trip hazards on the footpath network. These hazards need to be addressed as a priority. The City implements small drainage improvement works, including raising kerbs and ramps to mitigate damage to lower-lying properties.

Tender Assessment

Tender Number T011-22/23 Miscellaneous Concrete Works was issued on 27 May 2023 and closed on 19 June 2023. At the close of tender, two (2) submissions had been received.

Each tender submission was assessed by a panel comprising of City officers being correct and compliant in line with the City's 'Request for Tender' document.

Tenderers are assessed based on the following qualitative criteria:

- Relevant Experience: 20 %
- Key Personnel– Regional Contracting: 5 %
- Tenderers Resources: 5%
- Pricing: 70%

Relevant Experience (20% weighting)

This criterion requires tenderers to address relevant experience and to include the following information:

- a. Details of similar work;
- b. Demonstrated experience in projects;
- c. Scope of the Respondent's involvement including details of outcomes
- d. Details of issues that arose during the project(s) and how they were managed; and
- e. Demonstrate competency and proven track record of achieving outcomes.

Both Tenderers provided and demonstrated through example, experience and a track record with projects.

Tenderer A has provided concrete construction services to local government authorities in WA for over 35 years with similar scope of works especially in footpaths and crossovers in similar environments. Tenderer A listed issues encountered, and outcomes achieved and also demonstrated competency by good contract management, stakeholder management and construction methodologies exhibited on various projects. Tenderer B did not demonstrate competency and proven track record of achieving outcomes.

Key Personnel and Resources – Regional Contracting (5% weighting)

This criterion requires tenderers to verify their organisation and resources by including the following information:

- a. Provide adequate documentation to verify your organisation has operated a business continuously out of premises within the City of Kalgoorlie-Boulder for at least six (6) months (section 4.8), or
- b. Respondent to submit schedule of Local Contractors, Sub-Contractors and suppliers specific to the Works in this Document. Inclusive of estimated contract amounts.

Each Tenderer provided details on their organisation. Neither of the tenderers had adequate documentation of their continuous operations in the Goldfields over the period of at least six (6) months. Both however have provided information of their commitment to work alongside local contractors by focusing on local recruitment of sub-contractors and suppliers unless restrictions prevent this. City officials were however not convinced that either should merit the award of regional price preference because neither provided information on the estimated contracting.

Tenderers Resources (5% weighting)

This criterion required tenderers to address their resources for the works in the project and attach where possible the following:

- a. Current commitment schedule; and
- b. Respondent's equipment; and
- c. Any contingency measures or back up of resources including personnel.

Each Tenderer addressed the criteria to satisfaction of the panel, providing examples of their commitment schedule, equipment base and contingency measures. Tenderer A's current commitment schedule shows that the organisation will be relieved of about 25% of their current total commitment by end of August and

about 10% by the end of November this year, making them available to undertake the City’s portfolio of works. They have good equipment and a contingency plan in place as well as a delivery Partner Model.

Tenderer B has provided current projects and commitment however its equipment list is not satisfactory, and no contingency plan has been provided.

Price (70% weighting)

Both Respondents provided a schedule of rates of which the following were noted:

- a. Tenderer B was significantly higher priced in all areas of the earthworks, concrete works, kerbing works and general preliminaries;
- b. Tenderer A was significantly lower than Tenderer B for all works, with several qualifications made with regards to mobilisation and demobilisation from Perth; and
- c. Further clarifications by City officials found out that; regional works are generally scoped early which allows the Contractor to plan resources effectively to complete the entire works in one mobilization, hence this made it the preferred supplier for these services.

In summary, between the Respondents there is an unusual difference in price. Tenderer A is best suited to meet the request requirements at a competitive price and therefore represents value for money.

<i>Tenderers</i>	<i>Weighting</i>	<i>A</i>	<i>B</i>
Relevant Experience	20%	20%	16%
Key Personnel - Regional Contracting	5%	0%	0%
Tenderer's Resources	5%	5%	3%
Pricing	70%	70%	26.6%
TOTAL weighted score	100%	95%	45%

It is the Tender Assessment Panel’s recommendation that Council award the tender to Tenderer A. Their skill base, suitable plant and understanding of the works scored them highly.

Statutory Implications

Tenders were called in accordance with Section 3.57 of the *Local Government Act 1995* and *Local Government (Function and General) Regulations 1996* Part 4, Division 2, Regulation 11 (a) which requires tenders to be publicly invited according to the requirements of this Division before a local government enters into a contract for another person to supply goods or services if the consideration under the

contract is, or is expected to be, worth more than \$250,000 unless sub-regulation (2) states otherwise.

Policy Implications

The tender process ensures Policy CORP-AP-001 relating to purchasing is satisfied. More specifically, the requirement for public tender where the aggregate value exceeds \$250,000 is met.

15.1.2 Accounts Payable Report - July 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 - July 2023 [15.1.2.1 - 32 pages] 2. Municipal Cheque Payments - July 2023 [15.1.2.2 - 1 page] 3. Municipal Direct Debit Payments - July 2023 [15.1.2.3 - 1 page] 4. Municipal Credit Card Payments - July 2023 [15.1.2.4 - 8 pages]

OFFICER RECOMMENDATION/COUNCIL RESOLUTION

Moved By: Cr Mandy Reidy

Seconded By: Cr David Grills

That Council receive the list of payments totalling \$11,343,016.28 as presented for the month of July 2023.

**CARRIED
(12 / 0)**

For: Cr Deborah Botica, Deputy Mayor Glenn Wilson, Mayor John Bowler, Cr Michael McKay, Cr Wayne Johnson, Cr Mandy Reidy, Cr David Grills, Cr Terrence Winner, Cr John Matthew, Cr Kirsty Dellar, Cr Amy Astill and Cr Suzie Williams

Against: Nil

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 EFT and cheque payments made during the month of July 2023 and a list of corporate credit card transactions by card holder of the same period totalling \$11,343,016.28

Municipal EFT	\$	11,169,152.99
Municipal Cheque	\$	1,110.50
Direct Debit	\$	113,749.53
Credit Cards	\$	59,003.26
Grand Total	\$	11,343,016.28

Statutory Implications

The accounts payable for the month of July 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.

15.1.3 Monthly Financial Report - June 2023

Responsible Officer:	Casey Radford Finance Manager
Responsible Business Unit:	Finance
Disclosure of Interest:	Nil
Voting Requirements:	Absolute
Attachments:	1. SOFA REPORT - June 2023 [15.1.3.1 - 30 pages]

OFFICER RECOMMENDATION/COUNCIL RESOLUTION

Moved By: Cr Mandy Reidy
Seconded By: Cr Suzie Williams

That Council in accordance with Regulation 34 of the Local Government (Financial Management Regulations 1996), receive the Statement of Financial Activity for the period ending 30 June 2023.

CARRIED
(11 / 0)

For: Cr Deborah Botica, Deputy Mayor Glenn Wilson, Mayor John Bowler, Cr Michael McKay, Cr Wayne Johnson, Cr Mandy Reidy, Cr David Grills, Cr Terrence Winner, Cr John Matthew, Cr Kirsty Dellar and Cr Suzie Williams

Against: Nil

Cr Amy Astill left the room at 8:40 pm.

EXECUTIVE SUMMARY

In accordance with regulation 34 of the *Local Government (Financial Management) Regulations 1996* (“**the Regulations**”), the City is to prepare a monthly Statement of Financial Activity for approval by Council. Attached for consideration is the completed Statement of Financial Activity for the period ending 30 June 2023.

COMMUNITY STRATEGIC PLAN LINKS

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

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

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

BUDGET IMPLICATIONS

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

REPORT

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

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

For the year to date to 30 June 2023 income is under budget by (3.99%) and expenditure is under budget by (4.38%), commentary is provided at sub program level. A nil variance means that the year to date actual value is identical to the year to date budget estimate. Comments are therefore provided where the variances value is >10% and >\$50,000 under or over budget.

INCOME CATEGORIES

Overall stated income is (3.99%), (\$3,861,592) under budget. The sub programs which are outside the allowable variance are as follows.

Other General Purpose Funding

Description	YTD Budget	YTD Actual	YTD Variance
Other General Purpose Funding	\$3,594,943	\$6,415,366	\$2,820,423

The variance is mainly due to Federal Assisted Grant of \$4.34m being more than budgeted by \$1.95m and higher than budgeted interest received on investments of \$870k.

Preventative Services - Inspection

Description	YTD Budget	YTD Actual	YTD Variance
Preventative Services - Inspection	\$503,616	\$658,650	\$155,034

The variance is due to grant received of \$337k being more than budgeted by \$94k and higher than budgeted fee revenue for registrations and permits of \$48k.

Other Welfare

Description	YTD Budget	YTD Actual	YTD Variance
Other Welfare	\$1,414,436	\$2,442,118	\$1,027,681

The variance is due to grant receipts received of \$2.04M being more than budgeted by \$1.19M and fee revenue of \$229k, this is partially offset by reduced funds received from the State Government of (\$360k).

Town Planning & Regional Development

Description	YTD Budget	YTD Actual	YTD Variance
Town Planning & Regional Development	\$170,200	\$310,655	\$140,455

The variance is mainly due to the planning application fees of \$137k being more than budgeted.

Other Culture

Description	YTD Budget	YTD Actual	YTD Variance
Other Culture	\$676,012	\$912,284	\$236,272

The variance is due to the increased events income of \$325k partially offset by operating grants for Kidsfest and the Goldfields Arts Centre less than budgeted of (\$89k).

Construction Roads Bridges Depots

Description	YTD Budget	YTD Actual	YTD Variance
Const Roads Bridges Depots	\$7,408,764	\$5,401,916	(\$2,006,848)

This is due to Federal grants budgeted for regional roads, roads to recovery and blackspot funding of \$3.89m not yet received, partially offset by land infrastructure grant of (\$380k).

Maintenance Roads Bridges Depots

Description	YTD Budget	YTD Actual	YTD Variance
Maintenance Roads Bridges Depots	\$176,000	\$116,170	(\$59,830)

This variance is due to revenue received for grants for the bike development program (\$50k) and street lighting (\$9k) being less than budgeted.

Tourism and Area Promotion

Description	YTD Budget	YTD Actual	YTD Variance
Tourism and Area Promotion	\$5,563	\$77,493	\$71,930

The variance is due to hire fees being more than budgeted.

Building Control

Description	YTD Budget	YTD Actual	YTD Variance
Building Control	\$294,000	\$218,794	(\$75,206)

The variance is due to building application fees and permits being less than budgeted.

Economic Development

Description	YTD Budget	YTD Actual	YTD Variance
Economic Development	\$11,023,000	\$3,637,957	(\$7,385,043)

This variance is due to timing differences in the drawdown of grant funds for the Kalgoorlie City Centre project, held by the WA Treasury Corporation of (\$7.08m), partially offset by an increase in income from property and the invoicing of commercial water customers of \$399k.

EXPENSE CATEGORIES

Overall stated expenditure is (4.38%), (\$3,904,876) under budget. The sub programs which are outside the allowable variance are as follows.

Aged and Disabled – Senior Citizens

Description	YTD Budget	YTD Actual	YTD Variance
Aged and Disabled – Senior Citizens	\$597,162	\$670,336	\$73,174

The variance is due to increased expenditure on contractors \$87k, advertising \$10k and utilities \$7k, partially offset by reduced expenditure on materials (\$36k) and salaries & wages of (\$5k).

Other Welfare

Description	YTD Budget	YTD Actual	YTD Variance
Other Welfare	\$1,885,796	\$2,400,723	\$514,927

This variance is due to contributions, donations and subsidies being more than budgeted of \$394k and also increased expenditure on contractors \$90k and employee salaries & wages of \$80k. This is partially offset by lower than budgeted printing and stationery costs of (\$40k) and materials (\$23k).

Staff Housing

Description	YTD Budget	YTD Actual	YTD Variance
Staff Housing	\$423,437	\$509,411	\$85,974

This variance is due to higher than budgeted leasing costs of \$148k and materials of \$29k offset by reduced expenditure on contractors (\$110k).

Maintenance Roads Bridges Depots

Description	YTD Budget	YTD Actual	YTD Variance
Maintenance Roads Bridges Depots	\$12,083,898	\$10,169,925	(\$1,913,973)

The variance is due to employee salaries & wages of (\$839k) due to vacant positions; contractors & consultants services payments of (\$691k) being less than budgeted due to contractor shortage; plant hire charges (\$489k); and utilities (\$179k) being less than budget. This is partially offset by materials being \$211k more than budgeted.

Road Plant Purchases

Description	YTD Budget	YTD Actual	YTD Variance
Road Plant Purchases	\$799,854	\$229,990	(\$569,863)

This variance is due to loss on sale of assets of (\$537k) being less than budget and depreciation of (\$18k).

General Admin Overheads

Description	YTD Budget	YTD Actual	YTD Variance
General Admin Overheads	(\$75,522)	\$71,271	\$146,793

This is mainly due to administration expenses being higher than budgeted.

Plant Operation Costs

Description	YTD Budget	YTD Actual	YTD Variance
Plant Operation Costs	\$155,184	\$0	(\$155,184)

The variance is mainly due to contractors and consultant's costs.

Business Unit Operations

Description	YTD Budget	YTD Actual	YTD Variance
Business Unit Operations	\$805,368	\$1,033,192	\$227,824

The variance is due to salary and wages being more than budgeted of \$250k, contractors \$27k and utilities \$27k. This is partially offset by depreciation (\$49k) and levies and taxes (\$25k).

Unclassified

Description	YTD Budget	YTD Actual	YTD Variance
Unclassified	\$325,845	\$581,174	\$255,329

The variance is mainly due to insurance being more than budgeted of \$227k and depreciation \$22k.

CAPITAL CATEGORIES

June 2023 year to date capital expenditure is lower than budget by (\$30.24m). Actual YTD expenditure is \$39.36m versus budgeted YTD spend of \$69.60m. Main variances from:

- Work in Progress of (\$14.75m) with the majority relating to Kalgoorlie City Centre Project and the Kalgoorlie Golf Course Resort;
- Infrastructure - Roads of (\$6.67m) mainly relating to delays in R2R and RRG projects;
- Infrastructure - Sewerage (\$3.45m) – delayed purchase of water tanks for parks and reserves.
- Investment Property of (\$2.94m) - majority of works for this have been delayed to next financial year; and
- Buildings of (\$2.81m) with delayed purchase of properties and the Youth Hub Project.

STATUTORY IMPLICATIONS

The Statement of Financial Activity has been prepared in accordance with the requirements of the Local Government (Financial Management) Regulations.

POLICY IMPLICATIONS

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

COMMUNITY ENGAGEMENT CONSULTATION

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

15.2 Development and Growth

15.2.1 Land Disposal Lease of 1 Trasimeno Way and a Portion of Lot 67 Somerville BHP Nickel West Pty Ltd

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. Area of impact proposed workforce accomodation Somerville [15.2.1.1 - 1 page] 2. CONFIDENTIAL - BHP Submissions - Personal Information Redacted - No Test Submission [15.2.1.2 - 34 pages] 3. Community Consultation Summaries [15.2.1.3 - 6 pages]

OFFICER RECOMMENDATION/COUNCIL RESOLUTION

Moved By: Deputy Mayor Glenn Wilson

Seconded By: Cr Mandy Reidy

That Council:

1. Lease 1 Trasimeno Way and a portion of Lot 67 Fabric Street Somerville, WA 6440, being 107,611.5m² of Lot 67 on Deposit Plan 161200 of the land contained of Certificate of Title Volume 1871 and Folio 30, to BHP Nickel West Pty Ltd or its nominee or assignee for a temporary construction workforce accommodation development; and
2. Resolves the term of Lease is to be three (3) years with options to extend for one (1) year + one (1) year + one (1) year; and
3. Resolves the initial Rent is \$310,000 (ex GST) or the market valuation obtained by the City (whichever is higher), as Council considers that is a true indication of the market value of the disposition; and
4. Require the Chief Executive Officer to obtain a valuation by a licensed valuer for 1 Trasimeno Way and a portion of Lot 67 Fabric Street Somerville, WA 6440, being 107611.5m² of Lot 67 on Deposit Plan 161200 of the land contained of Certificate of Title Volume 1871 and Folio 30; and
5. Authorise the Mayor and CEO to sign and affix the Common Seal of the City of Kalgoorlie-Boulder in accordance with Part 19.1(2) of the Standing Order Local Law to a lease agreement between the City and BHP Nickel West Pty Ltd or its nominee or assignee for 1 Trasimeno Way and a portion of Lot 67 Fabric Street Somerville, WA 6440, being 107,611.5m² of Lot 67 on Deposit Plan 161200 of the land contained of Certificate of Title Volume 1871 and Folio 30.

CARRIED
(9 / 3)

For: Cr Deborah Botica, Deputy Mayor Glenn Wilson, Mayor John Bowler, Cr Wayne Johnson, Cr Mandy Reidy, Cr Terrence Winner, Cr John Matthew, Cr Kirsty Dellar and Cr Amy Astill

Against: Cr Michael McKay, Cr David Grills and Cr Suzie Williams

Cr Amy Astill returned to the room at 8:42 pm.

Cr Amy Astill left the room at 8:42 pm as she thought this the item that she declared a financial interest.

Cr Amy Astill returned to the room at 8:44 pm when the CEO Andrew Brien informed her that she had the wrong item.

Cr Michael McKay disconnected from meeting at 9:00 pm.

Cr Michael McKay reconnected to the meeting at 9:01 pm.

Executive Summary

This report summarises the submissions that were received from the advertising of the Expression of Interest (EOI) from BHP Nickel West Pty Ltd to lease 1 Trasimeno Way, Somerville and a 107,611.5m² portion of Lot 67 for a temporary construction workforce accommodation development. This 107,611.5m² portion is from a land parcel also known as Lot 9000 Bates Drive, but its legal description is Lot 67 on Deposit Plan 161200 of the land contained of Certificate of Title Volume 1871 and Folio 30.

Community Engagement Consultation

Community consultation about the EOI from BHP Nickel West Pty Ltd was carried out by way of Public Consultation as required by the *Local Government Act 1995*. No additional community consultation is considered necessary in relation to the recommendations of the report.

PUBLIC CONSULTATION

Public consultation was undertaken in the following manner:

Requirement: Statutory (*Local Government Act 1995*)

Duration: 28 days

Method: Public Notice as follows: City's website 8 July 2023 , City's Your Say website 7 July 2023, City's administration and library public noticeboards 7 July 2023, City's Electronic Noticeboard 7 July 2023, City's Facebook page 8 July 2023 and 13 July 2023, *Kalgoorlie Miner* 8 July 2023, *The West Australian* 8 July 2023.

Submissions Received: 32 (a confidential attachment and summary are included).

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

The lease would deliver significant income to the City. The lease will provide a minimum of \$310,000 (ex GST) per annum in income, and rates are estimated to be approximately \$1 million per annum once developed. In addition, BHP is proposing to make a social contribution consistent with the City's adopted Workforce Accommodation Local Planning Policy.

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 submissions 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 Council report in September 2022.

At an Ordinary Council Meeting on 24 April 2023 Councillors resolved to advertise a new EOI for residential development at 1 Trasimeno Way. The land characteristics of this site are:

- 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;
- 3,916m² 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.

The EOI was publicly advertised for a period of 28 days, closing at 5pm on 27 May 2023. Three submissions were received and were summarised as follows in a

confidential report to Council at its meeting on 26 June 2023 (the submissions had also previously been summarised and presented to Councillors at a briefing session on 6 June 2023):

Two of the submissions were for proposals for residential housing, and one was for a temporary workforce accommodation development that incorporated additional land.

The details of the submissions were:

- Westralia Holdings Pty Ltd: Local company. Proposal to construct 18 traditional homes within 1.5 to 2 years. The model put forward seeks full funding from the City and/or partners for the development.
- Jubilee Living Pty Ltd: Perth company that services mining and affordable housing sectors. Proposed JV with CKB, or purchase of the land. Pre-fabricated buildings, number of dwellings and timing unspecified.
- BHP Nickel West Pty Ltd: Perth company. Proposal to lease the 3916m² parcel of land at 1 Trasimeno Way, plus 107611.5m² of the adjacent Lot 9000 Bates Drive (Lot 67 on Deposit Plan 161200 of the land contained of Certificate of Title Volume 1871 and Folio 30), for a 1000-bed workforce accommodation development. Proposed lease term three years (3) plus three (3) one-year options.

Although the initial EOI was for residential housing, the alternative proposal from BHP is anticipated to provide positive economic benefits for Kalgoorlie-Boulder, including significant financial return that can be reinvested to support traditional residential housing and subdivisions.

The BHP proposal aligns with the recently adopted CKB Land Acquisition and Disposal Policy, which outlines a framework for optimising the financial and social return from the City's land and property assets to maximise community benefits aligned to the visions of the City.

The income from a proposed lease of 1 Trasimeno Way and the majority of Lot 67 would deliver a substantial financial return for the City; the income from this would be deposited into the City's Future Projects Reserve. The use of the BHP income within the Future Projects Reserve would then be used to deliver new traditional residential housing within Kalgoorlie-Boulder, including the development of the land subject to the lease. The BHP proposal would feature self-contained accommodation and any infrastructure upgrades required would be at BHP's cost. However, while the temporary BHP accommodation is in place, the City intends to start planning for future residential housing on that site, and pursue funding opportunities for any upgrades, including grants.

The BHP workforce accommodation village would also help alleviate accommodation pressures on existing residential housing in Kalgoorlie-Boulder. It is considered the BHP proposal will deliver strategic outcomes that align with the vision and policies of the City, optimising the financial and social return from the 1 Trasimeno Way/Lot 67 land asset to support the services the City provides to the community.

At the 26 June 2023 Council meeting Councillors resolved to adopt the officer recommendation that Council:

1. Advertise for 28 days the Expression of Interest (EOI) submission from BHP Nickel West Pty Ltd to lease 1 Trasimeno Way, Somerville, Western Australia

and a 107,611.5m² portion of Lot 9000* for a temporary construction workforce accommodation development; and

2. Authorise the Chief Executive Officer to work with the two other EIO submitters (Westralia Holdings Pty Ltd and Jubilee Living Ptd Ltd) to progress their proposals on other suitably zoned land owned by the City.

*The land is currently subject to dealings at Landgate. The public notice contained the legal description of the land, Lot 67 on Deposit Plan 161200 of the land contained of Certificate of Title Volume 1871 and Folio 30.

Officer comment

The BHP Nickel West Pty Ltd EOI submission was advertised on 7 and 8 July 2023, with submissions closing at 5pm on Saturday 5 August 2023. Thirty-two submissions were received. In addition, data from the City of Kalgoorlie-Boulder's Your Say website page shows that 366 visitors viewed the Your Say page about the Proposed Disposition of Property – Lease EOI BHP Nickel West (resulting in 534 views).

Of the 32 submissions, seven were in favour of the proposed disposition of property to BHP Nickel West and 25 were against it. The concerns of those opposing the proposal mainly related to dust, noise and traffic congestion they thought could potentially be created by the temporary workforce accommodation village; opposition to mining camps in residential areas; a concern the proposal would increase the number of FIFO workers in Kalgoorlie-Boulder; and concerns the location was inappropriate, being near residential dwellings. Those who were in favour of the proposal said the accommodation village would help alleviate housing supply issues, and would bring positive economic benefits to Kalgoorlie-Boulder.

Thirty-one (31) of the thirty-two (32) submitters provided postal addresses within Kalgoorlie-Boulder. Twelve of the submitters had addresses within a 500m radius of the proposed workforce accommodation camp. Another four lived within 1km. A nearby hotel did not make a submission, however a nearby caravan park did. The residential address of one submitter was unknown.

A map showing the 500m radius is attached (Attachment 1).

The 32 submissions are also attached as a confidential document (Confidential Attachment 2).

This report only considers the lease of the land, and a development proposal from BHP (or its nominee or assignee) will be subject to normal Development Application (DA) processes, and would also be subject to the City's Workforce Accommodation Policy and public advertising. The DA process will address the majority of the concerns raised in the submissions, including amenity, dust, noise, traffic management, functionality, built quality, built form and scale, landscaping, safety, presentation to the street, and community integration, as they will all be considered and assessed as part of the DA process. This will include a public notice period, which provides the opportunity for community feedback.

A Rental Valuation Report commissioned by BHP and provided by Acumentis on 11 May 2023 assessed the current value market for rental of Lot 67 on Deposited Plan 161200 as contained within Certificate of Title Volume 1871 Folio 30 to be \$310,000 per annum. The City is required to obtain a rental valuation by a licensed valuer for 1 Trasimeno Way and a portion of Lot 67 Fabric Street Somerville, WA 6440, being

107611.5m² of Lot 67 on Deposit Plan 161200 of the land contained of Certificate of Title Volume 1871 and Folio 30.

Statutory Implications

The City must obtain a valuation in order to comply with the *Local Government Act 1995* to finalise the disposal of the land, as set out below.

Disposition of property s3.58 of *Local Government Act 1995*:

(3) A local government can dispose of property other than under subsection (2) if, before agreeing to dispose of the property:

- a) it gives local public notice of the proposed disposition -
 - i) describing the property concerned; and
 - ii) giving details of the proposed disposition; and
 - iii) inviting public submissions to be made to the local government before a date to be specified in the notice, being a date not less than 2 weeks after the notice is first given;

And

- b) It considers any submissions made to it before the date specified in the notice and, if its decision is made by the council of a committee, the decision and the reasons for it are recorded in the minutes of the meeting at which the decision was made.

The Lease and Sublease attached to the reported are not considered a major land transaction or major trading undertaking under section 3.59 of *Local Government Act 1995* as presented.

In addition, any development proposal will be subject to normal Development Application legislative requirements, including advertising.

Policy Implications

The BHP proposal aligns with the CKB Land Acquisition and Disposal Policy, which was adopted by Council on 22 May 2023.

15.2.2 Proposed Local Development Plan - Greenview, Karlkurla Estate Stage 4

Responsible Business Unit:	Development and Growth
Disclosure of Interest:	Councillor Mick McKay declared a proximity interest in item 15.2.2 as he owns the adjoining property.
Application Number:	N/A
Owner's Name:	DevelopmentWA
Applicant's Name:	Taylor Burrell
Development Value:	N/A
Voting Requirements:	Simple
Attachments:	1. Proposed Stage 4 Greenview at Karlkurla Estate [15.2.2.1 - 1 page]

OFFICER RECOMMENDATION/COUNCIL RESOLUTION

Moved By: Cr John Matthew
Seconded By: Cr Terrence Winner

That Council:

1. Adopt the Greenview – Stage 4 Local Development Plan as shown in Attachment 1 in accordance with Part 6, Schedule 2 of the *Planning and Development (Local Planning Scheme) Regulations 2015*; and
2. Publish the adopted Greenview – Stage 4 Local Development Plan in accordance with Schedule 2, Part 12, Clause 87 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

CARRIED
(11 / 0)

For: Deputy Mayor Glenn Wilson, Mayor John Bowler, Cr Michael McKay, Cr Wayne Johnson, Cr Mandy Reidy, Cr David Grills, Cr Terrence Winner, Cr John Matthew, Cr Kirsty Dellar, Cr Amy Astill and Cr Suzie Williams

Against: Nil

Cr Deborah Botica left the room at 9:06 pm.

Executive Summary

This report recommends to Council that it adopt and publish the local development plan as submitted for Lots 268, 314-318 and 321 of “Greenview at Karlkurla Estate Stage 4”, in accordance with Clause 47, Part 6, Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* as identified in Condition 2 of Western Australia Planning Commission (WAPC) approval ref. 162187.

The local development plan proposes to control the location of garages, parking, bin pads, dwelling orientation, and fencing to ensure a quality-built form residential environment.

Background

Karlkurla Estate (the Estate) is being developed as a staged subdivision. General design guidelines have been developed for the Estate to facilitate and ensure a high standard of housing sustainability and aesthetic outcomes.

In addition to the above, certain other lots are also subject to specific controls which are outlined in the local development plans (attachment 1) prepared as part of the subdivision, however this report requests that Council only considers the lots specified above at this time.

Address:		Greenview Residential Estate
Lot Size:		N/A
Zoning	LPS1:	Future Urban
	LPS2:	Urban Development
Existing Land Use:		Vacant Land
Proposed Land Use:		Residential
Adjacent / Nearby Land Uses:		Residential

Details of the Proposal

In March 2022 approval was granted for Greenview Stage 4 subdivision (WAPC Ref. 162187) with conditions requiring certain development outcomes by way of the preparation and approval of a local development plan. Condition 2 of the approval requires the following:

Local Development Plans being prepared and approved for the lots shown on the Conditions Plan (Attachment 1) that address the following:

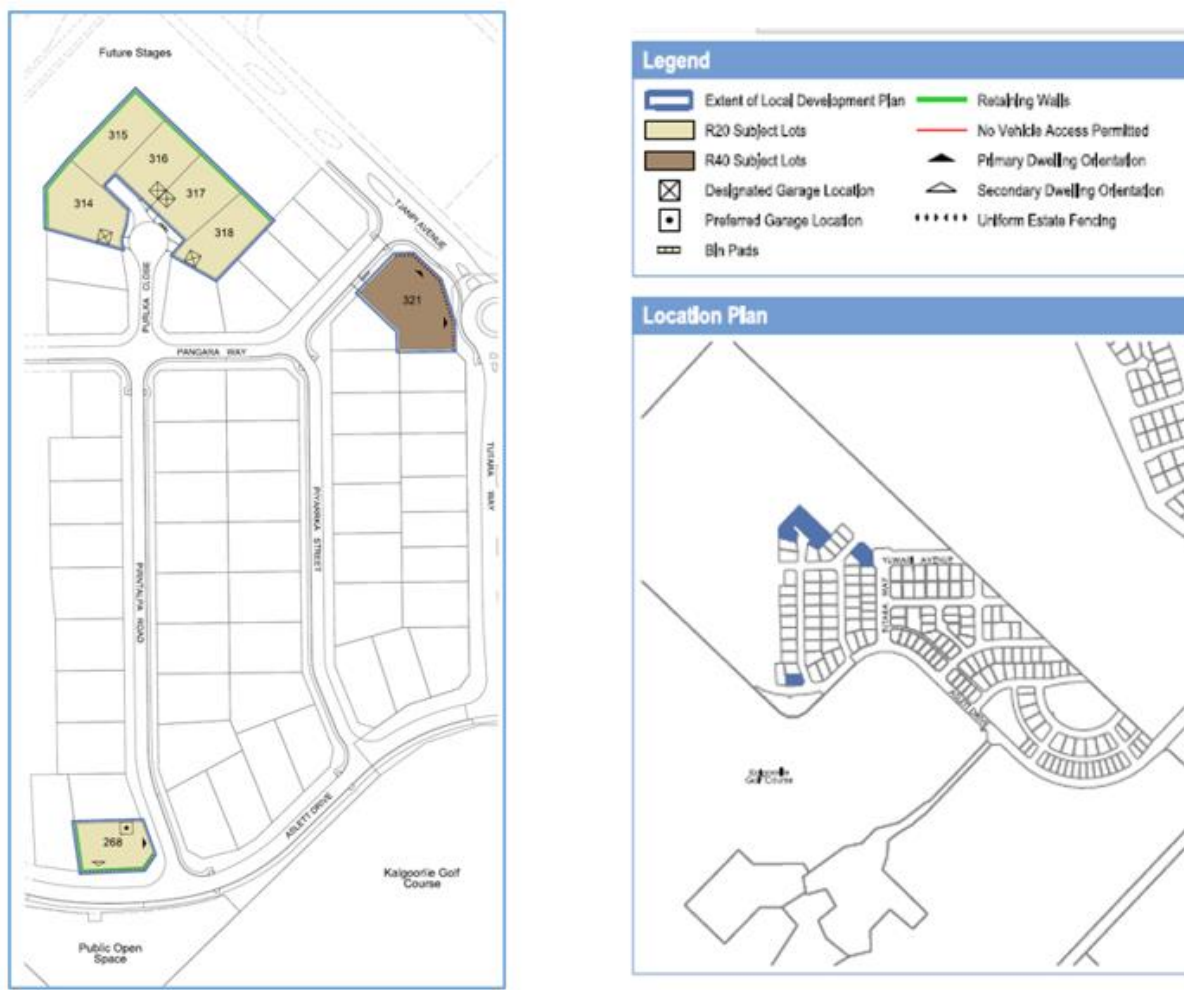
- (a) Car parking and access, including garage/carport and crossover locations;*
- (b) Bin pad locations;*
- (c) Dwelling orientation; and*
- (d) Fencing.*

The purpose of the proposed local development plan is to:

- Coordinate and assist in achieving better built form outcomes by linking design principles to future development; and
- Establish variations to the deemed to comply provisions of SPP 7.3 Vol 1 Residential Design Codes (R-Codes).

The applicant, DevelopmentWA has prepared the local development plan in accordance with the above requirements. Greenview Stage 4 Local Development Plan applies to seven (7) lots, being Lots 268, 314-318 and 321 as shown on the plan at Attachment 1, and covers the following development matters:

R-Code Variations	Site	Provisions
General	Lots 268, 314-318 & 321	The standards constitute new deemed-to-comply provisions pursuant to the R-Codes
Vehicle Access and Garaging	Lot 268	Preferred garage location
	Lots 314, 316- 318	Designated garage location
	Lot 321	No Vehicular Access permitted from Tjanpi Avenue
Dwelling Orientation	Lot 268	Aslett Drive - One habitable room major opening not obscured by fencing.
	Lot 321	Yuwari Avenue/Tjanpi - One habitable room major opening not obscured by fencing.
Fencing	Lots 268, 314-318 & 321	Front fencing shall be low or visually permeable above 0.9m. Secondary street boundary fencing shall be low or visually permeable above 0.9m.
Bin Pad Location	Lots 315-317	Designated bin pad location
	Lot 321	Preferred bin pad location
Outbuildings	Lots 268, 314-318 & 321	Must be designed and constructed in materials and colors that match or complement the dwelling when visible from the public realm.



Attachment 1: Proposed Local Development Plan

Legislative Process

Schedule 2, Part 6 - Local development plans of the *Planning and Development (Local Planning Schemes) Regulations 2015* outlines the process a local government must follow in the consideration and determination of a local development plan. The process is specific regarding preparation requirements, actions by local government upon receipt of an application, advertising requirements, consideration of submissions and the decision of local government.

Decision of local government - Options

Council has the following options associated with this proposal:

- A. To approve the local development plan;
- B. To require the person who prepared the local development plan to modify the plan in the manner specified by the local government, and resubmit the modified plan to the local government for approval: or
- C. To refuse to approve the plan.

Advertising

In accordance with Clause 50 Part 6, and Clause 87 Part 12 of the *Planning and Development (Local Planning Schemes) Regulations 2015* the local development plan was published on the City's website and a sign was erected on the frontage of the site advertising the matter and outlining the manner and form in which submissions should be made to the City. Consistent with the legislative requirements, a period of 14 days has been given for close of submissions, which is the COB 18 August 2023.

Site History/Previous Approvals

Greenview at Karlkurla Estate is being progressively subdivided in stages. General Design Guidelines have been developed for the whole Estate to facilitate and ensure a high standard of development outcomes. The previous decisions of Council regarding the Estate are listed on the heading below.

Previous Relevant Decisions of Council

The previous decisions were made by Council on:

- Stage 1 – 10 December 2007
- Stage 2A, B, C and D – 21 July 2008
- Stage 3A and 3B – 13 June 2016

Public Consultation

As noted above the local development plan has been advertised as required by the regulations in the following way:

- Published on the City's website;
- A sign erected on the frontage of the lot;
- Invitation for submissions in the manner and form requested by the regulations; and
- Advice that submissions need to be received at Council by close of business 18 August 2023.

Note;

Councillors should note that if submissions are received on this local development plan, they will form a late attachment to this report. It was decided by officers that this matter should not be held over into the caretaker period as to do so would delay the release of these lots that are important for housing choice in Kalgoorlie-Boulder. It is not likely there will be submissions in opposition to these proposed controls that will improve development outcomes.

Consultation with Other Agencies

N/A

Conclusion

The Greenview Stage 4 local development plan relates to seven (7) lots, which due to location, orientation and site have specific provisions relating *car parking, garaging and access, bin pad locations; dwelling orientation; and fencing to maintain the high standard of housing sustainability, aesthetic, and amenity.*

It is the officer's recommendation that the proposed local development plan is endorsed for adoption and publishing.

Community Strategic Plan Links

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

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

Budget Implications

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

Strategic Implications

The subdivision and this local development plan are consistent with the City's Local Planning Strategy 2013-2033.

Statutory Implications

The statutory implications associated with the local development plan are variations to the Deemed to Comply provisions of the SPP 7.3 Vol 1 Residential Design Codes (R-Codes).

Policy Implications

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

15.2.3 Land Disposal and Land Supply Investigations for Housing

Responsible Officer:	Alex Wiese Director Development and Growth
Responsible Business Unit:	Development and Growth
Disclosure of Interest:	Nil
Voting Requirements:	Simple
Attachments:	1. Reserves [15.2.3.1 - 2 pages]

OFFICER RECOMMENDATION

That Council:

1. Authorise the Chief Executive Officer to investigate the acquisition of reserves R 7602, R 8409 and R 42678 for future residential development;
2. Request the Chief Executive Officer to prepare a report for consideration by Council for the possible disposal of Lots 95-106, known as 'Area 1' and Lots 47, 97 and 769, known as 'Area 2';
3. Authorise the Chief Executive Officer to issue design and construction tenders to build a house on Lot 13 (38) Osmetti Drive, Somerville, and two houses on Lot 59 (14) Fairetha Place, Kalgoorlie;
4. Progress with the disposal of suitably zoned and serviced residential lots that are surplus to the City's requirements, noting that all disposals are to be consistent with the legislative requirements.

ALTERNATE MOTION / COUNCIL RESOLUTION

Moved By: Cr John Matthew

Seconded By: Cr Terrence Winner

That Council:

1. Authorise the Chief Executive Officer to investigate the acquisition of reserves R 7602, R 8409, R 42678 and R 35227 for future residential development;
2. Request the Chief Executive Officer to prepare a report for consideration by Council for the possible disposal of Lots 95-106, known as 'Area 1' and Lots 47, 97 and 769, known as 'Area 2';
3. Authorise the Chief Executive Officer to issue design and construction tenders to build a house on Lot 13 (38) Osmetti Drive, Somerville, and two houses on Lot 59 (14) Fairetha Place, Kalgoorlie;
4. Progress with the disposal of suitably zoned and serviced residential lots that are surplus to the City's requirements, noting that all disposals are to be consistent with the legislative requirements.

CARRIED
(12 / 0)

For: Cr Deborah Botica, Deputy Mayor Glenn Wilson, Mayor John Bowler, Cr Michael McKay, Cr Wayne Johnson, Cr Mandy Reidy, Cr David Grills, Cr Terrence Winner, Cr John Matthew, Cr Kirsty Dellar, Cr Amy Astill and Cr Suzie Williams

Against: Nil

Cr Deborah Botica returned to the room at 9:09 pm.

Executive Summary

On 5 September 2022 the Council resolved to approve amendments to the capital budget to construct staff housing. On 22 May 2023 the Council resolved to adopt the Land Acquisition and Disposal Policy, and on 26 June 2023 the Council resolved to adopt the Land Acquisition and Disposal Strategy.

This report seeks authorisation to investigate the possible acquisition of Crown reserves for future residential development; to go to tender to construct three homes on another two separate lots; and to authorise the Chief Executive Officer to progress the consideration of the disposal or development of other suitably zoned and serviced residential lots that are owned by the City.

This report also requests that a report is brought back to Council to consider the disposal of Areas 1 and 2. The report will comprehensively cover considerations relating to registered Aboriginal heritage on the land.

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 advocate for the provision of land use.

SUSTAINABLE: We support opportunities for commercial and industrial land.

Budget Implications

Funds are allocated in the City's 2023/34 Budget for the construction of the houses detailed in the report.

Report

Background

The lack of residential housing is the single biggest issue in Kalgoorlie-Boulder, and is contributing to a range of economic and social challenges, including business viability and population retention. This was extensively researched and evidenced through the 2022 multi-stakeholder Kalgoorlie-Boulder Housing and Land Position Paper, which detailed the extent of the housing crisis. There is extremely low rental availability, low land availability, and constrained long term land supply. There is a current estimated undersupply of at least 168 dwellings in the Kalgoorlie-Boulder district, and a need for further accommodation for workers for another 2000+ jobs currently advertised in the region. The 2022 Position Paper found that up to 4000 new dwellings would be required in the next 5-10 years.

Since the 2022 Housing and Land report, significant rental increases and low rental availability in particular have meant many employees in all industries within Kalgoorlie-Boulder have been unable to accept work opportunities in the City. A 2022 Council report found that rental prices had increased by up to 50% over the previous two years, with purchase prices increasing by lesser margins, but still of some significance. The rental shortage, and the shortage of suitable residential housing stock overall, is a significant barrier to many businesses being able to recruit and retain staff.

Officer comment

In order to meet the ongoing needs for zoned and serviced land, the City needs to take a role in land supply and in getting land ready for further development. The City only owns a very limited number of development-ready lots, with many of the lots constrained by features such as drainage, native title and flooding. Generally, there is a shortage of development-ready land in Kalgoorlie-Boulder.

The proposed acquisition of reserves for future and residential development; the potential disposal of Areas 1 and 2, Broadwood; the proposed construction of new homes on Osmetti Drive and Fairetha Place; and the disposal of other suitably zoned and serviced land that is surplus to the City's requirements, aligns with the City's recently adopted Land Acquisition and Disposal Policy and Land Acquisition and Disposal Strategy. Both of these outline a framework to effectively manage land under the ownership, care or control of the City for the benefit of the community, seeking to optimise the financial and social return from the City's land and property assets to maximise community benefits aligned to the visions of the City.

Funds from any land disposals will be placed in the City's Future Projects Reserve, which will fund future projects that Council supports as desired outcomes for the overall community, such as residential housing and subdivisions; regeneration of areas; the acquisition of properties that will provide an income stream to the City; and large-scale projects aimed at enhancing the City's liveability.

The City is now starting to present some parcels of land for consideration, and this report outlines the initial parcels for investigation.

Tenders for construction of three new homes will be for traditional built form and funding has been allocated in 2023/24. Local builders have advised that their current build times have significantly improved in recent times and are currently nine to twelve months. The outcome tender process will be subject to a further report to Council. The City's Regional Price Preference Policy applies to local businesses and builders and provides up to a 10% price preference.

In undertaking the review and investigating the land supply options, the City will also explore options for partnerships, as well as opportunities for infrastructure business cases to seek funding support to deliver enabling infrastructure needed for serviced, titled lots.

The reserves (R 7602, R8409, R 42678) the City intends to investigate for possible acquisition are shown in Attachment 15.2.2.1 and would require subdivision and infrastructure.

The disposal of Lots 95-106, known as 'Area 1', and Lots 47, 97 and 769, known as 'Area 2', Broadwood, was last considered by Council on 26 April 2022. The below alternative motion was lost:

That Council:

1. Accept the offer by M/Group as advertised in the Public Notice of 28 August 2021 to purchase Lots 95-106, known as 'Area 1', and Lots 47, 97 and 769, known as 'Area 2', Broadwood, and
2. Authorise the Mayor and CEO to execute the sale of Lots 95-106, known as 'Area 1', and Lots 47, 97 and 769, known as 'Area 2', Broadwood.
3. Advise M/Group to liaise directly with the knowledge holders involved with registering Aboriginal Heritage over the land during the six-month due diligence period to ensure that Aboriginal Heritage and site-specific issues are included in the overall future plan for the sites

LOST (5/7)

The disposal of Lots 95-106, known as 'Area 1', and Lots 47, 97 and 769, known as 'Area 2', Broadwood is owned in freehold by the City. The report will comprehensively cover the registered Aboriginal Heritage.

Statutory Implications

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

Policy Implications

The report aligns with the CKB Land Acquisition and Disposal Policy, which was adopted by Council on 22 May 2023.

15.2.4 Planning Policies - Local Planning Scheme Number Two (2)

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. LPS2 DRAFT LPP 1 Workforce Accommodation [15.2.4.1 - 9 pages] 2. LPS2 DRAFT LPP 2 Advertising Planning Proposals [15.2.4.2 - 8 pages] 3. LPS2 DRAFT LPP 3 Outbuilding in Residential and Rural Zones [15.2.4.3 - 3 pages] 4. LPS2 DRAFT LPP 4 Sea Containers in Residential Areas [15.2.4.4 - 5 pages] 5. LPS2 DRAFT LPP 5 Repurposed Dwellings in Residential Areas [15.2.4.5 - 4 pages] 6. LPS2 DRAFT LPP 6 Home Based Businesses and Family Day Care [15.2.4.6 - 4 pages] 7. LPS2 DRAFT LPP 7 Local Heritage Fund Policy [15.2.4.7 - 4 pages] 8. LPS2 DRAFT LPP 8 Residential Design Codes Variations [15.2.4.8 - 2 pages] 9. LPS2 DRAFT LPP 9 Signage [15.2.4.9 - 11 pages] 10. LPS2 DRAFT LPP 10 Landscaping [15.2.4.10 - 6 pages] 11. LPS2 DRAFT LPP 11 Parking [15.2.4.11 - 4 pages] 12. LPS2 DRAFT LPP 12 Waiver Planning Fees [15.2.4.12 - 3 pages]

OFFICER RECOMMENDATION/COUNCIL RESOLUTION

Moved By: Cr Terrence Winner

Seconded By: Cr Mandy Reidy

That Council:

1. Adopt the draft policies for advertising in accordance with the requirements of Schedule 2, Part 2, Clause 4 of the *Planning and Development (Local Planning Schemes) Regulations 2015* comprising the following local planning policies (LPP):
 - a. LPS2 DRAFT LPP 3 - Outbuildings in Residential and Rural Residential zones, as set out at Attachment 3; and
 - b. LPS2 DRAFT LPP 4 - Sea-Containers, as set out at Attachment 4;

- c. LPS2 DRAFT LPP 10 - Landscaping - as set out at Attachment 10;
 - d. LPS2 DRAFT LPP 11 - Parking - as set out at Attachment 11.
2. Amend the draft policies for advertising in accordance with the requirements of Schedule 2, Part 2, Clause 4 of the *Planning and Development (Local Planning Schemes) Regulations 2015* comprising the following local planning policies (LPP):
- a. LPS2 DRAFT LPP 1 - Workforce Accommodation Policy - as set out at Attachment 1;
 - b. LPS2 DRAFT LPP 2 - Advertising Planning Proposals, as set out at Attachment 2;
 - c. LPS2 DRAFT LPP 5 - Repurposed Dwellings in Residential Areas, as set out at Attachment 5;
 - d. LPS2 DRAFT LPP 6 - Home Based Businesses and Family Day Care, as set out at Attachment 6;
 - e. LPS2 DRAFT LPP 7 - Local Heritage Fund, as set out at Attachment 7;
 - f. LPS2 DRAFT LPP 8 - Residential Design Codes Variations, as set out at Attachment 8;
 - g. LPS2 DRAFT LPP 9 - Signage, as set out at Attachment 9;
 - h. LPS2 DRAFT LPP12 - Waiver Planning Fees, as set out at Attachment 12.
3. Authorise the Chief Executive Officer to advertise Council's proposal to adopt and amend the draft Local Planning Policies referenced to in points 1 and 2 above under the City of Kalgoorlie Local Planning Scheme No. 2 in accordance with the specific requirements of Schedule 2, Part 2, Clause 4 and Part 12, Clause 87 of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the minimum required period of twenty-one (21) days.
4. Note that a further report will be presented to Council at completion of the advertising period for consideration and adoption of the Local Planning Scheme No.2 Policies in accordance with the provisions of Schedule 2, Part 2, Clause 4 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

CARRIED
(11 / 1)

For: Cr Deborah Botica, Deputy Mayor Glenn Wilson, Mayor John Bowler, Cr Michael McKay, Cr Wayne Johnson, Cr Mandy Reidy, Cr David Grills, Cr Terrence Winner, Cr John Matthew, Cr Kirsty Dellar and Cr Amy Astill

Against: Cr Suzie Williams

Executive Summary / proposal outline

This proposal is for consideration and support to adopt and amend various Local Planning Policies (LPP), as part of the implementation and gazettal of Local Planning Scheme No. 2 (LPS2).

The planning legislation sets out the statutory process and actions associated with the preparation, approval, and publication of planning policies, and requires Council resolution to commence the public consultation process.

Background

The City's Development and Growth Directorate has developed draft policies as part of the implementation the City's new planning scheme, LPS2.

The LPS2 has received Ministerial approval with modifications. The scheme maps and text have been updated to reflect this decision. The period for gazettal of the scheme is anticipated to be August 2023.

The Planning Regulations provide that policies may be prepared by a local government in respect of any matter relating to planning and development, subject to planning scheme provisions.

The City has reviewed the details and relevance of all policies to ensure the content and provisions are based on sound planning principles and the provisions in LPS2.

The review of existing policies has resulted in the following actions:

- Proposed adoption of new policies;
- Amendments to some of the existing policies; and
- Rescinding of some policies. This action will occur following gazettal of LPS2 and will be addressed under a separate report.

The intention of policies is to provide guidance to applicants/developers and the community regarding the planning considerations that will form part of the decision-making process, as well as to the local government when exercising discretion under the Scheme.

Policies must be consistent with the intent of the relevant Scheme provisions, including State Planning Policy 7.3 - Residential Design Codes ('R-Codes'), and cannot vary development standards or requirements set out in the Scheme or impose any mandatory requirements upon development.

Policies are to be given due regard in the assessment of development applications and are listed as a "matter to be considered" when determining a development application under clause 67 of Schedule 2 of the Regulations.

A description of the policies being considered is summarised below. The full set of draft policies are attached to this report for Councillor information and consideration.

LPS2 DRAFT LPP 1 - Workforce Accommodation

The purpose of the policy is to:

- Provide guidance on the assessment of and decision-making on development applications for workforce accommodation; and
- Manage the development of workforce accommodation with a longer-term aim to maximise the residential workforce and ensure that, where workforce accommodation is provided, it is designed appropriately and contributes to the City's vision to be a place people call home.

This policy amendment consists of development provisions associated with site elements, amenity, development form and scale to ensure the proposal and use is appropriate for occupants and consistent with the character of the surrounding area.

The items listed below are a summary of the key amendments made to this policy:

- The ability for Council to consider time limit approvals of 5 or 10 years subject to specific additional requirements that aim to improve built form outcomes for the City and community;
- An additional objective was added to encourage permanent housing types for workforce accommodation within the residential and rural townsite zones;
- Inclusion of the classification “site configuration, building typology and design;”
- Provision of a predominant use measure of 60% of the total development of the site where the room size is 10m² or less (excluding bathrooms/ensuites) or 14m² in total size;
- An increase in the time limited approval option of up to 10 years;
- A requirement for wall heights of above 2.4m and a minimum roof pitch of 15 degrees for proposals with a 10-year development life;
- The inclusion of a requirement for an “active and interesting character in the public domain” and a requirement for fencing to be appropriate to the land use zone and setting; and
- The requirement for communal leisure and recreation facilities (indoor and outdoor) to provide an acceptable level of amenity for occupants.

LPS2 DRAFT LPP 2 – Advertising Planning Proposals

The purpose of this policy is to:

- Determine the extent of direct community consultation to be undertaken with property owners and occupiers for various planning proposals noting that community consultation will be based firstly on legislative requirement and then on the degree to which the proposal impacts the subject site, the land immediately surrounding the site, the locality within which the subject site is situated, and in some cases, the whole local government area;
- The type and method of advertising will consist of owners of land and where appropriate, consultation with occupiers of the land.

The policy amendments comprise advertising requirements associated with land uses and variations in the context of the surrounding area and associated impacts.

The items below are a summary of the key amendments made to this policy:

- Provide clarity on the requirements for the advertising of variations and “A” uses;
- Clarification on the form of advertising and the timeframes associated with advertising development proposals; and
- The introduction of two categories being category “A & B” which provide a definition of scale as per the policy and determine the extent and period of advertising.

PS2 DRAFT LPP 3 – Outbuildings in Residential and Rural Zones (New)

The purpose of the policy is to provide for local variations to the provisions of the R-Codes and establishing Zone standards for outbuildings.

This is a new policy that alters the deemed-to-comply provisions of the R-Codes for Design Principle 5.4.3 and 6.4.4 – Outbuildings to reflect the unique character of outbuilding development in the City, which are not adequately catered for by the R-Codes. The policy includes appropriate development standards for outbuildings that reflect the City's climate, lifestyle and built form, and do not detrimentally affect the amenity of the property or adjoining properties.

LPS2 DRAFT LPP4 – Sea-Containers in Residential Areas (New)

The purpose of this policy is to provide guidelines for the placement, use, size and construction of sea containers or other similar storage structures within properties to maintain a high level of visual amenity within the property and surrounding area.

This new policy will guide and control the use, location, and number of sea containers on private property throughout the City to ensure that an acceptable standard of development is achieved that does not unreasonably detract from the streetscape, or impact on the amenity of adjoining properties. The Policy aligns with the provisions of LPS2, Clause 42 – Shipping Containers.

LPS2 DRAFT LPP5 – Repurposed Dwellings in Residential Areas

The purpose of this policy is to maintain a high level of visual amenity consistent with the character and amenity of surrounding areas.

The aim of the amendments is to ensure that the repurposed dwelling's presentation and appearance is of an acceptable standard to the locality and streetscape, and to provide specific information on the number, use, setback requirements and exterior appearance of the structure. The policy enables consideration of bonds to ensure the desired standard of development and protection of the amenity of adjoining sites.

The items below are a summary of the key amendments made to this policy:

- Inclusion of a definition for dwelling types that can be considered as repurposed dwellings;
- The provision of a list of design provisions that are applicable to repurposed or fabricated buildings including a minimum standard for internal living and the impact of external appearance and materials on surrounding areas;
- A requirement for applicants to certify that the design and condition of the building is suitable for relocation;
- The requirement for a bond or bank guarantee to provide certainty regarding completing the re-establishment in a timely and reasonable way; and
- A requirement for repurposed dwellings in residential areas to be compatible with the established residential character.

LPS2 DRAFT LPP 6 – Home Based Business and Family Day Care

The purpose of the policy is to provide guidance and establish a consistent approach to the assessment of proposed home-based business applications and family day care centres.

The policy amendments comprise requirements associated with site suitability and management of parking in the context of surrounding areas.

The items below are a summary of the key amendments made to this policy:

- The introduction of exemptions for the requirements associated with development approvals for “Home Office” and “Home Occupation” where permissible within the Scheme zone pursuant to clause 61 of the deemed provisions of the Regulations; and
- The inclusion of development standards associated with the site area, storage, advertising, operating hours, amenity, and parking.

LPS2 DRAFT LPP 7 - Local Heritage Fund

The purpose of the policy is to provide for fair and consistent administration of the City of Kalgoorlie-Boulder’s Local Heritage Fund. The aim of the fund is to assist owners with the conservation and continued use of Heritage Places in line with current best practice and is based on the principles of the International Council on Monuments and Sites (ICOMOS) Burra Charter 2. The policy amendments provide clarity on the application of the fund.

The items below are a summary of the key amendments made to this policy:

- The inclusion of a range of works that are considered eligible to receive funding, and works that are ineligible for funding;
- Clarity on assessment and administration matters including acquittal provisions; and
- Proposed increases in funding levels based on the heritage significance of the building.

LPS2 DRAFT LPP 8 - Residential Design Codes Variations

The purpose of this policy is to provide guidance on variations to planning controls outlined in the Residential Design Codes to additional or modified ‘deemed-to-comply’ criteria only.

The policy amendments result in minor changes and introduce structure of the policy.

The items below are a summary of the key amendments made to this policy:

- Changes to align the Residential Design Codes with the exemption provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and Clause 26 of LPS2 – specific modifications to the R-Codes;
- Changes to carport setback variation that reflect the local context and character; and
- Courtyard patio variations that reflect the local amenity and character.

LPS2 DRAFT LPP 9 - Signage

Minor Changes and structure of the policy is proposed, as follows:

- provide clear direction on the design and application process for advertising signs; and

- ensure that the display of advertisements does not adversely impact upon the amenity of the existing streetscape while providing appropriate exposure of activities or services.

The policy amendments provide clarity on the types of signage and associated development provisions including scale, dimensions, and site setbacks.

The items below are a summary of the key amendments made to this policy:

- Clarification of the objectives of the policy;
- The introduction of a table format for signage definition and development standards to make the document more user friendly;
- Inclusion of general provisions relating to design and content, illumination, digital signage, and safety;
- Inclusion of specific guidelines regarding the size, height, and site setbacks of signage; and
- Controls on the number and location of signage.

LPS2 DRAFT LPP10 – Landscaping (New)

The purpose of this policy is to provide guidance on the minimum standards and expectations for landscaping associated with developments.

This is a new policy which reflects the requirements for landscaping associated with approved development outcomes.

LPS2 DRAFT LPP 11 – Parking (New)

The purpose of this policy is to provide guidance on parking requirements and the ability to grant concessions in the context of the nature, magnitude, and composition of development in relation to parking requirements, demand, and utilisation.

This is a new policy which reflects the City's considerations associated with proposals seeking shared, off-site, or reduced parking as part of development.

LPS2 DRAFT LPP 12 - Waiver Planning Fees

The purpose of the policy is to provide clarity on the circumstances where the City may consider a request for the waiver of planning fees. The amended policy reflects these thresholds for waiving planning fees.

The items below are a summary of the key amendments made to this policy:

- The waiver of fees for applications seeking approval for works to improve heritage buildings;
- The waiver of fees for applications by not-for-profit organizations; and
- Circumstances in which fees associated with planning applications can be refunded where the application has been withdrawn and limited assessment has been undertaken.

Policies recommended to be advertised

The *Planning and Development (Local Planning Schemes) Regulations 2015*, sets out the process for preparing, advertising and implementing planning policies. This report seeks approval to commence the public advertising which will provide an opportunity for community to comment on the proposed policies. This is the initial public consultation process. The legislation includes a further public advertising period after the final policy adoption stage.

The following polices will be advertising in accordance with the statutory obligations contained in Schedule 2, Part 2, Clause 4 and Part 12 Clause 87 of the *Planning and Development (Local Planning Schemes) Regulations 2015*:

- LPS2 DRAFT LPP1 - Workforce Accommodation
- LPS2 DRAFT LPP2 - Advertising Planning Proposals
- LPS2 DRAFT LPP3 - Outbuildings in Residential and Rural zones
- LPS2 DRAFT LPP4 - Sea-Containers in Residential Areas
- LPS2 DRAFT LPP5 - Repurposed Dwellings in Residential Areas
- LPS2 DRAFT LPP6 - Home Based Businesses and Family Day Care
- LPS2 DRAFT LPP7 - Local Heritage Fund
- LPS2 DRAFT LPP8 - Residential Design Codes Variations
- LPS2 DRAFT LPP9 - Signage
- LPS2 DRAFT LPP10 - Landscaping
- LPS2 DRAFT LPP11 - Parking
- LPS2 DRAFT LPP12 - Waiver Planning Fees

The public advertising for these local planning policies is proposed to be in accordance with legislative provisions for a minimum period of twenty-one (21) days, and will comprise: -

- Mandatory Advertising Methods: -
 - publishing on the City's website the Notice of Public Advertisement and all documents (via hyperlink); and
 - make copies available for public inspection at a place in the district during normal business hours.
- Discretionary Advertising method: -
 - Notice of Public Advertisement published in a newspaper circulating in the relevant locality or district.

Statutory Implications

As noted above the intention of these policies is to provide guidance to applicants/developers and the community regarding the planning considerations that will form part of the decision-making process, as well as to the local government when exercising discretion under the Scheme.

Policies must be consistent with the intent of the relevant Scheme provisions, including State Planning Policy 7.3 - Residential Design Codes ('R-Codes'), and cannot vary development standards as set out in the Scheme.

Policies are to be given due regard in the assessment of development applications and are listed as a "matter to be considered" when determining a development application under clause 67 of Schedule 2 of the Regulations.

Importantly these policies will facilitate the implementation and operation of LPS2.

Policy Implications

The outcome of the recommendations of this report and associated legislative process will result in local planning policy changes.

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 financial implications resulting from the recommendations of this report include advertising and officer actions.

15.2.5 Planning Delegations - Local Planning Scheme Number Two (2)

Responsible Officer:	Alex Wiese Director Development and Growth
Responsible Business Unit:	Development and Growth
Disclosure of Interest:	Nil
Voting Requirements:	Simple
Attachments:	1. Kalgoorlie Delegation Planning August 2023 V4 [15.2.5.1 - 3 pages]

OFFICER RECOMMENDATION/COUNCIL RESOLUTION

Moved By: Cr Mandy Reidy
Seconded By: Cr Deborah Botica

That Council endorse the revised CEO Delegation Authority 9.2.1 as attached to this report.

CARRIED
(12 / 0)

For: Cr Deborah Botica, Deputy Mayor Glenn Wilson, Mayor John Bowler, Cr Michael McKay, Cr Wayne Johnson, Cr Mandy Reidy, Cr David Grills, Cr Terrence Winner, Cr John Matthew, Cr Kirsty Dellar, Cr Amy Astill and Cr Suzie Williams

Against: Nil

Executive Summary

Council is able to delegate the exercise of some of its powers and discharge of some of its duties to the Chief Executive Officer (CEO) in accordance with section 5.42 of the *Local Government Act 1995* (and other legislative instruments under which the City of Kalgoorlie-Boulder operates).

By resolutions dated 27 September 2022, 24 October 2022 and 27 March 2023, Council endorsed the Register of CEO Delegated Authority as was presented to Council on each occasion.

It is recommended that as part of the implementation of Local Planning Scheme No. 2 the revised CEO Delegation Authority 9.2.1 is endorsed, as the current delegation does not contain provisions for the incoming scheme.

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

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

Council is able to delegate the exercise of some of its powers and discharge of some of its duties to the Chief Executive Officer (“CEO”) in accordance with section 5.42 Local Government Act 1995 (and other legislative instruments under which the City of Kalgoorlie-Boulder operates).

The application of delegated authority does not undermine Council’s roles and responsibilities but, rather, improves the overall functions of the City of Kalgoorlie-Boulder. It enables Council to:

1. Focus on higher level strategic matters; and
2. Improve efficiency, effectiveness and timeliness of decision-making.

By resolutions dated 27 September 2022, 24 October 2022 and 27 March 2023, Council endorsed the Register of CEO Delegated Authority as was presented to Council on each occasion.

A revised CEO Delegation 9.2.1 proposes a level of delegation that is consistent with existing delegations under Town Planning Scheme No. 1.

It is the officers recommend that Council endorse the revised CEO Delegation Authority 9.2.1 as attached to this report.

Statutory Implications

The authority to delegate as required by each relevant instrument is set within the Register of CEO Delegation Authority, including in particular in relation to the revised Delegated Authority referred to herein:

- a. Section 5.41 *Local Government Act 1995*
- b. Functions of CEO Section 5.42 *Local Government Act 1995*
- c. Delegation of some powers and duties to the CEO Section 5.43 *Local Government Act 1995*: Limits on delegations to CEO

Policy Implications

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

15.3 Community Development

15.3.1 Kalgoorlie-Boulder Urban Landcare Group Partnership Service Agreement

Responsible Officer:	Mia Hicks Director of Community Development
Responsible Business Unit:	Community Development
Disclosure of Interest:	Nil
Voting Requirements:	Absolute Majority
Attachments:	1. CONFIDENTIAL - CKB and KBULG Memorandum of Understanding DRAFT [15.3.1.1 - 3 pages]

OFFICER RECOMMENDATION/COUNCIL RESOLUTION

Moved By: Cr Mandy Reidy
Seconded By: Cr Terrence Winner

That Council:

1. Approve a one-year Partnership Service Agreement to the value of \$50,000 in financial sponsorship with the Kalgoorlie-Boulder Urban Landcare Group for the maintenance of Karlkurla Park Nature Reserve; and
2. Authorise the CEO to endorse the Memorandum of Understanding between the City of Kalgoorlie-Boulder and the Kalgoorlie-Boulder Urban Landcare Group.

**CARRIED
(12 / 0)**

For: Cr Deborah Botica, Deputy Mayor Glenn Wilson, Mayor John Bowler, Cr Michael McKay, Cr Wayne Johnson, Cr Mandy Reidy, Cr David Grills, Cr Terrence Winner, Cr John Matthew, Cr Kirsty Dellar, Cr Amy Astill and Cr Suzie Williams

Against: Nil

Executive Summary

The Kalgoorlie-Boulder Urban Landcare Group (KBULG) and the City of Kalgoorlie-Boulder (CKB) have been collaborating to provide maintenance services for the Karlkurla Park Nature Reserve for several years.

With the recent adoption of the Partnership Service Agreement (PSA) Policy by the Council, the existing collaboration now requires formalisation to ensure the

continued success and sustainability of these joint efforts in preserving Karlkurla Park Nature Reserve.

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

SUSTAINABLE: We educate the community on the value and importance of natural areas and biodiversity, and encourage community involvement in caring for our natural environment.

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

Budget Implications

There is sufficient budget allocation in the 2023/24 annual budget for the establishment of the PSA with KBULG.

Report

Background

At the Ordinary Meeting of Council on 26 June 2023, Council adopted the Partnership Service Agreement (PSA) Policy. The PSA Policy aims to foster strategic partnerships between the City and community organisations through the provision of services that result in increased efficiencies, higher quality outcomes, and improved services for the community.

The PSA Policy necessitates the formalisation of partnerships through a Memorandum of Understanding (MOU) for project activities, ensuring clarity and commitment from all parties involved. Additionally, any financial sponsorship related to these partnerships is to be resolved through Council at an Ordinary Council Meeting.

Details of the Partnership

KBULG, a community organisation, has been providing maintenance services for the Karlkurla Park Nature Reserve to the City of Kalgoorlie-Boulder for several years.

The partnership between the City and KBULG has demonstrated value for money through the efficient provision of services. An evaluation of the services offered by KBULG was conducted by the Coordinator of City Presentation in compliance with the PSA Policy.

Evaluation Findings

The evaluation conducted by the Coordinator of City Presentation identified significant cost savings achieved through the partnership with KBULG. The cost-effectiveness of the services provided by KBULG enhances the City's ability to allocate resources efficiently and maximise benefits for the community.

Furthermore, the services delivered by KBULG have consistently met a good standard. The scope of works undertaken by KBULG includes essential tasks such as emptying bins, litter collection, maintenance of fencing, inspections of Park infrastructure, and toilet cleaning.

The City, on the other hand, contributes by providing maintenance supplies, weed control, firebreak maintenance, and car park sweeping. This division of responsibilities ensures comprehensive upkeep of the Karlkurla Park Nature Reserve, making it more accessible and enjoyable for the community.

The joint efforts between the City and KBULG have resulted in cost-effective maintenance services that have positively impacted the overall experience of visitors to the park. The park's well-maintained state further encourages community engagement and outdoor activities, promoting a healthy lifestyle and fostering community well-being.

Upon Council approval, the formalisation of the partnership through a Memorandum of Understanding (MOU) will be completed and issued to KBULG.

Statutory Implications

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

Policy Implications

This partnership requires formalisation under the City of Kalgoorlie-Boulder's Partnership Services Agreement.

15.3.2 106 Burt Street - Expressions of Interest

Responsible Officer:	Mia Hicks Director of Community Development
Responsible Business Unit:	Community Development
Disclosure of Interest:	Councillor Amy Astill declared financial interest in item 15.3.2 as she is an employee of the Goldfields Women's Health Care Centre.
Voting Requirements:	Absolute Majority
Attachments:	<ol style="list-style-type: none"> 1. CONFIDENTIAL - Mc Govern Foundation - Application [15.3.2.1 - 17 pages] 2. CONFIDENTIAL - Goldfields Womens Health Care Centre - Application [15.3.2.2 - 66 pages] 3. CONFIDENTIAL - Goldfields Pride - Application [15.3.2.3 - 16 pages]

OFFICER RECOMMENDATION

That Council:

1. Authorises the Chief Executive Officer to enter into a long-term hire agreement for an office space at 106 Burt Street, Boulder to the McGovern Foundation subject to:
 - (a) Completion of a long-term hire agreement;
 - (b) Hire term of a minimum of 2 years; and
 - (c) The long-term hire agreement annual amount being charged at \$9,763.75 (including GST and utilities) as per the 2023/24 *Schedule of Fees and Charges* and an additional 50% discount being applied for a not-for-profit organisation.
2. Should these requirements not be agreed to by the McGovern Foundation, Council authorises the Chief Executive Officer to offer the long-term hire agreement to the Goldfields Women's Health Care Centre, subject to the same agreement conditions.

ALTERNATE MOTION / COUNCIL RESOLUTION

Moved By: Cr Terrence Winner

Seconded By: Cr Kirsty Dellar

That Council:

1. Authorises the Chief Executive Officer to enter into a long-term hire agreement for an office space at 106 Burt Street, Boulder to the McGovern Foundation subject to:
 - (a) Completion of a long-term hire agreement;
 - (b) Hire term of a minimum of 2 years; and
 - (c) The long-term hire agreement annual amount being charged at \$9,763.75 (including GST and utilities) as per the 2023/24 *Schedule of Fees and Charges* and an additional 50% discount being applied for a not-for-profit organisation.
 - (d) Notes that the decision to enter into the long-term hire agreement is considered to be an exempt disposition in accordance with the provisions of the Local Government (Functions and General) Regulations 1995 Clause 30(2) (i) and (ii).

2. Should these requirements not be agreed to by the McGovern Foundation, Council authorises the Chief Executive Officer to offer the long-term hire agreement to the Goldfields Women's Health Care Centre, subject to the same agreement conditions.

CARRIED
(10 / 0)

For: Cr Deborah Botica, Deputy Mayor Glenn Wilson, Mayor John Bowler, Cr Wayne Johnson, Cr Mandy Reidy, Cr David Grills, Cr Terrence Winner, Cr John Matthew, Cr Kirsty Dellar and Cr Suzie Williams

Against: Nil

Cr Amy Astill left the room at 9:18 pm.

Cr Michael McKay disconnected from meeting at 9:18 pm.

Cr Amy Astill returned to the room at 9:20 pm.

Cr Michael McKay reconnected to meeting at 9:20 pm.

Executive Summary

Council consideration is sought in relation to the expressions of interest (EOI) received for a long-term hire agreement for a community office at 106 Burt Street, Boulder. The City received three (3) submissions, with the submissions providing the required information to be assessed.

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 support families and youth.

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

Budget Implications

The following financial implications are applicable:

PROJECT	TYPE	DESCRIPTION	CURRENT BUDGET (\$)	AMENDED BUDGET (\$)
EOI Burt Street	Office Space	Two-year long-term hire agreement	Nil	Income amount – \$9,763.75 (Inc. GST) for 2023/24 FY as per the Schedule of fees and charges plus a 50% discount*

*Subsequent year (2024/25 will be indexed annually for the term of the agreement as per the schedule of fees and charges).

Report

Background

The Burt Street Hub, located at 106 Burt Street, Boulder, has a vacant office space (36.86m²) for occupation/use by not-for-profit organisations or community groups.

The office was previously hired to a community group and has become vacant due to the tenants terminating their long-term hire agreement due to operational funding ceasing. The office space comprises carpeted flooring, data points for internet connection, and onsite secure car parking bays located behind the Hub.

Expressions of Interest were called for the vacant office space, and this report is presented to Council for approval of a long-term hire agreement to the recommended organisation.

Expression of Interest (EOIs)

The City of Kalgoorlie-Boulder welcomed EOIs from the public for a long-term hire agreement of the vacant office space for a period of 15 days from Saturday, 8 July 2023 to Monday, 24 July 2023.

The EOI was advertised by the following methods:

- Listing in the Saturday, 8 July Kalgoorlie-Miner newspaper;
- Advertisement on the City's Facebook page;
- Advertisement on the City's Electronic Notice Board;
- Advertisement on the City's Customer Service Notice Board; and
- An email sent to all interested community organisations that had previously expressed interest.

The deadline provided was 12PM on Monday, 24 July 2023 with three (3) submissions received.

Submissions

Applicants were provided the opportunity to submit electronically, in-person, or by post and were required to include the following information to be considered for assessment against the City's Assessment Criteria:

- Expression of Interest – Response Form completed in full, including required attachments;
- A clear demonstration of how their organisation/community group aligns with the services provided by Job Support Hub;
- A summary of the organisation and financial overview; and
- A proposed operational plan of their intended use of the space.

The City received three (3) submissions during the EOI period (attached) with all submissions providing the required information to be eligible for assessment against the criteria. Alignment with the Job Support Hub Services was a key consideration in the evaluation process.

A summary of each of the three compliant submissions is provided below:

Goldfields Women's Health Care Centre

Background

Goldfields Women's Health Care Centre (GWHCC) is a not-for-profit organisation and registered charity dedicated to providing comprehensive healthcare services in the Kalgoorlie-Boulder region. Their services encompass a diverse range of clinical treatments, alternative therapies, health education, and wellbeing support. The centre also facilitates professional referrals, ensuring that women have access to the resources they need to maintain their health and well-being.

Alignment with Job Support Hub Services

Beyond healthcare, GWHCC plays a crucial role in supporting women's professional development. By facilitating access to employment and training through their existing services, the center empowers women to explore new career opportunities and improve their skills set. Additionally, GWHCC aims to help women and their families' overcome barriers that may hinder their participation in the workforce, thus fostering a more inclusive and empowered community.

As part of their expansion plans, GWHCC aims to extend its current services within the Boulder region. By leveraging their existing programs and resources, the centre seeks to contribute significantly to the socio-economic development of the region, making it a better place for women and their families to thrive.

Requirements

The organisation would utilise the office space Monday to Friday and intend to also deliver workshops (carers support, Pilates, self-defence etc) in the dance hall three times a week. Goldfields Women's Health is funded until 31 July 2026 and have requested a three-year long-term hire agreement.

McGovern Foundation

Background

McGovern Foundation is a not-for-profit organisation and registered charity that has been established to provide practical support to disadvantaged young people by getting them on the road to opportunity and independence. The Wanderer Driver Mentor Program eliminates the roadblocks for disadvantaged people to obtain their driver's licence.

Alignment with Job Support Hub Services

The organisation's services are currently being procured through the existing Job Support Hub which have referred 25 clients to the McGovern Foundation with seven of those participants obtaining their driver's licence. The McGovern Foundation provides, in addition to the drivers' lessons, valuable mentoring to the Job Support Hub's clients which assists in employment outcomes being reached.

Requirements

The McGovern Foundation has one coordinator and two driver mentors in Kalgoorlie and services are provided Monday to Friday (8 am to 4 pm). The organisation is funded until July 2025 and have requested a two-year long-term hire agreement.

Goldfields Pride

Background

Goldfields Pride are a not for profit servicing the LGBTQIA+ community in Kalgoorlie-Boulder and the wider Goldfields through advocacy work, peer-support, social groups, events, education, and inter-agency collaboration.

Alignment with Job Support Hub Services

There is no direct alignment to the Job Support Hub other than that, according to the organisation - the trans community suffers from higher-than-average unemployment rates, and it is important they feel safe accessing services like the Job Support Hub.

Requirements

The organisation is supported through fundraising and membership fees and have requested a twelve-month long-term hire agreement.

Recommendation

Due to the alignment with the Job Support Hub activities, it is recommended that Council authorises the Chief Executive Officer to offer a long-term hire agreement of the vacant office space to the McGovern Foundation, subject to the following key terms being met:

Long-term Hire Agreement Term: 2 Years.

Rent: \$9,763.75 (inc. GST and utilities) per annum, in line with the 2023/24 Schedule of Fees and Charges (plus additional discounts) and indexed annually to CPI for the 2024/25 long-term hire agreement.

The following hire fees and discounts have been applied:

- Single Day Rate \$428 (corporate)
- 75% discount for longer term hire (6 months+)
- Additional 50% not-for-profit discount (not listed in the 2023/24 fees and charges)

Should a contract not be negotiated with the McGovern Foundation based on the terms above, it is recommended that Council authorises the Chief Executive Officer to provide the offer to the Goldfields Women's Health Care Centre, subject to the same long-term hire agreement terms applied.

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.

15.3.3 Kalgoorlie-Boulder Cemetery Board - Partnership Service Agreement

Responsible Officer:	Mia Hicks Director of Community Development
Responsible Business Unit:	Community Development
Disclosure of Interest:	Councillor Wayne Johnson declared an impartiality interest in item 15.3.3 as he is the Chairperson on the Cemetery Board.
Voting Requirements:	Absolute Majority
Attachments:	1. CONFIDENTIAL - Kalgoorlie- Boulder Cemetery Board Community Assistance Funding Agreement [15.3.3.1 - 3 pages]

OFFICER RECOMMENDATION/COUNCIL RESOLUTION**Moved By: Cr Deborah Botica****Seconded By: Cr Mandy Reidy**

That Council:

1. Note the Memorandum of Understanding in place with the Kalgoorlie-Boulder Cemetery Board for the maintenance of the Kalgoorlie and Boulder cemeteries; and
2. Approve a financial sponsorship of \$265,000 for the 2023/24 financial year.

**CARRIED
(12 / 0)**

For: Cr Deborah Botica, Deputy Mayor Glenn Wilson, Mayor John Bowler, Cr Michael McKay, Cr Wayne Johnson, Cr Mandy Reidy, Cr David Grills, Cr Terrence Winner, Cr John Matthew, Cr Kirsty Dellar, Cr Amy Astill and Cr Suzie Williams

Against: Nil**Executive Summary**

The Kalgoorlie-Boulder Cemetery Board has been providing operational and maintenance services for the Kalgoorlie and Boulder cemeteries for several years.

The organisation currently has a three-year Memorandum of Understanding in place with the City of Kalgoorlie-Boulder for these services which will expire at the end of this financial year.

With the recent adoption of the Partnership Service Agreement (PSA) Policy by the Council, the existing collaboration requires resolution by Council for financial sponsorship which includes the funding to the Kalgoorlie-Boulder Cemetery Board.

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

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

Budget Implications

There is sufficient budget allocation in the 2023/24 annual budget.

Report

Background

At the Ordinary Meeting of Council on 26 June 2023, Council adopted the Partnership Service Agreement (PSA) Policy. The PSA Policy aims to foster strategic partnerships between the City and community organisations through the provision of services that result in increased efficiencies, higher quality outcomes, and improved services for the community.

The PSA Policy necessitates the formalisation of partnerships through a Memorandum of Understanding (MOU) for project activities, ensuring clarity and commitment from all parties involved. Additionally, any financial sponsorship related to these partnerships is to be resolved through Council at an Ordinary Council Meeting.

Details of the Partnership

The Kalgoorlie-Boulder Cemetery Board, a community organisation, has been providing operational and maintenance services for the Kalgoorlie cemetery to the City of Kalgoorlie-Boulder for several years.

The partnership between the City and the Cemetery Board has demonstrated value for money through the efficient provision of services. An evaluation of the services offered by the Cemetery Board was conducted by the Manager – Operations in compliance with the PSA Policy.

Evaluation Findings

The evaluation conducted by the Manager – Operations identified significant cost savings achieved through the partnership with Cemetery Board. The cost-effectiveness of the services provided enhances the City's ability to allocate resources efficiently and maximise benefits for the community.

The scope of works undertaken by the Cemetery Board includes, but is not limited to, funeral services including burials and cementation services, visitor services,

maintenance and capital improvements to the Kalgoorlie and Boulder cemeteries including record-keeping.

The partnership between the City of Kalgoorlie-Boulder and the Kalgoorlie-Boulder Cemetery Board serves as an example of how strategic collaborations can deliver quality services and optimise resource allocation for the benefit of the community.

Upon Council approval, the first quarterly payment will be issued as the City has received the Cemetery Board's annual reports.

Statutory Implications

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

Policy Implications

This partnership requires formalisation under the City of Kalgoorlie-Boulder's Partnership Services Agreement.

15.3.4 Department of Local Government, Sport and Cultural Industries CSRFF Application Prioritisation 2023

Responsible Officer:	Mia Hicks Director of Community Development
Responsible Business Unit:	Community Development
Disclosure of Interest:	Mayor John Bowler declared an impartiality interest in item 15.3.4 as he is a member of the Kalgoorlie Bowler Club.
Voting Requirements:	Simple
Attachments:	Nil

OFFICER RECOMMENDATION/COUNCIL RESOLUTION

Moved By: Deputy Mayor Glenn Wilson

Seconded By: Cr Amy Astill

That Council :

1. Endorse the application prepared by the Kalgoorlie Bowling Club Inc for the Community Sport and Recreation Facilities Fund (CSRFF) administered by the Department of Local Government, Sport and Cultural Industries (DLGSC).
2. Endorse an extension of the acquittal period of the Kalgoorlie Bowling Clubs Annual Grant Program Funding Agreement from 30 June 2024 to 2 December 2024.

CARRIED
(12 / 0)

For: Cr Deborah Botica, Deputy Mayor Glenn Wilson, Mayor John Bowler, Cr Michael McKay, Cr Wayne Johnson, Cr Mandy Reidy, Cr David Grills, Cr Terrence Winner, Cr John Matthew, Cr Kirsty Dellar, Cr Amy Astill and Cr Suzie Williams

Against: Nil

Executive Summary

The State Government, through the Department of Local Government, Sport and Cultural Industries (DLGSC), coordinates the Community Sporting and Recreation Facilities Fund (CSRFF) program which provides financial assistance to community groups to develop sport and recreation infrastructure. As part of the process, all CSRFF applications are required to be considered and prioritised by relevant Local Government Authorities.

The CSRFF Grant Program provides funding for projects with a total of \$20 million available state-wide to distribute within the 2024-25 financial year. The CSRFF aims

to increase participation in sport and recreation with an emphasis on physical activity.

One Community Sport and Recreation Facilities Fund (CSRFF) application has been received from the Kalgoorlie Bowling Club Inc for the installation of synthetic lawn for Council's endorsement.

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

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

Budget Implications

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

Report

The City of Kalgoorlie-Boulder (the City) has received one application for the Department of Local Government, Sport and Cultural Industries (DLGSC) Community Sport and Recreation Facilities Fund (CSRFF).

There is a requirement from the DLGSC for applications to be considered and prioritised by the relevant Local Government Authority (LGA).

The LGA does not assess applications for their compliance with the CSRFF funding criteria, they are only required to provide a recommendation on which applications received are prioritised in accordance with relevant City strategic documents and the needs of the community.

LGAs can also identify any planning, development, leasing, or other matters that may be identified in the application during the internal assessment process.

Application(s) Received

For the CSRFF 2024/35 Small Grant Round, the City has received the following application for review:

Applicant	Kalgoorlie Bowling Club Inc
Funding	Community Sport and Recreation Facilities Fund

Project Title	Resurface greens A and B with synthetic lawn
Summary	<p>Upgrade of the current bowling clubs' synthetic lawn.</p> <p>The current synthetic lawn was installed in 2012 and has reached end of life. The club intend to replace greens A and B to provide financially and environmentally sustainable benefits to the club.</p> <p>The Club has planned for the asset replacement by allocating funds toward the future replacement of the synthetic lawns and will contribute to the costs associated to the upgrade.</p> <p>The Kalgoorlie Bowling Club currently hold all land and facilities ownership.</p>

Prioritisation Summary

The CSRFF application received from the Kalgoorlie Bowling Club (Club) is for the purchase and installation of two new greens including plinths.

Council endorsed \$115,000 from the 2023/24 Annual Grant Program at the Confidential – Ordinary Meeting of Council on 26 June 2023 towards this project.

The Club currently has 86 members and a very strong team of volunteers which provide competition and social bowls including open days and special events days for the community. The Club has considered the funds required, not only to maintain the new turf but, to also ensure savings for the next 10-year replacement costs.

The total expenditure for the project is \$376,200 ex GST with the following funding sources identified -

- \$115,000 ex GST (City of Kalgoorlie-Boulder) - confirmed
- \$198,500 ex GST (applicant contribution) - confirmed
- \$62,700 ex GST (CSRFF request) - unconfirmed

City Officers have completed the Project Assessment Sheet as part of the CSRFF application process which will be submitted with the Kalgoorlie Bowling Club's grant application and relevant attachments to the DLGSC. As part of this assessment, alignment to City strategic plans was considered, with the project aligning with the City's Strategic Community Plan and Age Friendly Strategy.

The outcome of the assessment and with it also being the only application received by the City for endorsement, determines that it should be recommended to DLGSC as Project 1 of 1.

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.

15.3.5 Golden Quest Discovery Trail - Partnership Service Agreement

Responsible Officer:	Mia Hicks Director of Community Development
Responsible Business Unit:	Community Development
Disclosure of Interest:	Nil
Voting Requirements:	Absolute Majority
Attachments:	1. GQDT MOU TOR 4Aug23 to FY24 DRAFT [15.3.5.1 - 8 pages]

OFFICER RECOMMENDATION/COUNCIL RESOLUTION**Moved By: Cr John Matthew****Seconded By: Cr Kirsty Dellar**

That Council:

1. Approve a one-year Partnership Service Agreement to the value of \$11,500 in financial sponsorship with partnering local governments for the Golden Quest Discovery Trail; and
2. Authorise the CEO to endorse the Golden Quest Discovery Trail Memorandum of Understanding between the City of Kalgoorlie-Boulder and partner local governments.

**CARRIED
(12 / 0)**

For: Cr Deborah Botica, Deputy Mayor Glenn Wilson, Mayor John Bowler, Cr Michael McKay, Cr Wayne Johnson, Cr Mandy Reidy, Cr David Grills, Cr Terrence Winner, Cr John Matthew, Cr Kirsty Dellar, Cr Amy Astill and Cr Suzie Williams

Against: Nil**Executive Summary**

The Golden Quest Discovery Trail's promotion, management and maintenance is collaboratively managed by the Local Authorities of the City of Kalgoorlie-Boulder, the Shires of Coolgardie, Menzies, Leonora and Laverton, being the Local Governments Authorities along the route of the Golden Quest Discovery Trail Association Inc.

With the recent adoption of the Partnership Service Agreement (PSA) Policy by the Council, the collaboration requires formalisation to ensure the continued success and sustainability of these joint efforts in continuing the trail as a significant destination for tourism in the Goldfields.

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 have safe, reliable and efficient public transport and road networks.

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

Budget Implications

There is sufficient budget allocation in the 2023/24 annual budget for the establishment of the MOU for the Golden Quest Discovery Trail.

Report

Background

At the Ordinary Meeting of Council on 26 June 2023, Council adopted the Partnership Service Agreement (PSA) Policy. The PSA Policy aims to foster strategic partnerships between the City and community organisations through the provision of services that result in increased efficiencies, higher quality outcomes, and improved services for the community.

The PSA Policy necessitates the formalisation of partnerships through a Memorandum of Understanding (MOU) for project activities, ensuring clarity and commitment from all parties involved. Additionally, any financial sponsorship related to these partnerships is to be resolved through Council at an Ordinary Council Meeting.

Details of the Partnership

Last financial year, the City provided \$5,750 towards the GQDT partnership from December 2022 to July 2023. The Shire of Menzies has taken over the general administration of the GQDT business activities and provided an update at a General Meeting held on 4 August 2023 to the partner local governments of the outcomes completed during that period.

This has included continued distribution of the GQDT hard copy books, management of the GQDT app, ensuring preparation of financial statements and completion of marketing activities in collaboration with Australia's Golden Outback. This financial year, the GQDT Committee will focus on auditing the signage of the trail and investing in the required maintenance determined through the audit results.

Evaluation Findings

The partnership between the City and partnering local governments has demonstrated value for money and an evaluation of the services was conducted by the Director of Community Development including an analysis of the financials of the

organisation. It is recommended that; Council consider one year of funding (as per the MOU) with a review of the outcomes conducted and Council approval (as per the Partnership Service Agreement Policy) being sought before entering subsequent MOUs past 30 June 2024.

Statutory Implications

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

Policy Implications

This partnership requires formalisation under the City of Kalgoorlie-Boulder's Partnership Services Agreement.

15.3.6 Corporate Business Plan Review

Responsible Officer:	Andrew Brien Chief Executive Officer
Responsible Business Unit:	Office of the CEO
Disclosure of Interest:	Nil
Voting Requirements:	Absolute Majority
Attachments:	1. Corporate Business Plan - VE R-08.23 [15.3.6.1 - 22 pages] 2. Corporate Business Plan - action item table [15.3.6.2 - 16 pages]

OFFICER RECOMMENDATION/COUNCIL RESOLUTION

Moved By: Cr Mandy Reidy

Seconded By: Cr Kirsty Dellar

That Council endorse the Corporate Business Plan 2023 – 2027 resulting from the review conducted in accordance with regulation 19DA (4 and 5) of the Local Government (Administration) Regulations 1996 comprised of:

1. The Corporate Business Plan in attachment 1; and
2. The table of strategic deliverables, actions and tasks in attachment 2 (to be embedded into the Corporate Business Plan).

**CARRIED
(12 / 0)**

For: Cr Deborah Botica, Deputy Mayor Glenn Wilson, Mayor John Bowler, Cr Michael McKay, Cr Wayne Johnson, Cr Mandy Reidy, Cr David Grills, Cr Terrence Winner, Cr John Matthew, Cr Kirsty Dellar, Cr Amy Astill and Cr Suzie Williams

Against: Nil

Executive Summary

In accordance with regulation 19DA of the Local Government (Administration) Regulations 1996, the City is required to conduct an annual review of the Corporate Business Plan (CBP) and proposes to make minor changes to the structure and content of the document.

Community Engagement Consultation

No community consultation was considered necessary in relation to the recommendations of the report. In accordance with the Regulations, a public notice will be issued once the modified Corporate Business Plan has been adopted.

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.

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 as it only addresses the review of the Corporate Business Plan. All deliverables within the Corporate Business Plan are considered and approved within the Long-Term Financial Plan, annual budget and ongoing budget reviews.

Report

The City’s Corporate Business Plan (CBP) 2021 – 2024 was adopted in February 2021. The CBP is an internal business planning tool that ensures Council priorities are developed into executable actions whilst ensuring they align with available resources.

The CBP outlines the City’s mission, strategic and vision statements, while incorporating the integrated planning and reporting structure aligned with the Department of Local Government framework. It provides a detailed overview of the City’s services, operations, projects, and initiatives that the City intends to deliver until 2024.

This year, the City conducted a minor review of the Strategic Community Plan (SCP) 2020 – 2030, endorsed by Council at the June Ordinary Council Meeting. As a result, the City has reviewed the CBP to align with the reviewed SCP, in accordance with Regulation 19DA(5), which states:

“A local government may modify a corporate business plan, including extending the period the plan is made in respect of and modifying the plan if required because of modification of the local government’s strategic community plan”.

The main changes to the Corporate Business Plan, as a result of the review, are tabled below:

Section	Description
Acknowledgement of Country	Updated - to reflect City's new First Nation's artwork and design

Vision Statement	Updated - to reflect new vision as per the minor review of the SCP
Message from the Mayor and the Chief Executive Officer	Updated - to combine Mayor and new CEO message
Council	New – included current elected members as at August 2023
Organisational Structure	New – existing Organisational Structure reflected
Integrated Planning and Reporting Framework	Updated - for clarity and to highlight Corporate Business Plan information
Strategic Objectives	Updated – redesigned to reflect SCP
Deliverables and Costs	Updated – to reflect the new organisational structure

The strategic objectives set out in the Corporate Business Plan have been updated in order to fit within the following categories:

1. Strategy (pursuant to the Community Strategic Plan);
2. Goal (pursuant to the Community Strategic Plan);
3. Deliverable (pursuant to the Community Strategic Plan);
4. Actions (updated during this recent review process); and
5. Tasks (updated during this recent review process).

A copy of the table of these items is attached to this report and will be embedded into the Corporate Business Plan once adopted by Council. These categories will also align with the City's new corporate reporting software, Pulse. It is intended that once the Corporate Business Plan is adopted by Council these updated "Actions" and "Tasks" will be integrated into Pulse in order to streamline the City's corporate performance reporting to Council on a quarterly basis.

Statutory Implications

The statutory implications resulting from the recommendations of this report is the Local Government (Administration) Regulations 1996 REG 19DA.

Policy Implications

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

15.3.7 Oasis Clubrooms - Operations

Responsible Officer:	Mia Hicks Director of Community Development
Responsible Business Unit:	Community Development Property
Disclosure of Interest:	Nil
Voting Requirements:	Simple
Attachments:	Nil

OFFICER RECOMMENDATION

That Council:

1. Terminate the current leasing arrangement in the name of 'Combined Sporting Association' for the Oasis Clubrooms, located at 99 Johnston Street, Kalgoorlie WA;
2. Endorse the Oasis Clubrooms, to be added as a multi-use facility under the City's Bookings System for all community groups and individuals to book as part of Council owned facilities; and
3. Endorse the implementation of the City of Kalgoorlie-Boulder's 2022/23 Schedule of Fees and Charges as per the CY O'Connor Hall and Burt Street Hub to be applied to the Oasis Clubrooms for the 2023/24 FY, with the facility to be added to the City's Schedule of Fees and Charges from 2024/25 FY.

ALTERNATE MOTION / COUNCIL RESOLUTION

Moved By: Cr Wayne Johnson
Seconded By: Deputy Mayor Glenn Wilson

That Council request the item be brought back to a Council Concept Forum in November 2023, with a meeting held with associated parties by November 30 November 2023.

CARRIED
(12 / 0)

For: Cr Deborah Botica, Deputy Mayor Glenn Wilson, Mayor John Bowler, Cr Michael McKay, Cr Wayne Johnson, Cr Mandy Reidy, Cr David Grills, Cr Terrence Winner, Cr John Matthew, Cr Kirsty Dellar, Cr Amy Astill and Cr Suzie Williams
Against: Nil

Executive Summary

The Oasis Clubrooms have been closed since early 2022 following a spate of vandalism. The rooms are currently leased by the Combined Sporting Association, comprising of the Goldfields Touch Association and the Goldfields Tee-Ball Association, who have been unable to access the building since this time.

Following extensive consultation with both associations City Officers have determined with them a practical way forward to see the Oasis Clubrooms reopened as a multi-use community facility.

Community Engagement Consultation

City officers have undertaken consultation with the Goldfields Combined Sporting Association that consists of the Goldfields Tee-Ball Association and Goldfields Touch Association on the following dates -

Location	Time	Date
City Administration Building	12:00pm	Monday, 16 January 2023
City Administration Building	1:30pm	Monday, 30 January 2023
Oasis Clubrooms	10:00am	Sunday, 9 February 2023
City Administration Building	1:00pm	Thursday, 9 February 2023
City Administration Building	1:00pm	Thursday, 9 March 2023 (rescheduled to 22 March 2023)
City Administration Building	1:00pm	Wednesday, 26 April 2023 (Rescheduled to Wednesday, 3 May 2023 with the Goldfields Tee-Ball Association only)
City Administration Building	3:00pm	Wednesday, 26 April 2023 (Rescheduled to Friday, 5 May 2023 with the Goldfields Touch Association only)
City Administration Building	11:00am	Tuesday, 1 August 2023

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.

SAFE: We support families and youth.

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

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 is \$30,000 in the Capex budget (Cost Code – 463012) for the repair and refurbishment of the Oasis Clubrooms.

Based on the 2023/24 Schedule of Fees and Charges for the CY O'Connor Hall and the Burt Street Hub, the following hire fees will apply –

- Goldfields T-Ball Association would equate to an income of approx. \$1,570
- Goldfields Touch Association would equate to an income of approx. \$1,880.

Noting the 75% discount for long-term bookings has been applied for both Associations and that there is potential for additional income through venue hire as the Oasis Clubrooms transition to a multi-user facility.

The termination of the peppercorn lease with the Combined Sports Association will result in a loss of income of \$110 per annum.

Report

Background

The Oasis Clubrooms have been closed since early 2022 due to recurrent vandalism to the premises, making it unsafe for access. City officers have previously expressed reluctance to spend money repairing a facility with a high chance of the repeat offences, however in the last six months with the absence of alcohol on the premises, there has been no reported vandalism at the facility.

The user groups are currently running their season at the Oasis playing fields with access to the toilets and an outdoor bar within the existing licensed area. City Officers have been working with the two main user groups of the Clubrooms, Goldfields Touch Association (GTA) and Goldfields Tee Ball Association (GTBA), to identify options for long term use of the facility.

During consultation with both associations, they strongly indicated to City Officers that their preference was to continue to play at the Oasis Playing Fields, as this was the only facility with the space to accommodate all their fixtures on a single day. Options including Ray Finlayson Sporting Complex, Sir Richard Moore Oval and Digger Daws Oval were presented and discussed with the associations.

Current Situation

On Tuesday, 8 August, the City received written confirmation from the Committees of the Goldfields Tee-Ball Association and Goldfields Touch Association that they had met and made the decision to move forward with a booking system rather than a long-term lease at the Oasis Clubrooms in preference over other options discussed.

The Associations have requested that the playing field lighting would need to be brought to a suitable standard for the 2023/24 season. Budget has been allocated for initial remediation of the lighting on Oasis Playing Field 2 (*refer to figure 1 below*) in the 2023/24 FY, with further investment in the Oasis Playing Fields lighting forecast in the Long-Term Financial Plan.

The two Associations have been provided with cost estimates for booking the clubrooms and playing fields for their season, based on the City's 2023/24 Schedule of Fees and Charges. Whilst the playing fields are included, the fee estimates for the clubrooms have been based on the booking fees for the CY O'Connor Community Hall and the Burt Street Community Hub, which offer similar amenities.

Pending Council endorsement, City Officers have undertaken to repair the Oasis Clubrooms to ensure they are in a safe, secure and usable condition.



FIGURE 1 – Oasis Playing Field 2

Statutory Implications

The current lease of the Combined Sporting Association is currently on holding over, and the City is required to give 30 days' notice to terminate the lease. Once Council has resolved to terminate the lease, City Officers will issue due notice to the Combined Sporting Association.

Policy Implications

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

15.4 Engineering

15.4.1 Budget Amendment - Purchase new plant for Oval conditions

Responsible Officer:	Lui Camporeale Manager Operations
Responsible Business Unit:	Operations
Disclosure of Interest:	Nil
Voting Requirements:	Absolute Majority
Attachments:	Nil

Officer Recommendation

That Council authorise expenditure of \$293,605 out of Municipal funds to purchase the Sustainable Machinery Top Drain 1000 sand slit machine and appropriate tractor that fits the specifications to operate the machine.

Executive Summary

This report aims to inform Council of plant and equipment that will assist with rectifying the sporting fields at Ray Finlayson Sports Centre and subsequently seeks Council's approval to make a budget amendment of \$143,605 against the municipal funds for its purchase.

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

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

Budget Implications

The following financial implications are applicable:

Item 1:

Asset Category: Plant & Equipment Source of Funds: Municipal

LTFP Impacts: Increase in Capital Expenditure

PROJECT	TYPE	DESCRIPTION	CURRENT BUDGET (\$)	AMENDED BUDGET (\$)
111030640	Capital Expenditure	Other Rec & Sport – Parks Plant & Equipment Purchase MUN	\$123,000	\$293,605

Report*Background*

On 24 June 2023 Council resolved to have the CEO work with City staff to complete a detailed review of Ray Finlayson Sporting Complex, based on 3 major components.

1. The grassed area with a view to its complete rehabilitation;
2. Relocating the ground lighting so that sports can be played in a central location directly in view of the optimised seating area; and
3. A master plan to optimise the utilisation of the precinct.

City staff have been working on grassed area rehabilitation since the initial opening of Ray Finlayson Sports Centre. The initial design called for a 95% of the maximum achievable compaction. Unfortunately, this design requirement was obtained from USGA specifications for building of golf greens, and it is used for sandy soils and not for heavy soils containing loam or clay. With the specification for the Ray Finlayson fields having the top 150mm growing medium for the grass coming from a local quarry the soil was heavy in clays and loams and the compaction levels were far too high to obtain good consistent grass growth using Kikuyu (*Pennisetum Clandestinum*).

City staff have been working diligently over the past 8 years to reduce the compaction and have achieved some satisfactory results, but still have an inconsistent surface for high-use sports fields that does not allow for high impact sports without loss of turf or injury through ground hardness.

City staff have been looking into ways to remediate the fields whilst continuing to maintain their sports usage. The City Officers have found a piece of equipment that is used in similar environments to replace soil profile with soil that is more conducive to drain. The Sustainable Machinery Top Drain 1000 is a sand slit drainage machine and has a working depth of 224mm and a working width of 1000mm. The machine will take out the old soil profile and backfill the trenches with the new soil. There is currently one being built for delivery to Australia in February 2024 and the cost is \$103,605. The investment into the Top Drain will not only be for Ray Finlayson Sports Arena and can be used on all playing fields and parks within the city to improve soil profile. As this is in addition to the 2023/24 budget, a budget amendment will have to be made.

Secondly the tractor requirements to pull this machine is a 100 horsepower, 4-wheel drive with GPS capability. There is currently a tractor budgeted in the fleet replacement program for 2023/24 but this is for a lower specification tractor and an extra \$40,000 will be required to upgrade the tractor purchase to operate the Top Drain. This tractor with the GPS capability will allow use in other areas for mowing and field maintenance.

The Top Drain Machine will not only have use at Ray Finlayson Sports Centre and will be available to be used on all the City's grass surfaces to improve soil condition.

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.

15.4.2 Proposed Update to the Schedule of Fees and Charges

Responsible Officer:	Johan Le Roux Manager Water Waste & Sustainability
Responsible Business Unit:	Engineering
Disclosure of Interest:	Nil
Voting Requirements:	Absolute Majority
Attachments:	Nil

OFFICER RECOMMENDATION/COUNCIL RESOLUTION

Moved By: Cr Mandy Reidy
Seconded By: Cr Terrence Winner

That Council:

1. Approve, pursuant to Section 6.16 of the Local Government Act 1995, the following amendments to the Schedule of Fees and Charges 2023/2024:

	Previous charges	Proposed amended charges for 2023/24
Third party liquid waste from within CKB (per kilolitre)	\$68.00	\$78.00
Third party liquid waste from outside CKB (per kilolitre)	\$134.00	\$145.00

2. Authorise the Chief Executive Officer to give local public notice of the proposed amendments to the 2023/24 Schedule of Fees and Charges, for a period not less than 7 days, pursuant to Section 6.19 of the Local Government Act 1995.

CARRIED
(12 / 0)

For: Cr Deborah Botica, Deputy Mayor Glenn Wilson, Mayor John Bowler, Cr Michael McKay, Cr Wayne Johnson, Cr Mandy Reidy, Cr David Grills, Cr Terrence Winner, Cr John Matthew, Cr Kirsty Dellar, Cr Amy Astill and Cr Suzie Williams
Against: Nil

Executive Summary

The City’s Schedule of Fees and Charges for the 2023/2024 financial year was adopted by Council on 22 May 2023 and public notice was given for these charges to be adopted from the 1 July 2023.

Council may impose and recover a fee or charge for any goods or service it provides or proposes to provide, other than a service for which a service charge is imposed, in accordance with section 6.16(1) of the Local Government Act 1995.

Since the adoption of the report presented in May 2023, an administrative error was discovered with two charges that now have been amended and are presented to Council for Elected Member Consideration.

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:

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

Budget Implications

A 5% increase was applied to the Schedule of Fees and Charges for the 2023/2024 year in the May OCM Report. This was in line with the City's Long Term Financial Plan (2023-2033) estimated fees and charges increase. The proposed changes have been factored into the 2023/24 Annual Budget.

Report

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

At the Ordinary Meeting of Council on 21 November 2022, Item 15.3.1 - Waste Water Treatment - Tanker Services Opening Hours, Council adopted the following amendments to the Fees & Charges:

1. Third party liquid waste from within CKB (per kilolitre) increased from \$63.90 to \$74.40; and
2. Third party liquid waste from outside CKB (per kilolitre) increased from \$127.20 to \$137.70.

The City also completed a review of the proposed fees and charges for 2023/24 and this review was presented to Council on the 22 May 2023. In the time since the May report was prepared, City officers have further reviewed several charges.

Due to an administrative error the previous baseline charge, \$63.90 and \$127.20, and not the 21 November 2022 charges of \$74.40 and \$137.70, were incorrectly used to determine the charges that were adopted by Council on 22nd of May 2023.

	Charges 2022/23 FY	Charges approved for 2023/24 (22 May 2023)	Proposed amended charges for 2023/24 FY
Third party liquid waste from within CKB (per kilolitre)	\$74.40	\$68.00	\$78.00
Third party liquid waste from outside CKB (per kilolitre)	\$137.70	\$134.00	\$145.00

In the proposed amendment in the table below the two charges have been increased to the level they should have been if the correct baseline information was used and thereby rectifying the administrative error mentioned above.

Statutory Implications

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

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

Policy Implications

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

16 QUESTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN

Nil

17 CONFIDENTIAL ITEMS

COUNCIL RESOLUTION

Moved By: Cr Mandy Reidy

Seconded By: Cr Amy Astill

That in accordance with Section 5.23 (2) of the *Local Government Act 1995* the meeting is closed to members of the public.

CARRIED
(12 / 0)

Members of the press and gallery left the room at 9:28 pm.

Council moved into Confidential Session at 9:28 pm.

17.1 Governance and Policy Committee Minutes - Integrity and conduct annual collection

Responsible Officer:	Frances Liston Executive Manager Governance and Risk Services
Responsible Business Unit:	Governance
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:

(a) a matter affecting an employee or employees.

(f) a matter that if disclosed, could be reasonably expected to —

(i) impair the effectiveness of any lawful method or procedure for preventing, detecting, investigating or dealing with any contravention or possible contravention of the law;

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.

COUNCIL RESOLUTION

Moved By: Cr Mandy Reidy

Seconded By: Cr Amy Astill

That Council receive and note this report and attached Integrity and Conduct Annual Collection submission.

CARRIED
(12 / 0)

For: Cr Deborah Botica, Deputy Mayor Glenn Wilson, Mayor John Bowler, Cr Michael McKay, Cr Wayne Johnson, Cr Mandy Reidy, Cr David Grills, Cr Terrence Winner, Cr John Matthew, Cr Kirsty Dellar, Cr Amy Astill and Cr Suzie Williams

Against: Nil

17.2 Land Disposal Unsolicited Lease of Portion of Reserve 42198 Proposed Airport Hotel

Responsible Officer:	Alex Wiese Director Development and Growth
Responsible Business Unit:	Development and Growth
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:

- (e) a matter that if disclosed, would reveal —
- (ii) information that has a commercial value to a person;
- (iii) information about the business, professional, commercial or financial affairs of a person,

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.

COUNCIL RESOLUTION

Moved By: Cr Mandy Reidy
Seconded By: Cr Wayne Johnson

That Council:

1. Authorise the Chief Executive Officer (CEO) to approve up to a maximum of fifty (50) year lease (inclusive of options for further terms) between the City of Kalgoorlie-Boulder and K Airport Hotel and Suites Pty Ltd for a portion of Lot 4531 Hart Kerspien Drive, Broadwood under the following conditions:
 - a. Rent of \$75,000 commencing 2 years after the dated of execution of the lease and as varied from time to time under the lease;
 - b. The City effects public notice as required in accordance with s3.58 of the *Local Government Act 1995*
2. Approve for the CEO to request written authorisation of the lease from the Minister in accordance with s18 of the *Land Administration Act 1997*.
3. Authorise the CEO to approve minor amendments to the lease agreement between the City of Kalgoorlie-Boulder and K Airport Hotel and Suites Pty Ltd for part of Lot 4531 Hart Kerspien Drive, Broadwood as contained in recommendation 1.

4. Subject to no public submissions being received and written authorisation from the Minister, authorise the CEO and Mayor to sign and affix the Common Seal of the City of Kalgoorlie-Boulder in accordance with Part 19.1(2) of the Standing Order Local Law to the lease agreement between the City and K Airport Hotel And Suites Pty Ltd for part of Lot 4531 Hart Kerspien Drive, Broadwood.

CARRIED
(9 / 3)

For: Cr Deborah Botica, Mayor John Bowler, Cr Michael McKay,
Cr Wayne Johnson, Cr Mandy Reidy, Cr Terrence Winner,
Cr John Matthew, Cr Kirsty Dellar and Cr Amy Astill

Against: Deputy Mayor Glenn Wilson, Cr David Grills and Cr Suzie Williams

17.3 Land Acquisition and Disposal Lease and Sublease of Reserve 41254 - Solar Battery Facility

Responsible Officer:	Alex Wiese Director Development and Growth
Responsible Business Unit:	Development and Growth
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.

(e) a matter that if disclosed, would reveal —

(iii) information about the business, professional, commercial or financial affairs of a person,

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.

COUNCIL RESOLUTION

Moved By: Cr Wayne Johnson

Seconded By: Cr John Matthew

That Council:

1. Authorise the Chief Executive Officer (CEO) to negotiate and approve minor amendments to the draft Head Lease, Option Deed and Sublease;
2. Authorise the CEO to:
3. provide notice of the proposed land transactions, in accordance with the requirements of the *Local Government Act 1995*; and
 - a. consider any submissions received during the notice period.
4. Require report back to Council if:
 - a. any substantive amendments are made to the draft Head Lease, Option Deed and Sublease; or
 - b. any substantive submissions are received during the public notice period.

4. Authorise the CEO and Mayor to sign and apply common seal on:

- a. the Head Lease;
- b. the Option Deed; and
- c. the Sublease (if Akuo exercises its option and the Minister consents to the Sublease in accordance with the requirements of the Head Lease and section 18 of the *Land Administration Act 1997*), provided there are no substantive amendments to the above listed documents and no substantive submissions are received during the public notice period.

CARRIED
(12 / 0)

For: Cr Deborah Botica, Deputy Mayor Glenn Wilson, Mayor John Bowler, Cr Michael McKay, Cr Wayne Johnson, Cr Mandy Reidy, Cr David Grills, Cr Terrence Winner, Cr John Matthew, Cr Kirsty Dellar, Cr Amy Astill and Cr Suzie Williams

Against: Nil

COUNCIL RESOLUTION

Moved By: Cr Kirsty Dellar

Seconded By: Cr David Grills

That Council move out of Confidential Session and resume standing orders.

**CARRIED
(12 / 0)**

Council moved out of Confidential Session and resumed standing orders at 9:48 pm.

Members of the public returned to the Chamber and the Mayor read the resolutions adopted in the confidential section.

18 DATE OF NEXT MEETING

The next Ordinary Council Meeting will be held on 26 September 2023.

19 CLOSURE

There being no further business, the Mayor thanked the Councillors and Staff for their attendance and declared the meeting closed at 9:49 pm.