KALGOORLIE-BOULDER
Investment Prospectus 2017

a rich opportunity
A Rich Opportunity

Kalgoorlie-Boulder is a modern and thriving city servicing the needs of a growing regional population. Our globally significant mining industry, supported by our vast mineral base of gold, nickel, lithium and iron ore, continues to drive the economy.

Kalgoorlie-Boulder’s Economic Zone, comprising of seven local government areas, is one of the most resource rich areas in the world with mineral extraction and processing creating an increasingly diverse economy and thriving business community.

There are exciting investment opportunities in mineral processing, renewables, lithium, education and training, tourism, land development and service industries, which are all facilitated by our strategic location and excellent access to air, road, and rail transport infrastructure.

There has never been a better time to live, work and invest in Kalgoorlie-Boulder and I hope you will take this ‘rich opportunity’ to join us on our journey.

John Bowler
Mayor, City of Kalgoorlie-Boulder
November 2017
Established Knowledge Economy
Diversification is advancing our knowledge based industries and education including the application of research and development and innovation to our major export industries.

Services and Infrastructure for Growth
Our infrastructure and services improve productive capacity, maintain our competitiveness and sustain our long-term economic advancement whilst servicing our growing population.

Business Innovation and Developing New Industries
Kalgoorlie-Boulder is globally recognised for our major industries, products, services, experiences and business expertise. Economic growth is achieved by supporting emerging and existing industries and building on a capable and innovative small business sector.

Capable and Motivated People
Our skilled inclusive workforce meets the needs of our growing economy with equal opportunities for accessing skills, knowledge and new capabilities provided.

Valued Sustainable and Renewable Assets
Our unique natural assets are valued, alternative and renewable energy sources are acquired and waste and soil management are optimised.

Exceptional Lifestyle
Kalgoorlie-Boulder is a vibrant, stimulating and welcoming regional city, serving residents and the broader region with excellent education and health services, quality retail, arts, cultural and recreation experiences.

Vision by 2030
- Established Knowledge Economy
- Services and Infrastructure for Growth
- Business Innovation and Developing New Industries
- Capable and Motivated People
- Valued Sustainable and Renewable Assets
- Exceptional Lifestyle
Growing Kalgoorlie-Boulder

Kalgoorlie-Boulder is a city that has planned for its future. We have a vision, a strategic plan, collaborative governance and local commitment to grow the economy, develop our community and the broader Economic Zone, and to maintain a high quality of life for the future.

A comprehensive Growth Plan has recently been completed to ensure the future growth and prosperity of the region. The plan is built on three strategic themes:

1. **Build on Mining**
   Geology and the resultant mining activity significantly contributes to Kalgoorlie-Boulder’s economy - its competitive strength must be maintained and enhanced.

2. **Economic Diversification**
   Strengthening the economy through diversification beyond mining into other existing and emerging industries.

3. **Enhance Liveability**
   Enhancing liveability in order to ensure that there is a growing and diverse local population and workforce to drive and support a growing economy.

In order to achieve these themes, seven priority focus areas have been established:

- Build the Knowledge Economy
- Provide Energy Solutions
- Connect Kalgoorlie-Boulder with the World
- Develop and Promote Tourism
- Support Aboriginal Economic Development
- Develop the Built Environment and Sense of Place
- Support Business and Industry Development

The Growth Plan is being driven by a collaborative partnership between government, industry and the community through a series of stakeholder groups aligned with these focus areas.
Kalgoorlie-Boulder is not only a great place to do business - it’s a great place to live as well

With its relaxed atmosphere, stunning natural scenery and deep sense of community, the City offers an enviable quality of life for all.

**Attractive Lifestyle**
- Easy commute with no traffic congestion
- Median weekly household income $642 higher than national average
- Cost of living comparable or lower than Perth, Melbourne and Sydney
- 50% of population are long term residents

**Diverse Population**
- Home to people from 48 different countries
- Young, active population
- High rates of community volunteerism and social connectedness
- Vibrancy, resilience and adaptability to enrich daily life
- More families than the national average (5% higher)

**Vibrant and Active City Centres**
- 2 Central Business Districts
- 230 locally owned and operated shops in the heart of the Kalgoorlie CBD
- 8 major supermarkets, 6 national banks, numerous national franchises
- Unique and locally owned niche market businesses

**Quality Health Care**
- 9 doctor’s clinics plus ancillary services
- City-wide health care programs
- Kalgoorlie Health Campus (131-bed inpatient facility featuring cancer centre, emergency department, high dependency and medical imaging units)
- Rural Clinical School headquarters for 14 clinical schools around WA

**Extensive Parks and Sporting Facilities**
- 51 parks covering 22 hectares of grass and 29 hectares of gardens
- Major park covering 200 hectares of natural regrowth bushland
- 60 different local sports
- 11 grassed playing fields
- Goldfields Oasis Aquatic facility with unique activities for all age groups (Flowrider)
- More than 30 kilometres of bike paths
- 140 sporting organisations

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**Relaxed lifestyle**
- Sense of community
- Access to infrastructure, facilities and amenities
- Local arts, culture and entertainment
- Beautiful natural environment
- Internationally-recognised education and training

**LARGEST REGIONAL IN-LAND HOSPITAL IN WA**

- 52%
- 48%

**140 SPORTING ORGANISATIONS**

- 11 SPORTING GROUNDS
- 51 PARKS
Ideal Climate
- Dry comfortable climate
- Average temperature 25 degrees
- Mild winters, hot summer days and balmy evenings. Perfect for year round activities

Stunning Scenery
- Breathtaking natural scenery
- Historic buildings
- Places of cultural and natural significance
- Stargazing and world-class sunsets
- Gateway to Australia’s Golden Outback and world heritage listed natural environments

Diverse Arts and Culture
- Extensive annual events calendar
- Multifunctional Arts Centre
- Museum standard A-class art gallery with environmentally controlled exhibition space (one of only 3 in WA)
- CBD-wide street murals
- Regular exhibitions and attractions at museums, galleries and music venues
- Rich Aboriginal heritage and cultural experiences
- 13 arts and culture groups

World-Class Education
- 15 schools (11 public and 4 private) plus child care providers
- World-renowned Curtin University’s Western Australian School of Mines (WASM) ranked #2 in the world for Minerals and Mining Engineering
- Curtin University also offer courses in education, business and health
- Ground-breaking mining innovation hub: CRC Ore
- Major vocational training: Central Regional TAFE delivering highly-skilled trades, offering 70 nationally accredited courses
- 90% average high school graduation
- 93% of Year 12 graduates seeking university entry receive an offer

LIVEABLE CITY
Transformation of Kalgoorlie's Central Business District

The City is transforming the Kalgoorlie CBD to create opportunities for new business, office space, attraction of private investment, job creation, extended business hours, and activated public spaces.

The city areas will be redesigned to create natural clusters of experiences, beyond being just a location for shopping.

Elements of the transformation may include:

• Defining and embedding the unique, authentic place qualities of Kalgoorlie
• Recognising and celebrating the diverse social and cultural demographics
• Coordinating links to the nearby education, arts and recreation precincts
• Energising public spaces and the city centre by showcasing local art and performers, and by developing temporary streetscapes and pop-up retail opportunities

A community engagement strategy is a key element of the project to enable the community of Kalgoorlie-Boulder to participate in the planning process and feel a sense of ownership for the project.
Residential Property Market
Kalgoorlie-Boulder offers a diverse range of property options with separate houses being the most popular and making up more than 80% of all property.

Residential Estate Developments
There are several new estates being developed in Kalgoorlie-Boulder, including GreenView at Karlkurla and Karlkurla Rise. These have been developed to meet the long-term residential land needs of the city and to underpin economic and population growth.

When fully developed, these new sub divisions will offer a mix of more than 2,000 development sites. The estates aim to encourage housing diversity, quality design, sustainability, energy efficiency and community living for singles, couples and families.

Environmentally sustainable practices include innovative water recycling systems, solar rebates and water wise landscaping packages for eligible purchasers.

Rental Market
Kalgoorlie-Boulder’s residential property market is an attractive option for investors with a strong demand for rental properties and average weekly household incomes exceeding $2,000 per week.
Office/Commercial
The majority of available office and retail spaces are located in the Kalgoorlie and Boulder CBDs.

The heart of the Kalgoorlie-Boulder CBD accommodates 230 retail, services, hospitality and financial businesses with a retail industry accepted vacancy rate of less than 10%.

The Boulder CBD offers retail and office space that is considerably more affordable than the larger Kalgoorlie CBD.

Affordability in the heritage Boulder CBD presents opportunities for start-up businesses, especially in hospitality, services, retail and creative industries.

Industrial Property
The three main industrial areas are located in South Boulder, Broadwood and West Kalgoorlie which includes the Anzac Drive Industrial Estate.

Vacant property prices in South Boulder range from $80 - $110/m² with lot sizes from 1,000m² to 4,000m². In Broadwood and West Kalgoorlie prices range from $90 - $130/m² with generally larger lot sizes.

Anzac Drive Industrial Estate comprises 37.5ha and is the first purpose-built general industrial development in the Goldfields region by LandCorp. The estate is strategically located to main arterial roads, the rail freight yard, the Kalgoorlie Business Park and the airport.

The lots range in size from 2,450m² to 1ha complemented by access to underground power, water, telecommunications and street lighting. Anzac Drive Industrial Estate is an attractive option for investors with leased property achieving a return on investment rate of more than 10%. LandCorp is currently planning a second release.

Flexible purchase incentives are available.
**Strategic Industrial Land**

Kalgoorlie-Boulder has two land parcels available for strategic and heavy industries that add value to the supply chain for major resource projects. The sites have terrific development potential and are surrounded by the major population centre of Kalgoorlie-Boulder.

Key characteristics of the sites are:

**Mungari Strategic Industrial Area**
- 696ha greenfield site with 1 km buffer zone
- Zoned for strategic and heavy industry
- Environmental studies completed
- Regular in shape and flat in contour providing ease for development
- Located 26km from Kalgoorlie and 13km from Coolgardie
- Cleared of Native Title
- Connected to major transport roads, rail, power and water infrastructure

**Kalgoorlie Strategic Industrial Area**
- 368ha greenfield site
- Zoning that permits heavy and renewable uses
- Flat in contour providing ease for development
- Located 7km from Kalgoorlie-Boulder
- Connected to major transport roads and rail
- Water, electricity and gas nearby at BHP Nickel Smelter
Kalgoorlie-Boulder is a strategic link between Perth, the northwest of WA and the Eastern States. Our high quality infrastructure ensures that business and industry can access national and global markets efficiently. Connected by major highways, national and state rail, major regional airport and east-west fibre optic cable.

- 5 return flights a day PER - KAL
- Major Gas Pipeline capacity 300 million litres
- Avg 1,050 per day
- 80% of all East-West freight
- Direct flight to Melbourne
- Avg 452 per day
- Linkages to 3 major Deep Water Ports
  - Perth, Esperance and Adelaide
- Major Water Pipeline capacity 300 million litres
- Avg 1,050 per day

Legend:
- Commercial Flights
- Major Highways
- Rail
- Gas Pipeline
- Water Pipeline
- Powerlines
- Deep Water Port
Mining on the go

Kalgoorlie-Boulder is located in one of the most highly mineralised regions in the world with proven mineral resource availability and opportunities to capitalise on 19 different speciality, base and precious metals.

Kalgoorlie-Boulder’s growth opportunities in mining are demonstrated through the number of operating mines (108) and 697 possible new mines in the Economic Zone and 50 plus years of identified mineral resources.

The mining industry is further enhanced by the city’s world class Mining Equipment, Technology & Services sector (METS).

Key local METS sectors include:
- Education and Training
- Exploration and Drilling
- Specialist Engineering and Fabrication
- Servicing and Shut Down Support
- Transport and Haulage
- Energy and Water Solutions
- Geology and Information Technology
Lithium
Kalgoorlie-Boulder Economic Zone comprises major lithium deposits. Lithium sector growth, led by increased demand for batteries, provides an exciting opportunity for downstream processing and value add to economic zone lithium producers. This is supported by a competitive advantage in road, rail and port access.

Renewable Energy
Kalgoorlie-Boulder is an ideal location for development of alternative and renewable energy sources such as solar and geothermal. With significant available land, geologically suited environment, favourable climate and high industry electricity demand, Kalgoorlie-Boulder provides ideal conditions for the implementation of renewable and alternative energy products.

Tourism
With a growing Aboriginal and cultural tourism sector and significant business visitation, tourism is forecasted to experience strong growth in the economic zone. Kalgoorlie-Boulder is also considered the gateway to world-renowned art and natural attractions.

Emerging Industries
Key characteristics:
- 297 days of sun with 8+ hours of sunshine per day
- Global Horizontal Irradiance (GHI) >0.9 (very high)
- Significant greenfield land availability
- State government major solar feasibility study in progress
- High industry base load electricity demand

Key opportunities:
- Establishment of new accommodation and tourism offerings
- Unique outback tourism experiences
- Natural landscapes such as the Great Western Woodlands
- Sports tourism (unique sports and adventure tourism opportunities)

Key characteristics:
- Kalgoorlie-Boulder shortlisted for possible lithium refinery
- New-generation batteries driving increased demand for lithium
- Upstream transport advantage
- Key local inputs - sulphuric acid, lime, gas and water

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Mineral Education and Innovation

Kalgoorlie-Boulder is moving towards building a knowledge economy to accelerate mining growth and innovation in our local minerals industry with:

- A globally respected School of Mines with proven experience and capability in training, mining, metallurgical and mining survey professions (ranked number 2 in the world for minerals and mining engineering);
- Recently approved Mining Innovation Hub; and
- Proposed Global Centre of Excellence in Mining.

CRC Ore Mining Innovation Hub

Kalgoorlie is the new home to a Mining Innovation Hub that will ensure that the city remains at the cutting edge of profitable, productive and sustainable minerals production. This new initiative developed by CRC ORE will bring together some of Australia’s best scientists, engineers and mining experts on co-collaboration projects to innovate and add significant value to our substantial minerals industry.

The focus will be on developing and progressing new mining technologies that have the potential to revolutionise the way gold and other mineral deposits are exploited for maximum profitability and minimum environmental impact.

It is expected that the Hub will boost both regional and industry economic performance helping Kalgoorlie-Boulder and the Economic Zone to maintain its competitive advantage as a world leader in the production of minerals.

Opportunity

Opportunities for Mining and METS companies, research providers, government and community organisations to collaborate on innovative technology projects

Project Owner

CRC ORE
Curtin University’s WA School of Mines

Global Centre of Excellence in Mining

The proposed Global Centre of Excellence in Mining will be a world-first mining education facility. The facility will include the development of a Mineral Processing and Desalination Plant, Process Control Centre, Mining Simulator, a living test mine with underground stope and automation facilities.

The aim of the facility is to provide participants with a hands-on approach to learning industry required mining skills in the most economically significant industry in Australia.

The Centre of Excellence will further develop partnerships between the mining industry, Curtin University’s WASM and Central Regional TAFE-Kalgoorlie to deliver world-class outcomes in research and development, mining and metallurgical engineering and on-site training.

Opportunity

Private investment and collaboration opportunities

Project Champions

Curtin University’s WA School of Mines
Central Regional TAFE
City of Kalgoorlie-Boulder

INVESTMENT OPPORTUNITIES

15

$150M
Economic Transformation of Kalgoorlie's Central Business District

The City of Kalgoorlie-Boulder has initiated a project to transform the Kalgoorlie Central Business District. The transformation will activate new business and social opportunities, create strong and diverse employment, and cement the night-time economy as an important part of the City’s future.

The multimillion dollar transformation will respond to global and domestic trends to create a vibrant city centre that supports our strong hospitality, commercial and retail sectors. The new development will provide new opportunities for retail and office spaces.

Stage 1 of the project has commenced with the City engaging a consultant to deliver the design.

The WA State Government has committed $8 million to the project through the Royalties for Regions program. The City is committed to exploring additional funding options following the completion of Stage 1.

**Opportunity**

Private investment and collaboration opportunities

**Project Owner**

City of Kalgoorlie-Boulder

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**AT A GLANCE**

- $8M State government funding secured
- Design brief in progress
- High community engagement strategy
- Private investment and collaboration opportunities
Rail Rerouting, Intermodal Terminal and Transport Logistics

Transport infrastructure and logistics have been identified as a major investment opportunity in the Growing Kalgoorlie-Boulder Growth Plan.

With high levels of local employment, and critical to business connectivity, well developed transport and infrastructure sectors are a key strength of Kalgoorlie-Boulder and will play a major role in the growth of the City and its economic zone.

Exciting opportunities exist for an expanded or new intermodal terminal. Industry participation in rail rerouting planning could facilitate significant expansion of the capacity for Kalgoorlie-Boulder to effectively service and manage the types and the quantity of freight currently routed through to the City, to other parts of regional Western Australia or exported globally.

Opportunity
New transport and industry opportunities

Project Owner
City of Kalgoorlie-Boulder

Mining Processing Facilities

Kalgoorlie-Boulder has proven itself to be a safe and secure environment for investment over the last 125 years. As the regional centre of one of the world’s richest resource regions, it is an ideal location for new mineral processing facilities. Kalgoorlie-Boulder has land close to major infrastructure, a skilled productive workforce and a significant mining equipment, technology and servicing sector to support mineral processing facilities. Proponents will also experience a supportive and affordable business environment. Lithium facilities are ideal with key inputs including sulphuric acid, lime, water and gas readily available.

Opportunity
Private investment opportunities

Project Owner
City of Kalgoorlie-Boulder

AT A GLANCE
• Opportunity for an expanded or new intermodal terminal
• Builds on Kalgoorlie-Boulder competitive advantages in road and rail transport
• Assists with the establishment of a major lithium hydroxide plant close to the WA supply of sulphuric acid and rail access for limestone
• Allows for freeing up highly perspective mineralised land
• Proponents actively seeking industry and stakeholder support
• Eligible for Federal Government Rail Investment funding
### RECENTLY COMPLETED AND FUNDED PROJECTS

<table>
<thead>
<tr>
<th>PROJECT</th>
<th>COST</th>
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<tbody>
<tr>
<td>Major Mining Projects</td>
<td>$1.4B+</td>
</tr>
<tr>
<td>Eastern Goldfields Regional Prison</td>
<td>$232M</td>
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<tr>
<td>Kalgoorlie Health Campus</td>
<td>$59.6M</td>
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<tr>
<td>Great Eastern Highway Passing Lanes</td>
<td>$48M</td>
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<tr>
<td>Kalgoorlie-Boulder Community High School</td>
<td>$45M</td>
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<tr>
<td>Student Accommodation Complex</td>
<td>$45M</td>
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<thead>
<tr>
<th>PROJECT</th>
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<tr>
<td>Regional Telecommunications Upgrade</td>
<td>$45M</td>
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<tr>
<td>Major Capital Works and Road Upgrades</td>
<td>$31M</td>
</tr>
<tr>
<td>Health, Community and Sporting Facilities</td>
<td>$30M</td>
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<tr>
<td>Kalgoorlie Golf Course Resort</td>
<td>$22M</td>
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<tr>
<td>Killarney Retirement Living Village</td>
<td>$11.2M</td>
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**TOTAL COST:** $2B+
Never a better time to invest in Kalgoorlie-Boulder

- Globally significant, extensive and diverse mineral deposits with 19 different commodities
- Supportive and affordable business environment
- Good availability of competitively priced development ready industrial sites with flexible purchase incentives also available
- Access to a highly-skilled multicultural workforce
- Strategic connection through road, rail, air, three deep water ports and digital technology
- Large industry base with significant strength in size and capacity
- World-class education and training
Looking to invest in Kalgoorlie-Boulder?

If you are interested in investing in Kalgoorlie-Boulder, these organisations can help:

Chief Executive Officer
(08) 9021 9600
ceo@ckb.wa.gov.au
www.ckb.wa.gov.au

Chief Executive Officer
(08) 9080 5000
ceo@gedc.wa.gov.au
www.gedc.wa.gov.au

Chief Executive Officer
(08) 9021 2466
ceo@kbcci.com.au
www.kbcci.com.au

(08) 9021 2155
www.cmewa.com.au

(08) 9482 7499
www.landcorp.com.au

(08) 9090 6051
www.rdage.com.au

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