



**City of  
Kalgoorlie  
Boulder**

# **MINUTES**

**of the ORDINARY Meeting of Council**

**held at 7:00PM**

**on**

**14 DECEMBER, 2020**

**at the**

**Kalgoorlie Town Hall**

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**1 DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS**

The Mayor declared the meeting open at 7.00pm welcoming the gallery and those present and recited the Acknowledgement of Country.

**2 OPENING PRAYER**

The opening prayer was conducted by Pastor Larry Gibb of the Church of Christ.

**3 DISCLAIMER READING**

THE MAYOR WILL READ THE DISCLAIMER TO THOSE PRESENT.

PLEASE NOTE THIS MEETING IS BEING RECORDED AND STREAMED LIVE ON THE COUNCIL'S WEBSITE IN ACCORDANCE WITH COUNCIL'S RECORDING AND STREAMING OF COUNCIL MEETINGS POLICY, WHICH CAN BE VIEWED ON COUNCIL'S WEBSITE.

ALL REASONABLE CARE IS TAKEN TO MAINTAIN YOUR PRIVACY; HOWEVER, AS A VISITOR IN THE PUBLIC GALLERY, YOUR PRESENCE MAY BE RECORDED. BY REMAINING IN THE PUBLIC GALLERY, IT IS ASSUMED YOUR CONSENT IS GIVEN IF YOUR IMAGE IS BROADCAST.

THE RECOMMENDATIONS CONTAINED IN THIS AGENDA ARE OFFICER'S RECOMMENDATIONS ONLY AND SHOULD NOT BE ACTED UPON UNTIL COUNCIL HAS RESOLVED TO ADOPT THOSE RECOMMENDATIONS.

THE RESOLUTIONS OF COUNCIL SHOULD BE CONFIRMED BY PERUSING THE MINUTES OF THE COUNCIL MEETING AT WHICH THESE RECOMMENDATIONS WERE CONSIDERED.

MEMBERS OF THE PUBLIC SHOULD ALSO NOTE THAT THEY ACT AT THEIR OWN RISK IF THEY ENACT ANY RESOLUTION PRIOR TO RECEIVING OFFICIAL WRITTEN NOTIFICATION OF COUNCIL'S DECISION.

**4 RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE (PREVIOUSLY APPROVED)****IN ATTENDANCE:**

Mayor John Bowler  
Cr Lisa Malicky  
Cr Deborah Botica  
Cr Laurie Ayers  
Cr Gary Brown  
Cr Glenn Wilson  
Cr Pam Townsend  
Cr Nardia Turner

Cr Linden Brownley  
Cr Dave Grills  
Cr Terrence Winner  
Cr John Matthew

**MEMBERS OF STAFF:**

Mr John Walker	Chief Executive Officer
Mr Stuart Devenish	General Manager Infrastructure and Environment
Ms Holly Phillips	General Manager City Living
Mr David Trevaskis	General Manager Finance and Corporate
Ms Michelle Todd	Manager Governance and Legal Services
Ms Eve Reitmajer	PA to GM Finance and Corporate

**VISITORS:**

0

**PRESS:**

2

**APOLOGIES – ELECTED MEMBERS:**

Cr Mandy Reidy

**APOLOGIES – MEMBERS OF STAFF:**

Nil

**LEAVE OF ABSENCE:**

Nil

**5 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE**

Nil

**6 PUBLIC ACCESS AND PUBLIC QUESTION TIME****Public Access**

Nil

**Public Question Time**

Nil

**7 PETITIONS/DEPUTATIONS/PRESENTATIONS**

Nil

**8 NOTATIONS OF INTEREST****8.1 INTEREST AFFECTING IMPARTIALITY CITY OF KALGOORLIE–  
BOULDER CODE OF CONDUCT**

Nil

**8.2 FINANCIAL INTEREST LOCAL GOVERNMENT ACT SECTION 5.60A**

Nil

**8.3 PROXIMITY INTEREST LOCAL GOVERNMENT ACT SECTION 5.60B**

Nil

**9 APPLICATIONS FOR LEAVE OF ABSENCE****COUNCIL RESOLUTION**

**MOVED BY: CR NARDIA TURNER**

**SECONDED BY: CR GLENN WILSON**

**That Council approve the leave requests.**

**CARRIED  
(12/0)**

**9.1 APPLICANT: CR LAURIE AYERS**

**Cr Laurie Ayers requested Leave of Absence from 22 December 2020 to 27 January 2021 inclusive.**

**APPLICANT: CR PAM TOWNSEND**

**Cr Pam Townsend requested Leave of Absence from 8 February 2021 to 23 February 2021 inclusive.**

**10 ANNOUNCEMENTS BY THE PERSON PRESIDING WITHOUT  
DISCUSSIONS**

23/11/2020	Met Rick Wilson (MP) on Cashless Card
27/11/2020	Local Development Discussion with Murray Leahy
27/11/2020	Reopening of the Women's Refuge Op Shop
27/11/2020	Funding Announcements by Minister MacTiernan

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28/11/2020	Full Circle's 10 <sup>th</sup> Anniversary Party
29/11/2020	Attended the Christmas Street Party in Boulder
30/11/2020	Liberal Party Deputy Leader Libby Mettam
02/11/2020	Met WASM's Sabina Shugg on Future Plans
03/12/2020	Regional Australia – Mayoral Roundtable
04/12/2020	Walk of Fame Meeting
09/12/2020	Met with Minister Templeman
10/12/2020	Regional Capitals Alliance Meeting
14/12/2020	Met Air Cadet Leader on Freedom of Entry Plans

## 11 CONFIRMATION OF MINUTES

### COUNCIL RESOLUTION

**MOVED BY: CR TERRENCE WINNER**

**SECONDED BY: CR DAVE GRILLS**

#### [Minutes of Ordinary Council Meeting held on 23 November 2020](#)

**That the minutes of the Ordinary meeting held on 23 November 2020 be confirmed as a true record of that meeting.**

**CARRIED  
(12/0)**

*Note of explanation – Confirmation of Minutes at November 23 2020 meeting.  
When confirming the Minutes from the Ordinary Council Meeting 26 October 2020, Council requested an amendment to reflect Cr Glenn Wilson, as part of Confidential Item 18.1.1, declared a financial interest and left the room with the press at 7.32pm and did not return to the meeting thereafter. The CEO advised he would check the minutes and confirmed they had accurately represented what had occurred at the meeting and no amendment was necessary.*

## 12 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

### 12.1 MOTION PUT FORWARD BY CR GARY BROWN – LANEWAY TRAFFIC CONTROL MEASURES

#### COUNCIL RESOLUTION

**MOVED BY: CR GARY BROWN**

**SECONDED BY: CR GLENN WILSON**

That Council request the CEO prepare a report on traffic management control feasibility to cause road users to stop before crossing footpaths when exiting laneways in Boulder and Kalgoorlie, including recommendations on an education program for any controls proposed. The report is to address the following laneways between Moran, Richardson, Hamilton and Brookman streets in Boulder and those between Porter, Lane, Dugan and McDonalds streets in Kalgoorlie.

CARRIED  
(12/0)

**13 URGENT BUSINESS APPROVED BY THE PERSON  
PRESIDING OR BY DECISION**

Nil



## **14 REPORTS OF COMMITTEES**

### **14.1 FINANCE AND AUDIT COMMITTEE MINUTES - 9 DECEMBER 2020**

#### **14.2.1 2019-20 ANNUAL FINANCIAL REPORT**

**Responsible Officer:** John Walker  
Chief Executive Officer

**Author:** David Trevaskis  
General Manager Finance and Corporate

**Disclosure of Interest:** Nil

#### **VOTING REQUIREMENTS**

Simple

#### **OFFICER RECOMMENDATION**

That the Committee recommends Council:

1. Accepts the Annual Financial Report of the City of Kalgoorlie-Boulder and the accompanying Audit Report for the financial year 2019-20; and
2. Notes the Auditors Management Report / Findings Report in respect of the financial audit for the financial year 2019-20.

#### **COMMITTEE RECOMMENDATION**

That Council:

1. Accepts the Annual Financial Report of the City of Kalgoorlie-Boulder (subject to final audit sign off of Disclosure Note 27) and the accompanying Audit Report for the financial year 2019-20; and
2. Notes the Auditors Management Report / Findings Report in respect of the financial audit for the financial year 2019-20.

#### **COUNCIL RESOLUTION**

**MOVED BY:** CR GARY BROWN  
**SECONDED BY:** CR LISA MALICKY

That Council:

1. Note the Annual Financial Report to the City of Kalgoorlie-Boulder and the accompanying Audit Report for the Financial Year 2019-20, however its acceptance be deferred pending receipt of the final audit sign off on Disclosure Note 27; and
2. Defer consideration of the Auditors Management Report/Findings report in respect of the Financial Year 2019-20 as a result of the delay.

**CARRIED  
(12/0)**

CEO Mr John Walker advised the recommendation from the Finance and Audit Committee minutes of 9 December was qualified in respect of Disclosure Note 27, which needed final audit sign off before this Council meeting. Whilst agreement on the note had been reached between Council's auditors Grant Thornton and the City, the Office of Auditor General had not yet signed off on the Disclosure. Therefore, Council was unable to accept the Annual Financial Report, and the accompanying Audit Report at this time.

## EXECUTIVE SUMMARY

In accordance with s6.4 of the *Local Government Act 1995*, the 2019-20 Annual Financial Report was prepared and submitted to the Officer of the Auditor General (OAG) to conduct the annual audit.

The OAG has completed its audit, in accordance with the terms of their engagement and the requirements of Part 7 Division 3 of the *Local Government Act 1995*, and prepared the Audit Report. The Annual Financial Report and Audit Report will form part of the City's 2019-20 Annual Report.

## COMMUNITY STRATEGIC PLAN LINKS

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

- 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 preparation of an Annual Financial Report and submission of the City's accounts to the auditors for audit are statutory requirements of the *Local Government Act 1995*. The Annual Financial Report needs to be accepted by Council in order to enable the holding of an Annual General Meeting of Electors, at which the City's Annual Report will be considered. The signed Annual Financial Report is also required to be submitted to the Department of Local Government, Sport and Cultural Industries (DLGSC).

### Audit field work

Section 6.4 of the *Local Government Act 1995* requires local governments to prepare the annual financial report and submit the report to the auditor by 30 September. The accounts and draft annual financial report was submitted by this date.

The external audit was conducted by Grant Thornton on behalf of the OAG and they presented the Audit Planning Report to the Committee on 21 May 2020. The plan described the areas of audit focus and a proposed audit timeline including the schedule for the audit fieldwork which was to be conducted in two stages. The first being the interim audit 29 June to 10 July and then the final audit 5 to 23 October.

The auditors worked remotely for the majority of the audit and attended the City offices for one week. They performed testing on all areas of the accounts, with a focus on areas they consider to be of high risk.

**End of financial year position**

As at 30 June 2020, the City reported a higher Rate Setting Statement surplus than budget. The surplus is \$7,656,993 and it is \$5,527,924 higher than the \$2,129,069 opening surplus estimate provided for in the 2020-21 annual budget. This additional surplus will be provided for in the Council's mid-year budget review.

The Financial Health Indicator (FHI) is a measurement of a local government's overall financial health. It is calculated from the seven financial ratios that local governments are required to calculate annually. An FHI result of 70 and above indicates sound financial health. The City has achieved the basic standard or better for all seven financial ratios and estimates an FHI score of 93 for the 2019-20 financial year.

**Audit findings**

The auditors identified two significant, four moderate and three minor findings. The significant findings relate to user access to the financial management systems. Access to the systems has been modified as recommended.

Legislation requires the City to prepare a report addressing the significant matters identified in the report and state what action has been taken. This report must be provided to the Minister within three months of receiving the audit report. Within 14 days after giving the report to the Minister, the CEO must publish a copy of the report on its official website.

An action report, for the Minister, addressing the significant findings will be presented at the next Finance and Audit Committee in February 2021.

**STATUTORY IMPLICATIONS**

*Local Government (Financial Management) Regulations 1996.*

Regulation 51(2) states:

*"A copy of the annual financial report of a local government is to be submitted to the Departmental CEO within 30 days of the receipt by the local government's CEO of the auditor's report on that financial report."*

Section 5.53 of the *Local Government Act 1995* states:

**5.53 Annual Reports**

- (1) The local government is to prepare an annual report for each financial year.
- (2) The annual report is to contain:
  - (f) the financial report for the financial year;

Section 5.54 of the *Local Government Act 1995* states:

**5.54 Acceptance of annual reports**

- (1) Subject to subsection (2), the annual report for a financial year is to be accepted\* by the local government no later than 31 December after that financial year.

\* Absolute majority required

Section 6.4 of the *Local Government Act 1995* states:

**6.4 Financial Report**

- (1) A local government is to prepare an annual financial report for the preceding financial year and such other financial reports as are prescribed.
- (2) The financial report is to –
  - (a) be prepared and presented in the manner and form prescribed; and
  - (b) contain the prescribed information.
- (3) By 30 September following each financial year or such extended time as the Minister allows, a local government is to submit to its auditor –
  - (a) the accounts of the local government, balanced up to the last day of the preceding financial year; and
  - (b) the annual financial report of the local government for the preceding financial year.

**POLICY IMPLICATIONS**

The Finance and Audit Committee Terms of Reference includes the following duties and responsibilities of the Committee:

- Provide guidance and assistance to Council as to the carrying out of the functions of the City in relation to audits
- Consider and recommend adoption of the annual financial report to Council.

**COMMUNITY ENGAGEMENT CONSULTATION**

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

## 15 REPORTS OF OFFICERS

### 15.1 CHIEF EXECUTIVE OFFICER

#### 15.1.1 ANNUAL REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2020

**Responsible Officer:** John Walker  
Chief Executive Officer

**Author:** John Walker  
Chief Executive Officer

**Disclosure of Interest:** Nil

#### VOTING REQUIREMENTS

Absolute

#### OFFICER RECOMMENDATION

That Council accept the Annual Report for the year ended 30 June 2020.

#### COUNCIL RESOLUTION

**MOVED BY:** CR PAM TOWNSEND  
**SECONDED BY:** CR TERRENCE WINNER

That Council defer the acceptance of the Annual Report for the year ended 30 June 2020 pending the acceptance of the Annual Financial Report.

**CARRIED BY ABSOLUTE MAJORITY  
(12/0)**

*The CEO advised, for the same reasons as outlined for item 14.1 above, this item needed to also be deferred as it reproduced the Financial Statements.*

#### EXECUTIVE SUMMARY

The purpose of this report is to seek Council approval as set out in the *Local Government Act 1995*, s5.54(1) to accept the Annual Report by 31 December after that Financial Year.

The Annual Report contains the following reports:

- The Annual Report and Financial Statements for the year ended 30 June 2020;
- The Auditors Report for the Financial Statements for the year ended 30 June 2020;
- The report of the Mayor for the year ended 30 June 2020; and
- The report of the CEO for the year ended 30 June 2020.

The Annual Report is expected to be available to be circulated at the meeting on 14 December 2020, due to the delayed inclusion of the Annual Financial Statements.

Following endorsement by Council, the Annual Report for 2019/2020 will be made available on the City website and at the Customer Service Centres.

### **COMMUNITY STRATEGIC PLAN LINKS**

This report links to the Strategic Community Plan through the following Guiding Themes:

- **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 financial implications resulting from the recommendations of this report.

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### **REPORT**

City Officers completed the Annual Financial Report for the year ending 30 June 2020 and submitted a draft copy to the City's auditor as required by *the Local Government Act 1995*, Section 6.4(3).

The attached Annual Report contains the Financial Management Report and Auditors Report which were presented to the Finance and Audit Committee meeting on 9 December 2020.

### **STATUTORY IMPLICATIONS**

There are statutory implications resulting from the recommendations of this report:

1. *Local Government Act 1995* Section 63.4(3) – Accounts submitted to the Auditors by September following each financial year; and
2. *Local Government Act 1995* Section 5.54(1) – Acceptance of the Annual Report by Council by 31 December after that Financial Year.

### **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.

**15.1.2 DRAFT TOURISM STRATEGY**

**Responsible Officer:** John Walker  
Chief Executive Officer

**Author:** John Walker  
Chief Executive Officer

**Disclosure of Interest:** Nil

**VOTING REQUIREMENTS**

Simple

**OFFICER RECOMMENDATION/COUNCIL RESOLUTION**

**MOVED BY:** CR LAURIE AYERS  
**SECONDED BY:** CR DEBORAH BOTICA

**That Council:**

- 1. Endorse the Draft Tourism Strategy as presented, proceed to act on it until finalised and authorise its public distribution for comment; and**
- 2. Reconsider the draft strategy for final adoption at the April Council Meeting after the consultation phase.**

**CARRIED  
(12/0)**

**EXECUTIVE SUMMARY**

In 2018 a report was considered by Council entitled “The Future of Tourism and Tourism Governance”. That report stated that there was a need to effect change to a range of tourism related issues and outlines a series of directions that needed to be followed to form the basis of a strategy and structure for the way forward in tourism.

The development of a strategy has stalled since 2018 due to changing priorities around economic development, the time lost in 2019 with the PWC review for Hannans North Tourist Mine and the Mining Hall of Fame not gaining traction and finding appropriate staff to deliver outcomes.

A draft strategy has now been prepared for consideration and consultation. Following this a Destination Management Action Plan and a Tourism Marketing Plan will be prepared.

**COMMUNITY STRATEGIC PLAN LINKS**

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

- **CONNECTED:** We deliver the community better connectivity with the rest of Australia and the world.

**BUDGET IMPLICATIONS**

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

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**REPORT**

Tourism is a major part of our economic blueprint as a City. To date, it has played a low key role in the City's priorities notwithstanding tremendous support to the visitor information centre, events, arts and culture programs and marketing of the City.

We remain however, a largely undiscovered tourism gem, rich with the history of Australia, from the culture of its traditional custodians through the gold rush and our City's instrumental role in the Federation of Australia. Kalgoorlie-Boulder has show-stopping main streets lined with beautiful heritage buildings. It is the place where people start their adventure into the Great Western Woodlands. With the challenges being faced globally following this year's pandemic, Kalgoorlie-Boulder and its surrounding regions has lots to offer visitors looking for those unique and niche holiday experiences.

Our aim is to grow and diversify our visitor economy, to increase tourism activity by at least 50% over the next four (4) years. This strategy combined with a Destination Management Plan and Tourism Marketing Plan will provide direction for this space.

These documents are underpinned by our six Tourism Strategic Pillars providing a clear path forward:

- Tourism Assets
- Product Development
- Marketing and Promotion
- Industry Capability and Development
- Data and Information Distribution
- Advocacy and Leadership

These six pillars support around 30 issues that will be addressed and are outlined in the strategy. The draft strategy is recommended to Council for endorsement.

**STATUTORY IMPLICATIONS**

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

**POLICY IMPLICATIONS**

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


**COMMUNITY ENGAGEMENT CONSULTATION**

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

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**ATTACHMENTS**

Draft Tourism Strategy 

**15.1.3 LOCAL GOVERNMENT ACT REVIEW AND OTHER INQUIRIES**

**Responsible Officer:** John Walker  
Chief Executive Officer

**Author:** John Walker  
Chief Executive Officer

**Disclosure of Interest:** Nil

**VOTING REQUIREMENTS**

Simple

**MOVED BY:** CR GARY BROWN  
**SECONDED BY:** CR NARDIA TURNER

**A motion was moved that Council suspend standing orders at 7.19pm.**

**CARRIED  
(12/0)**

*As the report required considerable debate, Councillors suspended standing orders to facilitate a more informal style of discussion.*

Cr Deborah Botica left the room at 7.56pm.  
Cr Deborah Botica returned to the room at 7.59pm.

**MOVED BY:** CR PAM TOWNSEND  
**SECONDED BY:** CR LISA MALICKY

**A motion was moved that Council resume standing orders at 8.08pm.**

**CARRIED  
(12/0)**

**OFFICER RECOMMENDATION**

**That Council:**

- 1. Consider the recommendations contained in the Local Government Review Panel Report into a new Local Government Act in WA dated May 2020;**
- 2. Specifically debate and agree a position on recommendations 19, 21, 22, 26, 50 and 57; and**
- 3. Support the WALGA advocacy paper prepared following the release of this Review Panel report together with the reports into the inquiry into the City of Perth and the Select Committees into Local Government.**

**COUNCIL RESOLUTION**

**MOVED BY: CR GARY BROWN**  
**SECONDED BY: CR LINDEN BROWNLEY**

**That Council:**

- 1. Consider the recommendations contained in the Local Government Review Panel Report into a new Local Government Act in WA dated May 2020;**
- 2. Support the WALGA advocacy paper prepared following the release of this Review Panel report together with the reports into the inquiry into the City of Perth and the Select Committees into Local Government, and note Council's position following the debate on the following Local Government Review Panel Recommendations:**
  - Recommendation 19: Support the retention of first past the post voting system;**
  - Recommendation 21: Support the replacement of property franchise voting;**
  - Recommendation 22: Support the retention of the current timing of elections;**
  - Recommendation 26: Support the retention of the current level of Elected Member representation;**
  - Recommendation 50:**
    - (a) Not support the introduction of rate capping**
    - (b) Not support a requirement for Local Governments to develop and publish a rates and revenue strategy**
    - (c) Support the ERA being asked to undertake a review of the rating system including exemptions**
    - (d) Support the current rates exemptions being retained until after the ERA review; and**
  - Recommendation 57: Not support the Department being given additional powers to appoint and support early intervention monitors.**

**CARRIED**  
**(12/0)**

**EXECUTIVE SUMMARY**

Following the release of the Final Report of the Local Government Act review panel in May 2020, Council asked all Elected Members to comment on the recommendations prior to a discussion on individual items.

Since that time other reports into Local Government have also been released and WALGA has prepared an advocacy paper on all these with specific support and opposition to individual recommendations.

Council is asked to review these reports and recommendations and discuss those specifically requested by Councillors where there is disagreement with the reports.

**COMMUNITY STRATEGIC PLAN LINKS**

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

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

**BUDGET IMPLICATIONS**

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

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**REPORT**

The review of the *Local Government Act 1995* was first flagged by the Minister for Local Government in 2017. Stage (1) of the review focussed mostly on what were described as priority reforms but were in fact mostly administrative and these have been put in place during 2019.

Phase 2 reforms are more wide ranging and as part of the review the Government established the Local Government Review Panel which reported in May 2020.

Council gave early consideration to the review recommendations and agreed that individual responses would be sought from elected members and staff and these would be consolidated and brought back to Council for consideration. Only three Elected members responded to the request.

Since that time WALGA has prepared an advocacy paper for Local Government on this report and also included the report of the Inquiry into the City of Perth and the final report of the Select Committee into Local Government.

The advocacy paper is attached and it addresses the issues of:

- New Local Government Act
- Legislative Intent
- Intergovernmental Cooperation
- Elections
- Rating Exemptions
- Fees and Charges
- Road Funding
- Regional Collaboration
- Community Engagement
- Roles and Responsibilities
- External Oversight
- Financial Management and Procurement
- Accountability and Audit

A copy of the Final Report is also attached. WALGA opposes the following recommendations; 5, 19, 20, 21, 27, 22, 23, 25(a), 26(c) 32(2)(b)(c), 35, 38(a)(b), 41(h), 53(a)(b) 55(c)(g), 58 and 61.

It also agrees to carry out further consultations on recommendation 22 (All in/All out elections); 64 (a) (b) – WALGA Future; and recommendation 65(f) Transfer of Employee Entitlements.

It is suggested the City support the WALGA paper and position.

In the submission from Councillors at CKB however, one or more Councillors disagreed with the following recommendation and it is suggested these are what Council should debate. Others were raised for consideration.

The recommendations are:

19. Optional preferential voting be adopted in place of the current first past the post system.

21. Property franchise voting should be replaced with the requirement for local governments to introduce mechanisms for regular and effective consultation with the business community.

22. Timing of the State and Local Government elections. All in all out votes.

26. Elected Member representation based on population numbers.

50(a) Rate capping should not be introduced. (b) Local Governments should be required to develop and publish a rates and revenue strategy that would replace the need to have fees and charges set in the annual budget. (c) The ERA should be asked to undertake a review of the rating system, including a thorough examination of the case for the current wide range of exemptions. (d) The current rates exemptions should be retained until after the ERA review.

57. The Department should have additional powers to appoint and support early intervention monitors.

Once this review is completed Council should respond officially to the report.

### **STATUTORY IMPLICATIONS**

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


### **POLICY IMPLICATIONS**

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

### **COMMUNITY ENGAGEMENT CONSULTATION**

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

**ATTACHMENTS**

Local Government Review Panel 

WALGA Advocacy Report 

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**15.1.4 MEMORANDUM OF UNDERSTANDING GVROC**

**Responsible Officer:** John Walker  
Chief Executive Officer

**Author:** John Walker  
Chief Executive Officer

**Disclosure of Interest:** Nil

**VOTING REQUIREMENTS**

Simple

**OFFICER RECOMMENDATION/COUNCIL RESOLUTION**

**MOVED BY:** CR JOHN MATTHEW  
**SECONDED BY:** CR TERRENCE WINNER

That Council endorse the use of the Common Seal to sign the GVROC Memorandum of Understanding agreed between the nine (9) member Councils which recognises the cooperation and shared goals of the member Councils.

**CARRIED  
(12/0)**

**EXECUTIVE SUMMARY**

The GVROC MOU is a document which recognises the desires of nine (9) member Councils to work together collaboratively in a strategic alliance for the retention of infrastructure and community services, acquiring funding from Government grants, economic development initiatives and private sector funding.

Discussions amongst members as to the benefit of signing such a document were protracted. The previous MOU expired some years ago and with the imminent potential for changes to the *Local Government Act 1995* which could affect such bodies a number thought it unnecessary. Whilst that was the position taken by the City it was ultimately agreed that there was no downside to signing.

**COMMUNITY STRATEGIC PLAN LINKS**

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

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

**BUDGET IMPLICATIONS**

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

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**REPORT**

The GVROC MOU is a document agreed by the shires of Coolgardie, Dundas, Esperance, Laverton, Leonora, Menzies, Ngaanyatjaraku, Wiluna and the City.

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It outlines the general principles that the group will work to. It also outlines the Governance Structure, financial contributions, Term and termination provisions and dispute resolution provision.

The Term is only for 1 year and then has to be reconsidered. The review of the Local Government Act recommends that such bodies not continue in the future although it should be noted this is just a recommendation.

Whilst the output from this group is low and in recent years the body has achieved little, it is seen as a useful mechanism to discuss issues with Regional colleagues.

Whilst there is no downside to signing the document it is more a show of support to the region than a necessary instrument.

It is the balanced view that the document should therefore be signed.

### **STATUTORY IMPLICATIONS**

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

### **POLICY IMPLICATIONS**

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

### **COMMUNITY ENGAGEMENT CONSULTATION**

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

### **ATTACHMENTS**

Memorandum of Understanding 



**15.1.5 INDUSTRIAL LAND PROJECT UPDATE**

**Responsible Officer:** John Walker  
Chief Executive Officer

**Author:** Alex Weise  
Executive Manager Economy and Growth

**Disclosure of Interest:** Nil

**VOTING REQUIREMENTS**

Simple

**OFFICER RECOMMENDATION/COUNCIL RESOLUTION**

**MOVED BY:** CR NARDIA TURNER  
**SECONDED BY:** CR GLENN WILSON

**That Council receive the Industrial Land Project update and endorse the progress and actions to develop the Growth Plan initiative.**

**CARRIED  
(12/0)**

**EXECUTIVE SUMMARY**

This report provides an update on the City of Kalgoorlie-Boulder's Industrial Land Project, which is one of the ten priority initiatives implemented as part of the Growing Kalgoorlie-Boulder Economic Growth Plan, that aims to:

1. Strengthen the capability of the City to drive long run investment, business and local employment growth;
2. Deliver population growth that is generated by economic growth;
3. Support the efficient and effective delivery of development effort and investment; and
4. Diversify the Kalgoorlie-Boulder's economic base.

**COMMUNITY STRATEGIC PLAN LINKS**

This report links to the Strategic Community Plan through the following Guiding Themes:

- **FUTURISTIC:** We are building Kalgoorlie-Boulder's strategic linkages to international markets and investment opportunities.
- **SUSTAINABLE:** We support opportunities for commercial and industrial land.
- **CAPABLE:** We are combating Fly-In Fly-out (FIFO) and targeting residential population growth of 3% per annum.
- **SUSTAINABLE:** We advocate for the provision of land use.

**BUDGET IMPLICATIONS**

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

## REPORT

The need for large lot industrial land in Kalgoorlie-Boulder was identified as a priority initiative in the State Government funded 2017 Growing Kalgoorlie-Boulder Economic Growth Plan. This led to the City of Kalgoorlie-Boulder (the City) working with State Agencies to identify suitable land (known as Lots 500, 350 and 101) totalling 717ha to become industrial land, located in close proximity to enabling infrastructure (refer to attachment 1). The initiative has generated significant interest from major industry and led to the securing of the Lynas Rare Earths (Lynas), a joint City and State funded Kalgoorlie Industrial Land Study and advanced discussions for new major investments.

This report provides an update on the activities undertaken by the City since March 2020 relating to the Industrial Land Project, Kalgoorlie Industrial Land Study, stakeholder discussions and the Kalgoorlie Rail Realignment Project.

The City also needs to consider naming the industrial land for marketing and branding purposes, including the 2021 City of Kalgoorlie-Boulder Investment Prospectus. Council is asked to give thought to possible names for consideration by the City's Places and Names Committee and through the City's Reconciliation Action Plan process.

### Update on Industrial Land

#### Lot 500 (135ha)

Rare earths miner and processor, Lynas Rare Earths Ltd, has signed a long-term sublease with the City for the entire site for a rare earths processing facility. The facility will carry out cracking and leaching of rare earth concentrate from Lynas's Mt Weld mine, located 35 km south east of Laverton in the north eastern Goldfields region of Western Australia. The sub-lease was signed on 21 August 2020. Construction is expected to commence in mid-2021, subject to approvals. The proposed schedule requires commissioning by mid-2022 and full operation by mid-2023, subject to approvals.

The economic benefits for Kalgoorlie-Boulder from the Lynas facility have been modelled in REMPLAN and are summarised below:

#### Construction:

- 216 jobs during peak construction
- \$142.2 million potential demand for local goods and services, with a further \$61.5 million supply chain and consumption impacts
- A total potential impact on output of \$203.7 million for Goldfields-Esperance region over the two years, benefiting 18 industry sectors.

#### Operations:

- Up to 396 jobs (including support positions)
- Wages associated with 120 new-to-region operation positions in Kalgoorlie and up to 396 supported positions (including Mt Weld mine).
- A total potential impact \$412.9 million (direct, supply chain and consumption effects)

In line with project progress, the City has commenced design and consultation relating to access roads and the interface with Great Eastern Highway.

#### Lot 350 (214ha)

The City has continued to work with the State to support the establishment of new industries totaling \$2 Billion dollars investment, and to activate the land. Lot 350 is still currently subject to discussions between the City and the State. The City expects to receive notice of an outcome regarding its application for a long-term lease by January 2021. This is the same approach that was taken at Lot 500.

A draft sublease document for this land has been prepared in collaboration with the Department of Planning, Lands and Heritage to allow tenure arrangement to progress quickly if the City is granted long-term lease.

Once tenure has been granted, the City will commence work on a Local Development Plan to guide key design and sublease requirements and enabling infrastructure.

#### Lot 101 (375ha)

The City has addressed mineralisation and a Section 19 under the *Mining Act 1978* is in place, which exempts the site from mining proposals and applications. Native Title rights exist and the City has engaged with the State Government to explore ways to activate this parcel and in doing so facilitate Aboriginal participation, employment outcomes and job creation.

There is also a State Agreement in place over a southern portion of Lot 101. It is not anticipated that Lot 101 will be available for development in the short term, other than for infrastructure undertaken as part of a public works project.

#### Kalgoorlie Industrial Land Study

The City with support from State Government agencies has been working strategically to position Kalgoorlie-Boulder as a prime location for industrial investment. There is an appetite for industrial land to support a local minerals processing industry and energy production, logistics, a skilled residential workforce and industry training (through the Curtin WA School of Mines and Central Regional TAFE).

These opportunities leverage the City's existing strengths as a mining industry hub and assist with diversifying the economic base for future growth. A key initiative to support this goal is securing suitable land which provides for value adding, largescale industries. However, there is a shortage of suitable industrial land within Kalgoorlie-Boulder. Potential development land is constrained by mining tenements, undetermined Native Title rights, leases and mineral prospectivity on land within and surrounding the district.

The City has identified an area of land that could support industrial development and has co-funded with the State Government a Kalgoorlie Industrial Land Study (the Study). The Study aims to identify opportunities, land capability and future actions to encourage investment in regional development and business opportunities for Kalgoorlie-Boulder. Stakeholders overseeing the Study are the City, the Goldfields Esperance Development Commission and the Department Primary Industries and Regional Development, with DevelopmentWA managing the project.

Arup has been appointed to undertake the Study and has provided a draft for review. The final report is expected late December 2020 or early 2021.

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### Stakeholder Engagement

With Lot 500 fully subleased, the City has been negotiating with potential industrial proponents to sub-lease the land on Lot 350. Current developments under consideration include:

- gas supply;
- a gas power plant;
- an intermodal terminal;
- logistic and warehousing operations;
- a lime production facility;
- chemical manufacturing for downstream processing;
- renewable energy, including solar, wind, green hydrogen and geothermal power; and
- water production (via multi effect distillation).

Several of these are urgently seeking subleases to deliver their projects.

The City's CEO and Executive Manager of Growth and Economy have meetings with senior representatives from the most advanced proponents scheduled for late December and in quarter one of 2021. The meetings will be used to discuss next steps, opportunities for collaboration, timelines and prospective sublease terms.

In quarter four of 2020, the City's CEO and Executive Manager of Growth and Economy also met with developers considering multiple dwelling residential developments, and with companies on recycled water supply. The City expects to present reports to Council in 2021 on prospective projects or agreements being developed as an outcome of these meetings.

### Kalgoorlie Rail Realignment Project and Intermodal Terminal

The City has continued to advance the Kalgoorlie Rail Realignment and Intermodal Terminal Project. In 2020, the City has achieved three key outcomes:

- Secured, with the assistance of Goldfields-Esperance Development Commission, \$150,000 from the Department of Primary Industries and Regional Development (DPIRD) to undertake a rail freight demand study. The study will build on the preliminary business case and Infrastructure Australia submission completed 2019, and has been tendered by DPIRD. The current schedule aims to have the study completed by the end June 2021.
- Contact has been made with COVID Recovery Infrastructure Investment Stimulus Branch of the Infrastructure Investment Division for the Department of Infrastructure, Transport, Regional Development and Communications. The City and the Department are actively exploring what role the Australian Government could play in supporting the business case and project.
- Meetings have been arranged in early January 2021 with senior representatives of Australia's largest aboveground rail operator to continue discussions on the development of an Intermodal Terminal on Lot 350.

**STATUTORY IMPLICATIONS**

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


**POLICY IMPLICATIONS**

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

**COMMUNITY ENGAGEMENT CONSULTATION**

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

**ATTACHMENTS**

Industrial Land and Study Area Map 

**15.1.6 SUPPORTING LOCAL BUSINESS UPDATE**

**Responsible Officer:** John Walker  
Chief Executive Officer

**Author:** Katie-Jane Anderson  
Economic Development Coordinator

**Disclosure of Interest:** Nil

**VOTING REQUIREMENTS**

Simple

**OFFICER RECOMMENDATION/COUNCIL RESOLUTION**

**MOVED BY:** CR LISA MALICKY  
**SECONDED BY:** CR GLENN WILSON

**That Council note the initiatives implemented as part of the Economy and Growth Buy Local Strategy.**

**CARRIED  
(12/0)**

**EXECUTIVE SUMMARY**

The City of Kalgoorlie-Boulder's Economic Development Team has provided valuable support for local business through the ongoing implementation of the City's Buy Local Strategy and Small Business Friendly Initiatives.

These initiatives aim to support and increase the capacity of local businesses, whilst also working with the Kalgoorlie-Boulder community to promote the social and economic benefits of shopping locally.

Recent initiatives include a detailed communication platform and strategy to assist with informing businesses throughout the COVID-19 pandemic, the Taste and Shop Promotion, the Hey Big Spender Promotion, Kalgoorlie Boulder Means Business Newsletter, Talking Business workshop and the 2020 Christmas in the City Activation Program.

This report will also address the plan to transition from the #shoplokalwa campaign and introduce the new Buy Local Campaign 'Go Local First.'

**COMMUNITY STRATEGIC PLAN LINKS**

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

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

**BUDGET IMPLICATIONS**

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

**REPORT****Communicating with local Business throughout the COVID-19 pandemic**

From the onset of the COVID-19 pandemic, the Economic Development Team has consistently communicated with local businesses, providing clear messaging around State and Federal Government requirements, including those affecting businesses and changing operational requirements. To do so we worked closely with the City's Environmental Health Team to create an information portal hosted on the City's website and included relevant information in the Kalgoorlie Boulder Means Business Newsletter. The businesses were kept informed with up to date information and reassured that the City's intent was to help and support them implement all of the necessary changes. This continues our team's work to effectively communicate with the business community, create strong relationships and maintain a positive image within the community.

In conjunction with communicating with local businesses, we also worked to encourage residents to keep supporting Kalgoorlie-Boulder businesses during each phase of the restrictions. In doing so we adopted the 'Support Local Business Support Kalgoorlie-Boulder' message, developed social media content that featured local businesses and created a local business directory called 'Live Local, Act Local, Shop Local' that is hosted on the City's website.

To populate this information we worked closely with a local business that launched in the height on the pandemic, 'Hungry in Kal.' Through collaboration, we eased the burden of collating the information and at the same time were able to direct residents to the right information and encourage them to keep spending with and supporting local businesses. The 'Live Local, Act Local, Shop Local' content has also been used to populate the Movetokal.com website.

Refer to attachment 1 – COVID-19 Support for Business

**The 'Taste and Shop' Promotion**

Kalgoorlie-Boulder hospitality and retail stores have been amongst the hardest hit by the COVID-19 pandemic. In light of this, the City's Economic Development Team implemented the 'Taste & Shop' Kalgoorlie-Boulder promotion.

This competition promotes a shop and win message, encouraging locals to eat out when restrictions eased allowing patrons back into local cafes, bars and restaurants. The promotion ran for five weeks from 22 May to 26 June 2020, with two prizes (vouchers) from local stores collected by the winners in store each week.

Businesses promoted the 'Taste and Shop' competition by encouraging customers to enter both in store and by sharing the promotion posts from the City's Facebook.

This drove traffic to the City's page, and in doing so linked the businesses with other relevant City information.

Stats from the 'Taste and Shop' video displayed over an estimated 6.5k views and very positive commentary, whilst the images were supplied by local businesses and used in the marketing, adding to the authenticity of the promotion.

The intent is to keep using the promotion at various times of the year in line with seasonal events and in collaboration with local businesses.

Refer to attachment 2 – Taste and Shop

### **Hey Big Spender Success**

The Hey Big Spender campaign is a buy local competition that has been run by the Kalgoorlie Miner since 2013 and has continued to be very successful in supporting local businesses throughout the Christmas trading period.

For the past three years, the City of Kalgoorlie-Boulder has been a program partner and within that time, we have seen some impressive results. In 2019, the Hey Big Spender competition recorded a massive 3564 entries over the four-week period, contributing a record of \$525,954.22 into the local economy.

This has collaborated with the Kalgoorlie-Miner to deliver the competition in 2020, securing significant value for money within the partnership. Using this opportunity to promote beyond just the purchasing of gifts locally, the City has encouraged people to enjoy the Kal lifestyle by promoting 'A Weekend in Kalgoorlie-Boulder December Style' in the hope of broadening how people think of spending local and encourage support for local hospitality and tourism. We have also used the issue to launch the 'Go Local First' Campaign and promote this year's Christmas in the City Activation program.

Refer to attachment 3 – Great Goldfields Gift Guide

### **Christmas in the City Place Activation Program**

Through the delivery of the program, in partnership with social enterprise E13 PTY LTD, the City's Economic Development Team aims to create a vibrant and positive experience for shoppers throughout the Christmas trading period, in support of local retail businesses.

This year's program delivers a great mix of entertainment and interactive activities in the Kalgoorlie and Boulder CBDs including a sElfie board, Christmas Elf trail on Cassidy Street and the return of the popular Santa's Grotto.

Refer to attachment 4 – Christmas in the City 2020

### **Kalgoorlie Boulder Means Business Newsletter**

The City's Business Newsletter launched in August 2019 with the purpose of delivering up to date information to local businesses relating to Business News and Business Events, Small Business Spotlights, Funding Opportunities and Programs.

The Economic Development team have been working with a range of different local and non-local business professionals and organisations to develop relevant content that is beneficial for Small to Medium Enterprise (SME) including hospitality, retail and the Mining Equipment and Technology Service (METS) sectors.

The newsletter is a valuable communication tool that currently has a subscription of 900 local business stakeholders. It not only provides information on City related

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information, but also informs on a range of potential opportunities for Kalgoorlie-Boulder business and has proven to be valuable in disseminating critical information throughout the COVID-19 pandemic.

All editions of the newsletter are available via the City of Kalgoorlie-Boulder Website.

### **How to do Business with the City**

The second 'How to Do Business in Kalgoorlie-Boulder' procurement workshop was delivered in September 2019 in partnership with the Goldfields Esperance Development Commission (GEDC), Department of Primary Industry and Regulations (DPIRD) Local Content Advisor. The workshop aligns with the City's Buy Local Strategy, aiming to increase local purchasing and to support local employment.

The workshop is part of a series of steps the City's Economic Development team is proactively taking to connect local business with government and to outline the City's revised procurement process (removal of heavy compliance related categories) specifically to encourage business to register on Vendor Panel.

The latest event attracted more than 50 representatives from local SMEs who were eager to gain insight into upcoming local and state government opportunities and learn about the procurement process and compliance information.

After the success of the first two How to do Business with the City workshops, a third was planned for September 2020. This event did not go ahead due to a number of factors however, in its place the City presented at the WA Industry Link Regional Communications Forum in October 2020. This event gave local businesses the ability to learn about upcoming Local, State and Federal Government tender opportunities whilst educating them on the plans to increase local content by all levels of government, including an overview of the WA Industry Participation Strategy, Buy Local Policy and the availability of relevant Business Grants.

Refer to attachment 6 – Doing Business with the City Presentation

### **Talking Business Event**

In August 2020, the Economic Development Team hosted a free industry forum. The aim of the forum was to address recurring recruitment challenges by providing local businesses with the tools and support to help attract and retain employees.

The Talking Business forum, supported by High Grade Personnel and Industry Link Media, featured a presentation from City of Kalgoorlie-Boulder CEO John Walker as well as an interactive panel session from The People and Culture Office and Collective Culture Consultancy.

The Successful event was well attended with 30 local business representatives from all sectors. Events such as this demonstrate the City's ongoing commitment to support and provide growth opportunities for Kalgoorlie-Boulder businesses. The Economic Development Team will continue to consult with and address the needs of business through the delivery of more events like this in the future.

Refer to attachment 7 – Talking Business Overview and Program

### **The Transition from #shoplokalwa to 'Go Local First'**

After the successful implementation and delivery of the #shoplokalwa program for two years, the City has transitioned the campaign and branding in January 2020 to the Kalgoorlie-Boulder Chamber of Commerce. The City's Economic Development Team have since rebranded the Buy Local Program initiatives, with the program now delivered predominantly via the City's social media channels, together with some traditional media. The aim is to distinguish activities driven by the City and demonstrate a distinct change in direction and promotion of new programs.

Examples of how we have transitioned from #shoplokalwa were displayed by the campaign that delivered a clear message to the community at the onset of the COVID-19 pandemic, 'Support Local Business, Support Kalgoorlie Boulder.' This campaign as mentioned earlier was authentic to Kalgoorlie-Boulder and used images supplied directly by local business.

The desire to expand on the exposure of local businesses beyond Kalgoorlie-Boulder and the Goldfields Region has opened up the opportunity for the City to be involved with a National Campaign funded by the Federal Government and delivered by the Council of Small Business Organisations Australia (COSBOA), on behalf of small businesses everywhere. This campaign 'Go Local First' will form the future direction of the City's Buy Local campaign.

'Go Local First' will continue to be authentic to Kalgoorlie-Boulder. Although we will use the umbrella brand 'Go Local First,' we will develop unique content and build the campaign by leveraging its national exposure and the consumer recognition that goes with it.

We will connect local businesses to the campaign by encouraging them to register their interest in promoting their business directly through 'Go Local First.' Unique content, messaging and competitions will be promoted directly via the City's social media channels.

Elected Members can be ambassadors for the 'Go Local First' campaign in many ways, by simply registering interest via the website and joining the Elected Officials Facebook page. The 'Go Local First' team will provide regular updates and generic information toolkits that will make being involved very simple.

The City will provide a media Toolkit for Elected Members and businesses who are interested in being a part of the campaign. This toolkit will be tailored specifically for the Kalgoorlie-Boulder campaign and include images and templates for social media posts as well as some printed campaign collateral.

Refer to attachment 8 – Go Local First Toolkit

### **STATUTORY IMPLICATIONS**

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

### **POLICY IMPLICATIONS**


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

**COMMUNITY ENGAGEMENT CONSULTATION**


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


**ATTACHMENTS**

Covid Support For Business 

Taste and Shop 

Great Goldfields Gift Guide 2020 

Christmas in the City 2020 

Doing Business with the City Presentation 

Talking Business Overview and Program 

Go Local First Campaign Toolkit 

**15.2 GENERAL MANAGER – INFRASTRUCTURE AND ENVIRONMENT****15.2.1 LOT 1033 (17) HOPKINS STREET, SOUTH BOULDER - APPLICATION FOR PLANNING APPROVAL FOR AN EXTENSION OF A NON-CONFORMING USE (OUTBUILDING AND LEAN-TO)**

<b>Responsible Officer:</b>	<b>Stuart Devenish General Manager Infrastructure and Environment</b>
<b>Author:</b>	<b>Cameron Sturges Planning Officer</b>
<b>Disclosure of Interest:</b>	<b>Nil</b>
<b>Assessment Number:</b>	<b>A1685</b>
<b>Owners Name:</b>	<b>Kimberley and Julie Douth</b>
<b>Application Number:</b>	<b>P145/20</b>
<b>Applicants Name:</b>	<b>Kimberley Douth</b>
<b>Development Value:</b>	<b>\$15,000</b>

**VOTING REQUIREMENTS**

Simple

**OFFICER RECOMMENDATION/COUNCIL RESOLUTION**

**MOVED BY: CR GARY BROWN**  
**SECONDED BY: CR NARDIA TURNER**

That Council, in relation to an Application for Planning Approval (P145/20) to extend a non-conforming use for the development of a lean-to and outbuilding at Lot 1033 (17) Hopkins Street, South Boulder, grant planning approval for the development subject to the following conditions:

1. This development must substantially commence within two (2) years from the date of this decision notice, unless an extension of the approval is received from the City prior to this approval expiring;
2. This development taking place in accordance with the approved plans received by the City on 2<sup>nd</sup> November 2020;
3. The natural ground levels and finished floor levels shown on the approved plans are not permitted to be altered without seeking further approval from the City;
4. Prior to use of this development, stormwater drainage works must be completed in accordance with the approved plans; and
5. The stormwater shall be discharged and maintained in a manner so that there is no discharge onto the adjoining properties or rear laneway.

**CARRIED  
(12/0)**

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## EXECUTIVE SUMMARY

Council is required to determine an Application for a Planning Approval to extend a non-conforming use for an outbuilding and lean-to. This approval constitutes an extension to a non-conforming use (single dwelling) at Lot 1033 (17) Hopkins Street, South Boulder.

The application is recommended for conditional approval as the extension to the non-conforming use is in keeping with the character of the 'General Industry' zone. Furthermore, the application has not received any objections following the neighbour consultation process and satisfies the design principles of the *Residential Design Codes of WA* (R-Codes).

## COMMUNITY STRATEGIC PLAN LINKS

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

- SUSTAINABLE: We advocate for the provision of land use.

## BUDGET IMPLICATIONS

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

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## REPORT

The application is to be considered by Council as there is no officer delegation for the approval of an extension to a non-conforming use.

The City has received an application for planning approval for an extension to a non-conforming use (outbuilding and lean-to) at Lot 1033 (17) Hopkins Street, South Boulder. The applicant seeks to construct a 9m (long), 7.5m (wide) and 4.7m (high) outbuilding for residential storage purposes with an 18m (long), 5m (wide) and 4.7m (high) lean-to attached to the front of the proposed outbuilding and the existing carport. Site development plans are attached.

An application for a games room and lean-to structure at this property was approved by Council on 11<sup>th</sup> May 2015. These two structures were constructed as per the planning approval. This previous application also required Council resolution to extend non-conforming use rights.

This new application will result in some of these previously constructed structures to be replaced.

### ***Non-Conforming Uses***

The Scheme defines a non-conforming use as:

*The use of land which, though lawful immediately prior to the coming into operation of the Scheme, is not in conformity with the Scheme.*

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The existing residential use is the subject of a 'non-conforming use right', pursuant to Part 7 of the Scheme. Such a right would exist where the use being lawfully undertaken at the time the current local planning scheme came into effect.

Part 7.2 of the Scheme (Extension of Non-Conforming Use) requires that before a person erects a building used in conjunction with a non-conforming use, planning approval must be obtained.

### **Site Context**

The subject site has an area of 1,012m<sup>2</sup> and is zoned 'General Industry' under *Local Planning Scheme No.1* ('the Scheme'). This property is proposed to remain as 'General Industry' under *Local Planning Scheme No.2*.

The adjoining properties are residential dwellings with non-conforming use rights and a number of industrial properties are situated within close proximity of the subject site, abutting the right-of-way located at the rear of the property.

### **Assessment against R-Codes**

The outbuilding and lean-to are proposed to be utilised in conjunction with the existing residential dwelling.

As the property is being used for residential purposes, the outbuilding and lean-to has been assessed against the R-Codes and the findings of the assessment are identified in the below table:

**Table 1 – Assessment against CKB residential Design Codes Local Planning Policy 08**

<b>OUTBUILDINGS AND LEAN-TO STRUCTURES</b>	
<b>DEEMED-TO-COMPLY STANDARDS</b>	<b>ASSESSMENT AGAINST THE DEEMED-TO-COMPLY CRITERIA</b>
Are not attached to a dwelling	<b>Compliant</b>
Are non-habitable	<b>Compliant</b>
Does not exceed 10% (101.2m <sup>2</sup> ) of the site area	6.7% (67.5 m <sup>2</sup> ) <b>Compliant</b>
Wall height does not exceed 3.0 m	4.7 m <b>Non-Compliant</b> (Assessment against 'Design Principles' required)
Apex height does not exceed 5.0 m	5.0 m <b>Compliant</b>
Are not within 2.0 m of the primary street setback area	36.0 m <b>Compliant</b>
45% of the lot to be open space	76% <b>Compliant</b>
Lot Boundary Setback (west) - Outbuilding	1.6m <b>Compliant</b>
Lot Boundary Setback (west) – Lean-to	1.6m <b>Compliant</b>
Lot Boundary Setback (east) – Lean-to	1.0m <b>Compliant</b>
Stormwater management	Retained on site via rainwater tank <b>Compliant</b>

This application has required consultation with adjoining properties as the proposal does not meet the height requirements of the deemed-to-comply criteria of the *Residential Design Codes of WA* or the *City of Kalgoorlie-Boulder Local Planning Policy 08: Residential Design Codes*. At the completion of consultation no

submissions were received. This structure, albeit for residential purposes, is in keeping with the character of an industrial zone.

### ***‘Design Principles’ Assessment***

The applicant is required to justify the design against the objectives of the design principle. Under Part 5.4.3 of the R-Codes, the applicable design principle for this proposal states: *“Outbuildings that do not detract from the streetscape or the visual amenity of residents or neighbouring properties”*.

Considering the objective of the design principle and the result of no objections received during the community consultation period, the proposed structures are deemed to be consistent with the amenity of the surrounding industrial and non-conforming residential properties.

### **CONCLUSION**

In conclusion and in reference to the design principle, the proposed outbuilding and lean-to will not impact on the streetscape as it is located to the rear of the property, as well as taking into account that the non-conforming residential property is zoned as ‘General Industry’. Furthermore, as no objections for the outbuilding and lean-to structure were received, the impact on neighbouring non-conforming residential properties and the adjacent industrial buildings is likely to be minimal. The application is recommended for conditional approval.

### **STATUTORY IMPLICATIONS**

If the applicant and/or the owner wish to appeal the decision or the development conditions, a review must be lodged with the State Administrative Tribunal within 28 days of the decision being made by the City. An advice note to this effect will be included in the Decision Notice.

### **POLICY IMPLICATIONS**

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

### **COMMUNITY ENGAGEMENT CONSULTATION**

Adjoining property owners and occupiers were invited to comment on the application for a period of 14 days. No submissions were received.

### **ATTACHMENTS**

Lot 1033 (17) Hopkins Street, South Boulder -Development Plans 

**15.2.2 AWARD OF CONTRACT - FABRIC ST EXTENSION AND SERVICE INSTALLATION (T009-20/21)**

**Responsible Officer:** Stuart Devenish  
General Manager Infrastructure and Environment

**Author:** Ric Halse  
Manager Planning, Development & Regulatory Services

**Disclosure of Interest:** Nil

**VOTING REQUIREMENTS**

Simple

**OFFICER RECOMMENDATION/COUNCIL RESOLUTION**

**MOVED BY:** CR DEBORAH BOTICA  
**SECONDED BY:** CR LISA MALICKY

**That Council:**

- 1. Awards Request for Tender (T009-20/21) Fabric St Extension and Service Installation to Boord Constructions (WA) Pty Ltd for the total price ex GST \$562,323.69.**
- 2. Authorises the Mayor and Chief Executive Officer to sign the contract documents under the common seal of the City of Kalgoorlie-Boulder in accordance with Part 19.1(2) of the Standing Orders Local Law 2013.**

**CARRIED  
(12/0)**

**EXECUTIVE SUMMARY**

This report recommends the award of contract for Fabric St Extension and Service Installation. The works will enable construction and operation of a childcare centre, and provide infrastructure to support future residential development for vacant freehold land held in ownership by the City of Kalgoorlie-Boulder.

One tender submission was received, being a Goldfields based contractor. A three member tender assessment panel scored Boord Constructions (WA) Pty Ltd as the highest. Award of contract is recommended accordingly.

**COMMUNITY STRATEGIC PLAN LINKS**

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

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



**BUDGET IMPLICATIONS**

Existing budget allocation is included in the 20/21 budget for service installation. Expenditure relating to extension of Fabric St will draw down on the existing budget allocation for road works construction. The total price quoted by the tenderer is approximately 12% above project cost estimates.

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**REPORT*****Background***

The works under this contract comprise the supply and construction of the extension to Fabric St and the installation of associated services required to facilitate the construction and operations of a new childcare centre. Additionally, these works will enable future residential development of the vacant land located behind the City Administration building.

***Service installation***

Service installation includes the supply and construction of the following:-

- Potable water;
- Sewer reticulation;
- Electricity;
- Street lighting; and
- Telecommunications.

***Road works***

Figure one shows the general layout and configuration of the Fabric Street road extension. Roadworks include pavements, kerbing, flush concrete edge beams and verge preparation.

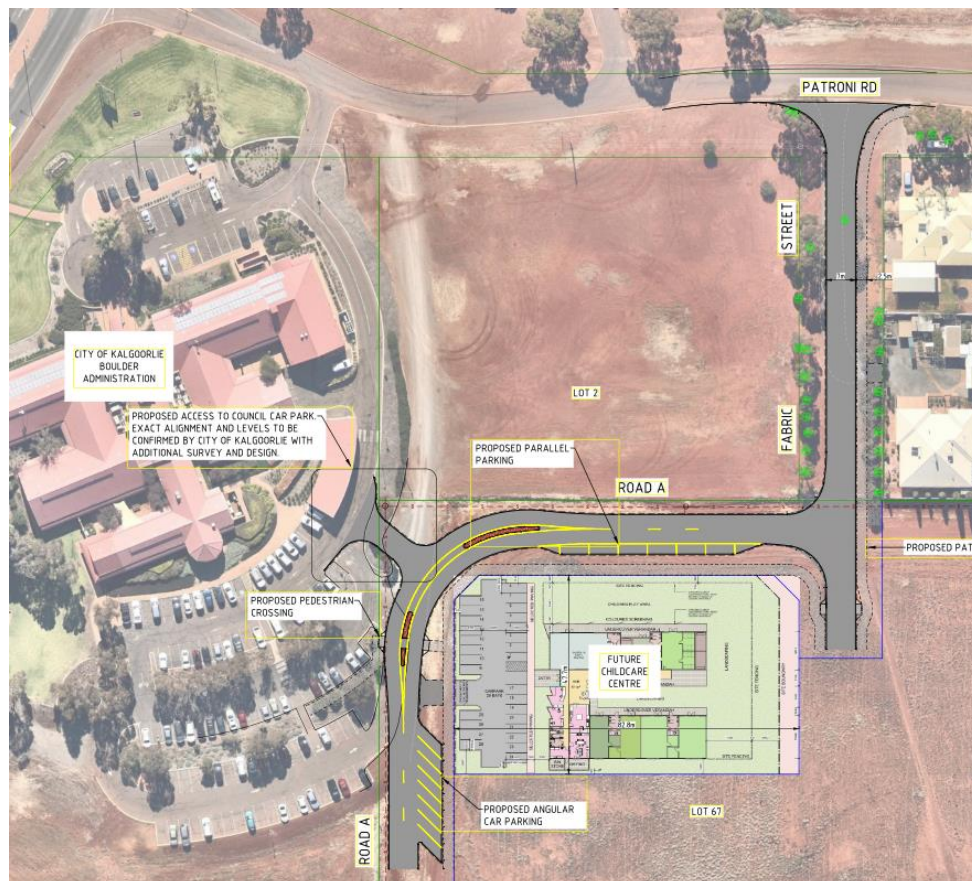


Fig 1: Road design of Fabric Street extension

## Tenders

The City commissioned the services of a local engineering consultancy to assist with tender preparation.

Table 1: T009-20/21 Tender Assessment Panel Scoring

Criteria	Weighting	Tender Weighted Score (%)		
		A	B	C
Tendered Price	30%	15.00%	x	x
Relevant Experience	30%	24.00%	x	x
Tenderer's Resources	30%	24.00%	x	x
Use of Regional Contractors and Material Suppliers	10%	9.33%	x	x
<b>TOTAL weighted score</b>	<b>100%</b>	<b>72.33%</b>	<b>x</b>	<b>x</b>

## Conclusion

It is recommended that Council awards the contract to Tenderer A – Boord Constructions (WA) Pty Ltd as they scored the highest across each criteria and represent the best value for money to the City. The tenderer is capable of meeting all supply and installation requirements for this project.

**STATUTORY IMPLICATIONS**

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

**POLICY IMPLICATIONS**

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

**COMMUNITY ENGAGEMENT CONSULTATION**

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

**15.2.3 RFT006 – 2021 – INTERSECTION UPGRADE WORKS AT JOHNSTON STREET**

**Responsible Officer:** Stuart Devenish  
General Manager Infrastructure and Environment

**Author:** Johannes Prinsloo  
Engineering Services Team Leader

**Disclosure of Interest:** Nil

**VOTING REQUIREMENTS**

Simple

**OFFICER RECOMMENDATION/COUNCIL RESOLUTION**

**MOVED BY:** CR TERRENCE WINNER  
**SECONDED BY:** CR LINDEN BROWNLEY

**That Council:**

1. Not award Tender T006 – 20/21 – roundabout construction and intersection modifications at Johnston/Maxwell streets and Johnston/Kingsmill streets respectively; and
2. Request the Goldfields-Esperance Regional Road Group support the carry forward of Black Spot funds for the project, and support additional allocation to enable the works to proceed.

**CARRIED  
(12/0)**

**EXECUTIVE SUMMARY**

The purpose of this report is for Council to consider the submission received for tender T006 – 20/21 for upgrade work at Johnston Street at the intersections with Maxwell and Kingsmill streets respectively.

Planned works involve the construction of a roundabout at the Maxwell Street/Johnston Street intersection and the upgrading of the Kingsmill Street and Johnston Street intersection. This will minimise the risk and impact of accidents at these two intersections.

The public tender process led to one submission being received. Red Dust Enterprises Pty Ltd T/A Red Dust Holdings, a locally based company, has submitted a tender that significantly exceeds ordinary industry pricing, and is well beyond the Federal Black Spot grant amount. In the circumstances, it is recommended the tender not be awarded, and requests be made to carry the grant funds forward to the next financial year, along with a request for an increased grant allocation.

**COMMUNITY STRATEGIC PLAN LINKS**

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

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

### **BUDGET IMPLICATIONS**

Federal Government grant funds of \$691,821 are available for the project through the Black Spot Program.

Should funds remain unspent this financial year, a request can be made to the Regional Road Group (administered by Main Roads WA) to carry the project forward. Additional funding can also be requested for the project.

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### **REPORT**

The purpose of this report is for Council to consider the tender submission to undertake safety improvement works at Johnston Street. The intersection at Maxwell Street involves installation of a roundabout while the intersection at Kingsmill Street introduces turn-lanes, medians and other measures to improve safety.

Layout plans showing the proposed intersection changes are attached.

#### Background

A Road Safety Audit of the segment of Johnston Street was undertaken in 2017. The auditors identified a range of safety issues and factors that have contributed to high crash statistics at these intersections. These include:

- Queueing and medium to long delays on Maxwell Street during peak periods due to constant traffic flows on Johnston Street. The queues and delays reduce the patience of drivers and encourage riskier gap acceptance than would otherwise be the case;
- Restricted sight distance to the east for drivers exiting Maxwell Street;
- Vehicles turning left into Maxwell Street shielding through traffic from the view of drivers exiting Maxwell Street;
- 85<sup>th</sup> percentile speeds above 50km/h along Johnston Street;
- Poor delineation of the westbound lanes at Maxwell Street and eastbound lanes at Kingsmill Street which was observed to contribute to near misses and poor lane discipline;
- Non-frangible power poles located very close to the edge of the carriageway; and
- Difficult path crossings for pedestrians and cyclists, including school children.

Subsequent traffic analysis and design has been completed with the purpose to address these critical issues. The proposed works will substantially improve the functionality and safety of vehicle and pedestrian movements. Associated works include road resurfacing, improved lighting, red-asphalt shared-use paths, underground service relocations and improved stormwater drainage.

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The current road hazards and proposed remedial works meet eligibility criteria for Federal Black Spot funding.

The initial funding applications for the works were based on high-level cost estimates. Costs were subsequently refined based on design drawings. Adopting ordinary industry rates, works within the scope of the tender were estimated at an upper limit in the order of \$635,000.

### **Tender Assessment**

Tender RFT Number T006 – 20/21 was advertised for nearly 5-weeks ending 26 November 2020. At the close of tender, one submission had been received being from Red Dust Enterprises Pty Ltd trading as Red Dust Holdings.

The tenderer submitted two pricing options:

- Partial road closure during construction: \$1,545,252.11 (ex GST); and
- Total road closure during construction: \$1,328,260.32 (ex GST).

The pricing exceeds available funding by \$853,431 and \$636,439 respectively. Rates provided in the submission far exceed ordinary unit rates. Costs associated with general civil works, roadworks and drainage infrastructure are above previous industry standard rates by around 190%, leading to the excessive price.

Further, the absence of submissions from other local tenderers reflects current market demand for civil works and associated cost premiums.

In the circumstances, the tender cannot be accepted. It is recommended that the work be held with a request made to the Regional Road Group that the funds be carried forward where market conditions are more favourable. An additional contingency allowance can also be sought to cover higher than usual charge rates.

### **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 \$150,000 unless sub-regulation (2) states otherwise.

### **POLICY IMPLICATIONS**

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

### **COMMUNITY ENGAGEMENT CONSULTATION**

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

**ATTACHMENTS**

Intersection Layout Plans 

**15.3 GENERAL MANAGER - FINANCE AND CORPORATE****15.3.1 AIRPORT LEASE - PART OF LOT 4531 HART KERSPIAN DRIVE, BROADWOOD**

**Responsible Officer:** David Trevaskis  
General Manager Finance and Corporate

**Author:** Michelle Todd  
Manager Governance and Legal Services

**Disclosure of Interest:** Nil

**VOTING REQUIREMENTS**

Simple

**OFFICER RECOMMENDATION/COUNCIL RESOLUTION**

**MOVED BY:** CR LAURIE AYERS  
**SECONDED BY:** CR NARDIA TURNER

**That Council:**

1. Authorise the CEO to approve a ten (10) year lease with a five (5) year option between the City and MLG Oz Pty Ltd for Part of Lot 4531 Hart Kerspian Drive, Broadwood, under the following conditions:
  - a. The rent be assessed in accordance with the valuation undertaken on 6 June 2019, being the sum of \$22,250 per annum (ex GST) on the basis this is a true indication of the value at the time of the disposition; and
  - b. The City effects public notice as required in accordance with s3.58 of the *Local Government Act 1995*.
2. Subject to no adverse submissions being received, 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 MLG Oz Pty Ltd for Part of Lot 4531 Hart Kerspian Drive, Broadwood.

**CARRIED**  
**(12/0)**

**EXECUTIVE SUMMARY**

Council have delegated authority to the CEO to airport leases not exceeding a 10 year term including options. The terms of this proposed lease exceed the limits of the delegation and it is proposed the rent be assessed in accordance with a valuation undertaken more than 6 months before the proposed commencement of the lease on the basis it reflects the value at the time of the disposition in accordance with s3.58 of the *Local Government Act 1995* (**"the Act"**).

The lease fee was agreed with MLG Oz Pty Ltd (**"the Lessor"**) following the



valuation being undertaken in June 2019. The Lessor is occupying the premises and the City does not object to the proposed lease term.

The Lessor has undertaken substantive capital investment by constructions of a hangar at the leased premises, permitted through the ordinary planning approvals process and as such is seeking a 5 year option in addition to the 10 year lease term.

### COMMUNITY STRATEGIC PLAN LINKS

This report links to the Strategic Community Plan through the following Guiding Themes:

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

### BUDGET IMPLICATIONS

The revenue from City activities is provided for in the City budget.

## REPORT

The City is seeking to formalise the lease agreement between the Lessor and the City for part of Lot 4531 Hart Kerspian Drive, Broadwood.

The Lessor is the current occupier of the premises and is seeking to enter into a lease term which exceeds the limitations of the delegated authority for airport leases. Further, the City and the Lessor reached an agreement on the lease fee, based upon the valuation undertaken in 2019. Time has passed since this valuation was undertaken, and it is the City's recommendation this valuation represents the true value of the property, with the commencement date of the lease to be 1 September 2020.

Council are required to endorse the valuation as the true value of the land to be disposed by lease to the Lessor, in accordance with s3.58 of the *Local Government Act 1995*. The City will attend to public notice requirements, and in the event no submissions are received, proceed with the lease of the property to the Lessor.

### STATUTORY IMPLICATIONS

#### 3.58 . Disposing of property

- (1) In this section —

**dispose** includes to sell, lease, or otherwise dispose of, whether absolutely or not;

**property** includes the whole or any part of the interest of a local government in property, but does not include money.

- (2) Except as stated in this section, a local government can only dispose of property to —

- (a) the highest bidder at public auction; or

- (b) the person who at public tender called by the local government makes what is, in the opinion of the local government, the most acceptable tender, whether or not it is the highest tender.
- (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 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 or a committee, the decision and the reasons for it are recorded in the minutes of the meeting at which the decision was made.
- (4) The details of a proposed disposition that are required by subsection (3)(a)(ii) include —
  - (a) the names of all other parties concerned; and
  - (b) the consideration to be received by the local government for the disposition; and
  - (c) the market value of the disposition —
    - (i) as ascertained by a valuation carried out not more than 6 months before the proposed disposition; or
    - (ii) as declared by a resolution of the local government on the basis of a valuation carried out more than 6 months before the proposed disposition that the local government believes to be a true indication of the value at the time of the proposed disposition.
- (5) This section does not apply to —
  - (a) a disposition of an interest in land under the [Land Administration Act 1997](#) section 189 or 190; or
  - (b) a disposition of property in the course of carrying on a trading undertaking as defined in section 3.59; or
  - (c) anything that the local government provides to a particular person, for a fee or otherwise, in the performance of a function that it has under any written law; or
  - (d) any other disposition that is excluded by regulations from the application of this section.


## POLICY IMPLICATIONS


The duration of the lease exceeds CEO delegation limits and is therefore presented to Council for endorsement.

## COMMUNITY ENGAGEMENT CONSULTATION

Community consultation will be conducted in accordance with the *Local Government Act 1995*.

## ATTACHMENTS

Map of Lease Site 

Valuation Assessed on 6 June 2019 

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**15.3.2 MONTHLY FINANCIAL REPORT - OCTOBER 2020**

**Responsible Officer:** David Trevaskis  
General Manager Finance and Corporate

**Author:** Ishani Subaharan  
Corporate Accountant

**Disclosure of Interest:** Nil

**VOTING REQUIREMENTS**

Absolute

**OFFICER RECOMMENDATION/COUNCIL RESOLUTION**

**MOVED BY:** CR JOHN MATTHEW  
**SECONDED BY:** CR DAVE GRILLS

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 31 October 2020.

**CARRIED BY ABSOLUTE MAJORITY  
(12/0)**

**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 31 October 2020.

**COMMUNITY STRATEGIC PLAN LINKS**

This report links to the Strategic Community Plan through the following Guiding Themes:

- **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.

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**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 31 October 2020 income is under budget by 0.37% and expenditure is under budget by 5%, 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 0.37%, \$186,181 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	\$659,996	\$443,223	(\$216,773)

(\$102k) of the variance is due to timing Grants. (\$115k) is due to less interest income as the interest rate has declined compared to budget estimates, being less than 1% in 2021 for investments.

### Aerodromes

Description	YTD Budget	YTD Actual	YTD Variance
Aerodromes	\$2,025,064	\$3,066,614	\$1,041,550

This is due to recovery from COVID-19 being better than budget.

### Economic Development

Description	YTD Budget	YTD Actual	YTD Variance
Economic Development	\$1,432,596	\$648,232	(\$784,364)

This is due to a delay in State Government approval on progress payment, for funds held in WA Treasury Corp.

### Business Unit Operations

Description	YTD Budget	YTD Actual	YTD Variance
Business Unit Operations	\$133,832	\$241,467	\$107,635

This is due to recovery from COVID-19 being better than budget.

## EXPENSE CATEGORIES

Overall stated expenditure is 5% \$1,022,494 under budget. The sub programs which are outside the allowable variance are as follows.

### Rate Revenue

Description	YTD Budget	YTD Actual	YTD Variance
Rate Revenue	\$313,675	\$259,707	(\$53,969)

This is due to timing of spend of materials and other expenses.

**Members of Council**

Description	YTD Budget	YTD Actual	YTD Variance
<b>Members of Council</b>	<b>\$317,638</b>	<b>\$456,616</b>	<b>\$138,979</b>

This is due to timing lag in overhead allocations.

**Animal Control**

Description	YTD Budget	YTD Actual	YTD Variance
<b>Animal Control</b>	<b>\$230,520</b>	<b>\$132,835</b>	<b>(\$97,685)</b>

This is due to timing lag in overhead allocations.

**Aged and Disabled – Senior Citizens Centres**

Description	YTD Budget	YTD Actual	YTD Variance
<b>Aged and Disabled – Senior Citizens Centres</b>	<b>\$329,794</b>	<b>\$191,604</b>	<b>(\$138,190)</b>

(\$81k) of the variance is due to employee costs and (\$40k) due to overhead allocations. (\$17k) due to less contract costs due to cost saving measures and less Meals on Wheels numbers.

**HACC**

Description	YTD Budget	YTD Actual	YTD Variance
<b>HACC</b>	<b>\$245,830</b>	<b>\$392,314</b>	<b>\$146,485</b>

This is due to timing lag in overhead allocations and employee costs.

**Other Welfare**

Description	YTD Budget	YTD Actual	YTD Variance
<b>Other Welfare</b>	<b>\$196,439</b>	<b>\$106,811</b>	<b>(\$89,629)</b>

(\$56k) of the variance is from less material and contract costs due to delay in youth projects, (\$30k) is due to overhead allocations and (\$4k) due to less contributions compared to budget.

**Town Planning & Regional Development**

Description	YTD Budget	YTD Actual	YTD Variance
<b>Town Planning &amp; Regional Development</b>	<b>\$235,685</b>	<b>\$380,045</b>	<b>\$144,360</b>

This is due to timing lag in overhead allocations.

**Other Culture**

Description	YTD Budget	YTD Actual	YTD Variance
<b>Other Culture</b>	<b>\$562,546</b>	<b>\$299,173</b>	<b>(\$263,373)</b>

This reflects the less operations in GAC due to COVID-19. (\$102k) of the variance is due to less overhead allocations, (\$93k) is due to less contract costs due to delay in GAC events, (\$45k) is due to less employee costs which reflects the departure of two staff members, (\$12k) is due to less contributions and (\$9k) is due to less utilities with less events.

**Aerodromes**

Description	YTD Budget	YTD Actual	YTD Variance
<b>Aerodromes</b>	<b>\$1,368,692</b>	<b>\$1,196,498</b>	<b>(\$172,194)</b>

This is due to timing lag in overhead allocations.

**Building Control**

Description	YTD Budget	YTD Actual	YTD Variance
<b>Building Control</b>	<b>\$250,872</b>	<b>\$196,679</b>	<b>(\$54,193)</b>

(\$30k) is due to less overhead allocations and (\$24k) of the variance is due to employee costs as employee LSL being transferred to CKB from City of Swan.

**General Administration Overheads**

Description	YTD Budget	YTD Actual	YTD Variance
<b>General Administration Overheads</b>	<b>(\$167,896)</b>	<b>\$26,872</b>	<b>\$194,768</b>

This is due to timing lag in overhead allocations.

**Public Works Overheads**

Description	YTD Budget	YTD Actual	YTD Variance
<b>Public Works Overheads</b>	<b>(\$5,025)</b>	<b>(\$283,069)</b>	<b>(\$278,044)</b>

Infrastructure services employee costs being lower than expected has contributed to the variance.

**Plant Operation Costs**

Description	YTD Budget	YTD Actual	YTD Variance
<b>Plant Operation Costs</b>	<b>\$6,200</b>	<b>\$382,876</b>	<b>\$376,675</b>

This is due to less usage of plant on capital works due to delay in projects commencing.

**CAPITAL CATEGORIES**

October 2020 capital expenditure is under budget by (\$6m) YTD. Actual YTD expenditure is \$4m versus budgeted YTD spend of \$10m.

The main variances are from Infrastructure – Sewerage of (\$2m), Buildings of (\$2m), Infrastructure – Roads of (\$1.1m), Infrastructure – Parks of (\$0.6m) and Furniture & Equipment of (\$0.3m) due to the delay in projects starting.

**STATUTORY IMPLICATIONS**

The Statement of Financial Activity has been prepared in accordance with the requirements of the *Local Government (Financial Management) Regulations 1996*.

**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.

**ATTACHMENTS**

Monthly Financial Report - October 2020 



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**15.3.3 LONG TERM FINANCIAL PLAN - 2020 TO 2030**

<b>Responsible Officer:</b>	<b>David Trevaskis</b> <b>General Manager Finance and Corporate</b>
<b>Author:</b>	<b>Xandra Curnock</b> <b>Financial Controller</b>
<b>Disclosure of Interest:</b>	<b>Nil</b>

**VOTING REQUIREMENTS**

Simple

**OFFICER RECOMMENDATION/COUNCIL RESOLUTION**

**MOVED BY:** CR TERRENCE WINNER  
**SECONDED BY:** CR GARY BROWN

**That Council adopt the 2020 to 2030 Long Term Financial Plan.**

**CARRIED**  
**(12/0)**

**EXECUTIVE SUMMARY**

It is recommended that the City's Long Term Financial Plan (LTFP) be adopted. The Plan is in line with the City's Strategic goals and is a critical document, forming part of the Integrated Planning and Reporting framework for the City.

**COMMUNITY STRATEGIC PLAN LINKS**

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

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

**BUDGET IMPLICATIONS**

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

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**REPORT**

The LTFP is an integral part of the Council's suite of strategic management plans. It links Council's Business Plans and Asset Management Plans and translates the outcomes and strategies of Council's Business plans into financial terms.

**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.

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**COMMUNITY ENGAGEMENT CONSULTATION**

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

**ATTACHMENTS**

LTFP 2020-2030

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**15.3.4 ACCOUNTS PAYABLE FOR THE MONTH OF NOVEMBER 2020**

**Responsible Officer:** David Trevaskis  
General Manager Finance and Corporate

**Author:** Kristy Van Kuyl  
Senior Finance Officer

**Disclosure of Interest:** Nil

**VOTING REQUIREMENTS**

Simple

**OFFICER RECOMMENDATION/COUNCIL RESOLUTION**

**MOVED BY:** CR LISA MALICKY  
**SECONDED BY:** CR LINDEN BROWNLEY

**That Council receives the list of payments totalling \$ 3,958,475.80 as presented for the month of November 2020.**

**CARRIED  
(12/0)**

**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), debit card and credit card.

**COMMUNITY STRATEGIC PLAN LINKS**

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

- **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.

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**REPORT**

Attached to this report are the lists of all cheque and EFT payments made during the month of November 2020 and a list of corporate credit card transactions by card holder of the same period totalling \$ 3,958,475.80.

Municipal EFT	\$	3,705,898.66
Municipal Cheque	\$	4,082.07
Direct Debit	\$	219,002.95
Debit Card	\$	15,097.87
Credit Cards	\$	14,394.25
<b>Total</b>	<b>\$</b>	<b>3,958,475.80</b>

### STATUTORY IMPLICATIONS

The Accounts Payable for the Month of November 2020 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.

### COMMUNITY ENGAGEMENT CONSULTATION

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

### ATTACHMENTS

Credit Card Report - November 2020 

Municipal Cheque Payments - November 2020 

Municipal Debit Card Payments - November 2020 

Municipal Direct Debit Payments - November 2020 

Municipal EFT Payments - November 2020 

**16 QUESTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN**

Nil

## 17 INFORMATION BULLETIN

### 17.1 CHIEF EXECUTIVE OFFICER

#### 17.1.1 INFORMATION ITEM 14 DECEMBER 2020

**Responsible Officer:** David Trevaskis  
General Manager Finance and Corporate

**Author:** Eve Reitmajer  
PA to GM Finance and Corporate

**Disclosure of Interest:** Nil

#### VOTING REQUIREMENTS

Simple

#### OFFICER RECOMMENDATION/COUNCIL RESOLUTION

**MOVED BY:** CR GARY BROWN  
**SECONDED BY:** CR DEBORAH BOTICA

That Council receives the information.

**CARRIED  
(12/0)**

#### EXECUTIVE SUMMARY

The purpose of this report is to keep Elected Members informed on items for information as received by the City.

#### COMMUNITY STRATEGIC PLAN LINKS

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

- **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 of Kalgoorlie-Boulder regularly receives and produces information for receipt by the Elected Members.

<b>INFORMATION ITEM:</b>	<b>DATE:</b>
Seal Register	Nov/Dec 2020
Facebook Statistics	Nov/Dec 2020
Contract Variations	Nil

Graffiti Report	November 2020
Water Services Operational Report	November 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.

**COMMUNITY ENGAGEMENT CONSULTATION**


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

**ATTACHMENTS**

Water Services Operational Report - November 2020 

Seal Register - November/December 2020 

Facebook Statistics - November/December 2020 

Graffiti KPI Report - November 2020 

**18 CONFIDENTIAL ITEMS****OFFICER RECOMMENDATION/COUNCIL RESOLUTION****MOVED BY: CR NARDIA TURNER****SECONDED BY: CR GARY BROWN**

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 the subsequent matters:

- 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
- a matter that if disclosed, would reveal information that has a commercial value to a person, where the information is held by, or is about, a person other than the local government
- a matter that if disclosed, would reveal information about the business, professional, commercial or financial affairs of a person, where the information is held by, or is about, a person other than the local government

**CARRIED  
(12/0)**

It is the recommendation of the Responsible Officer that this item be considered “in camera” due to the private and confidential nature of its contents.

Members of the press left the meeting at 8:25pm.

Cr Pam Townsend left the room at 8:25pm.

Cr Pam Townsend returned to the room at 8:29pm.

Council moved into camera at 8:29pm.



**18.1.1 2020 WALK OF FAME NOMINATIONS**

<b>Responsible Officer:</b>	<b>John Walker</b> <b>Chief Executive Officer</b>
<b>Author:</b>	<b>Emma Price</b> <b>Office Assistant</b>
<b>Disclosure of Interest:</b>	<b>Nil</b>

**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 matter that if disclosed, would reveal information about the business, professional, commercial or financial affairs of a person, where the information is held by, or is about, a person other than the local government

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**EXECUTIVE SUMMARY**

It is the recommendation of the Responsible Officer that this item be considered “in camera” due to the private and confidential nature of its contents.

**18.1.2 KALGOORLIE GOLF COURSE**

<b>Responsible Officer:</b>	<b>John Walker</b> <b>Chief Executive Officer</b>
<b>Author:</b>	<b>Michelle Todd</b> <b>Manager Governance and Legal Services</b>
<b>Disclosure of Interest:</b>	<b>Nil</b>

**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 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
- a matter that if disclosed, would reveal information that has a commercial value to a person, where the information is held by, or is about, a person other than the local government

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**EXECUTIVE SUMMARY**

It is the recommendation of the Responsible Officer that this item be considered “in camera” due to the private and confidential nature of its contents.

**18.1.3 LOT 350 LEASE**

<b>RESPONSIBLE OFFICER:</b>	<b>JOHN WALKER CHIEF EXECUTIVE OFFICER</b>
<b>AUTHOR:</b>	<b>MICHELLE TODD MANAGER GOVERNANCE AND LEGAL SERVICES</b>
<b>DISCLOSURE OF INTEREST:</b>	<b>NIL</b>

**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 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
- A MATTER THAT IF DISCLOSED, WOULD REVEAL INFORMATION THAT HAS A COMMERCIAL VALUE TO A PERSON, WHERE THE INFORMATION IS HELD BY, OR IS ABOUT, A PERSON OTHER THAN THE LOCAL GOVERNMENT

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**EXECUTIVE SUMMARY**

IT IS THE RECOMMENDATION OF THE RESPONSIBLE OFFICER THAT THIS ITEM BE CONSIDERED "IN CAMERA" DUE TO THE PRIVATE AND CONFIDENTIAL NATURE OF ITS CONTENTS.

**18.1.4 ACQUISITION OF PROPERTY**

**RESPONSIBLE OFFICER:** JOHN WALKER  
CHIEF EXECUTIVE OFFICER

**AUTHOR:** MICHELLE TODD  
MANAGER GOVERNANCE AND LEGAL  
SERVICES

**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 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
- A MATTER THAT IF DISCLOSED, WOULD REVEAL INFORMATION THAT HAS A COMMERCIAL VALUE TO A PERSON, WHERE THE INFORMATION IS HELD BY, OR IS ABOUT, A PERSON OTHER THAN THE LOCAL GOVERNMENT
- A MATTER THAT IF DISCLOSED, WOULD REVEAL INFORMATION ABOUT THE BUSINESS, PROFESSIONAL, COMMERCIAL OR FINANCIAL AFFAIRS OF A PERSON, WHERE THE INFORMATION IS HELD BY, OR IS ABOUT, A PERSON OTHER THAN THE LOCAL GOVERNMENT

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**EXECUTIVE SUMMARY**

IT IS THE RECOMMENDATION OF THE RESPONSIBLE OFFICER THAT THIS ITEM BE CONSIDERED "IN CAMERA" DUE TO THE PRIVATE AND CONFIDENTIAL NATURE OF ITS CONTENTS.

**18.1.5 KAL CITY ECONOMIC TRANSFORMATION**

**RESPONSIBLE OFFICER:** JOHN WALKER  
CHIEF EXECUTIVE OFFICER

**AUTHOR:** HOLLY PHILLIPS  
GENERAL MANAGER CITY LIVING

**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 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

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**EXECUTIVE SUMMARY**

IT IS THE RECOMMENDATION OF THE RESPONSIBLE OFFICER THAT THIS ITEM BE CONSIDERED "IN CAMERA" DUE TO THE PRIVATE AND CONFIDENTIAL NATURE OF ITS CONTENTS.

COUNCIL MOVED OUT OF CAMERA AT 9:01PM AND RESUMED STANDING ORDERS.

THE MAYOR ADVISED MEMBERS OF THE PRESS THAT THE MATTERS DISCUSSED IN CAMERA WERE COMMERCIAL IN CONFIDENCE AND UNDER CONTINUOUS CONSIDERATION ONGOING. THE RESOLUTIONS WILL BE RELEASED AT A TIME IN THE FUTURE.

**19 DATE OF NEXT MEETING**

The next Ordinary Council Meeting will be held on Wednesday 27 January 2021.

**20 CLOSURE**

There being no further business, the Mayor thanked the Councillors and staff for their attendance and declared the meeting closed at 9:02pm.