



**City of  
Kalgoorlie  
Boulder**

# **MINUTES**

**of the ORDINARY Meeting of Council**

**held at 7:00 PM**

**on**

**9 MAY, 2022**

**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 Joel Tardo from the Goldfields Alliance.

**3 DISCLAIMER READING**

THE MAYOR READ THE DISCLAIMER TO THOSE PRESENT.

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

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

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

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

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

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

Mayor John Bowler

Cr Glenn Wilson

Cr Deborah Botica

Cr Mandy Reidy

Cr Dave Grills

Cr Terrence Winner

Cr John Matthew

Cr Kirsty Dellar

Via telephone conference

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

**MEMBERS OF STAFF:**

Andrew Brien	Chief Executive Officer
David Trevaskis	Deputy Chief Executive Officer
Alex Wiese	Director Economy and Growth
Xandra Curnock	Chief Financial Officer
Kevin Ketterer	General Manager of Infrastructure and Environment
Emma Holtum	Personal Assistant to the Deputy CEO
Susie Beamish	Business Support Team Leader

**VISITORS:**

1

**PRESS:**

2

**APOLOGIES – ELECTED MEMBERS:**

Nil

**APOLOGIES – MEMBERS OF STAFF:**

Nil

**LEAVE OF ABSENCE:**

Cr Amy Astill

**5 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE****DAVID COULSTON OF BOULDER ASKED THE FOLLOWING QUESTIONS:**

1. WHEN RECEIVING INFORMATION REQUESTED VIA FREEDOM OF INFORMATION SOME OF THE INFORMATION WAS BLACKED OUT WHY?
2. WHY ON THE 7<sup>TH</sup> OF APRIL WAS DART STREET THE ONLY STREET IN BOULDER AREA THAT WAS CLEANED BY THE STREET SWEEPER?
3. THE OLD SES BUILDING WAS GIVEN TO THE SKULL BONE AND PIG SOCIETY, WHAT HAS BEEN DONE TO SECURE THIS SITE FOR THE SCOUTS?

RESPONSES TO QUESTIONSQUESTION 1

THE DOCUMENT THAT WAS REQUESTED CONTAINED INFORMATION THAT IS EXEMPT DUE TO CLAUSE 3 OF SCHEDULE 1 OF THE ACT:

- MATTER IS EXEMPT MATTER IF ITS DISCLOSURE WOULD REVEAL PERSONAL INFORMATION ABOUT AN INDIVIDUAL (WHETHER LIVING OR DEAD).

PERSONAL INFORMATION AND ANY ADDITIONAL INFORMATION THAT DOES NOT FALL WITHIN THE SCOPE OF THIS REQUEST HAS BEEN REMOVED FROM THE DOCUMENT.

QUESTION 2

THE USE OF THE STREET SWEEPER IN DART STREET ON THE 7<sup>TH</sup> OF APRIL WAS TO CLEAN UP BEHIND THE RESERVES CREW WHO HAD A CUSTOMER REQUEST TO CLEAN UP THE OVERGROWN VEGETATION ON THE VERGES OF DART STREET.

THIS IS NORMAL PRACTICE IN THE RESERVES CREW TO ADDRESS ISSUES RAISED BY CUSTOMERS, PROGRAM, COMPLETE TASK AND CLEAN UP BEHIND THEMSELVES.

ON THE 7<sup>TH</sup> OF APRIL THE 2 STREET SWEEPERS WERE INVOLVED IN SWEEPING THE FOLLOWING STREETS IN KALGOORLIE - BOULDER

**BOULDER CBD**

- BURT STREET
- HAMILTON STREET
- LANE STREET
- MORAN STREET
- PIESSE STREET
- BROOKMAN STREET

**KALGOORLIE CBD**

- HANNAN STREET
- BROOKMAN STREET
- LANE STREET
- WILSON STREET
- MARITANA STREET
- CASSIDY STREET
- PORTER STREET
- EGAN STREET
- COTTER STREET (ROAD RESURFACING)
- JOHNS ROAD (ROAD RESURFACING)
- TRYTHALL PLACE (ROAD RESURFACING)
- DART STREET (RESERVES VEGETATION CLEAN UP)

THE STREET SWEEPER DID NOT SINGLE OUT DART STREET ON THAT DAY AND WAS LOOKING AFTER NORMAL PROCESS AND PROCEDURE WITH WORKS REQUESTED.

**QUESTION 3**

THE CITY SUPPLIED BRENDA CLARKE WITH DAVE ROBERTSON'S CONTACT DETAILS IN DECEMBER 2021 TO DISCUSS A SHARED ARRANGEMENT OF THE OLD SES BUILDING. THE CITY HAS NOT BEEN NOTIFIED BY EITHER ORGANISATION ON THE PROGRESS OR THE STATUS OF AN ARRANGEMENT.

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

Nil

**Public Question Time**

David Coulston of Boulder asked the following questions:

1. The old SES building was given to the Skull Bone and Pig Society, what has been done to secure this site for the Scouts?
2. When receiving information requested via freedom of information why were the names and signatures at the bottom blacked out ?
3. Why on the 7<sup>th</sup> of April was Dart Street the only street in Boulder area that was cleaned by the street sweeper?

Response from the Mayor John Bowler:

Response to the first question – the answer to that question was answered in the last council minutes stating that the City supplied Brenda Clarke with Dave Robertson's contact details in December 2021 to discuss a shared arrangement of the old SES building. The City has not been notified by either organisation on the progress or the status of an arrangement.

Response to second question – One of those signatures is mine as every legal document must be signed and under the seal of the City by the Mayor and the CEO.

The CEO Andrew Brien, provided further information in relation to the freedom of Information application that there is a formal process to appeal the decision that was made by the City. I can provide details of this process to you following the meeting.

Response to the third question – That question was identical to the question that you asked last Council meeting, please refer to the Agenda page 3 for the response.

*Cr Deborah Botica asked a question of Mr Coulston*

**7 PETITIONS/DEPUTATIONS/PRESENTATIONS**

Nil

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## 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

Chief Executive Officer Andrew Brien declared a Financial Interest in item 15.1.1 as this Policy may result in impact on his employment conditions.

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

Nil

## 9 APPLICATIONS FOR LEAVE OF ABSENCE

**MOVED BY: CR MANDY REIDY**  
**SECONDED BY: CR KIRSTY DELLAR**

THAT COUNCIL APPROVE THE LEAVE REQUEST.

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

**APPLICANT: CR JOHN MATTHEW**

CR JOHN MATTHEW REQUESTED LEAVE OF ABSENCE FROM 25 MAY 2022 TO 2 JUNE 2022.

## 10 ANNOUNCEMENTS BY THE PERSON PRESIDING WITHOUT DISCUSSIONS

### Mayor Announcements

20/04/2022 Oasis announcement of \$8m pool promise  
20/04/2022 Lynas rare earth sod turning  
20/04/2022 Met Minister Johnston on power blackouts  
28/04/2022 Audit and Risk Committee  
29/04/2022 Chamber of Business after hours  
02/05/2022 Council Information Session  
03/05/2022 Round Meeting  
06/05/2022 Curtin Uni Kalgoorlie Campus Council Meeting  
08/05/2022 Artgold small Halls function  
08/05/2022 Muslim dinner to end Ramadan

### Deputy Mayor Announcements

27/04/2022 Meeting with Dr Norma Latchford and Lewis Johns from Goldfields Repertory Club on building plans with CEO  
29/04/2022 Last LEMAC COVID subcommittee meeting (With CR Dellar and CR Eckert)



**11 CONFIRMATION OF MINUTES**

**MOVED BY: CR WAYNE JOHNSON**  
**SECONDED BY: CR MANDY REIDY**

[Minutes of Ordinary Council Meeting held on 26 April 2022](#)

That the minutes of the **Ordinary** meeting held on 26 April 2022 be confirmed as a true record of that meeting.

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

**12 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**

Nil

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

Nil

## 14 REPORTS OF COMMITTEES

### 14.1 YOUTH COUNCIL – 12 APRIL 2022

#### 14.1.1 YOUTH MAYOR ELECTION

**Responsible Officer:** Jill O'Brien  
Manager Community and Recreation

**Author:** Sean Smith  
Youth Development Officer

**Disclosure of Interest:** Nil

#### VOTING REQUIREMENTS

Simple

#### YOUTH COUNCIL RECOMMENDATION/ COUNCIL RESOLUTION

**MOVED BY:** CR TERRENCE WINNER

**SECONDED BY:** CR MANDY REIDY

That Council note the Kalgoorlie-Boulder Youth Council have conducted a election for the position of Youth Mayor and Deputy Youth Mayor of the Kalgoorlie-Boulder Youth Council for the 2022-23 year term.

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

#### EXECUTIVE SUMMARY

The Kalgoorlie-Boulder Youth Council (KBYC) are required to formally elect the positions of Youth Mayor for a one year term. This report details the process for the KBYC to:

- Acting Youth Mayor vacate the Youth Mayor position; and
- Complete the election process for the position.

#### COMMUNITY STRATEGIC PLAN LINKS

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

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

**REPORT**

The Kalgoorlie-Boulder Youth Council (KBYC) is required to formally elect the positions of Youth Mayor for a one year term.

All current Youth Councillors are eligible to nominate for these positions. If no nominations are received for the positions of Youth Mayor, the Acting Youth Mayor will be invited to continue in the role for another term, if the Deputy Youth Mayor is appointed to the position of Youth Mayor the position of Deputy Youth Mayor will need to be elected under the same process. This process is in accordance with the KBYC Guidelines.

**Election Process**

The elections will encompass the appointment of the Youth Mayor and the Deputy Youth Mayor for the 2022-23 term of the KBYC. The current Youth Mayor will welcome all nominees and announce the commencement of the following process to occur:

- 1) The current Youth Mayor will invite a representative from the City of Kalgoorlie-Boulder Council to temporarily chair the meeting. The Chair will then announce the positions of Youth Mayor to be vacant.
- 2) The Chair will be provided with nominations for Youth Mayor by the Minute's Officer in alphabetical order. The Chair will then announce that all Youth Councillors have voting rights in the pending election.
- 3) The Chair will announce the nominations for the Youth Mayor position, one-by-one in alphabetical order. Each nominee being offered the opportunity to make a brief presentation (5 mins max).
- 4) Following announcements and presentations of each nominee, voting cards will be distributed to all Youth Councillors. They are asked to fill in their preference and hand it back to the Minutes Officer. The Minutes Officer and another City Officer will leave the room to tally the votes.
- 5) Results of the election will be returned to the Chair who will then announce and appoint the Youth Mayor for the 2022-23 term.
- 6) If there is a requirement to call nominations for the position of Deputy Youth Mayor, the same process to elect the Youth Mayor will be undertaken to elect the Deputy Youth Mayor.

Once the election has concluded, the newly elected Youth Mayor will be called to chair the remainder of the meeting as per the standard formal Youth Council meeting practice.

**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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### 14.1.2 KALGOORLIE-BOULDER YOUTH COUNCIL APPLICATIONS

**Responsible Officer:** Jill O'Brien  
Manager Community and Recreation

**Author:** Sean Smith  
Youth Development Officer

**Disclosure of Interest:** Nil

#### VOTING REQUIREMENTS

Absolute

#### YOUTH COUNCIL RECOMMENDATION/ COUNCIL RESOLUTION

**MOVED BY:** CR KIRSTY DELLAR  
**SECONDED BY:** CR MANDY REIDY

That Council accept the applications of:

1. Gabriella Mullin
2. Marissa Mallard

**CARRIED**

**(12/0)**

#### EXECUTIVE SUMMARY

The Kalgoorlie-Boulder Youth Council (KBYC) is currently recruiting for new members to join the committee in a period of significant growth and development. The City of Kalgoorlie-Boulder has received two applications to join the KBYC, the applications are from strong applicants who are active members in the community. The officer recommendation is to endorse the applications.

#### COMMUNITY STRATEGIC PLAN LINKS

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

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

Gabriella Mullin and Marissa Mallard have submitted applications to join the Kalgoorlie-Boulder Youth Council (KBYC). Gabriella is 12 year old Kalgoorlie-Boulder local, they are eager to be part of the KBYC as they have previously been on student council when previously living in Perth. They are wanting to join the KBYC to give back to the community and gain more confidence and leadership skills. Gabriella is passionate about sustainability and arts activities. The two top issues facing young people in Kalgoorlie-Boulder they have identified are; lack of programming and activities for young people to do; and mental health issues including access to education around mental health services in the region. The officer recommendation is to accept Gabriella's application as a new KBYC member.

Marissa is a 15 year old Kalgoorlie-Boulder local. They are currently involved in the HEAL afterschool program at the YMCA and EDGE program at Headspace. Marissa wants to see the KBYC to work on advocating issues that affect young people. When asked what two issues are impacting young people in the community, Marissa stated that alcohol and drugs; and mental health issues are the biggest issues facing young people in the community. The officer recommendation is to accept Marissa's application as a new KBYC member.

### **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**

KBYC Application Gabriella Mullin

KBYC Application Marissa Mallard

**14.1.3 KALGOORLIE-BOULDER YOUTH COUNCIL- MEETINGS AND EVENT SCHEDULE UPDATE 2022**

**Responsible Officer:** Jill O'Brien  
Manager Community and Recreation

**Author:** Sean Smith  
Youth Development Officer

**Disclosure of Interest:** Nil

**VOTING REQUIREMENTS**

Simple

**YOUTH COUNCIL RECOMMENDATION/ COUNCIL RESOLUTION**

**MOVED BY:** CR MANDY REIDY

**SECONDED BY:** CR KIM ECKERT

**That Council**

- 1. Adopt the amended meeting and events schedule for 2022 as detailed in this report; and**
- 2. Approve the moving of the 24<sup>th</sup> of May Formal Meeting to the 3<sup>rd</sup> of May in order to vote on the Youth Precinct Detailed Design and Documentation Tender recommendation.**

**CARRIED**

**(12/0)**

**EXECUTIVE SUMMARY**

The Kalgoorlie-Boulder Youth Council (KBYC) are requested to adopt the amended schedule of meetings and key events/projects for 2022 as detailed in this report. This schedule covers casual meetings, formal meetings and also working group meetings for specific events and projects driven by the KBYC. It also takes into consideration other factors impacting on KBYC responsibilities such as school holidays, tertiary exam periods and other major City of Kalgoorlie-Boulder events throughout the year.

The scheduled May Formal Youth Council meeting is proposed to be rescheduled from the 24<sup>th</sup> of May to the 3<sup>rd</sup> of May 2022 at 5pm in the Kalgoorlie Town Hall in order to allow the Kalgoorlie-Boulder Youth Council to vote on recommending the tender awarding for the contract for the detailed design, documentation and specification as part of the Kalgoorlie-Boulder Youth Precinct project.

**COMMUNITY STRATEGIC PLAN LINKS**

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

- **SAFE:** We support families and youth.
- **CONNECTED:** We provide public spaces that facilitate a diverse range of

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activities and strengthen social bonds within the community.

- 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 proposed amended schedule for meetings and events has been put forward to the Kalgoorlie-Boulder Youth Council (KBYC) to better structure the 2022 year. This proposed schedule is put forward as a dynamic document that can be adjusted and expanded on as needed throughout the year. This schedule consists of the following:

- Informal meetings;
- Formal meetings;
- Key KBYC events and major projects;
- Rescheduled KBYC events due to COVID 19 restrictions;
- Major City of Kalgoorlie-Boulder events;
- National awareness days;
- Public holidays;
- School holiday periods;
- Tertiary exam dates.

The nature of this schedule is presented as being dynamic and flexible, able to be adjusted to suit shifting priorities of the KBYC and capitalise on new opportunities as they may present themselves to the committee. It will also serve to better organise individual schedules for serving Youth Councillors, Youth Mentors and City of Kalgoorlie-Boulder staff, as well as prospective and new members joining the KBYC. The day and time of proposed meetings can be subject to change pending committee availability and agreeance to adjust the day and time between the Youth Mayor and KBYC.

Consideration has been taken for peak activity periods across the year and anticipated times for Youth Councillor unavailability due to either holidays, school exam periods or other commitments that can be pre-emptively planned catered for. This is to make the schedule more accessible for young people aged 12-25 who comprise membership of the KBYC while still maintaining operational continuity and project outcomes across the year.

The proposed meeting schedule is structured with five (5) formal meeting dates across the year and typically two (2) casual meetings every month. Each formal meeting will generally include an informal meeting to address operational matters while KBYC are actively present. Working group meetings have also been included in the schedule so that sufficient lead in time for major projects and events are factored into Youth Councillor's responsibilities.

This schedule update includes the rescheduling of the Youthfest event to 8<sup>th</sup> of October 2022. The schedule also includes the addition of a youth focussed event at

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the Pop Up Project Maze on the 14<sup>th</sup> of May 2022 under “The Youth Project” branding. The KBYC and City Officers are currently planning the details of this event to be publicly released in the coming weeks.

The scheduled May Formal Youth Council meeting is proposed to be rescheduled from the 24<sup>th</sup> of May to the 3<sup>rd</sup> of May 2022 at 5pm in the Kalgoorlie Town Hall in order to allow the Kalgoorlie-Boulder Youth Council to vote on recommending the tender awarding for the contract for the detailed design, documentation and specification as part of the Kalgoorlie-Boulder Youth Precinct 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.

### **ATTACHMENTS**

KBYC Meeting and Events Schedule 2022 

## 15 REPORTS OF OFFICERS

### 15.1 CHIEF EXECUTIVE OFFICER

#### 15.1.1 EXECUTIVE STAFF HOUSING POLICY

<b>Responsible Officer:</b>	<b>Andrew Brien Chief Executive Officer</b>
<b>Author:</b>	<b>Andrew Brien Chief Executive Officer</b>
<b>Disclosure of Interest:</b>	<b>Chief Executive Officer Andrew Brien declared a Financial Interest in item 15.1.1 as this Policy may result in impact on his employment conditions.</b>

#### VOTING REQUIREMENTS

Simple

#### OFFICER RECOMMENDATION/ COUNCIL RESOLUTION

**MOVED BY: CR WAYNE JOHNSON**  
**SECONDED BY: CR JOHN MATTHEW**

**That Council:**

- 1. Endorse the interim Staff Housing Policy as attached; and**
- 2. Request the Chief Executive Officer to commission the development of a Staff Accommodation Strategy as part of the 2022/23 budget**

**CARRIED  
(12/0)**

*CEO Andrew Brien left the room at 7:29pm*

*CEO Andrew Brien returned to the room at 7:30pm*

#### **EXECUTIVE SUMMARY**

As part of the recruitment process for the Chief Executive Officer the Council identified the need for the development of an appropriate staff housing policy. Based on the desktop review of other local government policies a draft Interim Policy has been developed for consideration by Council, however it is noted that due to the ongoing issues and shortage of housing options across the City that there is a need for a more comprehensive and holistic approach to housing to ensure that the city is able to continue to attract and retain staff.

In order to ensure that there is some structure in place prior to the development of the Staff Accommodation Strategy, the adoption of an interim Staff Housing Policy is recommended.

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### COMMUNITY STRATEGIC PLAN LINKS

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

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

### BUDGET IMPLICATIONS

There are financial implications for 2022/23 budget that will be included in budget considerations.

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### REPORT

Employee housing is an issue not just for Council but for all levels of government when looking to accommodate staff in the City. With the current pressures brought about by the requirement for housing for the resources sector, all industries are finding it hard to attract and retain staff without the support of staff housing, either on a subsidised rental basis, incorporated as part of a contract or through the payment of housing allowances.

In order for the City to consider the provision of housing, housing subsidies, allowances or other forms of short and long term accommodation options, it is recommended that a comprehensive Staff Accommodation Strategy be developed. Whilst this may be able to be undertaken internally, there are benefits to outsourcing the development of the Strategy to ensure that the outcome is developed at arm's length to existing staff who may receive benefit from the process. A number of other local governments have previously undertaken the development of similar strategies and staff will review the frameworks that have been used and adapt this to the approach being suggested by the City.

### STATUTORY IMPLICATIONS

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The Draft Policy on Staff Housing has been developed in accordance with the provisions of the Salary and Allowances Tribunal Determination for Chief Executive Officers and Elected Members under Part 4 which states:

#### *4.1 General*

*In recognition of the need for local governments to provide accommodation as a result of a lack of suitable housing or recruitment issues, on either a permanent or temporary basis, local governments are able to utilise this allowance as required.*

*When a local government utilises this allowance, the payment of the allowance should be properly justified and applied in a transparent manner.*

*Any accommodation provided under this Part must be located within or adjacent to the local government area in which the CEO is employed.*

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*Local governments should tailor the provision of any housing allowance to suit their particular circumstances. This may include the CEO making contributions towards the cost of the accommodation.*

#### *4.2 Applicable Housing Allowance*

*Where a local government owns a property and provides that property to the CEO for accommodation, the value of this accommodation will not be included in the Total Reward Package.*

*For reporting purposes, the value of the local government owned property shall be valued at the annual Gross Rental Value of the property as determined by the Valuer-General. Where a local government leases accommodation for the use of the CEO, the lease costs will not be included in the Total Reward Package.*

*For reporting purposes, the value of the local government leased property shall be the annual actual costs of the accommodation lease.*

There is no applicable legislation or guidance in relation to provision of housing or housing allowance to other staff members.

### **POLICY IMPLICATIONS**

A draft Policy has been developed to assist in addressing the issues of accommodation on a temporary basis to allow time for the development of a more comprehensive approach to staff housing.

### **COMMUNITY ENGAGEMENT CONSULTATION**

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

**15.2 DEPUTY CEO - FINANCE AND CORPORATE****15.2.1 DIFFERENTIAL RATES 2022/23**

**Responsible Officer:** Xandra Curnock  
Chief Financial Officer

**Author:** Jocelyn Power  
Rates Coordinator

**Disclosure of Interest:** Nil

**VOTING REQUIREMENTS**

Simple

**OFFICER RECOMMENDATION/COUNCIL RESOLUTION**

**MOVED BY:** CR MANDY REIDY  
**SECONDED BY:** CR JOHN MATTHEW

**That Council:**

1. Endorse for advertising the following proposed differential rates in the dollar and minimum payments (that represents a five percent (5%) increase to GRV and UV rates in the dollar (RID) and minimum payments, for the purpose of giving public notice of its intention to impose differential general rates and minimum payments for the 2022-23 financial year; and

Rating Category	Current 2021-22 RID (cents)	Current 2021-22 Min Pay \$	Proposed 2022-23 RID (cents)	Proposed 2022-23 Min Pay \$	% Chan ge
GRV All Residential	6.6741	933	7.0078	980	5%
GRV Central Business	7.0073	933	7.3577	980	5%
GRV General Industry	7.5664	933	7.9447	980	5%
GRV Mining	4.8114	933	5.0520	980	5%
GRV All Other Properties	7.4738	933	7.8475	980	5%
UV Pastoral	7.9254	290	8.3217	305	5%
UV Mining Operations	18.8999	404	19.8449	424	5%
UV Exploration / Prospecting	18.8973	290	19.8422	305	5%
UV General Leases	18.8999	404	19.8449	424	5%

2. Adopt the Statement of Objects and Reasons relating to the proposed 2022-23 differential rate model, which support the imposition of differential rates as contained in Attachment A; and
3. Invite and accept submissions from ratepayers and electors on the proposed differential rates and minimum payments up to 4.30pm Thursday 2 June 2022 in accordance with Section 6.36 of the Local Government Act 1995.

**CARRIED  
(12/0)****EXECUTIVE SUMMARY**

That Council consider and endorse for advertising for the purpose of giving public notice of its intention to impose differential general rates and minimum payments for the 2022-23 financial year;

1. Differential rating model that represents a five percent (5%) increase to rate in the dollar and minimum payment for differential rating categories Gross Rental Values (GRV) and Unimproved Values (UV) for the 2022-23 financial year and
2. Adopt the 2022-23 Statement of Objects and Reasons, and
3. Advise ratepayers and electors of the availability of the City of Kalgoorlie-Boulder 2022-23 Statement of Objects and Reasons for the proposed differential rates, invite, and accept submissions up to 4.30pm Thursday 2 June 2022 in accordance with Section 6.36 of the Local Government Act 1995.

**COMMUNITY STRATEGIC PLAN LINKS**

This report links to the Strategic Community Plan through the following Guiding Theme/s: EMPOWERED: We ensure considered decision making based on collaborative, transparent and accountable leadership.

**BUDGET IMPLICATIONS**

Local public notice of the proposed differential rates is required. It is anticipated that advertising costs will be approximate \$1,000 which will be funded from the existing 2021-22 COA 103010420.0212 – Rates Office Expenses Mun.

**REPORT****Background**

There is provision under the Local Government Act 1995 to impose differential rates within the local government's boundaries and in considering this imposition, there are certain statutory obligations that the local government must comply with.

- Before any consideration to its budget, the local government is required to give local public notice of its intention to impose differential rates.
- The local government must provide information of each new rate in the dollar or minimum payment.
- Electors and/or ratepayers are invited to make submissions in respect of the proposed rates in the dollar and/or minimum payments. The submission period must be for a minimum period of 21 days and advertising must not commence before 1 May 2022.
- Application to the Minister for Local Government, Heritage, Culture and the Arts seeking approval to impose a differential rate that is more than twice the lowest rate.

It has been the City's long standing practice to use differential rates to levy a higher rate in the dollar for Mining Tenements than other Unimproved Valuation (UV). Where the City imposes a differential general rate that is more than twice the

lowest differential general rate, the City must seek Ministerial approval.

The reasoning for levying a higher rate in the dollar and minimum payment for the rating categories can be found in the Statement of Objects and Reasons, Attachment A of the report.

### **Comment**

At the Council meeting 26 April 2022, Council endorsed a maximum rate increase of five percent (5%) to apply when developing the draft 2022-23 budget. Five (5) rating models were present to Council for their consideration based on a 1%, 2%, 3%, 4% and 5% rate in the dollar and minimum payment increase.

The City requires rates (each year) to fund approximately 30% of the operating budget. The spread of rates amongst differential rate classes is an exercise undertaken to make up that total. Other rate considerations such as the level of minimum rates and the application of rate concessions are also incorporated into the total of rates required.

The adoption of a differential rating system represents a conscious decision by the City to redistribute the rate burden by imposing a higher impact on some ratepayers and a lower impact on others.

### **Formulation of the 2022/23 Annual Budget**

Local Governments provide a range of community services and facilities funded wholly or in part by revenue raised from rates. The amount of rates required is determined after deducting other sources of revenue from the cost of providing City services and maintaining City assets. Other funding sources include user pays fees, statutory charges, lease revenue, grants, and loan funds for capital projects.

The City's operating revenue, including rates, is budgeted to be around \$96M. Rate revenue constitutes \$28.9M. Of this amount, (\$57M) is allocated to services, (\$1M) to loan and lease repayments, and (\$73M) to capital works and projects.

The City supplements its operating revenue with other sources of funds and is planning to deliver a capital works program worth \$73M in 2022-23 financial year.

The Long Term Financial Plan (LTFP) 2020-2030 adopted by Council outlines the City's projected income and expenditure over the next ten years, including proposed capital works, projects and new initiatives. Based on the assumptions of the LTFP, a 2.00% rate increase for the 2022-23 financial year was forecast. However, since the adoption of the LTFP, the economic forecast has changed.

Costs continue to increase at a fast pace and Council needs to cover these increases to ensure continued service delivery. The Consumer Price Index (CPI) released by the Australian Bureau of Statistics (ABS) in December 2021 is indicating that CPI rose by 3.5% nationally for the year to December 2021 and for the Perth region it increased by 5.7% for the same period. This indicates that Western Australia is currently carrying a large burden with increases to costs.

Whilst the intent of the LTFP was for the annual rates increase to reflect the LGCI, officers are recommending an increase to rate in the dollar and minimum payment of

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five percent (5%). This will result in rates revenue of \$28,929,184, compared to the current financial year (2021-22) rates revenue of \$27,294,729; an increase of \$1,634,455. This represents a 5.99% increase, which is in line with LGCI June forecasting of 5.7%.

**Table 2 Rates Model with a proposed 5% to RID and minimum payment**

Rating Categories	Total Prop	Total Valuations	RID (cents)	Min Pay	RID Prop	Min Prop	Actual Rates to Raise
<b>Gross Rental Values</b>							
All Residential	12,157	\$201,521,421	7.0078	\$980.00	7,164	4,993	\$15,259,637
Central Business	308	\$28,057,483	7.3577	\$980.00	248	60	\$2,083,178
General Industry	355	\$28,371,144	7.9447	\$980.00	345	10	\$2,258,487
Mining	13	\$5,077,520	5.0520	\$980.00	7	6	\$262,143
All Other Properties	656	\$38,585,999	7.8475	\$980.00	560	96	\$3,081,743
<b>Subtotal</b>	<b>13,489</b>	<b>\$301,613,567</b>			<b>8324</b>	<b>5165</b>	<b>\$22,945,188</b>
<b>Unimproved Values</b>							
Pastoral	52	\$3,009,562	8.3217	\$305.00	45	7	\$252,191
Mining Ops	745	\$21,071,724	19.8449	\$424.00	530	215	\$4,237,808
Exploration / Prospecting	1,762	\$6,832,200	19.8422	\$305.00	1,347	415	\$1,413,612
General Leases	136	\$ 239,754	19.8449	\$424.00	10	126	\$80,385
<b>Subtotal</b>	<b>2,695</b>	<b>\$31,153,240</b>			<b>1,932</b>	<b>763</b>	<b>\$5,983,996</b>
<b>TOTAL</b>	<b>16,184</b>	<b>\$332,766,807</b>			<b>10,256</b>	<b>5,928</b>	<b>\$28,929,184</b>

The latest CPI data released by the ABS for the period March 2021 to March 2022 for Perth region was 7.6%. The City's proposed five percent (5%) increase is well below this rate. With the continued effort to find efficiencies in the organisation, this will still enable the City to meet the required level of service.

Table 2 below shows the different rating categories and compares the current year (2021-22) rates revenue and the proposed rates revenue for the coming financial year (2022-23) based on a proposed 5% increase to rate in the dollar and minimum payment.

**Table 2 Proposed 2022-23 Rates Revenue**

Rating Category	Current 2021-22 Budget Rates Revenue	Proposed 2022-2023 Rates Revenue	\$ Change	% Change	
Gross Rental Values	\$21,637,925	\$22,945,189	\$1,307,264	6.04%	↑
Unimproved Values	\$5,656,804	\$5,983,996	\$327,192	5.78%	↑
<b>TOTAL</b>	<b>\$27,294,729</b>	<b>\$28,929,184</b>	<b>\$1,634,456</b>	<b>5.99%</b>	

**\$Revenue change to LY 1,634,456**



**%Revenue change to LY      5.99%**

Landgate's has scheduled the City next GRV revaluation cycle in 2023-24, with an effective date 1 July 2024. GRV properties valuations will only change if an interim revaluation is issued by Landgate if a property has a change in its land use status (i.e. addition/demolition/new dwelling).

UV mining tenement valuations undergo an annual rental review by the Department of Mines, Industry Regulation and Safety (DMIRS) between April to May. The review can result in an increase or decrease to their unimproved values. The related UV valuation roll will be received around mid to late May. The delay means the City has been unable to factor the mining tenements 1 July 2022 valuations into its initial 2022-23 budget deliberations and rates modelling.

Table 3 below details the different rating categories and compares the current year rates in the dollar and minimum payments to the proposed rate in the dollar and minimum payments for the 2022-23 financial year based on a proposed five percent (5%) increase to rate in the dollar and minimum payment.

**Table 3 Proposed 2022-23 rates in the dollar and minimum payments**

Rating Category	Current 2021-22 RID (cents)	Current 2021-22 Min Pay \$	Proposed 2022-23 RID (cents)	Proposed 2022-23 Min Pay \$	% Change
GRV All Residential	6.6741	933	7.0078	980	5%
GRV Central Business	7.0073	933	7.3577	980	5%
GRV General Industry	7.5664	933	7.9447	980	5%
GRV Mining	4.8114	933	5.0520	980	5%
GRV All Other Properties	7.4738	933	7.8475	980	5%
UV Pastoral	7.9254	290	8.3217	305	5%
UV Mining Operations	18.8999	404	19.8449	424	5%
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UV General Leases	18.8999	404	19.8449	424	5%

### Rating Strategy

Council's Long Term Financial Plan (LTFP) rating strategy's framework was prepared to:

- provide equitable rate increases that reflect the level of service provision to rate payers; and
- maintain Council's position for an average Gross Rental Value (GRV) and unimproved value (UV) rate in the dollar which remains comparable to other rating regional councils.

Through its LTFP, the City is committed to ensuring that the City is committed to ensuring it has the financial capacity to continue to maintain service levels, which meet the needs of the community in a financially sustainable way.

This is achieved through;

- continued austerity measures - focusing on improving utilisation of all resources;
- better resourcing and creating efficiencies through a high performance culture;
- benchmarking and continuous improvement; and
- assessing the economic climate - reassessing and readjusting as and when needed.

When implementing its rating strategy as part of the LFTP, Council considered the key values contained within *Rating Policy Differential Rates (s.6.33) March 2016* (Rating Policy) released by the then Department of Local Government and Communities), being:

- Objectivity
- Fairness and Equity
- Consistency
- Transparency and Administrative Efficiency

In accordance with the Rating Policy, City Officers compared the proposed rates with the City's neighbouring local governments. The Rating Policy states, "*the local government has reviewed and considered rates proposed in neighbouring or similar local government districts in the rating strategy.*"

### **Consultation**

Before the City of Kalgoorlie-Boulder can impose differential rates or minimum payments, Council must advertise the proposed differential rates for a minimum of 21 days. The advertising period cannot commence before 1 May 2022. This period of advertising allows ratepayers the ability to inspect the proposed Objects and Reasons and make a public submission in respect to the proposed differential rates and minimum payments prior to Council's adoption of the rates as part of the 2022/2023 Budget.

Council is required to consider any submissions received before imposing the proposed rate or minimum payment with or without modification.

It should be noted, that with respect to general minimum rates applied separately to each differential rating category (where a differential general rate is proposed), no more than 50% of the number of properties in each category can attract the proposed minimum rate for that category.

Council cannot impose a differential general rate, which is more than twice the lowest differential rate, without Ministerial approval.

Council can adopt a different rate in the dollar and minimum payment at the time Council adopts the 2022-23 Budget. Therefore, if a 5% rate in the dollar is advertised, Council can still adopt a lower percentage increase which will actually be charged to rate payers, but Council cannot adopt a higher percentage increase than advertised.

## Local Government Comparison Data

WALGA Economic Briefing March 2022 - Local Government Cost Index (LGCI) Forecast 2021/22 – 5.70%.

ABS CPI 12 months March 2021 to March 2022 (Perth) – 7.6%.

The City has reviewed and considered rates proposed in neighbouring or similar local government districts. A large number of regional councils have undergone a GRV revaluation by Landgate, with an effective date 1/7/2022. These councils are still in the process of rates modelling and their rates data was not available to include in this report. (i.e. Shire of Collie, Shire of Mount Magnet, Town of Port Hedland, City of Greater Geraldton, and City of Albany).

The proposed rate increases by other neighbouring councils is displayed in Table 4 below. The data shows the City's proposed five percent (5%) rate in the dollar and minimum payment increase is in line with what other councils are considering.

**Table 4 Neighbouring Councils – Regional WA**

Local Government	2022-23 Proposed % Increase	Comments
Shire of Coolgardie	5%	Rate in the dollar and minimum payments
City of Karratha	3%	Revalue year – 3% increase to rate in the dollar and minimum payments. An overall 5.5% increase to rates revenue.
City of Kalgoorlie-Boulder	5%	To rate in the dollar and minimum payment. An overall 5.9% increase to rates revenue

## STATUTORY IMPLICATIONS

*Local Government Act 1995*, Part 6, Division 6 – Rates and Service Charges

- Subdivision 1 – Introduction and basis of rating;
- Subdivision 2 – Categories of rates and service charges;
- Subdivision 3 – Imposition of rates and service charges.

*Local Government (Financial Management) Regulations 1996* – Part 5 – Rates and service charges

## POLICY IMPLICATIONS

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

## COMMUNITY ENGAGEMENT CONSULTATION

Council must give local public notice, no earlier than 1 May 2022, which details each rate in the dollar and minimum payment and make available the Objects and Reasons for its differential rating categories. A minimum period of 21 days must be provided for the community to provide feedback. Council must consider any

submissions received prior to the request for Minister's approval and adoption of rates.

The following engagement will take place:

- Public notice will be published in the local Kalgoorlie Miner newspaper.
- Public notice will be displayed on notice boards located at council facilities; Council Administration Office, 577 Hannan Street, Kalgoorlie and The William Grundt Memorial Library, Cnr Roberts and President Street, Kalgoorlie.
- Information will be made available on the City's website outlining the intention to levy differential rates and minimum payments and details on how to make a submission.
- Post on the City's social media site.

## **ATTACHMENTS**

2022-23 Statement of Objects and Reasons 

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

Nil

**17 INFORMATION BULLETIN**

**17.1 CHIEF EXECUTIVE OFFICER**

Nil

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## 18 CONFIDENTIAL ITEMS

### 18.1.1 ACQUISITION OF LAND

<b>Responsible Officer:</b>	<b>Andrew Brien</b> <b>Chief Executive Officer</b>
<b>Author:</b>	<b>Alex Wiese</b> <b>Director of Economy and Growth</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

**MOVED BY:** CR DEBORAH BOTICA  
**SECONDED BY:** CR MANDY REIDY

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

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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.

Members of the press and the gallery left the room at 7:33pm.

Council moved into camera at 7:33pm.

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**COUNCIL RESOLUTION**

**MOVED BY: CR MANDY REIDY**  
**SECONDED BY: CR KIRSTY DELLAR**

**That Council:**

- 1. Authorise the CEO to exercise the Call Option Deed and facilitate payment of the \$2,720,000 plus GST for the purchase part of Lot 500 identified as Proposed Lot 2 in the plan annexed as Annexure B in the Contract for Sale of Land or Strata Title contained within the Call Option Deed (refer to Attachment 1 – The Property); and**
- 2. Authorise the Mayor and Chief Executive Officer to execute all documents required to give effect to the acquisition of the Property under the common seal of the City of Kalgoorlie-Boulder in accordance with Part 19.1(2) of the Standing Orders Local Law 2013.**
- 3. Authorise the Chief Executive Officer to extend the time period for Aldi Foods Pty Ltd to be eligible for the reduction in waste disposal fees as approved by Council at OCM 28 February 2022.**

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

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**COUNCIL RESOLUTION**

**MOVED BY: CR KIM ECKERT**  
**SECONDED BY: CR MANDY REIDY**

**That Council move out of camera and resume standing orders**

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

Council moved out of camera and resumed standing orders at 7:40pm.

Public returned to the Chamber and the Mayor read the resolution adopted in the confidential section.

**19 DATE OF NEXT MEETING**

The next Ordinary Council Meeting will be held on Monday 23 May 2022.

*Cr Mick McKay call ended at 7:41pm*

**20 CLOSURE**

There being no further business, the Mayor thanked the Councillors and staff for their attendance and declared the meeting closed at 7:42pm.