



2024

Investment Prospectus



City of
Kalgoorlie
Boulder

Welcome to Kalgoorlie-Boulder

Mayoral Welcome:

Kalgoorlie-Boulder is the centre of one of the richest resource areas in the world, the hub of a thriving economy supported by minerals operations and emerging industries.

Its strategic location provides infrastructure and connectivity that ensures access to national and global markets for businesses and investors.

A skilled and capable workforce meets the needs of our rapidly growing economy, with a strong network of services and facilities supporting workers in a modern, vibrant city.

The Kalgoorlie-Boulder Economic Zone is comprised of seven local government areas, all with exciting opportunities for investment, including in the supply and processing of critical minerals, which is seeing unprecedented global demand.

There has never been a better time to invest in our diverse, growing economy. Welcome to Kalgoorlie-Boulder.

Glenn Wilson
City of Kalgoorlie-Boulder Mayor

Contents

Welcome to Kalgoorlie-Boulder	2	Infrastructure/Connectivity	20
Why Kalgoorlie-Boulder?	4	Industrial Land	21
Vision for Growth	6	Commercial Property	22
Investment Highlights	8	Residential Property	23
Mining and Mining Services	10	Labour Market and Workforce	24
Emerging Industries	13	Liveability	25
Investment Opportunities	16	Get Your Project Moving	26

Kalgoorlie-Boulder - Greater Prospects

Kalgoorlie-Boulder is the economic hub of the prosperous Goldfields region, rich in resources and investment opportunities. Be part of our region's ambition and vision as we champion innovation and accelerate our economic growth. It's an incredible time to work, live and invest in Kalgoorlie-Boulder.



30,697
POPULATION



10.7%
LABOUR FORCE GROWTH
OVER LAST THREE YEARS



34
MEDIAN AGE



7.7%
ABORIGINAL
AND TORRES STRAIT ISLANDERS



\$2,324
MEDIAN HOUSEHOLD INCOME



\$14.38 BILLION
ANNUAL ECONOMIC OUTPUT



20.8%
ECONOMIC GROWTH
2020-21 to 2021-22



243,000
VISITORS PER YEAR



WESTERN AUSTRALIA

Kalgoorlie-Boulder Economic Zone

KALGOORLIE-Boulder

PERTH



Acknowledgement of Country

The City of Kalgoorlie-Boulder acknowledges the Traditional Custodians of this land and pays its respects to its elders past and present.

2023 CKB artwork by Regina Donaldson

Why Kalgoorlie-Boulder?

Mining Resources for the Global Economy

- Globally recognised base, precious and critical minerals
- Major driver of regional and national economy
- Key player in emerging industries
- Large mining and support base with significant strength, capacity and infrastructure
- Major regional city with skilled, residential workforce
- Low sovereign risk and strong ESG credentials
- Strategic infrastructure and connectivity

Modern, Liveable, Regional City:

- Skilled, residential workforce
- Affordable cost of living and varied housing options
- Quality health and education services
- Diverse sports, recreation, arts and leisure facilities

19 different commodities, including major gold, nickel and lithium deposits



Kalgoorlie-Boulder Economic Zone Snapshot



The Kalgoorlie-Boulder Economic Zone (KBEZ) is an economic powerhouse, representing 80% of the Goldfields-Esperance economy and being a major driver of Western Australia's economy. Mining is the largest value-adding and exporting sector, producing \$21.1 billion of the KBEZ's \$27.6 billion economic output, and providing half of all the jobs in the region – the highly mineralised Kalgoorlie-Boulder zone has some of the biggest gold reserves in the world. It also has significant reserves of nickel, lithium, cobalt and rare earth elements that are crucial to the world's clean energy transition.

Emerging industries such as downstream processing are providing unprecedented new opportunities to diversify and strengthen the region's economic base and highlight its competitive advantages. There are also significant investment opportunities in the Mining, Equipment, Technology and Services sector (METS), infrastructure, tourism, SMEs and the education and health sectors.

Five top industries in Kalgoorlie-Boulder Economic Zone:





Vision for Growth

Kalgoorlie-Boulder is a City with an eye to the future, focusing on growing our economy and enhancing our City's liveability. The City has a comprehensive growth plan and vision for continued prosperity, as emerging industries join our globally significant mining industry. Our economic development unit and collaborative governance aims to help investors maximise opportunities. Be part of the City's vision to foster economic diversity and growth.



- People, Community and Place**
- Foster multiculturalism and reconciliation
 - Bring land to market to grow housing supply and encourage population growth
 - Enhance liveability to support our growing residential workforce



- Environment**
- Sustainable city of the future: invest in decarbonisation and energy, waste and water initiatives
 - Maintain and grow green spaces



- Tourism and Visitation**
- Grow and enhance tourism
 - Identify and support new tourism assets and operations



- Infrastructure and Connectivity**
- Invest in civic and transport infrastructure
 - Increase flights; re-establish east-west direct flights



- Energy and Utilities**
- Plan and advocate for industry-enabling, common-user infrastructure to support growth
 - Support and drive renewable energy and decarbonisation initiatives



- Enterprise and Knowledge**
- Support excellence in education and training
 - Build global partnerships and research hubs



- Mining and Industrial Technology**
- Continue growth in mining and embrace emerging industries
 - Encourage downstream processing and reagent production opportunities
 - Advocate for the provision of symbiotic industrial parks



- Business and innovation**
- Increase opportunities for Small Medium Enterprises and First Nations businesses
 - Foster innovation and business excellence

Investment Highlights

\$188 million in projects
 City of Kalgoorlie-Boulder
 Development Applications value for
 2018-23 financial years

Pipeline projects
\$16.5 billion to
\$100 BILLION



Major projects completed or under construction in Kalgoorlie-Boulder in the last five years range from several million dollars to \$1 billion plus. They reflect the continuing attractive investment opportunities in the mining resource sector; tourism, retail and community developments; and emerging industries such as downstream processing. Rising commodity prices, particularly for gold and nickel, are also driving significant exploration investment.

Ten major resource projects located in the KBEZ that are under construction, consideration or have funds committed account for approximately \$8.3 billion in capital expenditure. The projects will expand the KBEZ's economic output from base, critical and precious minerals, and downstream processing and refineries, aligning with the Federal and State Government's economic diversification policies and its commitment to net zero emissions by 2050. Another \$8.19 billion of pipeline projects in Kalgoorlie-Boulder are under construction, consideration or have funds committed, and a green hydrogen project potentially worth \$100 billion is under investigation.

– IN DEVELOPMENT PHASE –
Western Green Energy Hub
 Cost: Up to **\$100 billion**

- Proposed ultra-scale renewable energy project
- Generate around 50GW of electricity via upstream solar and wind
- Produce more than 3.5 million tonnes of green hydrogen per year

Major Pipeline Resource Projects

<p>BHP Nickel West: West Musgrave Copper and Nickel Project Cost: \$1.7 billion Status: Committed</p>	<p>Northern Star Resources: Super Pit Expansion Cost: \$1.5 billion Status: Under construction</p>	<p>BHP Nickel West: Kalgoorlie Smelter Renewal Project Cost: Approximately \$1 billion Status: Under consideration</p>	<p>Pure Battery Technologies: WA Precursor Cathode Active Material Refinery Hub Cost: \$460 million Status: Under consideration</p>
<p>Liontown Resources: Kathleen Valley Lithium Mine and Refinery Cost: \$1.62 billion Status: Under construction (mine), under consideration (refinery)</p>	<p>Lynas Rare Earths: Kalgoorlie Rare Earths Processing Facility and Mount Weld Mine Expansion Cost: \$1.07 billion Status: Under construction (Rare Earths Processing Facility), committed (mine)</p>	<p>IGO: Cosmos Nickel Project Cost: \$825 million Status: Under construction</p>	<p>Bellevue Gold: Bellevue Gold Project Cost: \$252 million Status: Under construction</p>

Other Major Projects

<p>M/Group Residential Lifestyle Village Cost: \$158 million Status: Proposed</p>	<p>Kalgoorlie Health Campus and Mental Health Facilities Upgrades Cost: \$30 million Status: Completed</p>	<p>Bega Garnbirringu Health Service Facility Cost: \$20 million Status: Proposed</p>	<p>Outback Way Sealing Cost: \$678 million Status: In progress</p>
<p>Hilton Doubletree Golf Course Resort Cost: \$30-40 million Status: Under construction</p>	<p>Coles Central Shopping Complex Cost: \$26 million Status: Completed</p>	<p>Kalgoorlie CBD Development Cost: \$16 million Status: Completed</p>	<p>Goldfields Oasis Recreation Centre Reurbishment Cost: \$113 million Status: Proposed</p>

Mining and Mining Services

Mineral riches: The mineral resources of Kalgoorlie-Boulder have been the cornerstone of its economic development since the 1890s gold rush – the region is one of the most highly mineralised in the world. The KBEZ is the premier producer of gold in Western Australia, and also has significant reserves of nickel, lithium, cobalt and rare earths elements. The mining industry generates significant returns to local, state and national economies through its exports to key international markets and products and business services purchased. The sector is highly responsive and mature, distinctive for its innovation and entrepreneurialism.

Mining at a Glance

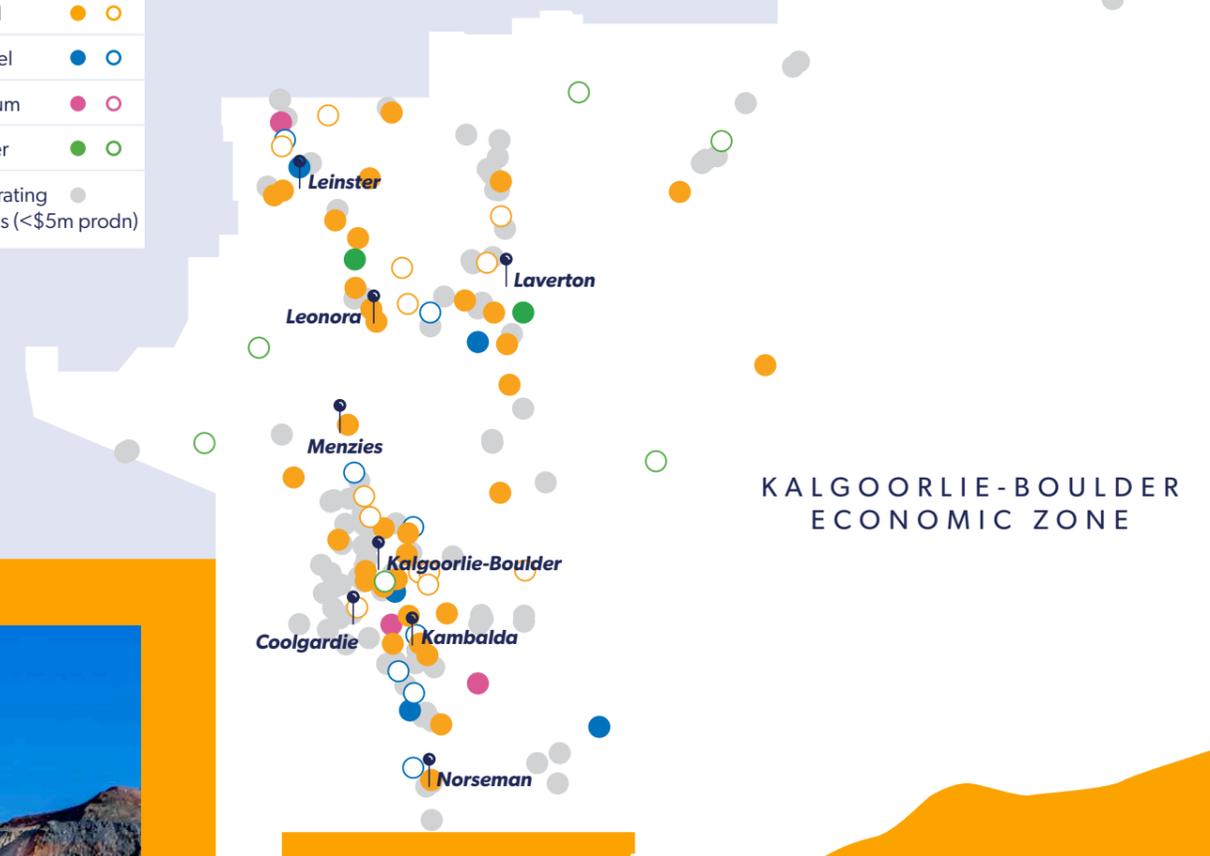
- ✓ Largest value-adding and exporting sector in the KBEZ, accounting for more than three-quarters of total economic activity and providing approximately one in every two jobs
- ✓ Large number of operating mines and strong growth forecast
- ✓ Significant growth in critical minerals, including rare earth elements
- ✓ Major exporter of gold, nickel, lithium, cobalt, copper, manganese, silver, zinc and rare earth elements

Major Resource Projects – Mines, Deposits and Infrastructure

Note: For major resource projects, “Other” includes copper, lead, zinc, heavy mineral sands, iron ore, potash, rare earths, uranium, vanadium and titanium. Note: Major resource projects categorised as “in development” includes projects that are under development, proposed or undeveloped.

Operating ↘ ↙ In Development

Gold	● ○
Nickel	● ○
Lithium	● ○
Other	● ○
Operating mines (<\$5m prodn)	●



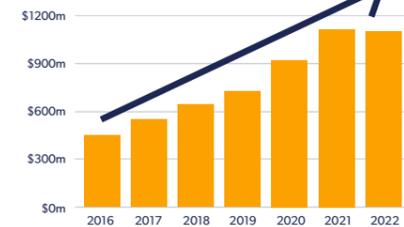
108 Operating Mines in 2018

163 Operating Mines Now

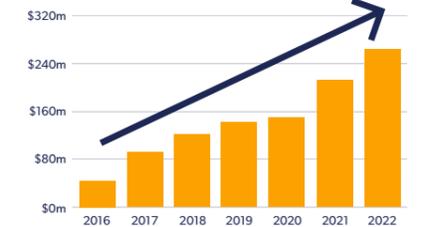
78 Mines Under Development or Consideration

50 Years of Identified Resources

50



\$1.1 Billion
Annual Gold Exploration Expenditure in WA
2016–2022: Increased by 147%



\$267 Million
Annual Nickel/Cobalt Exploration Expenditure in WA
2016–2022: Increased by 337%



Mining Services and Downstream Processing

The rich mining industry of Kalgoorlie-Boulder is further enhanced by a world class Mining, Equipment, Technology and Services sector (METS). The region generates billions of dollars in economic value each year from its large manufacturing base, ongoing construction activity, and as a transport and logistics hub. It is also fast becoming a downstream processing hub, with a major established downstream processing plant, and supporting infrastructure and turnkey sites available to support further growth. The enormous development of the downstream processing sector with expansions, new operations and upgrading of technology will lead to increased demand for logistics and other resources.

+47%
Gold Price
2016 to 2022



2022 Average gold price US\$1,801/oz, up from US\$1,220/oz in 2016

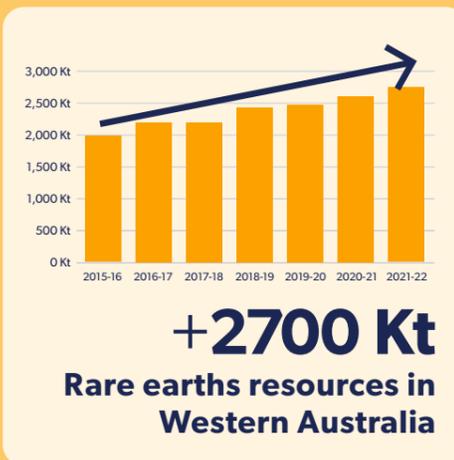
+105%
Nickel Price
2016 to 2022



2022 Average nickel price US\$25,700/t, up from US\$12,800/t in 2016



+\$700 Million
Rare earths sales from
Western Australia



+2700 Kt
Rare earths resources in
Western Australia

KBEZ Key Competitive Advantages:

- Large, growing mining and support base with significant strength in size and capacity
- Close to source (downstream processing, byproduct return, recycling and reprocessing)
- Proximity to significant number of current and prospective rich mineral deposits, with at least 19 different commodity mineral deposits identified in the region
- Specialist expertise and strong industry performance around mineral extraction, exploration, processing, mining services and research

Key Local METS Sectors:

- Exploration and drilling
- Education and training
- Specialist engineering and fabrication
- Servicing and shut down support
- Transport and haulage
- Energy and water solutions, including renewables
- Geology and tenement mapping
- Research and information technology

Emerging Industries

Mineral Uses

Electric Vehicles

- Lithium
- Nickel
- Manganese
- Cobalt
- Graphite
- Rare earth elements

Renewable Energy

- Nickel
- Manganese
- Chromium
- Cobalt
- Silicon
- Gallium
- Germanium
- Rare earth elements

Energy Storage

- Nickel
- Cobalt
- High-purity alumina
- Graphite
- Lithium
- Manganese
- Vanadium

Electronics

- Antimony
- Beryllium
- Germanium
- Lithium
- Niobium
- Indium
- Rare earth elements
- High-purity alumina
- Platinum group elements
- Scandium
- Silicon
- Tantalum
- Tungsten
- Gold and Silver

Global shifts related to climate change and geopolitical relationships have created a focus on critical minerals, low-carbon technology and ESG practices. As a result there are five key emerging industries in the KBEZ: Downstream Processing, Industry Water, Reagent Production, Waste Recycling and Retreatment, and Reprocessing of Byproducts.

1 Downstream Processing

Downstream processing and value capture in a sustainable manner are becoming an increasing focus of the State and Federal Governments, and there is high forecast demand nationally and internationally for critical minerals essential for clean energy technology.

Kalgoorlie-Boulder has a strategic competitive advantage to support downstream processing with the availability of land, infrastructure and resources.

Projects such as the \$575 million Lynas Rare Earths Processing Facility and the \$1 billion BHP Nickel West Kalgoorlie Smelter Renewal Project have led to the release of additional industrial land in Kalgoorlie-Boulder, and the attraction of other potential proponents from complementary industries.

There exists the opportunity to develop additional downstream processing facilities to capitalise on critical mineral mining and extraction to support decarbonisation objectives and strategies on a national and global level.

Opportunity

Exciting investment opportunities to be part of downstream processing hub, with world class resources, expertise, services and infrastructure on the doorstep.

At a Glance

- Six of the top critical minerals mined in KBEZ - nickel, lithium, copper, manganese, cobalt, zinc – plus rare earth elements
- Established skilled workforce, major infrastructure and METS industry
- Location supports vertically integrated operations with clean energy and battery supply chains
- Upstream transport advantage
- Multiple freehold land parcels available in Kalgoorlie-Boulder to suit other future projects with a range of requirements

2 Industry Water

Mining and processing activities in the KBEZ are growing and water is a key input, with large, stable quantities required. Sourcing low-cost, fit-for-purpose, sustainable water is becoming increasingly challenging, due to climate change and slow recharge of underground water. Operations are now seeking to maximise utilisation and invest in more sustainable profiles.

Opportunity

Industrial-scale water reprocessing and treatment to create new supply and extract value.

At a Glance

- Large, low-cost water volumes are required to support mining and downstream processing growth
- Cluster industrial supply opportunities exist, as well as strong research interest
- Underground hypersaline water hosts a wealth of metal values; this is a key research area at Curtin University's Western Australia School of Mines (WASM)
- Treatment and valorisation of waste and disposal of hazardous components efficiently will increase supply and generate value



3 Reagent Production

Large volumes of industrial reagents (such as Sulphuric Acid and Hydrochloric Acid) are used in the KBEZ. The chemicals are a critical input into mining operation and downstream processing. Both sectors are experiencing strong growth, with demand expected to increase up to 50 times by 2050.

Opportunity

The establishment of local production facilities for reagents to meet supply needs of 163 operating mines, another 78 possible mines, and a growing critical minerals hub.

At a Glance

- Underwritten by existing and growing major mining and downstream processing operations
- Integration opportunities for outputs and byproducts reagent plants
- Major road and rail transport network with access to three major deep water ports
- High growth profile link to decarbonisation and electrification



4 Waste Recycling and Retreatment

Industry, government and communities are focused on reducing waste and improving environmental outcomes through innovative science and technology. KBEZ is no exception, with significant investment and interest in sustainable waste disposal and recycling to support growth and deliver on environmental targets, and as part of business strategies.

Opportunity

As a geographically remote location that is close to mining operations, Kalgoorlie-Boulder provides an ideal location for the establishment of major recycling and retreatment facilities.

At a Glance

- Drive to reduce waste from mine to product end-of-life – best practice in metal generation includes minimising or eradicating waste, intercepting material before it becomes waste
- Opportunities for local downstream processing byproduct and storage to reduce back-to-site transport requirements and support further reprocessing; potential to service local, state and national markets
- Potential for shared facility, recycling all forms of waste including tyres and other waste energy products

5 Reprocessing of Byproducts

Investment in the region from entities such as Lynas Rare Earths, BHP Nickel West and Curtin University is creating an environment to develop leading expertise in pyrometallurgical processing of critical minerals. The expertise in this area has dwindled to a handful of areas globally, and the technical knowledge of lithium and rare earth elements processing is one of China's true monopolies in this space.

Opportunity

Just as it has with hard-rock underground mining, Kalgoorlie-Boulder may become world-renowned for this capability with enough industrial activity – there is the opportunity to develop a pyrometallurgy hub to recover valuable minerals from mining and downstream processing products.

At a Glance

- Unique location with opportunities for local byproduct storage and reprocessing
- Turnkey land is available to support a pyrometallurgy facility with adjacent major infrastructure
- Existing and new large, diverse byproduct stores in KBEZ
- Curtin University is investing \$5 to \$10 million dollars of facilities and personnel in the field in Kalgoorlie

Investment Opportunities

KALGOORLIE-BOULDER – ON THE MOVE →

Kalgoorlie-Boulder’s expanding economy presents a variety of attractive investment opportunities and partnerships, including in tourism, Indigenous business, land and housing, renewables and energy, and the Kalgoorlie Rail Realignment and Intermodal Facility.

Kalgoorlie Rail Realignment and Intermodal Facility

The proposed rail realignment in Kalgoorlie-Boulder has the potential to create a new crossroads for freight and services and provide strong economic growth and increased employment opportunities. The proposed realignment aims to maximise regional logistics capacity, diversify industry and strengthen the region’s capacity to contribute to Western Australia’s economy. The project will explore a variety of options relating to rail realignment and intermodal possibilities, including the feasibility of removing the existing rail line east of the Super Pit and reconnecting to the East-West link. Potential benefits could include lower cost and more efficient transport, deconstrained land for further potential mineral exploration, and creation of other industry and community growth opportunities. The proposed development of a new intermodal hub in West Kalgoorlie has synergies with the rail realignment.

Why Kalgoorlie-Boulder?

-  Interstate rail freight through Kalgoorlie expected to grow from 3 million tonnes per annum in 2013 to five million tonnes per annum in 2031; this is a growth corridor
-  \$2.5 million Federal and State-funded business case - commenced. Led by Goldfields-Esperance Development Commission.
-  Preliminary business case shows project has benefit-cost ratio: 1.5

Renewables and Energy

As industry and government move towards low carbon technology and focus grows on environmental impact and social licence, emerging best practice is seeing demand for renewable energy increase significantly. The KBEZ hosts a range of major infrastructure which forms the backbone of a highly prospective addressable/accessible market area linked to aggregate demand from active mine sites, and other factors such as the region’s role as one of Western Australia’s main transport and logistics hubs. Mine decarbonisation and growing energy demand has the potential to act as a foundation for rapid expansion of green energy and baseload energy supply to mining, downstream processing and into the Western Power grid. Government investment and policy is backing the green energy transformation and creating attractive opportunities for investment partnerships in a State with low sovereign risk and strong ESG credentials.

Why Kalgoorlie-Boulder?

-  Significant growing baseload energy demand driven by mining sector decarbonisation, expansions and new projects
-  Available land for large-scale power generation and storage
-  Opportunities for standalone, behind-the-meter and Western Power grid-connected power generation solutions

Tourism

The economic contribution of Kalgoorlie-Boulder’s tourism industry is spread across a broad range of industries that provide tourism-related services, including accommodation, food, recreation and retail. Business-related tourism is a strength of the visitor economy and is likely to continue due to strong industry and business sectors, Kalgoorlie-Boulder’s strategic location, and the success of major annual events such as the Diggers and Dealers Mining Forum, Western Australian PGA and the Kalgoorlie-Boulder Race Round. Leisure tourism is a point of diversification and provides significant opportunities for growth. There are also opportunities to capitalise on the strong self-drive tourism market in the Goldfields.



Current Opportunities

-  Boulder Tourism Precinct
-  Aboriginal-led tourism ventures such as cultural and on-country experiences
-  Prospecting, heritage and outback tourism experiences
-  Visitor accommodation

243,000 VISITORS/PER YEAR

\$276 million VISITOR SPEND/PER YEAR



Kalgoorlie-Boulder Airport Precinct

Kalgoorlie-Boulder Airport has experienced significant growth over the last 12 months – annual airport passengers have increased 26% from the 2021-22 to 2022-23 financial year. There are substantial commercial lease opportunities available both landside and airside within the airport precinct. Current projects include a new renewable energy facility and an airport hotel. Investors are encouraged to contact the City to discuss additional opportunities, particularly in freight transport and commercial enterprises.



Indigenous Business

Partnership and Place

Indigenous-led businesses represent significant economic opportunities in Kalgoorlie-Boulder, contributing strongly to its economic diversity and output. Opportunities for investment and change include through the provision of business support for reconciliation and corporate ESG requirements. Economic partnerships then lead to social change, through economic empowerment for First Nations businesses and communities. Support from the Goldfields Aboriginal Business Chamber (GABC), Goldfields-Esperance Development Commission and City of Kalgoorlie-Boulder is available for investors and emerging and established Aboriginal enterprises. Partnering with the GABC provides introductions to Indigenous businesses and the potential for significant growth and returns.



Potential for Growth

Economic output of Kalgoorlie-Boulder Economic Zone
\$27.6 billion

Contribution of Goldfields Aboriginal Business Chamber businesses to Goldfields-Esperance economy

\$30 million

Source: Goldfields Aboriginal Business Chamber



GABC

- Aboriginal-led incorporated association representing over 80% of Aboriginal businesses in the Kalgoorlie-Boulder Economic Zone
- Champions Aboriginal business participation by creating commercial opportunities through relationships and engagement with industry and government
- Contributes to decisions and policy development that impact the Aboriginal business sector
- Promotes reconciliation between Aboriginal and non-Aboriginal people by developing understanding of culture through community connections and the growth of the Aboriginal business sector
- Provides introductions to Indigenous businesses

Cultural Centre and Business Precinct Investment Opportunities

- Cultural centre for indigenous history and heritage proposed
- Potential for culturally appropriate commercial zone with retail, cafés, gallery, offices, tourism operations, event spaces and professional workplaces for Aboriginal-owned businesses
- Public and private investment, collaboration and partnership opportunities

Investment Partnerships

Western Australia School of Mines

The Western Australia School of Mines (WASM) within Curtin University's Kalgoorlie Campus is a far-reaching facility for the resources sector, at the forefront of leading-edge research and enabling education of mining professionals from around the world. WASM is ranked second in the world for Mineral and Mining Engineering, and attracts strong industry support through partnerships and investment in high-tech facilities. It provides significant collaborative opportunities for research based on WASM's close proximity to the array of minerals in Kalgoorlie-Boulder, including for green mineral production, and live mining activity.

WASM ranked second in the world for Mineral and Mining Engineering



\$200 million Trailblazer funding

- Curtin University part of Federal Government, industry and university Trailblazer initiative to drive applied industry-based research supporting technology development and establish a commercialisation hub
- Kalgoorlie WASM campus a key player in initiative, has attracted \$2 million of this funding to support pyrometallurgy capability

Rural and Remote Health Education, Research and Innovation

World class opportunities for rural and remote medical education and allied health experiences are offered on-site at Curtin's Kalgoorlie Campus through the Rural Health Multidisciplinary Training program and the University Department of Rural Health (UDRH), based at the Rural Health Campus (RHC). The RHC is an academic centre focused on health education and research, and has partnerships with the WA Country Health Service and Royal Flying Doctor Service Western Operations. Federal funding of \$38 million for the UDRH includes campuses in the Goldfields and South West. Important industry and government partnerships provide valuable training experiences for health science and medical students.



City of Kalgoorlie-Boulder – Land and Housing

A 1.5ha commercial site in Kalgoorlie presents outstanding investment and partnership opportunities on an area of prime CBD real estate. The Brookman Street site has the potential for hotel, residential, retail or mixed-use development to service the City's thriving local and tourism markets. Anticipated high-end development on the site will form an important part of the City's reinvigorated central business area, which includes a \$16 million development that has further strengthened and diversified business in the City, showcasing its commercial strength and diversity. Kalgoorlie-Boulder also has attractive investment opportunities on other City-owned land, for which the City is seeking commercial (airport) and residential development opportunities.



1.5ha prime commercial site available in Kalgoorlie-Boulder for investment and partnerships





Infrastructure/Connectivity

Kalgoorlie-Boulder performs a critical role as a key transport and logistics centre, connected by major highways, national and state rail and a major regional airport, and with an east-west fibre optic cable for NBN connections and multiple internet providers.

The City is a strategic link between Perth, the northwest of WA and the eastern Australian states, its high quality infrastructure ensuring business and industry can access national and global markets efficiently and have the connections to run their business. Infrastructure in the KBEZ receives ongoing investment from the State and Commonwealth Governments, through projects such as

upgrades to the Great Central Road, and ongoing planning associated with the Mungari Strategic Industrial Area.

The sealing of the 2700km Outback Way from Winton, Queensland to Laverton, Western Australia, is also under way. The \$678 million project has State and Federal funding and will be completed over the next six years.



Industrial Land

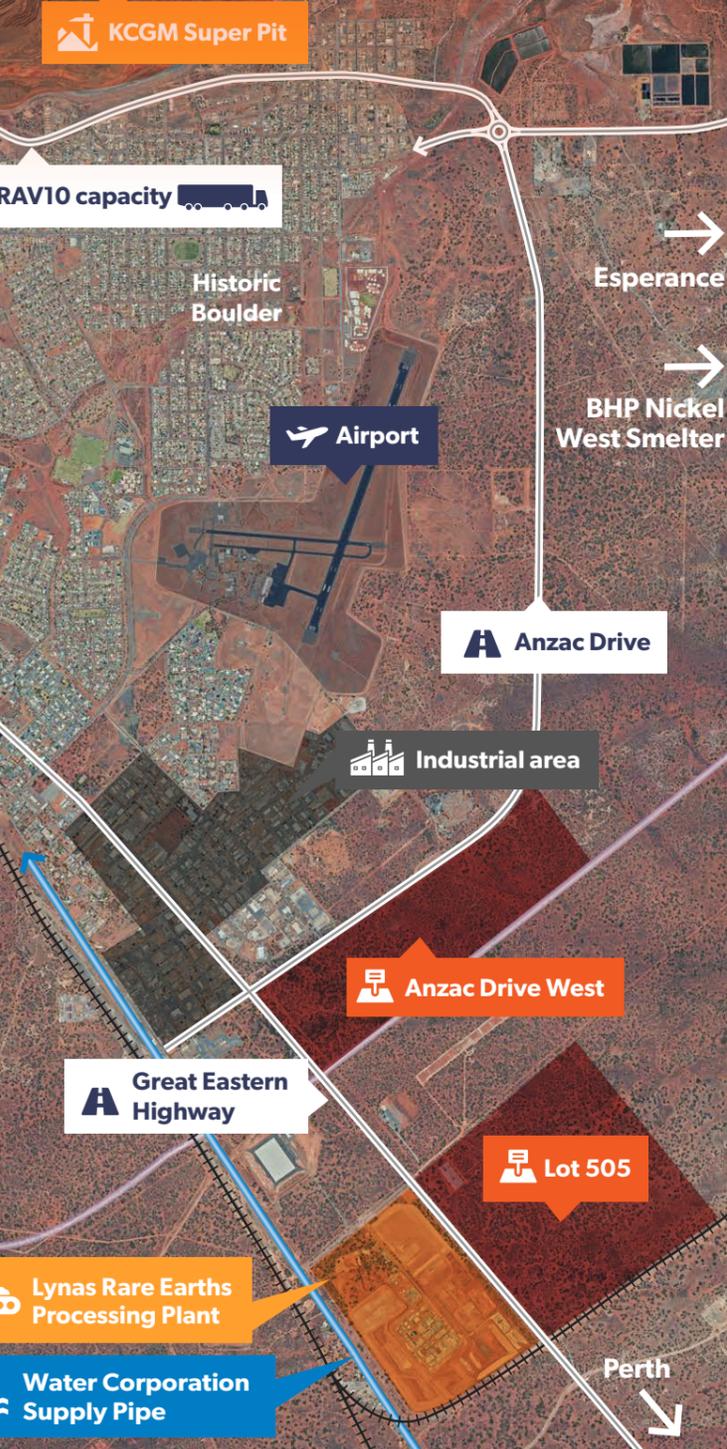
Several key industrial areas in Kalgoorlie-Boulder have significant development potential for new general, strategic and heavy industries. The areas are close to critical utility infrastructure – water, gas, electricity – and strategically located to main arterial roads, railways and the Kalgoorlie-Boulder Airport. DevelopmentWA land options range from 1ha to 700ha. The industrial development potential represents added value to major resource projects, and attractive returns for investors. Industrial developments are invited across all sectors with support from the City and the State. Significant additional land for light industrial development is also available as an outcome of the introduction of the City of Kalgoorlie-Boulder’s Local Planning Scheme 2.

Lot 505
 Total land area 206ha | Lot sizes up to 30ha
 Access to existing railway network along western boundary (future Intermodal Terminal), access to RAV10 road network, close proximity to future Portlink bypass

Mungari
 Total land area 696ha | Lot sizes to be finalized
 Strategic industrial area adjacent to major road, rail, water and power infrastructure

Anzac Drive West
 Total land area 74ha | Lots 3,500sq m to 2ha
 Will provide access to RAV10 road network and connections to power and water

Contact DevelopmentWA for more information



NORTH
1km

Western Power Station

Mungari Strategic Industrial Area ↓ 26km

Lynas Rare Earths Processing Plant

Water Corporation Supply Pipe

Perth



Commercial Property

More than 7000 businesses are based in thriving Kalgoorlie-Boulder, which has two active central business districts and a vibrant mix of locally-owned businesses and national franchises. More than \$180 million in Development Applications for projects within the City in the past five years, including more than \$16 million in the Kal City Centre project, has further strengthened and diversified business in the City, creating new business and social opportunities. The heritage Boulder CBD also presents significant opportunities for start-up businesses, and is earmarked as a Tourism Precinct. Other major developments such as the Kalgoorlie Central shopping complex and the Boulder Road “Big Box” development have further transformed the commercial sector, activating additional areas for business and enterprise.

✓ **Kalgoorlie Central Egan St complex \$26 million**

✓ **Kalgoorlie CBD Economic Transformation \$16 million**

✓ **Boulder Rd light industrial development \$3 million**

✓ **Lot 101 Brookman Street 1.5ha prime CDB site Potential for joint venture or development opportunities**

	Approximate sales price range per m ²	Approximate rental price range per m ²
Retail	\$1600 to \$2200	\$200 to \$300
Office	\$2200 to \$3000	\$200 to \$300
Industrial	\$1800 to \$2800	\$120 to \$160
Land	\$130 to \$150	\$10 to \$15

At a Glance

- Diverse and connected business community
- High number of entrepreneurs and thriving businesses who make a global impact
- Accessible, affordable commercial land
- Strong “buy local” economy with captive market delivering \$1 billion annual local spend
- Pro-development, economically-focused local government, committed to investing and partnering to deliver growth outcomes
- Number of local businesses 7300
- 74c in the dollar spent in Kalgoorlie-Boulder stays in the City



Residential Property



Kalgoorlie-Boulder has a diverse range of property options for residents and investors to support economic and population growth in the region. Median house prices are significantly less than other major Australian centres, and there is strong growth in the residential property sector. Separate houses remain the most popular option, and make up more than 80% of all property in the region. There are several new estates being developed in Kalgoorlie-Boulder to meet the long-term residential land needs of the city. The estates feature quality design, housing diversity, energy efficiency and community living for families, couples and singles. Kalgoorlie-Boulder’s residential property market is an attractive option for investors, with a strong demand for rental properties and modelling showing the need for 4000 new homes within the next 10 years. The City and State are both working to bring additional land to the market for new residential developments.



MEDIAN HOUSE PRICE
\$345,000
 (46% lower than Perth)

MEDIAN UNIT PRICE
\$225,000
 (55% lower than Perth)

MEDIAN WEEKLY HOUSE RENT
\$550
 (4% lower than Perth)

MEDIAN WEEKLY UNIT RENT
\$475
 (5% lower than Perth)

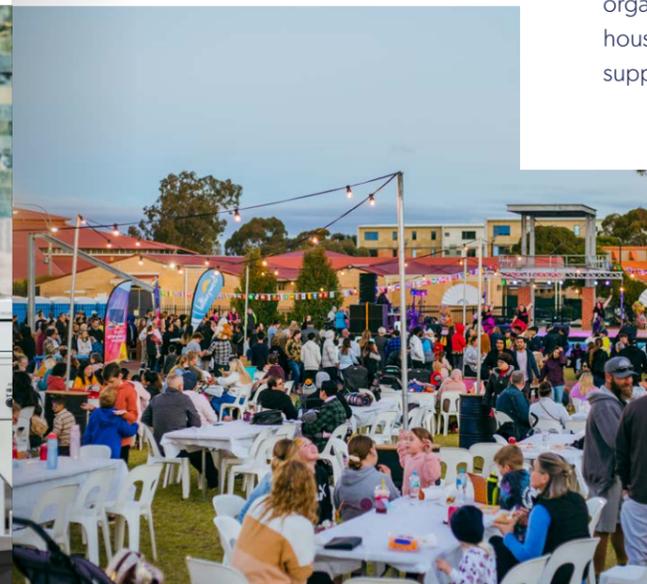
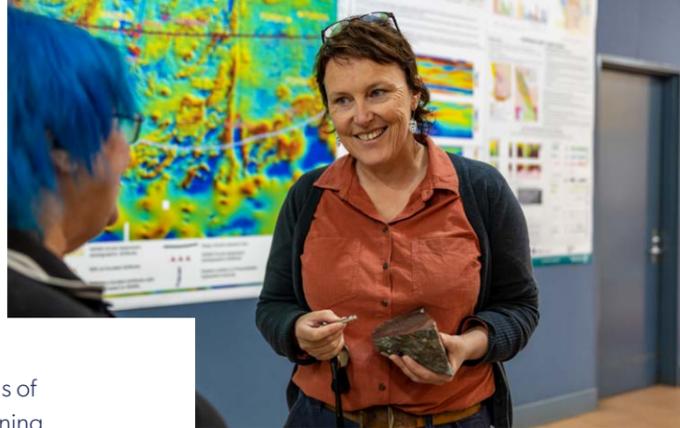
Residential Developments

- Oswald Street 49 dwellings – substantially completed
- Great Eastern Highway subdivision – 33 lots, stage one 13 group dwellings completed, stage two 20 lots planned
- GreenView at Karlkurla – 29 lots completed, a grouped dwelling site with another 22 townhouses under development, another 32 lots planned
- Somerville Heights – More than 1200 dwellings completed
- M/Group lifestyle village – 400-dwelling, turnkey lifestyle village development – proposed
- Other land development options – being presented to the market by the City of Kalgoorlie-Boulder and DevelopmentWA.



Labour Market and Workforce

Kalgoorlie-Boulder has a highly skilled workforce to meet the needs of our growing economy. The mining industry – through metal ore mining, exploration and METS – is the largest employer in the Kalgoorlie-Boulder Economic Zone, providing approximately one in every two jobs. Other key sectors are manufacturing; construction; essential services such as health and education; and transport and logistics. The region has traditionally had an extremely strong labour market, with a lower unemployment rate relative to statewide and national unemployment. Over the past three years, the Kalgoorlie-Boulder labour force has grown by 10.7%, performing strongly even throughout Covid. There is a high proportion of families in the region, creating a stable, residential workforce. The region also has access to skilled migrants through the Goldfields DAMA labour agreement, which allows employers to sponsor skilled overseas workers in specified industries with critical skills and labour shortages. Kalgoorlie-Boulder's excellent educational facilities also put it at the forefront of industry research, training and innovation. The City is also focused on working with the business sector to meet housing needs and enable growth in the Kalgoorlie-Boulder region.



Liveability

Kalgoorlie-Boulder is a modern, liveable, family-friendly city with a strong network of facilities and services for employers and employees. The region has excellent health and education services; quality retail, dining, arts and multicultural experiences; and an extensive range of parks, community organisations and recreational facilities. With a diverse range of available housing options and affordable cost of living it is the ideal environment to support a residential workforce.



+10.7%



Labour force
Grown by 10.7%
Over the past three years

- Young, skilled, diverse workforce
- World-class expertise in mining, downstream processing and Mining, Equipment, Technology and Services (METS)
- Research, innovation and collaboration within industries
- Strong network of training and educational opportunities
- Designated Area Migration Agreement (DAMA) labour program provides skilled overseas workers to meet critical skills demand
- Focus on providing housing solutions for labour market



Curtin University's Western Australia School of Mines
Ranked #2 in the World
For minerals and mining engineering

- Modern, liveable, family-friendly City
- Proactive, welcoming community
- Young, active population
- Affordable cost of living
- Broad range of housing options
- Excellent connectivity and infrastructure
- Quality health and education services
- Large number of sporting and community organisations
- Vibrant arts community
- Diverse retail and restaurant sector
- Rich culture and heritage
- Gateway to Australia's Golden Outback
- Ideal climate

52.7%
Males



47.3%
Females



Younger age profile

15-29 age bracket accounts for 21% of KBEZ population, compared to 18% state-wide



34

Median age



Home to people from 50 different countries



275

Days of sun annually

51
Parks



11
Sporting grounds

Unemployment rate
1.5%



\$2.2 Billion
Annual wages

\$2,324
Median household income



Arts
Major arts centre
A-class art gallery



One of the largest regional hospitals in WA
Part of Rural Clinical School WA training hub



Central Regional TAFE Kalgoorlie
More than 140 Certificate and Diploma courses, works closely with industry

Get Your Project Moving

Talk to us. We're open for business and want to hear from you. The City's Development and Growth Unit aims to make the process of business investment in Kalgoorlie-Boulder as smooth as possible. We'll help ensure you have the right information to inform your feasibility study and business plan, and can also help connect you with key government agencies. If you are seeking to invest, set up, relocate or expand your business, contact the City of Kalgoorlie-Boulder today for a personalised conversation about how we can assist.



Strong investment opportunities



Highly skilled workforce



\$16.5 billion planned projects



Affordable business environment



Modern welcoming City



Extensive mineral deposits



Supportive Business Environment

- Economically-focused City committed to facilitating diversification and growth
- Progressive, engaged community and industry leaders
- Accessible, affordable commercial, residential and industrial land
- Strong local economy with captive market and high local spend
- Local, State and Chamber support - CKB, GEDC, KBCCI and GABC
- Free advice for your business venture

Innovative Business Ecosystem

- Diverse, connected business community
- High number of entrepreneurs making a global impact
- Specialist expertise and skilled local workforce
- Significant local training and research capacity
- Strong local support from existing businesses and mining operations
- Government and industry local purchasing policies to support business



Large mining and METS support base with significant strength in size and capacity



Globally significant and extensive mineral deposits with 19 different commodities



Strong investment opportunities for emerging industries



Extensive infrastructure network and development-ready industrial sites



Strategically linked transport and logistics centre



World-class education and training



Looking to invest in Kalgoorlie-Boulder?

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



City of Kalgoorlie-Boulder

Chief Executive Officer | Call: (08) 9021 9600

Email: ceo@ckb.wa.gov.au | www.ckb.wa.gov.au



Goldfields-Esperance Development Commission

Chief Executive Officer | Call: (08) 9080 5000

Email: info@gedc.wa.gov.au | www.gedc.wa.gov.au



**Chamber of Minerals
and Energy**
www.cmewa.com



**Goldfields Aboriginal
Business Chamber**
www.gab.org.au



**Regional Development
Australia Goldfields
Esperance**
www.rdage.org.au



**Curtin University's
Western Australia
School of Mines**
www.curtin.edu.au



**Kalgoorlie-Boulder
Chamber of Commerce
and Industry**
www.kbcc.com.au