City of Kalgoorlie Boulder

MINUTES

(Unconfirmed)

of the Ordinary Council Meeting

held at 7:00 PM

on

18 NOVEMBER 2024

at the

Kalgoorlie Town Hall

Council Chamber Seating Plan



Nature of Council's Role in Decision-Making

Advocacy:	When Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.
Executive Strategic:	The substantial direction setting and oversight role of the Council, e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.
Legislative:	Includes adopting local law, town planning schemes and policies.
Review:	When Council reviews decisions made by officers.
Quasi-Judicial:	When Council determines an application/matter that directly affects a person's rights and interests. The Judicial character arises from the obligations to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licenses, applications for other permits/licenses (e.g. under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.

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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.

2 OPENING PRAYER

The opening prayer was conducted by Father Conrad from the Catholic Church.

3 DISCLAIMER READING

The Mayor read the disclaimer to those present.

Please note this meeting is being recorded and streamed live on the Council's website in accordance with the City's Public Participation in Council Meeting Policy, which can be viewed on Council's website.

All reasonable care is taken to maintain your privacy; however, as a visitor in the public gallery, your presence may be recorded. By remaining in the public gallery, it is assumed your consent is given if your image is broadcast.

The recommendations contained in this Agenda are Officer's Recommendations only and should not be acted upon until Council has resolved to adopt those recommendations.

The resolutions of Council should be confirmed by perusing the Minutes of the Council Meeting at which these recommendations were considered.

Members of the public should also note that they act at their own risk if they enact any resolution prior to receiving official written notification of Council's decision.

4 RECORD OF ATTENDANCE

4.1 Attendance

In Attendance:

Mayor Glenn Wilson
Cr Deborah Botica
Cr Terrence Winner
Cr Wayne Johnson
Cr Kyran O'Donnell - Via telephone - approved under item 3.1.
Cr Linden Brownley
Cr Nardia Turner
Cr Carla Viskovich

Members of Staff:

Andrew Brien	Chief Executive Officer
Mia Hicks	Director Advocacy and Strategy
Lui Camporeale	Director Engineering
Cassandra Jaegar	Director Corporate and Commercial
Frances Liston	Executive Manager Governance and Risk Services
Paul Lees	Manager Development and Growth
Pia Timu	Head of Marketing
Jaymie Boyes	Governance Officer
Matthew Pearson	ICT Risk and Compliance Officer

Visitors:

24

Press:

3

OFFICER RECOMMENDATION/COUNCIL RESOLUTION

Moved By: **Cr Deborah Botica**

Seconded By: **Cr Carla Viskovich**

That Council approve Councillor Kyran O'Donnell to attend the 18 November 2024 Ordinary Council Meeting via telephone.

CARRIED

(7 / 0)

For:	**Mayor Glenn Wilson, Cr Deborah Botica, Cr Terrence Winner, Cr Wayne Johnson, Cr Linden Brownley, Cr Nardia Turner and Cr Carla Viskovich**
Against:	**Nil**

4.2 Apologies

Apologies - Elected Members:

Nil

Apologies - Members of Staff:

Alain Baldomero	Acting Director Development and Growth
Xandra Curnock	Executive Manager Finance

4.3 Leave of Absence (Previously Approved)

Leave of Absence:

Deputy Mayor Dellar

5 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Nil

6 PUBLIC ACCESS AND PUBLIC QUESTION TIME

6.1 Public Access

Nil

6.2 Public Question Time

Karissa Zappelli and Anthony Ball, residents of Kalgoorlie asked the following question/s:

1. Are you aware of the DNA contamination in the Moderna Covid-19 vaccines?

The Mayor stated the City is aware of the reports provided by the Town of Port Hedland and others.

2. Have you read the TGA report on the 'Residual DNA Quantitation in Pfizer Mrna Vaccines by Qpcr?

The Mayor explained that Council has only just received the TGA report and that the Councillors may not have read the TGA report at that point in time.

3. We request a Councillor to attend The Great Debate event on the 29 November 2024 in Perth.

The Mayor advised he will not be available to attend due to other commitments, however if you provide details of the event and there is a Councillor or staff member available to attend it could be considered.

7 PETITIONS / DEPUTATIONS / PRESENTATIONS

Murray Leahy from MLG Pty Ltd and Ben Doyle from Planning Solutions provided a Deputation in relation to items 15.2.5 and 15.2.7.

8 NOTATIONS OF INTEREST

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

Councillor Terrence Winner declared an impartiality interest in item 14.1.1 (Walk of Fame) and 15.1.5 (Walk of Fame 2025) because a related party is a nominee.

8.2 Financial Interest Local Government Act Section 5.60A

Mayor Glenn Wilson declared a financial interest in item 15.2.2 (Amendment to approved Child Care premises - Lot 13 (67-71) Dugan Street Kalgoorlie) due to his child being enrolled in a centre owned by the applicant.

8.3 Proximity Interest Local Government Act Section 5.60B

Nil

9 APPLICATIONS FOR LEAVE OF ABSENCE

9.1 Applications for Leave of Absence

APPLICANT: COUNCILLOR NARDIA TURNER

Moved By: **Cr Carla Viskovich**

Seconded By: **Cr Linden Brownley**

Councillor Nardia Turner requested leave of absence from 9 December 2024 to 13 December 2024 for work travel and 10 January 2025 to 27 January 2025 due to a family holiday and work travel.

CARRIED

(8 / 0)

For:	**Mayor Glenn Wilson, Cr Deborah Botica, Cr Terrence Winner, Cr Wayne Johnson, Cr Kyran O'Donnell, Cr Linden Brownley, Cr Nardia Turner and Cr Carla Viskovich**
Against:	**Nil**

9.2 Procedural Motion to Suspend Section 9.1 Standing Orders Local Law 2013

Councillor Deborah Botica and Frances Liston left the Chambers at 7:36pm before the vote.

COUNCIL RESOLUTION

Moved By: **Cr Nardia Turner**

Seconded By: **Cr Carla Viskovich**

That section 9.1 of the *Standing Orders Local Law 2013*, which requires members of Council to rise to speak, be suspended.

CARRIED

(7 / 0)

For:	**Mayor Glenn Wilson, Cr Terrence Winner, Cr Wayne Johnson, Cr Kyran O'Donnell, Cr Linden Brownley, Cr Nardia Turner and Cr Carla Viskovich**
Against:	**Nil**

10 ANNOUNCEMENTS BY THE PERSON PRESIDING WITHOUT DISCUSSIONS

10.1 Mayor Announcements

DATE	EVENT	DISCUSSION POINTS
29 October 2024	ABC Goldfields Interview	
	Post Council Meeting Video	
	Interview with Kalgoorlie Miner	
30 October 2024	Welcome to the world event w/ Deputy Mayor.	Welcome First Nations babies born in the last 13 months
	Strategic and General-Purpose Committee	
31 October 2024	BBQ breakfast with the Troops with Deputy Mayor	Breakfast with Kalgoorlie Police and Senior Police to acknowledge the work being done for our City.
	LGIS Cyber Security Workshop	
1 November 2024	Meeting with The Hon Recce Whitby MLA	
	Goldfields Region Electricity Forum	
	WA Local Government Grants Commission Public Hearing	
	Meeting with WALGA President Karen Chappel	
4 November 2024	Solaris Cancer Care Meeting	
	Councillor Concept Meeting	
5 November 2024	Triple M interview	
11 November 2024	Remembrance Day ceremony with Cr Winner	Remembrance Day – Cr Turner attended Kalgoorlie RSL Service representing the Mayor and Council.
	Summer Operational Update Meeting	
	Agenda Briefing	
14 November 2024	What's Down the Track Forum	
15 November 2024	GVROC Meeting	WALGA State Council Agenda
16 November 2024	Sport start of year awards with Cr Viskovich	
18 November 2024	Ordinary Council Meeting	

11 CONFIRMATION OF MINUTES

That the minutes of the Ordinary Meeting of Council held on 30 October 2024 be confirmed as a true record of that meeting.

COUNCIL RESOLUTION

Moved By: **Cr Carla Viskovich**

Seconded By: **Cr Nardia Turner**

That the minutes of the Ordinary Meeting of Council held on 28 October 2024 be confirmed as a true record of that meeting.

CARRIED

(7 / 0)

For:	**Mayor Glenn Wilson, Cr Terrence Winner, Cr Wayne Johnson, Cr Kyran O'Donnell, Cr Linden Brownley, Cr Nardia Turner and Cr Carla Viskovich**
Against:	**Nil**

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

14.0 En Bloc Resolution

COUNCIL RESOLUTION

Moved By: **Cr Terrence Winner**

Seconded By: **Cr Wayne Johnson**

The Officer Recommendations for items 14.1.2, 14.1.3, 14.1.6 and 14.1.7 be adopted en bloc.

CARRIED

(7 / 0)

For:	**Mayor Glenn Wilson, Cr Terrence Winner, Cr Wayne Johnson, Cr Kyran O'Donnell, Cr Linden Brownley, Cr Nardia Turner and Cr Carla Viskovich**
Against:	**Nil**

14.1 Strategic and General Purpose Committee Minutes - 30 October 2024

14.1.1 Walk of Fame

Responsible Officer:	Alain Baldomero Acting Director Development and Growth Lauren Chapman-Holle Manager Community Development
Responsible Business Unit:	Community Development
Disclosure of Interest:	Councillor Terrence Winner – Impartiality Interest
Voting Requirements:	Simple
Nature of Council's Role in Decision-Making:	Review
Attachments:	1. CONFIDENTIAL - Walk of Fame Nominations [**7.1.1.1** - 46 pages] 2. CONFIDENTIAL - Walk of Fame Officer Shortlist 2025 [**7.1.1.2** - 3 pages] 3. CONFIDENTIAL - Walk of Fame Ballot [**7.1.1.3** - 1 page] 4. CONFIDENTIAL - Walk of Fame Assessment Process [**7.1.1.4** - 2 pages]

SUMMARY STATEMENT

The Committee is asked to nominate a recipient for the 2025 Walk of Fame Award from all nominees received to date and request Council to endorse the committee's recommendation with the award to be presented at the 2025 Australia Day event.

REPORT

Background

Since its inception in 2011, the City of Kalgoorlie-Boulder Walk of Fame has inducted 28 people and has a current list of 40 eligible nominations of individuals who live, or have lived in the region now known as Kalgoorlie-Boulder, and have made a significant and positive contribution to the region.

Due to changes to Council's Committees following the 2023 Local Government Elections, it has been determined that selection of suitable nominees for induction into the City's Walk of Fame would be conducted by Council's Strategic and General Purpose Committee.

Nominations

Given to the significant number of nominations previously received, it is recommended that Council select one or more nominees (up to four) from the existing list (confidential attachment 1) for induction into the City's Walk of Fame on

Australia Day 2025. A shortlist of nominees (confidential attachment 2) that are recommended by City officers for consideration in this round has been provided to assist Council with their deliberations.

Selection Criteria

All nominations submitted for Council consideration have been assessed against, and are compliant with, the following eligibility criteria by City Officers:

- Induction to the Walk of Fame may be granted posthumously in recognition of achievements;
- The nominee has contributed to the region now known as the City of Kalgoorlie-Boulder;
- The nominee has made a lasting impact on the people and region now known as the City of Kalgoorlie-Boulder;
- Whether the nominee has been recognised previously with commendations or awards for their life achievements;
- Unsuccessful nominees/may be nominated in future years;

Committee is asked to make their selection(s) based on the criteria and guidelines outlined in the Walk of Fame Assessment Process (confidential attachment 3) before completing the secret ballot (confidential attachment 4).

COMMUNITY ENGAGEMENT CONSULTATION

The City conducts a publicly advertised call for nominations for the Walk of Fame annually between October and November. Nominations which are not inducted into the Walk of Fame are kept on file for consideration in future years.

Nominations have been promoted in the Kalgoorlie Miner, on the City's social media platforms and through email distribution to local organisations and community groups.

BUDGET IMPLICATIONS

There are no financial implications resulting from the recommendations of this 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 STRATEGIC PLAN LINKS

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

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

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

CONNECTED We document and celebrate the contributions of Aboriginal people in the development of Kalgoorlie-Boulder.

OFFICER RECOMMENDATION

That the Committee:

1. Endorse the outcomes of their assessment process as contained in Confidential Attachment 3; and
2. Endorse the recipients of the 2024 Australia Day Awards as contained in Confidential Attachment 4;
3. Note the Mayor will formally announce the Walk of Fame inductees at the 2025 Australia Day event.

COMMITTEE RECOMMENDATION/COUNCIL RESOLUTION

Moved By: **Cr Nardia Turner**

Seconded By: **Cr Linden Brownley**

That Council:

1. Note that the ballot process was undertaken following the Walk of Fame Assessment Process contained in confidential attachment 4;
2. Outcomes of the ballot to go to Council in a confidential report; and
3. Note the Mayor will formally announce the Walk of Fame inductees at the 2025 Australia Day event.

CARRIED

(7 / 0)

For:	**Mayor Glenn Wilson, Cr Terrence Winner, Cr Wayne Johnson, Cr Kyran O'Donnell, Cr Linden Brownley, Cr Nardia Turner and Cr Carla Viskovich**
Against:	**Nil**

14.1.2 Governance Framework Review

Responsible Officer:	Frances Liston Executive Manager Governance and Risk Services
Responsible Business Unit:	Office of the CEO Governance
Disclosure of Interest:	Nil
Voting Requirements:	Simple
Nature of Council's Role in Decision-Making:	Executive Strategic
Attachments:	1. Draft Governance Framework [**7.1.2.1** - 68 pages]

SUMMARY STATEMENT

Council is asked to endorse the updated Governance Framework (as attached).

REPORT

In response to direction from the Department of Local Government, Sports and Cultural Industries, the Governance Framework was developed by the CEO and Executive Manager of Governance and Risk Services in consultation with directors, executive managers and elected members. The Governance Framework was first adopted by Council on 24 October 2022 and was reviewed for the first time in November 2023 (with an updated version endorsed by Council at that time.)

The Governance Framework sets out:

- Guidelines and standards expected of elected members and employees;
- The various roles across the City and their relationships; and
- The many legal, ethical and financial responsibilities of elected members and employees.

Due to a number of changes in operational practices, and the development of some key new governance documentation over 2023-2024, this Governance Framework has been reviewed and a number of changes are recommended. These proposed amendments are tracked in the attached Governance Framework.

Officers have also made some minor formatting edits, which are not tracked, but in any case are made in accordance with Administrative Maintenance Policy.

COMMUNITY ENGAGEMENT CONSULTATION

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

BUDGET IMPLICATIONS

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

COMMITTEE RECOMMENDATION/COUNCIL RESOLUTION

MOVED EN BLOC - see item 14 on page 14.

Moved By: **Cr Terrence Winner**

Seconded By: **Cr Wayne Johnson**

That Council:

1. Endorse the proposed revisions to the adopted Governance Framework as shown tracked in the attachment to this report; and
2. Authorise the CEO to undertake administrative amendments to the Governance Framework from time to time as required, in accordance with the Administrative Maintenance Policy.

CARRIED

(7 / 0)

For:	**Mayor Glenn Wilson, Cr Terrence Winner, Cr Wayne Johnson, Cr Kyran O'Donnell, Cr Linden Brownley, Cr Nardia Turner and Cr Carla Viskovich**
Against:	**Nil**

14.1.3 Local Law update

Responsible Officer:	Andrew Brien Chief Executive Officer Frances Liston Executive Manager Governance and Risk Services
Responsible Business Unit:	Office of the CEO Governance
Disclosure of Interest:	Nil
Voting Requirements:	Simple
Nature of Council's Role in Decision-Making:	Executive Strategic
Attachments:	1. DLGSCI Flow chart (Local Law process) [**7.1.3.1** - 1 page]

SUMMARY STATEMENT

Council is asked to receive the update set out in this report in relation to the City's review of its local laws and endorse a proposal to postpone the progress of the local review project pending the determination of the *Local Government Act Amendment Bill 2024.*

REPORT

Status update

The CEO has approached other Goldfields local governments to gauge interest in taking a unified approach to local laws across the region. The proposal was to jointly engage a consultant to undertake the review work with the ability for each to them make changes specific to their local government district needs. This suggested approach has not attracted commitment from any other local government to date, and the City will therefore progress this project independently.

Most of the City's local laws are implemented by the City's Health and Community Safety teams, including Rangers, Planning and Development and Environmental Health teams. Over recent months, these teams and other officers have undertaken a detailed review of the current Local Laws within their ambit and have:

1. Identified areas for change;
2. Undertaken research and comparison against other more current local laws in other local government districts;
3. Considered new provisions for recommendation.

In addition, a new proposed local law has been developed by the City's Waste team, in respect of waste services and which includes the ability to impose penalties for illegal dumping of waste.

Finally, the Department of Local Government, Sport and Cultural Industries is intending to develop uniform Standing Orders Local Laws, meaning there is little value in reviewing and updating this particular local law at this time.

Next steps

The next steps for progress of the Local Law review will be to engage the assistance of a solicitor or experienced consultant to undertake drafting and revision work on behalf of the City. Once this is completed, the City will need to comply with regulatory requirements (see attachment 1) including minimum public notice requirements, to progress this project to final the Gazettal stage.

Local Government Act reform

The recently tabled *Local Government Act Amendment Bill 2024* proposes updates to the *Local Government Act* include changes in relation to the management of local laws. These proposals include:

1. Change of review period from 8 years to 15 years; and
2. Immediate repeal of local laws that are not reviewed within that timeframe.

Given these proposed changes are anticipated to be debated in Parliament in early 2025, it is proposed that the City does not commence substantive work in relation to progress of the local law review until there is greater certainty in relation to the above. For example, it would be beneficial for the City for the updated local laws to fall within the 15 year review period but it is currently unclear when and how that amended timeframe will operate – ideally, we do not want to commence now and therefore remain within the 8 year review period should that be an intended outcome of the reforms.

COMMUNITY ENGAGEMENT CONSULTATION

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

BUDGET IMPLICATIONS

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

EMPOWERED: We are utilising diverse points of view to inform decision making and actions taken for the City.

COMMITTEE RECOMMENDATION/COUNCIL RESOLUTION

MOVED EN BLOC - see item 14 on page 14.

Moved By: **Cr Terrence Winner**

Seconded By: **Cr Wayne Johnson**

That Council:

1. Receive the update set out in this report; and
2. Approve the project commencement be postponed pending the State Parliament's determination of the *Local Government Act Amendment Bill 2024.*

CARRIED

(7 / 0)

For:	**Mayor Glenn Wilson, Cr Terrence Winner, Cr Wayne Johnson, Cr Kyran O'Donnell, Cr Linden Brownley, Cr Nardia Turner and Cr Carla Viskovich**
Against:	**Nil**

14.1.4 Corporate Performance Reporting

Responsible Officer:	Andrew Brien Chief Executive Officer Frances Liston Executive Manager Governance and Risk Services
Responsible Business Unit:	Office of the CEO Governance
Disclosure of Interest:	Nil
Voting Requirements:	Absolute Majority
Nature of Council's Role in Decision-Making:	Executive Strategic
Attachments:	1. Corporate Business Plan Action Progress Report - Quarter One 2024/25 Financial Year [**7.1.4.1** - 69 pages] 2. CONFIDENTIAL - Major Project Summaries - Quarter One 2024/25 Financial Year [**7.1.4.2** - 120 pages] 3. CONFIDENTIAL - Service Level Catalogue - Quarter One 2024/25 Financial Year [**7.1.4.3** - 97 pages]

SUMMARY STATEMENT

Council is asked to receive the attached Corporate Performance Report, Major Project Update and Service Delivery Update in respect of the period 1 July – 30 September 2024.

REPORT

Corporate Business Plan Performance Report

Attachment 1 to this report is the City's Corporate Performance Reports that will be provided to Council on a quarterly basis.

This report sets out the current status of each of the City's Actions that are to be delivered in furtherance of the City's Corporate Business Plan (CBP) and Community Strategic Plan (CSP), for the reporting period 1 July – 30 September 2024.

Major Project Update

Confidential attachment 2 to this report is a new format for the City's update to Council in relation to the progress of Major Projects. This is attached confidentially given the level of commercially sensitive information that is contained within the document.

The Major Project Catalogue sets out major projects for the City which are:

- Endorsed by Council and fully funded;
- Endorsed by Council but funding is unresolved; and
- Pipeline projects.

The catalogue contains updates in relation to the progress of each project. Given commercial sensitivity of some information contained in the catalogue, this attachment is provided confidentially.

Key updates are summarised below.

Major Projects – recently completed

- Karlkurla Nature Playground works are completed, and the final minor defects will be repaired in late October 2024.
- Airport Bus Terminal
- Kal City Centre – playground shade sails installed, and practical completion certificate issued (now in defects liability period).
- Yarri Road Landfill

Major Projects – on track for expected delivery milestones

1. Staff housing
   - All three new properties will be at lock up stage by December 2024, with one house already at that stage.
   - All three houses to be completed by end of May 2025- additional budget required at MYBR for Fairetha Place houses.
2. Road resurfacing program
3. Footpath construction and reconstruction
4. Oasis – Roof works
   - Due for completion in mid- November 2024.
5. Parks and Reserves Lighting Works – LED Park Light Replacement
   - Tender submissions are currently being evaluated.
6. Water Bank – Recycled Pump Main
   - Grant funding applications to date have been unsuccessful and funding is not yet sourced.
7. Golf Course Clubhouse/Resort Construction
   - The project remains on hold with negotiations underway with the developer.6

Major Projects – off track for expected delivery milestones

8. Kingsbury Park Youth Precinct
   - The Skate Park and Minor Building Works tender has been advertised and in process to be evaluated.
   - It is currently anticipated the project will exceed budget by approximately $600K and it is anticipated completion will be delayed by three or four months (with completion now anticipated to be March or April 2025).
9. Admin air-conditioning replacement

- The tender was re-advertised, and the schedule has accordingly been redeveloped. The redeveloped schedule is on track and in early procurement stages.

10. Goldfields Art Centre Event Structure

- Early planning scheduled construction to start in September 2024 and this project is accordingly off track from those initial plans but remains on track for delivery by end of June 2025.
- The tender will be advertised on 26 October 2024 for construction works.

Service Delivery Update

Attachment 3 to this report is a new format for the City's update to Council in relation to Service Delivery (against operational budget adopted by Council) for the quarter.

The Service Delivery updates set out in the attached show:

1. Unaudited quarterly budget updates showing how much of the annual budget has been expended in quarter 1; and
2. Comments on application of budget towards service delivery for the quarter including any variances (over or under average budget for the quarter) and explanation for those.

Due to Council's strategic rather than operational role in relation to service delivery, these operational updates are high level and provided to inform Council of how Council-approved operating expenditure budget has been utilised.

COMMUNITY ENGAGEMENT CONSULTATION

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

BUDGET IMPLICATIONS

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

Councillor Deborah Botica and Frances Liston returned to Chambers at 7:41pm before the vote.

COMMITTEE RECOMMENDATION/COUNCIL RESOLUTION

Moved By: **Cr Carla Viskovich**

Seconded By: **Cr Terrence Winner**

That Council receive this report and attached Corporate Performance, Major Project Update and Service Delivery Update reports.

CARRIED

(8 / 0)

For:	**Mayor Glenn Wilson, Cr Deborah Botica, Cr Terrence Winner, Cr Wayne Johnson, Cr Kyran O'Donnell, Cr Linden Brownley, Cr Nardia Turner and Cr Carla Viskovich**
Against:	**Nil**

14.1.5 Mayoral Vehicle Policy

Responsible Officer:	Frances Liston Executive Manager Governance and Risk Services
Responsible Business Unit:	Governance
Disclosure of Interest:	Nil
Voting Requirements:	Simple
Nature of Council's Role in Decision-Making:	Review
Attachments:	1. Draft Mayoral Vehicle Policy [**7.1.5.1** - 3 pages] 2. CONFIDENTIAL - Vehicle Management Procedure [**7.1.5.2** - 20 pages]

SUMMARY STATEMENT

The Committee is asked to adopt the Mayoral Vehicle Policy.

REPORT

The Mayoral Vehicle Policy outlines the guidelines and entitlements for the provision of a City fleet vehicle to the Mayor. The vehicle will support the Mayor in performing official duties and attending mayoral activities. For any personal use of the vehicle, it is proposed the Mayor will reimburse the City in accordance with the policy.

The City's Vehicle Management Procedure (refer to attachment 2) is reviewed every 12 months by City Officers. It is currently under review, with no proposed material changes that will affect the Mayor's vehicle use.

COMMUNITY ENGAGEMENT CONSULTATION

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

BUDGET IMPLICATIONS

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

OFFICER RECOMMENDATION

That the Committee adopt the Mayoral Vehicle Policy

COMMITTEE RECOMMENDATION/COUNCIL RESOLUTION

Moved By: **Cr Carla Viskovich**

Seconded By: **Cr Deborah Botica**

That Council adopt the Mayoral Vehicle Policy including the requested amendment such that the vehicle must be returned to the City during approved leave of absence of the Mayor.

CARRIED

(8 / 0)

For:	**Mayor Glenn Wilson, Cr Deborah Botica, Cr Terrence Winner, Cr Wayne Johnson, Cr Kyran O'Donnell, Cr Linden Brownley, Cr Nardia Turner and Cr Carla Viskovich**
Against:	**Nil**

14.1.6 Beam E-scooter Update

Responsible Officer:	Alain Baldomero Acting Director Development and Growth
Responsible Business Unit:	Health and Community Safety
Disclosure of Interest:	Nil
Voting Requirements:	Simple
Nature of Council's Role in Decision-Making:	Executive Strategic
Attachments:	1. CONFIDENTIAL - Kalgoorlie-Boulder Operational Review [**7.1.6.1** - 13 pages] 2. CONFIDENTIAL - Kalgoorlie-Boulder Rider Insight Survey [**7.1.6.2** - 27 pages] 3. CONFIDENTIAL - First Beam Quarterly Report [**7.1.6.3** - 9 pages] 4. CONFIDENTIAL - Second Beam Quarterly Report [**7.1.6.4** - 9 pages] 5. CONFIDENTIAL - Beam letter to City of Kalgoorlie-Boulder [**7.1.6.5** - 1 page] 6. CONFIDENTIAL - Revenue Sharing [**7.1.6.6** - 2 pages]

SUMMARY STATEMENT

The Committee is asked to receive the update on the performance of Beam Mobility in respect of its permit and e-scooter use within the City.

REPORT

Background

In 2022, the City was approached by two micro mobility companies – Bird Ride (Bird) and Beam Mobility (Beam) – with a request to undertake a 12-month trial of hireable, shared e-scooters within Kalgoorlie-Boulder.

Council considered the e-scooter trial report at the 23 January 2024 Ordinary Council meeting and resolved to authorise the Chief Executive Officer (CEO) to issue a permit to Beam and Bird to operate a 12-month trial of hireable electric scooters, subject to conditions.

The permitted operating area of the hireable e-scooters was defined from a 'Co-design Workshop' and feedback from the community. The trial was then commenced on 29 March 2023.

Beam launched immediately, while Bird launched in July 2023. However, in November 2023 Bird notified the City it was leaving the e-scooter industry in Australia, and subsequently stopped operating in Kalgoorlie-Boulder.

Towards the end of the trial, the City undertook a community survey in February 2024 and over 1200 responses were received. The survey results were equally split – of those who responded to the question “Do you support e-scooter hire within the City”, 50% said Council should allow e-scooter hire in Kalgoorlie-Boulder. The survey also identified areas of improvement such as rider behaviour, helmet litter and parking issues.

At the 25 March 2024 Ordinary Council meeting, Council considered the findings of the community survey. As a result, an alternate motion was presented, carried and resolved to:

That Council:

1. Authorises the CEO to issue a permit to Beam Mobility for a further 12 months to operate hireable e-scooters under the City’s Thoroughfares and Trading in Public Places Local Law 2000, and in compliance with the City’s Local Government Property Local Law 2010, subject to conditions, including but not limited to:

> *a. A review of landing pad locations and suitability, including consideration of measures to improve amenity;*
>
> *b. Implementation of parking penalties for riders leaving scooters in inappropriate areas;*
>
> *c. A local rider education campaign focusing on safe riding and the specific WA legislation delivered in Kalgoorlie-Boulder;*
>
> *d. Undertake an operational audit of geofencing and other rider safety controls, and provide an operational plan to the City in response to the community survey; and*
>
> *e. Implementation of enhanced strategies, technology and/or software to improve safety and rider behaviour, focused on helmet non-compliance and tandem riding;*
>
> *Actions outlined in ‘a’ to ‘d’ must be completed within 3 months of the commencement of the permit. Action ‘e’ must be completed within 6 months of the commencement of the permit.*

2. Require a condition for quarterly reports to be provided to the City on progress in relation to compliance with all permit conditions.

3. Request the CEO to undertake a second community survey in the first quarter of 2025; and

4. Request the CEO provides a report to Council on the outcomes of the 2025 survey before considering any further permits for hireable e-scooters to Beam Mobility or any other operator.

The City subsequently issued a permit to Beam on 29 March 2024 to operate for another 12 months. In June 2024, Beam requested to introduce seated e-scooters and the City supported up to 50 seated e-scooters, however the total e-scooter limit remained at 200 in accordance with the permit requirements.

Compliance with the permit

The City and Beam have been meeting regularly to ensure ongoing compliance with Beam’s permit conditions and greater management oversight. With regards to conditions ‘a’ to ‘e’ Beam has conducted the following:

- Operational review – documentation which includes: updated map, geo-fencing, parking locations, introduced parking penalty program, and trip data analysis (refer to confidential attachment 1).
- Promoted Beam's 'three-strike' system relating to unsafe practices and improper parking.
- Surveyed local riders in Kalgoorlie-Boulder (refer to confidential attachment 2).
- Launched 'Beam Aware' campaign in May 2024 to promote safe riding and road safety awareness.
- Provided regular safety messaging and encouraged riders to take 'Beam Safety Quiz' with in the app.
- Delivered 'Beam Safety Academy' in June 2024 in Kalgoorlie-Boulder to teach e-mobility safety.
- More local patrols following night-time riding to ensure e-scooter clean up and improve amenity.
- Submitted first quarterly report (refer to confidential attachment 3).
- Submitted second quarterly report (refer to confidential attachment 4).
- Provided correspondence to the City (refer to confidential attachment 5).

Officer Comment

Beam continues to work with the City on the local e-scooter program in alignment with its permit conditions and is investigating technology across its fleet.

COMMUNITY ENGAGEMENT CONSULTATION

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

BUDGET IMPLICATIONS

An additional financial contribution will be received from Beam, due to a co-contribution model proposed by Beam and put in place – the level of this is considered commercial in confidence (refer to confidential attachment 6).

STATUTORY IMPLICATIONS

The commercial operation of e-scooters must be compliant with the City's *Thoroughfares and Trading in Public Places Local Law 2000* and *Local Government Property Local Law 2010*.

The use of electric rideables, including e-scooters, is governed by the *Western Australian Road Traffic Code 2000*, and any use or activity involving e-scooters must be compliant with this legislation.

POLICY IMPLICATIONS

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

COMMUNITY STRATEGIC PLAN LINKS

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

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

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

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

COMMITTEE RECOMMENDATION/COUNCIL RESOLUTION

MOVED EN BLOC - see item 14 on page 14.

Moved By: **Cr Terrence Winner**

Seconded By: **Cr Wayne Johnson**

That Council receives the progress updates in this report.

CARRIED

(7 / 0)

For:	**Mayor Glenn Wilson, Cr Terrence Winner, Cr Wayne Johnson, Cr Kyran O'Donnell, Cr Linden Brownley, Cr Nardia Turner and Cr Carla Viskovich**
Against:	**Nil**

14.1.7 September 2024 Quarterly Commercial Business Reports

Responsible Officer:	Casey Radford Finance Manager
Responsible Business Unit:	Finance
Disclosure of Interest:	Nil
Voting Requirements:	Simple
Nature of Council's Role in Decision-Making:	Review
Attachments:	1. Airport Q 1 2025 CBR Final [**7.1.7.1** - 6 pages] 2. Art Centre Q 1 2025 CBR Final [**7.1.7.2** - 9 pages] 3. Endowment Q 1 2025 CBR Final [**7.1.7.3** - 6 pages] 4. Golf Q 1 2025 CBR Final [**7.1.7.4** - 7 pages] 5. Oasis Q 1 2025 CBR Final [**7.1.7.5** - 7 pages] 6. Waste Q 1 2025 CBR Final [**7.1.7.6** - 15 pages] 7. Water Q 1 2025 CBR Final [**7.1.7.7** - 13 pages]

SUMMARY STATEMENT

The Committee is asked to receive the unaudited financial position of the City's Commercial Business Reports from 1 July 2024 to 30 September 2024.

REPORT

The quarterly Commercial Business Reports are provided to Council as a summary of key operations, events, and activities the City has undertaken for the quarter ended 30 September 2024 for the Kalgoorlie Airport, the Kalgoorlie Golf Course, the Goldfields Arts Centre, the Goldfields Oasis and Recreation Centre, Waste Services, Water Services and the Endowment Block (commercial rental properties).

COMMUNITY ENGAGEMENT CONSULTATION

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

BUDGET IMPLICATIONS

There are no financial implications resulting from the recommendations of this 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 STRATEGIC PLAN LINKS

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

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

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

COMMITTEE RECOMMENDATION/COUNCIL RESOLUTION

MOVED EN BLOC - see item 14 on page 14.

Moved By: **Cr Terrence Winner**

Seconded By: **Cr Wayne Johnson**

That Council receive the Commercial Business Reports for the quarter ending 30 September 2024.

CARRIED

(7 / 0)

For:	**Mayor Glenn Wilson, Cr Terrence Winner, Cr Wayne Johnson, Cr Kyran O'Donnell, Cr Linden Brownley, Cr Nardia Turner and Cr Carla Viskovich**
Against:	**Nil**

15 REPORTS OF OFFICERS

15.0 En Bloc Resolution

COUNCIL RESOLUTION

Moved By: **Cr Carla Viskovich**

Seconded By: **Cr Terrence Winner**

The Officer Recommendations for Items 15.1.1, 15.1.2, 15.1.4, 15.2.1 and 15.3.1 be adopted en bloc

CARRIED

(8 / 0)

For:	**Mayor Glenn Wilson, Cr Deborah Botica, Cr Terrence Winner, Cr Wayne Johnson, Cr Kyran O'Donnell, Cr Linden Brownley, Cr Nardia Turner and Cr Carla Viskovich**
Against:	**Nil**

15.1 Chief Executive Officer

15.1.1 Statement of Financial Activity September 2024

Responsible Officer:	Casey Radford Finance Manager
Responsible Business Unit:	Finance
Disclosure of Interest:	Nil
Voting Requirements:	Simple
Nature of Council's Role in Decision-Making:	Legislative
Attachments:	1. Statement of Financial Activity Sept 2024 [**15.1.1.1** - 28 pages]

SUMMARY STATEMENT

Council is asked to receive the September 2024 monthly Statement of Financial Activity.

REPORT

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 is the completed Statement of Financial Activity for the period ending 30 September 2024.

The Statement of Financial Activity provides Elected Members with a high level oversight of operating and capital revenues and expenditures. It is 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 $100,000, whichever is the greater.

For the period 1 July 2024 to 30 September 2024:

- Income is over budget by 0.56%; and
- Expenditure is over budget by 0.33%.

Commentary in relation to these variances is provided at nature and type 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 >$100,000 under or over budget.

SUMMARY OF MATERIAL VARIANCES

Revenue from operating activities

Description	Comment	Variance $	Variance %	Nature of Variance

General Rates	Higher due to back rates and interim rates adjustments and fees on payment arrangements.	269,226	0.79%	Permanent

Expenses from operating activities

Description	Comment	Variance $	Variance %	Nature of Variance
Non-cash amounts excluded from operating activities	Movement in make good provisions (landfill) $340k and employee provisions $208k.	240,409	3.67%	Timing

Outflows from investing activities

Description	Comment	Variance $	Variance %	Nature of Variance
Right of Use Assets recognised	Addition of new lease Reserve 41254 - lots 568 and 571. Actual higher than budgeted amount	(139,722)	(13.27%)	Permanent

Inflows from financing activities

Description	Comment	Variance $	Variance %	Nature of Variance
Transfer to Reserves	Interest earned on funds invested	(308,628)	(3.34%)	Permanent

COMMUNITY ENGAGEMENT CONSULTATION

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

BUDGET IMPLICATIONS

There are no financial implications resulting from the recommendations of this 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 STRATEGIC PLAN LINKS

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

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

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

STRATEGIC CONTEXT

Provision of the monthly financial report, while a statutory requirement, supports open and accountable governance.

RISK ASSESSMENT

Council's decision to adopt this Statement of Financial Activity is considered a low risk due to:

- Segregation of duties;
- Varying levels of delegated financial authority dependent on level and role; and
- City's internal management processes.

Council has a moderate tolerance in relation to Long Term Financial Sustainability.

The most significant risk in relation to this payment listing is mis-reporting of it which is controlled through various organisational mechanisms including financial systems and processes, and oversight by the Finance Manager and Executive Leadership Team.

OFFICER RECOMMENDATION/COUNCIL RESOLUTION

MOVED EN BLOC - see item 15 on page 35.

Moved By: **Cr Carla Viskovich**

Seconded By: **Cr Terrence Winner**

That Council receive the Statement of Financial Activity for the period ending 30 September 2024.

CARRIED

(8 / 0)

For:	**Mayor Glenn Wilson, Cr Deborah Botica, Cr Terrence Winner, Cr Wayne Johnson, Cr Kyran O'Donnell, Cr Linden Brownley, Cr Nardia Turner and Cr Carla Viskovich**
Against:	**Nil**

15.1.2 Accounts Payable Report - October 2024

Responsible Officer:	Xandra Curnock Executive Manager Finance
Responsible Business Unit:	Finance
Disclosure of Interest:	Nil
Voting Requirements:	Simple
Nature of Council's Role in Decision-Making:	Legislative
Attachments:	1. Municipal Fuel Card Payments - October 2024 [**15.1.2.1** - 6 pages] 2. Municipal Coles Card Payments - October 2024 [**15.1.2.2** - 1 page] 3. Municipal Credit Card Payments - October 2024 [**15.1.2.3** - 6 pages] 4. Municipal Direct Debit Payments - October 2024 [**15.1.2.4** - 1 page] 5. Municipal EFT Payments - October 2024 [**15.1.2.5** - 34 pages]

SUMMARY STATEMENT

Council is asked 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.

REPORT

The Chief Executive Officer has been delegated the power to make payments from the Municipal and Trust funds in accordance with budget allocations. The City provides payment facilities to suppliers either by cheque, electronic funds transfer (EFT), direct debit, debit card and credit card.

Attached to this report are the lists of all cheque and EFT payments made during the month of October 2024 and a list of corporate credit card transactions by card holder of the same period totalling $11,407,560.27.

Municipal EFT	$10,852,138.73
Municipal Cheque	Nil
Direct Debit	$510,688.35
Credit Cards	$32,001.46
Fuel Cards	$12,289.38
Store Cards	$442.35

Grand Total	$11,407,560.27

COMMUNITY ENGAGEMENT CONSULTATION

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

BUDGET IMPLICATIONS

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

STATUTORY IMPLICATIONS

The Accounts Payable for the month of September 2024 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 the Purchasing Policy.

COMMUNITY STRATEGIC PLAN LINKS

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

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

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

STRATEGIC CONTEXT

Effective oversight of expenditure is fundamental to quality service provision. Provision of the list of payments is a statutory requirement, and supports open and accountable governance.

RISK ASSESSMENT

Council's decision to adopt this report is considered a low risk due to:

1. Segregation of duties;
2. Varying levels of delegated financial authority dependent on level and role; and
3. City's internal management processes.

Council has a moderate tolerance in relation to Long Term Financial Sustainability.

The most significant risk in relation to this payment listing is mis-reporting of it which is controlled through various organisational mechanisms including financial systems

and processes and oversight by the Finance Manager and Executive Leadership Team.

OFFICER RECOMMENDATION/COUNCIL RESOLUTION

MOVED EN BLOC - see item 15 on page 35.

Moved By: **Cr Carla Viskovich**

Seconded By: **Cr Terrence Winner**

That Council receive the list of payments totalling $11,407,560.27 as presented for the month of October 2024.

CARRIED

(8 / 0)

For:	**Mayor Glenn Wilson, Cr Deborah Botica, Cr Terrence Winner, Cr Wayne Johnson, Cr Kyran O'Donnell, Cr Linden Brownley, Cr Nardia Turner and Cr Carla Viskovich**
Against:	**Nil**

15.1.3 CEO delegations of authority

Responsible Officer:	Andrew Brien Chief Executive Officer Frances Liston Executive Manager Governance and Risk Services
Responsible Business Unit:	Office of the CEO Governance
Disclosure of Interest:	Nil
Voting Requirements:	Absolute Majority
Nature of Council's Role in Decision-Making:	Legislative
Attachments:	1. Delegated Authority Register [**15.1.3.1** - 184 pages]

SUMMARY STATEMENT

Council is asked to endorse the register of delegated authority from Council to the CEO as set out in the attached delegated authority register.

REPORT

Council is able to delegate the exercise of some of its powers and discharge of some of its duties to the CEO. The authority to do so is derived from section 5.42 of the *Local Government Act 1995* as well as under or in relation to:

- *Animal Welfare Act 2002*;
- *Australian Citizenship Act 2007*;
- *Building Act 2011* and *Building Regulations 2012*;
- *Bush Fires Act 1954*, regulations and local laws created under that Act;
- *Cat Act 2011 and regulations;*
- *Caravan Parks and Camping Grounds Act 1995;*
- *Control of Vehicles (Off-Road Areas) Act 1978 and regulations;*
- *Dog Act 1976 and regulations;*
- *Equal Employment Opportunity Act 1984;*
- *Environmental Protection Act 1986;*
- *Food Act 2008;*
- *Freedom of Information Act 1992*;
- *Graffiti Vandalism Act 2016*;
- *Health (Miscellaneous Provisions) Act 1911*, regulations and local laws created under that Act;
- *Health (Asbestos) Regulations 1992*;
- *Land Administration Act 1997* and regulations;
- *Litter Act 1979* and regulations;
- *Local Government (Miscellaneous Provisions) Act 1960*;

- *Parks and Reserves Act 1895*;
- *Planning and Development Act 2005* including regulations, policies, and the Town Planning Scheme;
- *Public Interest Disclosure Act 2003*;
- *Public Health Act 2016*;
- *Rates and Charges (Rebates and Deferments) Act 1982*;
- *Road Traffic Act 1974*; and
- *Strata Titles Act 1985*.

The application of delegated authority does not diminish Council's roles and responsibilities but rather, improves the overall functions of the City by:

1. Facilitating Council focussing on higher level strategic matters;
2. Improving efficiency, effectiveness and timeliness of decision-making; and
3. Facilitating the CEO satisfying his responsibilities under section 5.41 *Local Government Act 1995.*

Council is able to ensure that the CEO's exercise of powers and discharge of its duties is fair, consistent, transparent and appropriate by:

1. Developing policies to support the CEO's exercise of the various delegated authorities, including policies setting out record-keeping obligations;
2. Undertaking review of the exercise by the CEO's exercise of delegated authority;
3. Ensuring the CEO is only delegated authority over matters about which he has appropriate skills and expertise;
4. Retaining the ability to revoke or vary or impose conditions in respect of any delegated authority; and
5. Complying with the *Local Government Act 1995* and other legislation to retain authority in relation to matters which cannot be delegated to the CEO (including matters listed in section 5.43 *Local Government Act 1995*).

The CEO in turn is able to sub-delegate his authority to other City employees to further support these operational and governance practices. Those with delegated authority, including the CEO, are required to undertake record keeping in respect of their exercise of delegated authority, and complete primary and annual returns to support the City's governance systems (assisting to identify actual or potential conflicts of interest). The same principles set out above in relation to the benefits of Council delegating authority to the CEO apply in respect of CEO to staff delegation; and likewise, the same controls also apply.

It is a requirement of the *Local Government Act 1995* that delegated authorities are reviewed at least once every financial year. They were last reviewed in full in October 2023.

Attachment 1 is the delegated authority register setting out the authority and functions City officers recommend be delegated by Council to the CEO.

INTERNAL CONSULTATION

The Directors, Executive Managers and Managers were approached for feedback on any changes including any updates required to address operational difficulties resulting from the current delegations. No such updates were requested or advised.

COUNCIL CONSULTATION

No preliminary consultation required with Council in relation to this report or the attached delegated authority register.

COMMUNITY ENGAGEMENT CONSULTATION

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

BUDGET IMPLICATIONS

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

STATUTORY IMPLICATIONS

Section 5.46 of the *Local Government Act 1995* requires review of the delegations by the delegator (ie. Council) at least once every financial year.

The authority to delegate as required by each relevant instrument is set within the Register of CEO Delegations attached, including in particular:

Section 5.41 *Local Government Act 1995*: *Functions of CEO*

Section 5.42 *Local Government Act 1995*: *Delegation of some powers and duties to the CEO*

Section 5.43 *Local Government Act 1995*: *Limits on delegations to CEO*

Section 48 *Bush Fires Act*

Section 44 *Cat Act 2011*

Section 10AA *Dog Act 1976*

Section 118 *Food Act 2008*

Section 16 *Graffiti Vandalism Act 2016*

Section 21 *Public Health Act 2016*

Section 20 *Environmental Protection Act 198*6

Section 16 *Planning and Development Act 2005*

Regulation 297(2) *Road Traffic Code 2000*

POLICY IMPLICATIONS

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

COMMUNITY STRATEGIC PLAN LINKS

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

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

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

STRATEGIC CONTEXT

Review of the delegated authority register is required annually pursuant to section 5.46 of the *Local Government Act 1995* so this review ensures the City is compliance with this statutory provision.

Additionally, the regular review of the delegated authority register ensures strategic guidance remains relevant and appropriate, supports sound operational practices and aids in the good governance of the City.

RISK ASSESSMENT

Council's decision to adopt this register is considered a low risk due to:

1. With minor amendment over the past two years, these delegations have been in effect since September 2022;
2. There are conditions and limits placed on authority within the delegated register;
3. Relevant legislation operates in conjunction with the authority; and
4. The City's internal management processes in respect of both CEO and sub-delegation to staff.

Council has a low tolerance in relation to legislative breach and corporate governance. This register achieves legislative compliance and supports good governance and therefore the risk of not adopting this register is greater than the risk of adopting it.

The most significant risk in relation to this register is mismanagement of it which is controlled through various organisational mechanisms including management through Attain, governance systems and processes and operational oversight by the CEO and Executive Leadership Team.

OFFICER RECOMMENDATION/COUNCIL RESOLUTION

Moved By: **Cr Nardia Turner**

Seconded By: **Cr Carla Viskovich**

That Council endorse the register of delegations to the Chief Executive Officer as attached.

CARRIED

(8 / 0)

For:	**Mayor Glenn Wilson, Cr Deborah Botica, Cr Terrence Winner, Cr Wayne Johnson, Cr Kyran O'Donnell, Cr Linden Brownley, Cr Nardia Turner and Cr Carla Viskovich**
Against:	**Nil**

15.1.4 Council Calendar 2025

Responsible Officer:	Frances Liston Executive Manager Governance and Risk Services
Responsible Business Unit:	Governance
Disclosure of Interest:	Nil
Voting Requirements:	Simple
Nature of Council's Role in Decision-Making:	Legislative
Attachments:	Nil

SUMMARY STATEMENT

Council is asked to determine the preferred meeting schedule for 2025 Council Meetings.

REPORT

Elected Members (EMs) attend weekly meetings to gain information, provide strategic direction, receive stakeholder presentations and make decisions. Currently, these are held every Monday night using a variety of formats:

Monday Week 1: Concept Forum at 6pm;

Monday Week 2: Agenda Briefing Forum at 6pm with opportunity for workshop or briefing discussions afterwards;

Monday Week 3: Ordinary Council Meeting at 7pm;

Monday Week 4: Strategic Workshops and External Presentations as required.

Where there are five Mondays in a month or need for other urgent business to be discussed or considered, additional meetings outside of this schedule are held as required. Special Council Meetings are also called on an ad hoc basis, in accordance with the City's *Standing Orders Local Law 2013*.

Concept Forum

Concept Forums involve EMs and Executive Leadership Team (ELT) to discuss and formulate philosophies, ideas and concepts for development of Kalgoorlie-Boulder.

This involves projects that are in the early planning stages and are used to seek strategic guidance and direction from EMs to help inform the project development in preliminary stages, well before it is ready for Council decision-making.

This meeting is not open to the public due to the nature of the discussions.

Agenda Briefing Forums

Agenda Briefing Forums are meetings held to discuss the upcoming Council meeting agenda and any issues or questions arising from the agenda reports.

For informed decision-making, EMs must have the opportunity to gain maximum knowledge and understanding of any issue presented to the Council on which they must vote. The complexity of many items means that EMs may need to be given additional information to the report and/or they may need an opportunity to ask questions of relevant staff members.

To protect the integrity of the decision-making process, it is essential that the agenda forums are run with strict procedures. The identified principles and associated procedures are accountability, openness and transparency, probity and integrity, authority for the chair and meeting notification. Agenda Briefing Forums are open to the public and are livestreamed, but members of the community are not generally invited to participate by way of questions or presentations.

Ordinary Council Meeting

The Ordinary Council Meeting (OCM) is the formal meeting of Council where agenda items are debated and decisions (called resolutions) are made by vote of the Council.

These meetings are open to the public (with the exception of confidential items listed in the agenda) and livestreamed.

Strategic Workshops and External Presentations

Strategic Workshops and External Presentations Workshops involve EMs and ELT to discuss and present information on strategic development discussions of the City. This involves projects that are in the end planning stages and need strategic discussions before going to Council for a decision.

This meeting is not open to the public.

2025 Meeting Schedule Options

Council determined its current meeting schedule at the July 2024 OCM which resulted in a variation to the schedule that was running in 2023 and for the first half of 2024.

Given these changes have only recently been effected, it is recommended that the 2025 schedule continue on the same basis.

The proposed 2025 schedule is as follows:

Week 1: Concept Forum (6pm, Administration Building)

Week 2: Agenda Briefing Forum (6pm, Kalgoorlie Town Hall with ability to hold briefing sessions or workshops afterwards if required)

Week 3: Ordinary Council Meeting (7pm, Kalgoorlie Town Hall)

Week 4: Strategic Workshop and external presentations as required

INTERNAL CONSULTATION

The City’s Executive Leadership Team has been consulted and support continuation of the current schedule to avoid administrative disruption.

COUNCIL CONSULTATION

Council previously undertaken a mid-year review of the meeting schedule at the 22 July 2024 Ordinary Council Meeting as per the below resolution:

> *That Council endorses the following monthly meeting schedule:*
>
> *Monday Week 1: Concept Forum.*
>
> *Monday Week 2: Agenda Briefing Forum commencing at 6pm followed by Councillor Workshop.*
>
> *Monday Week 3: Ordinary Council Meeting commencing at 7.00pm.*
>
> *Monday Week 4: Reserved for strategic workshops and external presentations as required.*

COMMUNITY ENGAGEMENT CONSULTATION

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

BUDGET IMPLICATIONS

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

STATUTORY IMPLICATIONS

Local Government (Administration) Regulations 1996

12. Publication of meeting details (Act s. 5.25(1)(g))

1. In this regulation — meeting details, for a meeting, means the date and time when, and the place where, the meeting is to be held.
2. The CEO must publish on the local government's official website the meeting details for the following meetings before the beginning of the year in which the meetings are to be held —
    a. ordinary council meetings;
    b. committee meetings that are required under the Act to be open to members of the public or that are proposed to be open to members of the public.
3. Any change to the meeting details for a meeting referred to in sub-regulation (2) must be published on the local government's official website as soon as practicable after the change is made.

POLICY IMPLICATIONS

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

COMMUNITY STRATEGIC PLAN LINKS

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

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

STRATEGIC CONTEXT

The determination of a meeting schedule and publication to the community ensures legislative compliance and supports community participation and engagement in Council activities.

RISK ASSESSMENT

Council's decision to adopt this meeting schedule as proposed is considered a low risk due to the fact it has been in effect for trial for several months and can be modified by further resolution at any time if Council considers it is not effective.

Council has a low tolerance in relation to legislative breach and corporate governance. Once this schedule is adopted and notified to the community by way of public notice, it will ensure Council achieves legislative compliance. Additionally, it supports good governance by creating transparency for the community and an opportunity for community participation and engagement through knowledge of when relevant meetings are occurring.

OFFICER RECOMMENDATION/COUNCIL RESOLUTION

MOVED EN BLOC - see item 15 on page 35.

Moved By: **Cr Carla Viskovich**

Seconded By: **Cr Terrence Winner**

That Council:

1. Endorses the following monthly meeting schedule:

   Monday Week 1: Concept Forum.

   Monday Week 2: Agenda Briefing Forum commencing at 6pm followed by Councillor Workshop as required.

   Monday Week 3: Ordinary Council Meeting commencing at 7pm.

   Monday Week 4: Reserved for strategic workshops (and external presentations as required).

2. Notes that all Ordinary Meetings and Agenda Briefing Forums will be open to the public and held in the Kalgoorlie Town Hall Council Chambers; and
3. Requests the CEO provide public notice of the Ordinary Council Meeting and Agenda Briefing Forum Schedule for 2025.

CARRIED

(8 / 0)

For:	**Mayor Glenn Wilson, Cr Deborah Botica, Cr Terrence Winner, Cr Wayne Johnson, Cr Kyran O'Donnell, Cr Linden Brownley, Cr Nardia Turner and Cr Carla Viskovich**
Against:	**Nil**

15.1.5 Walk of Fame 2025

Responsible Officer:	Frances Liston Executive Manager Governance and Risk Services
Responsible Business Unit:	Governance
Disclosure of Interest:	Councillor Terrence Winner – Impartiality Interest
Voting Requirements:	Simple
Nature of Council's Role in Decision-Making:	Advocacy
Attachments:	1. CONFIDENTIAL - 2025 Walk of Fame Ballot [**15.1.5.1** - 1 page]

SUMMARY STATEMENT

Council is asked to note the inductees for Walk of Fame 2025.

REPORT

The 30 October 2024 Strategic and General Purpose Committee Meeting the committee undertook a secret ballot to nominate the Walk of Fame inductees for 2025.

Once the Committee completed their ballot papers a City Officer collated the results. There was a tie for the last inductee with less than half of the votes. The inductees that were tied will be placed back into the shortlist for next Walk of Fame inductees round.

INTERNAL CONSULTATION

The Manager Community Development and the Local History and Archives Officer reviewed the list of nominations and created a shortlist for the Strategic and General Purpose Committee. After ballot the Manager of Community Development was consulted in regards to the tie for the last inductee.

COUNCIL CONSULTATION

Elected Members that attended the Strategic and General Purpose Committee completed the ballot.

COMMUNITY ENGAGEMENT CONSULTATION

The City conducts a publicly advertised call for nominations for the Walk of Fame annually between October and November. Nominations which are not inducted into the Walk of Fame are kept on file for consideration in future years.

Nominations have been promoted in the Kalgoorlie Miner, on the City's social media platforms and through email distribution to local organisations and community groups.

BUDGET IMPLICATIONS

There are no financial implications resulting from the recommendations of this 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 STRATEGIC PLAN LINKS

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

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

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

CONNECTED We document and celebrate the contributions of Aboriginal people in the development of Kalgoorlie-Boulder.

STRATEGIC CONTEXT

By recognising individuals through the Walk of Fame, the City supports the community's values, aligning with the City's strategic link of Culture, heritage, and place are valued, shared, and celebrated.

RISK ASSESSMENT

Council has a low tolerance for risk in relation to reputation and public perception. Once Council has noted the 2025 Walk of Fame inductees, strict confidentiality will be maintained. This approach ensures that the inductees are publicly acknowledged only through an official announcement by the Mayor at the Australia Day event, thereby upholding the integrity of the process and enhancing public perception.

OFFICER RECOMMENDATION/COUNCIL RESOLUTION

Moved By: **Cr Deborah Botica**

Seconded By: **Cr Linden Brownley**

That Council:

1. Note the outcomes of the assessment process for the Walk of Fame Inductees for 2025 as provided in the confidential attachment; and
2. Note that the announcement of the 2025 Inductees is to remain confidential until the formal announcement by the Mayor at the Australia Day event in 2025.

CARRIED

(8 / 0)

For:	**Mayor Glenn Wilson, Cr Deborah Botica, Cr Terrence Winner, Cr Wayne Johnson, Cr Kyran O'Donnell, Cr Linden Brownley, Cr Nardia Turner and Cr Carla Viskovich**
Against:	**Nil**

15.2 Development and Growth

15.2.1 Excise of a portion of Reserve 9500 to facilitate Telecommunications Lease between Department of Planning, Lands and Heritage (DPLH) and Amplitel

Responsible Business Unit:	Development and Growth
Disclosure of Interest:	Nil
Application Number:	Nil
Owner's Name:	State of Western Australia
Applicant's Name:	BBM Group
Development Value:	N/A
Voting Requirements:	Simple
Nature of Council's Role in Decision-Making:	Quasi Judicial
Attachments:	1. Proposed Excision of Land from Reserve 9500 [**15.2.1.1** - 27 pages]

SUMMARY STATEMENT

Council is asked to support a request by the BBM Group (the agent for Amplitel Pty Ltd) to increase the portion of land proposed to be excised from Reserve 9500 to 180m^2 to allow for a lease to be issued by the Department of Planning, Lands and Heritage (DPLH) for the purposes of a telecommunications facility.

REPORT

Background

At the 24 June 2024 Ordinary Council Meeting, Council authorised the Chief Executive Officer (CEO) to endorse the excision of 120m^2 of land from Reserve 9500, Lot 300 (No.164) Dwyer Street, South Boulder (the site) to allow for a lease to be issued by DPLH to Amplitel Pty Ltd (Amplitel) for the purposes of a telecommunications facility.

The proponent is asking Council to consider an increase in the size of excision area from 120m^2 to 180m^2. The additional 60m^2 will provide for the accessway to the site, as well as additional land for the future expansion of the facility.

Reserve 9500, Lot 300 Dwyer Street is under a management order to the City of Kalgoorlie-Boulder for the purpose of 'Park, Drainage and Recreation'.

Application Description and Details

Address:		164 Dwyer Street, South Boulder, 6432
Lot Size:		51,212m² - Proposed Excision Area of 180m²
Zoning	**LPS2:**	Light Industry

Existing Land Use:	Vacant Crown Land
Proposed Land Use:	Telecommunications Infrastructure
Adjacent / Nearby Land Uses:	Eastern Goldfields Regional Prison, light industry uses, public open space and recreation, residential and an Air Quality Monitoring Station

Details of the Proposal

Amplitel initially proposed to lease the 120m^2 site from the State of Western Australia to facilitate the construction of telecommunication infrastructure. However, the City has been advised that the excision area will need to be increased to 180m^2 to cater for access to the site and for future expansion needs.

Council's approval of the increase in area is required before BBM Group, acting on behalf of Amplitel, lodges a Crown land enquiry form with DPLH.

Description of the Site

Reserve 9500 consists of a number of land parcels along the Gribble Creek catchment area. The site is the southernmost land parcel fronting Vivian Street. The site is vacant and contains an existing ambient air quality monitoring station managed and operated by the Department of Water and Environmental Regulation. The Eastern Goldfields Regional Prison is located on the opposite side of Vivian Street to the southwest, and directly opposite the site is a private works depot.



Figure 1: Site Map (site in green)

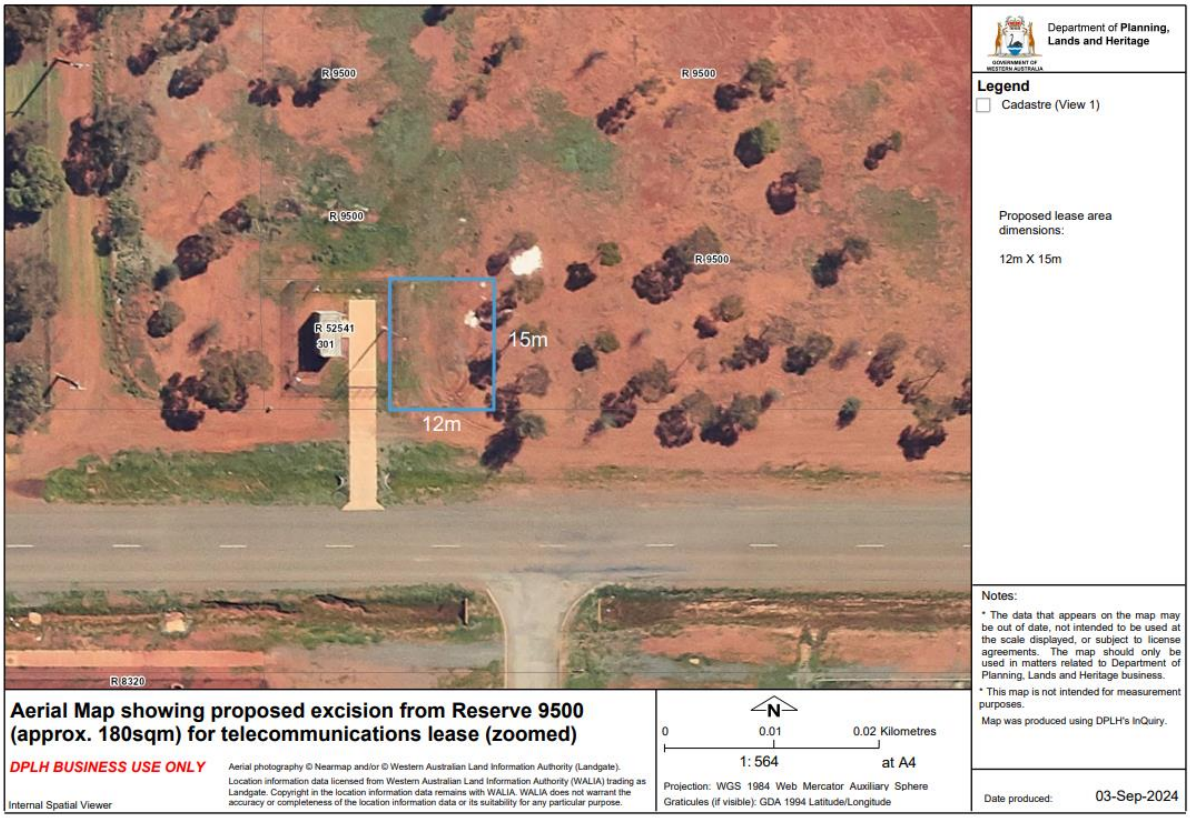


Figure 2: Site Map (Site dimensions of area)

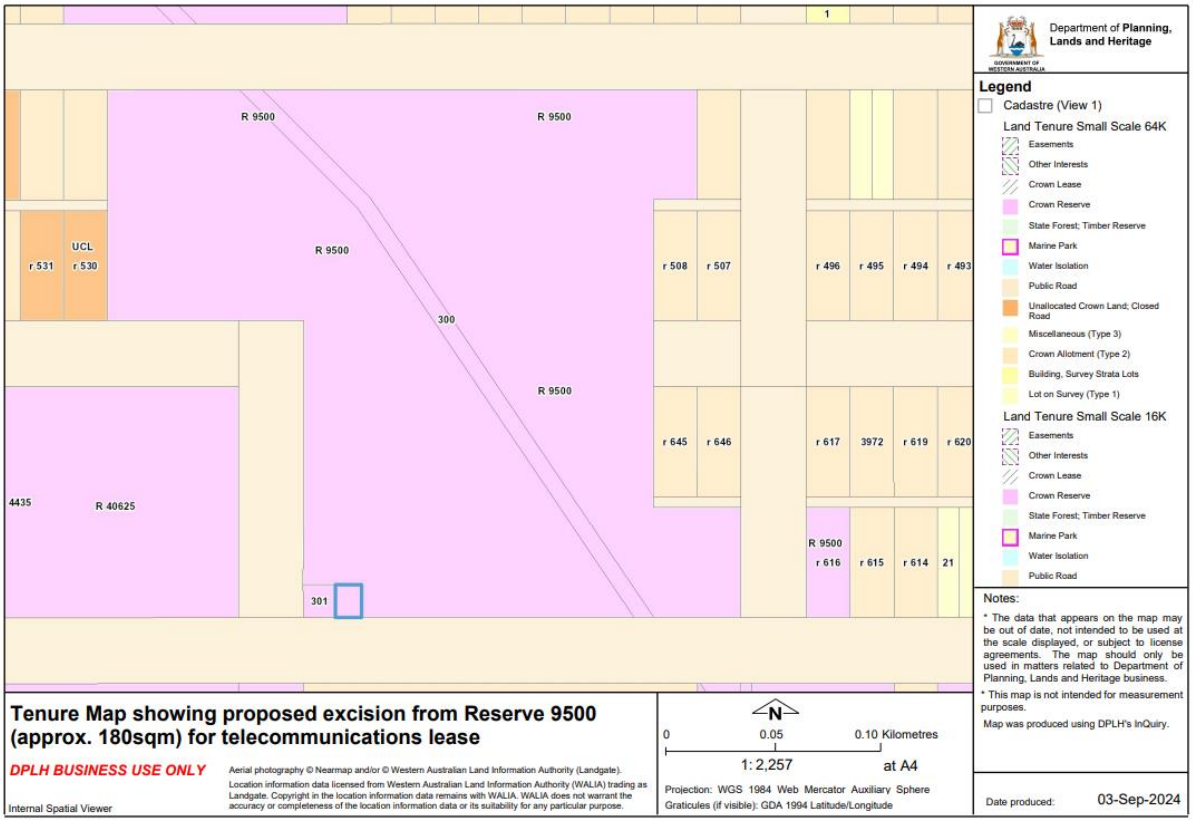


Figure 3: Proposed tenure map (in blue)

Site History/Previous Approvals

A small portion of land was previously excised from the reserve for the purposes of an air quality monitoring station and is being managed by the Department of Water and Environmental Regulation.

Previous Relevant Decisions of Council

At the 24 June 2024 Ordinary Council Meeting (OCM) (item 15.2.1 Excision of a portion of Lot 300 (No. 164) Dwyer Street, South Boulder), Council resolved the following:

> *That Council:*
>
> *Authorise the Chief Executive Officer to endorse the excision of 120m^2 of land from Reserve 9500, Lot 300 (No.164) Dwyer Street, South Boulder to allow for a lease to be issued by the Department of Planning, Lands and Heritage to Amplitel Pty Ltd for the purposes of a telecommunications facility.*

Applicant's Submission

The DPLH request as submitted to the City to increase the portion of land excised from Reserve 9500 is attached to this report (attachment 1).

Public Consultation

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

Consultation with Other Agencies

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

Conclusion

The proposed increase in area to 180m^2 will facilitate access to the site and provide additional land for future expansion. Details of the proposed development will be provided when a development application is submitted to the City, and is not relevant to this decision. Given the size of the reserve, the increased size of the incision will not compromise the purpose and function of the reserve. It is recommended that Council supports the request by BBM Group for the increased incision area of 180m^2.

INTERNAL CONSULTATION

The City's Environmental Health team confirmed that the site is not likely to be contaminated from previous uses and/or activities. The proposal was previously referred to the City's Building, Engineering, Waste, Airport and Water teams for advice and technical assessments prior to the initial determination.

COUNCIL CONSULTATION

Councillors agreed to the previous report for the excision of 120m^2 of land.

BUDGET IMPLICATIONS

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

STRATEGIC CONTEXT

The proposal is consistent with the objectives of the City's Local Planning Strategy 2013 - 2023.

STATUTORY IMPLICATIONS

The actions recommended in this report are consistent with the requirements of the *Land Administration Act 1997* and the associated regulations.

A lease to Amplitel Pty Ltd will require the consent of the Minister for Lands. A development application for a telecommunications facility, when lodged, will need to be referred to Council for a decision.

POLICY IMPLICATIONS

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

COMMUNITY STRATEGIC PLAN LINKS

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

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

SUSTAINABLE: We advocate for the provision of land use.

RISK ASSESSMENT

The table below shows the City officer's risk assessment of the recommendation to Council, undertaken using the City's Risk Management Framework and taking into account current controls.

	Assessment of consequence	Assessment of likelihood	Comments on Council's tolerance for any related risk, and controls where outside of tolerance
Health/injury	N/A	N/A	N/A
Financial loss	N/A	N/A	N/A
Service interruption	N/A	N/A	N/A
Legislative breach	Minor	Unlikely	City officers will ensure that the process complies with all relevant legislation.
Reputational damage	Minor	Unlikely	Adherence with all relevant legislative processes and the requirements of DPLH will minimise the reputational risk to the City.
Property damage	N/A	N/A	N/A

Environmental damage	N/A	N/A	N/A
Project time	N/A	N/A	N/A
Project cost	N/A	N/A	N/A

The overall risk to the City is minor and the occurrence is unlikely.

OFFICER RECOMMENDATION/COUNCIL RESOLUTION

MOVED EN BLOC - see item 15 on page 35.

Moved By: **Cr Carla Viskovich**

Seconded By: **Cr Terrence Winner**

That Council authorise the Chief Executive Officer to endorse the excision of 180m^2 of land from Reserve 9500, Lot 300 (No.164) Dwyer Street, South Boulder to allow for a lease to be issued by the Department of Planning, Lands and Heritage to Amplitel Pty Ltd for the purposes of a telecommunications facility.

CARRIED

(8 / 0)

For:	**Mayor Glenn Wilson, Cr Deborah Botica, Cr Terrence Winner, Cr Wayne Johnson, Cr Kyran O'Donnell, Cr Linden Brownley, Cr Nardia Turner and Cr Carla Viskovich**
Against:	**Nil**

15.2.2 Amendment to approved Child Care premises - Lot 13 (67-71) Dugan Street Kalgoorlie

Mayor Glenn Wilson left Chambers at 7:44pm.

CEO calls for chair. Councillor Terrence Winner takes Chair for this item.

Responsible Business Unit:	Development and Growth
Disclosure of Interest:	Mayor Glenn Wilson – Financial Interest
Application Number:	D095/24
Owner's Name:	MM & ML Pty Ltd
Applicant's Name:	Apex Planning
Development Value:	$900,000
Voting Requirements:	Simple Majority
Nature of Council's Role in Decision-Making:	Quasi Judicial
Attachments:	1. Development Application [**15.2.2.1** - 17 pages]

SUMMARY STATEMENT

Council is asked to approve an amendment to an existing development approval for the operation of a child care premises at Lot 13 (No. 67-71) Dugan Street, Kalgoorlie, 6430 (the site). As the proposal is an "A" use under Local Planning Scheme No. 2 (LPS2), and the decision powers are not delegated to the Chief Executive Officer, the approval of Council is sought.

REPORT

Background

At the 22 April 2024 Ordinary Council Meeting (ocm), Council conditionally approved the re-use of the existing building at 67-71 Dugan Street for a child care facility with a maximum of 84 children and 15 staff.

The approval was for the refurbishment of a single storey building, construction of a new outdoor play area and supporting amenities, 13 on-site parking bays exclusively for staff use, and 10 visitor car parking bays on Dugan Street. The approval did not include the rear portion of the site which is reserved for future residential development.

Application Description and Details

Address:		Lot 13 (No. 67-71) Dugan Street, Kalgoorlie, 6430
Lot Size:		3,039m²
Zoning	**LPS2:**	Mixed Use
Existing Land Use:		Not applicable as building is currently vacant.

Proposed Land Use:	Child Care Premises
Adjacent / Nearby Land Uses:	Residential, Commercial, Shops and Restaurants

Details of the Proposal

This development application seeks to amend condition 9 of the development approval by removing the reference to staff numbers. The existing condition states:

> *9. The facility is limited to a maximum of 84 children and 15 staff at any given time.*

The application requests that the amended condition should read as:

> *9. The facility is limited to a maximum of 84 children at any given time.*

The applicant advised that the amendment to condition 9 is required based on advice from the child care operator. The concern relates to the upper limit of 15 staff at any one time which is understood to create a regulatory issue and invariably limit the operations of the centre as there will be situations where more than 15 staff will be required to manage the total number of children on site; examples of this include:

- When rostered staff take lunch breaks, which requires 'lunch cover' staff to be present on-site to ensure children are supervised in accordance with regulatory requirements;
- When apprentice/trainee staff are on-site for practical experience; and
- On open days.

Description of the Site

The site has an area of 3,039 m² and fronts Dugan Street. There is a lane way at the rear of the site. The site is surrounded by a range of commercial land uses such as offices, shops, and restaurants, with established residential dwellings on the opposite side of Dugan Street. Refer to the aerial photo at Figure 1 below.



Figure 1: Site Map of Lot 13 (No 67-71) Dugan Street, Kalgoorlie.

Site History/Previous Approvals

The City's records include the following relevant applications:

Application No.	Description	Date	Outcome
P231/99	Signage application	17 May 1999	Approved
S156590	Western Australian Planning Commission (WAPC) - Application for Subdivision	26 July 2018	Approved
P113/17	Development Application for Grouped Dwellings (16 units)	18 October 2018	Refused
D0009/24	Change of Use to Child Care Premises	22 April 2024	Approved

Previous Relevant Decisions of Council

At the 22 April 2024 Ordinary Council Meeting (Item 15.2.5 Change of Use to Child Care Premises Lot 13 No. 67-71 Dugan Street, Kalgoorlie), Council resolved the following:

> *That Council: approve the proposed change of land use to operate a Child Care Centre at Lot 13 (No 67-71) Dugan Street, Kalgoorlie subject to the following conditions:*
>
> 1. *This development must substantially commence within two (2) years from the date of this decision letter, unless an extension of the approval is received from the City, prior to this approval expiring.*
> 2. *This development must take place in accordance with the approved plans received by the City on 7 February 2024, Plan Numbers D23-1730 (SK000, SK100 and SK200, SK300). Revised plans shall be submitted to the City in relation to Condition 20.*
> 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 the lodgement of an application for a building permit, the applicant/owner shall submit a Stormwater Management Plan to the City for approval outlining:*
>   a. *the 1 in 100 ARI surface stormwater retained on site or discharged onto Dugan Street so as not to cause scouring of the verge unless otherwise agreed to by the City;*
>   b. *the ground levels, finished floor levels, design levels, flow direction, and grade;*
>   c. *compliance with the City's stormwater management standards; and*
>   d. *demonstrated disposal of air conditioner water into the City's wastewater network.*
> 5. *Prior to the lodgement of an application for a building permit, the applicant/owner shall submit hydraulic drawings detailing how the proposed development will connect to the City's sewer main.*

6. *Prior to the use of the facility, the applicant/owner shall provide evidence that the proposed noise attenuation fencing has been installed in accordance with the acoustic report provided with the application.*
7. *The car parking, loading and vehicle access within the site shall be constructed, drained, and line marked to the satisfaction of the City prior to the commencement of the activity.*
8. *Prior to the use of the development, the bin enclosure must: b. be fenced and lockable; c. include a potable water tap; d. include a floor constructed of an impermeable material with a minimum thickness of 75mm; and e. have a floor that is graded to a drainage pit that is connected to the City's sewer system.*
9. *The facility is limited to a maximum of 84 children and 15 staff at any given time.*
10. *The hours of operation are limited to 6:30am to 7:00pm Monday to Friday.*
11. *The outdoor child play areas must not be used before 7:00am daily.*
12. *The recommendations contained in the Environmental Noise Assessment - Childcare Centre Report (Reference: 23118538-01) must be implemented and complied with at all times.*
13. *The stormwater generated by the development site must not be discharged onto the adjoining properties.*
14. *The approved Waste Management Plan must be implemented at all times to the satisfaction of the City.*
15. *Prior to the use of this development, the vehicle crossover on Dugan Street shall be modified to the satisfaction of the City.*
16. *Prior to the use of this development, the car parking, loading and vehicle access shown on the approved site plan is to be constructed, drained, and line marked to the satisfaction of the City.*
17. *Car parking bays, as shown on the approved site plan, are to be line marked or signed for 'Staff Only'.*
18. *Prior to the use of this development, car parking is to be constructed in accordance with the approved plans:*
    a. *13 on-site parking bays, and one delivery bay; and*
    b. *Nine on-street car parking bays, including one ACROD parking bay.*
19. *The on-site and on-street car parking bays are to be provided in accordance with Australian Standard AS 2890.1.*
20. *That the Dugan Street driveway and crossover is modified to enable two-way access with a maximum permitted width of 5.3m. The rear ROW boundary is to be fenced and no vehicle access shall be permitted to the ROW.*
21. *Prior to the use of this development, stormwater drainage works must be completed in accordance with the approved stormwater drainage plans to the satisfaction of the City.*
22. *Prior to the use of this development it shall be connected to the City's sewer system, to the satisfaction of the City.*
23. *Prior to the use of the development, landscaping shall be installed, reticulated and/or irrigated in accordance with the approved plan and maintained thereafter to the satisfaction of the City. The landscaping shall be implemented during the first available planting season post-completion of development, and any species that fail to establish within a period of 12 months from planting shall be replaced to the satisfaction of the City.*

24. *Prior to the use of the facility, the pre-treatment device(s) must be inspected by the City.*
25. *The approved landscaping must be maintained on an ongoing basis to the satisfaction of the City.*
26. *Any liquid industrial waste generated on-site must be pre-treated prior to discharge to the City's sewer system.*

Applicant's Submission

The amended application is attached to this report (Attachment 1) and the plans at figure 2 below.

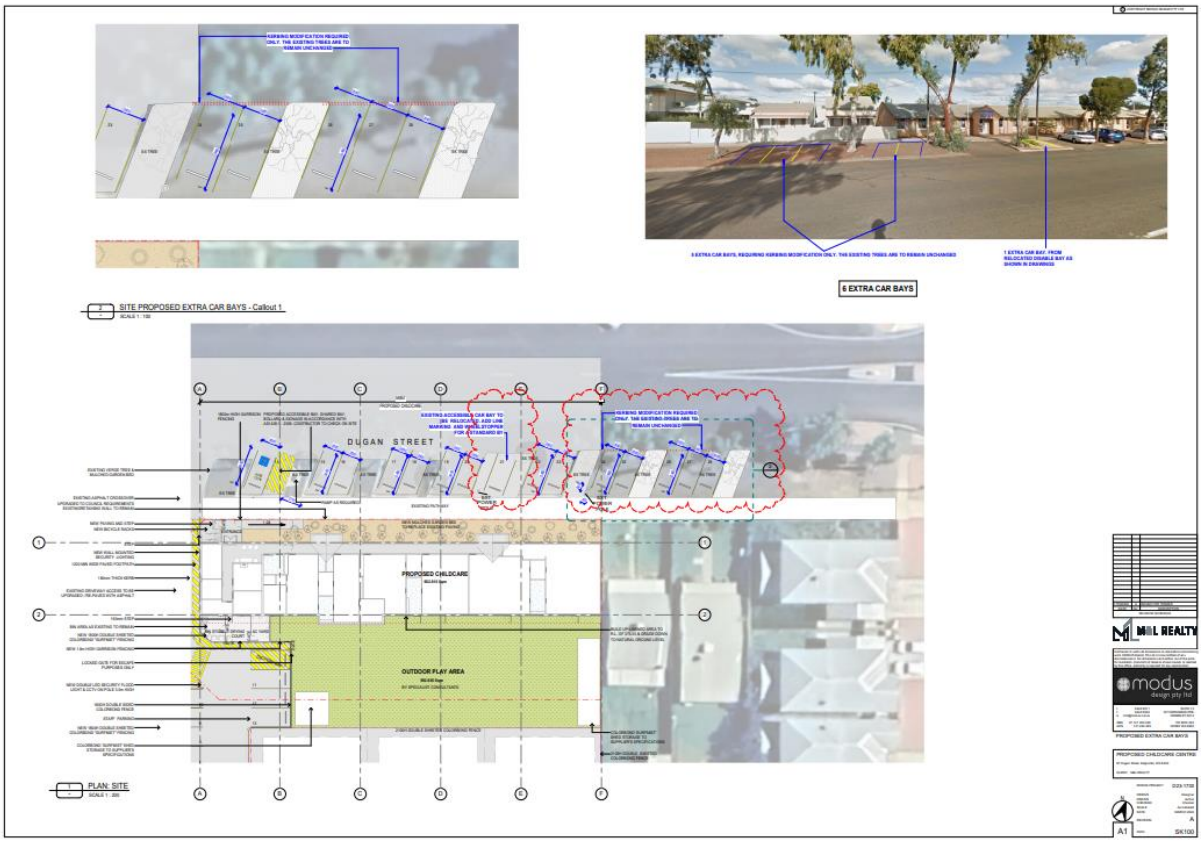


Figure 2: Proposed Dugan Street Car Parking Plan: Lot 13 (No 67-71) Dugan Street, Kalgoorlie.

Assessment Considerations

Car Parking

This development application seeks to amend condition 9 of the previous development approval by removing the reference to staff numbers due to operational requirements. Parking calculations and shortfall for the original application are provided below:

	Required	Provided	Shortfall
Original application	1 bay per 10 children (84 children) – 9 bays;	13 on-site bays	On-site bays shortfall – 1 bay. Approved with 10 on-street parking

	1 bay per staff member (15 staff) – 15 bays; Total – 24 bays (60% required to be provided on-site – 14 bays)		bays, including 1 ACROD bay.

Removing the restriction on staff numbers in condition 9 could potentially lead to an increase in parking demand if more than 15 staff members attend the site at any time. Therefore, there is a need for some control over the maximum number of staff working at the facility at any given time.

In support of the application, the applicant submitted a Parking Management Plan (PMP), which includes a 'Sample Staffing Schedule' to illustrate the peak staff parking demands for the daycare facility. The schedule indicates that the facility will employ a total of 27 staff, however only 23 staff are scheduled to be on-site at any given time during the day. The daily number of staff is dependent on the confirmed number of children booked for that day.

The applicant has advised that whilst they are requesting the removal of the condition limiting the total number of staff at the facility, they acknowledge that the approval needs to include some form of control on staffing levels. The applicant has confirmed that the 'Sample Staffing Schedule' is an accurate daily reflection of the total number of staff required at the facility and have verbally accepted a condition that limits staffing numbers to the maximum number reflected in the schedule. A condition has been included to reflect this agreement.

During discussions with the applicant and the City's engineers, it was apparent that additional parking bays could be constructed on Dugan Street to the north-east of the site to provide additional parking directly relating to the facility.

As noted above, the PMP lodged with the application states that there will be a maximum of 23 staff on-site at any time, meaning that there is a requirement for eight of the staff to park on Dugan Street or on the surrounding road network. With the construction of the five additional proposed on-street parking bays, there will be a total of 15 formed bays on Dugan Street; this will provide 10 car parks for visitors (drop off and pick up) and five car parks for staff parking, meaning that, in the worst case scenario, three staff will need to park in the surrounding area which is considered to be acceptable.

A summary of the staff schedule in the PMP and parking demand analysis is provided as follows:

Shifts	Times	No. of staff on site	Parking demand
Early morning (AM peak)	6:00am - 8:30am	7	• All staff will be directed to use the 13 on-site parking bays with all on-street parking bays available for visitors

Full day (Midday/Lunchtime/early afternoon)	8:30am - 3:30pm	23	• All staff will be directed to use the 13 on-site parking bays • 15 on-street parking bays provided on Dugan Street for visitors and overflow parking, noting that demand for visitor parking will be minimal as most drop-offs and pickups do not occur during this time.
Afternoon (PM peak)	3:30pm - 6:30pm	15	• All staff will be directed to use the 13 on-site parking bays • 15 on-street parking bays provided on Dugan Street for visitors and for overflow parking.

The PMP also advises that:

- There is on-street parking available within the 400m walkable catchment of the site to accommodate any parking overflow; and
- The proposal aims to promote carpooling and alternative transportation methods for part-time staff, such as public transport, walking, cycling, and the use of electric scooters. The facility has proposed the installation of seven bicycle parking spaces.

Provided the maximum staffing numbers outlined in the “Sample Staffing Schedule’ is adhered to, the proposal will not create any traffic nuisance on Dugan Street, and the City engineers have advised that provided the new parking bays are constructed to the City’s standard, parking movements associated with the facility will be acceptable. A Construction Management Plan will be required to ensure that the proposed works on Dugan Street are undertaken with minimum impacts on road users and surrounding residents.

To ensure the above outcomes, officers have recommended three additional planning conditions be added to the development approval.

Conclusion

With the additional conditions imposed to require the construction of an additional five on-street parking bays and the constraints of the PMP as lodged with the application, including a condition controlling the staff roster numbers, the amendment will result in acceptable impacts on neighbouring properties and the local street network.

It is therefore recommended that Council approve the application with the additional conditions.

INTERNAL CONSULTATION

The proposal has been referred to the City's Building, Engineering, Waste, Water, and Environmental Health departments for professional advice and technical assessment prior to the finalisation of this report.

The City's Engineering department has supported the construction of five on-street parking bays on Dugan Street, provided the bays are constructed to the City's engineering standards and traffic is managed appropriately during construction.

COUNCIL CONSULTATION

Council approved the original development application with a range of conditions to manage the potential impacts of the proposal at its 22 April 2024 OCM.

PUBLIC CONSULTATION

Public consultation was undertaken in the following manner:

Requirement:

Schedule 2, part 8 clause 64(4) of the of the *Planning and Development (Local Planning Schemes) Regulations 2015* states that a non-complex application is advertised by doing any or all of the following, as determined by the local government:

- Cl.64 (4)(a) in accordance with clause 87 public notice in the newspaper and website publishing;
- Cl.64 (4)(b) giving owners and occupiers in the vicinity of the development who, in the opinion of the local government, are likely to be affected by the granting of development approval; and
- Cl.64 (4)(c) erecting, in the manner approved by the commission a sign or signs.

Duration:

14 days, from 2 October to 17 October 2024.

Method:

The proposal was advertised by way of a Public Notice in the *Kalgoorlie Miner* newspaper on 2 October 2024, and by written notices to the owners and occupiers of properties within a 200m radius of the site, including the two residential properties to the north-east of the site.

Submissions Received:

No public submissions were received during the public consultation period.

BUDGET IMPLICATIONS

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

STATUTORY IMPLICATIONS

If aggrieved by the decision of the Council or any development conditions applied, the applicant will have a right to appeal to the State Administrative Tribunal. A review must be lodged 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

The proposal is consistent with the City's Advertising Planning Proposals Policy.

COMMUNITY STRATEGIC PLAN LINKS

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

SAFE: We support families and youth.

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

EMPOWERED: We are utilising diverse points of view to inform decision making and actions taken for the City.

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

STRATEGIC CONTEXT

The proposal is consistent with the objectives of the City's Local Planning Strategy 2013 - 2023.

RISK ASSESSMENT

The table below shows the City officer's risk assessment of the recommendation to Council, undertaken using the City's Risk Management Framework and taking into account current controls.

	Assessment of consequence	Assessment of likelihood	Comments on Council's tolerance for any related risk, and controls where outside of tolerance
Health/injury	N/A	N/A	N/A
Financial loss	Moderate	Possible	There is the risk that the developer's contractors might commence the off-site works but not complete them, meaning that in the absence of a bond or bank guarantee the City will need to finalise the works at its own cost.
Service interruption	Moderate	Possible	The construction of the five additional parking bays could potentially disrupt traffic on Dugan Street. A Construction Management Plan will be required by the City to

			ensure that traffic is appropriately managed.
Legislative breach	Minor	Rare	The assessment of the application includes an assessment against the requirements of the relevant planning legislation. The recommendation of this report is consistent with the *Planning and Development Act 2005* and the *Planning and Development (Local Planning Schemes) Regulations 2015.*
Reputational damage	Negligible	Rare	The recommendation associated with this report is unlikely to result in any reputational damage to the City.
Property damage	N/A	N/A	N/A
Environmental damage	N/A	N/A	N/A
Project time	N/A	N/A	N/A
Project cost	N/A	N/A	N/A

The overall risk score is low and the likelihood for occurrence is rare. The City anticipates minimum risks associated with the construction of the five parking bays along the Dugan Street frontage.

OFFICER RECOMMENDATION/COUNCIL RESOLUTION

Moved By: **Cr Carla Viskovich**

Seconded By: **Cr Wayne Johnson**

That Council approve the application to amend development approval D009/24 approved at the 22 April 2024 Ordinary Council Meeting for child care purposes at 67-71 Dugan Street, Kalgoorlie, subject to the conditions and advice notes specified in the approval, except where amended as follows:

The following condition(s) of the original approval are amended as follows:

2. This development must take place in accordance with the approved plans received by the City on 7 February 2024: Plan Numbers D23-1730 (SK000, SK200 and SK300); and revised plans shall be submitted to the City in relation to Condition 20; and amended plans received on 18 September 2024, Plan Numbers A10100 and SK100 - Revision A.

9. The facility is limited to a maximum of 84 children at any given time.

The following additional conditions are added as follows:

1. The development shall be operated in accordance with the Parking Management Plan prepared by PTG Consulting dated 17 July 2024

Revision C for the life of the development, including staff numbers as outlined in the Sample Staffing Schedule included in this plan.

2. Prior to issuing an occupancy permit, five additional on-street parking bays shall be constructed at the owner's expense on Dugan Street in accordance with the approved plans and compliant with the City's engineering standard.
3. A Construction Management Plan that details how construction will be managed to minimise the impact on surrounding areas must be lodged with and approved by the City prior to issuing a building permit. The approved Construction Management Plan must be adhered to for the entire duration of construction.

CARRIED

(7 / 0)

For:	**Cr Deborah Botica, Cr Terrence Winner, Cr Wayne Johnson, Cr Kyran O'Donnell, Cr Linden Brownley, Cr Nardia Turner and Cr Carla Viskovich**
Against:	**Nil**

Mayor Glenn Wilson returned to Chambers at 7:46pm.

15.2.3 Disposal of Land - Area 1, Broadwood

Responsible Officer:	Paul Lees Manager Development and Growth
Responsible Business Unit:	Development and Growth
Disclosure of Interest:	Nil
Voting Requirements:	Simple
Nature of Council's Role in Decision-Making:	Executive Strategic
Attachments:	1. CONFIDENTIAL - Valuation of Area 1 (Dated 31 October 2024) [**15.2.3.1** - 42 pages]

SUMMARY STATEMENT

Council is asked to consider a request from M/Group for the acquisition of Lots 95 – 106 Somerville locally known as Area 1. Under the market-led proposal, M/Group is offering the City a price which exceeds the current valuation for the land through an option to purchase process (outlined below).

REPORT

Background

Previous Council Consideration

A market led proposal for Area 1 and 2 was first considered at a confidential meeting of Council on 23 August 2021. Council considered the offer by M/Group for the purchase of Areas 1 & 2 to the value of $9,414,420. The offers received were reported as being above independent valuations received by the City. The Council resolved to authorise the Chief Executive Officer to effect local public notice in accordance with s3.58 of the *Local Government Act 1995* for the sale of Areas 1 and 2, having received a market-led proposal from M/Group to purchase and develop the land, and to further consider the matter following the local public notice.

After the public notice period the proposal and submissions were considered on 13 December 2021 Ordinary Council Meeting (OCM). Council resolved the following:

> *That Council table the item until they have been fully assessed pre-approval by the incoming CEO and presented for the information of Elected Members.*

Following the appointment of the current CEO Andrew Brien, at the 26 April 2022 OCM, Council voted against the alternate motion to accept the offer by M/Group to purchase Areas 1 and 2.

Areas 1 and 2 were considered again at the 18 December 2023 OCM where Council resolved to authorise the CEO to effect local public notice in accordance with s3.58 of the *Local Government Act 1995* to receive expressions of interest for the disposal (sale) of Areas 1 and 2.

Both sites were re-advertised in 2024 for sale however no suitable interest was shown in the land, and at the 27 May 2024 OCM, Council passed a recommendation to reconsider the sale of the land in 2025.

Additional to the above it should be noted that at the Elected Members Strategic Workshop held in July 2024, the 'Sale of Areas 1 and 2' were ranked as the second highest priority project (out of the nine projects) for the City.

Site Description

Area 1 (the site) is located on the corner of Gatacre Drive and the Great Eastern Highway; it contains regenerated native tree cover and a water course/dam. The site has an area of 20.47ha and is surrounded by development on three sides, being established residential homes to the north on the opposite side of Gatacre Drive; workforce accommodation development on the opposite side of the Great Eastern Highway, alongside a proposed four storey hotel on the corner; and commercial/industrial development on the southern side of Atbara Street. Gatacre Drive abuts the site to the east, with Area 2 being located on the opposite side of Broadwood Street. The site is located approximately 3km from the Kalgoorlie Central Business District, 4km from the Boulder Town Centre, and approximately 1.2km from the local supermarket on O'Connor Street.

As noted above, the parcels are subject to registered Aboriginal heritage (ID 30639). The City proposes to contribute up to 5% of any sale as a matched developer contribution for the protection and management of Aboriginal Cultural Heritage, noting that consultation with Knowledge Holders and a section 18 consent under the *Aboriginal Heritage Act 1972* is required to develop the land.

Area 1 consists of the following lots:

Lot Number	**Area (Hectares)**
95	1.53
96	1.56
97	1.58
98	1.60
99	1.77
100	1.77
101	1.77
102	1.77
103	1.77
104	1.77
105	1.77
106	1.77
Total Area	***20.47***

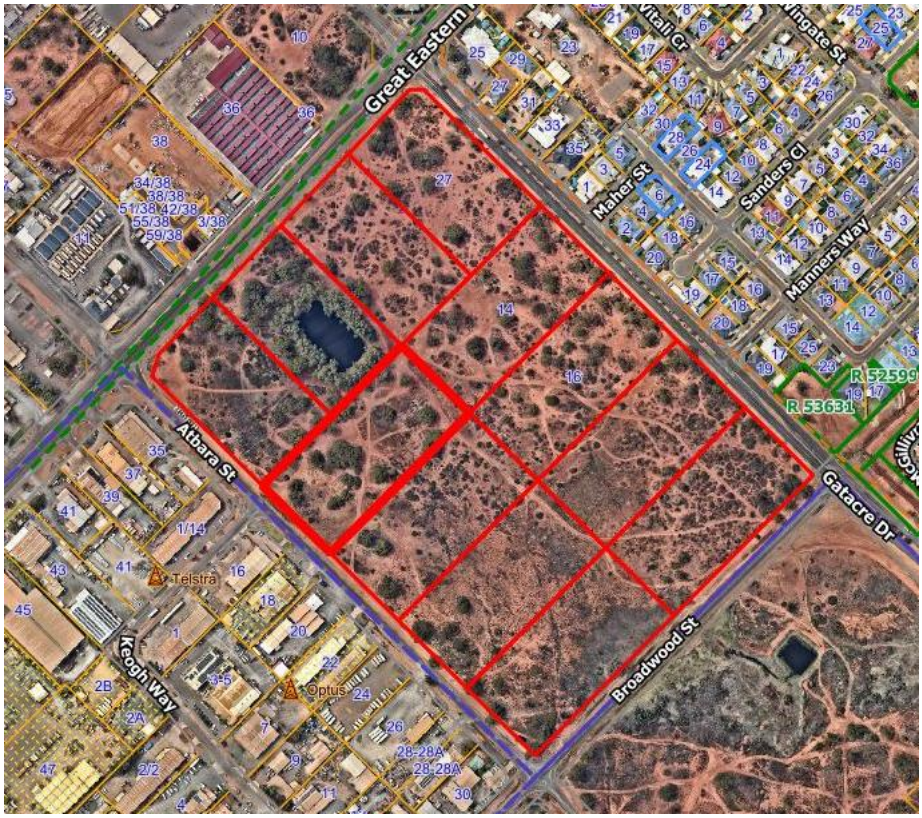


Figure 1: Aerial photograph showing Area 1

The Local Planning Scheme (LPS2) zoning for the site is 'Urban Development Zone' which does not prescribe the land uses permissible for the zone, but rather prescribes the objectives that must be achieved in the planning and development of the land.

LPS2 sets the following objectives for the area:

- To provide an intention of future land use and a basis for more detailed structure planning in accordance with the provisions of the Scheme.
- To provide for a range of residential densities to encourage a variety of residential accommodation; and
- To provide for progressive and planned development of future urban areas for residential purposes, and for commercial and other uses normally associated with residential development.

LPS2 also requires that the subdivision and development of the land must be in accordance with an approved structure plan and this responsibility rests with the site developer.

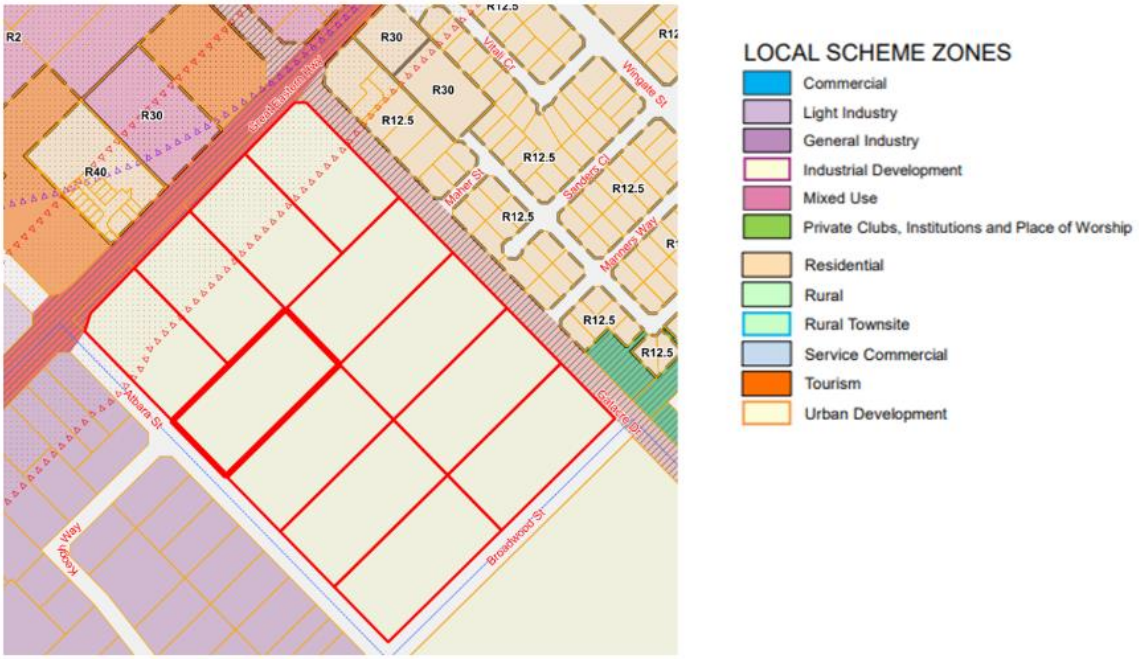


Figure 2: LPS2 snapshot showing the area is zoned urban development

Offer of Purchase

On 10 October 2024 M/Group formally submitted a market-led proposal to the City for the purchase of Lots 95 – 106 Somerville (Area 1). The land is held in freehold title by the City and has a total area of 20.46ha.

The City has obtained a market valuation for the site which can be found at Attachment 1.

The indicative terms of the Expression of Interest as proposed by M/Group are outlined below:

<table>
<tr><td>The Property</td><td>
<table>
<tr><th>Lot Number</th><th>Volume & Folio</th><th>Area (Ha)</th></tr>
<tr><td>95</td><td>1222/572</td><td>1.53</td></tr>
<tr><td>96</td><td>2959/300</td><td>1.56</td></tr>
<tr><td>97-106</td><td>1228/663</td><td>17.37</td></tr>
<tr><td></td><td>Total</td><td>20.46 ha</td></tr>
</table>
</td></tr>
<tr><td>Land Area</td><td>204,694 m^2</td></tr>
<tr><td>Purchasing Instrument</td><td>Option to Purchase. M/Group will require an Option to Purchase the property.

The Option to Purchase will be entered into by a [sic] M/Group company who will then assign same to an associated Joint Venture who will fund the development. The project will be managed to completion by M/Group.</td></tr>
</table>

Option Period	Option Period 1 (Due Diligence and Project formation) – 6 months from execution of Option. Option Period 2 (Development Advancement/Approvals) – 6 months from expiration of Option Period 1. Option Fee 1 - $5,000 payable on execution of Option. Option Fee 2 - $25,000 payable on formal exercising of Additional Option Period. The option fee forms part of the purchase price and is non-refundable in the event we do not proceed. [sic] The staged time frames are designed to prevent the land being tied up unnecessarily, if in the event M/Group, through its initial due diligence, decides that it is not able to proceed with the purchase. It is during the Additional Option Period that M/Group incurs significant costs.
Deposit	5% deposit payable upon exercise of option.
Settlement	30 days from exercise of option or otherwise as agreed between buyer and seller.
Legal Documentation	The purchasing instrument will comprise of an Option to Purchase prepared at the buyers' cost.

M/Group has provided the City with a concept master plan for the site (see figure 3 below) which includes the following:

- A commercial service area addressing the Great Eastern Highway;
- An Industrial Transition Area to interface with the established industrial area to the south-west;
- Public Open Space including a dam (pond) central to the commercial development, and along the watercourse, with the proposal to develop an Aboriginal cultural heritage trail; and
- A proposed Primary School site to the north-east fronting Broadwood Street.



Figure 3 - Masterplan Concept of Area 1

Regarding capacity, M/Group is a well-known and respected property investment and development group which has delivered projects with a combined value of around $700m since being established in 2001. M/Group is considered a desirable developer for potential residential land development in Kalgoorlie-Boulder.

M/Group is currently seeking further approvals for, and is in the process of commencing, the development of a key workers' lifestyle village known as Amara Estate, which is located on the corner of Gatacre Drive and Hart Kerspien Drive.

INTERNAL CONSULTATION

The matter is an initial offer to purchase land for development through a market-led proposal. This matter has been considered by Council and the Executive Team and no further internal consultation is required at this time.

COUNCIL CONSULTATION

The sale of the subject land has been presented to Council on the following occasions:

23 August 2021 OCM (item 18.1.3 Confidential – Disposal of Land – Area 1 & 2, Broadwood) Council resolved the following:

That Council:

1. *Authorise the CEO to effect local public notice in accordance with s3.58 of the Local Government Act 1995 for the sale of Lots 95 – 106, known as*

'Area 1' and Lots 47, 97 and 769, known as 'Area 2', Broadwood for a period of 6 weeks;
2. *Note this matter will return to Council for further consideration following the local public notice.*

13 December 2021 OCM (item 18.4.1 Disposal of Land – Areas 1 and 2, Broadwood), Council resolved the following:

That Council table the item until they have been fully assessed pre-approval by the incoming CEO and presented for the information of Elected Members.

26 April 2022 OCM (item 15.1.2 Land Disposal – Areas 1 & 2, Broadwood), Council resolved the following:

That Council:

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

18 December 2023 OCM (item 15.2.3 Areas 1 and 2, Broadwood), Council resolved the following:

That Council:

1. *Authorise the CEO to effect local public notice in accordance with s3.58 of the Local Government Act 1995 for the disposal (sale) of Lots 95 – 106, known as 'Area 1' and Lots 47, 97 and 769, known as 'Area 2', Broadwood for a period of 6 weeks;*
2. *Request the CEO to ensure that the public notice advises that the land has registered Aboriginal Heritage, and consultation with relevant Aboriginal Knowledge Holders and a Section 18 consent under the Aboriginal Heritage Act 1972 is required to develop the land;*
3. *Require the CEO to report back to Council about any submissions and offers received during the local public notice period; and*
4. *Resolve to quarantine up to 5% of the proceeds of any sale of Areas 1 and 2 as a matched developer contribution for the protection and management of Aboriginal Cultural Heritage on Areas 1 and 2, noting there will be consultation with the Knowledge Holders.*

27 May 2024 OCM (item 15.2.1 Outcome of Expression of Interest - Disposal of Areas 1 and 2, Broadwood), Council resolved the following:

That Council:

1. *Notes the single submission in response to Expression of Interest 2024/3 for the disposal (sale) of Area 1 (Lots 95 to 106, Somerville) and Area 2 (Lots 47, 97 and 769 Broadwood) was rejected as it did not address planning and Aboriginal heritage considerations; and*
2. *Review the decision to commence a new EOI process in 202*5.

COMMUNITY ENGAGEMENT CONSULTATION

No formal consultation has occurred in relation to this proposal, however, should Council endorse the officer's recommendation the consideration of the direct sale of City freehold land must be formally advertised by way of a public notice consistent with the requirements of section 3.58 of the *Local Government Act 1995*.

PUBLIC CONSULTATION

As noted above, should Council endorse the officer's recommendation the consideration for the direct sale of a local government asset (City freehold land) must be formally advertised through a public notice consistent with section 3:58 of the *Local Government Act 1995*.

Requirement:

Section 3:58(3)(iii) of the *Local Government Act 1995* requires that the period for inviting submissions must be *"not less than two weeks after the notice is first given"*.

Duration: Two weeks consistent with Section 3:58(3)(iii) of the *Local Government Act 1995*.

Method: Public Notice in the *Kalgoorlie Miner* and *The West Australian*, and the City of Kalgoorlie-Boulder website.

Submissions Received: N/A

BUDGET IMPLICATIONS

The recommendations of this report relate to the commencement of the formal public notice process and therefore there are no direct financial implications resulting from these recommendations.

STATUTORY IMPLICATIONS

The City must comply with the requirements of the *Local Government Act 1995*, the *Financial Management Act 2006* and the *Local Government (Functions and General) Regulations 1996.*

The sale of land in this instance is not considered a 'major land transaction' as the market led proposal is valued at less than the prescribed amount ($9,143,422.80) under the *Local Government (Functions and General) Regulations 1996 8A(1):*

(1) The amount prescribed for the purposes of the definition of major land transaction in section 3.59(1) of the Act is —

a) if the land transaction is entered into by a local government the district of which is in the metropolitan area or a major regional centre, the amount that is the lesser of —

(i) $10 000 000; or

(ii) 10% of the operating expenditure incurred by the local government from its municipal fund in the last completed financial year

The calculated amount is 10% of the City's 2023/24 operational expenditure which was $91,434,228; and the City is considered a 'major regional centre' as it has more than 20,000 residents.

POLICY IMPLICATIONS

The following policy is applicable:

- Land Aquisition and Disposal Policy
  - Policy Statement 5: All property disposals are to be undertaken in accordance with the relevant provisions of the *Local Government Act 1995* and associated regulations.

COMMUNITY STRATEGIC PLAN LINKS

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

SUSTAINABLE: We advocate for the provision of land use.

STRATEGIC CONTEXT

The proposal is consistent with the objectives of the City's Local Planning Strategy 2013 - 2023.

RISK ASSESSMENT

The table below shows the City officer's risk assessment of the recommendation to Council, undertaken using the City's Risk Management Framework and taking into account current controls.

	Assessment of consequence	Assessment of likelihood	Comments on Council's tolerance for any related risk, and controls where outside of tolerance
Health/injury	N/A	N/A	N/A
Financial loss	Catastrophic	Unlikely	The Council can rely on the independent market valuation to have confidence that the City is obtaining good value for the land in relation to the sale.
Service interruption	N/A	N/A	N/A
Legislative breach	Major	Unlikely	City officers are closely following the requirements of the relevant legislation.
Reputational damage	Moderate	Unlikely	There is a moderate risk to reputational damage if the legal process is not closely followed – refer to above.
Property damage	N/A	N/A	N/A

Environmental damage	N/A	N/A	N/A
Project time	N/A	N/A	N/A
Project cost	N/A	N/A	N/A

Overall, there is a significant reputational and legal risk to the City should it not carefully follow the statutory process relating to the disposal of local government assets.

OFFICER RECOMMENDATION

That Council:

1. Authorise the Chief Executive Officer to effect local public notice in accordance with s3.58 of the *Local Government Act 1995* for the sale of Lots 95 – 106 Broadwood, known as Area 1, for a period of two weeks, having received a market-led proposal to purchase and develop the land; and
2. Further consider the matter following the completion of the local public notice and any submissions received.

ALTERNATIVE MOTION/COUNCIL RESOLUTION

Moved By: **Cr Terrence Winner**

Seconded By: **Cr Nardia Turner**

That Council:

1. Authorise the Chief Executive Officer to effect local public notice in accordance with s3.58 (3) of the *Local Government Act 1995* for the sale of Lots 95-106 Broadwood, known as Area 1, for a period of two weeks, having received a market-led proposal to purchase and develop the land;
2. Request the Chief Executive Officer ensure that the public notice advises that the land has registered Aboriginal Heritage, and consultation with appropriate valid Native Title Claimants and cultural heritage knowledge holders is required to develop the land; and
3. Note that this proposed disposal of land will be brought back to Council following the completion of the local public notice period and formal consideration of submissions received.

CARRIED

(8 / 0)

For:	**Mayor Glenn Wilson, Cr Deborah Botica, Cr Terrence Winner, Cr Wayne Johnson, Cr Kyran O'Donnell, Cr Linden Brownley, Cr Nardia Turner and Cr Carla Viskovich**
Against:	**Nil**

15.2.4 Workforce Accommodation at Lot 2699 (No. 10) Hewitt Street, South Kalgoorlie

Responsible Business Unit:	Development and Growth
Disclosure of Interest:	Nil
Application Number:	D065/24
Owner's Name:	Anthony Richard Jones
Applicant's Name:	Quality Design Drafting Pty Ltd
Development Value:	$50,000
Voting Requirements:	Simple
Nature of Council's Role in Decision-Making:	Quasi Judicial
Attachments:	1. Development Application – Workforce Accommodation at Lot 2699 (No.10) Hewitt Street, South Kalgoorlie [**15.2.4.1** - 15 pages]

SUMMARY STATEMENT

Council is asked to approve a change of use application from a 'Single House' to 'Workforce Accommodation' at Lot 2699 (No. 10) Hewitt Street, South Kalgoorlie, 6430 (the site). As the proposal is a 'D' (discretionary) use under the Local Planning Scheme No. 2 (LPS 2), and the decision powers are not delegated to the Chief Executive Officer, the approval from the Council is sought.

REPORT

Background

An application for development approval for a change of use from 'Single House' to 'Workforce Accommodation' was lodged with the City in June 2024. The applicant, who is also the owner of the property, proposes to establish a workforce accommodation facility with associated amenities, to accommodate six employees.

The applicant is the owner of a small business known as UHP Solutions. UHP Solutions is a small family business employing six staff and offers specialised high pressure water services, including water cleaning, cutting and demolition. Staff are specialised in the use of robotic cleaners and are currently working in and around the eastern and northern Goldfields. Most of the company's work is on remote sites where accommodation is provided, limiting the time spent at Hewitt Street generally to 1 or 2 days after workers fly into Kalgoorlie and before transition to their new worksite. The proposed rooms may be vacant for extended periods (up to 10 weeks).

The proposed land use 'Workforce Accommodation' in the 'Service Commercial' zone is not exempt from the requirement of development approval under the *Planning and Development (Local Planning Schemes) Regulations 2015* (Deemed Provisions) and the City's LPS2.

Application Description and Details

Address:		Lot 2699 (No. 10) Hewitt Street, South Kalgoorlie, 6430
Lot Size:		1,007m²
Zoning	**LPS2:**	Service Commercial Special Control Area 7 – State Planning Policy 5.4 Road and Rail Noise
Existing Land Use:		Single House
Proposed Land Use:		Workforce Accommodation
Adjacent / Nearby Land Uses:		residential, mixed businesses, grouped dwellings, trade supplies, motor vehicle repair

Details of the Proposal

The proposal includes the following components:

- Converting the existing three-bedroom house to accommodate staff members;
- Addition of a four-room prefabricated building under the existing skillion roof with three rooms to be used for accommodation and one room as a storage;
- Additions of associated amenities, such as a spa, barbecue facilities, garden and landscaping; and
- A total of six staff members will be housed at any given time.

Description of the Site

The site is located approximately 2km southeast of the Kalgoorlie Town Centre and near the Goldfields Highway.

The site has an area of 1,007m^2 and is surrounded by a mix of single residential houses, grouped dwellings, and mixed business uses. The site gains access from a single vehicular crossing off Hewitt Street. The current site and surrounds are depicted in Figure 1 below.



Figure 1: Site Map of Lot 2699 (No. 10) Hewitt Street, South Kalgoorlie

Site History/Previous Approvals

Planning

Application No	Date	Description	Outcome
P070/22	24/05/2022	Patio	Approved

Building

Application No.	Date	Description	Outcome
12152	05/08/1997	Store Approved	Approved
25180	06/10/2016	Patio Approved	Approved
27543	02/08/2022	Skillion Roof Patio	Approved

Previous Relevant Decisions of Council

There are no previous decisions of Council that are directly relevant to the proposal.

Applicant's Submission

The full application, including the applicant's response to the Officer's Request for Further Information, is attached to this report (attachment 1).

Area of occupation (internal and external)	House (158m^2) consisting of three bedrooms, lounge, dining area. Four-room prefabricated accommodation building providing (three bedrooms and a storage room)

	Associated amenities, such as, outdoor dining area, patio, private garden, barbeque area, four-seater spa, table tennis, pool table.
Maximum number of occupiers	Six staff
Parking	Three tandem bays in front and three bays accessed from rear lane way.
Term of approval	Five years

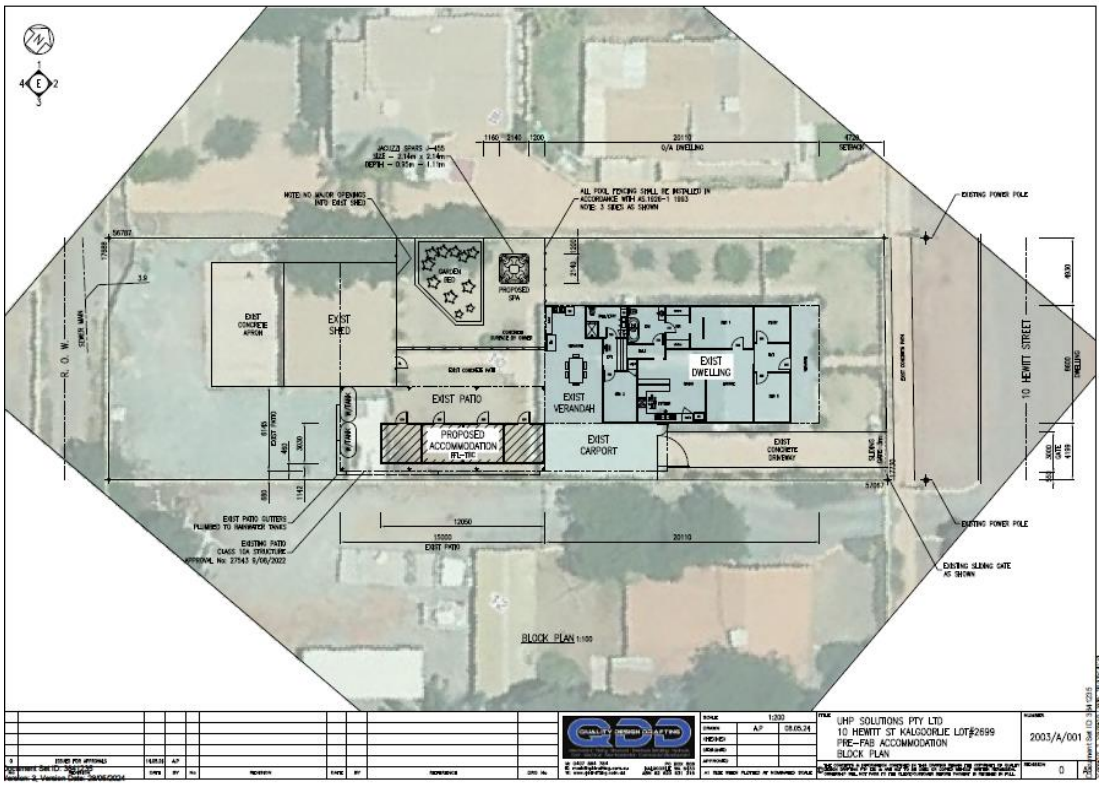


Figure 2: Site Plan

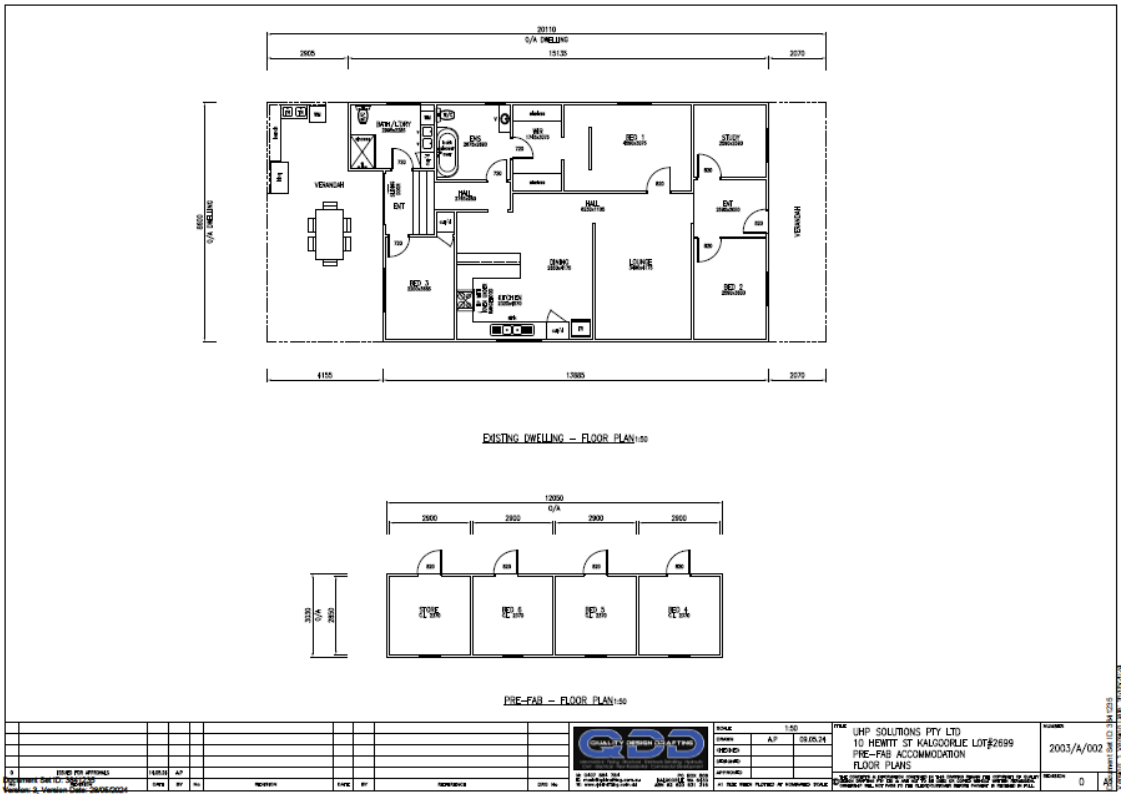


Figure 3: Floor Plans

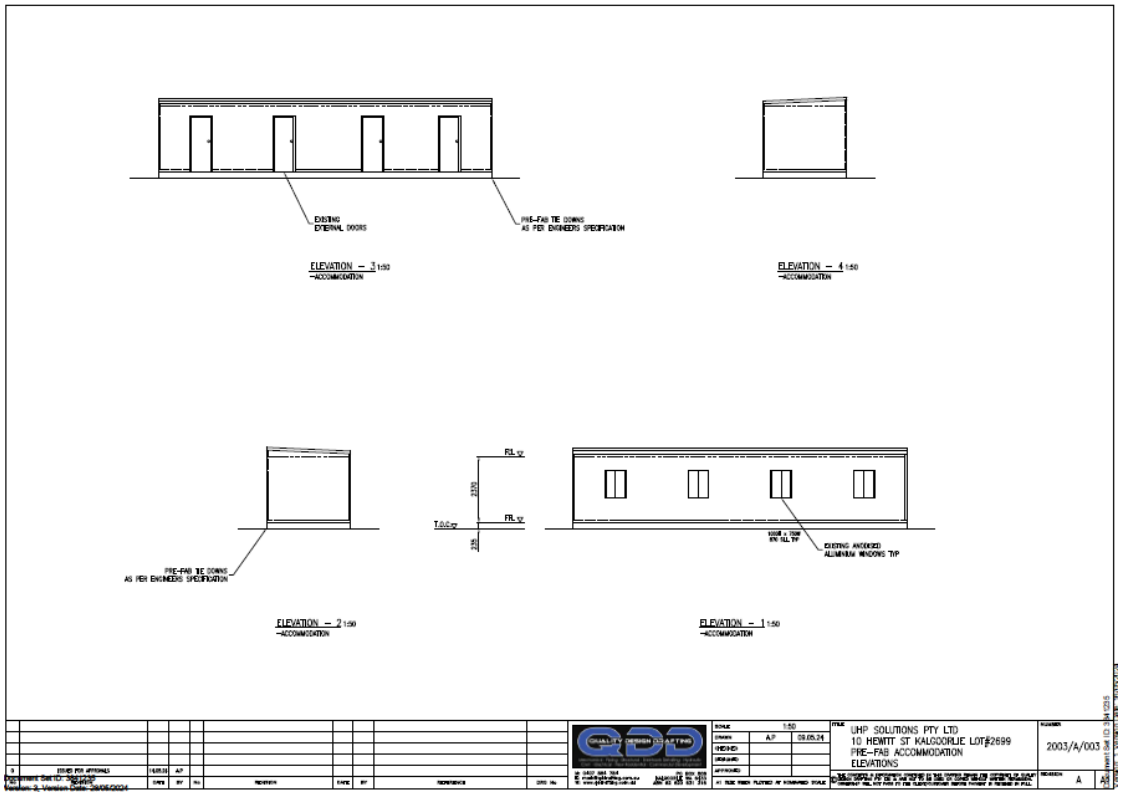


Figure 4: Elevation Plans

Assessment Considerations

Zoning and Land Use Permissibility

The site is zoned in LPS 2 as 'Service Commercial'. The zone objectives are:

- *To accommodate commercial activities which, because of the nature of the business, require good vehicular access and/or large sites.*
- *To provide for a range of uses which, by reason of their scale, character, operational or land requirements, are not generally appropriate in, or cannot conveniently or economically be accommodated in, the mixed use, commercial and/or industrial zones.*

Portion of the subject site is also located within the Special Control Area 7 State Planning Policy 5.4 due to proximity to Goldfields Highway. In this instance, the provisions of SCA7 are not applicable as the development does not result in further intensification of the land use, meaning the number of people to be resided in the development being the same as the existing single house development.

The proposed use of 'workforce accommodation' is defined in the LPS2 as:

> *'Workforce Accommodation – means premises, which may include modular or relocatable buildings, used (a) primarily for the temporary accommodation of workers engaged in construction, resource, agricultural or other industries on a temporary basis; and (b) for any associated catering, sporting and recreation facilities for the occupants and authorised visitors.'*

The proposed change of use from the existing residential use ('Single House') to a non-residential use of 'Workforce Accommodation' is considered consistent with the above objectives of the 'Service Commercial' zone, as it involves commercial activities in the form of accommodation services.

Workforce Accommodation Policy

The proposal has been assessed against the provisions of Local Planning Policy Workforce Accommodation and is considered to meet the policy objectives as outlined below:

- The proposal includes an integrated built form and would have no adverse impact on the existing streetscape. The proposed change of use includes converting the existing single house to workforce accommodation with the proposed prefabricated accommodation unit being located at the rear of the site; this will ensure the existing streetscape is unchanged and the rear addition will be screened from the street.
- The subject site is located within the Kalgoorlie townsite, and the development will utilise a range of existing services within the commercial centre, thereby contributing to the local economy and community.
- The applicant in its submission advised that it is difficult and uneconomical to use local accommodation and indicated the intention to relocate his business to Kalgoorlie in future.
- The proposed development will be used as a "stop-over" for staff after flying into Kalgoorlie, before travelling to any remote work sites; and it will be occupied infrequently.
- Additionally, the applicant has attempted to recruit workers locally but did not succeed.

Traffic and Parking

LPS2 requires the land use 'Workforce Accommodation' to have one car parking bay per dwelling/unit. The site has space to provide three tandem car parking bays at the front and three angled parking bays at the rear.

The required bicycle parking bays can be easily accommodated on site, given the size of the site.

The traffic impacts of the maximum number of occupants (up to six) associated with the development are considered consistent with the impacts of a large family occupying the property (a residential home).

Noise

Noise emission can be generated from the proposed development in the form of door slamming, external gathering and vehicle reverse beeping in the early hours.

In response to the City's request for an Operational Management Plan, the applicant has provided further information. However, the information does not sufficiently address the City's concerns. A planning condition has therefore been recommended requiring an amended Operational Management Plan to be provided to the City for approval prior to issuing an occupancy permit.

Conclusion

The approval of the development application will facilitate the growth of a small family business with potential to relocate to the City. The proposed development integrates well with the existing built environment and will not result in any significant adverse impacts to the surrounding environment.

It is therefore recommended that the application be approved subject to conditions.

INTERNAL CONSULTATION

The proposal was referred internally to the City Building, Engineering, Waste, Environmental Health and Water departments for professional advice and technical assessment prior to the finalisation of this report.

The following advice has been received concerning this application:

- Engineering - crossover requirements as per City standards and specifications.
- Health - compliance with *Environmental Protection (Noise) Regulations 1997* for installation of air conditioners and jacuzzi pump; and should more than six persons be accommodated; it will be captured under the requirements of Lodging House of the *City's Health Local Law 2001*.
- Waste - a general statement of waste management will be sufficient based on the size and number of occupants for the proposal.

The matters above have been addressed through recommended conditions and advice notes.

COUNCIL CONSULTATION

There has not been any previous consultation with Council on this matter.

PUBLIC CONSULTATION

Public consultation was undertaken in the following manner:

Requirement:

Schedule 2, part 8 clause 64(4) of the *Planning and Development (Local Planning Schemes) Regulations 2015* states that a non-complex application is advertised by doing any or all of the following, as determined by the local government:

- Cl.64 (4)(a) in accordance with clause 87 public notice in the newspaper and website publishing;
- Cl.64 (4)(b) giving owners and occupiers in the vicinity of the development who, in the opinion of the local government, are likely to be affected by the granting of development approval; and
- Cl.64 (4)(c) erecting, in the manner approved by the commission a sign or signs.

Method:

The proposal was advertised in line with the requirements of Local Planning Policy Advertising Planning Proposals. Affected owners and occupiers of adjacent and surrounding properties were notified by way of written notices.

Duration:

28 days, from 19 July 2024 to 17 August 2024.

Submissions Received:

No submissions were received by the City.

BUDGET IMPLICATIONS

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

STATUTORY IMPLICATIONS

If aggrieved by the decision of the Council or any development conditions applied, the applicant will have a right to appeal to the State Administrative Tribunal. A review must be lodged 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

The proposal is consistent with a State Planning Policy 5.4 - Road and Rail Noise and the following local planning policies:

- Advertising Planning Proposals Policy;
- Workforce Accommodation Policy; and
- Landscaping Policy.

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.

EMPOWERED: We are utilising diverse points of view to inform decision making and actions taken for the City.

STRATEGIC CONTEXT

The proposal is consistent with the objectives of the City's Local Planning Strategy 2013 - 2023.

RISK ASSESSMENT

The table below shows the City officer's risk assessment of the recommendation to Council, undertaken using the City's Risk Management Framework and taking into account current controls.

	Assessment of consequence	Assessment of likelihood	Comments on Council's tolerance for any related risk, and controls where outside of tolerance
Health/injury	N/A	N/A	N/A
Financial loss	N/A	N/A	N/A
Service interruption	N/A	N/A	N/A
Legislative breach	Minor	Unlikely	The assessment of the application includes a careful assessment of the City's planning policies and the relevant legislation.
Reputational damage	Minor	Unlikely	As noted above, compliance with the relevant policies and legislation will ensure that a reputation risk to the City is unlikely.
Property damage	N/A	N/A	N/A
Environmental damage	N/A	N/A	N/A
Project time	N/A	N/A	N/A
Project cost	N/A	N/A	N/A

The overall risk to the City is minor and likelihood for occurrence is unlikely.

OFFICER RECOMMENDATION/COUNCIL RESOLUTION

Moved By: **Cr Carla Viskovich**

Seconded By: **Cr Wayne Johnson**

That Council approve the application for a change of use to “Workforce Accommodation” as lodged at Lot 2699 (No. 10) Hewitt Street, Kalgoorlie, subject to the following conditions:

1. This development must substantially commence within two years from the date of this decision letter, unless an extension of the approval is received from the City, prior to this approval expiring.
2. This development must take place in accordance with the plans received with this application and stamped as approved by the City.
3. This approval is valid for five years. Following expiry of this period, all development works must be removed from the site and the land use being reverted to a ‘Single House’ (residential dwelling) unless a further development approval is granted by the City.
4. A maximum of six occupants shall be permitted for overnight stays.
5. Prior to issuing a building permit, a detailed Landscaping Plan shall be submitted and approved by the City.
6. Prior to issuing a building permit, a Waste Management Statement must be submitted and approved by the City.
7. Prior to issuing an occupancy permit, the existing vehicular crossing shall be modified and upgraded to the satisfaction of the City.
8. Prior to use, this development must be connected to the City’s sewer system to the specifications of the City.
9. Prior to issuing a building permit, hydraulic drawings detailing how the proposed development will connect to the City’s sewer main must be submitted to and approved by the City.
10. Prior to issuing an occupancy permit, an Operational Management Plan is to be submitted to and approved by the City. The Operational Management Plan shall at a minimum include the following information:
    a. Noise management;
    b. Management of any potential anti-social behaviours that may occur, including management of alcohol; and
    c. And a complaint management mechanism.

    The approved Operational Management Plan must thereafter be implemented at all times for the life of the development.
11. Stormwater from roofed and paved areas must be discharged and maintained in a manner so that there is no discharge onto the adjoining properties, and is to be to the satisfaction of the City. Stormwater pipes and drainage pits shall be maintained in a clean and clear condition free of obstruction.
12. Air conditioning waste is to be retained on site or connected to the City’s sewer system and comply with *AS/NZ 3500*.
13. Swimming pool/spa waste is to be retained on site or connected to the City’s sewer system and comply with *AS/NZ 3500*.

CARRIED **(5 / 4)**

For:	**Mayor Glenn Wilson, Cr Kyran O'Donnell, Cr Linden Brownley Cr Carla Viskovich, and casting vote of Mayor Glenn Wilson**
Against:	**Cr Deborah Botica, Cr Terrence Winner, Cr Wayne Johnson and Cr Nardia Turner**

The item was a tied vote and the Mayor's casting vote was in support of the resolution.

15.2.5 Extension of time-limited approval for Workforce Accommodation at Lot 3874 Hopkins Street, South Boulder

Responsible Business Unit:	Development and Growth
Disclosure of Interest:	Nil
Application Number:	PA005/23
Owner's Name:	Goldfields Villages Pty Ltd
Applicant's Name:	Planning Solutions
Development Value:	Nil
Voting Requirements:	Simple
Nature of Council's Role in Decision-Making:	Quasi Judicial
Attachments:	1. CONFIDENTIAL - Application for Development Approval [**15.2.5.1** - 57 pages]

SUMMARY STATEMENT

Council is asked to approve an application for an amendment to a workforce accommodation approval at Lot 3874 Hopkins Street, South Boulder, 6432 (with an entrance onto Vivian Street). The proposal includes a discretionary land use under the Local Planning Scheme No. 2 (LPS2), the decision powers are not delegated to the Chief Executive Officer, therefore, the approval of Council is sought on the applications.

REPORT

Background

The application seeks an extension of the current five year term to a ten year term for the approved workforce accommodation facility at Lot 3874 Hopkins Street, South Boulder.

The application requests to amend condition 4 of the original approval, which states:

> *This approval is valid for five (5) years from the date of occupancy. Following expiry of this period, all development works must be demolished, materials removed from the site and the verge and kerb reinstated unless a further development approval is granted by the City.*

The applicant requests that the five-year time-limited approval be extended to ten years.

The existing development approval was granted by the Regional Joint Development Assessment Panel (JDAP) on 30 October 2023, with Council's endorsement at the 22 May 2023 Ordinary Council Meeting (OCM).

Under Regulation 17A of the *Planning and Development (Development Assessment Panels) Regulations 2011*, an owner of the land may apply to a responsible authority – in this instance, the City of Kalgoorlie-Boulder (the City) - to amend an existing

development approval that has been granted by a Development Assessment Panel. The applicant has elected the City to determine the application.

The development of accommodation for 152 workers is currently under construction. The workforce accommodation under construction will share facilities with the existing workforce accommodation facility (Lot 72 Vivian Street) on the southern side of Vivian Street, owned and operated by the same group of owners. The existing workforce accommodation facility on Lot 72 was approved by Council at its 22 July 2022 OCM.

Application Description and Detail

Address:		Lot 3874 Hopkins Street, South Boulder, 6432
Lot Size:		8,597m^2
Zoning	**LPS2:**	Light Industry
Existing Land Use:		Workforce Accommodation
Proposed Land Use:		Workforce Accommodation
Adjacent / Nearby Land Uses:		Industry, residential, corrective institution, airport,

Details of the Proposal

The applicant has lodged a development application with the City which seeking to amend condition 4 of their respective development approvals to extend the approval period from five years to ten years. The condition reads as follows:

4. *This approval is valid for five (5) years from the date of occupancy. Following expiry of this period, all development works must be demolished, materials removed from the site unless a further development approval is granted by the City.*

No other changes to the development are being proposed.

Description of the Site

The subject site is located approximately 4.5km south of the Kalgoorlie Town Centre and is adjacent to the Eastern Goldfields Regional Prison. (See Figure 1)

The surrounding land is largely undeveloped light industry zoned lots. There is a residential property located on Hopkins Street to the immediate east of the Lot 3874 Hopkins Street. The Kalgoorlie Pistol Club is located 100m to the west of the subject site.

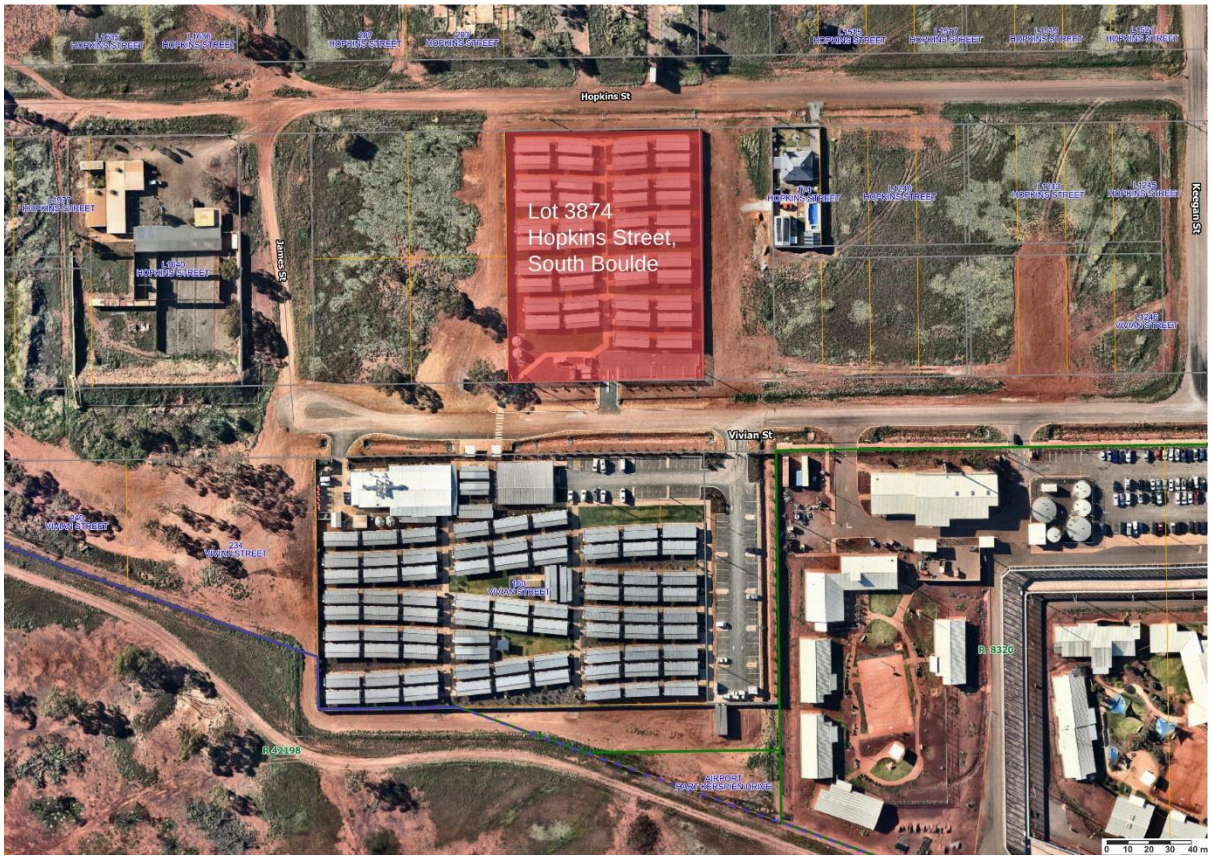


Figure 1: Location Map of Lot 72 (160) Vivian Street and Lot 3874 Hopkins Street, South Boulder

Site History/Previous Approvals

Lot 3874 Hopkins Street, South Boulder, 6432

Planning

Application No	Date	Description	Outcome
P005/23	30 /10/ 2023	Workforce Accommodation	Approved

Building

Application No	Date	Description	Outcome
27952	02/01/2024	Thirty-eight (38) four-person Accommodation Building and Four Laundry Buildings	Approved

Previous Relevant Decisions of Council/Regional Joint Development Assessment Panel

Lot 3874 Hopkins Street, South Boulder, 6432

At the 22 May 2023 OCM (item 15.2.4 DAP Planning Application P005/23 Proposed Workforce Accommodation – Lot 3874 Hopkins Street, South Boulder), Council resolved the following:

That Council, pursuant to Section 3.18 of the Local Government Act 1995 accepts the attached Responsible Authority Report (RAR) that includes conditions of approval.

Regional Joint Development Assessment Panel

Application Ref: P005/23 - DAP/23/02449 - The Regional JDAP, at its meeting held on 30 October 2023, resolved to approve the development application, subject to conditions. A copy of the notice of determination is provided (refer to attachment 1).

Applicant's Submission

The full application, as submitted, is attached to this report (attachment 1).

Assessment Considerations

Zoning and Land Use Permissibility

The development has been approved under the City's former Local Planning Scheme No.1.

Under LPS2 the subject lot is zoned 'Light Industry' and the land use 'Workforce Accommodation' is a discretionary use.

Local Planning Policy 1 – Workforce Accommodation

The City's Local Planning Policy Workforce Accommodation Policy (LPP1) was adopted by Council on 18 December 2023. The development approval was issued under the City's former Local Planning Scheme No. 1 prior to the finalisation of the LPP1.

Notwithstanding the above, clause 2. g. ii of LPP1 contains additional requirements for a 10 year 'workforce accommodation' proposal. The application has been assessed against these requirements below.

(1) The proposal will be required to demonstrate a balanced and diverse built form which will contribute to the development of an active and interesting public domain character.

The general built form and landscaping of the development has been established and is of high quality.

(2) A contiguous, activated street frontage with high quality-built form, that is consistent with the desired character of the area, including:

a. building wall heights above 2.4m

b. roof pitch of 15 degrees minimum

c. associated landscaping with permeable front fencing

The policy contains requirements regarding roof pitch and room size. The original development was approved under the previous local planning scheme prior to the LPP1 coming into force. It is unreasonable and unpractical to request the buildings to be modified to comply with the current policy requirements, given they have now been occupied.

(3) Room typologies to be above 14m^2 (including bathrooms/ensuites) in total size.

The development provides 14.4m x 3.3m units, which each provide four rooms. As such the total size of each room is 11.9m^2. As this development is under construction, it is not possible to amend room typologies and floor spaces. The

rooms, when fully constructed, will have appropriate dimensions and provide a high-quality standard of accommodation for residents.

(4) Support the zone objectives, future development of the area, following expiry of a workforce temporary approval, in terms of land development, built form or infrastructure outcomes, and/or permanent accommodation within a walkable catchment to community activities; and

The proposal is for an extension of time to the proposed workforce accommodation currently under construction within an area that is in the commencement stage of development. The proposal was previously considered worthy of approval, and essentially the surrounding area is unchanged. The proposal is not offensive to this objective.

(5) Demonstrate significant social and/or community outcomes above those associated with a five year time limited approval.

The development provides accommodation services for miners and mining services providers within the region, such as Northern Star, MLG and Rangecon. The facilities address the ongoing need for accommodation to house Kalgoorlie-Boulder's growing workforce for upcoming construction and mining projects.

On the above basis, it is considered that the proposal has addressed the relevant policy requirements satisfactorily for the ten-year approval timeframe.

Conclusion

Overall, the development when completed will be of a high standard that is acceptable within the current streetscape. Further commercial/light industry development within the area will complete the urban character of the area, including new landscaping, and the proposed landscaping associated with the development will enhance the overall amenity value of the location.

The proposed additional fiveyear term is not unreasonable given the extent of investment in the development of landscaping, infrastructure, stormwater facilities and the built-environment outcomes that will be achieved for this development. As this workforce accommodation when occupied will be serviced by the adjacent Vivian Street development for administration services, gym, dining area and dry mess, the expiry dates of both approvals must align (16 February 2024).

It is therefore recommended that the application be approved with amended conditions to support a tenyear timeframe.

INTERNAL CONSULTATION

The proposal has been referred to the City’s Building, Engineering, Airport, Waste, Water, and Environmental Health departments for professional advice and technical assessment prior to the finalisation of this report.

No concerns regarding the extension of the approval time were raised by the abovementioned departments.

COUNCIL CONSULTATION

The development approval for Lot 3874 Hopkins Street, South Boulder, was determined by JDAP with officer's recommendation endorsed by Council at its 23 May 2023 OCM.

PUBLIC CONSULTATION

Public consultation was undertaken in the following manner:

Requirement:

Schedule 2, part 8 clause 64(4) of the *Planning and Development (Local Planning Schemes) Regulations 2015* states that a non-complex application is advertised by doing any or all of the following, as determined by the local government:

- Cl.64 (4)(a) in accordance with clause 87 public notice in the newspaper and website publishing;
- Cl.64 (4)(b) giving owners and occupiers in the vicinity of the development who, in the opinion of the local government, are likely to be affected by the granting of development approval; and
- Cl.64 (4)(c) erecting, in the manner approved by the commission a sign or signs.

Duration:

- 28 days – from 25 September 2024 to 24 October 2024.

Method:

Advertising was undertaken in accordance with the City's Local Planning Policy (LPP2) Advertising Planning Proposals and due regard was given to Schedule 2, part 8 cl. 64 of the *Planning and Development (Local Planning Schemes) Regulations 201*5.

In this instance City officers determined that a Public Notice is published on the *Kalgoorlie Miner*; a sign being erected on site, and the owners and occupiers of properties within a 300m radius of the site should be notified as required by the policy.

Submissions Received:

One public submission in support of the extension of the proposal was received during this period.

Consultation with Other Agencies

The application was referred to the following agencies for comments:

- Department of Justice;
- Eastern Goldfields Regional Prison;
- Kalgoorlie-Boulder Airport; and
- Department of Planning, Lands and Heritage (DPLH).

No further comments were received during the consultation period relating to this development.

BUDGET IMPLICATIONS

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

STATUTORY IMPLICATIONS

If aggrieved by the decision of the Council or any development conditions applied, the applicant will have a right to appeal to the State Administrative Tribunal. A review must be lodged 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

The proposal is consistent with the following City local planning policies:

- Advertising Planning Proposal Policy; and
- Workforce Accommodation Policy.

COMMUNITY STRATEGIC PLAN LINKS

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

SUSTAINABLE: We advocate for the provision of land use.

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

STRATEGIC CONTEXT

The proposal is consistent with the objectives of the City's Local Planning Strategy 2013 - 2023.

RISK ASSESSMENT

The table below shows the City officer's risk assessment of the recommendation to Council, undertaken using the City's Risk Management Framework and taking into account current controls.

	Assessment of consequence	Assessment of likelihood	Comments on Council's tolerance for any related risk, and controls where outside of tolerance
Health/injury	N/A	N/A	N/A
Financial loss	N/A	N/A	N/A
Service interruption	N/A	N/A	N/A
Legislative breach	Minor	Unlikely	The assessment of the application includes an assessment against the requirements of the relevant planning legislation. The recommendation of this report is consistent with the Planning and Development Act 2005 and the Planning and Development

			(Local Planning Schemes) Regulations 2015.
Reputational damage	Negligible	Unlikely	The recommendation associated with this report is unlikely to result in any reputation damage to the City.
Property damage	N/A	N/A	N/A
Environmental damage	N/A	N/A	N/A
Project time	N/A	N/A	N/A
Project cost	N/A	N/A	N/A

The overall risk to the City is low and likelihood for occurrence is rare.

OFFICER RECOMMENDATION

Moved By: **Cr Carla Viskovich**

Seconded By: **Cr Wayne Johnson**

That Council:

1. Approve the application to amend the development approval (P005/23) approved on 30 October 2023 on Lot 3874 Hopkins Street, South Boulder, subject to the conditions and advice notes specified in the approval, except where amended as follows:

   The following condition of the original approval is to be amended as follows:

   4. This approval is valid for ten years from 16 February 2024. Following expiry of this period, all development works must be demolished, and materials removed from the site unless a further development approval is granted by the City.

PROCEDURAL MOTION/COUNCIL RESOLUTION

Moved By: **Cr Nardia Turner**

Seconded By: **Cr Terrence Winner**

That Council adjourn this item to the 16 December 2024 Ordinary Council Meeting.

CARRIED

(7 / 1)

For:	**Mayor Glenn Wilson, Cr Deborah Botica, Cr Terrence Winner, Cr Wayne Johnson, Cr Kyran O'Donnell, Cr Linden Brownley and Cr Nardia Turner**
Against:	**Cr Carla Viskovich**

Pursuant to section 12.2(2)(a) of the Standing Orders it is noted that Councillor Kyran O'Donnell and Councillor Turner spoke in favour of the procedural motion, but no other Councillors spoke in relation to this item.

15.2.6 Notice of Motion - CY O'Connor

Responsible Officer:	Alain Baldomero Manager Health and Community Safety Lauren Chapman-Holle Manager Community Development
Responsible Business Unit:	Community Development
Disclosure of Interest:	Nil
Voting Requirements:	Simple
Nature of Council's Role in Decision-Making:	Review
Attachments:	Nil

SUMMARY STATEMENT

Council is asked to receive the following information relating for opportunities to recognise CY O'Connor, in response to a notice of motion from Cr Turner.

REPORT

At the 22 July 2024 Ordinary Council Meeting (OCM), a motion was moved by Cr Turner as follows:

That Council requests the Chief Executive Officer to:

1. *Provide a report to Council on the potential recognition of CY O'Connor through the creation of physical forms, such as monuments, or public interpretation installations, within the City of Kalgoorlie Boulder; and*
2. *Ensure the report covers the following:*
    a. *Broad tourism opportunities that such recognition could generate; and*
    b. *Potential investments that could enhance the City's cultural and historical tourism offerings related to CY O'Connor.*

Background

C.Y. O'Connor played a pivotal role in the development of Kalgoorlie-Boulder and the broader Goldfields region of Western Australia. His most significant contribution was the design and construction of the Goldfields Water Supply Scheme, which brought water from Perth to the arid Goldfields, including Kalgoorlie-Boulder. The project was an extraordinary achievement for its time, being one of the longest water pipelines in the world when completed in 1903. It marked a turning point in the development of infrastructure in the state. O'Connor designed a massive pipeline that carried fresh water 530 kilometres from Mundaring Weir near Perth to the Goldfields.

This was crucial, as Kalgoorlie-Boulder and other mining towns were facing a severe water shortage due to their remote location in a desert-like environment. The

availability of water allowed Kalgoorlie-Boulder to grow and prosper as a key mining hub. It enabled the large-scale mining operations in the region to continue, securing its place as a significant contributor to Western Australia's economy.

O'Connor's vision and engineering expertise transformed the Goldfields into a liveable and thriving region. His work is still recognised today as a cornerstone of Western Australia's history, with the pipeline still in operation.

Currently C.Y. O'Connor is recognised in Kalgoorlie-Boulder in the following ways:

- The City of Kalgoorlie-Boulder is located in the Federal Electorate of O'Connor;
- O'Connor Street and O'Connor Primary School in Somerville;
- O'Connor Way in Lamington;
- C.Y. O'Connor Community Precinct which encompasses the Library, Community Centre, C.Y. O'Connor Hall, Men's Shed and Sandalwood Family Centre, recognising that this was a camp site for the people working on the pipeline;
- Plaque for C.Y. O'Connor in the Walk of Fame;
- CY O'Connor Bust in Kalgoorlie Town Hall Foyer (fiberglass replica of bust at Mundaring Weir);
- Maquette of C.Y. O'Connor in Kalgoorlie Town Hall Council Chambers; and
- Recognition and interpretation at Mt Charlotte Reservoir.

At the 27 March 2023 OCM, Cr Matthew moved a notice of motion:

"That Council request the CEO to prepare a proposal for presentation to the Water Corporation and to enter into discussions with that authority to construct an expanded tourist lookout at the Mt Charlotte Reservoir Lookout to celebrate CY O'Connor and the Goldfields Pipeline."

Following presentation to the Water Corporation, a further report was presented Council at the 24 July 2024 OCM, at which Council resolved the following:

"That Council:

1. *Note the outcomes of consultation with the Water Corporation on opportunities for evolving the Mount Charlotte Reservoir into an improved tourism asset;*
2. *Note the works planned for the Mt Charlotte Lookout over the next financial year includes minor revegetation works and maintenance; and*
3. *Request the CEO to invite Water Corporation representatives to present at a Council workshop on the status and future of the Mt Charlotte Lookout prior to Council caretaker period."*

Following this, City officers held discussions with the Water Corporation regarding improvements to the Mt Charlotte Reservoir. The City has continued to work with the Water Corporation and National Trust, and held discussions with the Shire of Mundaring to create a reciprocal attraction highlighting the contribution of C.Y. O'Connor to both regions.

Tourism Opportunities

Currently, Kalgoorlie-Boulder is the end point of the self-drive Golden Pipeline Heritage Trail, which connects Mundaring Weir to Kalgoorlie-Boulder, through a series of 25 interpreted sites along the trail, which have illustrated, informative signs

to help travellers discover the region's rich history, and a comprehensive guide book which includes maps, photographs and additional information.

The trail primarily runs along the old Eastern Railway reserve and the maintenance road that runs alongside the pipeline. Most of the road is accessible to caravans, and a range of accommodation is available for travellers along the route. The trail ends at Mount Charlotte Reservoir at the eastern end of Hannan Street.

The City currently provides free RV parking for self-contained RV travellers. Through its sponsorship of the Australia's Golden Outback (AGO), the Golden Pipeline Heritage Trail is actively promoted to the RV and self-drive tourist market. City officers will continue to engage with AGO and the Kalgoorlie-Boulder Visitors Centre to ensure focus on this route.

To further enhance this opportunity and develop and renew tourist attractions in the City, it is proposed the City continue to work with all key stakeholders to develop the site and improve accessibility and parking for self-drive RV travellers and coach parking. It is recommended that amenities at the site are improved to ensure they are appealing to visitors.

The statue of Paddy Hannan outside of the Kalgoorlie Town Hall is a recognisable tourist attraction, instantly associated with Kalgoorlie-Boulder. There is an opportunity for the City to seek expressions of interest from artists to develop a sculpture of C.Y. O'Connor for installation at the eastern end of Hannan Street, "bookending" the historic main street with iconic statues, and enhancing visitor experience with appropriate interpretative signage outlining O'Connor's contribution to the Goldfields region and to Western Australia.

Proposal

To fully realise the tourism potential of recognising C.Y. O'Connor, the following proposals are currently being investigated:

1. Relocating the replica C.Y. O'Connor bust from the Kalgoorlie Town Hall foyer to the William Grundt Memorial Library, and the development and installation of a series of rotating information displays about the life and achievements of O'Connor.
2. Further enhancement of the C.Y. O'Connor Community Precinct, with interpretative signage describing the Goldfields Pipeline Workers Camp. The open space in the precinct could be further enhanced with additional picnic facilities to encourage visitors to stay longer and visit the additional information display and replica bust in the William Grundt Memorial Library.
3. A call for artists to design and produce a full-sized statue of C.Y. O'Connor, celebrating his achievement in constructing the Goldfields Pipeline, to be installed at the eastern end of Hannan Street. Ideally, installation should be in proximity to the WA Museum of the Goldfields, co-locating these two tourist attractions as the statue of Paddy Hannan is co-located with the Kalgoorlie-Boulder Visitors Centre, providing additional appeal and visual proximity to the Mt Charlotte Reservoir.
4. Continuing to work with Australia's Golden Outback and the Kalgoorlie-Boulder Visitors Centre to promote self-drive travel along the Golden Pipeline Discovery Trail, with additional information on the life and achievements of C.Y. O'Connor available from the Visitors Centre, and enhanced local tour offerings and opportunities related to O'Connor, the pipeline and Mt Charlotte.

5. Continuing to work with the Water Corporation and National Trust to facilitate improved access and enhanced amenities at the Mt Charlotte Reservoir Look Out.

INTERNAL CONSULTATION

The City's History and Heritage Team have been consulted and provided input on the proposed options for recognition.

COUNCIL CONSULTATION

Councillors have previously received an update on this matter through the Elected Member Requests on 13 September 2024.

COMMUNITY ENGAGEMENT CONSULTATION

City Officers have made direct contact with community members who have raised concerns regarding the lack of recognition for CY O'Connor, who provided the following points:

- Supports options that promote CY O'Connor's contribution to Kalgoorlie-Boulder to tourists;
- Preference is for a replica of the statue in Fremantle Harbour to be installed on Hannan Street between Maritana Street and the WA Museum;
- Regarding a water feature/fountain option – commented that this is what the bust used to be in Kingsbury Park;
- Noted that the Mt Charlotte Reservoir Look Out has accessibility issues for seniors who are visiting – seniors are a key demographic for heritage tourism;
- The parking at Mt Charlotte Reservoir Look Out has a very narrow turning area, which makes it challenging for buses and coaches to visit.

BUDGET IMPLICATIONS

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

STATUTORY IMPLICATIONS

The Mt Charlotte Reservoir Lookout site is included on the State and National Heritage List, meaning State and National (*Environment Protection and Biodiversity Conservation Act 1999*) heritage approvals would be required for any expansion proposal at the site. There are Native Title and Aboriginal Heritage considerations over and around the site which would require additional review and approvals under the *Aboriginal Cultural Heritage Act 1972*.

POLICY IMPLICATIONS

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

COMMUNITY STRATEGIC PLAN LINKS

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

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

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

STRATEGIC CONTEXT

The development of additional tourism offerings aligns with the City's Tourism Strategy 2020-2024 by addressing the following deliverables of Goal 2 - Product Development -

- Encouraging investment in new or renewed experiences;
- Continue to encourage road trips and caravanning holidays;
- Develop a new wayfaring and signage strategy.

RISK ASSESSMENT

The table below shows:

1. Council's adopted risk tolerance for each category; and
2. City officer's risk assessment of the recommendation to Council, undertaken using the City's Risk Management Framework and taking into account current controls.

	Assessment of consequence	Assessment of likelihood	Comments on Council's tolerance for any related risk, and controls where outside of tolerance
Health/injury	Negligible	Unlikely	Council has a low tolerance for OHS issues in relation staff, contractors and/or members of the community. The risk in relation to this project is low as the recommendations relate to increased accessibility and improved amenity.
Financial loss	Negligible	Unlikely	Council has a moderate tolerance for risk in relation to delivery of services and projects in accordance with the adopted Annual Budget. This project is planned to span two financial years, and with a comprehensive scope should be delivered on budget.
Service interruption	Negligible	Unlikely	Council has Moderate tolerance for Risk in relation to the delivery of key City services. Installation of the sculpture on Hannan Street may impact pedestrian access to the

			footpath at eastern end of Hannan Street.
Legislative breach	Negligible	Unlikely	Council has Low tolerance for Risk in relation to breaches of the City's legislative and regulatory requirements. The project will be planned in consultation and with approval from all relevant authorities, mitigating any potential legislative breaches.
Reputational damage	Negligible	Possible	Council has Low tolerance for Risk in relation to the City's reputation and public perception of it. Art is subjective and the City may receive some negative feedback from the community as a result of the project, however this is balanced by community feedback asking the City to provide greater recognition to C.Y. O'Connor.
Property damage	Minor	Rare	Council has Moderate tolerance for Risk in relation to the quality and safety of the City's key assets and infrastructure. Based on similar sculptural installations, it is unlikely there will be significant property damage due to this proposal.
Environmental damage	Negligible	Unlikely	Council has Low tolerance for Risk in relation to impact local Aboriginal heritage. Council has Moderate tolerance for Risk in relation to the natural environment and local history and heritage. The project will be planned in consultation and with approval from all relevant agencies, mitigating any potential damage or disruption to the sites.
Project time	N/A	N/A	N/A
Project cost	N/A	N/A	N/A

Based on the Officer recommendations and statutory requirements which are in place, all risk factors, with planned mitigations in place, fall within Council's adopted risk tolerance position for each area of risk. If Council decide to progress with all officer recommendations, the projected timeframe will ensure that the planned initiatives can be delivered on time and within allocated budget.

OFFICER RECOMMENDATION/COUNCIL RESOLUTION

Moved By: **Cr Nardia Turner**

Seconded By: **Cr Deborah Botica**

That Council:

1. Notes the work undertaken to date; and
2. Notes a further report will be provided in the 2025/26 Financial Year.

CARRIED

(8 / 0)

For:	**Mayor Glenn Wilson, Cr Deborah Botica, Cr Terrence Winner, Cr Wayne Johnson, Cr Kyran O'Donnell, Cr Linden Brownley, Cr Nardia Turner and Cr Carla Viskovich**
Against:	**Nil**

Within the report, where it stated “western end” an administrative correction was made during publication of the minutes to substitute “eastern end”.

15.2.7 Extension of time-limited approval for Workforce Accommodation at No.160 Vivian Street, South Boulder

Responsible Business Unit:	Development and Growth
Disclosure of Interest:	Nil
Application Number:	PA177/21
Owner's Name:	Goldfields Villages Pty Ltd
Applicant's Name:	Planning Solutions
Development Value:	Nil
Voting Requirements:	Simple
Nature of Council's Role in Decision-Making:	Quasi Judicial
Attachments:	1. CONFIDENTIAL - Application for Development Approval [**15.2.7.1** - 61 pages]

SUMMARY STATEMENT

Council is asked to approve an application for an amendment to an existing workforce accommodation approval at Lot 72 (No 160) Vivian Street, South Boulder, 6432. The proposal seeks to amend the existing development approval timeframe by extending the approval period from five years to ten years from the date of occupancy.

As the proposal includes a discretionary land use under the City's Local Planning Scheme No. 2 (LPS2), and the decision powers are not delegated to the Chief Executive Officer, the approval of Council is sought.

REPORT

Background

The existing development approval was granted by Council at its 25 July 2022 Ordinary Council Meeting through a State Administrative Tribunal reconsideration process.

The application seeks an extension of the current five year term to a ten year term for the existing workforce accommodation facility at Lot 72 (No. 160) Vivian Street, South Boulder.

The development consists of a constructed facility with associated amenities to accommodate a maximum of 302 workers. The City issued a full occupancy permit for the kitchen/dry mess area on 16 February 2024 and a 12 month temporary occupancy permit for the gym and administrative office. All accommodation units have been occupied.

The applicant has also applied to the City to initiate a road closure process for a portion of car park that occupies a section of Rabbish Place, south of Vivian Street. The road closure cannot proceed at this stage as it will land lock a parcel of

unallocated Crown land at Lot 501 Rabbish Place. The owner is currently liaising with the Department of Planning, Lands and Heritage (DPLH) to resolve this matter.

Application Description and Detail

Address:		Lot 72 (No 160) Vivian Street, South Boulder, 6432
Lot Size:		17,186m^2
Zoning	**LPS2:**	Light Industry
Existing Land Use:		Workforce Accommodation
Proposed Land Use:		Workforce Accommodation
Adjacent / Nearby Land Uses:		Industry, residential, corrective institution, airport,

Details of the Proposal

The applicant has lodged a Development Application with the City seeking to amend condition 4 of the existing development approval to extend the approval period from five years to ten years. The condition reads as follows:

> 4. *This approval is valid for five (5) years from the date of occupancy. Following expiry of this period, all development works must be demolished, materials removed from the site unless a further development approval is granted by the City.*

No other changes to the developments are being proposed.

Description of the Site

The subject site is located approximately 4.5km south of the Kalgoorlie Town Centre and is adjacent to the Eastern Goldfields Regional Prison (See Figure 1).

The surrounding land is largely undeveloped light industry zoned lots. The Kalgoorlie Pistol Club is located 100m to the northwest of the site.

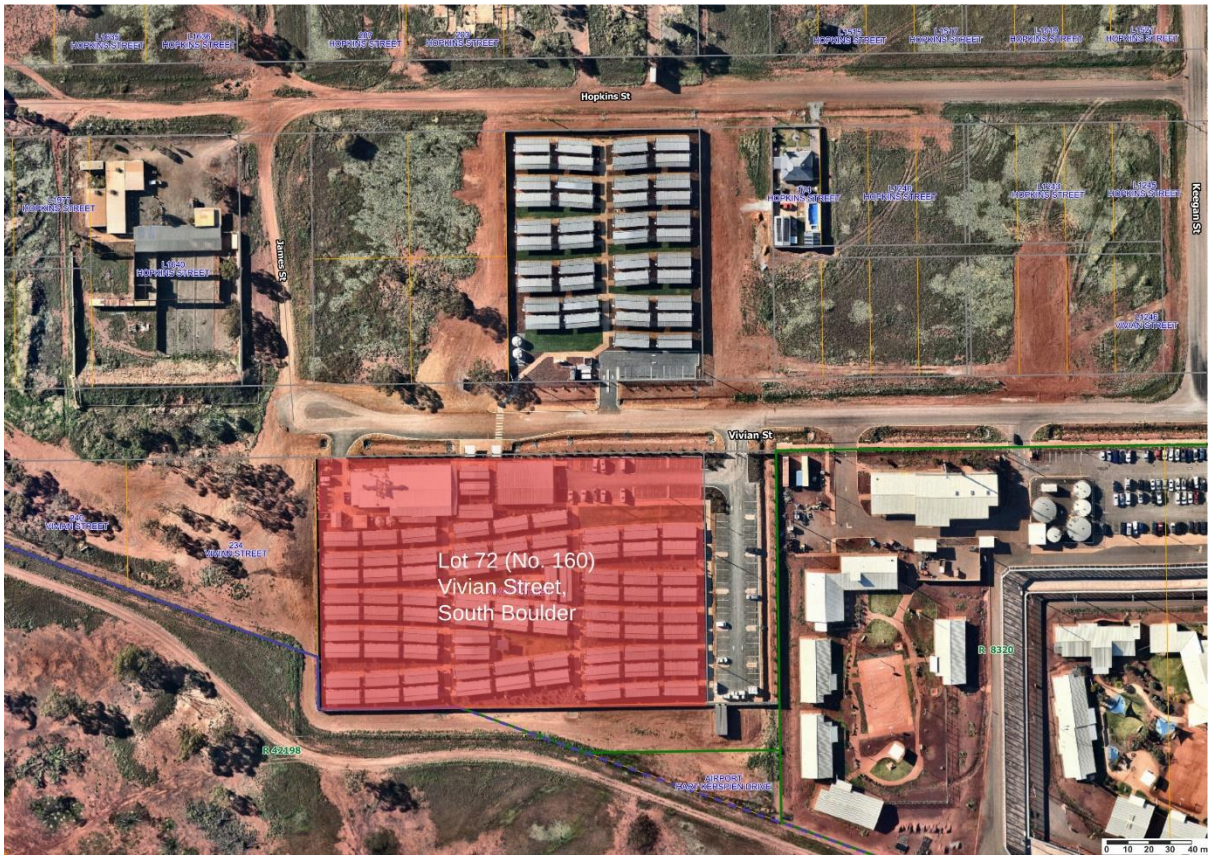


Figure 1: Location Map of Lot 72 (160) Vivian Street and Lot 3874 Hopkins Street, South Boulder

Site History/Previous Approvals

Lot 72 (No 160) Vivian Street, South Boulder, 6432

Planning

Application No	Date	Description	Outcome
P177/21	30 March 2022	Workforce Accommodation	Refused
P177/21	25 July 2022	Workforce Accommodation	Approved

Building

Application No	Date	Description	Outcome
27967	11/01/2024	Construction of Kitchen/Dining/Building	Approved
28005	14/02/2024	Temporary Occupancy	Approved
28005A	27/06/2024	Temporary Occupancy	Approved

Previous Relevant Decisions of Council/Regional Joint Development Assessment Panel

Lot 72 (No 160) Vivian Street, South Boulder, 6432

At the 25 July 2022 OCM, item 15.2.4 State Administrative Tribunal Invitation to Reconsider Determination of Use Not Listed (Workforce Accommodation) on 203-209 Vivian Street, South Boulder, Council resolution below:

That Council approve the proposed 'Workforce Accommodation' at Lots 1461 – 1468 (No. 203-209) Vivian Street, South Boulder, subject to the following conditions:

1. *This development must substantially commence within two (2) years from the date of this decision letter, 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.*
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. *This approval is valid for five (5) years from the date of occupancy. Following expiry of this period, all development works must be demolished, materials removed from the site unless a further development approval is granted by the City*

CONDITIONS TO BE MET PRIOR TO APPLYING FOR A BUILDING PERMIT

5. *Prior to the lodgement of an application for a building permit, a Construction Management Plan must be submitted and approved by the City, addressing the following:*
    a) *Public safety and amenity;*
    b) *Site plan and security;*
    c) *Contact details of essential site personnel, construction period and operating hours;*
    d) *Community information, consultation and complaints management plan;*
    e) *Noise, vibration, air and dust management;*
    f) *Traffic, access and parking management;*
    g) *Waste management and materials re-use;*
    h) *Earthworks, excavation, land retention/piling and associated matters;*
    i) *Stormwater and sediment control;*
    j) *Street tree management and protection; and*
    k) *Asbestos removal management plan (if applicable).*
6. *Prior to lodging an application for a building permit, a detailed design of stormwater collection and system of disposal from the developed areas including calculations is to be submitted to and approved by the City.*
7. *Prior to lodging an application for a building permit, engineering drawings and specifications are to be submitted and approved for the construction of Vivian Street and Rabbish Place as shown on the approved plans.*
8. *Prior to lodging an application for a building permit, hydraulic drawings detailing how the proposed development will connect to the City's sewer main must be submitted and approved by the City. Based on the hydraulic drawings, the City will at the applicant's cost engage the services of a sewer modelling engineer to determine whether the sewer is required to be upgraded (if at all).*
9. *Prior to lodging an application for a building permit, sewer headworks charges must be paid to the City in accordance with the City's Sewer Headworks Contributions Policy (DS-DS001). The amount will be nominated by the City*

upon the submission of hydraulic drawings, pursuant to the current Fees and Charges Schedule.

10. *Prior to lodging an application for a building permit, a Waste Management Plan must be approved by the City. The management plan shall include, but not limited to, the following details:*
    a) *The location of bin storage areas and bin collection areas;*
    b) *The number, volume and type of bins, and the type of waste to be placed in the bins;*
    c) *Details on the future ongoing management of the bins and the bin storage areas, including cleaning, rotation and moving bins to and from the bin collection areas and frequency of bin collections;*
    d) *Adequate access for maximum dimensions of servicing vehicles being accommodated;*
    e) *The bin enclosure is to be enclosed, covered, lockable and include a water tap;*
    f) *The floor of the enclosure is to be constructed of an impermeable material with a minimum thickness of 75mm, and;*
    g) *The floor of the bin enclosure is to be graded to a drainage pit that is connected to the City's sewer system.*
11. *Prior to lodging an application for a building permit, a landscaping and maintenance plan must be submitted and approved by the City. The landscaping plan shall include, but not limited to, the following details:*
    a) *The location, number, size, density and species type of proposed grass, trees and shrubs;*
    b) *Those areas to be reticulated/irrigated and mulched;*
    c) *Must indicate local vegetation contained in Local Planning Scheme No. 01 - Schedule 6 Native Vegetation, or the City's Plant List;*
    d) *Landscaping maintenance schedule for establishment and ongoing maintenance;*

CONDITIONS TO BE MET PRIOR TO USE OF THE DEVELOPMENT

12. *Prior to use, Lots 1461, 1462, 1463, 1464, 1465, 1466, 1467 and 1468 are to be amalgamated and a new certificate of title obtained.*
13. *Prior to use, stormwater drainage works must be completed in accordance with the approved plans to the satisfaction of the City.*
14. *Prior to use, Vivian Street and Rabbish Place are to be constructed, drained and line marked and footpaths constructed in accordance with the approved plans.*
15. *Prior to the use, the car parking, loading, vehicle access and circulation areas shown on the approved site plan is to be constructed, drained, and line marked to the satisfaction of the City.*
16. *Prior to use, vehicle crossovers shown on the approved plans are to be constructed in accordance with the City of Kalgoorlie-Boulder's Standard Crossover Drawings 05-C-030 to 05-C-034.*
17. *Prior to the use, car parking is to be constructed in the following locations: a) Thirty-Nine (39) on-site parking bays; and b) Fifty-Four (54) on-street car parking bays. As shown on the approved plans. The on-site and on-street car parking bays are to be provided in accordance with Australian Standard AS 2890.1, AS 2890.5 and AS 2890.6.*
18. *Prior to the use, this development shall be connected to the City's sewer system, to the satisfaction of the City.*

19. *Prior to the use, any pre-treatment device(s) must be inspected by the City. Any liquid waste generated on site is pre-treated prior to discharge to the City's reticulated sewer system no greater than 38°C.*
20. *Prior to the use, landscaping shall be installed, reticulated and/or irrigated in accordance with the approved plan and maintained thereafter to the satisfaction of the City. The landscaping shall be implemented during the first available planting season post completion of development and any species which fail to establish within a period of 12 months from planting shall be replaced to the satisfaction of the City.*

CONDITIONS TO BE MET ON AN ONGOING BASIS

21. *The stormwater generated by the development site must not be discharged onto the adjoining properties to the satisfaction of the City.*
22. *Thirty-Nine (39) onsite car parking bays, inclusive of parking bays for the disabled, and vehicle access, loading and circulation areas are to be maintained and available for car parking, vehicle access, loading and circulation on an ongoing basis and are to be to the satisfaction of the City.*
23. *Fifty-Four (54) offsite car parking bays, vehicle access, and circulation areas are to be maintained by the operator of the "Workforce Accommodation" and available for car parking, vehicle access and circulation on an ongoing basis and are to be to the satisfaction of the City.*
24. *Any liquid industrial waste generated on site must be pre-treated prior to discharge to the City's sewer system.*
25. *Approved landscaping must be maintained on an ongoing basis to the satisfaction of the City. 26. The approved Waste Management Plan must be implemented at all times to the satisfaction of the City.*
26. *The approved Waste Management Plan must be implemented at all times to the satisfaction of the City.*

Applicant's Submission

The full application, as submitted, is attached to this report (attachment 1).

Assessment Considerations

Zoning and Land Use Permissibility

The development has been approved under the City's former Local Planning Scheme No. 1.

Under LPS2 the site is zoned 'Light Industry' and the land use 'Workforce Accommodation' is a discretionary use.

Local Planning Policy 1 – Workforce Accommodation

The City's Local Planning Policy Workforce Accommodation Policy (LPP1) was adopted by Council on 18 December 2023. The development approval was issued under the City's former Local Planning Scheme No. 1 prior to the finalisation of the Local Planning Policy 1 (LPP1).

Notwithstanding the above, clause 2.g.ii of LPP1 contains additional requirements for a 10-year 'workforce accommodation' proposal. The application has been assessed against these requirements as described below:

(1) *The proposal will be required to demonstrate a balanced and diverse built form which will contribute to the development of an active and interesting public domain character.*

The general built form and landscaping of the development has been established and is of a high quality.

(2) A contiguous, activated street frontage with high quality-built form, that is consistent with the desired character of the area, including:

a. building wall heights above 2.4m

b. roof pitch of 15 degrees minimum

c. associated landscaping with permeable front fencing

The policy contains requirements regarding roof pitch and room size. The original development was approved under the previous local planning scheme prior to the LPP1 coming into force. It is unreasonable and unpractical to request the buildings to be modified to comply with the current policy requirements, given they have now been occupied, and the development is generally of a high quality.

(3) Room typologies to be above 14m^2 (including bathrooms/ensuites) in total size.

The development provides 14.4m x 3.3m units, which each provide four rooms. As such the total size of each room is 11.9m^2. As this development is already constructed, it is not possible to amend room typologies and floor spaces. The rooms have appropriate dimensions and provide a high-quality standard of accommodation for residents.

(4) Support the zone objectives, future development of the area, following expiry of a workforce temporary approval, in terms of land development, built form or infrastructure outcomes, and/or permanent accommodation within a walkable catchment to community activities; and

The proposal is for an extension of time to an established workforce accommodation facility within an area that is in the commencement stage of development. The proposal was previously considered worthy of approval, and essentially the surrounding area is unchanged. The proposal is not offensive to this objective.

(5) Demonstrate significant social and/or community outcomes above those associated with a five year time limited approval.

The development provides accommodation services for significant miners and mining services providers within the region, such as Northern Star, MLG and Rangecon. The facilities address the ongoing need for accommodation to house Kalgoorlie-Boulder's growing workforce for upcoming construction and mining projects.

On the above basis, it is considered that the proposal has addressed the relevant policy requirements satisfactorily for the support of a ten-year approval.

Conclusion

Overall, the development is of a high standard that is acceptable within the current streetscape. Further commercial/light industry development within the area will complete the urban nature of the area, including new landscaping, and the landscaping associated with the development will enhance the overall amenity value of the location.

The proposed additional five-year term is not unreasonable given the extent of investment in the development of landscaping, infrastructure, stormwater facilities and the built-environment outcomes that have been achieved for the development.

It is therefore recommended that the application be approved with amended conditions to support a ten-year timeframe.

INTERNAL CONSULTATION

The proposal has been referred to the City's Building, Engineering, Airport, Waste, Water, and Environmental Health departments for professional advice and technical assessment prior to the finalisation of this report.

No concerns regarding the extension of the approval time were raised by the abovementioned departments.

COUNCIL CONSULTATION

The development approval for Lot 72 (No. 160) Vivian Street, South Boulder, was determined by Council at its 25 July 2022 Ordinary Council Meeting.

PUBLIC CONSULTATION

Public consultation was undertaken in the following manner:

Requirement:

Schedule 2, part 8 clause 64(4) of the *Planning and Development (Local Planning Schemes) Regulations 2015* states that a non-complex application is advertised by doing any or all of the following, as determined by the local government:

- Cl.64 (4)(a) in accordance with clause 87 public notice in the newspaper and website publishing;
- Cl.64 (4)(b) giving owners and occupiers in the vicinity of the development who, in the opinion of the local government, are likely to be affected by the granting of development approval; and
- Cl.64 (4)(c) erecting, in the manner approved by the commission a sign or signs.
- Duration:
- 28 days – from 25 September 2024 to 24 October 2024.

Method:

Advertising was undertaken in accordance with the City's Local Planning Policy (LPP2) Advertising Planning Proposals and due regard was given to Schedule 2, part 8 cl. 64 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

In this instance City officers determined that a Public Notice is published on the *Kalgoorlie Miner*, a sign being erected on site, and the owners and occupiers of properties within a 300m radius of the site should be notified as required by the policy.

Submissions Received:

One public submission in support of the extension of the proposal was received during this period.

Consultation with Other Agencies

The application was referred to the following agencies for comments:

- Department of Justice;
- Eastern Goldfields Regional Prison;
- Kalgoorlie-Boulder Airport; and
- Department of Planning, Lands and Heritage (DPLH).

Comments from DPLH:

The primary access and parking for the facility at Lot 72 (No 160) Vivian Street have been constructed over a road reserve (Rabbish Place). This reserve is located between the facility and the Eastern Goldfields Regional Prison. The applicant has submitted an expression of interest to close the road and secure tenure over the reserve.
However, the proposed road closure will prevent access to Lot 501 Rabbish Place (Unallocated Crown Land) that is located at the rear southern end of the subject site. In consultation with DPLH, it advised that the proponent:

- *Amalgamates Lot 501 to form one with Lot 72 and provide a public road access; and*
- *As Lot 501 has a Native Title claim, an Indigenous Land Use Agreement must be formed with the respective indigenous group before amalgamation.*

The City has informed the applicant and landowner that the current road closure request cannot proceed until such time as the issue with Lot 501 has been resolved.

BUDGET IMPLICATIONS

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

STATUTORY IMPLICATIONS

If aggrieved by the decision of the Council or any development conditions applied, the applicant will have a right to appeal to the State Administrative Tribunal. A review must be lodged 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

The proposal is consistent with the following City's local planning policies:

- Advertising Planning Proposals Policy; and
- Workforce Accommodation Policy.

COMMUNITY STRATEGIC PLAN LINKS

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

SUSTAINABLE: We advocate for the provision of land use.

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

EMPOWERED: We are utilising diverse points of view to inform decision making and actions taken for the City.

STRATEGIC CONTEXT

The proposal is consistent with the objectives of the City's Local Planning Strategy 2013 - 2023.

RISK ASSESSMENT

The table below shows the City officer's risk assessment of the recommendation to Council, undertaken using the City's Risk Management Framework and taking into account current controls.

	Assessment of consequence	Assessment of likelihood	Comments on Council's tolerance for any related risk, and controls where outside of tolerance
Health/injury	N/A	N/A	N/A
Financial loss	N/A	N/A	N/A
Service interruption	N/A	N/A	N/A
Legislative breach	Minor	Unlikely	The assessment of the application includes an assessment against the requirements of the relevant planning legislation. The recommendation of this report is consistent with the Planning and Development Act 2005 and the Planning and Development (Local Planning Schemes) Regulations 2015.
Reputational damage	Negligible	Unlikey	The recommendation associated with this report is unlikely to result in any reputation damage to the City.
Property damage	N/A	N/A	N/A
Environmental damage	N/A	N/A	N/A
Project time	N/A	N/A	N/A
Project cost	N/A	N/A	N/A

The overall risk to the City is low and likelihood for occurrence is unlikely.

OFFICER RECOMMENDATION

Moved By: **Cr Carla Viskovich**

Seconded By: **Cr Terrence Winner**

That Council approve the application to amend the development approval (P177/21) approved on 25 July 2022 on Lot 72 (No. 160) Vivian Street, South Boulder, subject to the conditions and advice notes specified in the approval, except where amended as follows:

The following condition of the original approval is to be amended as follows:

4. This approval is valid for ten years from the date of occupancy being 16 February 2024. Following expiry of this period, all development works must be demolished, and materials removed from the site unless a further development approval is granted by the City.

PROCEDURAL MOTION/COUNCIL RESOLUTION

Moved By: **Cr Nardia Turner**

Seconded By: **Cr Linden Brownley**

That Council adjourn this item to the 16 December 2024 Ordinary Council Meeting.

CARRIED

(7 / 1)

For:	**Mayor Glenn Wilson, Cr Deborah Botica, Cr Terrence Winner, Cr Wayne Johnson, Cr Kyran O'Donnell, Cr Linden Brownley and Cr Nardia Turner**
Against:	**Cr Carla Viskovich**

Pursuant to section 12.2(2)(a) of the Standing Orders it is noted that no Councillors spoke in relation to this item.

15.3 Advocacy and Strategy

15.3.1 Media Monitoring Platform Review

Responsible Officer:	Mia Hicks Director of Community Development
Responsible Business Unit:	Community Development
Disclosure of Interest:	Nil
Voting Requirements:	Simple
Nature of Council's Role in Decision-Making:	Review
Attachments:	Nil

SUMMARY STATEMENT

Council is asked to endorse the Officer's recommendation to purchase a new media monitoring service to inform the City's advocacy and communications strategies.

REPORT

City Officers utilise a media monitoring platform to garner information on media coverage of the City, news relating to the Goldfields region, state or federal government announcements, updates on the resources industry, and other local government areas of interest.

A report of daily coverage of these media items is sent to Elected Members, the Executive Leadership team and Managers by email. The report also provides the Marketing and Communications team with information regarding issues of importance in the local community and region.

Media monitoring is also used when developing briefing notes for Elected Members for advocacy purposes which ensures alignment with the City's priorities and up-to-date government policies.

One of the City's key objectives is to prioritise strategic communications and proactively promote the City's advocacy efforts. As part of this, City Officers have reviewed the services of various media intelligence providers.

While the City has a current provider for media monitoring services, which it has been using for several years, City Officers have identified the need for expanded functionality and a more user-friendly dashboard for timely reporting, alert setting, and improved search functionality.

Following an assessment of two alternative platforms, Officers recommend proceeding with provider A.

Provider	Cost per annum

A	$22,080 ex gst
B	$23,940 ex gst

The pricing for both providers is comparable; however, provider A demonstrated a platform that exceeded the brief, particularly its user-friendly functionality and reporting capabilities including political services.

Provider A also offers unlimited reporting, support, journalist contacts across Australia, and a WA-based Account Manager. Media content coverage (including associated copyright) spans print, real-time radio and TV, real-time online, Canberra parliamentary updates, and SBS Culturally and Linguistically Diverse media.

Additional benefits include:

- Accessible monitoring in Australia, including access to all key news sites;
- Delivery of only relevant coverage to save time, making it easier to navigate trending topics;
- Search team with expertise in building searches that delivers the coverage required;
- An App option;
- Unlimited recurring and manual coverage reports, downloads, and report recipients;
- Analytics dashboards with customised, interactive visual reporting charts for each user; and
- Political services, including Federal Senate Estimates, Question Time, House of Representatives, and Senate.

It is recommended the City continues with the current provider until the end of the current contract period to 30 June 2025 (costs included in the current 2024/25 budget) to ensure services are uninterrupted while the new platform and dashboards are developed, and staff are trained.

INTERNAL CONSULTATION

- The City's Communications and Advocacy teams have reviewed proposals from various providers (including live demonstrations) for professional advice and technical assessment prior to the finalisation of this report.
- The City's Coordinator ICT Projects and ICT Risk and Compliance Officer were consulted as part of the review of service providers.

COUNCIL CONSULTATION

- Elected Members were updated on the City's increasing strategic advocacy work as part of the organisational realignment and establishment of the Advocacy and Strategy Directorate.

COMMUNITY ENGAGEMENT CONSULTATION

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

BUDGET IMPLICATIONS

The costs for this subscription will be provided through the 2024/25 Marketing and Communications budget which has sufficient funds to support the requested amount.

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 STRATEGIC PLAN LINKS

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

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

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

EMPOWERED: We are utilising diverse points of view to inform decision making and actions taken for the City.

STRATEGIC CONTEXT

An effective media monitoring service will assist the City in the development of strategic communications initiatives and support advocacy work to ensure the City's long-term vision for growth and sustainability.

RISK ASSESSMENT

Council's decision to adopt an additional media platform is considered a low risk due to:

1. The City will continue with the current provider until the end of the current contract period to 30 June 2025 to ensure services are uninterrupted for staff and Elected Members;
2. The new platform and dashboards have been evaluated by numerous staff across the organisation including the ICT team to ensure suitability; and
3. The new platform will provide enhanced capabilities for improved reporting to Council and advocacy efforts.

Council has a moderate tolerance for risk in relation to the City's relationships with key external stakeholders; the new platform, through its political services will enhance the City's knowledge of government policies and positions to ensure alignment with City projects and strategies.

The most significant risk in relation to this purchase is the time that it may take to embed the second platform into the organisation; however, a six-month lead time is considered an appropriate control.

OFFICER RECOMMENDATION

That Council:

1. Endorse the selection of provider A as the City's new media monitoring and intelligence platform for a one-year period commencing December 2024, with a review and assessment to be conducted at the conclusion of that period.
2. Approve for the CEO to undertake an assessment and review of the platform after one year and extend the contract under the CEO's financial delegation.

OFFICER RECOMMENDATION/COUNCIL RESOLUTION

MOVED EN BLOC - see item 15 on page 35.

Moved By: **Cr Carla Viskovich**

Seconded By: **Cr Terrence Winner**

That Council:

1. Authorise the Chief Executive Officer to effect local public notice in accordance with s3.58 of the *Local Government Act 1995* for the sale of Lots 95 – 106 Broadwood, known as Area 1, for a period of two weeks, having received a market-led proposal to purchase and develop the land; and
2. Further consider the matter following the completion of the local public notice and any submissions received.

CARRIED

(7 / 0)

For:	**Mayor Glenn Wilson, Cr Terrence Winner, Cr Wayne Johnson, Cr Kyran O'Donnell, Cr Linden Brownley, Cr Nardia Turner and Cr Carla Viskovich**
Against:	**Nil**

15.4 Engineering

15.4.1 Golf Course Water Bank Project Feasibility

Responsible Officer:	Johannes Prinsloo Manager Engineering
Responsible Business Unit:	Engineering
Disclosure of Interest:	Nil
Voting Requirements:	Simple
Nature of Council's Role in Decision-Making:	Review
Attachments:	1. CKB GOLF COURSE HARVESTING SCHEME PROJECT - CONCEPT DESIGN REPORT [**15.4.1.1** - 46 pages] 2. LOCATION MAP [**15.4.1.2** - 1 page]

SUMMARY STATEMENT

Council is asked to endorse the Water Bank Golf Course Project, and to consider funding this project during the mid-year budget review.

REPORT

Background

Currently, the Kalgoorlie Golf Course is 100% reliant on recycled water. The City supplies recycled water to various other water users for irrigation, such as the Kalgoorlie-Boulder Racing Club, schools, recreation parks, and processing water to Lynas. However, the City's recycled water supply capability only meets the Lynas agreed-upon total quota. The City needs to develop alternative water supply sources for its requirements, growth and other users. Lynas has indicated at a recent meeting that the full quota will be required by early 2025.

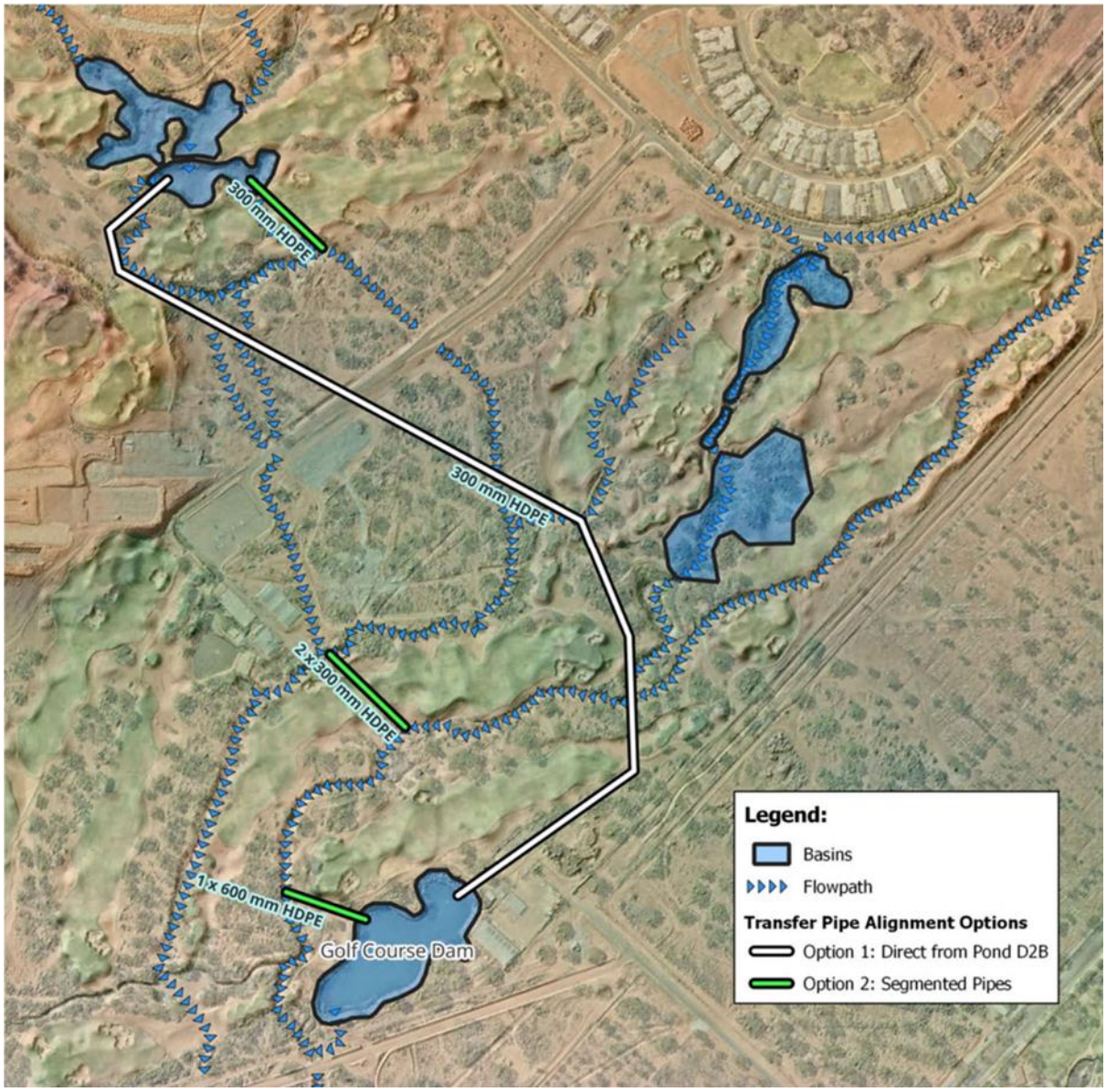
Recent flooding damage at the Golf Course footpath crossings, just downstream of the new Greenview Development (stages 3, 4, and 5), provided a basis for the investigation to resolve the problem over the short and long terms. The City recently completed upgrading this footpath bridge to make it safe and sustainable, providing for future increased runoff, protecting services, and minimising the impact of erosion. The new bridge will allow unrestricted water flow to the attenuation basin, which will be part of the proposed water transfer scheme to Golf Course irrigation dams.

The City has appointed the consultants GHD Group Pty Ltd to investigate the potential of the water harvesting and transfer scheme, considering the following:

- Determining the levels and sizing of the culvert crossings at the damaged footpath bridge in the Golf Course for the total Greenview development;

- Comprehensively review various options and sizing considerations for transferring infrastructure from the upstream attenuation basin to the Golf Course irrigation dam; and
- Considering various dam sizes and calculating the yield assurance of the alternatives from the water balance modelling.

The following Sketch 1 shows the scope and concept of the water transfer scheme.



Sketch 1: Sketch of proposed Water Transfer scheme

The analysis comprehensively considered evaporation losses and average rainfall over the year and compared the alternatives. Table 1 below provides a good basis for determining the best optimum yield assurance system fit for purpose and the following can be concluded:

- Segmented pipes instead of a direct pipeline would allow more water to be harvested based on the larger catchment area whilst minimising construction costs; and
- Expanding the Golf Course Dam by deepening it or increasing its footprint holds significant potential for increasing water harvesting. This potential,

contingent on the geotechnical conditions at the site, is not limited to the current assessment of a 7m deep, 45.8 ML option. There is exciting potential for larger storage, which could be explored in the following concept design stage. Geotech investigations will reveal the viability of these deeper dam options, offering hope for the future of water harvesting. Most of the high spill events occur during months when evaporation and demand are low and rainfall is still relatively high. There is a plan to install tanks at the Golf Course Dam site, and assuming the average demands per month are to be maintained, these high spill months would be a good time to store additional water in the tanks that could be used as makeup water for months with higher demands.

Month	Ave. daily demand (m3/day)	OPTION 1: Direct Pipe from Pond D2B to GCD (300mm) 3m GCD		OPTION 2a: Segmented Pipes (1x300 mm, 2x300mm, 1x600mm) 3m GCD		OPTION 2b: Segmented Pipes (1x300 mm, 2x300mm, 1x600mm) 5m GCD		OPTION 2c: Segmented Pipes (1x300 mm, 2x300mm, 1x600mm) 7m GCD		OPTION 2d: Segmented Pipes (1x300 mm, 3x300mm, 2x600mm) 7m GCD	
		Ave. daily supply (m3/day)	% Demand Met	Ave. daily supply (m3/day)	% Demand Met	Ave. daily supply (m3/day)	% Demand Met	Ave. daily supply (m3/day)	% Demand Met	Ave. daily supply (m3/day)	% Demand Met
January	2,339.1	379.0	13%	788.0	31%	994.8	40%	1,171.2	47%	1,173.4	47%
February	1,095.4	364.1	32%	543.1	48%	579.6	52%	597.5	54%	599.7	54%
March	1,027.2	444.8	42%	628.3	60%	730.6	70%	765.4	74%	767.3	74%
April	898.4	424.7	45%	622.3	68%	688.0	75%	730.9	80%	730.9	80%
May	577.7	342.8	58%	447.8	77%	474.7	82%	507.2	87%	507.2	87%
June	593.4	450.0	74%	533.9	89%	549.0	92%	553.8	93%	553.8	93%
July	444.1	366.9	82%	430.2	97%	431.3	97%	431.4	97%	431.4	97%
August	402.3	358.3	89%	391.2	97%	391.3	97%	391.5	97%	391.5	97%
September	734.1	568.6	76%	704.9	96%	724.3	99%	726.3	99%	726.3	99%
October	1,231.9	480.6	36%	751.6	59%	999.3	80%	1,115.3	90%	1,115.3	90%
November	841.8	383.5	43%	550.0	64%	601.0	70%	673.8	79%	673.8	79%
December	1,279.3	371.6	26%	757.7	57%	914.7	70%	981.2	76%	982.4	76%
Average:	955.4	411.2	43.0%	595.8	62.4%	673.2	70.5%	720.5	75.4%	721.1	75.5%

Table 1: Water Transfer Scheme Yield Analysis- Options comparison

Subsequently, the City appointed Civil Storm consultants to prepare a concept design plan, costing assessment, and business case for Option 2C based on this outcome. The Option 2C scheme, as indicated in Table 1, has a yield delivery assurance that will provide the golf course irrigation demand 75% of the time. For the business plan, it is assumed that the Water Corporation will supply 25 % of the water shortfall. For more details on the Civil Storm report, refer to Attachment 1.

Project Scope

The extent and scope of the Golf Course Water Bank Project are shown in Attachments 1 and 2, and the water scheme project is described as follows:

- The enlargement of the existing dam from 27.4 ML to 45.8 ML by excavating the dam to a target depth of 7m;
- Provide a transfer scheme for water transfer from upstream Golf Course ponds (for the ultimate Greenview development) and the other catchment areas draining to the Golf Course Irrigation Dam;
- Upgrade the access track water crossings to the Golf Course Irrigation Dam;
- Elevate some footpaths and bridges close to the irrigation dam to improve water collection, storage and transfer into the Golf Course Irrigation Dam; and
- Upgrade the security fencing around the dam.

The project will also address the issue of drainage erosion in the vicinity of the dam. By implementing measures to control and prevent erosion, we aim to protect the natural environment and maintain the integrity of the project site.

Project Objective

The project objectives are as follows:

- To minimise storm water damage and flooding at the Golf Course;
- Harvesting stormwater that creates a flooding problem (nuisance water) for irrigation at the Golf Course;
- Upgrade the Golf Course bridge to transfer stormwater to the storage pond, minimise erosion and protect services. The storage pond will attenuate water for the pipe transfer scheme;
- Providing better quality irrigation water to improve turf growth;
- Develop a water provision scheme to increase the self-sustainability of the Golf Course;
- Provide a scheme that supports the objectives of the City Water Bank Scheme; and
- Provide a cost-effective solution with water purchases.

Business Case

A financial assessment has been conducted for the Golf Course water supply. The business case does not cover the system's operation or maintenance costs. The following inputs were considered:

- Water Corporation of WA commitment to supplying the shortfall of recycled water in the future, as Lynas will consume the full agreement quota of recycled water early in 2025, has significant implications for the Golf Course's water supply.
- The City currently purchases water from the Water Corporation at $\$2.87/m^3$, and the water increases in the future will be calculated at a CPI of 3%. The Water Corporation will likely charge much more for this specific water use.
- The average irrigation demand of the Golf Course is estimated at $955m^3$/day.
- The cost of the project is estimated at $1.6 million at current prices, excluding the bridges on the access track.
- The cost of borrowing money by the City is 5.3% (Internal Rate of Return (IRR)). This IRR will be used to calculate the Net Present Value of the project (current prices).
- Two comparative scenarios have been carefully considered: the 'Do Nothing' approach and the 'Project Implementation' approach. Each scenario presents distinct implications for the Golf Course's water supply.

Table 2 reflects the Doing Nothing scenario, in which all water purchases are from the Water Corporation and the proposed water scheme purchases for the supply shortfall (25% of water demand). The table reflects that at Net Present Value (NPV-current prices) over five years, the implementation of this project will yield a cost saving of approximately $1.9 million and $5 million over ten years. The cost of water by implementing the project is estimated at $1.53 m^3 over five years and $1.06 m^3 over ten years at current prices. Considering the low Water Corporation water tariff

of $2.87m^3$, the project will deliver significant cost savings to the City over the short to long term.

This highly recommended project will deliver better water quality at significant cost savings.

YEAR	SCENARIO (DO NOTHING)- AMOUNT	SCENARIO (PROPOSAL)- AMOUNT	SCENARIO (PROPOSAL 25% WATER PURCHASE)- AMOUNT	TOTAL PROPOSAL
1	$1,000,829	$1,609,471	$250,207	$1,859,678
2	$1,030,854		$257,713	$257,713
3	$1,061,779		$265,445	$265,445
4	$1,093,633		$273,408	$273,408
5	$1,126,442		$281,610	$281,610
6	$1,160,235		$290,059	$290,059
7	$1,195,042		$298,761	$298,761
8	$1,230,893		$307,723	$307,723
9	$1,267,820		$316,955	$316,955
10	$1,305,855		$326,464	$326,464
NPV5	$4,549,158			$2,665,752
NPV10	$8,622,729			$3,684,145
			NPV 5YR SAVING	**$1,883,406**
			NPV 10YR SAVING	**$4,938,584**

Table 2: Cost comparison assessment- Water Supply

Project Implementation Schedule

The project schedule and action plan are as in the following schedule:

ID	Task Mode	Task Name	Duration	Start	Finish
1		**IMPLEMENTATION OF GOLF COURSE WATER BANK PROJECT**	**190 days**	**Thu 31/10/24**	**Wed 23/07/25**
2		COUNCIL REPORT APPROVAL	0 days	Thu 31/10/24	Thu 31/10/24
3		GEOTECH INVESTIGATIONS	40 days	Thu 31/10/24	Wed 25/12/24
4		SERVICES SURVEYS	10 days	Thu 14/11/24	Wed 27/11/24
5		FEATURE SURVEY	10 days	Thu 31/10/24	Wed 13/11/24
6		WATER BANK DESIGN	40 days	Thu 26/12/24	Wed 19/02/25
7		SUBMISSION OF DESIGN DOCUMENTATION	0 days	Wed 19/02/25	Wed 19/02/25
8		TENDER AND PROCUREMENT	50 days	Thu 20/02/25	Wed 30/04/25
9		WATER TANK INSTALLATION	20 days	Mon 24/02/25	Fri 21/03/25
10		CONSTRUCTION	60 days	Thu 1/05/25	Wed 23/07/25
11		CONSTRUCTION COMPLETED	0 days	Wed 23/07/25	Wed 23/07/25

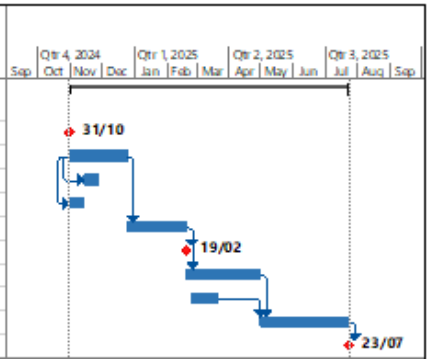


Table 3: Planned schedule of the project.

Implementation of Project

The construction of the project will be managed by the PMO office and implemented through public tendering. The recommendation is to implement this project as portion 2 of the Water Bank Project Tender at the Racecourse.

INTERNAL CONSULTATION

The Manager Operations was consulted as part of this process and attended on site to work through the project proposal.

COUNCIL CONSULTATION

None

COMMUNITY ENGAGEMENT CONSULTATION

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

BUDGET IMPLICATIONS

The current CAPEX budget (2024/2025) does not allocate funds for this project. Table 4 lists a summary of the project costs, which excludes the construction of the proposed water tank. It is recommended that funds be made available for this project during the mid-year CAPEX budget review.

DESCRIPTION	AMOUNT (EXCL. GST)
PRELIMINARIES	$50,000
GENERAL CIVIL	$92,500
EARTHWORKS	$1,044,000
CONCRETE WORKS	$53,800
STORMWATER	$222,855
PROVISIONAL SUMS	$146,316
CONSTRUCTION ESTIMATE	**$1,609,471**

Table 4: Cost summary of the Water Bank Project

DESCRIPTION	AMOUNT (EXCL. GST)
PRELIMINARIES	$20,000
GENERAL CIVIL	$5,000
EARTHWORKS	$13,000
CONCRETE WORKS	$44,170
STORMWATER	$88,700
PROVISIONAL SUMS	$17,087
CONSTRUCTION ESTIMATE	**$187,957**

Table 5: Cost summary - Golf Course access track water crossings upgrade

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 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.

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

SUSTAINABLE: Our unique natural environment is maintained, enhanced and connected.

STRATEGIC CONTEXT

The project supports the strategic principles of the Water Bank Scheme to become more drought resilient. The project will be implemented as part of the first stage of the Water Bank Project to enable the Golf Course to be more self-sustainable.

RISK ASSESSMENT

The table below shows:

1. Council's adopted risk tolerance for each category; and
2. City officer's risk assessment of the recommendation to Council, undertaken using the City's Risk Management Framework and taking into account current controls.

	Assessment of consequence	Assessment of likelihood	Comments on Council's tolerance for any related risk, and controls where outside of tolerance
Health/injury	Catastrophic	Rare	Council has Low tolerance for Risk in relation to the safety and welfare of staff, contractors and/or members of the community.
Financial loss	Negligible	Rare	Council has Moderate tolerance for Risk in relation to the City's long term financial sustainability.
Service interruption	Minor	Likely	Council has Moderate tolerance for Risk in relation to the quality

			and safety of the City's key assets and infrastructure.
Legislative breach	Negligible	Unlikely	Council has Low tolerance for Risk in relation to breaches of the City's legislative and regulatory requirements.
Reputational damage	Negligible	Unlikely	Council has Low tolerance for Risk in relation to the City's reputation and public perception of it.
Property damage	Negligible	Possible	Council has Moderate tolerance for Risk in relation to the quality and safety of the City's key assets and infrastructure.
Environmental damage	Minor	Almost certain	Council has Moderate tolerance for Risk in relation to the natural environment.
Project time	Minor	Possible	Council has Moderate tolerance for Risk in relation to City's ability to delivery key capital projects for the relevant financial year.
Project cost	Catastrophic	Almost certain	Council has Moderate tolerance for Risk in relation to the City's ability to deliver services and projects in accordance with the adopted Annual Budget.

Risk scores are generally low except for the project's cost, which is based on a concept design. Costs may marginally increase when the detailed design has been completed.

OFFICER RECOMMENDATION

Moved By: **Cr Nardia Turner**

Seconded By: **Cr Terrence Winner**

That Council:

1. Note the incorporation of the Golf Course Water Bank project; and
2. Consider allocation of funding through the mid-year budget review for the implementation.

AMENDED MOTION/COUNCIL RESOLUTION

Moved By: **Cr Carla Viskovich**

Seconded By: **Cr Wayne Johnson**

That Council:

1. Note the incorporation of the Golf Course Water Bank project; and
2. Consider the allocation of funding through the mid-year budget review for the implementation which is also to include alternate locations for the dams to be built at the golf course and have all options presented to Council.

CARRIED

(5 / 3)

For:	**Mayor Glenn Wilson, Cr Wayne Johnson, Cr Kyran O'Donnell, Cr Linden Brownley and Cr Carla Viskovich**
Against:	**Cr Deborah Botica, Cr Terrence Winner and Cr Nardia Turner**

The amended motion became the substantive motion and was put to a vote.

Moved By: **Cr Carla Viskovich**

Seconded By: **Cr Wayne Johnson**

CARRIED

(5 / 3)

For:	**Mayor Glenn Wilson, Cr Wayne Johnson, Cr Kyran O'Donnell, Cr Linden Brownley and Cr Carla Viskovich**
Against:	**Cr Deborah Botica, Cr Terrence Winner and Cr Nardia Turner**

16 QUESTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN

Nil

17 CONFIDENTIAL ITEMS

Nil

18 DATE OF NEXT MEETING

The next Ordinary Council Meeting will be held on 16 December 2024.

19 CLOSURE

There being no further business, the Mayor thanked the Councillors and Staff for their attendance and declared the meeting closed at 8:23pm.