



AGENDA

Ordinary Council Meeting

27 August 2024

4:30pm

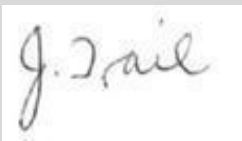
Council Chambers, Bayley Street, Coolgardie

SHIRE OF COOLGARDIE

NOTICE OF ORDINARY MEETING OF COUNCIL

Dear Elected Member

The next Ordinary Meeting of the Shire of Coolgardie will be held on Tuesday 27 August 2024 commencing at 4:30pm.

A rectangular box containing a handwritten signature in black ink that reads "J. Trail".

JAMES TRAIL
CHIEF EXECUTIVE OFFICER

ORDINARY COUNCIL MEETING**27 August 2024**

Welcome to the Ordinary Council Meeting of the Shire of Coolgardie.

The dates, times and locations of the Ordinary Council Meetings for 2024 are listed hereunder.

<u>Day</u>	<u>Date</u>	<u>Time</u>	<u>Venue</u>
Tuesday	23 January 2024	4:30pm	Kambalda
Tuesday	27 February 2024	4.30pm	Coolgardie
Tuesday	26 March 2024	4.30pm	Kambalda
Tuesday	23 April 2024	4.30pm	Coolgardie
Tuesday	28 May 2024	4.30pm	Kambalda
Tuesday	25 June 2024	4.30pm	Coolgardie
Tuesday	23 July 2024	4.30pm	Kambalda
Tuesday	27 August 2024	4.30pm	Coolgardie
Tuesday	24 September 2024	4.30pm	Kambalda
Tuesday	22 October 2024	4.30pm	Coolgardie
Tuesday	26 November 2024	4.30pm	Kambalda
Tuesday	17 December 2024	4.30pm	Coolgardie



James Trail
Chief Executive Officer

COUNCIL MEETING INFORMATION NOTES

1. Your Council generally handles all business at Ordinary or Special Council Meetings.
2. From time to time Council may form a Committee to examine subjects and then report to Council.
3. Generally all meetings are open to the public; however, from time to time Council will be required to deal with personal, legal and other sensitive matters. On those occasions Council will generally close that part of the meeting to the public. Every endeavour will be made to do this as the last item of business of the meeting.
4. Public Question Time. It is a requirement of the Local Government Act 1995 to allow at least fifteen (15) minutes for public question time following the opening and announcements at the beginning of the meeting. Should there be a series of questions the period can be extended at the discretion of the Chairman.

Written notice of each question should be given to the Chief Executive Officer prior to 10:30am on the day of the meeting. A summary of each question and response is included in the Minutes.

When a question is not able to be answered at the Council Meeting a written answer will be provided after the necessary research has been carried out. Council staff will endeavour to provide the answers prior to the next meeting of Council.

5. **Councillors** may from time to time have a financial interest in a matter before Council. Councillors must declare an interest and the extent of the interest in the matter on the Agenda. However, the Councillor can request the meeting to declare the matter **trivial, insignificant or in common with a significant number of electors or ratepayers**. The Councillor must leave the meeting whilst the matter is discussed and cannot vote unless those present agree as above.

Members of staff, who have delegated authority from Council to act on certain matters, may from time to time have a financial interest in a matter on the Agenda. The member of staff must declare that interest and generally the Chairman of the meeting will advise the Officer if he/she is to leave the meeting.

6. Agendas including an Information Bulletin are delivered to Councillors within the requirements of the Local Government Act 1995, i.e. seventy-two (72) hours prior to the advertised commencement of the meeting. Whilst late items are generally not considered there is provision on the Agenda for items of an urgent nature to be considered.

Should an elector wish to have a matter placed on the Agenda the relevant information should be forwarded to the Chief Executive Officer in time to allow the matter to be fully researched by staff. An Agenda item including a recommendation will then be submitted to Council for consideration.

The Agenda closes the Monday week prior to the Council Meeting (i.e. ten (10) days prior to the meeting).

The Information Bulletin produced as part of the Agenda includes items of interest and information, which does not require a decision of Council.

7. Agendas for Ordinary Meetings are available in the Coolgardie and Kambalda Offices/Libraries seventy-two (72) hours prior to the meeting and the public are invited to secure a copy.
8. Agenda items submitted to Council will include a recommendation for Council consideration. Electors should not interpret and/or act on the recommendations until after they have been considered by Council. Please note the Disclaimer in the Agenda (page 3).
9. Public Question Time – Statutory Provisions – Local Government Act 1995

Time is to be allocated for questions to be raised by members of the public and responded to at:

- (a) Every ordinary meeting of a council; and
- (b) Such other meetings of councils or committees as may be prescribed

Procedures and the minimum time to be allocated for the asking of and responding to questions raised by members of the public at council or committee meetings are to be in accordance with regulations.

9A. Question Time for the Public at Certain Meetings – s5.24 (1) (b)

Local Government (Administration) Regulations 1996

Reg 5 For the purpose of section 5.24(1)(b), the meetings at which time is to be allocated for questions to be raised by members of the public and responded to are:

- (a) every special meeting of a council; and
- (b) every meeting of a committee to which the local government has delegated a power or duty.

Minimum Question Time for the Public – s5.24 (2)

- Reg 6 (1) The minimum time to be allocated for the asking of and responding to questions raised by members of the public at ordinary meetings of councils and meetings referred to in regulation 5 is fifteen (15) minutes.
- (2) Once all the questions raised by members of the public have been asked and responded to at a meeting referred to in sub regulation (1), nothing in these regulations prevents the unused part of the minimum question time period from being used for other matters.

Procedures for Question Time for the Public – s5.24 (2)

Local Government (Administration) Regulations 1996

- Reg 7 (1) Procedures for the asking of and responding to questions raised by members of the public at a meeting referred to in regulation 6 (1) are to be determined:
- (a) by the person presiding at the meeting; or
 - (b) in the case where the majority of members of the council or committee present at the meeting disagree with the person presiding, by the majority of members, having regard to the requirements of sub regulations (2) and (3).
- (2) The time allocated to the asking and responding to questions raised by members of the public at a meeting referred to in regulation 6(1) is to precede the discussion of any matter that requires a decision to be made by the council or the committee, as the case may be.
- (3) Each member of the public who wishes to ask a question at a meeting referred to in regulation 6(1) is to be given an equal and fair opportunity to ask the question and receive a response.
- (4) Nothing in sub regulation (3) requires:
- (a) A council to answer a question that does not relate to a matter affecting the local government;
 - (b) A council at a special meeting to answer a question that does not relate to the purpose of the meeting; or
 - (c) A committee to answer a question that does not relate to a function of the committee.

2. Public Inspection of Unconfirmed Minutes (Reg 13)

A copy of the unconfirmed Minutes of Ordinary and Special Meetings will be available for public inspection in the Coolgardie and Kambalda Offices/Libraries within ten (10) working days after the Meeting.

NOTE:**10.3 Unopposed Business**

- (1) Upon a motion being moved and seconded, the person presiding may ask the meeting if any member opposes it.
- (2) If no member signifies opposition to the motion the person presiding may declare the motion in sub clause (1) carried without debate and without taking a vote on it,
- (3) A motion carried under sub clause (2) is to be recorded in the minutes as a unanimous decision of the Council or committee.
- (4) If a member signifies opposition to a motion the motion is to be dealt with according to this Part.
- (5) This clause does not apply to any motion or decision to revoke or change a decision which has been made at a Council or committee meeting.

DISCLOSURE OF INTERESTS

Notes for Guidance

IMPACT OF A FINANCIAL INTEREST (s. 5.65 & s.67. Local Government Act 1995)

A member who has a **Financial Interest** in any matter to be discussed at a Council or Committee Meeting, which will be attended by the member, must disclose the nature of the interest:

- a. In a written notice given to the Chief Executive Officer before the Meeting or;
- b. At the meeting immediately before the matter is discussed.

A member, who makes a disclosure in respect to an interest, must not:

- a. Preside at the part of the Meeting relating to the matter or;
- b. Participate in, or be present during, any discussion or decision making procedure relative to the matter, unless and to the extent that, the disclosing member is allowed to do so under *Section 5.68 or Section 5.69 of the Local Government Act 1995*.

INTERESTS AFFECTING FINANCIAL INTEREST

The following notes are a basic guide for Councillors when they are considering whether they have a **Financial Interest in a matter**.

1. A Financial Interest, pursuant to s.5.60A or 5.61 of the *Local Government Act 1995*, requiring disclosure occurs when a Council decision might advantageously or detrimentally affect the Councillor or a person closely associated with the Councillor and is capable of being measured in money terms. There are expectations in the *Local Government Act 1995* but they should not be relied on without advice, unless the situation is very clear.
2. If a Councillor is a member of an Association (which is a Body Corporate) with not less than 10 members i.e sporting, social, religious etc, and the Councillor is not a holder of office of profit or a guarantor, and has not leased land to or from the club, i.e, if the Councillor is an ordinary member of the Association, the Councillor has a common and not a financial interest in any matter to that Association.
3. If an interest is shared in common with a significant number of electors and ratepayers, then the obligation to disclose that interest does not arise. Each case needs to be considered.
4. If in doubt declare.
5. As stated if written notice disclosing the interest has not been given to the Chief Executive Officer before the meeting, then it **must** be given when the matter arises in the Agenda, and immediately before the matter is discussed. *Under s.5.65 of the Local Government Act 1995* failure to notify carries a penalty of \$10,000 or imprisonment for 2 years.
6. Ordinarily the disclosing Councillor must leave the meeting room before discussion commences. The only exceptions are:
 - 6.1 Where the Councillor discloses the **extent** of the interest, and Council carries a motion under s.5.68(1)(b)(ii) of the *Local Government Act 1995*; or
 - 6.2 Where the Minister allows the Councillor to participate under s.5.69(3) of the *Local Government Act 1995*, with or without conditions.

INTERESTS AFFECTING PROXIMITY (s.5.60b Local Government Act 1995)

1. For the purpose of this subdivision, a person has a proximity interest, pursuant to s.5.60B of the Local Government Act 1995, in a matter if the matter concerns;
 - a. a proposed change to a planning scheme affecting land that adjoins the person's land; or
 - b. a proposed change to the zoning or use of land that adjoins the person's land; or
 - c. a proposed development (as defined in Section 5.63(5)) of land that adjoins the person's land.

2. In this section, land (the proposal land) adjoins a person's land if;
 - a. The proposal land, not being a throughfare, has a common boundary with the person's land; or
 - b. The proposal land, or any part of it, is directly across a throughfare from, the person's land; or
 - c. The proposal land is that part of a thoroughfare that has a common boundary with the person's land.

3. In this section a reference to a person's land is a reference to any land owned by the person or in which the person has any estate or interest.

INTERESTS AFFECTING IMPARTIALITY

Definition: an interest, pursuant to *Regulation 19AA of the Local Government (Administration) Regulations 1996*, means an interest that could, or could reasonably be perceived to adversely affect the impartiality of the person having the interest; and includes an interest arising from kinship, friendship or membership of an association. It is also important to be considered in relation to the Shire of Coolgardie Code of Conduct for Council Members, Committee Members, and Candidates.

A member who has an **Interest Affecting Impartiality** in any matter to be discussed at a Council or Committee Meeting, which will be attended by the member, must disclose the nature of the interest;

- a. In a written notice given to the Chief Executive Officer before the Meeting or;
- b. At the Meeting, immediately before the matter is discussed.

IMPACT OF AN IMPARTIALITY DISCLOSURE

There are very different outcomes resulting from disclosing an interest affecting impartiality compared to that of a financial interest. With the declaration of a financial interest, an elected member leaves the room and does not vote.

With the declaration of this type of interest, the elected member stays in the room, participates in the debate and votes. In effect then, following disclosure of an interest affecting impartiality, the member's involvement in the Meeting continues as if no interest existed.

QUESTION TIME FOR THE PUBLIC

(Please Write Clearly)

DATE: _____

NAME: _____

TELEPHONE: _____

ADDRESS: _____

QUESTION TO THE PRESIDENT:-

- **GENERAL QUESTION / QUESTION RELATED TO THE AGENDA**
(Strike out unnecessary words)

ITEM NO: _____ PAGE NO: _____

PLEASE PASS TO THE CHIEF EXECUTIVE OFFICER FOR REFERRAL TO THE PRESIDENT BY 12.30PM ON THE DAY OF THE MEETING AT THE KAMBALDA OFFICE, IRISH MULGA DRIVE, KAMBALDA OR AT THE COOLGARDIE OFFICE, BAYLEY STREET, COOLGARDIE.

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1 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS**1.1 ACKNOWLEDGEMENT OF COUNTRY**

“The Shire of Coolgardie acknowledges the Traditional Owners of the land, on which we meet and pay our respects to Elders past, present and emerging”

2 DECLARATION OF COUNCIL MEMBERS

The Shire President to invite Council Members to declare that they have read the agenda and supporting documents and able to make informed decision on all matters accordingly.

3 RECORD OF ATTENDANCE / APOLOGIES / APPROVED LEAVE OF ABSENCE**4 DECLARATIONS OF INTEREST****4.1 Declarations of Financial Interests – Local Government Act Section 5.60A****4.2 Declarations of Proximity Interests – Local Government Act Section 5.60B****4.3 Declarations of Impartiality Interests –Shire of Coolgardie Code of Conduct for Council Members, Committee Members and Candidates for Election, Code of Conduct for Employees****5 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE**

Nil

6 PUBLIC QUESTION TIME**7 APPLICATIONS FOR LEAVE OF ABSENCE**

8 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

8.1 MINUTES OF THE ORDINARY COUNCIL MEETING HELD ON 23 JULY 2024

Date: 19 August 2024

Author: Kasey Turner, Executive Assistant

ATTACHMENTS

Nil

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That the Minutes of the Ordinary Council Meeting held on 23 July 2024 be confirmed as a true and accurate record.

9 ANNOUNCEMENTS BY PRESIDING PERSON WITHOUT DISCUSSION**9.1 PRESIDENT'S REPORT - AUGUST 2024****Date:** 20 August 2024**Author:** Malcolm Cullen, Shire President

Following on my last report last month, I would like to provide updates on the progress of discussions and negotiations with several of our stakeholders operating in the Shire.

Firstly, the Shire of Coolgardie will be attending a briefing and consultation workshop in Kalgoorlie during September with regards to the BHP WA Community Nickel Fund.

The temporary suspension of the BHP nickel operations is expected to commence from October 2024, with all facilities winding down operations due to declining world commodity prices. During these workshops and negotiations, affected Local Governments will be endeavouring to secure and achieve the best possible outcomes from the Community fund, that will provide continued services and facilities within our community.

Senior Shire Staff hosted the A/Executive Director and Regional Manager of the Department of Communities in Coolgardie to progress previous discussions on the proposed sale of surplus public housing, collaboration on GROH Housing for Government employees, funding opportunities for additional Aged Housing units and consultation on future developments in both Coolgardie and Kambalda.

The TV rebroadcast facility in Coolgardie is still experiencing difficulties with the installation of the replacement cards system at the Toorak Hill Tower proving unsuccessful in restoring the ABC and SBS Channels to air. On behalf of the Council, I understand the frustration of our residents in Coolgardie and am extremely apologetic for delays in restoring these channels, however, as previously reported, the new equipment necessary for the full upgrade of the broadcasting facility has been ordered, and unfortunately the earliest it can be installed is expected early in November.

During the July report our Manager of Waste Services provided an update on the management of all the Shire's waste facilities following a visit to the Shire by the Department of Water and Environmental Regulations compliance team.

The aim of the visit was to check the Shire was compliant with waste segregation and disposal protocols, has effective operational procedures in place, compliance with environmental safety standards, and maintenance checks to maintain optimal performance and overall if all facilities adhere to existing site licence conditions.

Following the visit the Inspection Report confirmed the Shire is compliant in following the relevant environmental standards and regulations at all of our waste sites.

Works are being planned to commence on the repairs and upgrades of the footpath network in both Coolgardie and Kambalda over the coming months. These works will progress on priority sections of footpaths and will be staged over the coming months. These works will progress on priority sections of footpaths and will be staged over a number of years as funding becomes available.

Council has committed over \$300,000 for this financial year's programme and will be monitoring the progress and effectiveness of the treatments used to remediate our footpath network.

On a more positive and brighter, the Coolgardie Rodeo and Outback Festival including the Truck and Ute Show over the weekend of August 16th, provided some great entertainment and enjoyment for our communities and surrounding region. The event was a major draw card for the Shire with competitors travelling from many regional parts of WA for the Rodeo events, along with a large array of unique trucks and Utes all bright and shiny in all their glory polished up for the show prior to the start of the Rodeo.

Shire Staff will be working with the Rodeo committee to gauge the economic and community benefit from hosting this event in our Shire.

The coming months of September is shaping up to be quite a colourful month throughout the Goldfields Region, with a vast array of wildflowers appearing in the bushland of the Great Western Woodlands following the goods rains received through June and July.

There are also many exciting community events coming up with the spring carnivals in the region and the Annual Coolgardie Day Celebrations on 15 September 2024 which promises to be a great community event this year with a full array of stalls and entertainment over the weekend.

The Amalgamated Prospectors and Leaseholders will be holding their AGM event in Coolgardie again this year on 07 September following a successful event last year. It anticipated to attract around 130 visitors to the town over the weekend with the AGM being held at the Coolgardie Recreation Centre.

Cr Malcolm Cullen
Shire President

10 PETITIONS / DEPUTATIONS / PRESENTATIONS / SUBMISSIONS

Nil

11 REPORTS OF COMMITTEES

Nil

12 REPORTS OF OFFICERS**12.1 Executive Services****12.1.1 RFT 03/2024 - SEWERAGE SUPPORT SERVICES FOR COOLGARDIE TOWNSHIP SEWERAGE NETWORK**

Location: Coolgardie
Applicant: NIL
Disclosure of Interest: NIL
Date: 19th August 2024
Author: Celia Jordaan, Consultant

SUMMARY

That Council award Tender 03/2024 – Sewerage Support Services for Coolgardie Township Sewerage Network to GRB Resources Pty Ltd trading as Emyjor Services for the provision of sewerage support services for the Coolgardie Township Sewerage Network for the scheduled sewerage inspections, and maintenance support services and odour and algae bloom management as required and approved by the Principal based on the schedule of rates provided for a period of two years from the commencement date with the option to extend the contract for a maximum of three further periods of one year each at the sole discretion of the Shire.

BACKGROUND

The Shire of Coolgardie issued a Request for Tender for the Sewerage Support Services for Coolgardie Township Sewerage Network.

The RFT was advertised on 19 July 2024 via Tenderlink, Shire website, Kalgoorlie Miner and West Australian with submissions closing at 3pm (WST) on Monday, 12 August 2024.

COMMENT

The Shire of Coolgardie issued a Request for Tender related to the Coolgardie Township Sewerage Network for a suitably qualified and experienced Contractor to undertake the sewerage inspections and maintenance support services (RFT) as set out in the Specification included in the RFT and as contained in the Special Conditions included in the RFT.

The scope of works includes: -

- a. Scheduled inspections, tasks, fault finding and testing, data capturing and services as per the Scope of Work as set out in the RFT.
- b. Emergency callouts when requested. Emergency callouts to be dealt with within 3 hours of first notification.
- c. inspection and servicing reports, maintenance schedule reports and fault finding reports for all services carried out under Contract.
- d. Supply of all relevant materials, consumables and equipment as required by the Principal.

The following 2 (two) organisations submitted tender offers for the Sewerage Support Services for Coolgardie Township Sewerage Network as set out in the RFT (in no particular order) as Indicated below: -

1. GRB Resources Pty Ltd trading as Emyjor Services; and

2. Ruka Industries Pty Ltd trading as PGE Services.

The tenders were assessed against meeting the requirements with respect to compliance, qualitative criteria and pricing criteria. The detailed outcome of the assessment completed, is set out below and included in the related documentation as provided with the Tender Assessment Workbook.

The process and outcome of the tender assessment completed, is as detailed in the Tender Assessment Workbook.

In terms of the evaluation of the RFT, the RFT evaluation was broken down into the following main stages, including the progression of the assessment: -

- a. Stage 1: Non-compliance with stage 1 – no option to proceed (not applicable)
- b. Stage 2: Compliance criteria – no material deficiencies;
- c. Stage 3: In order for tenderers to be taken through to stage 4, tenderers needed to demonstrate that it had the experience, capability and resources to complete the requirements of the RFT;
- d. Stage 4: Evaluation of pricing based on the elements included in the RFT.

The selection criteria and weighting for the RFT was as follows:

CRITERIA	WEIGHTING
Demonstrated Experience in the Goldfields-Esperance region	40%
Proposed Resources	20%
Pricing	40%

The following is noted from the tender assessment:

NO	TENDERER	COMMENTS
1	GRB Resources Pty Ltd trading as Emyjor Services	Detailed and acceptable tender submission. Pricing offered in combination with the demonstrated understanding and qualitative criteria information offered, provided best value for the Shire.
2	Ruka Industries Pty Ltd trading as PGE Services	Tender submission was materially complete but a number of issues were noted as set out in the Tender Assessment Workbook.

Summary scoring against selection criteria is as follows:

SELECTION CRITERIA	PRO-RATA WEIGHTED SCORE
	Total (100%)
GRB Resources Pty Ltd trading as Emyjor Services	82%
Ruka Industries Pty Ltd trading as PGE Services	72%

It is to be noted that Ruka Industries Pty Ltd trading as PGE Services is the current incumbent, providing the sewerage support services to the Shire. The current contract has been awarded as a 2 plus 1 year contract and

the first period expiring on 30 September 2024. The current contract has the option to extend at the Shire's sole discretion.

The current contract had been awarded on a monthly rate basis for the scheduled servicing. However, it has not proven to be cost effective to the Shire. In addition, the current contract did not make provision for ad hoc odour and algae bloom management.

Given that the services are variable, the tender scope and pricing had been revisited and issued on a schedule of rates basis, with fixed days for servicing and services being charged only with respect to time worked. In addition, the scope now includes provision for ad hoc odour and algae bloom management.

It is therefore recommended that the current contract should not be extended but the tender awarded as recommended.

CONSULTATION

Laura Dwyer, Director of Community and Development

Pergy Matsika, Manager Waste Services

STATUTORY ENVIRONMENT

Local Government Act 1995

POLICY IMPLICATIONS

NIL

FINANCIAL IMPLICATIONS

The funds for the services are included in the sewerage services budget

STRATEGIC IMPLICATIONS

A thriving local economy

Encouraging and attracting new investment and advocating for local employment

Accountable and effective leaders

High quality corporate governance, accountability and compliance

ATTACHMENTS

1. **RFT 03/2024 - Sewerage Support Services - Tender Assessment Workbook - Confidential**

VOTING REQUIREMENT

Absolute Majority

OFFICER RECOMMENDATION

That Council: -

1. **ACCEPT** the tender submitted by GRB Resources Pty Ltd trading as Emyjor Services ABN 30 602 973 642 for :
 - i. **the provision of sewerage support services for the Coolgardie Township Sewerage Network as set out in the RFT;**

- ii. On the basis as set out in the tender on the basis of the schedule of rates provided for the scheduled sewerage support services for the Coolgardie Township Sewerage Network and for ad hoc repairs and maintenance, odour and algae bloom management as required and approved by the Principal (if ad hoc services are required during the term of the contract);
 - iii. For the period of two years from the commencement date with the option to extend the contract for a maximum of three further periods of one year each at the sole discretion of the Shire.
2. DELEGATE authority to the Chief Executive Officer to enter into negotiations and finalise the contract with GRB Resources Pty Ltd trading as Emyjor Services ABN 30 602 973 642 for:
- i. the provision of sewerage support services for the Coolgardie Township Sewerage Network as set out in the RFT;
 - ii. On the basis as set out in the tender on the basis of the schedule of rates provided for the scheduled sewerage support services for the Coolgardie Township Sewerage Network and for ad hoc repairs and maintenance, odour and algae bloom management as required and approved by the Principal (if ad hoc services are required during the term of the contract);
 - iii. For the period of two years from the commencement date with the option to extend the contract for a maximum of three further periods of one year each at the sole discretion of the Shire.

12.2 Operation Services

12.2.1 BUSHFIRE RISK MANAGEMENT PLAN

Location: Coolgardie

Applicant: Nil

Disclosure of Interest: Nil

Date: 12th August 2024

Author: Sheree Forward, Administration and Emergency Services Officer

SUMMARY

For Council to adopt the Bushfire Risk Management Plan (BRMP).

BACKGROUND

This Bushfire Risk Management (BRM) Plan provides contextual information to inform a structured approach to identifying, assessing, prioritising, monitoring and treating bushfire risk. The document encompasses all land within the Shire of Coolgardie and has been written on behalf of all stakeholders within that area. The plan is informed by consultation and communication with land and asset managers that has occurred throughout its development to ensure an informed and collaborative approach to planning.

COMMENT

The State Emergency Management Framework designates local governments in the most bushfire-prone areas of the State as responsible for Bushfire Risk Management (BRM) planning. To qualify for the Mitigation Activity Fund Grant Program (MAFGP), an Office of Bushfire Risk Management (OBRM)-approved plan is required. The Shire has been collaborating with the Department of Fire and Emergency Services and WALGA for nearly four years to develop this plan. The goal of the BRM plan is to enable the Shire to secure funding to mitigate and identify assets at risk from bushfire threats.

The Bushfire Risk Management Plan received endorsement from the Office of Bushfire Risk Management (OBRM) on August 12, 2024, and now requires final endorsement from Council.

CONSULTATION

Department of Fire and Emergency (DFES)

Department of Biodiversity, Conservation and Attractions (DBCA)

WALGA

Local Emergency Management Committee (LEMC)

Kurrawang Community

STATUTORY ENVIRONMENT

Bushfire Act 1954

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Accountable and effective leaders

Developing strategic partnerships with regional, State and Federal governments

Effective management of infrastructure, heritage and environment

Facilitating the preservation of heritage sites and buildings

ATTACHMENTS

1. Shire of Coolgardie Bushfire Risk Management Plan
2. Bushfire Risk Management Plan Endorsement Letter

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That Council **ADOPT** the Bushfire Risk Management Plan (BRMP)

12.2.2 EXTENSION DISTANCE TEMPORARY ROAD CLOSURE - PORTION JAURDI HILLS ROAD, MOUNT BURGES

Location: Jaurdi Hills Road Mount Burges - Coolgardie
Applicant: N/A
Disclosure of Interest: Nil
Date: 20 August 2024
Author: Francesca LeFante, Town Planning Consultant

SUMMARY

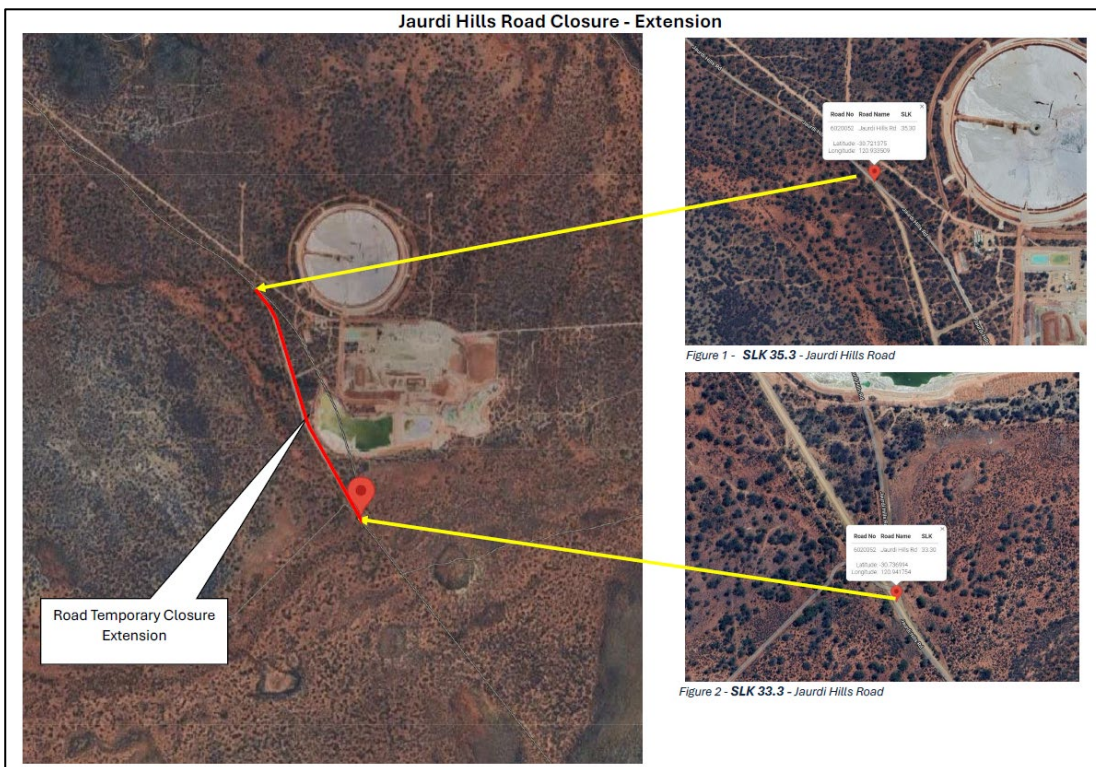
The Shire has received a request from Beacon Minerals for modification and extension of the sections of road subject to the road closure request.

This request relates to the use of Jaurdi Hills Road for mining activities from Lady Ida Mine to Jaurdi Processing.

The additional section of Jaurdi Hills Road closure sought comprise: -

- The modified road closure start point is 33.3 SLK
- No changes to are sought for the end point of 48.2 SLK (Dunnsville)
- updates to the maintenance agreement final document to include the distance and SLK's

The map below shows the road closure sections (**Attachment 1**)



BACKGROUND

Local Government and government departments/authorities responsible for the administering of land within Western Australia. A public road is any road that is opened, dedicated, or declared to be a public road. The Shire has care, control and management of public roads with the Municipality as created and set out in s.3.53 of the *Local Government Act 1995* and s.55 (2) & s56 of the *Land Administration Act 1977*.

In February 2024 Council resolved: -

COUNCIL RESOLUTION #22/2024

Moved: Cr Rose Mitchell

Seconded: Cr Daphne Simmons

That Council RESOLVE to accept the alternative Officer Recommendation.

That Council: -

1. In accordance with section 3.50 of the Local Government Act 1995, RESOLVE to a partial closure of section of Jaurdi Hills Road from SLK 33.3 through to SLK 48.2 for the purpose of mining activities for a period of 12 months subject to:
 - a. The 12 month temporary closure period to commence on 30 April 2024 or sooner by written agreement from the Chief Executive Officer
 - b. A road agreement being reached between the Shire and Beacon Minerals in relation to the upgrading, maintenance, operation and remediation of Jaurdi Hills Road; and
 - c. Beacon Minerals indemnifying the Shire in full with respect to the section of Jaurdi Hills Road Temporary Closure
2. Subject to 1. above, grant Beacon Minerals employees and contractors access to the partially closed section of Jaurdi Hills Road (being SLK 35.3 to SLK 48.2) following temporary closure;
3. Allow the provision of other parties being granted access to the temporarily close portion of Jaurdi Hills Road by means of a permit system administered by the Shire;
4. Authorise the Chief Executive Officer to negotiate with Beacon Minerals a road user agreement and refer that proposed agreement to Council for adoption;
5. Authorise the Chief Executive Officer to advise Beacon Minerals they are responsible for;
 - a. Provision and installation of road signage
 - b. Traffic management protocols
 - c. All costs associated with the request being borne by Beacon Minerals
6. Authorise the Chief Executive Officer to initiate Local Public Notice of the proposed temporary closure for a period of 21 days comprising:-
 - a. Notice Details
 - i. Purpose of temporary closure
 - ii. Proposal details
 - iii. Location

In Favour: Crs Malcolm Cullen, Sherryl Botting, Kathie Lindup, Rose Mitchell and Daphne Simmons

Against: Nil

CARRIED 5/0

In May 2024 Council resolved: -

COUNCIL RESOLUTION #75/2024

Moved: Cr Tracey Rathbone

Seconded: Cr Sherryl Botting

That Council:

1. **APPROVE** in accordance with section 3.50 of the Local Government Act 1995, the partial closure of section of Jaurdi Hills Road from SLK 35.3 through to SLK 48.2 for the purpose of mining activities for a period of 12 months subject to:
 - a. The 12 month temporary closure period to commence on 29 May 2024.
 - b. A road agreement being reached between the Shire and Beacon Minerals in relation to the upgrading, maintenance, operation and remediation of Jaurdi Hills Road; and
 - c. Beacon Minerals indemnifying the Shire in full with respect to the section of Jaurdi Hills Road Temporary Closure
2. **AUTHORISES**, Subject to 1. above, Beacon Minerals employees and contractors access to the partially closed section of Jaurdi Hills Road (being SLK 35.3 to SLK 48.2) following temporary closure;
3. **AUTHORISES** the provision of other parties being granted access to the temporarily close portion of Jaurdi Hills Road by means of a permit system administered by Beacon Minerals;
4. **AUTHORISES** the tenement holders of P16/2919 and P16/2927 be granted a Permit holder to access the tenements.
5. **AUTHORISES** the Chief Executive Officer to negotiate with Beacon Minerals a road user agreement and refer that proposed agreement to Council for adoption;
6. **AUTHORISE** the Chief Executive Officer to advise Beacon Minerals they are responsible for;
 - a. Provision and installation of road signage.
 - b. Traffic management protocols.
 - c. Road access to tenement holders of P16/2919 and P16/2927 be granted a Permit holder.
 - d. Permit system for road access.
 - e. Providing the Shire, within 3 working days on request of the Shire: -

i. Evidence of any permits requested and/or issued to parties accessing this road,

ii. Information on any road access permits declined.

f. All costs associated with the request being borne by Beacon Minerals.

In Favour: Crs Malcolm Cullen, Tracey Rathbone, Sherryl Botting, Kathie Lindup, Rose Mitchell and Daphne Simmons

Against: Nil

CARRIED 6/0

COMMENT

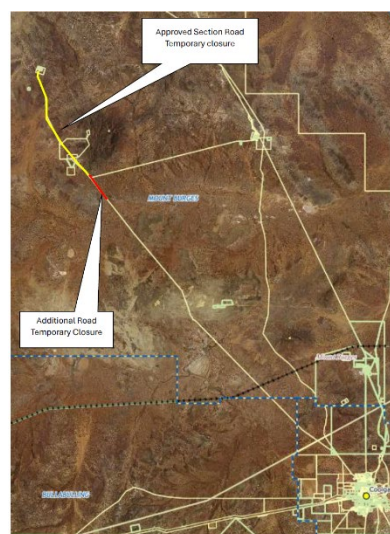
Proposal

The request from Beacon is for extension of the temporary road closure relates to a small additional section of the Jaurdi Hill Road to commence from 33.3 SLK to the existing approval section at 35.3 SLK being an additional 2 km as shown in red on the map. The total combined road closure will be from 33.3 SLK to 48.2 SLK (Dunnsville).

This request from Beacon is for temporary whole road closure of this addition section for a period of 12 months to operate higher capacity road trains with a gross mass of up to 100 tonnes on the road for its proposed mining operations location.

Consistent with Council resolution in May 2024 the following users are proposed to be exempt from the proposed temporary closure for which they may use this section of Jaurdi Hills Road during its closure period: -

- Beacon Mining employees and contractors
- Permit holders for permits which have been issued by the Shire of Coolgardie or Beacon Minerals.



Road Status and use

Jaurdi Hills Road is a public road, classified as a local access road under the responsibility of the Shire of Coolgardie.

Legislative Provisions – Temporary Road Closure

Section 3.50 of the Local Government Act 1995, set outs the Shire authority and statutory process for enacting a temporary road closure. A full copy of the Section 3.50 is provided in **Attachment 2**.

Before enacting a whole or partial closed for a period exceeding 4 weeks the Shire is to:

1. Given Public Notice including:
 - a. Giving proposal details
 - b. Location
 - c. When and why is would be closed.
 - d. Invite submission.

2. Given written notice to person:
 - a. Prescribed under the Act.
 - b. Owner of land abutting the road or having an interest in the road
 - c. Provided reasonable time for submission.

Whilst the applicant has provided letters from affected parties supporting the application, the legislation required the Local Public Notice for a period exceeding 4 weeks.

Whilst the legislation limits temporary closure under this section to one year, it provides for making of another order that continues the closure of the thoroughfare. It is anticipated that the Shire would revisit the temporary closure at the end of the 12-month period.

Traffic Control and Safety

As part of this extension of road closure it is proposed that the Road User Agreement will be modified to include the additional SLK and as such the application will be responsible for traffic control and safety measure along these sections, which include Road Signage, Road Lighting, Road maintenance and Dedicated contact person for access control and safety protocols.

Summary

The request from Beacon Minerals for an extension of the partial temporary road closure of Jaurdi Hills Road as shown on the Attached Plan for the purpose of mining activities for a period of up to 12 months to facility mining activities is supported on the basis of: -

- The area is surrounded by mining activities including the Black Cat and Lost dog mines operated by Beacon Mining.
- The predominant use of this section of road is by mining activities
- The existing Road User agreement can be modified to incorporate this section of road and included Road Permits
- The Shire nominated provision of permits to specific tenement holders following public advertising.

At expiry of the temporary closure period the applicant is to repair and make trafficable the closed section of Jaurdi Hills Road to the satisfaction of the Shire of Coolgardie. All costs to be borne by the applicant. The applicant is responsible for: -

- Provision and installation of road signage
- Traffic management protocols
- All costs associated with the request being borne by the applicant;

Options

The following options are Council available: -

- Option 1: Approval for the proposal
Option 2: Refuse the proposal.
Option 3: Defer the proposal for further information.

Summary

The Council initiate the statutory local public notice period and public advertising of the extension of road section subject to the temporary close of Jaurdi Hill Road for the purpose on mining activities.

CONSULTATION

James Trail - CEO

STATUTORY ENVIRONMENT

Local Government Act 1995

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

A thriving local economy

Encouraging the development of local business education and support
Supporting local businesses in the Shire

Accountable and effective leaders

Developing strong partnerships with stakeholders for the benefit of our community
Ensuring the Shire of Coolgardie is well positioned to meet future needs

ATTACHMENTS

1. Location Plan
2. S3.50 Provisions

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That Council: -

1. **INITIATES** Local Public Notice of the proposed additional temporary road closure Jaurdi Hills Roads from SLK 33.3 to the existing approval section at 35.3 SLK being an additional 2 km with the total combined road closure from 33.3 SLK to 48.2 SLK (Dunnsville) as shown on Attachment 1 - Location Plan for the purpose of mining activities for a period of 12 months for Beacon Minerals employees and contractors and Permit holders for permits which have been issued by the Shire of Coolgardie for a period of 21 days comprising: -
 - a. Notice Details
 - i. Purpose of temporary closure
 - ii. Proposal details
 - iii. Location

- iv. Submission period
 - b. Direct notification to owner of land abutting the section of road subject to this temporary closure request.
 - c. Notice on the Shire Website, Shire office public notice boards, Kalgoorlie Miner.
- 2. Considers submissions at the close of advertising and determine the request from Beacon Minerals for extension temporary road closure Jaurdi Hills Road including: -
 - a. The temporary closure period
 - b. Road User Agreement modifications include reference to relevant road section partial temporary road closure Jaurdi Hills Roads, inclusive of the additional section of road from SLK 33.3 to the existing approval section at 35.3 SLK being an additional 2 km with the total combined road closure from 33.3 SLK to 48.2 SLK (Dunnsville).
 - c. The applicant responsibilities relating to road repair and trafficability of the closed section of Jaurdi Hills Road and costs
 - d. The applicant is responsible for
 - i. Provision and installation of road signage
 - ii. Traffic management protocols
 - iii. All costs associated with the request being borne by the applicant;

12.2.3 ROAD PERMANENT CLOSURE - RESERVE EXPANSION KAMBALDA AIRPORT

Location: Reserve 49358
Applicant: N/A
Disclosure of Interest: Nil
Date: 20 August 2024
Author: Francesca LeFante, Town Planning Consultant

SUMMARY

To consider submissions received following closure of Public Notice advertising period, relating to the permanent closure of sections of the unconstructed and unnamed road reserve to facilitate the expansion of Kambalda Airport Reserve.

BACKGROUND

Kambalda Airport Reserve is proposal to be expanded (**Attachment 1 & 2**) to: -

- facilitate increases in runway length to accommodate planes landing and provide sufficient taxi way, and associated aircraft movement.
- To enable instrument landing equipment to facilitate reliable and safe aircraft landing under various conditions.

The existing reserve comprises: -

- Lots 300 & 301 Kambalda airport and runway and terminal building.
- Lot 302 – Access Road to airport
- zoned public purpose under Local Planning Scheme No 5



Reserve R49358 is vested in the Shire of Coolgardie for the purpose of "Airport" and includes the power to lease.

In February 2019 the reserve classification for the proposed of Aerial Landing Ground and Access with a management order in favour of the Shire of Coolgardie.

In October 2023 the Shire initiated the process for the Kambalda Airport reserve. Following this resolutions Shire representatives' officers have been liaised and met with Department of Planning Lands and Heritage (DPLH) on various occasions to facilitate the reserve expansion and associated road reserves.

In April 2024 a site visit was held in Kambalda with DPLH representatives as part of the progress of the land tenure change request. (DPLH Ref **Case 2302568**).

In May 2024 DPLH officers advised the Shire that: -

- Require a Council Resolution for the road closure.
- Completed investigations into the status of native title on the surrounding unallocated Crown land. The investigations conclude that native title rights and interests do not exist on the unallocated Crown land by virtue of a resumption done in June 1971.

- Once the council resolution is received we will commence those actions to get approval to close the road and amalgamate into the airport reserve.

On 28 May 2024 Council resolved to support permanent closure of portions of unconstructed road reserve that are located within the proposed Kambalda Airport Reserve expanded area.

Public Notice

In accordance with the provisions of Section 58 of the Land Administration Act 1997 the Shire under undertook the local Public Notice advertising (**Attachment 3**) of the permanent closure by the following methods:-

- publication in a newspaper circulating in its district.
- published on the Shire Website
- Display Notice on public notice Boards and make available to public

The Public Notice advertising period concluded on 16 August 2024.

Submissions

At the close of submissions advertising period on 16 August 2024, the Shire received one submission (**Attachment 4 & 5**). The Submission raises no objection to the sections of roads within the proposed expansion of the Kambalda Airport Reserve being closed, however expresses concern that: -

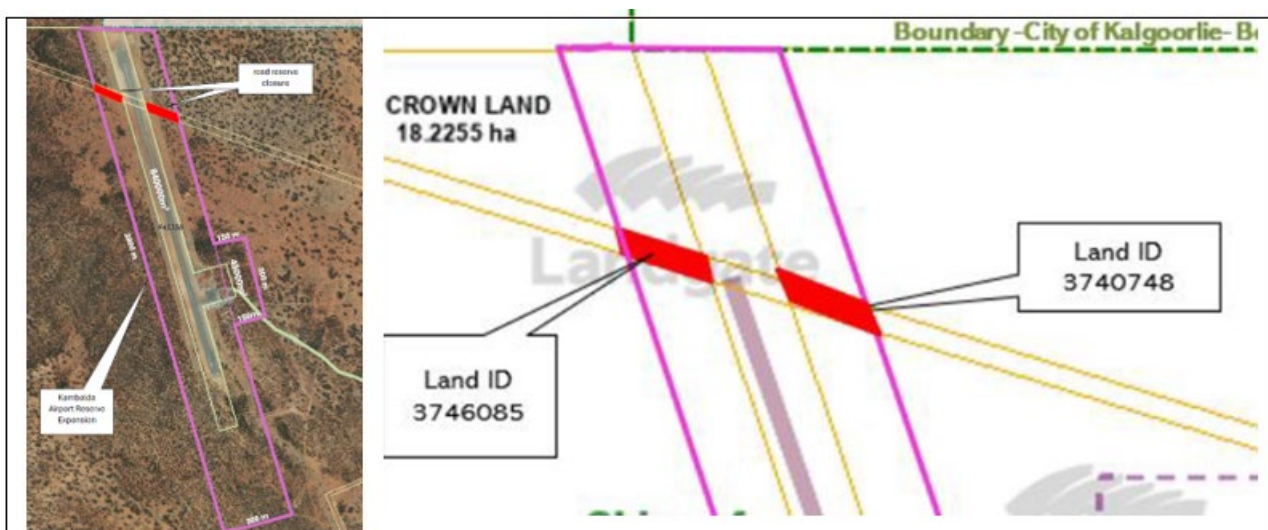
- the roads themselves should not be closed
- these actions should done in conjunction with the proposed expansion of the Airport and not prior to allocate for continued access in case of emergencies

COMMENT

The Expansion of Reserve R49358 being Lot 300 & 301 on Deposited Plan 43054 includes the adjoining unallocated crown and to the east, west and south with proposed new reserve length on 2800metres, increased width to 300m and expanded aircraft apron, terminal and storage areas.

The relevant section of road reserve that this report related to comprise: -

- Section of unnamed and unconstructed portion of Road Reserve (land ID 3746085 and 3740748)



Section 3.58 of the *Land Administration Act 1997* set out the statutory process for permanent road closure. The Shire has completed the Public Notice (advertising) period closed on 16 August 2024. One submission has been received and consideration has been given to the issues raised in this report.

Submission Consideration

The Shire has considered the matters raised in the submission (**Attachment 5**) relating to: -

- Road closures beyond the subject sections
- Timeframe of the actions to be in conjunction with the proposed expansion of the Airport.
- Access in case of emergencies

The following planning comments are provided: -

- This request relates to permanent road closure only for the sections of road that are currently unsealed and unused road and located within the expanded Kambalda Airport Reserve.
- This action is required of DPLH to enable finalisation of the Reserve expansion.
- This change does not impact any other road classifications beyond this reserve or current road movements from Kambalda West.
- Emergency vehicles have priority use of Shire road network.

There are no changes to the proposal as a result of the submissions received, and all the matters raised have been addressed in the planning response.

Summary

This road reserve closure will facilitate the timely finalisation of the expansion of Reserve 49358 which will enable upgrades and improvements to the airport infrastructure to the benefit of the community which includes mining ratepayers and to increase the opportunities for development within the townsite.

Accordingly, the permanent road closure is supported as outlined in this report to support the expansion of Kambalda Airport Reserve.

Options

Council has the following options: -

- Option 1: Support the road reserve closure and expansion of Kambalda Airport Reserve
- Option 2: - Decline to pursue actions.

CONSULTATION

Department of Planning, Lands and Heritage

STATUTORY ENVIRONMENT

Local Government Act 3.54 - Reserves under control Local Government

Land Administration Act 1997 - Section 58

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS**A thriving local economy**

Encouraging the development of local business education and support

Supporting local businesses in the Shire

Accountable and effective leaders

Developing strong partnerships with stakeholders for the benefit of our community

Ensuring the Shire of Coolgardie is well positioned to meet future needs

ATTACHMENTS

1. Plans - Reserve Expansion
2. Plans Road Closure Sections
3. Public Notice Advertising
4. Submissions Schedule
5. Submission

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That Council: -

1. **SUPPORTS** permanent closure of the following roads as part of the expansion of Kambalda Airport Reserve R49358, being:-
 - a. Land ID 3746085 - portion highlighted red located west of Lot 301 & 300 Reserve 49358
 - b. Land ID 3740748 - portion highlighted red located east of Lot 301 & 300 Reserve 49358
2. **SUPPORTS** the preparation of survey plans and associated documents for the proposed road reserve closure sections and expansion of Kambalda Airport Reserve R49358

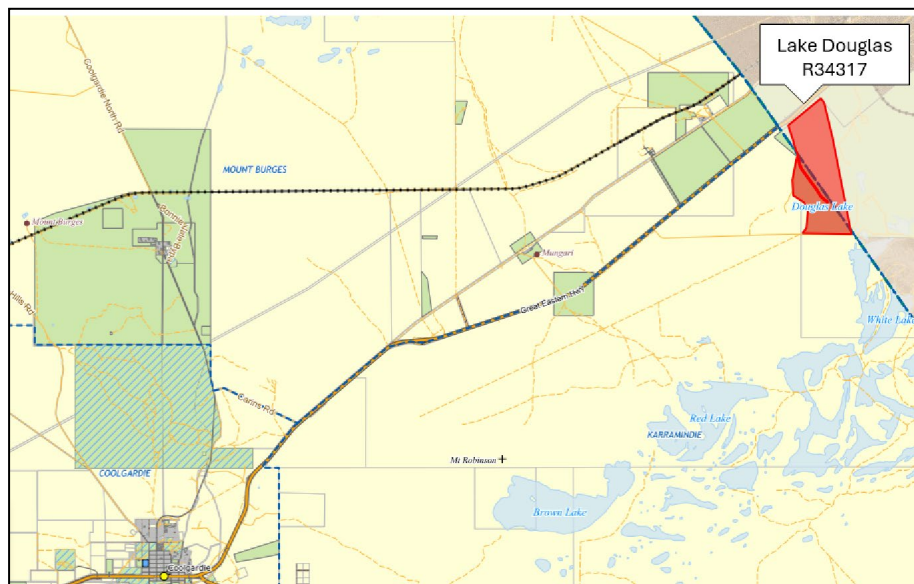
12.2.4 LAKE DOUGLAS - RESERVE R34317

Location: Lot 87 on Deposited Plan 211018
Applicant: N/A
Disclosure of Interest: Nil
Date: 20 August 2024
Author: Francesca LeFante, Town Planning Consultant

SUMMARY

The Shire has received a request from the City of Kalgoorlie-Boulder seeking to work with Shire of Coolgardie to protect Lake Douglas Reserve as there is an increasing number of applications for prospecting and mining related activities on these reserves.

Lake Douglas is located within both local government areas as shown in **Attachment 1**.

**BACKGROUND**

The City of Kalgoorlie-Boulder seeks to pursue actions to protect Lake Douglas Reserve R34317 and for future generations. The report accompanying this request includes the following details relating to the site: -

- Lake Douglas is one of six reserves within the City of Kalgoorlie-Boulder that have Class A status under Part 4 of the Land Administration Act 1997.
- The A classification is used solely to protect areas of high conservation or high community value.
- The Class A classification
 - affords the greatest degree of protection for reserve of Crown Land created under the Land Administration Act 1997.
 - does not prevent entities from applying to carry out works on or under a reserve, for example mining.
- There are several existing applications for mining tenements that encroach onto the Lake Douglas Reserve.

The City of Kalgoorlie-Boulder resolved on 24 June 2024, in part to: -

- Authorise the CEO to apply for a Section 19 exemption to protect areas of Lake Douglas reserve, from new mining tenements
- Request under Section 111A the Minister to refuse pending mining tenements for Lake Douglas reserve
- Make formal submission to DEMIRS that renewing Section 19 be valid from 2 to 4 years

A copy of the City of Kalgoorlie-Boulder Report and resolution is attached. **Attachment 2**

COMMENT

The site is Reserve R34317 details are: -

- Lot 87 on DP 211018
- Reserve Class A
- Originally gazetted in 1976
- Purpose is: - Recreation
- Management Order vested in City of Kalgoorlie-Boulder

Lake Douglas Reserve is located within both the Shire of Coolgardie and City of Kalgoorlie-Boulder

- Is approximately 20km from Coolgardie townsite and 5km from Kurrawang Community
- comprises various recreation activities including camping and picnic areas with simple amenities.
- has natural, flora, fauna and water features.
- Is accessed by unsealed road from Great Eastern Highway.

The are mining activities encroach the reserve including: -

- An open cut mining activities on the eastern boundary within Kalgoorlie LGA.
- Mining lease M15/1743, M15/444, E15/1499, within Coolgardie LGA

The Shires Local Planning Strategy: -

- recognises and supports the mining operations and maintaining a close working relationship with mining operators to ensure that any mining activities have no detrimental social impacts on the residents of the established settlements and
- protect identified areas of environmentally significant land from adverse development
- Ensure tourism opportunities are appropriately catered for in a sustainable and responsible manner

Mining activities are determined under the Mining Act.1978. The Act provides the following avenues for protection of Lake Douglas reserve including: -

- Section 19 - provides authority to the Minister for Mines and Petroleum Resources to exempt land (not being private land, or land that is subject of a mining tenements) from mining or any specified provision

of the Mining Act. This requires Ministerial approval and Gazettal.

- Section 111A - provides authority to the Minister to terminate an application for a Mining tenement before the Mining the Minister for Mines and Petroleum Resources, Registrar or Warden has determined the application.

The Shire has current Section 19 applications in operation over the townsites of Coolgardie and Kambalda.

In considering this request for protection of Lake Douglas Reserve for recreational activities the following comments are relevant: -

- The reserve is one of very few recreational, camping sites, in the region in a natural bush setting which include recreational water body. The closest similar reserves within the Shire of Coolgardie are:-
 - Coolgardie Gorge located more than 25km west, and
 - BP Dam located in Kambalda 55 kms south
- The reserve has significance and importance to community wellbeing, health, lifestyle and social connection.
- The unique enhances liveability within the region, due to its location permanent and transient residential communities.
- The reserve is identified as a destination for tourists and visitors to the region, and is recognised on tourist websites for providing a relaxing and unique experience.
- It is much more reliable and cost *effective to protect intact flora, healthy fauna habitats*, biodiversity and ecological environments, *than to restore* degraded areas.
- Creates a legacy for future generations to enjoy
- Balances recreational and mining activities in the region.

The proposed Section 19 protection action are considered to have minimal impact on mining activities as Lake Douglas reserve site represents less than 1% of land available for mining activities within the context of the Shire of Coolgardie and broader region.

Summary

Lake Douglas Reserve is an important place for the communities of Kalgoorlie, Coolgardie and Kambalda as a recreation and camping location. Most of the region are provides for *mining activities* making it important to preserve a small section.

It is recommended that the Shire consider supporting the actions of the City of Kalgoorlie-Boulder in pursuing Section 19 protection under the Mining Act 1978 for Lake Douglas Reserve.

Options

The following options are Council available: -

- Option 1: Support the request
- Option 2: Decline the request.
- Option 3: Defer for further information.

CONSULTATION

Shire Officers

STATUTORY ENVIRONMENT

Local Planning Scheme

Mining Act 1978

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS**A thriving local economy**

Encouraging the development of local business education and support

Supporting local businesses in the Shire

Accountable and effective leaders

Developing strong partnerships with stakeholders for the benefit of our community

Ensuring the Shire of Coolgardie is well positioned to meet future needs

ATTACHMENTS

1. **Location and Reserve**
2. **Kalgoorlie Report and Resolution**

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That Council:

1. **NOTES** the Lake Douglas Reserve R34317 vesting with a management Order to the City of Kalgoorlie-Boulder.
2. **SUPPORTS** the actions of City of Kalgoorlie-Boulder in pursuing Section 19 Exemption to protect Lake Douglas - Reserve R34317 for recreation and tourism.
3. **SUPPORTS** a submission to Department of Energy, Mines, Industry Regulation and Safety DEMIRS that renewing Section 19 Exemptions validity period be extended from 2 to 4 years.

12.2.5 FREEHOLD RESERVE R47229 BLUEBUSH ROAD, KAMBALDA

Location: Lots, 500 501, 502 – Reserve 47229, Kambalda
Applicant: N/A
Disclosure of Interest: Nil
Date: 20 August 2024
Author: Francesca LeFante, Town Planning Consultant

SUMMARY

To consider and accept the valuation for the freehold purchase of Reserve 47229, being Lots 500, 501 & 502 on Deposited Plan 424604, which comprises: -

- Kambalda Bluebush Village - Lot 501 No 44 Bluebush Road
- Seniors housing - Lot 502 No 59 Salmon Gum Road and
- Undeveloped land on the corner Bluebush and Trigona Place, Kambalda West



BACKGROUND

On 22 March 2022 Council resolved to: -

1. *SUPPORTS* the request to convert a portion of Reserve 47229 being Lots (No 24) Salmon Gum Road, Kambalda West to Crown Lease to facilitate development on the site including Workers Accommodation
2. *AGREES* to request the Minister for Lands to relinquish the Management Order over that portion of Reserve 47229 that is being excised for the Crown lease and redescribe Reserve 47229 to consist of approximately 22,500 sqm (subject to survey).

3. *RESOLVES to retain vesting and management orders over the remaining portion of Reserve 47229 will be approximately 24,000 sqm*

- On 22 December 2022 (Res 12.2.3) Council resolved to: -

SUPPORTS actions to pursue the freehold ownership and land transfer of Reserve 47229 being Lots 500, 501 and 502 (No 24) Salmon Gum Road, Kambalda West to Shire of Coolgardie

- In April 2023 the Crown lease was established and reserve 47229 was subdivided into 3 lots, to facilitate the mix of development on the separate portions of the site comprising: -

- Lot 502 (No 59 Salmon Gum Road) which contains 6 aged persons units,
- Lot 501 (No 44 Bluebush Road) crown lease over a portion of the reserve for workers' accommodation.
- Lot 500 No 60 Trigona Place.

Landgate has provided address details for the various sites are shown the adjoining map. The Shire can however modify the street numbers and update Landgate on any changes.



COMMENT

The Department Planning Lands and Heritage have advised: -

- The Department has received a valuation from Landgate Valuation Services for Reserve 47229 being Lots 500, 501 & 502 on Deposited Plan 424604.*
- The Current Unimproved Market Value of Lots 500, 501 & 502 on Deposited Plan 424604, Kambalda West at the date of valuation is considered to be \$320,000 (Three Hundred and Twenty Thousand Dollars) plus GST.*
- The Shire to confirm if this is an acceptable amount and agree to cover all associated document registration and lodgement fees.*

The Shire is Zoned Commercial under Local Planning Scheme No 5 and contains residential and accommodation facilities. Lot 501 is subject to a crown lease under the current reserve vesting provisions. This lease will be extinguished on the freehold ownership transfer to Shire of Coolgardie.

The Shire's Local Planning Strategy encourages a range of commercial and residential uses within the Kambalda townsite given its strategic location in the centre of the town and development potential to the sustainability of the townsite. The Shire has been activity taking steps to resolve the tenure status to align with and be flexible to the dynamic changes within regional townsites.

To enable finalisation of the freehold of this land, the Shire acceptance of: -

- the site valuation of \$320,000 plus GST
- the associated costs for document preparation fee and Registration fee which will form part of the land transfer actions.

Following Council acceptance, the matter will be forwarded to the Delivery team to finalise which will include

associated contacts of sale and transfer actions.

Options

Council have the following options: -

Option 1 – Accept the Valuation and associated costs and finalise the land freehold process.

Option 2 – Decline the valuation and abandon the current request.

It is recommended that the Shire support the valuation and finalise freehold ownership and land purchase of the freehold purchase of Reserve 47229, being Lots 500, 501 & 502 on Deposited Plan 424604 to increase the opportunities for development within the townsite and reflect the development undertaken on these sites by the Shire.

CONSULTATION

Nil

STATUTORY ENVIRONMENT

Land Administration Act 1997

Local Government Act 1995

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

Land Purchase - \$320,000 plus GST

Document Preparation and Registration fees. To be provided as part of land transfer actions.

STRATEGIC IMPLICATIONS

A thriving local economy

Encouraging the development of local business education and support

Supporting local businesses in the Shire

Accountable and effective leaders

Developing strong partnerships with stakeholders for the benefit of our community

Ensuring a well-informed Council makes good decisions for the community

ATTACHMENTS

Nil

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That Council ACCEPT the valuation and associated costs for freehold land purchase of Lots 500, 501 & 502 on Deposited Plan 424604 being Reserve 47229 on Bluebush Road, Salmon Gum Road and Trigona Place, Kambalda West comprising: -

1. Valuation of \$320,000 (Three hundred and twenty thousand dollars) plus GST,
2. Document Preparation fee Registration fees

12.2.6 LIST OF PAYMENTS - JULY 2024

Location: Nil
Applicant: Nil
Disclosure of Interest: Nil
Date: 10 July 2024
Author: Corina Morgan, Senior Finance Officer

SUMMARY

For Council to receive the list of accounts for July 2024.

BACKGROUND

The Local Government (Financial Management) Regulations 1996, Regulation 13(3)(b) requires that Council receive a list of accounts paid in the month, and that this be recorded in the minutes. Council has delegated to the Chief Executive Officer that authority to make these payments from Municipal and Trust Funds.

COMMENT

Presented in this item is a table of accounts (invoices) and includes that cheque (or EFT) identifier for the transaction, the entity, date, and amount paid, description of the goods, service, or other that relates to the payment. Extra details of invoices relating to payments are included for the information of Councillors.

The schedule of payment made under delegated authority as summarised below and recommended to be received by Council, has been checked and is supported by vouchers and invoices which have been duly certified as to the receipt of goods and provision of services, and verification of prices and costings.

Significant Payments for the month of July 2024 are: -

1. Northern Rise – Management of Bluebush Village
2. Plumbing Gas & Electrical - Various Repairs And Maintenance Across Shire Facilities
3. Modularis Pty Ltd - 11 Goodenia Court
4. Pryce Mining Services Pty Ltd - Various Repairs And Maintenance Across Shire Facilities

CONSULTATION

Nil

STATUTORY ENVIRONMENT

Local Government (Financial Management) Regulations 1996, Regulation 13 – Lists of Accounts

POLICY IMPLICATIONS

CS-PROCUREMENTS POLICY. Policy CS-11 sets the guidelines with regards to the purchase of goods or services provided.

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS**Accountable and effective leaders**

Maintain integrated strategic and operational plans

High quality corporate governance, accountability and compliance

ATTACHMENTS

1. List of Payments - July 2024

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That Council RECEIVE listing (attached) of accounts paid during the month of July 2024 by the Chief Executive Officer under delegated authority of Council.

1. Municipal accounts totalling \$3,382,605.98 on municipal vouchers EFT27572 – EFT27731, Cheques 53584 - 53589 and Direct Debits.
2. Credit card payments totalling \$25,977.83
3. Fuel card payments totalling \$41,697.60
4. Woolworths cards totalling \$1,385.66

12.3 Commercial Services

12.3.1 RATES CONCESSIONS 2024-2025

Location:	Nil
Applicant:	Various
Disclosure of Interest:	Nil
Date:	19 August 2024
Author:	Amy Tregoweth, Rates Coordinator

SUMMARY

For Council to approve the biannual applications for rate concessions on unimproved mining and rural properties.

BACKGROUND

At the Special Council Meeting held on 30 July 2019, Council resolved that:

COUNCIL RESOLUTION: #147/19

In accordance with Section 6.47 of the Local Government Act 1995, Council resolve to grant concessions for the following categories of rates:

Mining UV - a concession of up to 20% where the applicant holds a vehicle licence from the Department of Transport as a bona fide prospector

Rural UV – a concession of up to 50% may be granted where the applicant can demonstrate that the property is used for rural pursuit not supporting mining or other non-rural activity

Property owners who hold Department of Transport certification as a bona fide prospector may apply for a mining concession. The concession will be capped at 20% of the rates levied, or minimum rate - whichever is greater.

Property owners rated as UV Rural who can demonstrate that the property is used for rural pursuits which do not support mining are eligible for a concession which will be capped at 50% of the rate levied, or minimum rate - whichever is greater.

As per Council Policy #36 - Rate Exemptions

All approved applications will remain in force for a maximum period of two (2) years unless otherwise advised then the applicant must reapply.

and

Supporting documentation must accompany the application for it to be assessed.

COMMENT

The Shire has received five applications for unimproved rural concession capped at 50% of rates levied.

The total amount of the concessions applied for in this report is \$12,291.33

The amount shown as "Due after Concession" in the below tables is for rates only and does not include the Emergency Services Levy, or any other service or area charges (if applicable).

Rural UV Application 1 – LOT 32,33 & 71 JAURDI LOCATION SPECIAL LEASE

This property meets the requirements of Rural UV for concession purposes, the owner is applying for the 50% discount on RURAL leases. The total concession for this application is \$1,686.16

ASSESSMENT		24/25 Rates Levied	Concession amount	Due after concession
A17228	Jaurdi Locations 32,33 & 71	\$3,372.32	\$1,686.16	\$1,686.16

Rural UV Application 2 – LOT 1543 PASTORAL LEASE, BULLABULLING

This property meets the requirements of Rural UV for concession purposes, the owner is applying for the 50% discount on RURAL leases. The total concession for this application is \$2,649.68

ASSESSMENT		24/25 Rates Levied	Concession amount	Due after concession
A2724	Lot 1543 Pastoral Lease Bullabulling	\$5,299.36	\$2,649.68	\$2,649.68

Rural UV Application 3 – LOT 98 PASTORAL LEASE, NGALBAIN LOCATION

This property meets the requirements of Rural UV for concession purposes, the owner is applying for the 50% discount on RURAL leases. The total concession for this application is \$2,475.47

ASSESSMENT		24/25 Rates Levied	Concession amount	Due after concession
A2721	Lot 98 Pastoral Lease, Ngalbain Location	\$4,950.93	\$2,475.47	\$2,475.47

Rural UV Application 4 – LOTS 24, 41 & 42 JAURDI LOCATION

This property meets the requirements of Rural UV for concession purposes, the owner is applying for the 50% discount on RURAL leases. The total concession for this application is \$3,974.52

ASSESSMENT		24/25 Rates Levied	Concession amount	Due after concession
A3865	Lot 24 Jaurdi Location	\$1,565.72	\$782.86	\$782.86
A3868	Lot 41 Jaurdi Location	\$3,613.20	\$1,806.60	\$1,806.60
A3869	Lot 42 Jaurdi Location	\$2,770.12	\$1,385.06	\$1,385.06

Rural UV Application 5 – LOT 79 GNARLBINE ROAD, COOLGARDIE

This property meets the requirements of Rural UV for concession purposes, the owner is applying for the 50% discount on RURAL leases. The total concession for this application is \$1,505.50

ASSESSMENT		24/25 Rates Levied	Concession amount	Due after concession
A3856	Lot 79 Gnarlbine Road, Coolgardie	\$3,011.00	\$1,505.50	\$1,505.50

CONSULTATION

Nil

STATUTORY ENVIRONMENTLocal Government Act 1995 S6.47

Subject to the Rates and Charges (Rebates and Deferments) Act 1992, a local government may at the time of imposing a rate or service charge or at a later date resolve to waive a rate or service charge or resolve to grant other concessions in relation to a rate or service charge.*

** Absolute majority required.*

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

The 2024-2025 budget adopted by Council contains provisions for these concessions.

STRATEGIC IMPLICATIONS**A thriving local economy**

Supporting and encouraging mining and processing industries

Accountable and effective leaders

High quality corporate governance, accountability and compliance

ATTACHMENTS**1. Concession Applications - Confidential****VOTING REQUIREMENT**

Absolute Majority

OFFICER RECOMMENDATION

That, in accordance with section 6.47 of the Local Government Act 1995, Council APPROVE the concessions totalling \$12,291.33 for the following 7 assessments:

- **Assessment A17228**
- **Assessment A2724**
- **Assessment A2721**
- **Assessment A3865**
- **Assessment A3868**
- **Assessment A3869**
- **Assessment A3856**

13 ITEMS FOR INFORMATION ONLY

Nil

14 ELECTED MEMBERS MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

15 NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF MEETING

15.1 Elected Members

15.2 Shire Officers

16 MATTERS BEHIND CLOSED DOORS**OFFICER RECOMMENDATION**

That Council considers the confidential report(s) listed below in a meeting closed to the public in accordance with Section 5.23(2) of the Local Government Act 1995:

16.1 Community Grants - Seniors Independent Living

This matter is considered to be confidential under Section 5.23(2) - e(ii) of the Local Government Act, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with a matter that if disclosed, would reveal information that has a commercial value to a person, where the information is held by, or is about, a person other than the local government.

17 CLOSURE OF MEETING