



Shire of
Coolgardie

Mother of the Goldfields



Investment Prospectus

Profile



The Shire of Coolgardie, known as the 'Mother of the Goldfields', encompasses an area of 30,400 km² and includes the towns of Coolgardie, Kambalda, Widgiemooltha and the Aboriginal community of Kurrawang.

Celebrated for the gold and nickel discoveries in Coolgardie and Kambalda, the Shire continues to thrive with a multitude of mining and processing companies operating in the area. These companies are at the forefront of mining innovation and offer fantastic career opportunities.

The Shire is the largest producer of minerals in the region with gold and nickel mining operations supporting globally significant regional exports.

Over 3,600 people live in the Shire and enjoy a relaxed lifestyle, quality recreational facilities and a stunning natural environment.

- ✓ Gateway to the Goldfields-Esperance region
- ✓ Largest Producer of Minerals in the Region
- ✓ #3 LGA in WA for Value of Minerals (2018/19)
- ✓ Heart of lithium exploration and mining in the region
- ✓ Delivers \$661M in Gross Regional Product (+12% from 2017/18)

Economy



\$3.41B
VALUE OF
MINERALS 2018/19

\$661M
IN GROSS REGIONAL
PRODUCT

#1
MINERALS
PRODUCER IN
THE REGION

#3 LGA
IN WA FOR VALUE
OF MINERALS
(2018/19)



Employment

TOP 3 INDUSTRIES OF EMPLOYMENT

GOLD ORE MINING	31.2%
OTHER MINING SUPPORT SERVICES	6.8%
LOCAL GOVT. ADMIN	4.1%

TOP 5 OCCUPATIONS

MACHINERY OPERATORS & DRIVERS	28.2%
TECHNICIANS & TRADES WORKERS	22.9%
LABOURERS	10.2%
PROFESSIONALS	8.8%
CLERICAL & ADMIN	8.7%

MEDIAN WEEKLY INCOME
\$1,805

COOLGARDIE



Lifestyle

KAMBALDA

828
FAMILIES
68% OF THE
POPULATION

33
MEDIAN
AGE

3,610
TOTAL
POPULATION

22%
DIVERSE
POPULATION

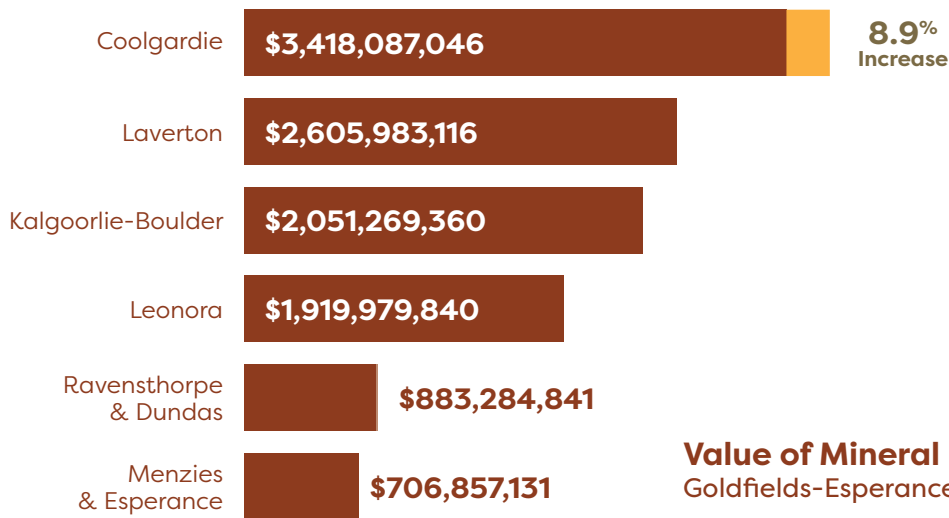


LAND AREA	30,400KM²
DISTANCE FROM PERTH	550KM
DISTANCE TO ESPERANCE PORT	336KM
ROADS	1,279 KM
BUSINESSES	100+
AVERAGE TEMPERATURE	27°C



Value of Minerals

Goldfields-Esperance Region 2018/19



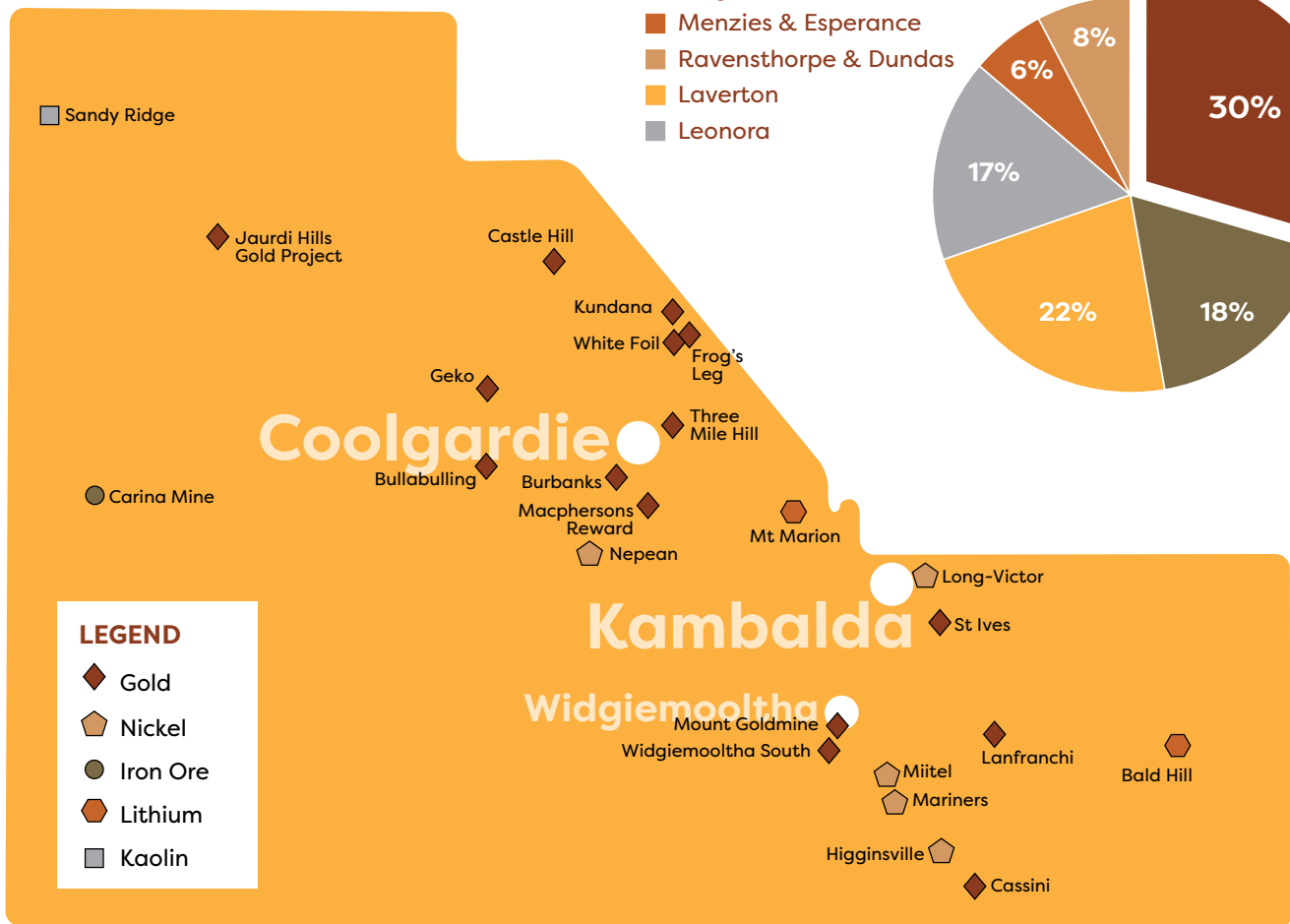
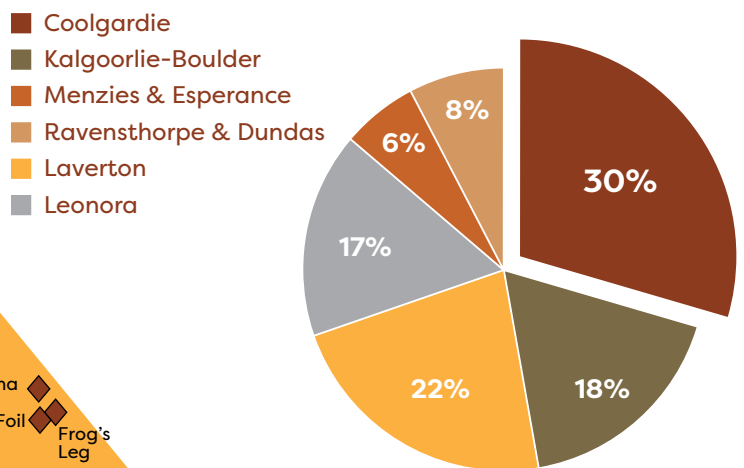
The Shire of Coolgardie's total value of all mineral resources was

\$3.41B

the highest in the Goldfields-Esperance region 2018/19

Value of Mineral Production

Goldfields-Esperance Region 2018/19



MINING COMPANIES REPRESENTED IN THE SHIRE



Building a Sustainable Regional Community

The suite of infrastructure and social projects being undertaken and planned for the Shire of Coolgardie aims to build a sustainable regional community.

Developing Community Resilience

- Integrated Health Care Model
- Kambalda Aquatic Facility
- Community Health Hub

More information on pages 8 & 9

Growing the Economy

- Bayley Street Upgrade
- Residential Land Development
- Coolgardie Tip Site
- Kambalda Transfer Station
- Coolgardie Innovation and Economic Development Centre

More information on pages 6 & 7

Facilitating Industrial Development

- Road Train Assembly Area
- Local Road Networks
- Industrial Land Release

More information on pages 10 & 11

Partnership Approach



Mining

As the number one mineral producer in the Goldfields-Esperance region, the Shire has proactively established working relationships with several significant mining companies in the area.

The Shire has established Memorandum of Understandings with these stakeholders to “work collaboratively to support and deliver long term economic and community benefits to the Shire of Coolgardie.”



People

With an Aboriginal population of 11.2%, the Shire has established a MOU with a non-profit Aboriginal Training Organisation to work together to explore the benefits of training, education and mentoring services to the local and regional Aboriginal community. The Shire has identified an office space in Coolgardie which will assist in commencing services this year.



Health

To address health services gaps in the Shire and compliment the St John’s Country Primary Health Care Model, the Shire has established MOUs with various health service providers.

The Shire has invested in-kind and financial contributions into the provision of physiotherapy, paediatric occupational therapy and disability services.

Growing the Economy

Bayley Street Upgrade

Bayley Street is the main street of the Coolgardie townsite and is a strategic transport route (Great Eastern Hwy) for traffic travelling from Perth to the WA Goldfields and the main arterial route to the Eastern States.

The road is the gateway to Coolgardie's tourism assets with significant opportunities existing in promoting the town's historical buildings.

The Shire of Coolgardie is currently developing a strategic streetscape plan to increase visitation and community interaction. The Plan considers signage, public art, road markings, footpaths, drainage and lighting.

The Shire of Coolgardie launched its first Community Conversation workshop in June 2019 to facilitate community consultation to support the development of the Bayley Street Upgrade initiative.



ANNUAL TRAFFIC COUNT

18% ↑ FROM 2018

ANNUAL HEAVY VEHICLE COUNT

21% ↑ FROM 2018



Residential Land Development

The Shire of Coolgardie is investigating options for the subdivision of the Coolgardie Horse Blocks, a 110-hectare block of land that is located west of Coolgardie.

The subdivision will see the creation of large residential land parcels for semi-rural operations.

The project will respond to the lack of residential land parcels for these purposes within and outside the district, whilst maintaining the amenities and facilities of the area.

Coolgardie Tip Site

The Coolgardie tip site has been identified as a strategic waste management asset for the Goldfields-Esperance region.

The site has a relatively deep-water table, which renders it suitable for Class I and II waste disposal, as well as the possible construction of a Class III waste cell. It is also strategically located near a major regional population centre and significant mineral processing operations.

The development of a regional waste management facility that can offer Class I, II and III waste management services would complement a privately-owned facility that will offer commercial Class IV and V services.

The Shire is currently undertaking feasibility studies to determine the commercial viability of the project which would make the Shire of Coolgardie the only local government area in the region offering Class I through V waste management.

Kambalda West Transfer Station

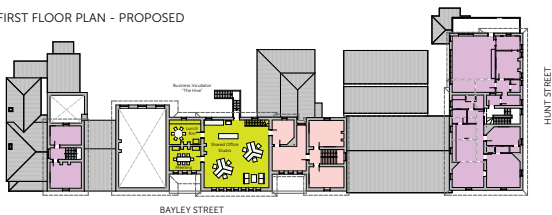
As part of its goal to improve sustainability, the Shire of Coolgardie has constructed a transfer station in Kambalda which will significantly improve waste management practices at the existing landfill site. The transfer station will lead to a sizable reduction in operating costs and waste to landfill.



GROUND FLOOR PLAN - PROPOSED



FIRST FLOOR PLAN - PROPOSED



- Indigenous Training Organisation
- Future Development
- Relocated Visitor Centre and Retail Bays
- Visitor and Community Spaces
- Business Incubator - The Hive
- Coolgardie Cultural & Community Development Hub
FUNDED BY LOTTERYWEST & SHIRE OF COOLGARDIE

Coolgardie Innovation and Economic Development Centre

The historical value of the Post Office Complex is well-known throughout Western Australia. Built in 1894, when Coolgardie was the third largest town in WA (after Perth and Fremantle), the building housed government services for 25,000 residents.

The Coolgardie Innovation and Economic Development Centre project will revitalise the internal areas of the Post Office Complex to create Aboriginal Training facilities, a Cultural and Community Hub, a micro-business shared office area and a variety of museum and visitor spaces.

The total project cost is estimated at \$1.7M which will be funded by the Shire of Coolgardie, \$233,500 from Lotterywest and \$916,000 from the Federal Government's Building Better Regions Funding.

Project construction is due to commence in February 2020.

Developing Community Resilience



Integrated Health Care Model

In 2018, the Shire of Coolgardie signed a Memorandum of Understanding (MOU) with St John WA to develop the St John Country Primary Health Care Model.

The Shire, local mining companies, and St John WA have all invested into this innovative health model.

The model not only addresses day-to-day health issues but coordinates care for Aboriginal Australians and people with chronic diseases.

Services also include weekly GP tele-health sessions, a Community Transport Service, and a resilient ambulance service.

To build on the St John Country Primary Health Care Model, the Shire has also entered into MOUs with a range of allied-health service providers including physiotherapists, paediatric occupational therapists and disability services providers.

The delivery of a coordinated, integrated health care system that helps people get the right care, at the right time, in the right place, is the Shire's goal.

Community Health Hub

The Shire is investigating the development of a Community Health Hub in Kambalda to facilitate the development and embedding of the St John Country Primary Health Care model for the benefit of the regional community.

In order to properly facilitate the development of the model in the Kambalda community in the first instance, there is an immediate requirement for office space and training areas in the Kambalda townsite.

The identified building is currently the Shire of Coolgardie's administration building with refurbishment works and minor construction activities required for the development of office,

meeting and workshop spaces for community organisations, St Johns, Allied Health Services, and other private and non-profit service providers.

Discussions with numerous health service providers and non-profit organisations have been undertaken with commitment received to access the Centre for the delivery of their services and programs. Discussions are also underway with medical specialists from Perth to access the Centre for appointments.

The total budget for the project is estimated at \$1.65M to refurbish and expand the existing building and relocate the Shire's administration to the Kambalda Community Recreation Centre.

Redevelopment of the Kambalda Aquatic Facility

The Shire of Coolgardie's Kambalda Aquatic Facility was originally constructed in 1970 by Western Mining Corporation until the Shire of Coolgardie acquired ownership of the asset.

In 2018, the facility was closed, and the pools drained to facilitate structural analysis and testing. It was found that much of the infrastructure was at the end of its operational use and areas of the facility no longer complied with Health and Safety Standards.

The total project cost is estimated up to \$4.6M for the redevelopment which includes the installation of a Universal Access Pool including solar heating, re-establishment of the 50m Pool and other amenities.

The project is funded by the Shire of Coolgardie, a \$1.91M Western Australia State Treasury Loan, \$200,000 from Goldfields St Ives, \$287,000 from the Federal Government's Community Sport Infrastructure Funding and \$700,000 from the State Government's Community Sporting and Recreation Facilities Fund.

Project construction commenced in May 2019 and is estimated to be completed in early 2020.



Facilitating Industrial Development

Road Train Assembly Area

Coolgardie-Esperance Highway is a strategic route for transportation between the Port of Esperance and the Eastern Goldfields in Western Australia. Recent data collected on road traffic activity has revealed that more than 280,000 heavy vehicles pass through Coolgardie each year.

The Shire of Coolgardie and logistics stakeholders have identified the need to create a Road Train Assembly area for heavy vehicles at a strategic location point between the Coolgardie-Esperance and Great Eastern Highways.

This \$1.3M investment will improve transport productivity by facilitating better route planning and safety.

The project is funded by the Shire of Coolgardie with contributions received from the Federal Government's Heavy Vehicle Safety and Productivity Program of \$522,000 and State Government Main Roads funding of \$260,000.

Project construction commenced at the beginning of October 2019 and is due to be completed in early 2020.



Industrial Land Release

The Shire is proactively pursuing opportunities within the Coolgardie townsite to release land to strengthen its financial position.

With the rapid growth in mineral production and exploration activities in the Shire, the organisation is increasingly approached by ancillary businesses to the mining industry for the provision of land that is suitably located and zoned for industrial purposes.

The Shire is currently working to release industrial land to accommodate for industry development.





Local Road Networks Facilitating Mining Exports

The Shire of Coolgardie is experiencing a significant growth in mining activity with the value of mineral production in the area increasing by 34% since 2016/17. Growth in mining activity has brought increased pressure on the Shire’s local road network with mining companies transporting larger quantities of raw minerals faster than ever before.

In order to take advantage of the high price of gold and improved price of nickel and growing demand for lithium, resource companies have increased the size and number of road trains carting materials on Shire-owned roads.

Whilst the Shire and mining companies work closely together to fund the maintenance and construction of these haulage roads, there is now an immediate need to upgrade the network to meet higher standards and specifications. Works required include gravel surfacing, upgrades, road widening and sealing.

Improving the Shire’s road networks and connectivity to the wider regional and State networks will improve haulage links and efficiencies from the Goldfields to the Eastern States, Perth and Esperance port.

The project value is estimated at \$9.9M with annual maintenance costs estimated at \$2.04M.





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