

# Shire of Coolgardie

## *Making things happen*

### Investment Prospectus



# Shire of Coolgardie

## Profile



The Shire of Coolgardie is approximately 550 kilometres East of Perth. It encompasses an area of 30,400 km<sup>2</sup> and includes the towns of Coolgardie, Kambalda, Kambalda West, Widgiemooltha and the Aboriginal community of Kurrawang. Over 3,600 people live in the Shire which neighbours the Goldfield's regional centre - City of Kalgoorlie-Boulder.

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.

The Shire is the largest producer of minerals in the region and the third largest local government producer in Western Australia, with gold, lithium and nickel mining operations supporting globally significant regional exports. These companies are at the forefront of mining innovation and offer fantastic career opportunities.

- ✓ Gateway to the Goldfields-Esperance region
- ✓ Largest Producer of Minerals in the Region
- ✓ #3 LGA in WA for Value of Minerals (2017/18)
- ✓ Heart of lithium exploration and mining in the region
- ✓ Delivers \$592M in Gross Regional Product
- ✓ Annual pass-by traffic >1.2M vehicles



## economy



**\$3.13B**  
VALUE OF  
MINERALS 2017/18

**\$592M**  
IN GROSS REGIONAL  
PRODUCT

**#1**  
MINERALS  
PRODUCER IN  
THE REGION

**#3 LGA**  
IN WA FOR VALUE  
OF MINERALS  
(2017/18)



**COOLGARDIE**



## 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

**\$1,800**



## lifestyle

**828**  
FAMILIES  
**68%** OF THE  
POPULATION

**33**  
MEDIAN  
AGE

**22%**  
DIVERSE  
POPULATION

**KAMBALDA**

### SHIRE OF COOLGARDIE

LAND AREA	<b>30,400KM<sup>2</sup></b>
POPULATION	<b>3,610</b>
DISTANCE FROM PERTH	<b>550KM</b>
DISTANCE TO ESPERANCE PORT	<b>336KM</b>
ROADS	<b>1,279 KM</b>
BUSINESSES	<b>100+</b>
AVERAGE TEMPERATURE	<b>27°C</b>

PERTH

# VALUE OF MINERALS

## GOLDFIELDS-ESPERANCE REGION 2017/18

**COOLGARDIE - \$3,138,043,635**

**25% INCREASE**  
FROM 2016/17

**LAVERTON - \$2,499,394,044**

**KALGOORLIE-BOULDER - \$2,410,448,894**

**LEONORA - \$1,906,901,062**

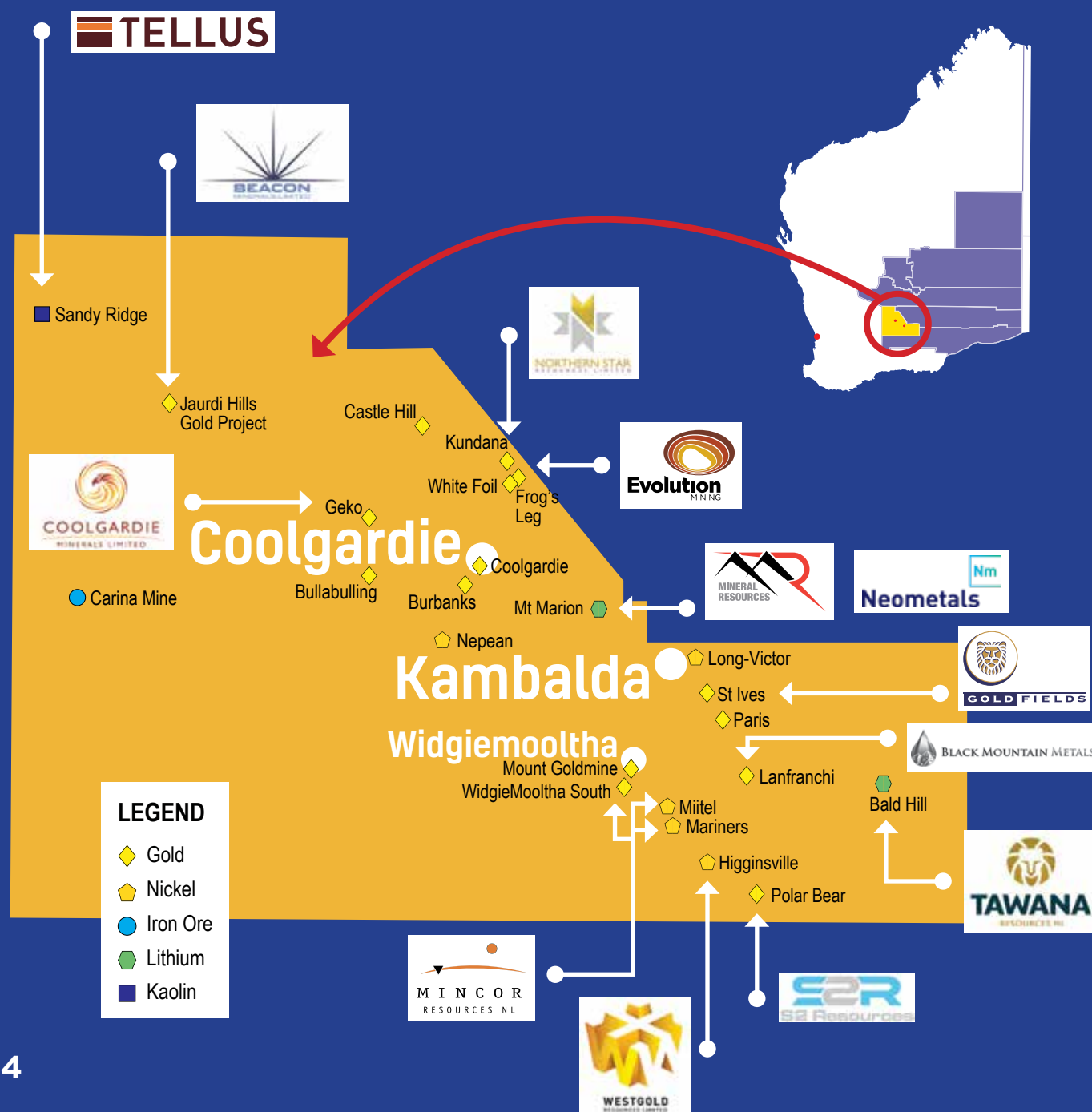
**RAVENSTHORPE & DUNDAS - \$885,197,381**

**MENZIES & ESPERANCE - \$664,914,669**

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

**\$3.13B**

the highest in the  
Goldfields-Esperance  
region 2017/18



# Strategic Economic *Development Projects*

HEAVY VEHICLE MOVEMENTS (2018/19)

**678 PER DAY**  
**247,470 PER ANNUM**



**PROJECT VALUE \$1.04M**

**COMMITTED FUNDING**

FEDERAL GOVT. **\$520K** • STATE GOVT. **\$260K**

## Road Train Assembly Area

The Road Train Assembly area for heavy vehicles will be located at a strategic junction point between the Coolgardie-Esperance and Great Eastern Highways. This project will facilitate safety and improved route planning to support transport productivity. The Coolgardie-Esperance Hwy is the only north-south inter-regional arterial state highway which links the Port of Esperance with the State's Eastern Goldfields (annual freight - 1,926,291 tonnes).

The Great Eastern Highway is a National highway which runs West/East and the only freight link for trucks travelling from Perth to the Eastern States (annual freight - 3,782,304 tonnes). It is a regionally strategic haulage route for the transport of minerals and resources for export (\$8B in international mineral exports).

## Bayley Street Upgrade

Bayley Street is the main street of the Coolgardie townsite comprising a host of community, hospitality and retail activities. Coolgardie is the gateway to the Goldfields region with significant tourism assets available, especially in historical tourism with some of the oldest buildings and other assets (gaol yard, mining machinery, museum items) in the area on offer. The Shire intends to develop a strategic streetscape and structure plan to conceptualise signage, paving, alfresco dining, public art, improved entrance statements and parking.

## Ben Prior's Park

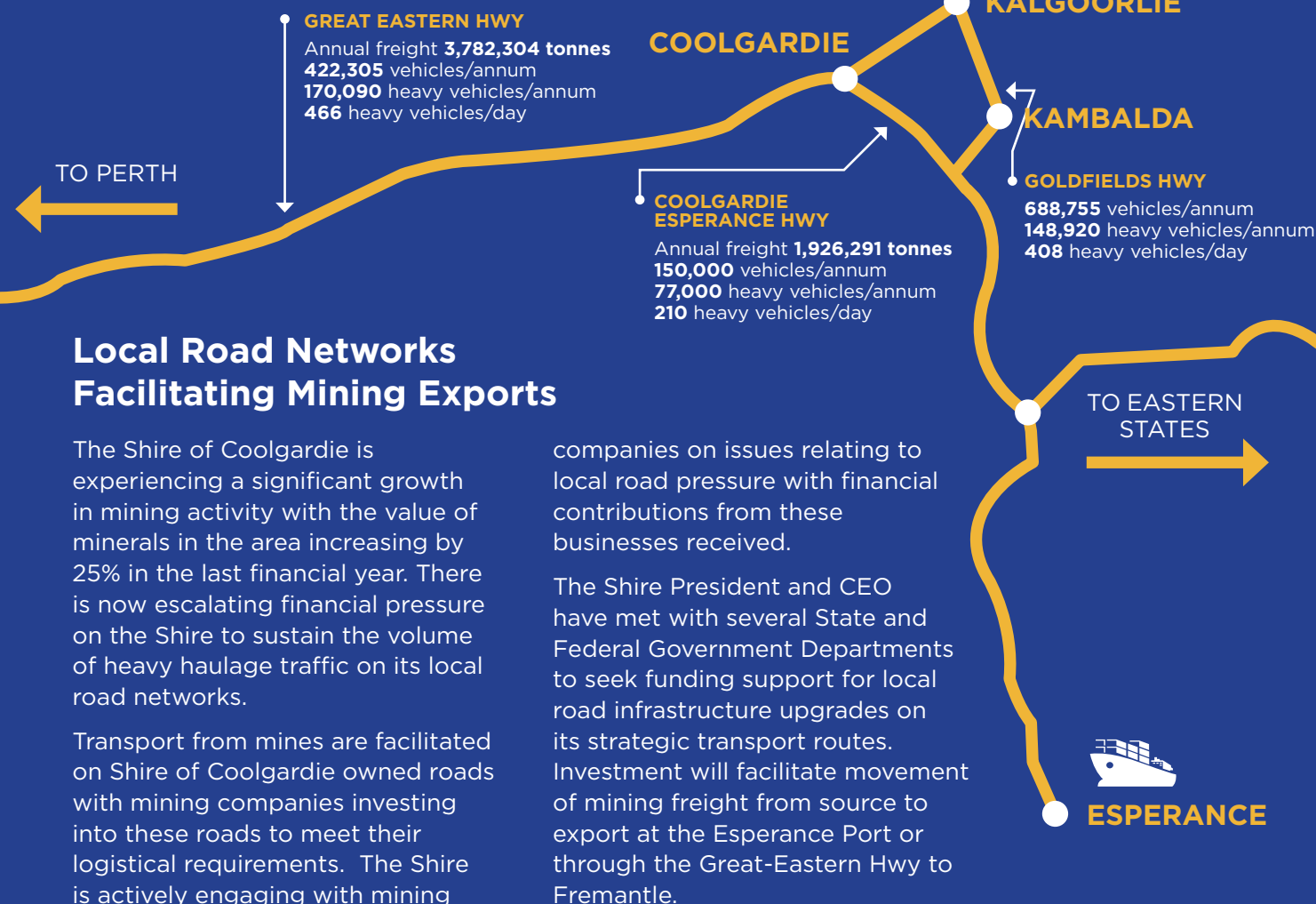
The Park, located on Bayley Street, is the oldest open-air mining museum in the Goldfields region. Over the last 30 years, the Park has become worn and requires restoration to meet modern tourist expectations. The Shire of Coolgardie is working with a major mining company to re-establish the Park's historical significance for future generations.





## Strategic Economic *Development Projects*

## Vehicle Movements



## Local Road Networks Facilitating Mining Exports

The Shire of Coolgardie is experiencing a significant growth in mining activity with the value of minerals in the area increasing by 25% in the last financial year. There is now escalating financial pressure on the Shire to sustain the volume of heavy haulage traffic on its local road networks.

Transport from mines are facilitated on Shire of Coolgardie owned roads with mining companies investing into these roads to meet their logistical requirements. The Shire is actively engaging with mining

companies on issues relating to local road pressure with financial contributions from these businesses received.

The Shire President and CEO have met with several State and Federal Government Departments to seek funding support for local road infrastructure upgrades on its strategic transport routes. Investment will facilitate movement of mining freight from source to export at the Esperance Port or through the Great-Eastern Hwy to Fremantle.

## Aboriginal Training and Employment

Coolgardie is positioned for rapid economic advancement bringing opportunities for Aboriginal Economic Development, Jobs, Industry and Business Development and Tourism.

The Shire has established a MOU with a non-profit Aboriginal Training Organisation called Ngalla Maya 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 to host this provider at the Coolgardie Innovation and Economic Development Centre.

## St John Medical's Integrated Health Care Model

In 2018, the Shire of Coolgardie and St John established a Memorandum of Understanding to work collaboratively to deliver an Integrated, Coherent, Quality Primary Health Service to the community.

St John has worked closely with the Shire and consulted extensively with local business and community members to develop an innovative and sustainable model providing comprehensive medical services for the region.

The organisation will build a range of medical services such as telemedicine and volunteer supported services including community transport and first aid training to ensure a sustainable service and build a more resilient community.



## Future Residential Land Development

The Coolgardie Horse Blocks comprises of 110 hectares located West of Coolgardie. The Shire is investigating options for subdividing the area to create land parcels for semi-rural purposes. The project outcomes are to provide a rural lifestyle choice and larger land parcels within the Coolgardie town site; whilst offering amenities and facilities of an urban area.

## Coolgardie Industrial Area Relocation

The Shire of Coolgardie is increasingly approached by businesses for the provision of land that is suitably located and zoned for industrial purposes.

The Shire is pursuing the relocation of its Industrial area to the south west of the Coolgardie townsite with the State Government.

At present, much of the land that comprises the eastern area of the town, contains highly prospective gold mining which restricts opportunities to develop industrial zoning land to the east.

The Department of Mines, Industry Regulation and Safety have advised the Shire of Coolgardie that it would likely provide support to the proposed long-term industrial developments located to the west of the townsite.

## Kambalda Waste Transfer Station & Coolgardie Tip

The Shire of Coolgardie is constructing a transfer station which will allow for better waste management at the existing landfill site and support improved recycling and reduction of waste to landfill.

Approvals have been obtained by the Shire to build a transfer station in Kambalda which will significantly reduce operating costs.

A transfer station is used for the temporary disposal of waste by the community and contractors. Prior to being loaded into larger vehicles, the materials are sorted with valuable resources removed for recycling.

The depth of the water table at the Kambalda tip site makes future disposal of waste extremely problematic. The depth of the water table at the Coolgardie tip site is in excess of 25 metres and is therefore, a significant strategic asset to the Shire.

The Coolgardie tip site can be licenced to receive waste in excess of the current 5,000 tonnes with waste from the Kambalda tip site to be transported and disposed of at the Coolgardie tip.

Discussions are underway with the City of Kalgoorlie-Boulder and mining companies to support the expansion of the Coolgardie tip site to an excess of 120,000 tonnes per annum.



# Strategic Economic *Development Projects*



## Coolgardie Innovation and Economic Development Centre

It is intended that the Centre will provide substantial opportunities for lucrative growth in retail, hospitality, training and tourism.

Development of the proposed Centre in the Coolgardie townsite will capitalise on these opportunities by repurposing the internal areas of a vacant, Shire of Coolgardie owned historical building (est. 1894).

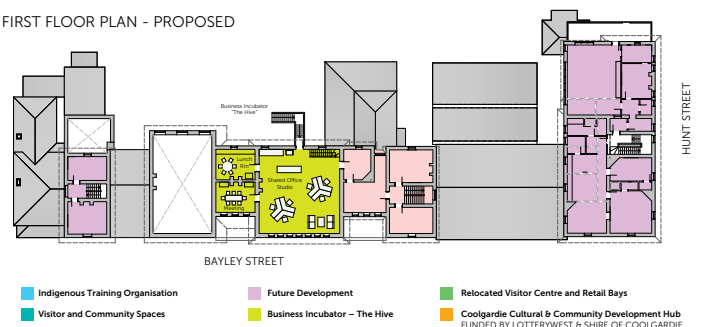
The Shire has partnered with organisations ready to occupy and provide services in the building at project completion. These services equate to over \$500K of in-kind contributions in the first year of operation.

The project will foster job growth through wrap-around business and training services, provide a unique commercialisation pathway for new business development, stimulate Indigenous Economic Development and deliver significant tourism outcomes resulting in direct local spend.

GROUND FLOOR PLAN - PROPOSED



FIRST FLOOR PLAN - PROPOSED



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

**Contact James Trail - Shire of Coolgardie CEO**

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