



AGENDA

Ordinary Council Meeting

22 December 2022

10:00am

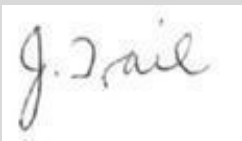
**Kambalda Recreation Centre, Barnes Drive,
Kambalda**

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 Thursday 22 December 2022 commencing at 10:00am.

A handwritten signature in black ink, appearing to read 'J. Trail', is displayed within a white rectangular box.

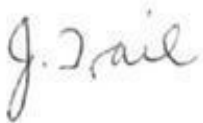
JAMES TRAIL
CHIEF EXECUTIVE OFFICER

ORDINARY COUNCIL MEETING**22 December 2022**

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

The dates, times and locations of the Ordinary Council Meetings for 2022 are listed hereunder.

<u>Day</u>	<u>Date</u>	<u>Time</u>	<u>Venue</u>
Tuesday	January 2022	N/A	-
Tuesday	22 February 2022	6.00pm	Kambalda
Tuesday	22 March 2022	6.00pm	Coolgardie
Tuesday	26 April 2022	6.00pm	Kambalda
Tuesday	24 May 2022	6.00pm	Coolgardie
Tuesday	28 June 2022	6.00pm	Kambalda
Tuesday	26 July 2022	6.00pm	Coolgardie
Tuesday	23 August 2022	6.00pm	Kambalda
Tuesday	27 September 2022	6.00pm	Coolgardie
Tuesday	25 October 2022	6.00pm	Kambalda
Tuesday	22 November 2022	6.00pm	Coolgardie
Tuesday	20 December 2022	6.00pm	Kambalda



James Trail
Chief Executive Officer

DISCLAIMER

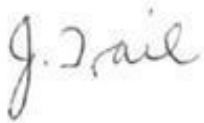
INFORMATION FOR PUBLIC ATTENDING COUNCIL MEETINGS

PLEASE NOTE:

THE RECOMMENDATIONS CONTAINED IN THIS AGENDA ARE OFFICERS RECOMMENDATIONS ONLY AND SHOULD NOT BE ACTED UPON UNTIL COUNCIL HAS RESOLVED TO ADOPT THOSE RECOMMENDATIONS.

THE RESOLUTIONS OF COUNCIL SHOULD BE CONFIRMED BY PERUSING THE MINUTES OF THE COUNCIL MEETING AT WHICH THESE RECOMMENDATIONS WERE CONSIDERED.

MEMBERS OF THE PUBLIC SHOULD ALSO NOTE THAT THEY ACT AT THEIR OWN RISK IF THEY ENACT ANY RESOLUTION PRIOR TO RECEIVING OFFICIAL WRITTEN NOTIFICATION OF COUNCILS DECISION.



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 2:30pm 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.

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 2.30PM THE DAY PRIOR 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 WELCOME TO COUNTRY ANNOUNCEMENT**

"The Shire of Coolgardie acknowledges the Traditional Owners of the land, on which we meet and pay our respects to Elder's 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 Candidate 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 22 NOVEMBER 2022

Date: 22 December 2022

Author: Kasey Turner, Administration Officer

ATTACHMENTS

Nil

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That the Minutes of the Ordinary Council Meeting held on 22 November 2022 be confirmed as a true and accurate record.

8.2 MINUTES OF THE SPECIAL COUNCIL MEETING HELD ON 13 DECEMBER 2022

Date: 22 December 2022

Author: Kasey Turner, Administration Officer

ATTACHMENTS

Nil

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That the Minutes of the Special Council Meeting held on 13 December 2022 be confirmed as a true and accurate record.

9 ANNOUNCEMENTS BY PRESIDING PERSON WITHOUT DISCUSSION**9.1 PRESIDENT'S REPORT - DECEMBER 2022**

Date: 22 December 2022

Author: Malcolm Cullen, Shire President

The Shire hosted the Annual Senior's Christmas Luncheon event at the Coolgardie Recreation Centre on November 24th, with over 120 senior residents from Coolgardie, Kambalda, Widgiemooltha, and Norseman in attendance. The seniors were treated to an exciting and entertaining array of performances for the duration of the event, with the children from CAPS Coolgardie and Kurruwang, Chris from the Barefoot Bands and a special acrobatic and aerial performance by Katelyn.

This event is a great opportunity for seniors from our region to come together and enjoy each other's company, share experiences over the past twelve months, and enjoy the great Christmas meal and the excellent entertainment.

I would like to Thank all our staff, volunteers, our Members of Parliament, Ali Kent and Kyle McGinn and our sponsors for their invaluable organising and assistance during this event.

Shire staff and Councillors hosted an informal Tour and Information session at the Coolgardie Post Office building on December 7th to provide the community an opportunity to inspect the completed stages of the Post Office Complex restoration project and to register an interest for future tenancy of a section of the complex.

EOIs are open until March, and our staff will be reviewing facility lease and group user agreements to finalise these in February-March, and application forms are available from Shire Offices on request.

The Coolgardie Road Train Assembly area has experienced a large increase in usage over the past few weeks with MRWA Heavy Vehicle Services granting over 140 permits to eastern states haulage companies to haul up to four trailers from the WA border to the Coolgardie RTAA, where they had to leave one trailer prior to travelling on to Perth. These trailers were picked up by other trucks then taken through to Perth as well.

This additional traffic, coupled to the ongoing usage by other local and interstate trucks has resulted in up to 20 trucks and trailer configurations in the park on most nights of the week for the past month.

The newly completed ablution facility and undercover area has also been in constant use, and from the drivers that I have spoken with, they are very appreciative of this facility being available.

The lack of land availability, accommodation and housing stock was the focus of this year's KBCCI "What's Down the Track" forum in Kalgoorlie recently. It is estimated that on current growth in the region some 4,000 homes will be required over the next ten years.

The Shire of Coolgardie is in front of the curve with "BlueBush Village" in Kambalda on target to be completed and fully occupied by the end of December.

At a Special Meeting on December 13th Council endorsed accommodation agreements with local companies for 90 rooms for the next two years, and options to renew further terms, with the agreements for the remainder of the rooms being signed up for a four-year term.

With these agreements now formalised Council are assured of repaying the loans and will be in a strong position to deliver on the promises to our communities of improved services and upgrades to facilities and infrastructure in the coming years.

At the November Ordinary Meeting, Council endorsed lease agreements for two of the three lots on the Coolgardie Golf Course estate, for terms of up to 20 years. Along with the lease payments, the companies have agreed to paying a share of the road upgrades along Gnarlbine and the village access roads, as well as contributing to the upgrades to the Coolgardie wastewater treatment facility.

The funds generated from these developments, will enable Council to plan and deliver facility and infrastructure upgrades for the benefit of the Coolgardie Community.

Council also endorsed the additional development of eight executive style rooms during the Special Meeting on December 13th, at BlueBush Village and redevelopment of additional residential housing on Lot 1230 ,11 Goodenia Court, through borrowings of \$1.5 million. The Shire has been in discussion with the WA State Government agencies to develop partnerships to provide modern housing in order to attract government employees (police officers and school teachers) to live and work in our towns. It is expected the rental from these developments will repay these loans within the terms of the loans, and thereafter will be valuable assets for the Shire in future years.

Shire staff and our Planning Consultant are working through the process of many properties in the Shire being either abandoned, derelict or the subject of unpaid or overdue rates payments.

Our staff are working diligently on many aspects of this extremely difficult, time consuming and challenging process, and I can assure our ratepayers the very last cause of action is to commence legal proceedings against property owners for unpaid rates.

The procedure for rates payments can be found on the annual rates notice, and it is important that these deadlines are adhered to in order to prevent such legal action.

There are also hardship clauses, should people not be in a position to pay their rates on time, arrangements for time payments can be made with the Shire, therefore I would urge anyone that is unable to meet their obligations to pay their rates, to contact our staff at offices or Recreation Centres in either Coolgardie or Kambalda, or by calling 90802111.

The Shire of Coolgardie Australia Day Citizenship Awards nominations are open until the 9th of January in the New Year. I would urge residents in our communities to consider nominating people they believe have made contributions or volunteering towards community Groups or the community in general, by filling in a form to nominate them for our awards ceremony this coming Australia Day.

In finishing, the 2022 year has again proved to be quite challenging for the Shire, with the Covid 19 Pandemic continuing to be present in our communities, shortages of experienced staff, contractors and materials, however we have reached the end of the year and I believe achieved a considerable amount for a small regional Local Government.

I would like to acknowledge the dedication and support from my fellow Councillors, our CEO James Trail, Managers and all our Staff, Consultants and Contractors, who with all their experience, guidance and assistance, have made the progress and achievements in the Shire this year possible.

Merry Christmas to you All, and I wish you a Happy, Safe and Successful New Year.

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 VARIATION TO RFT 02/2022 - SUPPLY AND INSTALLATION OF WORKERS ACCOMMODATION VILLAGE KAMBALDA**

Location: Shire of Coolgardie
Applicant: NIL
Disclosure of Interest: NIL
Date: 20 June 2022
Author: James Trail, Chief Executive Officer

SUMMARY

For Council to approve the variation to RFT 02/2022 - Supply and Installation of Workers Accommodation Village, Kambalda for the upgrades to the front boundary fence and gate and village carpark.

BACKGROUND

Council, at its Ordinary Meeting held on Tuesday 22nd March 2022 resolved the following:-

That Council:-

- 1. *Accept the tender submitted by Rangecon Pty Ltd ABN 36 169 718 450 as the most advantageous tender to form a contract, based on assessment of the compliance criteria, qualitative criteria and pricing structures offered under RFT 02/2022 Supply and Installation of Workers Accommodation Village Kambalda for:***
 - a. *Separable Portion 1: Camp Supply, including planning and approvals, layout and design, sourcing and/or manufacturing of village accommodation and ancillary facility units and supply and installation of all fixtures, fittings and related supply as well as the required information and details to install the units and facilities (e.g., power consumption, water requirements, layout) – pricing included in the lease option above.***
 - b. *Separable Portion 2: Site and Building Works, including site clearing and bulk earthworks, approvals, crange, building placement, tie-ins and connections;***
 - c. *Separable Portion 3: Freight and delivery of items supplied/sourced/for installation;***
 - d. *Separable Portion 4: Ancillary Camp Works including footpaths, pathways, parking, landscaping, recreational areas and seating, fencing, security and Supply and installation of ancillary items such as washing lines, bollards, lighting;***
- 2. *Approves a provisional amount to the value of \$275,000.00 excluding GST (approximately \$1,000 for 200 rooms each and \$75,000 for ancillary facilities e.g. kitchen, ablution facilities) to cover minor scope changes, contingencies and design finalisation in addition to the tendered pricing received from Rangecon Pty Ltd;***
- 3. *Accept the tender submitted by Rangecon Pty Ltd ABN 36 169 718 450 as the most advantageous tender to form a contract, based on assessment of the compliance criteria, qualitative criteria and pricing structures offered under RFT 02/2022 Supply and Installation of Workers Accommodation Village Kambalda based on the five year lease option (with the option to purchase). The award includes the following:***

- a. *Commercial negotiations and finalisation of the five year bespoke lease agreement with the option to purchase the facilities as per the lease/lease-buy offer submitted by Rangecon Pty Ltd;*
4. *Delegation of authority to the Chief Executive Officer to enter into negotiations to finalise and Execute the lease agreement (including lease options and appointing legal counsel as required) for the facilities on the basis as set out in the Rangecon tender submission received for RFT 02/2022 Supply and Installation of Workers Accommodation Village Kambalda;*
5. *Delegation of authority to the Chief Executive Officer to EXECUTE a contract with Rangecon Pty Ltd for the delivery of Separable Portions 1, 2, 3 and 4 as contained in this report and SUBJECT to;*
 - a. *Clarifications being satisfied associated with any cost savings with its tender submission and;*
 - b. *Any further variations of a minor nature*
6. *Authorise the Shire President and Chief Executive Officer to sign and affix the Common Seal to any required documentation.*
7. *Delegate authority to the Chief Executive Officer to EXECUTE a contract with Ruka Industries Pty Ltd t/a PGE Services ABN 17 629 226062 for Separable Portion 3; Supply and Install Plumbing excluding provisional items as the most advantageous tender based on the assessment of the compliance criteria, qualitative criteria and pricing structures offered under RFT 07/2021 – Workers Accommodation Village Installation works for Kambalda.*
8. *Delegate authority to the Chief Executive Officer to EXECUTE a contract with Pryce Mining Services Pty Ltd ABN 22 120 999359 for Separable portion 2; Supply and Install Power excluding provisional items as the most advantageous tender based on the assessment of the compliance criteria, qualitative criteria and pricing structures offered under RFT 07/2021 – Workers Accommodation Village Installation works for Kambalda.*
9. *Authorise the Shire President and Chief Executive Officer to sign and affix the Common Seal to any required documentation for RFT 07/2021 Workers Accommodation Village Installation works for Kambalda for Separable Portion 2 and Separable Portion 3.*

COMMENT

The original scope asked the tenderers to consider aesthetics for the front boundary fence (gates not included) to Bluebush Road and other aspects of the camp however their submission only allowed for colourbond fencing for all four sides. Three obscured sides have colourbond however Council and staff decided that colourbond custom orb sheeting was too harsh and we needed to soften the look with an alternative fencing product. Staff have researched options and recommended that the option of a colourbond pillar and slat style fence be considered

It has been subsequently identified that in order to control dust and mud in the central business district that the carpark and driveway at Bluebush Village should be sealed. The contractor allowed for a gravel hardstand as part of their tender submission and this will be utilised as the base course for the proposed sealed carpark and driveway.

CONSULTATION

Project Manager

Rangecon

STATUTORY ENVIRONMENT

Local Government Act 1995

Local Government (Functions and General) regulations 1996.

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

The installation, leasing and operational costs of the accommodation village has been allowed for in the 2022/2023 budget. An initial allocation of \$25,000 was allowed for the front fence and this has now been credited back to the Shire from Rangecon.

It is anticipated the variation for fencing and gate and carpark/driveway will be covered by the increase in the daily rate to be paid by contractors and companies in recent discussions.

The 2022/2023 Draft Budget estimated revenue of \$5,651,920 for the accommodation village. Given recent conversations with the sector this revenue is estimated to increase by \$500,000 in 2022/2023.

It is estimated over the next 3 years the revenue will increase from \$28,976,000 to \$31,867,000 an expected increase of \$2,891,000 nearly \$1 million per annum.

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

Nil

VOTING REQUIREMENT

Absolute Majority

OFFICER RECOMMENDATION

That Council

1. **APPROVE** the amount of \$185,000 exc GST as the contract variation sum for RFT 02/2022 – Workers Accommodation Village, Kambalda for the supply and installation of the colourbond pillar and slat front fence (Bluebush Road) and electric gate instead of a colourbond custom ord sheeting fence.
2. **APPROVE** the amount of \$150,182.40 ex GST for the upgrade to the Bluebush Village carpark and drive way which includes sealing, kerbing and linemarking.
3. **Approve** the amount of \$300,000 ex GST as the contract variation for RFT 02/2022 – Workers Accommodation Village, Kambalda for the supply and installation of additional flooring to the kitchen and mess building

4. Delegate authority to the Chief Executive Officer to EXECUTE relevant documentation for the variation sum of \$335,182.40 exc GST.
5. Approves a budget amendment of \$335,185 for the installation of fencing and renewal of carpark (Job No. C13097 – Housing and Workers Accommodation) to be funded by an increase in revenue of \$335,185 to account no 093100 from \$5,651,920 to \$5,987,105.
6. Approves a budget amendment of \$300,000 ex GST for the supply and installation of additional flooring to the kitchen and mess building (Job No. C13097 – Housing and Workers Accommodation) to be funded by a decrease in operating expenditure of \$300,000 to account no 093220 Leasing Cost from \$1,699,999.98 to \$1,399,999.98.
7. Delegate authority to the Chief Executive Officer to EXECUTE relevant documentation for the variation sum of \$300,000.00 exc GST.

12.1.2 WALGA BEST PRACTICE GOVERNANCE REVIEW

Location: Nil
Applicant: Nil
Disclosure of Interest: Nil
Date: 13 December 2022
Author: James Trail, Chief Executive Officer

SUMMARY

That Council endorse Model _____ as the preferred Model.

BACKGROUND

Following endorsement of Principles at WALGA's 2022 Annual General Meeting to guide the development of governance model options, the Best Practice Governance Review Steering Committee has circulated a Consultation Paper to Local Governments.

Council endorsed positions on the five models proposed by the Consultation Paper are sought by **23 December 2022**.

The Steering Committee – chaired by the President and comprising State Councillors, Elected Members and Local Governments CEO's – has undertaken a significant body of work to get to this point, which is contained in the Background Paper.

In addition to the request for Council endorsed positions of the model options, independent research will also be undertaken in the form of a survey of all Elected Members and Chief Executive Officers.

An overarching timeline for the Review is available on the website. Broadly, the intention for the Steering Committee to reconvene in early 2023 to consider Council endorsed feedback as well as the results of the independent research.

The Steering Committee will put forward recommendations to be considered by State Council at their March 2023 meeting. Depending on the way forward, the intention will be for an amended Constitution to be considered by State Council in July 2023 ahead of consideration by members at the 2023 Annual General Meeting.

COMMENT

For Local Governments in WA, the Best Practice Governance Review represents an opportunity to review and reshape WALGA's governance model to ensure the organisation is well-placed to:

- Deliver strong, clear, focused, and consistent policy positions on strategic matters of the most importance to Local Governments in WA;
- Drive advocacy outcomes and impact on behalf of Local Government in WA, and the communities they serve, and;
- Provide relevant and high-quality services that support Local Governments' operations and build capacity.

The models in the Consultation Paper have been developed with the intention of meeting the Principles – of representative, responsive and results-oriented – endorsed by State Council and the members at the 2022 Annual General Meeting. The Steering Committee are receptive to any and all feedback on the proposed models and are looking forward to receiving Council endorsed submissions by the end of 2022.

Member Local Governments are asked to consider this paper and the governance model options put forward and provide a Council-endorsed position to WALGA. It is suggested that Councils endorse a preferred model (which could be the current Model) and provide a ranking in terms of an order of preference. Submissions to WALGA are sought by 23 December 2022.

CONSULTATION

GVROC

WALGA

Shire Staff

STATUTORY ENVIRONMENT

Nil

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS**Accountable and effective leaders**

High quality corporate governance, accountability and compliance

ATTACHMENTS

1. Background Paper
2. Consultation Paper - Model Options

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That Council,

1. RECEIVE the Background Paper and Consultation Papers as attached
2. ENDORSE Model _____ as the preferred Model
3. RANK the Models in order from preferred to least preferred as follows:
 - (a) Model _____
 - (b) Model _____
 - (c) Model _____
 - (d) Model _____
 - (e) Model _____

12.1.3 COMMERCIAL INITIATIVES DELIVERING COMMUNITY BENEFIT

Location: Shire of Coolgardie
Applicant: Nil
Disclosure of Interest: Nil
Date: 13 December 2022
Author: James Trail, Chief Executive Officer

SUMMARY

That Council support the proposed Shire funded community initiatives resulting from revenue from commercial operations.

BACKGROUND

In September 2021 the Shire of Coolgardie prepared and advertised a business plan to:

- inform the community the Shire of Coolgardie proposes to develop and operate up to a 200 room worker accommodation village located at Reserve 47229 Lot 562 Salmon Gum Road, Kambalda West, Western Australia;
- provide opportunity for the community to consider and make informed submissions on the Business Plan

The Shire's investment in the worker accommodation village will add another income-generating asset to the Shire's portfolio, which will contribute to the growth of the local economy. As FIFO workers are integrated into the community, they will contribute and value-add to community life as well as the local economy.

The proceeds from the Shire's investment in the worker accommodation village will be used to benefit the community. The proceeds will not be used to off-set the Shire's overheads or cost of bureaucracy. Profits from the operation of the worker accommodation village will be accounted separately to Shire funds and reserved in trust for community benefit to fund initiatives such as:

- Medical services – Kambalda medical service e.g., doctor/clinic; St Johns
- Allocation of funds into a Community Foundation for the purpose of community grants;
- Funding CRCs;
- Community programmes and events
- Other infrastructure upgrades deemed necessary or important.

COMMENT

Bluebush Village is nearing completion with residents occupying the completed units. Revenue from this village is starting to flow as anticipated. Given the early success and interest by various mining companies to secure rooms long term this creates the opportunity for the Shire to consider how it will deliver a dividend over the January to June 2023 period.

The Shire's investment in worker accommodation village is consistent with its Strategic Plan. The worker accommodation village has capacity to generate funds to:

- cover the cost of operation.
- leverage additional investment funds.
- cover the cost of servicing the loan; and

- provide projects, programmes and enhance services that will directly benefit the community

The Shire has identified through feedback from community survey's and conversations that the following projects are now able to be considered for funding;

- Lions Park Upgrade to include 0-6 year old play space and soft fall replacement
- Kambalda West Community Garden
- Construct and replace aging public ablution facilities in Kambalda and Coolgardie
- Installation of synthetic turf at the Coolgardie RSL
- Investigation of a Coolgardie Water Park
- Electrical Infrastructure upgrades to allow for better facilities at Kambalda West Oval including community garden, St Johns and the squash facility.

Three of these have been identified as projects that could be delivered in the January to June 2023 period and are being recommended to Council;

- Lions Park Upgrade to include 0-6 year old play space and soft fall replacement – estimate \$220,000
- Kambalda West Community Garden Contribution – estimate \$50,000
- Installation of synthetic turf at the Coolgardie RSL – estimate \$30,000

The other three projects will be included in budget deliberations for 2023/2024 along with other projects and initiatives.

CONSULTATION

Councillors

Shire staff

Community

STATUTORY ENVIRONMENT

Nil

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

The 2022/2023 Draft Budget estimated revenue of \$5,651,920 for the accommodation village. Given recent conversations with the sector this revenue is estimated to increase by \$500,000 in 2022/2023.

It is estimated over the next 3 years the revenue will increase from \$28,976,000 to \$31,867,000 an expected increase of \$2,891,000 nearly \$1 million per annum.

STRATEGIC IMPLICATIONS

Accountable and effective leaders

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

An inclusive, safe and vibrant community

Continuing to support the children and youth of our community

Effective management of infrastructure, heritage and environment

Maintaining and renewing infrastructure and building assets

ATTACHMENTS

Nil

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That Council

1. Endorse the following three projects to be delivered in the January to June 2023 period;
 - a. Lions Park Upgrade to include 0-6 year old play space and soft fall replacement
 - b. Kambalda West Community Garden Contribution
 - c. Installation of synthetic turf at the Coolgardie RSL
2. Approves a budget amendment of \$300,000 in total for the,
 - a. Lions Park Upgrade to include 0-6 year old play space and soft fall replacement increase Job No C11131 from \$0 to \$220,000
 - b. Contribution to Kambalda West Community Garden of \$50,000 increase Community Chest D0451 from \$20,000 to \$70,000
 - c. Installation of synthetic turf at the Coolgardie RSL of \$30,000 increase job no C11131 from \$220,000 to \$250,000
3. Approves the budget amendment of \$300,000 to be funded by an increase in revenue of \$300,000 to account no 093100 from \$5,987,105 to \$6,287,105.

**12.1.4 PROPOSED WORKERS ACCOMMODATION VILLAGE EXPANSION KAMBALDA
- BUSINESS PLAN FOR MAJOR TRADING UNDERTAKING**

Location: Shire of Coolgardie
Applicant: Nil
Disclosure of Interest: Nil
Date: 15 December 2022
Author: James Trail, Chief Executive Officer

SUMMARY

To inform the community the Shire of Coolgardie proposes to expand the workers' accommodation on Reserve – R47229 Lot 562 Salmon Gum Road, Kambalda West, Western Australia , Kambalda West, Western Australia

BACKGROUND

The Shire of Coolgardie has:

- developed up to a 200 room worker accommodation village;
- engaged a suitably skilled and experience operator to provide the worker accommodation village and services.

The Shire prepared a Business Plan for the proposed village. The purpose of this Business Plan was to:

- inform the community the Shire of Coolgardie proposes to develop and operate up to a 200 room worker accommodation village located at Reserve 47229 Lot 562 Salmon Gum Road, Kambalda West, Western Australia;
- provide opportunity for the community to consider and make informed submissions on the Business Plan; and
- satisfy the requirements of Section 3.59 of the Local Government Act 1995.

The Shire held a community information session on Thursday 7th October. The submissions on the Business Plan closed in early November

The Shire received;

1. Hand delivered document on 18th October 2021 with 281 names. The document was on a petition cover page addressed to the Shire President requesting that Council accept signatures as individual submissions opposing the Major Land Transactions/ Trading Undertakings : 200 rooms Kambalda, 300 rooms Coolgardie. The 281 names were not on individual submission forms. The following reasons were stated;
 - a. Against FIFO
 - b. Against being in competition to local accommodation providers and business owners
 - c. Money not being generated nor spent in town
 - d. Prefer residential accommodation/development for long-term benefits
 - e. Traffic congestion and location issues
 - f. Ratepayers will be responsible for the \$9million
2. A Petition was tabled at the Ordinary Council Meeting on the 26th October 2021 with the same 281 names and for the same reasons opposing the Major Land Transactions/Trading Undertakings. The

petition was tabled by Jan McLeod – 83 Kingswood Street Widgiemooltha. Unfortunately, the petition tabled by Jan McLeod was invalid as it was not presented in accordance with the Shire's Meeting Procedures Local Law 2019. Jan McLeod has been written to and advised that the petition was invalid.

3. 90 individual submissions were received objecting to the accommodation village in Kambalda. Of these it is estimated in excess of 60% were the same people who signed the hand delivered document on the 18th October. Most of these submissions also included the following reasons for their objections;
 - a. Against FIFO
 - b. Against being in competition to local accommodation providers and business owners
 - c. Money not being generated nor spent in town
 - d. Prefer residential accommodation/development for long-term benefits
 - e. Traffic congestion and location issues
 - f. Ratepayers will be responsible for the \$9million

Some other major concerns raised were;

- a. Noise
- b. Devaluation of properties
- c. Lack of detail and design
- d. Attracting families to town

The Site is Reserve 47229 which comprises Lot 562 Salmon Gum Road, Kambalda West. Reserve 47229 is set aside for the purpose of "Recreation and Aged Accommodation" with a Management Order in favour of the Shire.

In July 2021 the Shire supported the proposal to change the management order of Reserve 47229 vested in the Shire of Coolgardie for the purpose of Recreation and Aged Accommodation. DPLH have advised the proposed development is better suited to being on a Crown Lease. The management order for the Reserve already provides for the development of aged accommodation and has power to lease. The change from Reserve status to Crown Lease will provide the flexibility for development on the site that cannot be currently undertaken due to the limitations of the Reserves current purpose.



Fig 1: Reserve R47229 shown in red



Fig 2: Subject area conversion to Crown Lease

The conversion to Crown lease will achieve the same outcome for the Shire including the retains leasing authority over the site.

The site is ideally located to create much needed and accommodation within the centre of the town for people working in the region, as it is within walking distance of commercial uses, pub, leisure and recreation uses (public pool, ovals, recreation centre).

COMMENT

Many rural or remote local governments in Western Australia face declining populations. The falling population has led to stagnant or declining housing and land values and lower levels of commercial activity.

The number of households, the value of housing stock, land values and the level of commercial or industrial activity all influence the level of revenue local government is able to extract from its rate base. There is significant disparity between local government capacity to rely on own-source revenue to meet their budget needs.

Local governments that are not financially self-sufficient are less likely to be sustainable across the longer term. In Western Australia, most rural and remote councils (although representing a minority of the population) are heavily dependent on state government and commonwealth grants. The majority of these local governments receive a large proportion of their revenue from grants.- indeed several local governments' entire rate income barely covers the CEO's salary and on costs.

Most government grants are distributed on an annual basis with some certainty, however, there are no guarantees. The grant process is open to political whims of the government of the day, making it difficult for local government to plan for the future. This is why it's important for local governments to develop strong own-source income.

The Shire prepared a Business Plan for the proposed village in Kambalda that is now under construction. The purpose of the Business Plan was to:

- inform the community the Shire of Coolgardie proposes to develop and operate up to a 200 room worker accommodation village located at Reserve 47229 Lot 562 Salmon Gum Road, Kambalda West, Western Australia;
- provide opportunity for the community to consider and make informed submissions on the Business Plan; and
- satisfy the requirements of Section 3.59 of the Local Government Act 1995.

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 - f. Ratepayers will be responsible for the \$9million

Some other major concerns raised were;

- a. Noise
- b. Devaluation of properties
- c. Lack of detail and design
- d. Attracting families to town

At the Ordinary Meeting of Council in November 2021 the following information was made available to the public;

Information that was unable to be presented by Creating Communities at the Community Information Session

- The proposed location of the village close to the shops; hotel; pool etc creates a critical mass of people to support the local businesses. Factual evidence shows that on average workers will spend at least one night eating out – just to break the monotony of the village.
- In town villages create significant local spend of up to \$100 per week by residents – who go to the shops; buy items etc. As they are close to these venues – they aren't reliant on transport and will happily support them to break the monotony of the village experience.
- People make choices which includes a FIFO lifestyle. Research shows that when asked if they would take up a position if it was residential 90-95% wouldn't and would prefer to stay FIFO. Reasons include partner's work; children moving schools; poor housing choice; short term contracts – not providing options for longer term commitment. Most of the conditions to attract and retain the workforce are set by the employer, not the village operator, so there is little the Shire can do about this.
- FIFO workers support local businesses – mostly for personal care items and other shopping items. The closer they live to local businesses the more they use them. A key opportunity exists for the Shire / village operator to provide local supply contracts to deliver maintenance; grounds; supply of materials etc. Also, workers at the village can be prioritised to be sourced locally. There is a significant number of employees required to run a village.
- FIFO is a reality of work choices to attract and retain skilled employees. While there may be a preference for residential by local residents who have made that choice themselves research shows that the vast majority will not take it up, even if it is provided. FIFO provides a workforce choice for people.
- Pilbara towns certainly used to have the perception that FIFO destroys towns. This has well and truly dissipated since they have experienced it over time and learnt to engage and integrate workers better.
- Treating these people (often with their own families) as outcasts will certainly not do anything to encourage them. What better way to think about moving to a place than to enjoy the experience there? Well, if you provide a good induction, welcome them to the community, involve them in community activities – then it may encourage some of them and their families to relocate. Again, research shows

that many FIFO workers do want to be involved in community initiatives, but can be deterred by long hours and the attitudes of some local residents

- There is no evidence at all that house prices will decrease. What may decrease house prices is providing more residential housing. When there is a downturn in the industry there may be a glut of housing. FIFO actually buffers housing price fluctuations. (This is seasonal and less profitable than FIFO with guaranteed bed take up). Also, it may drop the values of housing in the area as it increases supply and if there is any downturn in the market there may be a glut of housing.
- FIFO villages may eventually be underutilized during periods of economic downturn with the boom and bust nature of mining. Consequently, it is easier to relocate temporary facilities than it is for permanent residential housing. Existing villages are out of town which minimises their benefit to the local community for local spend; use of local businesses etc
- It is not true that all money goes out of town. Wages may do however this assumes there is no spend by workers in town (which is false). It also doesn't factor in all the local employment and contracts that can be provided locally to run the village. These additional jobs and contracts don't exist to the same extent for residential housing.
- Villages tend to be very quiet due to having to respect people sleeping at different times. Not like a house where people could have parties; drum kits; whatever
- If FIFO workers were housed residentially near the school – would they suddenly not be labelled as paedophiles because they live in a house? There is no evidence between paedophilia and FIFO workers that the Shire is aware of.

Information below was provided to answer a number of issues raised in Submissions

The village is proposed to be directly across the road from the Kambalda Hotel. Consequently, it shouldn't provide issues of people returning via local streets from the Hotel. It is also important to note the workers are regularly alcohol tested and if they blow over are usually dismissed, or at the very least risk their employment continuing..

- The Village is not proposed to be located across from the school. The footprint of the village including facilities and carpark is not proposed to be located any closer than the boundary fence of the Fire and Emergency Services Building of the Fire Building.
- The Village peak times will be opposite to school times. Furthermore, the school might be able to partner with the village (like in Karratha and Port Hedland) to provide support to the school for training; resources; etc.
- School traffic times and vehicle movements are at different times to those of the traffic to and from the village. The traffic for the Village will also be along Blue Bush Road not Salmon Gum Road. FIFO villages generally are on a 6am to 6pm operation with the majority of workers on day shift not being there when the school is operating and those who are there are eating; sleeping.
- The rooms will have proper sound proofing and block out blinds as per any village. Noise of people in adjoining rooms is more of an issue than venues away from the site. School noise like recess sirens might be an issue for night shifters but unlikely.
- It is not anticipated that the early morning beepers of vehicles will be an issue. It is anticipated that this will be managed by the car parks to be front in; front out (no reverse) like many villages are. Furthermore, it is not anticipated many single vehicles will be parked at the village given 90% of workers will be bused in and out.
- Local businesses and accommodation providers will only be affected if they have existing arrangements with companies to accommodate and provide services to FIFO workers. The Shire President, Deputy President and CEO have met with the Hoteliers to discuss concerns expressed in regard to this issue.

- In conversations between the owners of the two villages and the CEO it has been confirmed the two villages are at full capacity. Furthermore, it was highlighted that the demand for accommodation will continue to far outweigh supply. The conversations also highlighted the need for greater interaction and contribution to the community which would exist with a village located in Town.
- Business Plan estimated net profit over 5 years - \$7.2 million
- Estimated net profit over 6 years - \$10 million
- All nett funds to be placed in a Reserve Fund for future community events, activities, programmes and infrastructure.
- Provide the Shire with seed funding to leverage future Federal and State grants given requirements for Local Governments to match funding provided by State and Federal agencies.
- Would enable goal of rates to be kept to under 2% for the next 5 years
- 92% of Shire's rate revenue or \$8.12 million paid by the Mining Companies, associated contractors and people employed by the mining companies or contractors
- 75% of staff employed in the District work for Mining Companies or associated contractors – estimated at 1740 people
- CEO has met with and/or spoken to Mining General Manager's or Chief Operating Officers on numerous occasions in regard to demand for accommodation
- All have maintained lack of accommodation is critical to their operations
- Willingness of mining companies to take rooms in the proposed Kambalda Village on the basis all nett profits to be set aside for community activities, events, programmes and infrastructure
- CEO met with Executive Director of Compass Group (owners of ESS) to discuss the proposed village and Compass future plans
- CEO spoken to District High School and Kambalda Police
- President, Deputy President and CEO met with local hoteliers
- No applications exist for extension to any accommodation providers in the Shire.
- CEO spoken to senior executive of Civeo
- 5 Senior Executives from companies approached the CEO at Diggers and Dealers asking whether the Shire could assist in the provision of accommodation
- Operating costs in Business Plan based on actual figures of villages currently operating in the Shire including all running costs and utility costs
- Revenue figures based on conversations and meetings between CEO and General Manager's and/or Chief Operating Officers and willingness to take rooms at an agreed price. This is reflected in the revenue figures in Business Plan
- Village is proposed to be leased – consequently if mining downturn occurs village is able to be removed and power, water and sewerage infrastructure remains in place for future potential aged care (or similar) development
- Proposed loan funding is for installation of the village
- Separate Tender Packages (Installation) for water, sewerage, electrical, site works, ancillary works for installation proposed to enable local contractors to tender – estimated value \$4.5 million – based on installation costs of villages currently in the Shire
- Operation of proposed village would be tendered with intent to enable local people to be employed and work at the village – estimated up to 6 full time jobs created – enables local interested parties including hoteliers to tender for operation of village
- No wet mess proposed
- Shire managed village enables reinforcement to operator and mining companies for local businesses to be supported and local residents to be employed wherever possible. This would be written into any legal agreements between the Shire and potential operator and the mining companies.

- Proposed village would have very small carpark given most people staying in village would be arrive and go to site by bus
- Local contractors wherever possible would be engaged for any maintenance required for grounds, water, sewerage and power given at the proposed village given management of village would be under the auspice of the Shire. This could also include Shire staff. This requirement would be included in legal agreement with operator. This expenditure has been included in the business plan financial model.

Service Delivery Challenge

With declining capacity to rate, local governments are faced with the sustainability challenge. Smaller populations also impact on the council's ability to collect fees and charges.

The Shire has an ongoing obligation to provide and maintain significant community assets including facilities, roads and waste and water infrastructure. Timely expenditure will ensure the Shire is not contributing to the sector's infrastructure backlog. Providing facilities and infrastructure is not cheap. Local governments also need to maintain a level of amenity and service provision to be competitive in attracting new residents, new businesses, and visitations.

The Shire's rates are raised predominately from the mining sector (over 85%). Increasingly local governments are moving away from relying on rate income and annual rate increases. For local governments to address their sustainability challenges, they need to grow their own-source income while limiting exposure risk.

The Shire economy, like the WA economy is emerging from COVID-19 related restrictions and faces a raft of new challenges in the form of supply chain disruptions, labour shortages and rising costs, punctuated by the 7.6% increase in the Perth Consumer Price Index (CPI) over the year to March 2022. Furthermore, the Shire has undergone a Gross Rental Revaluation, the last one occurring 6 years ago. The revaluation has resulted in gross rental valuations in Kambalda decreasing on average by 10.5% and in Coolgardie on average by 8%. This has implications for "balancing" the way the rate "burden" is shared across the Coolgardie community.

For the Shire to continue to strive to deliver improved and efficient services to the community with costs increasing as a minimum in excess of 7% and a decrease in gross rental values resulting in a decrease in rate revenue (unless the rates in the \$ are accordingly lifted) is impossible without generating other sources of revenue.

The Shire estimates the impact of the 7.6% increase in Perth CPI, increases in insurance, contractors, employee and operational costs to be in excess of \$1.3 million on the Shire annual operating and capital expenditure budget. In order to provide services to the community at the same level as it has done in 2021/2022 simply on rates revenue alone, given an estimated increase of in excess of \$1.3 million, would require a rate increase of in excess of 100% on residential, commercial, generally industry and light industry rate payers. Clearly this is not an action the Council could ever consider.

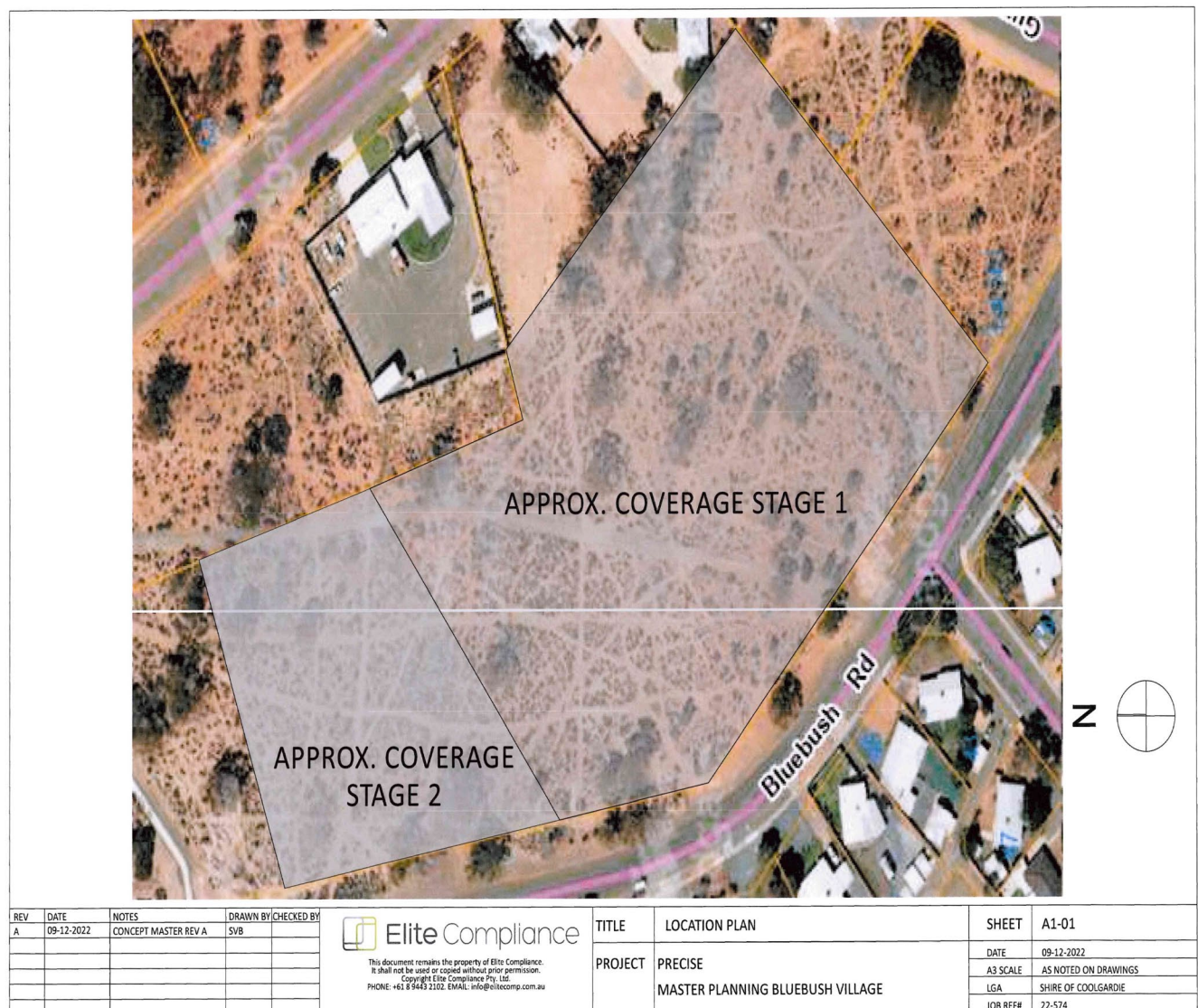
In order to maintain or increase the level of services to the community, in an environment of escalation costs and decrease in valuation of the majority of residential, commercial, generally industry and light industry properties in the Shire, Council has displayed exceptional leadership in planning for and progressing new revenue generating opportunities. In doing so it was in a unique position to be able to advertise only a 5% increase in the rate in the \$ for residential, commercial, generally industry and light industry rate payers in the Shire generating an estimated revenue increase of only \$81,000. The estimated increase of \$8.5 million in fees and charges associated with workers accommodation, waste facilities and the Kambalda Airport has enabled the Shire to not only improve the level of services to the community but increase the level of expenditure on renewing and maintaining roads, footpaths, drainage, buildings, and

community infrastructure. Furthermore, it has enabled the Council to consider only a 3% increase in the rate in the \$ for residential, commercial, generally industry and light industry rate payers in the Shire generating an estimated revenue increase of \$48,600.

The Shire has worked extremely hard over the past three years to create strong collaborative relationships with the mining sector, connected businesses and industry and the State Government. Consequently, the strength of these partnerships has enabled the Shire to progress revenue generating opportunities to ensure that the residential, commercial, generally industry and light industry rate payers are not burdened with massive rate increases now and into the future.

The Property details are listed in the table below

Current Owner	Council resolved on 22 nd July 2022 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). Council also resolved to 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
Address	Lot 562 Salmon Gum Road, Kambalda West, Western Australia
Title Particulars	Lot 562 on Plan 070932 Currently Crown Reserve 47229 vested in the Shire of Coolgardie
Total Land Area	Area approximately 7450 m2
Zoning	The site is zoned Special Use Aged Persons Accommodation and Recreation under Local Planning Scheme No 5. Workforce accommodation is an "A" – use under the Scheme, which means by Council determination of the proposal following advertising.



Shire staff have been contacted by mining companies and contractors requesting rooms at the newly constructed Bluebush Village

Currently the estimated demand for rooms is in excess of 300. The Shire has secured commitments from four companies for a total of 188 rooms. Staff are of the opinion there is enough demand for a potential expansion of 100 rooms.

A Draft Concept Layout of the proposed expansion is attached.

CONSULTATION

Community

Staff

Government

Mining Industry

Businesses

STATUTORY ENVIRONMENT

Section 3.59 of the Local Government Act 1995 details the process governing Commercial Enterprises by local governments, including Major Land Transactions and Major Trading Undertaking.

A Major Land Transaction is defined by the Act to be a land transaction that is not exempt under the Act, and where the total value of:

- a) The consideration under the transaction; and
- b) Anything done by the local government for achieving the purposes of the transaction; is more, or is worth more, than \$2 million.

A Major Trading Undertaking is defined as a trading undertaking that:

- a) in the last completed financial year, involved; or
- b) in the current financial year or the financial year after the current financial year, is likely to involve; expenditure by the local government of more than \$5 million for the purposes of this definition.

The Trading Undertaking means an activity carried on by a local government with a view to producing profit.

Before the Shire enters into a Major Land Transaction or commences a Major Trading Undertaking, it is required to prepare a Business Plan that includes an overall assessment of Major Trading Undertaking and Major Land Transaction including:

- a) expected effect on the provision of facilities and services by the Shire;
- b) expected effect on other persons providing facilities and services in the district;
- c) expected financial effect on the Shire;
- d) expected effect on the Shire's Plan for the future;
- e) the ability of the Shire to manage the performance of the transactions; and
- f) any other matter prescribed for the purposes of the subsection.

The Local Government Act 1995 also requires the Shire to give state-wide public notice that:

- the Shire proposes to enter into a Major Land Transaction and Major Trading Undertaking described in the notice; and
- a copy of the Business Plan may be inspected or obtained at any place specified in the notice.

The Shire is to make a copy of the Business Plan available for public inspection in accordance with the notice. The Shire is to also publish a copy of the Business Plan on its official website.

Submissions about the proposed land transaction or undertaking may be made to the Shire before a day to be specified in the notice, being a day that is not less than six weeks after the notice is given.

After the last day for submissions, the Shire is to consider any submissions made and may decide by absolute majority to proceed with the undertaking and transaction as proposed or so that it is not significantly different from what was proposed.

Public notice is also required for any proposed disposition of property and land, by way of lease, license or sale pursuant to Section s.3.58 and 3.59 of the Local Government Act 1995

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

Risk analysis was done as part of due diligence in preparation of the financial modelling including in the business plan to ensure the workers accommodation village would generate sufficient funds to cover the cost of servicing the loan funds. Ultimately any loan funding provided to the Shire from any financial institution will be subject to due diligence and risk assessment.

The Shire was advised by WATC on the 29th November 2021;

CONSENT TO SEEK FINANCING FROM THE AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED

In accordance with Clause 31.8 of the Local Government Master Lending Agreement dated as of 3 April 2014 ("MLA") between Western Australian Treasury Corporation ("WATC") and the Shire of Coolgardie ("Shire"), the Shire has sought consent of WATC to enter into the undermentioned facilities with the Australia and New Zealand Banking Group Limited ("ANZ"):

- *a floating rate loan facility of \$7,000,000 – For the construction of an accommodation camp*
- *a floating rate loan facility of \$2,500,000 – For the expansion of the local rubbish tip facilities; and*
- *an Overdraft Facility of \$500,000.*

WATC would like to advise the Shire that it consents to the Shire entering into the financing arrangements with ANZ subject to some of the following conditions that:

1. *at all times WATC's charge over general funds of the Shire will retain first priority as a Creditor for the full amounts of the Secured Moneys for the purpose of section 6.24 of the Local Government Act and the Personal Property Securities Act and that ANZ's priority over the Secured Property ranks behind the repayment to WATC of the full amount of the Secured Money in accordance with Clause 31.5 of the MLA;*
2. *during the life of the ANZ Facilities the Shire provides WATC with its monthly financial report after submission to the Council. Additionally, the Shire must provide WATC all copies of information/documents that ANZ may request over the term of the aforesaid facilities;*
3. *the Shire provides WATC with copies of executed loan documentation with ANZ which have not materially changed from the documentation submitted to WATC seeking consent for such borrowing;*

ANZ bank briefed Council and Shire staff on 7th December 2021. This followed the Regional and State Manager of ANZ visiting the Shire Coolgardie for 2 days the week before to look at all the current and future projects being considered by the Shire. It was noted that the ANZ advised that given the Shire's current financial position and cashflow that they would be prepared to provide additional funding for projects like the possible expansion of the Coolgardie Waste Facility and the Kambalda Airstrip.

Most of the loan funding for the construction of the proposed accommodation village has been drawn down.

The 2022/2023 Draft Budget estimated revenue of \$5,651,920 for the accommodation village. Given recent conversations with the sector this revenue is estimated to increase by \$500,000 in 2022/2023.

It is estimated over the next 3 years the revenue will increase from \$28,976,000 to \$31,867,000 an expected increase of \$2,891,000 nearly \$1 million per annum.

It is estimated over the next 3 years the profit will increase from \$129,492 to \$3,020,629 an expected increase of \$2,891,137

2022/23 Budget

The Shire has adopted its 2022/23 Annual Budget. The 2022/23 budget concentrates on core services, efficiencies, an extensive array of community initiatives and renewal and maintenance of the Shire's many assets.

The 2022/2023 Annual Budget highlights operating revenue of \$26,895,575 compared to \$13,821,180 in 2021/2022 and operating expenditure of \$24,079,858 compared to \$16,728,630 in 2021/2022. Consequently,

for the 2022/2023 year the budget operating surplus is \$2,815,717 compared to an operating deficit in 2021/2022 of \$2,907,450. This extraordinary turn around estimated at \$5,723,167 is a direct result of the progression of new revenue generating opportunities. Furthermore, for the first time, the Shire will end up with an estimated positive operating surplus ratio.

The 2022/2023 Annual Budget also highlights an estimated \$7,296,251 net cash provided by operating activities. The significance of this cannot be underestimated. Very few local governments in WA would have a ratio of 74% of rates revenue contributing to the renewal of road, building, footpath, drainage and community infrastructure.

Further highlights of the 2022/2023 Annual Budget include an ambitious estimated capital expenditure programme of \$29.7 million. This includes;

- Renewal Carins Road \$900,000
- Renewal Coolgardie North Road \$400,000
- Renewal Gnarlbine Road \$200,000
- Renewal Ladyloch/Tindals Intersection \$400,000
- Renewal Sharpe Drive Kurrawang \$300,000
- Coolgardie Sewerage Renewal \$1,600,000
- Drainage Renewal \$100,000
- Coolgardie Refuse Site Renewal \$275,000
- Processing Facility for Plastics and Tyres Coolgardie Refuse Site \$4,000,000
- Kambalda Airport Runway Renewal including lighting and fencing \$6,650,000
- EV Charging Station \$100,000
- Completion of Coolgardie Cultural and Community Hub \$640,000
- Coolgardie Cultural and Community Hub Fit Out \$150,000
- Tyre Shredder for Coolgardie Refuse Site \$1,000,000
- Completion of Kambalda Workers Accommodation Village \$7,300,000
- Land Development Planning \$80,000
- Repayment of Borrowing estimated at \$1.8 million

Operating Highlights of the 2022/2023 Annual Budget include estimated expenditure of \$10.5 million and increase of \$1.7 million from 2021/2022 ;

- Kambalda Resource Centre operations and activities \$148,000
- Coolgardie Resource Centre operations and activities \$234,100
- Meals on Wheels programme \$60,000
- Law and order and public safety \$244,000
- Provision of Health Services \$480,000
- Provision of mental health and wellbeing \$100,000
- Maintenance aged care accommodation \$127,000
- Provision of waste services \$1,840,000
- Coolgardie Swimming Pool operations and activities \$290,275
- Kambalda Swimming Pool operations and activities \$568,000
- Maintenance Parks, Gardens and Reserves \$1,239,000
- Coolgardie Recreation Centre operations and activities \$429,000
- Kambalda Recreation Centre operations and activities \$1,150,000
- Community Development and Heritage \$403,000
- Road, footpath, verge maintenance \$2,160,000
- Tourism and Area promotion and activities \$592,000
- Economic Development \$470,000

Direct Community Benefit

The revenue from the proposed lease for worker's accommodation village will contribute directly to benefit the community. The revenue will not be used to off-set the Shire's overheads or cost of administration. The revenue will be used to maintain and enhance services, community programmes and events and community infrastructure.

Service Delivery Challenge

With declining capacity to rate, local governments are faced with the sustainability challenge. Smaller populations also impact on the council's ability to collect fees and charges.

The Shire has an ongoing obligation to provide and maintain significant community assets including facilities, roads and waste and water infrastructure. Timely expenditure will ensure the Shire is not contributing to the sector's infrastructure backlog. Providing facilities and infrastructure is not cheap. Local governments also need to maintain a level of amenity and service provision to be competitive in attracting new residents, new businesses, and visitations.

The Shire's rates are raised predominately from the mining sector (over 85%). Increasingly local governments are moving away from relying on rate income and annual rate increases. For local governments to address their sustainability challenges, they need to grow their own-source income while limiting exposure risk.

The Shire economy, like the WA economy is emerging from COVID-19 related restrictions and faces a raft of new challenges in the form of supply chain disruptions, labour shortages and rising costs, punctuated by the 7.6% increase in the Perth Consumer Price Index (CPI) over the year to March 2022. Furthermore, the Shire has undergone a Gross Rental Revaluation, the last one occurring 6 years ago. The revaluation has resulted in gross rental valuations in Kambalda decreasing on average by 10.5% and in Coolgardie on average by 8%. This has implications for "balancing" the way the rate "burden" is shared across the Coolgardie community.

For the Shire to continue to strive to deliver improved and efficient services to the community with costs increasing as a minimum in excess of 7% and a decrease in gross rental values resulting in a decrease in rate revenue (unless the rates in the \$ are accordingly lifted) is impossible without generating other sources of revenue.

The Shire estimates the impact of the 7.6% increase in Perth CPI, increases in insurance, contractors, employee and operational costs to be in excess of \$1.3 million on the Shire annual operating and capital expenditure budget. In order to provide services to the community at the same level as it has done in 2021/2022 simply on rates revenue alone, given an estimated increase of in excess of \$1.3 million, would require a rate increase of in excess of 100% on residential, commercial, generally industry and light industry rate payers. Clearly this is not an action the Council could ever consider.

In order to maintain or increase the level of services to the community, in an environment of escalation costs and decrease in valuation of the majority of residential, commercial, generally industry and light industry properties in the Shire, Council has displayed exceptional leadership in planning for and progressing new revenue generating opportunities. In doing so it was in a unique position to be able to advertise only a 5% increase in the rate in the \$ for residential, commercial, generally industry and light industry rate payers in the Shire generating an estimated revenue increase of only \$81,000. The estimated increase of \$8.5 million in fees and charges associated with workers accommodation, waste facilities and the Kambalda Airport has enabled the Shire to not only improve the level of services to the community but increase the level of expenditure on renewing and maintaining roads, footpaths, drainage, buildings, and community infrastructure. Furthermore, it has enabled the Council to consider only a 3% increase in the rate in the \$ for residential, commercial, generally industry and light industry rate payers in the Shire generating an estimated

revenue increase of \$48,600.

The Shire has worked extremely hard over the past three years to create strong collaborative relationships with the mining sector, connected businesses and industry and the State Government. Consequently, the strength of these partnerships has enabled the Shire to progress revenue generating opportunities to ensure that the residential, commercial, generally industry and light industry rate payers are not burdened with massive rate increases now and into the future.

The Shire's proposed lease of land for a worker accommodation village will add another income generating asset and increase its portion of own-source income, which will also have a positive effect on its financial ratios.

STRATEGIC IMPLICATIONS

A thriving local economy

Encouraging and attracting new investment and advocating for local employment

ATTACHMENTS

1. Concept Plan
2. Draft Business Plan

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That By ABSOLUTE MAJORITY, pursuant to s5.42 of the Local Government Act 1995, delegate authority to the CEO to prepare a Business Plan in accordance with s3.59(2), (3) of the Local Government Act 1995, and to advertise the Plan for public comment in accordance with s3.59(4), and to bring the Plan, any public comments, and a recommendation to Council for consideration under s3.59(5) of the Act.

12.1.5 MAJOR LAND TRANSACTION AND MAJOR TRADING UNDERTAKING - WORKERS ACCOMMODATION VILLAGE GOLDFIELDS CAMPS SERVICES PTY LTD

Location: Lot 2435 on Plan 107089 Crown Reserve 8693 Gnarlbine Road Coolgardie
Applicant: Goldfields Camps Services Pty Ltd
Disclosure of Interest: Nil
Date: 20 December 2022
Author: James Trail, Chief Executive Officer

SUMMARY

The proposed aim of the report is to inform the community that the Shire of Coolgardie proposes to lease a portion of Lot 2435 on Plan 107089 currently Crown Reserve 8693 vested in the Shire of Coolgardie to Goldfields Camps Services Pty Ltd.

BACKGROUND

The Shire of Coolgardie is proposing to Lease a portion of Lot 2435 on Plan 107089 currently Crown Reserve 8693 vested in the Shire of Coolgardie, for up to 150 room workers' accommodation village. The Shire of Coolgardie is proposing to lease the land for 4 years with a further two 4 year options.

Increasingly, local governments are moving away from relying on annual rate increases and rate income alone to sustain the provision of services and facilities. For local governments to address their sustainability challenges, they need to grow their own-source income while limiting exposure risk. Local governments that are financially self-sufficient are more likely to be sustainable across the longer term.

The Shire's proposed lease of land for the proposed worker's accommodation village will further;

- increase its portion of own-source income,
- improve its financial ratios;
- increase the supply of much needed worker accommodation;
- provide greater opportunity to integrate village occupants into community life and the local economy; and
- enable increased local economic growth underpinned by mining activity.

COMMENT

Many rural or remote local governments in Western Australia face declining populations. The falling population has led to stagnant or declining housing and land values and lower levels of commercial activity.

The number of households, the value of housing stock, land values and the level of commercial or industrial activity all influence the level of revenue local government is able to extract from its rate base. There is significant disparity between local government capacity to rely on own-source revenue to meet their budget needs.

Local governments that are not financially self-sufficient are less likely to be sustainable across the longer term. In Western Australia, most rural and remote councils (although representing a minority of the population) are heavily dependent on state government and commonwealth grants. The majority of these local governments receive a large proportion of their revenue from grants - indeed several local governments' entire rate income barely covers the CEO's salary and on costs.

Most government grants are distributed on an annual basis with some certainty, however, there are no guarantees. The grant process is open to political whims of the government of the day, making it difficult for local government to plan for the future. This is why it's important for local governments to develop strong own-source income.

Service Delivery Challenge

With declining capacity to rate, local governments are faced with the sustainability challenge. Smaller populations also impact on the council's ability to collect fees and charges.

The Shire has an ongoing obligation to provide and maintain significant community assets including facilities, roads and waste and water infrastructure. Timely expenditure will ensure the Shire is not contributing to the sector's infrastructure backlog. Providing facilities and infrastructure is not cheap. Local governments also need to maintain a level of amenity and service provision to be competitive in attracting new residents, new businesses, and visitations.

The Shire's rates are raised predominately from the mining sector (over 85%). Increasingly local governments are moving away from relying on rate income and annual rate increases. For local governments to address their sustainability challenges, they need to grow their own-source income while limiting exposure risk.

The Shire economy, like the WA economy is emerging from COVID-19 related restrictions and faces a raft of new challenges in the form of supply chain disruptions, labour shortages and rising costs, punctuated by the 7.6% increase in the Perth Consumer Price Index (CPI) over the year to March 2022. Furthermore, the Shire has undergone a Gross Rental Revaluation, the last one occurring 6 years ago. The revaluation has resulted in gross rental valuations in Kambalda decreasing on average by 10.5% and in Coolgardie on average by 8%. This has implications for "balancing" the way the rate "burden" is shared across the Coolgardie community.

For the Shire to continue to strive to deliver improved and efficient services to the community with costs increasing as a minimum in excess of 7% and a decrease in gross rental values resulting in a decrease in rate revenue (unless the rates in the \$ are accordingly lifted) is impossible without generating other sources of revenue.

The Shire estimates the impact of the 7.6% increase in Perth CPI, increases in insurance, contractors, employee and operational costs to be in excess of \$1.3 million on the Shire annual operating and capital expenditure budget. In order to provide services to the community at the same level as it has done in 2021/2022 simply on rates revenue alone, given an estimated increase of in excess of \$1.3 million, would require a rate increase of in excess of 100% on residential, commercial, generally industry and light industry rate payers. Clearly this is not an action the Council could ever consider.

In order to maintain or increase the level of services to the community, in an environment of escalation costs and decrease in valuation of the majority of residential, commercial, generally industry and light industry properties in the Shire, Council has displayed exceptional leadership in planning for and progressing new revenue generating opportunities. In doing so it was in a unique position to be able to advertise only a 5% increase in the rate in the \$ for residential, commercial, generally industry and light industry rate payers in the Shire generating an estimated revenue increase of only \$81,000. The estimated increase of \$8.5 million in fees and charges associated with workers accommodation, waste facilities and the Kambalda Airport has enabled the Shire to not only improve the level of services to the community but increase the level of expenditure on renewing and maintaining roads, footpaths, drainage, buildings, and community infrastructure. Furthermore, it has enabled the Council to consider only a 3% increase in the rate in the \$ for residential, commercial, generally industry and light industry rate payers in the Shire generating an estimated revenue increase of \$48,600.

The Shire has worked extremely hard over the past three years to create strong collaborative relationships with the mining sector, connected businesses and industry and the State Government. Consequently, the strength of these partnerships has enabled the Shire to progress revenue generating opportunities to ensure that the residential, commercial, generally industry and light industry rate payers are not burdened with massive rate increases now and into the future. The Shire's proposed lease of land for a worker accommodation village will add another income generating asset and increase its portion of own-source income, which will also have a positive effect on its financial ratios.

The Property details are listed in the table below

Current Owner	Crown Reserve 8693 vested in the Shire of Coolgardie. The land Tenure is subject to an application to Freehold ownership to the Shire of Coolgardie
Address	Lot 2435 Gnarlbine Road, Coolgardie, Western Australia
Title Particulars	Portion of Lot 2435 on Plan 107089 Currently Crown Reserve 8693 vested in the Shire of Coolgardie
Total Land Area	Area approximately 5.5 Hectares
Zoning	Zoned rural residential under Local Planning Scheme No 5 Workforce accommodation is an "A" – use under the Scheme, which means by Council determination of the proposal following advertising.



DISPOSITION OF LAND

Public notice is required for proposed disposition of property and land, by way of lease, license or sale pursuant to Section s.3.58 and 3.59 of the Local Government Act 1995.

Pursuant to this; the Shire of Coolgardie needs to give public notice of consideration by the Shire Coolgardie to enter into a lease with Goldfields Camps Services Pty Ltd with for a portion of Lot 2435 on Plan 107089 Currently Crown Reserve 8693 vested in the Shire of Coolgardie for workers accommodation

The portion of land of Lot 2435 on Plan 107089 Currently Crown Reserve 8693 vested in the Shire of Coolgardie is adjacent to a current workers accommodation village. Power, water and sewerage infrastructure exists on the adjacent site that can be potentially utilised.

Mining companies have approached the Shire seeking available land for workers accommodation. The demand for workers accommodation is at a crisis point. The Shire's investment in facilitating the proposed lease of land will go some way to addressing this crisis, which will further enable local economic growth underpinned by the mining sector.

The purpose of the proposed lease is to facilitate workers accommodation for Goldfields Camps Services Pty Ltd.

KEY TERMS OF THE PROPOSED LEASE

Lessor: Shire Coolgardie

Lessee: Goldfields Camps Services Pty Ltd

Area: Lot 2435 on Deposited Plan 107089 being a portion of the land contained in certificate of title volume LR3132 folio 189

Purpose: Workers Accommodation

Commencement: 28 February 2023

Term: 10 years

Permissible Use: Workers Accommodation

Consideration: Annual lease payment of up to \$550,000 and contributions towards sewer and road infrastructure

Market Valuation: Lease value of between \$440,000 and \$660,000 per annum

Services: All infrastructure and services to be paid by Lessee

MARKET VALUATION

In accordance with section 3.58(4)(c) of the Local Government Act 1995, the Shire has obtained the market value of the disposition.

A recent valuation indicates that the market rental value as between \$158,440 and \$237,660 per annum.

CONSULTATION

Council Members

State Agencies

Mining Company

STATUTORY ENVIRONMENT

Section 3.59 of the Local Government Act 1995 details the process governing Commercial Enterprises by local governments, including Major Land Transactions and Major Trading Undertakings.

For a local government which is not in the metropolitan area, or is not a major regional centre (defined in the LGA as having more than 20,000 population) a Major Land Transaction is defined by the Act to be a land transaction that is not exempt under the Act, and where the total value of:

- a) The consideration under the transaction; and
- b) Anything done by the local government for achieving the purposes of the transaction; is more, or is worth the lesser of, \$2 million, or 10% of the operating expenditure incurred by the local government from its municipal fund in the last completed financial year

For a local government which is not in the metropolitan area, or is not a major regional centre (defined in the LGA as having more than 20,000 population) a Major Trading Undertaking is defined as a trading undertaking that:

- a) in the last completed financial year, involved; or
- b) in the current financial year or the financial year after the current financial year, is likely to involve; expenditure by the local government of the lesser of, \$2 million, or 10% of the operating expenditure incurred by the local government from its municipal fund in the last completed financial year.

The Trading Undertaking means an activity carried on by a local government with a view to producing profit.

Before the Shire enters into a Major Land Transaction or commences a Major Trading Undertaking, it is required to prepare a Business Plan that includes an overall assessment of the proposed Major Trading Undertaking and Major Land Transaction including:

- a) expected effect on the provision of facilities and services by the Shire;
- b) expected effect on other persons providing facilities and services in the district;
- c) expected financial effect on the Shire;
- d) expected effect on the Shire's Plan for the future;
- e) the ability of the Shire to manage the performance of the transactions; and
- f) any other matter prescribed for the purposes of the subsection.

The Local Government Act 1995 also requires the Shire to give state-wide public notice that:

- the Shire proposes to enter into a Major Land Transaction and Major Trading Undertaking described in the notice; and
- a copy of the Business Plan may be inspected or obtained at any place specified in the notice.

The Shire is to make a copy of the Business Plan available for public inspection in accordance with the notice. The Shire is to also publish a copy of the Business Plan on its official website.

Submissions about the proposed land transaction or undertaking may be made to the Shire before a day to be specified in the notice, being a day that is not less than six weeks after the notice is given.

After the last day for submissions, the Shire is to consider any submissions made and may decide by absolute majority to proceed with the undertaking and transaction as proposed or so that it is not significantly different from what was proposed.

Public notice is also required for any proposed disposition of property and land, by way of lease, license or sale pursuant to Section s.3.58 and 3.59 of the Local Government Act 1995.

Section 3.58 of the Local Government Act 1995 states;

(3) A local government can dispose of property other than under subsection (2) if, before agreeing to dispose of the property –

- (a) it gives local public notice of the proposed disposition –

- (i) describing the property concerned; and
- (ii) giving details of the proposed disposition; and
- (iii) inviting submissions to be made to the local government

before a date to be specified in the notice, being a date not less than 2 weeks after the notice is first given;

In summary, the details of the disposition must be disclosed, including the description of the property in question, the consideration (price) and the market value.

Public comments are to be invited on the proposed disposition and the submissions will be considered by Council after the closing date, should submissions be made.

POLICY IMPLICATIONS

N/A

FINANCIAL IMPLICATIONS

Financial analysis has been undertaken for the option of leasing land for workers accommodation.

The proposed lease indicates that a lease for workers accommodation will include but not limited to:

- Annual lease fee for the portion of land estimated up to \$550,000
- Payment of land and sewerage rates
- Payment of fees and charges for disposal of waste
- Contribution towards infrastructure estimated up to \$800,000

Additional revenue from the proposed lease of land for workers accommodation will assist the Shire to maintain or increase the level of services to the community, in an environment of escalating costs and decrease in valuation of the majority of residential, commercial, generally industry and light industry properties in the Shire. The Shire has an ongoing obligation to provide and maintain significant community assets including facilities roads and waste and water infrastructure and deliver services.

2022/23 Budget

The Shire has adopted its 2022/23 Annual Budget. The 2022/23 budget concentrates on core services, efficiencies, an extensive array of community initiatives and renewal and maintenance of the Shires many assets.

The 2022/2023 Annual Budget highlights operating revenue of \$26,895,575 compared to \$13,821,180 in 2021/2022 and operating expenditure of \$24,079,858 compared to \$16,728,630 in 2021/2022. Consequently, for the 2022/2023 year the budget operating surplus is \$2,815,717 compared to an operating deficit in 2021/2022 of \$2,907,450. This extraordinary turn around estimated at \$5,723,167 is a direct result of the progression of new revenue generating opportunities. Furthermore, for the first time, the Shire will end up with an estimated positive operating surplus ratio.

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- EV Charging Station \$100,000
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- Land Development Planning \$80,000
- Repayment of Borrowing estimated at \$1.8 million

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- Coolgardie Resource Centre operations and activities \$234,100
- Meals on Wheels programme \$60,000
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- Provision of Health Services \$480,000
- Provision of mental health and wellbeing \$100,000
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- Provision of waste services \$1,840,000
- Coolgardie Swimming Pool operations and activities \$290,275
- Kambalda Swimming Pool operations and activities \$568,000
- Maintenance Parks, Gardens and Reserves \$1,239,000
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- Community Development and Heritage \$403,000
- Road, footpath, verge maintenance \$2,160,000
- Tourism and Area promotion and activities \$592,000
- Economic Development \$470,000

Direct Community Benefit

The revenue from the proposed lease for worker's accommodation village will contribute directly to benefit the community. The revenue will not be used to off-set the Shire's overheads or cost of administration. The revenue will be used to maintain and enhance services, community programmes and events and community infrastructure.

STRATEGIC IMPLICATIONS

A thriving local economy

Supporting and encouraging mining and processing industries

Accountable and effective leaders

High quality corporate governance, accountability and compliance

An inclusive, safe and vibrant community

Developing varied community and multicultural events and services

Effective management of infrastructure, heritage and environment

Maintaining and renewing infrastructure and building assets

ATTACHMENTS

1. Draft Business Plan
2. Disposition of Land

VOTING REQUIREMENT

Absolute Majority

OFFICER RECOMMENDATION

That Council

1. By ABSOLUTE MAJORITY, pursuant to s5.42 of the Local Government Act 1995, delegate authority to the CEO to prepare a Business Plan in accordance with s3.59(2), (3) of the Local Government Act 1995, and to advertise the Plan for public comment in accordance with s3.59(4), and to bring the Plan, any public comments, and a recommendation to Council for consideration under s3.59(5) of the Act.
2. By ABSOLUTE MAJORITY, pursuant to s5.42 of the Local Government Act 1995, delegate authority to the CEO to prepare a Business Plan in accordance with s3.58(3), (4) of the Local Government Act 1995, and to advertise the Disposition by Local Public Notice for public comment in accordance with s3.58(3), and to bring the Plan, any public comments, and a recommendation to Council for consideration under s3.58(3) (b) of the Act.
3. By ABSOLUTE MAJORITY pursuant to s5.42 of the Local Government Act 1995, delegate authority to the CEO to include the following Terms and Conditions for the proposed Lease of a portion of Lot 2435 on Plan 107089 Currently Crown Reserve 8693 vested in the Shire of Coolgardie for workers accommodation:
 - (a) Lessee: Goldfields Camps Services Pty Ltd Pty Ltd
 - (b) Consideration: Annual lease payment of up to \$550,000 and contributions towards sewer and road infrastructure estimated at up to \$800,000, payment of land and sewerage rates, and payment of fees and charges for disposal of waste.
 - (c) Market Valuation: Lease value of between \$440,000 and \$660,000 per annum

12.1.6 SPECIAL COUNCIL MEETING DECEMBER 28 2022 - ELECTRONIC MEETINGS

Location: Shire of Coolgardie
Applicant: Nil
Disclosure of Interest: Nil
Date: 19 December 2022
Author: Steven Tweedie, Consultant

SUMMARY

The Council is required to consider the Annual Report and related matters, but such documents are in preparation by the administration, but external factors mean they will need to be considered by Council at a Special Meeting.

The Shire President has been briefed and will make the request under s5.4(a)(i) of the Local Government Act for the Special Council Meeting to be held on December 28 2022 at 10.00am.

As a matter of convenience for Council Members and employees, as well as media and ratepayers and residents, given the time of the year, it is proposed that the Special Council Meeting be an electronic meeting.

New Regulations commenced in November 2022, which:

- Repealed the former provisions regarding remote attendance at meetings
- Provide for electronic meetings and
- Provide for electronic attendance at meetings

Council having resolved to authorise the Special Council Meeting to be an electronic meeting, must satisfy itself about the location of each Council Member, and the adequacy of the equipment each Council Member will use to electronically attend the meeting.

BACKGROUND

Nil

COMMENT

The CEO will provide notice of the Special Council Meeting and where required, make arrangements for the public to attend and ask questions, unless the meeting is closed to the public, for part or all of the meeting.

CONSULTATION

WALGA

STATUTORY ENVIRONMENT

Local Government Act 1995

Local Government (Administration) Regulations 1995

POLICY IMPLICATIONS

Detailed in the report

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS**Accountable and effective leaders**

High quality corporate governance, accountability and compliance

ATTACHMENTS

Nil

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That Council resolve, by Absolute Majority and based on the advice of the Shire President, pursuant to s5.4(a) of the Local Government Act , that he will call a Special Council Meeting on December 28 2022 commencing at 10am, that pursuant to Reg 14D(2)(c) of the Local Government (Administration) Regulations 1996 that Council authorises the meeting to be an electronic meeting.

That on the basis that the CEO and Council is satisfied pursuant to Reg 14D (4) of the Local Government (Administration) Regulations 1996 that all Council Members will be utilising adequate equipment, that Council is so satisfied under Reg 14D (3) of the Local Government (Administration) Regulations 1996.

That the CEO provide notice of the Special Council Meeting pursuant to Reg 14E (2) of the Local Government (Administration) Regulations 1996.

12.1.7 APPOINTMENT OF ACTING CHIEF EXECUTIVE OFFICER

Location: Shire of Coolgardie

Applicant: Nil

Disclosure of Interest: Nil

Date: 19 December 2022

Author: Rebecca Horan, Co-Ordinator of Major Projects, Human Resources & Governance

SUMMARY

That Council approve the amended leave application by the Chief Executive Officer..

BACKGROUND

Council at its Ordinary Meeting held on the 25th October 2022 resolved the following:

That Council,

- 1. APPOINTS Mr Robert Hicks, Deputy CEO to the position of Acting Chief Executive Officer during the following periods:-**
 - 18th November – 29th November 2022
 - 22nd December 2022 – 30th January 2023
- 2. DETERMINES the cash salary to be paid to the Acting Chief Executive Officer to be \$195,000 per annum.**
- 3. AUTHORISES the Shire President to execute the acting appointment, by way of letter to Mr Robert Hicks who will be Acting Chief Executive Officer.**
- 4. APPROVE a payment in lieu of two weeks Annual Leave to the Chief Executive Officer by way of a Deed of Agreement.**

COMMENT

The CEO has consulted with the Shire President in regards to his leave and has submitted an amended leave application.

CONSULTATION

CEO

Shire President

STATUTORY ENVIRONMENT

Local Government Act 1995

POLICY IMPLICATIONS

Council Policy 3.24 and Delegation 1.16

FINANCIAL IMPLICATIONS

NIL

STRATEGIC IMPLICATIONS

Accountable and effective leaders

High quality corporate governance, accountability and compliance

ATTACHMENTS

Nil

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That Council,

1. **APPOINTS** Mr Robert Hicks, Deputy CEO to the position of Acting Chief Executive Officer during the following period:-
 - 31st December 2022 – 30th January 2023
2. **DETERMINES** the cash salary to be paid to the Acting Chief Executive Officer to be \$195,000 per annum.
3. **AUTHORISES** the Shire President to execute the acting appointment, by way of letter to Mr Robert Hicks who will be Acting Chief Executive Officer.

12.2 Operation Services**12.2.1 BHP NICKEL WEST - HAULAGE CAMPAIGN; DURKIN ROAD, KAMBALDA**

Location: Kambalda
Applicant: BHP Nickel West
Disclosure of Interest: Nil
Date: 12 December 2022
Author: Robert Hicks, Deputy Chief Executive Officer

SUMMARY

For Council to consider a CA07 application (IRD41782) from BHP Nickel West to utilise 1.5kms of Durkin Road, Kambalda (from corner of Silver Lake Road and Durkin Road to intersection at Goldfields Highway). Haulage campaign - from 01 January 2023 to 31 December 2023.

BACKGROUND

The applicant has approached the Shire to undertake a haulage campaign on Durkin Road, Kambalda. As per Council Policy Number 3.11 (Haulage Campaigns) Long Term Campaign: where a cartage campaign exceeds 25,000 tonnes or 100 return trips in any annual period, or more than six return trips in any week or part thereof; the Principle needs to apply to the Shire of Coolgardie for use of the Shire of Coolgardie road network. Qube Bulk Haulage will be utilised for hauling and will supply rego numbers & work within the Main Roads Mapping Tool to confirm appropriate RAV network status requirement.

	Durkin Road	Durkin Road
Total Haulage	124,000	124,000
Road length	1.5 km	1.5 km
Contribution Type	Maintenance	Capital
Contribution Rate	\$0.04	\$0.07
Contribution Cost	\$7,440	\$13,020
GST	\$744	\$1,302
TOTAL	\$8,124	\$14,322

COMMENT

The applicant has a current CA07 approval for a small campaign comprising of 8kt of nickel concentrate from 05 December 2022 to 10 January 2023 utilising Durkin Road with QUBE Bulk – conditional officer's endorsement being valid for PBS Tri Drive Quad Axle Network 3B.3.

Durkin Road

Maintenance Contribution at \$0.04 per tonne per km at 124,000 tonnes over 1.5 kms \$8,124 (inc GST)

Capital Contribution of \$0.07 per tonne per km at 124,000 tonnes over 1.5 kms \$14,322 (inc GST)

CONSULTATION

Cristina Perbelini Silva – Manager SC Scheduling & Logistics (Nickel West)

STATUTORY ENVIRONMENT

Road Traffic (Administration) Act 2008 Section 132(4)

POLICY IMPLICATIONS

Policy #3.11 – Haulage Campaigns

Policy #3.12 – Heavy Vehicles Conditions for use on Shire Roads

FINANCIAL IMPLICATIONS

Any contribution received will be placed in the road construction reserve account for use on the relevant road infrastructure.

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. BHP Nickel West - CA07 application
2. BHP Nickel West letterhead

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That Council,

1. APPROVES, in accordance with Policy 3.11 Haulage Campaigns, the application from BHP Nickel West (Principle) to use 1.5 kms of Durkin Road for a campaign comprising of 124,000 tonnes from 01 January 2023 to 31 December 2023 conditional on:
 - (a) Capital Contribution (at \$0.07 p/tonne p/km; at 124,000 tonnes over 1.5 kms) = \$14,322 (inc GST) to Account/Job #11202750 (Limited Cartage Campaign).
 - (b) 100% payment prior to campaign start date.
2. AUTHORISE the CEO to determine any request from the Company to amend the dates applicable to the request, but only on the basis that the relevant Council Policies be applied accordingly and that where any such applications are made and approved by the CEO, that suitable local public notice is given.

12.2.2 DRAFT MEMORANDUM OF UNDERSTANDING - JUDUMUL ABORIGINAL CORPORATION

Location: Coolgardie
Applicant: Judumul Aboriginal Corporation
Disclosure of Interest: Nil
Date: 19 December 2022
Author: Robert Hicks, Deputy Chief Executive Officer

SUMMARY

For Council to endorse the draft Memorandum of Understanding (MOU) between the Shire of Coolgardie and Judumul Aboriginal Corporation.

BACKGROUND

Judumul staff presented at the 08 November 2022 Council Briefing. An action from that briefing was for the Shire staff to draft an MOU for Council consideration.

Judumul Aboriginal Corporation is on the Registrar of Indigenous Corporations.

The objectives of the Judumul Aboriginal Corporation are to advocate on behalf of Aboriginal people in the Coolgardie Shire on matters which impact, social wellbeing, health, education, employment and justice issues.

The Judumul Aboriginal Corporation aims to:

- Support the community enterprises and build a strong financial base for community development activities and infrastructure.
- Represent the Coolgardie community on local issues.
- Promote community development by acting as an advisory support for the community and stakeholders in the areas of education, health, housing, employment and welfare to the community.

Judumul aim is to represent the interests and aspirations of its members who live in and around Coolgardie in the Goldfields region of Western Australia.

COMMENT

The parties to this draft MOU will work collaboratively to improve the lives of Aboriginal people through the provision of programs and activities that will aim to deliver health, education and economic wellbeing.

CONSULTATION

Shire Council

Shire Staff

Judumul Aboriginal Corporation

STATUTORY ENVIRONMENT

Nil

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

A thriving local economy

Advocating for training and employment opportunities delivered in the Shire

Accountable and effective leaders

Developing strong partnerships with stakeholders for the benefit of our community

An inclusive, safe and vibrant community

Continuing to promote the local Aboriginal culture and history

ATTACHMENTS

1. Judumul Aboriginal Corporation - Draft MOU

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That Council:-

1. **ENDORSE** the Memorandum of Understanding (MOU) between the Shire of Coolgardie and Judumul Aboriginal Corporation.
2. **AUTHORISE** the Chief Executive Officer and Shire President to execute the MOU Agreement as attached.

12.2.3 LAND TENURE AND TRANSFER - COOLGARDIE ADMINISTRATION CENTRE - RESERVE 47229

Location: Reserve R47229 – Bluebush Road, Trigona Place, Kambalda West

Applicant: N/A

Disclosure of Interest: Nil

Date: 19 December 2022

Author: Francesca LeFante, Town Planning Consultant

SUMMARY

To support the actions for pursue the freehold purchase of Lot 562, being Reserve R7229 which is vested in the Shire of Coolgardie for the purpose of “recreation and aged accommodation purposes” and includes the power to lease.

BACKGROUND

The site is Reserve 47229, is located on Bluebush Rd and contains Aged Persons Accommodation and the Kambalda Camp. The site is subject to Amendment 6 to rezone the site to Commercial under Local Planning Scheme No 5.

In July 2021 the Shire supported the proposal to change the management order of Reserve 47229 vested in the Shire of Coolgardie for the purpose of Recreation and Aged Accommodation. DPLH have advised the proposed development is better suited to being on a Crown Lease.

In March 2022, the Shire 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*



Fig 1: Reserve R47229 shown in red

COMMENT

Shire representatives are seeking to complete the purchase of Reserve 47229 and transfer the land in freehold ownership of the Shire of Coolgardie by way of finalising of the land purchase process requesting DPLH to initiate investigations for the proposed freehold of the land.

The Shire's Local Planning Strategy encourages a range of commercial and community uses within Kambalda as it recognises the potential benefit to the community and sustainability of the townships. The Shire has been activity taking steps to resolve reserve purpose and tenure to align with and be flexible to the dynamic changes within regional townships.

Shire officers have identified that based actions taken to obtain a crown lease, it is preferred to pursue an option to freehold tenure the site to facilitate development on the site to the benefit of the community and to increase the opportunities for development within the township.

Given the statutory process and associated timeframes the Shire officers have been liaising with officers at DPLH regarding facilitating these importance community infrastructure requirements. Accordingly, it is proposed to undertake a dual process that will: -

- In the first instance the Shire will obtain the Crown Lease; and
- Concurrently pursue freehold tenure actions to advance the necessary actions to ownership and land purchase of Lot 562 Bluebush Road, Kambalda – 42779

This dual approach will facilitate timely development on the site to the benefit of the community to increase the opportunities for development within the township, whilst undertaking the necessary statutory investigations, actions and consultation to purpose land tenure and freehold transfer of the site to the Shire of Coolgardie.

Options

Council have the following options:

- Option 1: Support the request for reserve purpose change and freehold ownership and land purchase.
- Option 2: - Decline to pursue actions

CONSULTATION

Department of Planning, Lands and Heritage

STATUTORY ENVIRONMENT

Local Government Act 3.54 Reserves under control of a Local Government

Land Administration Act 1997

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

A thriving local economy

Encouraging and attracting new investment and advocating for local employment

Accountable and effective leaders

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

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

Effective management of infrastructure, heritage and environment

Facilitating urban and rural planning and development

ATTACHMENTS

Nil

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That Council **SUPPORTS** the request and initiation the following: -

1. **SUPPORTS** actions to pursue the freehold ownership and land transfer of Reserve 47229 being Lots (No 24) Salmon Gum Road, Kambalda West to Crown

12.2.4 COMMUNITY USER AGREEMENT - COOLGARDIE HORSE & PONY ASSOCIATION INCORPORATED

Location: Lot 555 – Great Eastern Highway, Coolgardie WA 6442

Applicant: Coolgardie Horse & Pony Association Incorporated

Disclosure of Interest: NIL

Date: 19 December 2022

Author: Robert Hicks, Deputy Chief Executive Officer

SUMMARY

For Council to approve the Community User Agreement between the Shire of Coolgardie and the Coolgardie Horse and Pony Association Inc. (CHAPA)

BACKGROUND

The Coolgardie Horse and Pony Association Inc. lease was executed 04 September 2012 for a term of 5 years starting 01 July 2012 with a further 5 year term ending 30 June 2022.

Shire staff have met with CHAPA representatives who have indicated, subject to Council approval, their willingness to sign off on the Community User Agreement.

COMMENT

The CHAPA use the land for the purpose of servicing the needs of horse owners within the Goldfields region.

All buildings and structures on the site are for the purpose of horse agistment and the responsibility of CHAPA to maintain and remove, if requested the Shire.

The CHAPA is responsible for maintenance as contained in the Schedule 3 maintenance responsibilities for the CHAPA and the Shire.

User Agreement terms:

Commencement date: 01 July 2022

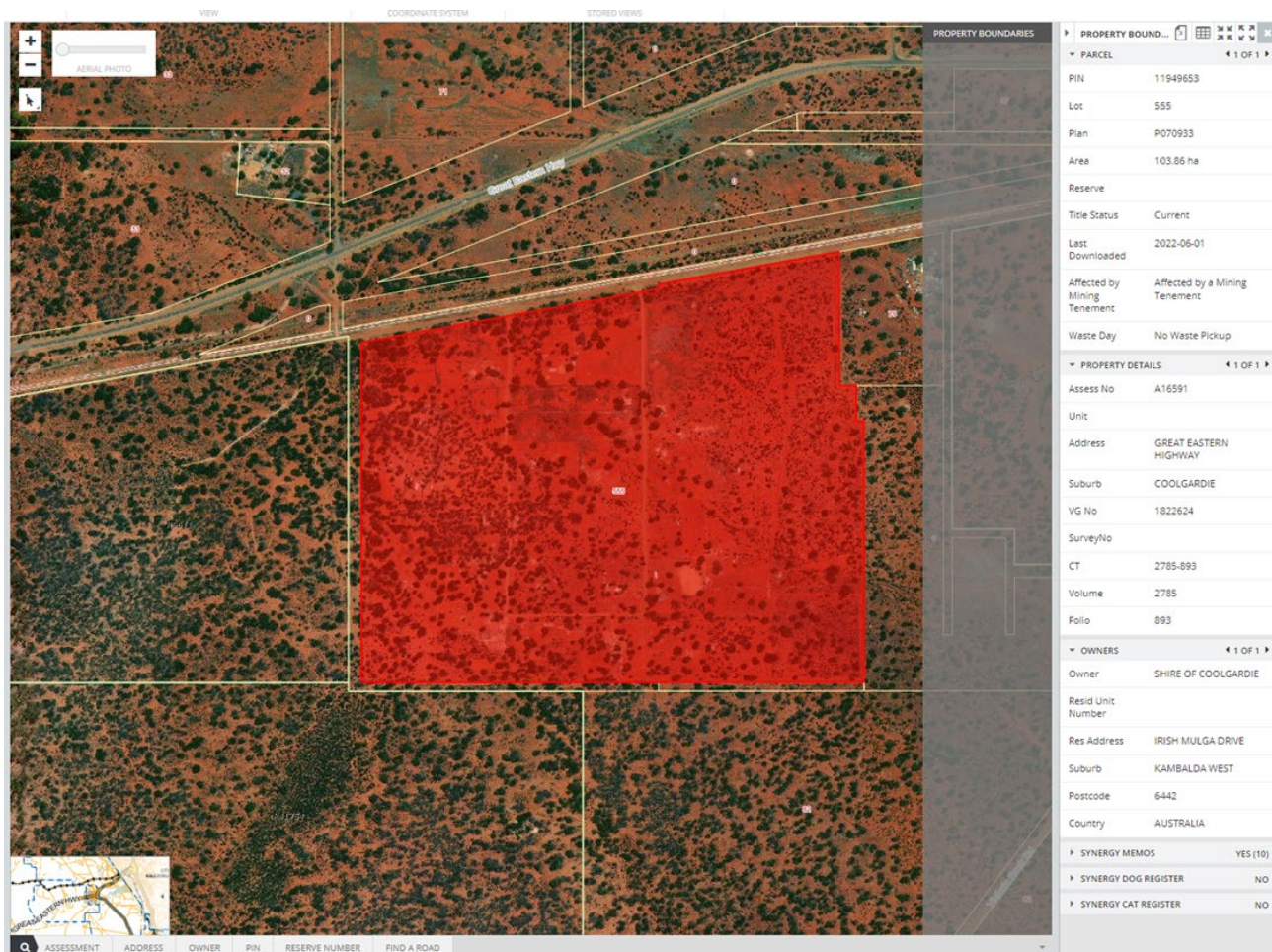
Term: 2 years

Purpose: Service the needs of horse owners within the Goldfields region

Annual Fee: \$400 + outgoings

Insurances: Public Liability (at least \$20 million)

Maintenance: As per Schedule 3



PROPERTY BOUNDARIES

PROPERTY BOUNDARIES	
PARCEL	1 OF 1
PIN	11949653
Lot	555
Plan	P070933
Area	103.86 ha
Reserve	
Title Status	Current
Last Downloaded	2022-06-01
Affected by Mining Tenement	Affected by a Mining Tenement
Waste Day	No Waste Pickup
PROPERTY DETAILS 1 OF 1	
Assess No	A16591
Unit	
Address	GREAT EASTERN HIGHWAY
Suburb	COOLGARDIE
VG No	1822624
SurveyNo	
CT	2785-893
Volume	2785
Folio	893
OWNERS 1 OF 1	
Owner	SHIRE OF COOLGARDIE
Resid Unit Number	
Res Address	IRISH MULGA DRIVE
Suburb	KAMBALDA WEST
Postcode	6442
Country	AUSTRALIA
SYNERGY MEMOS YES (10)	
SYNERGY DOG REGISTER NO	
SYNERGY CAT REGISTER NO	

ASSESSMENT ADDRESS OWNER PIN RESERVE NUMBER FIND A ROAD

CONSULTATION

Shire staff

Coolgardie Horse and Pony Association Inc

STATUTORY ENVIRONMENT

Local Government Act 1995

Local Government (Administration) Regulations 1996

POLICY IMPLICATIONS

FINANCIAL IMPLICATIONS

Annual fee

STRATEGIC IMPLICATIONS

Accountable and effective leaders

Developing strong partnerships with stakeholders for the benefit of our community

An inclusive, safe and vibrant community

Delivering and developing sport and recreation activities

ATTACHMENTS

1. Coolgardie Horse & Pony Association - Schedule 1,2 & 3

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That Council **APPROVE** a Community User Agreement with Coolgardie Horse and Pony Association Incorporated for use of portion of Lot 555, Great Eastern Highway, Coolgardie WA , as per the following terms:

- **Term** 2 years
- **Purpose** Service the needs of horse owners within the Goldfields region
- **Annual Fee** \$400 + outgoings
- **Insurances** Public Liability (at least \$20 million)
- **Maintenance** As per attached schedule

12.2.5 MONTHLY FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 NOVEMBER 2022

Location: Shire of Coolgardie
Applicant: Shire of Coolgardie
Disclosure of Interest: Nil
Date: 12 December 2022
Author: Martin Whitely, Consultant

SUMMARY

This report recommends that the Monthly Statement of Financial Activity report for the period ending 30 November 2022 is presented to Council for adoption.

BACKGROUND

In accordance with regulation 34 of the *Local Government (Financial Management) Regulations*, the Shire is to prepare a monthly Financial Statement for approval by Council.

The format for monthly reporting was introduced by the Department of Local Government from 1 July 2005; the change was implemented to provide elected members with a better idea of operating and capital revenues and expenditures. The requirement is for a Statement of Financial Activity with a report detailing material variances. The Financial Report presented includes this as well as other statements and supplementary information.

Section 6.4 of the Local Government Act 1995, requires that financial reports be prepared and presented in the manner and form prescribed in the *Local Government (Financial Management) Regulations*. Regulation 34 has been amended to require that Councils report on the sources and applications of funds on a monthly basis and that the report be noted by Council.

COMMENT

Attached for consideration is the completed Monthly Financial Report.

The document attached includes Statements of Financial Activity by Program, and Nature and Type, Notes to the financial statements, an explanation of material variance as well as a summary of bank account balances at 30 November 2022, loan repayments, and reserve account status.

In accordance with the *Local Government (Financial Management) Regulations*, a report must be compiled on variances greater than the percentage agreed by Council which is currently 10% or \$10,000. With the report prepared at program level, comments have been made regarding variances. A nil variance is equal to 100%, meaning that the year to date actual is identical to the year to date budget. Comments are therefore provided where variance values are <90% or >100% and the dollar variance exceeds \$10,000.

CONSULTATION

Nil

STATUTORY ENVIRONMENT

Local Government Act 1995 Section 6.4

Local Government (Financial Management) Regulations 1996 Section 34

34. Financial activity statement required each month (Act s. 6.4)

(1A) In this regulation —

committed assets means revenue unspent but set aside under the annual budget for a specific purpose.

- (1) A local government is to prepare each month a statement of financial activity reporting on the revenue and expenditure, as set out in the annual budget under regulation 22(1)(d), for that month in the following detail —
 - (a) annual budget estimates, taking into account any expenditure incurred for an additional purpose under section 6.8(1)(b) or (c); and
 - (b) budget estimates to the end of the month to which the statement relates; and
 - (c) actual amounts of expenditure, revenue and income to the end of the month to which the statement relates; and
 - (d) material variances between the comparable amounts referred to in paragraphs (b) and (c); and
 - (e) the net current assets at the end of the month to which the statement relates.
- (2) Each statement of financial activity is to be accompanied by documents containing —
 - (a) an explanation of the composition of the net current assets of the month to which the statement relates, less committed assets and restricted assets; and
 - (b) an explanation of each of the material variances referred to in sub regulation (1)(d); and
 - (c) such other supporting information as is considered relevant by the local government.
- (3) The information in a statement of financial activity may be shown —
 - (a) according to nature and type classification; or
 - (b) by program; or
 - (c) by business unit.
- (4) A statement of financial activity, and the accompanying documents referred to in sub regulation (2), are to be —
 - (a) Presented at an ordinary meeting of the council within 2 months after the end of the month to which the statement relates; and
 - (b) Recorded in the minutes of the meeting at which it is presented.
- (5) Each financial year, a local government is to adopt a percentage or value, calculated in accordance with the AAS, to be used in statements of financial activity for reporting material variances.

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

The Financial Report is information only and there are no financial implications relating to this item.

STRATEGIC IMPLICATIONS

Accountable and effective leaders

Demonstrating sound financial management and plans for the Shire's long term financial sustainability

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

High quality corporate governance, accountability and compliance

Maintain integrated strategic and operational plans

ATTACHMENTS

1. Monthly Financial Report - November 2022
2. Management Report - November 2022

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That Council RECEIVE the Monthly Financial Activity Statement for the period 1 July 2022 to 30 November 2022.

12.2.6 LIST OF PAYMENTS - NOVEMBER 2022

Location: Nil
Applicant: Nil
Disclosure of Interest: Nil
Date: 15 December 2022
Author: Corina Morgan, Senior Finance Officer

SUMMARY

For Council to receive the list of accounts for November 2022.

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 related 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 ad 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 good and provision of services, and verification of price and costings.

Significant Payments for the month of November 2022 are:

1. Gencon – Completion of Cairns Road Pavement Seal Works
2. MLG Oz Pty Ltd – Delivery and supply of gravel for Cairns Road
3. Rangecon – Installation of Workers Accommodation

CONSULTATION

Nil

STATUTORY ENVIRONMENT

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

POLICY IMPLICATIONS

CS-PROCUREMENT 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

High quality corporate governance, accountability and compliance

ATTACHMENTS

1. **List of Payments - November 2022**

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That Council **RECEIVE** the listing attached of accounts paid during the month of November 2022 by the Chief Executive Officer under delegated authority of Council:

1. **Municipal accounts totalling \$3,119,240.56 on Municipal vouchers EFT24093-EFT24291**
2. **Credit card payments totalling \$9,229.01 for the month of November 2022**

12.3 Economic Development

Nil

12.4 Commercial Services**12.4.1 BUSH FIRE CONTROL**

Location: Coolgardie

Applicant: Shire of Coolgardie

Disclosure of Interest: Nil

Date: 7 December 2022

Author: Robert Hicks, Deputy Chief Executive Officer

SUMMARY

For Council to note the CEO's Fire Control Officer appointments under delegated authority (s48 Bush Fires Act 1954):in accordance with the Bush Fires Act 1954 Section 38 (1).

BACKGROUND

Bush Fire Control is the responsibility of local government including administering certain functions of the Bush Fires Act 1954. Part of those local government obligations include the appointment of a range of officers, under the Bush Fires Act 1954.

At the Ordinary Council meeting held 27 September 2022, Council resolved the following.

COUNCIL RESOLUTION: # 55/2022

Moved: Cr Kathie Lindup

Seconded: Cr Sherryl Botting

That Council note that the CEO has made the following appointments under delegated authority (s48 Bush Fires Act 1954):

1. In accordance with the Bush Fires Act 1954 Section 38 (1),
Chief Bush Fire Control Officer (CBFCO) – Alistair Murray
Deputy Chief Bush Fire Control Officer (DCBFCO) – Steven Forward
Fire Control Officer (FCO) – Sheree Forward
Fire Control Officer (FCO) – Michael Parks
Fire Control Officer (FCO) – Kevin Caldwell
Fire Control Officer (FCO) – Steve Brown
Fire Control Officer (FCO) – Levi Forster
2. Council should also note that consequently:
That the 000 Service Agreement with DFES be amended to as follows
Chief Bush Fire Control Officer (CBFCO) – Alistair Murray
Deputy Chief Bush Fire Control Officer (DCBFCO) – Steven Forward
Chief Executive Officer (CEO) – James Trail
DFES Goldfields Midlands Region – DFES Regional Duty Co-Ordinator
3. In accordance with the Bush Fires Act 1954 Section 38 (2A) advertise the appointments in the local paper

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

Against: Nil

CARRIED 6/0

COMMENT

The CEO has delegated authority to appoint Bush Fire Control Officers (and Fire Weather Officers) under Delegation 3.8 and pursuant to s38 of the Bush Fires Act 1954.

Due to staff changes within the Shire the CEO has determined additional appointments in accordance with his delegated authority (s48).

Council should note that the CEO has made the following appointments under delegated authority:

1. In accordance with the Bush Fires Act 1954 Section 38 (1),
Chief Bush Fire Control Officer (CBFCO) Alistair Murray
Deputy Chief Bush Fire Control Officer (DCBFCO) – Steven Forward
Fire Control Officer (FCO) – Sheree Forward
Fire Control Officer (FCO) – Kevin Caldwell
Fire Control Officer (FCO) – Steve Brown
Fire Control Officer (FCO) – Levi Forster
Fire Control Officer (FCO) – William Kirk

Council should also note that consequently that the 000 Service Agreement does not require any changes and is correct as per last resolution

2. The 000 Service Agreement with DFES be amended to as follows
 1. Chief Bush Fire Control Officer (CBFCO) – Alistair Murray
 2. Deputy Chief Bush Fire Control Officer (DCBFCO) – Steven Forward
 3. Chief Executive Officer (CEO) – James Trail
 4. DFES Goldfields Midlands Region – DFES Regional Duty Co-Ordinator

ATTACHMENTS

Nil

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That Council NOTE the CEO's appointments under delegated authority (s48 Bush Fires Act 1954): in accordance with the Bush Fires Act 1954 Section 38 (1)

Chief Bush Fire Control Officer (CBFCO) Alistair Murray
Deputy Chief Bush Fire Control Officer (DCBFCO) – Steven Forward
Fire Control Officer (FCO) – Sheree Forward
Fire Control Officer (FCO) – Kevin Caldwell
Fire Control Officer (FCO) – Steve Brown
Fire Control Officer (FCO) – Levi Forster
Fire Control Officer (FCO) – William Kirk

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 Council 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 Discounting Fees and Charges

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.

16.2 Waiving of Fees

This matter is considered to be confidential under Section 5.23(2) - e(iii) 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 about the business, professional, commercial or financial affairs of a person, where the information is held by, or is about, a person other than the local government.

16.3 Bluebush Village Agreements

This matter is considered to be confidential under Section 5.23(2) - c) and 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 contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting and 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