



AGENDA

Ordinary Council Meeting

26 September 2023

2:30pm

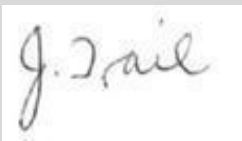
**Kambalda Recreation Centre, Barnes Drive,
Kambalda**

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 Tuesday 26 September 2023 commencing at 2:30pm.

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

**JAMES TRAIL
CHIEF EXECUTIVE OFFICER**

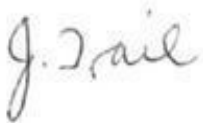
ORDINARY COUNCIL MEETING

26 September 2023

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

The dates, times and locations of the Ordinary Council Meetings for 2023 are listed hereunder.

<u>Day</u>	<u>Date</u>	<u>Time</u>	<u>Venue</u>
Tuesday	January 2023	N/A	-
Tuesday	28 February 2023	6.00pm	Coolgardie
Tuesday	28 March 2023	6.00pm	Kambalda
Wednesday	26 April 2023	2.00pm	Coolgardie
Tuesday	23 May 2023	2.30pm	Kambalda
Tuesday	27 June 2023	2.30pm	Coolgardie
Tuesday	25 July 2023	2.30pm	Kambalda
Tuesday	22 August 2023	2.30pm	Coolgardie
Tuesday	26 September 2023	2.30pm	Kambalda
Tuesday	24 October 2023	2.30pm	Coolgardie
Tuesday	28 November 2023	2.30pm	Kambalda
Tuesday	19 December 2023	2.30pm	Coolgardie



James Trail
Chief Executive Officer

COUNCIL MEETING INFORMATION NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Local Government (Administration) Regulations 1996

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

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

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

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

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

Local Government (Administration) Regulations 1996

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

2. Public Inspection of Unconfirmed Minutes (Reg 13)

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

NOTE:**10.3 Unopposed Business**

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

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 10.30AM ON THE DAY OF THE MEETING AT THE KAMBALDA OFFICE, IRISH MULGA DRIVE, KAMBALDA OR AT THE COOLGARDIE OFFICE, BAYLEY STREET, COOLGARDIE.

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1 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS**1.1 WELCOME TO COUNTRY ANNOUNCEMENT**

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

2 DECLARATION OF COUNCIL MEMBERS

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

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

Nil

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

8 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

8.1 MINUTES OF THE SPECIAL COUNCIL MEETING HELD ON 12 SEPTEMBER 2023

Date: 19 September 2023

Author: Kasey Turner, Executive Assistant

ATTACHMENTS

Nil

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That the Minutes of the Special Council Meeting held on 12 September 2023 be confirmed as a true and accurate record.

8.2 MINUTES OF THE ORDINARY COUNCIL MEETING HELD ON 22 AUGUST 2023

Date: 19 September 2023

Author: Kasey Turner, Executive Assistant

ATTACHMENTS

Nil

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That the Minutes of the Ordinary Council Meeting held on 22 August 2023 be confirmed as a true and accurate record.

9 ANNOUNCEMENTS BY PRESIDING PERSON WITHOUT DISCUSSION**9.1 PRESIDENT'S REPORT - SEPTEMBER 2023****Date:** 19 August 2023**Author:** Malcolm Cullen, Shire President

With Spring in the air, the month of September has been an extremely busy period in the Shire of Coolgardie, with several community events taking place in both of our communities, along with the commencement of community nominations for the Local Government elections to be finalised on October 21st.

At the close of nominations on September 07th, there were five nominations for the four council positions in this year's election, and I would like to thank those people including three of our current councillors for nominating for positions on Council and wish them all the very best in their quest to be elected to the Shire of Coolgardie Council.

The Shire have engaged consultants Creating Communities to develop the new Shire of Coolgardie Creative and Cultural Plan with the aim of working with our community to develop a strategy that provides a five-year plan that will articulate and capture the role that local art, artists, First Nations, community organisations and industry stakeholders play in the artistic vibrancy of the Shire.

Community consultations were held in Coolgardie and Kambalda on September 13th with good community attendances, as well as many people taking the opportunity to complete the survey forms supplied to provide further input towards the strategy.

The consultation for community feedback for the proposed design for upgrades to both the Coolgardie Pool and Bayley Street held in Coolgardie on September 05th, attracted 15 residents to attend and provide valuable input for the Shire to use in consideration for the design phase for both of these future projects for the Coolgardie Community.

Completing the consultations this month were the representatives from H & H Architects, who have been engaged by WA Water Corp to engage with communities along the CY O'Connor water pipeline from Mundaring to Kalgoorlie. H & H were conducting community feedback on history stories, images and memories from people who may have worked or lived around the Goldfields Pipeline from the time it was completed in 1903.

They are also working on a staged plan to upgrade and renew the pipeline to increase capacity to ensure a reliable water supply to support future growth in the Goldfields Region.

Survey forms can be filled out and returned up until the 30th September.

Councillors and staff attended the opening of the new 0-6 children's playground at Lion's Park in Kambalda on 07th September. The construction of this playground, signals the start of a new era in the Shire of Coolgardie, with the funding being made available from the increased revenue streams generated from commercial activities such as the workforce accommodation villages.

Councillors attending the event were considerably delighted with the large attendance of Kambalda parents with young children coming along to be part of this special occasion.

I would also like to acknowledge the effort committed to the construction of this playground by our staff from the Kambalda works crew who all worked very diligently to complete this exceptional facility for the benefit of the Kambalda community.

A new fully qualified and experienced Team Leader of Ranger Services has been appointed by the Shire to complete our ranger team, with a Shire Ranger now available in both Coolgardie and Kambalda. I would encourage residents that have any concerns with any matters in the community to contact the Shire via the website community portal or Shire Staff at Offices or recreation Centres.

The annual Coolgardie Day Celebrations event held on September 17th was a great success with a massive crowd turning out to enjoy the sunshine and great lineup of rides, music and vast array of entertainment provided for the pleasure and enjoyment for all ages of people attending.

This years event was precluded with a sundowner at Warden Finnerty's Residence with music and fantastic fireworks display to entertain the large crowd who attended.

The Coolgardie Day event has become one of the biggest single events in the Goldfields Region and it is a great credit to the committee of volunteers that put in over six solid month of organising and fundraising to ensure the success of the event each 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 RFT 06/2023 - COOLGARDIE WASTE FACILITY SURFACE WATER MANAGEMENT**

Location: Coolgardie
Applicant: NIL
Disclosure of Interest: NIL
Date: 19th September 2023
Author: Celia Jordaan, Consultant

SUMMARY

That Council award Tender 06/2023 Coolgardie Waste Facility Surface Water Management to Versatile Plant Hire and Contracting Pty Ltd for the Surface Water Infrastructure Works at the Coolgardie Waste Facility as set out in the bill of quantities pricing for the contract sum of \$331,047.07 including GST.

BACKGROUND

The Shire of Coolgardie issued a Request for Tender for the Coolgardie Waste Facility Surface Water Infrastructure Works (RFT).

The Coolgardie Waste Facility Surface Water Infrastructure Works is a compliance and licencing requirement as set by DWER for the operation of the Class III land fill and must be completed on/before 31 December 2023.

The RFT was advertised on 15 August 2023 via Tenderlink, Shire website, Kalgoorlie Miner and West Australian with submissions closing at 2pm (WST) on Thursday, 7 September 2023. The RFT did not include a mandatory site visit. Tenderers were given the opportunity to attend a non-mandatory site visit to inspect the works on 24 August 2023 at 10am.

COMMENT

The Shire of Coolgardie issued a Request for Tender related to the completion of the Coolgardie Waste Facility Surface Water Infrastructure Works for a suitably qualified and experienced Contractor to complete the works as set out in the Specification included in the RFT.

The Surface Water Infrastructure Works at the Coolgardie Waste Facility include regrading existing perimeter drainage swales and development of a surface water point, including but not limited to:

- a. General earthworks to formation levels;
- b. Ripping, moisture conditioning and compaction of a 250mm thick compacted clay liner on the base and side slopes of the surface water pond;
- c. Supply and installation of pond inlet rock pitching scour protection;
- d. Supply and installation of overflow culverts;
- e. Supply and installation of chain-link security fence and 3m wide access gate;
- f. Supply and installation of roped cargo net;
- g. Construction of surface water swales and landfill perimeter bund;

as set out in the TW23020-Surface Water Technical Specification_1.0 ("the Specification") as provided with the RFT.

The following 4 (four) organisations submitted tender offers as Indicated below:

- a. Egan Civil Pty Ltd t/a Castle Civil;
- b. Doolee Construction Pty Ltd;
- c. Fulton Hogan Industries Pty Ltd;
- d. Versatile Plant Hire and Contracting Pty Ltd.

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

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

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

- a. Stage 1: Non-compliance with stage 1 – no option to proceed;
- b. Stage 2: Compliance criteria – no material deficiencies;
- c. Stage 3: In order for tenderers to be taken through to stage 4, tenderers needed to demonstrate that it had the experience, capability and resources to complete the requirements of the RFT;
- d. Stage 4: Evaluation of pricing based on the elements included in the RFT.

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

Qualitative Criteria	Weighting
Relevant Experience	25%
Key Personnel and Resources	10%
Demonstrated Understanding	25%
Sustainability and Regional Content	10%
Pricing	30%
TOTAL SCORE	100%

The outcome of the qualitative assessment is as follows:

Qualitative Criteria	Weighting
Egan Civil	76.4%
Doolee Construction	80.2%
Fulton Hogan	61%
Versatile Plant Hire	78%

The following was noted from the tender assessment:

- a. All tenderers evaluated against the qualitative criteria for the RFT demonstrated the required skills, experience and understanding of the works based on the information provided in the scope of works;

- b. Fulton Hogan was assessed to be significantly more expensive than any of the other tenderers and were materially out of budget. Castle Civil was noted not to have provided all information as requested in the Bill of Quantities.
- c. Reference checks were completed to confirm the required skills, experience and understanding of shortlisted tenderers and to check tenderers experience with respect to compliance (given that the project is as a result of a licencing requirement from the regulator) and variations. All reference checks confirmed compliance and good working ethics.
- d. Versatile Plant Hire is a Kalgoorlie based business and therefore was assessed as a local business.
- e. Versatile Plant Hire was the only tenderer that submitted pricing that met and was below the Shire's budget for the Works.
- f. On the basis of the tenders submitted, reference checks completed and pricing offered, the tender assessment panel assessed Versatile Plant Hire to deliver best value for money to the Shire.

CONSULTATION

Pergy Matsika, Shire of Coolgardie

Matthew Hobley – Talis Consulting

STATUTORY ENVIRONMENT

Local Government Act 1995, Section 3.57

POLICY IMPLICATIONS

NIL

FINANCIAL IMPLICATIONS

There is an allocation of \$350,000 in the 23/24 Budget for Stormwater Management at the Coolgardie Class III Facility.

STRATEGIC IMPLICATIONS**A thriving local economy**

Encouraging and attracting new investment and advocating for local employment

Accountable and effective leaders

High quality corporate governance, accountability and compliance

ATTACHMENTS

1. **RFT 06/2023 - Coolgardie Waste Facility Surface Water Infrastructure Works - Assessment Workbook - Confidential**
2. **RFT 06/2023 - Coolgardie Waste Facility Surface Water Infrastructure Works - Price Comparison - Confidential**

VOTING REQUIREMENT

Absolute Majority

OFFICER RECOMMENDATION

That Council: -

1. **ACCEPT** the tender submitted by Versatile Plant Hire and Contracting Pty Ltd ABN 99 607 017 498 for:
 - a. the Surface Water Infrastructure Works at the Coolgardie Waste Facility as set out in the Specification included in the RFT.
 - b. on the basis as set out in the tender as set out in the bill of quantities pricing for the contract sum of \$331,047.07 including GST.
2. **DELEGATE** authority to the Chief Executive Officer to finalise the contract with Versatile Plant Hire and Contracting Pty Ltd ABN 99 607 017 498 for:
 - a. the Surface Water Infrastructure Works at the Coolgardie Waste Facility as set out in the Specification included in the RFT.
 - b. On the basis as set out in the tender as set out in the bill of quantities pricing for the contract sum of \$331,047.07 including GST.

12.2 Operation Services**12.2.1 RENEWAL OF LEASE - AMPLITEL PTY LTD**

Location: Coolgardie
Applicant: Amplitel Pty Ltd
Disclosure of Interest: Nil
Date: 13 September 2023
Author: Robert Hicks, Deputy Chief Executive Officer

SUMMARY

For Council to APPROVE the Lease Renewal between the Shire of Coolgardie and Amplitel Pty Ltd for further term of 5 years commencing 25 March 2023 and expiring on 24 March 2028 and AUTHORISE the Shire President and the Chief Executive Officer to sign and affix the Common Seal.

BACKGROUND

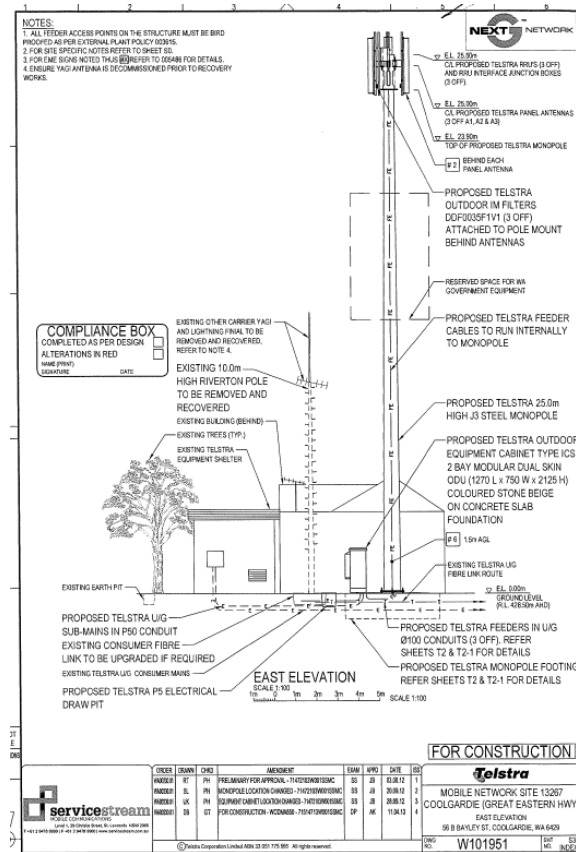
The Shire entered a lease agreement with Telstra Corporation Ltd on the 25 March 2013 over part of the Shire property located at 56 Bayley Street Coolgardie, otherwise known as the Coolgardie Post Office complex.

Under the terms of the lease the permitted use was the installation, inspection, maintenance, construction, excavation, replacement, repair, renewal, alteration, upgrade, cleaning, operation, access to and from and removal of the Telstra Facility on the leased land.

Telstra subsequently assigned the lease from Telstar Corporation Ltd to Amplitel Pty Ltd on 31 August 2021.

Amplitel has exercised its option to renew the Lease for a term of 5 years commencing 25 March 2023 and expiring 24 March 2028.

The Facility is located on portion of Lot 2105 on Deposited Plan 165661 being an area of approximately 145 square metres.



At the 25 July 2023 Ordinary Council Meeting it was resolved “That Council DEFER item 12.2.5 until the Shire seeks further advice that will enable Council to make an informed decision.”

Further advice was sought and discussed at the 12 September 2023 Council Briefing resulting in no change to the essence and intent of the 25 July 2023 agenda item.

COMMENT

This facility is an important piece of communication infrastructure that supports the Coolgardie townsite and surrounds.

CONSULTATION

Shire staff
 Amplitel Pty Ltd

STATUTORY ENVIRONMENT

Local Government Act 1995

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

Lease rental received will be \$1,480.24 per annum plus GST

STRATEGIC IMPLICATIONS

Accountable and effective leaders

Advocating for services that support our community needs

Effective management of infrastructure, heritage and environment

Maintaining and renewing infrastructure and building assets

ATTACHMENTS

1. Letter for renewal of Lease - Confidential
2. Draft Lease agreement - Confidential
3. Lease form approval - Confidential

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That Council:

1. **APPROVE** the Lease Renewal between the Shire of Coolgardie and Amplitel Pty Ltd for further term of 5 years commencing 25 March 2023 and expiring on 24 March 2028 and
2. **AUTHORISE** the Shire President and the Chief Executive Officer to sign and affix the Common Seal to any relevant documentation.

12.2.2 DRAFT MEMORANDUM OF UNDERSTANDING - CURTIN UNIVERSITY

Location: N/A
Applicant: N/A
Disclosure of Interest: NIL
Date: 16 September 2023
Author: Robert Hicks, Deputy Chief Executive Officer

SUMMARY

For Council to endorse the draft Memorandum of Understanding (MOU) between the Shire of Coolgardie (Shire) and Curtin University (Curtin).

BACKGROUND

The Shire has nurtured working relations with Curtin over the past three years culminating in the Shire CEO meeting with the University's Vice Chancellor to discuss potential collaborations, particularly around regional health and research and development initiatives in the waste and critical minerals arenas.

Council has received updates on a regular basis at the Briefing meetings.

The Shire approached Curtin to test their appetite to consolidate relations via an MOU. Curtin's Vice Chancellor endorsed the need for an MOU and has indicated a willingness to sign the attached MOU.

COMMENT

Curtin is an innovative, global university known for its high-impact research, strong industry partnerships and commitment to preparing students for jobs of the future. Curtin's vision is to deliver an outstanding education in an inclusive and collaborative environment. Its Goldfields campus is the base of operations for the globally renowned WA School of Mines: Minerals, Energy and Chemical Engineering. Curtin University is entrenched within the Goldfields. Indeed, Curtin's WA School of Mines started in the town of Coolgardie in 1902. The Shire would like to continue to celebrate that historic fact by developing a strong and mutually beneficial working relationship with Curtin.

The key deliverable of this MOU are to: -

- (a) In the spirit of the Shire's Collaboration Strategy, for both parties to collaborate whenever and wherever it makes mutual good sense.
- (b) To cooperate in delivering social, economic and environmental outcomes by embracing ESG principles.
- (c) Cooperate in a shared vision to make a difference for people, nurturing relationships, communities and our planet through partnership and collaboration.
- (d) Support the aspirations of the Innovation Central Perth, University Departments of Rural Health, Resources Technology & Critical Minerals Trailblazer and other mutually beneficial initiatives.

CONSULTATION

Shire Council

Shire Staff

Curtin University, Vice Chancellor

STATUTORY ENVIRONMENT

Local Government Act 1995 and associated regulations

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS**A thriving local economy**

Collaborating with local education providers and industry to enhance the development of local traineeships

Accountable and effective leaders

Developing strong partnerships with stakeholders for the benefit of our community

An inclusive, safe and vibrant community

Promoting and advocating for community health services

Effective management of infrastructure, heritage and environment

Facilitating re-use water initiatives

ATTACHMENTS**1. Draft Memorandum of Understanding (MOU)****VOTING REQUIREMENT**

Simple majority

OFFICER RECOMMENDATION

That Council: -

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

12.2.3 FREEHOLD RESERVE R39178 COOLGARDIE

Location: Lot 2155 on Deposited Plan 186895 – Reserve 39178, Coolgardie

Applicant: N/A

Disclosure of Interest: Nil

Date: 28 August 2023

Author: Francesca LeFante, Town Planning Consultant

SUMMARY

To consider and accept the valuation for the freehold purchase of Reserve 39178, being Lot 2155 on Deposited Plan 186895 – Coolgardie Administration Centre corner Bayley Street and Moran Street.

**BACKGROUND**

Due to the statutory process and associated timeframes to facilitate the Electric Vehicle Charging Station and finalise the Freehold land request, the Shire initiated the following process: -

1. Change the Reserve purpose to include the requests additional uses; and
2. Concurrently pursues freehold tenure to Shire of Coolgardie ownership.

On 23 August 2023 the Council resolved to process to freehold the land and resolved.

1. SUPPORTS changes to the purpose of Reserve 39178 being Lot 2155 on Deposited Plan 186895 local Administration Centre, Library and Health purposes and include Electric Vehicle Charging Station and maintain power to Lease.
2. SUPPORTS actions to pursue the freehold ownership and land transfer of Reserve 39178 being Lot 2155 on Deposited Plan 186895, Coolgardie Administration to the Shire of Coolgardie.

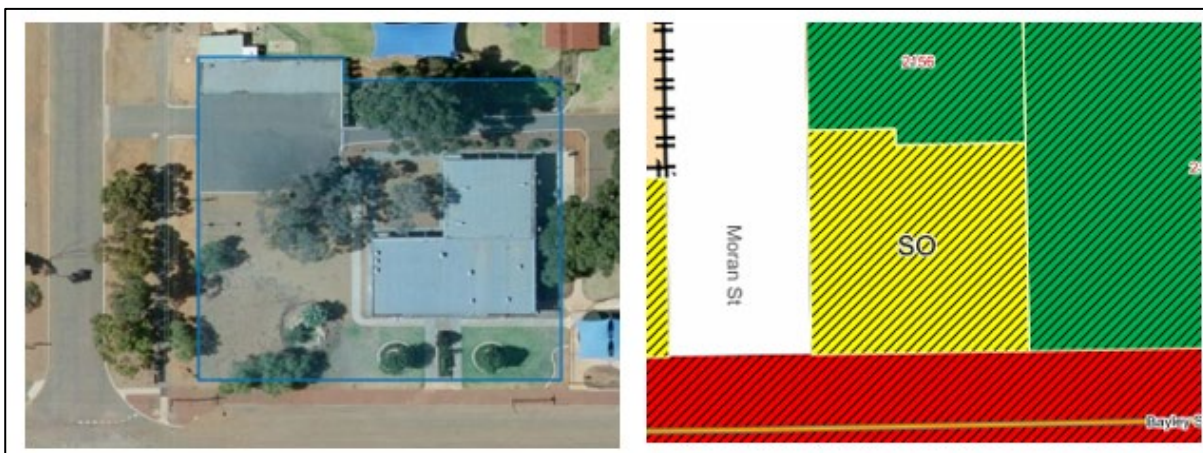
In accordance with resolution (point 1) above, the Reserve purpose change was completed on 10 August 2023.

COMMENT

The Department of Planning Lands and Heritage have advised: -

- *The Department of Planning, Lands and Heritage has been investigating the Shire of Coolgardie's request to acquire Reserve 39178, being Lot 2155 on DP 186895, in freehold. This reserve is currently set aside for the purpose of 'Shire Office, Library, Health Services and Electric Vehicle Charging Station'.*
- *Landgate appraisal has put the value of the subject site at \$83,000, excluding GST.*
- *The land transaction will attract document preparation (\$1,427) and lodgement (\$203) fees, both of which are subject to change. Stamp duty will also be payable.*

The site is located on Bayley Street, corner Moran Street and contains the Shire administration offices, committee, meeting rooms, amenities and parking. The site is zoned public purpose under Local Planning Scheme No 5.



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

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

- The site valuation of \$83,000 plus GST.
- The associated costs for Document Preparation Fee (\$1,427) and registration fee (\$203). These fees are subject to change.

Following Council acceptance, the matter will be forwarded to the Delivery team to finalise which will include associated contacts of sale and transfer actions.

Options

Council have the following options: -

- Option 1 – Accept the Valuation and associated costs and finalise the land freehold process.
- Option 2 – Decline the valuation and abandon the current request.

It is recommended that the Shire supports the valuation and finalise freehold ownership and finalise freehold ownership and land purchase of the Coolgardie Administration Officer on Reserve 39178, being Lot 2155 on DP 186895, to increase the opportunities for development within the townsite.

CONSULTATION

Nil

STATUTORY ENVIRONMENT

Land Administration Act 1997

Local Government Act 1995

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

Land Purchase - \$83,000 plus GST

Document Preparation and Registration fee (\$1,427) and Registration fee (\$203). These fees are subject to change.

STRATEGIC IMPLICATIONS**A thriving local economy**

Encouraging the development of local business education and support

Supporting local businesses in the Shire

Accountable and effective leaders

Developing strong partnerships with stakeholders for the benefit of our community

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

ATTACHMENTS

Nil

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That Council **ACCEPT** the associated costs for the freeholding and purchase of Lot 2155 on Deposited Plan 186895, Reserve 39178 on Bayley Street, Coolgardie comprising: -

1. Valuation of \$83,000 (eighty-three thousand) plus GST,
2. Document Preparation fee \$1,427.00 and Registration fee of \$203.00, and any associated fee changes.

12.2.4 PROPOSED FOOD VAN CAFE - NO 63 BAYLEY STREET, COOLGARDIE

Location: Lot 124 & 540 No 63 Bayley Street, Coolgardie
Applicant: Barbara King
Disclosure of Interest: Nil
Date: 06 September 2023
Author: Francesca LeFante, Town Planning Consultant

SUMMARY

To consider an application for a Food Van to operate from within the existing building at 63 Bayley Street, Coolgardie.

The proposal comprises: -

- Use of a Food Van to operate from within the existing building at 63 Bayley Street, Coolgardie.
- Provide take away food.
- Provide seating for up to 12 people in the building.
- Operating from 10:00am to 2:00pm on Friday, Saturday and Sunday, with the potential to open more days.
- Provision of 2 on-site parking bays for staff.
- Onsite amenities – toilets and restoring a hand basin.

The potential future building expansion will require separate approval.

In support of the proposal the applicant has advised the following: -

- *Use the old Pryor Garage as a trendy eating place, decorated with some local history.*
- *Provide seating for up to 10 people to get out of the wind and sun, supply take away food and coffee, while keeping the historic look of the building.*
- *Provide various food offerings including sandwiches, burgers.*
- *The aim is to eventually put in a commercial kitchen and grease trap in the unused room to the site and provide an American barbeque (smoker) as this type of food has a huge following and is very trendy, but this is a long term plan at this stage.*

BACKGROUND

The site is Lot 124, No 63 Bayley Street, Coolgardie, and contains a large shed on the street boundary. The proposal café food van is to be located within the existing building fronting Bayley Street, making use of on-street parking, The subject is shown on the plan below.



In July 2023 Council approved a similar development for a food van in Coolgardie approximately 100m from the subject site for a 12-month period, providing time enable the permanent café to comply with site services, toilets and other amenities as required under Health and Building legislation.

COMMENT

The proposal is to commence the operations of the Food Van within the existing building which include the provisions of onsite seating area and space for additional food types.

Land Use

Under the Shire’s Local Planning Scheme, the following is relevant: -

- A cafe is classified as ‘P’ use in commercial zone is defined as:

Premises primarily used for the preparation, sale and serving of food and drinks for consumption on the premises by customers for whom seating is provided, including premises that are licenced under the Liquor Control Act 1988.

The Shire’s Local Planning Scheme the scheme aims, zone objectives and the provisions of the Deemed Provisions of Clause 67 of the Planning and Development (Local Planning Schemes) Regulations 2015.

The objectives of the Commercial zone are: -

- To provide for a range of shops, offices, restaurants and other commercial outlets in defined townsites or activity centres.
- To maintain the compatibility with the general streetscape, for all new buildings in terms of scale, height, style, materials, street alignment and design of facades.
- To ensure that development is not detrimental to the amenity of adjoining owners or residential properties in the locality.

The proposal offers a diverse mix of food offerings in a unique setting and ambience in the townsite. The proposal is considered to support the local economy and expand the food offerings to attract both local and tourists to the Coolgardie Townsite.

Building Expansion

The applicant is seeking 12-month period to trade and test the market, prior to implementing further works for the proposal including future expansion of the building to facilitate the construction of permanent kitchen. This aspect will for part of further applications and subject to separate approval.

Health Requirements

The Shire Health Office meet with the applicant and undertook a site inspection on 05 September 2023, and discussed the building and food legislative provisions for the proposal, including: -

- Short-term / Temporary
 - Concrete floors and walls require patching, sealing and painting;
 - Smoker can be located within the building, to be exhausted through the roof, and may need a capture canopy;
 - Waste water to food van via temporary arrangements of a capture tank which is emptied at a local dump point with the longer term solution to be connected to the sewer and the installation of a grease trap.

- Longer-term
 - Toilets – including provision of disabled toilet and hand basins, internal walls to be sealed with bondcrete.
 - Future kitchen – requirements including location of storage areas.
 - Dining area covering.

The above provisions will be included as conditions on the approval.



Loading and servicing

Loading and servicing of the proposed food can café is capable of occurring on the site, however during the initial temporary 12-month period, this is considered appropriate that can occur from the road, where it does not impact road uses or road safety. This element will be reviewed at the conclusion of the initial period.

Summary

The proposed use and operations comprising an onsite Food Van and dedicated seating area is considered to be: -

- Similar to other Food Vans supported in the Coolgardie Townsite.
- Compatible with the scheme and zone objectives and provision.
- Offers a diverse mix of food offerings.
- Provides in a unique setting and ambience in the townsite.
- Activate the townsite, local economy to local and tourists.

Given the nature of the proposal, approval of the proposal is supported for an initial 12-month period, with associated conditions relating to health provisions and servicing.

Options

Council had the following options: -

- Options 1: Approve the proposal – with various conditions.
- Option 2: Refuse the proposal.
- Option 3: Defer pending further information. This will require Council to specify the additional information required.

CONSULTATION

Nil

STATUTORY ENVIRONMENT

Local Planning Scheme

Planning and Development Act

Deemed Provisions

Local Government Act 1995

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

A thriving local economy

Encouraging the development of local business education and support

Supporting local businesses in the Shire

Accountable and effective leaders

Developing strong partnerships with stakeholders for the benefit of our community

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

ATTACHMENTS

1. Applicants supporting information
2. Plans

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That Council **APPROVE** the proposed **CAFÉ – FOOD VAN** operating on Lot 124 & 540, No 63 Bayley Street, Coolgardie in accordance with the application dated 07 August 2023 as shown in the attached plans, subject to the following: -

1. Approval is granted for a limited timeframe of twelve (12) months. Further formal planning approval is required to operate beyond this timeframe.
2. The premises to be kept in neat/tidy condition at all times by the owner/occupier to the satisfaction of the Shire of Coolgardie.
3. Compliance and licencing of the Food Van and associated areas as required under the Health and Food legislative provisions.
4. Minor short-term parking on Bayley Street to servicing the temporary operation can occur for a period of 12 months. Continuation of the use beyond the temporary period, will require details of the designated loading areas and in a manner that does not interfere with traffic movement or public parking on Bayley Street.
5. All areas of outdoor storage must be screened from public view.
6. The provision of toilets and other amenities within 12 months as required under Health and Building legislation to the satisfaction of the Shire's Health Officer.
7. Connection of the facility to site services in compliance with legislative provisions within 12 months as required under Health legislation to the satisfaction of the Shire's Health Officer.

12.2.5 KAMBALDA HOTEL EXPANSION - PA23-15

Location: Lot 967 No 20-26 Bluebush Road, Kambalda West
Applicant: Associated Building Surveyors Pty Ltd
Disclosure of Interest: Nil
Date: 05 September 2023
Author: Francesca LeFante, Town Planning Consultant

SUMMARY

The Shire has received an application for extension of the Kambalda Hotel comprises: -

- The proposed additional 21 rooms, above the current single floor section, comprising 7 single rooms and 14 twin rooms.
- Removal of the existing swimming pool and replacing with Pergola and sitting area.
- Modification of ground laundry into 2 rooms and construction of new laundry facilities in the main courtyard.

In support of the proposed the applicant has advised that: -

- *The existing hotel facility which includes 26 units has a section of the existing structure suitable for additional rooms.*
- *The original structure was designed and built to include the upper rooms.*
- *Architectural and Engineering inspection confirmed the existing structure has been built to support an upper floor.*



The applicant has provided a report outline the proposal design, site layout and merits, which are contained in **Attachment 1**.

BACKGROUND

The site is located on Lot 967 No 20-26 Bluebush Road, Kambalda West contains the existing Kambalda Hotel, and includes 26 units, and is located with the Kambalda Townsite. The surrounding sites include residential, service station and civic amenities.

COMMENT

The site is zoned Commercial Townsite under Local Planning Scheme No 5. The Hotel expansion is classified as: -

- Hotel is classified as a D use which means that *“the use is not permitted unless the local government has exercised its discretion by granting development approval.”*



The objective of the Commercial zone are: -

- To provide for a range of shops, offices, restaurants and other commercial outlets in defined townsites or activity centres.
- To maintain the compatibility with the general streetscape, for all new buildings in terms of scale, height, style, materials, street alignment and design of facades.
- To ensure that development is not detrimental to the amenity of adjoining owners or residential properties in the locality.

Local Planning Strategy

The Shire’s Local Planning Strategy was endorsed by WAPC in October 2016. Under the Strategy the Kambalda West Commercial area focuses on maintaining and consolidating the existing commercial area. This proposal is consistent with the Shire’s Local Planning Strategy.

Strategy	Enable the Shire to capitalise on the visitor economy.
Actions	Provide for a variety of tourism accommodation types, ensuring that the development and management of sites maximise the interest value and tourism appeal.

Scheme Provisions

The proposal has been assessed against the development standard that apply under the scheme. The following tables outlines the details: -

Scheme Provisions	Required	Provided
Setbacks Street	Nil – varied at the discretion of Council	Consistent with existing building

Setbacks - Side and Rear	In accordance with BCA	Complies
Landscaping	<ol style="list-style-type: none"> 1. Canopy shade trees at the rate of 1 tree for every 4 open air parking bays. 2. Screen landscaping as required by Council 3. Additional landscaping as required by Council 	No change to the carparking area of site landscaping
Service and loading areas	Clause 32.3 all service and loading areas shall be located behind the primary street setback and appropriately screened.	The existing servicing is located the proposal does not alter the site servicing and loading areas.
Parking	1 space per bedroom plus 1 space per 2 sqm bar and lounge.	The site has significant on-site parking, with over 50 vehicles and buses.
Signage	Council consideration	No changes

Built Form – Design

SPP 7.0 – Design of the Built Environment requires design to be considered against 10 design principles, the following is relevant-

Design Element	Design Principle	Applicant Response
1 – Context and character	<i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place</i>	The new section of the proposed building is designed to match the existing finish and look of the Kambalda Hotel.
2 – Landscaping	<i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context</i>	The existing landscape contains large trees in the carpark. The plans incorporate changes to the communal area which include additional landscaping suitable to the climatic conditions and retention of the existing vegetation.
3 – Built form and scale	<i>Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area</i>	The existing two storey structure is designed to enable an additional storey. The propose upper floor is design to match the existing building.
4 – Functionality and build quality	<i>Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.</i>	The proposed development is based on the design of the existing accommodation, which no changes to the functionality and ground floor layout.
5 – Sustainability	<i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i>	The design has incorporated sustainability elements including retention of existing building, cladding material, solar panels, and water saving devices.
6 - Amenity	<i>Good design provides successful places that offer a variety of uses and activities while optimising internal and external amenity for occupants, visitors, and</i>	The proposal is designed to complement the existing building and will provided additional accommodation for local and FIFO workforce.

	<i>neighbours, providing environments that are comfortable, productive, and healthy</i>	The upper floor addition to the existing structure offers additional accommodation with limited disruption of the existing.
7 – Legibility	<i>Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.</i>	No changes are proposed to the main building entrance points, some additional directional signage may be required. The site has designated parking and a number of occupants are anticipate being bused to the site.
8 – Safety	<i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use</i>	Designed accordance with the current Nation Construction Code including enclosed stairs, balustrade, safety glass and the like. No changes to the existing bar facilities.
9 - Community	<i>Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.</i>	Increase in accommodation - both FIFO and longer term, benefit local employment in catering, cleaning, and building services. There are a range of existing facilities on the site.
10 - Aesthetics	<i>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses</i>	The design aesthetic are consistent with the current design, material and finishes, with no noticeable impact evident when completed

The proposed buildings are design, with materials and finished consistent with the existing building façade and appearance. The scale and configuration of the use is appropriate in terms of intensity and amenity in the Commercial zone. The immediate area includes supermarket – Woolworths, commercial tenancies, workers accommodation, civic buildings and recreation facilities. The design and streetscape treatments are appropriate in the context and character of the surrounding existing area. The site plan and elevation (**Attachment 2**) shows the structures being located.

Landscape and vegetation

The existing site contains various scatter trees. The proposal provides landscaping around the new accommodation units and along the boundary. A landscaping strip around boundaries provides some visual separation from the road reserve.

Parking Traffic, and Access

Local Planning Scheme No 5 parking provisions are detailed in Schedule 3 and require 1 space per bedroom plus 1 space per 2 m2 bar and lounge area.

The development does not change to the existing area park location or numbers in proposal. With vehicle access being retained from all streets adjoining the site.

The site is located within the core townsite commercial area, the site contains significant onsite parking for over 100 bays, which are located along three (3) sides of the building. There is sufficient on-site parking for the proposal hotel rooms.

Site Services

Kambalda townsite is serviced by reticulated sewer, water services and power. The applicant has advised that:

- *Water – reticulated water services are provided and managed by Water Corporation.*

- *Watercorp is expected to advise that a lack of water / sewer availability will be a key issue to any new development within Kambalda West and surrounding areas.*
- *The current Hotel has access to existing water and sewer and has no intention to remove the existing swimming pool and install a rainwater harvesting system to catch and utilise rainwater.*
- *While the proposal will require additional water for showers, toilet usage the amounts can be reduced significantly with water saving devices.*
- *The total assumed usage of an additional 21 rooms for showers and toilets equates as a total of 120lt per shower x 21 rooms 2,520lt p/day.*
- *Sewer – Reticulated sewer services are provided and managed by Water Corporation.*
- *Power – is provided by Western Power.*
 - *It is assumed that the addition of 21 extra rooms will not significantly increase the overall power consumption of the property.*
 - *Steps will be taken to assist with the reductions of power usage, notably.*
 - *AC units will operate by key fob (automatically turn off when fob removed)*
 - *Low watts LED lighting system*
 - *Future inclusion of Solar has been raised, with the possible inclusion of Battery storage at a later date.*

The Shire has ongoing strategic discussions with Water Corporation on potential development and growth within Coolgardie and Kambalda Townsites. The applicant will be responsible for providing and obtaining the relevant statutory approvals, at their costs all necessary serving connections. These aspects will require design approval during Building Permit stage.

Options

The following options are Council available: -

- Option 1: Approval for the proposal, subject to conditions
- Option 2: Refuse the proposal.
- Option 3: Defer the proposal for further information

Summary

The proposed expansion of the Kambalda Hotel is a discretionary use in a Commercial Zone. The development is a small increase of 26 rooms, the building design, form, scale, exterior materials and finishes are compatible with the existing building to enhance the site.

It is recommended that the proposal be approved subject to relevant planning conditions.

CONSULTATION

Internal offices

STATUTORY ENVIRONMENT

Local Planning Scheme

Planning and Development Act and Regulations

Deemed Provisions

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS**A thriving local economy**

Encouraging the development of local business education and support

Supporting local businesses in the Shire

Accountable and effective leaders

Developing strong partnerships with stakeholders for the benefit of our community

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

ATTACHMENTS

1. Applicants proposal
2. Site and Floor Plan

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That Council APPROVE the Hotel Extensions PA23-15 as shown on the accompanying plans at Lot 967 No 20-26 Bluebush Road, Kambalda West as shown in the approved plans and subject to the following:-

Conditions: -

1. This decision constitutes planning approval only and is valid for a period of 4 years from the date of approval. If the subject development is not substantially commenced within the specific period, the approval shall lapse and be of no further effect.
2. Development shall be in accordance with the attached approved plans and subject to any modifications required as a consequence of any condition(s) of this approval.
3. Prior to the commencement of any works a Construction Management Plan shall be prepared by a suitably qualified person and submitted to the local government for approval. The plan is to be implemented to the satisfaction of the Chief Executive Officer. This plan is to detail how construction will be managed to minimise disruption in the area and shall include:
 - a) Construction times;
 - b) Contract details of site person contact for management of any complaints;
 - c) Arrangements for the delivery and storage of materials and equipment to the site, including delivery times;
 - d) Traffic management, and
 - e) Any other matters likely to impact on the surrounding properties.
4. Prior to occupation a Noise Management Plan is prepared, and any mitigation measure identified to be implemented to the satisfaction of the Chief Executive Officer.
5. Prior to occupation or use of the development, the crossover/s and the verge and kerb reinstated to the specification and satisfaction of the Chief Executive Officer

6. Site to be connected to reticulated town infrastructure including water and sewerage to the satisfaction of the Water Corporation.
7. Site to be connected to town power infrastructure including to the satisfaction of the Western Power.

Advice Notes

1. This Determination Notice is not a Building Permit or Health Approval, nor authorise such works. All separate applications and approvals must be obtained prior to the commencement of construction on site, whichever occurs first.
2. No building or construction activities shall be carried out before 7.00am or after 7.00pm, Monday to Saturday, and not at all on Sunday or Public Holidays.
3. Should the applicant be aggrieved by the decision, or any condition imposed, then an appeal should be lodged either with the State Administrative Tribunal within 28 days of the date of this decision.

12.2.6 CARPORT - VARIATION

Location: Lot 762, No 16 Saltbush Road, Kambalda West
Applicant: Kristy Foale
Disclosure of Interest: Nil
Date: 20 September 2023
Author: Francesca LeFante, Town Planning Consultant

SUMMARY

The Shire has received an application (PA23/16) for a carport of 77 sqm being 4.3 x 18m. Variations are sought for the size of the carport under the R-Code Design Principles.

In support of the size application has advised the shed is to provide cover for his caravan and personal workshop. The plans are contained in **Attachment 1 & 2**.

BACKGROUND

The subject is zoned Residential R10/30 under Local Planning Scheme No 5, and has an area of 721 square metres. The map below shows the aerial and zoning of the subject site.



The proposal outbuilding exceeds the deemed to comply provisions of the Clause 5.4.3 – Residential Design Codes development standards as detailed below.

Standard	Requirement	Proposal	Variance
Area	60 sqm	77 sqm	17sqm
Height			
• Wall	2.4 m	2.4 m	Complies
• Roof (ridge)	4.2 m	3.6 m	Complies
Front (Streetscape) setback	6.0 m	Behind dwelling	Complies
Setbacks			
• Side (western)	1.0 m	1.0m	Complies

COMMENT

The subject site is zoned Residential R10/30 and adjoins residential properties.

Under the Residential Design Codes where proposals do not meet the deemed to comply provisions the Council is required to exercise judgement to determine the proposal. In relation to carports the design principle 5.2.1 provides the following guidance when considering variations:

P1.1	<i>to not obstruct views of dwellings from the street and vice versa, and designed to contribute positively to streetscapes and to the appearance of dwellings</i>
P1.2	<i>Garages and/or carports set back to ensure any vehicle parking on a driveway does not impede on any existing or planned adjoining pedestrian, cycle or dual-use path.</i>

The proposed carport / patio / outbuilding replaces existing smaller buildings that are located on the western boundary.

The proposal minor size variation is acceptable and is not considered to adversely impact the adjoining residential property given the design, scale and location of the carport, and there is no impact on the streetscape.

The proposed outbuilding is considered meets the design consideration of the R-Codes, the size variations are appropriate in the context and character of the surrounding existing area.

The following options are available to the council: -

Option 1: Approve the proposed outbuilding, subject to conditions.

Option 2: Refuse the proposal. The reasons for refusal are to be provided.

It is recommended that the proposal be approved subject to relevant planning conditions.

CONSULTATION

Nil

STATUTORY ENVIRONMENT

Local Planning Scheme

Planning and Development Act and Regulations

Deemed Provisions

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

A thriving local economy

Encouraging the development of local business education and support

Supporting local businesses in the Shire

Accountable and effective leaders

Developing strong partnerships with stakeholders for the benefit of our community

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

ATTACHMENTS**1. Site and Floor Plans****VOTING REQUIREMENT**

Simple majority

OFFICER RECOMMENDATION

That Council **APPROVE** the Outbuilding PA23/16 as shown on plans at Lot 762 No 16 Saltbush Road, Kambalda West as shown in the approved plans and subject to the following: -

Conditions:

1. This decision constitutes planning approval only. If the subject development is not substantially commenced within 2 years, the approval shall lapse and be of no further effect.
2. All development must be carried out in accordance with the approved plans as attached.
3. Building permit being obtained prior to the commencement of development.

Advice Notes

1. This Determination Notice is not a Building Permit or Health Approval, nor authorise such works. All separate applications and approvals must be obtained prior to the commencement of construction on site, whichever occurs first.
2. No building or construction activities shall be carried out before 7.00am or after 7.00pm, Monday to Saturday, and not at all on Sunday or Public Holidays.

12.2.7 KURRAWANG COMMUNITY CULTURAL CENTRE FACILITY - SHARPE ROAD, COOLGARDIE

Location: Lot 16 Sharpe Road, Coolgardie
Applicant: Dillon Gorton – Troppo Architects
Disclosure of Interest: Nil
Date: 20 September 2023
Author: Francesca LeFante, Town Planning Consultant

SUMMARY

Council is requested to consider granting development approval for Kurrawang Cultural Centre at Lot 16 (Plan 170600) off Sharpe Drive, Kurrawang. The site is located within the Kurrawang Aboriginal Christian Community. The development comprises: -

- Cultural Centre and associated amenities
- Landscaped parkland
- Carpark for 20 car parking spaces
- Access via internal roads

Attached are the plans of the proposal (**Attachments 1**).

BACKGROUND

The site is Lot 16, Plan 170600 (SL-61) off Sharpe Drive, Kurrawang. The facility being located at the entrance of the Kurrawang Aboriginal Christian Community (KACC) of the site identified as SL-25 under the Kurrawang Layout Plan. The location of this facility has been selected under direction by the landowners.

**COMMENT**Zoning and Land Use Permissibility

Kurrawang is covered by 2 sets of planning requirements. The site is affected by the following: -

- Local Planning Scheme No 5 and zoned Settlement .

There are no specific development standards that apply under the scheme and no local planning policies that apply to workforce accommodation.

Clause 17 states that development in a ‘Settlement’ zone shall be permitted in accordance with an endorsed layout plan.

- Kurrawang Aboriginal Settlement Layout Plan under State Planning Policy (SPP 3.2 which shows the subject site as “recreation”.
- Kurrawang Background Report – states the following use of this land. ↘



Built Form and Design

SPP 7.0 – Design of the Built Environment required design to be considered against 10 design principles, the following is relevant: - ↗

Design Element	Design Principle	Response
1 – Context and character	<i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place</i>	The proposed Cultural Facility is consistent with the Settlement plan and zoning
2 – Landscaping	<i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context</i>	The proposal incorporates landscaping is an integral part enhances the building and use.
3 – Built form and scale	<i>Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area</i>	The building is high quality design and aesthetics
4 – Functionality and build quality	<i>Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.</i>	The building is function for its purpose and use
5 – Sustainability	<i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i>	The design has incorporated sustainability elements and response to its location.

6 - Amenity	<i>Good design provides successful places that offer a variety of uses and activities while optimising internal and external amenity for occupants, visitors, and neighbours, providing environments that are comfortable, productive, and healthy</i>	The design, configuration and siting is high quality and will provide a statement at the entry of the site.
7 – Legibility	<i>Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.</i>	The design, configuration and siting is high quality and will provide a statement at the entry of the site
8 – Safety	<i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use</i>	The design interacts and opens to the surrounding landscaped parkland.
9 - Community	<i>Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.</i>	The proposed cultural centre supports community.
10 - Aesthetics	<i>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses</i>	The design aesthetics and material are high quality and will provide a statement at the entry of the site

The proposed building design, with materials and finished are of high quality, design and aesthetics are appropriate in the context and character of the site.

Traffic, Access and Provision of Parking

Sharpe road is classified as a local road under the care and control of the Shire of Coolgardie. The road provides access to and has low traffic movements. The current condition of the road reflects its usage.

Vehicle Access to the site is via a new gate proposed off Sharpe Drive. Construction traffic to the site is proposed to be short-term, with minimal on-going vehicle access for maintenance, estimate at approximately 1-5 times per year via a single vehicle.

The Kurrawang Plans states that:

Access to Kurrawang is from Sharpe Drive, which connects to Great Eastern Highway. Sharpe Drive goes through Kurrawang Nature Reserve.

The bridge that forms the entry to Kurrawang at the end of Sharpe Drive goes over the Perth to Kalgoorlie water main. The water main is on a service corridor that includes two unmade gravel roads that flank the pipeline.

The entry bridge is single lane (3m wide). This narrow width makes access for trucks and buses difficult. It would be safer if the bridge was wide enough to allow two vehicles (including trucks and buses) to pass on it.

The development proposes a public carpark with 20 parking bays provided on site (including one accessible bay). There is no dedicated bus parking areas, as such it is assumed visitors and staff will primarily be via car.

The proposal is for a Cultural Centre, no information is provided regarding the operation of the facility. Planning Scheme No 5 parking provisions are detailed in Schedule 3. Where a use is not specifically mentioned, the appropriate number of parking bays is to be determined by the local government. There are no prescribed parking standards for Cultural Facility. The parking provisions is to be considered appropriate.

The existing narrow bridge access to the site, accommodated the existing operations and vehicle use of the site. Intensification of the site or frequent site access via buses and heavy vehicles during the construction and operational phase to service the proposed development, may require to review the bridge access. Conditions relating to Construction management plans and heavy vehicle movement and access is proposed to be included on the site.

Options

The following options are Council available: -

- Option 1: Approval for the proposal, subject to conditions.
- Option 2: Refuse the proposal .
- Option 3: Defer the proposal for further information.

Summary

The proposal is recommended for approval subject to relevant planning conditions.

CONSULTATION

Shire Officers

STATUTORY ENVIRONMENT

Local Planning Scheme

Planning and Development Act and Regulations

Deemed Provisions

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

A thriving local economy

Encouraging the development of local business education and support

Supporting local businesses in the Shire

Accountable and effective leaders

Developing strong partnerships with stakeholders for the benefit of our community

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

ATTACHMENTS

1. Plans and Elevations

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That Council **APPROVE** Kurrawang Cultural Facility on Lot 16 Sharpe Street, Coolgardie being Settlement Plan subplot 25 Kurrawang Road - Application No PA23-19 as shown on the accompanying plans subject to the following: -

Conditions:

1. This decision constitutes planning approval only and is valid for a period of 4 years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.
2. Development shall be in accordance with the attached approved plans and subject to any modifications required as a consequence of any condition(s) of this approval.
3. Prior to the commencement of any works, a Construction Management Plan shall be prepared by a suitably qualified person and submitted to the local government for approval. The plan must be implemented to the satisfaction of the Chief Executive Officer. This plan is to detail how construction will be managed to minimise disruption in the area and shall include:
 - a. Construction times;
 - b. Arrangements for the delivery and storage of materials and equipment to the site, including delivery times;
 - c. Traffic management, and heavy vehicle access to the site;
 - d. Measures to ensure protection of the road and bridge condition.
4. Prior to the commencement of any works, a Construction Management Plan shall be prepared by a suitably qualified person and submitted to the local government for approval. This plan is to detail the vehicle uses of the existing road bridge and any works required to facilitate the proposed development and associated traffic and building servicing/ loading and/or waste vehicles. Costs associated with any road upgrades to facilitate the development, construction or operational stage are the responsibility of the applicant/owner.
5. A Bushfire Management Plan and Emergency Evacuation Plan to be prepared and any mitigation measures identified to be implemented to the satisfaction of the Chief Executive Officer.

Advice Notes

1. This Determination Notice is not a Building Permit. All separate applications and approvals must be obtained prior to the commencement of construction on site.
2. No building or construction activities shall be carried out before 7.00am or after 7.00pm, Monday to Saturday, and not at all on Sunday or Public Holidays.

12.2.8 LIST OF PAYMENTS - AUGUST 2023

Location: Nil
Applicant: Nil
Disclosure of Interest: Nil
Date: 19 September 2023
Author: Corina Morgan, Senior Finance Officer

SUMMARY

For Council to receive the list of accounts for August 2023

BACKGROUND

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

COMMENT

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

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

Significant Payments for the month of August 2023 are:

1. Plumbing Gas and Electrical – Sewer parts for Main Pump Station Coolgardie
2. Rangecon – Balance of Settlement as per Deed
3. Gencon – Bluebush Village Carpark, Kambalda Airport Maintenance & Gordon Adams Culvert Replacement
4. Pryce Mining Services – Installation of Electrical Works at Bluebush Village Expansion

CONSULTATION

Nil

STATUTORY ENVIRONMENT

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

POLICY IMPLICATIONS

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

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS**Accountable and effective leaders**

Maintain integrated strategic and operational plans

High quality corporate governance, accountability and compliance

ATTACHMENTS**1. List of Payments - August 2023****VOTING REQUIREMENT**

Simple majority

OFFICER RECOMMENDATION

That Council RECEIVE listing (attached) of accounts paid during the month of August 2023 by the Chief Executive Officer under delegated authority of Council.

1. Municipal accounts totalling \$4,444,816.94 on municipal vouchers EFT25819 – EFT26091, Cheque 53549 - 53552 and Direct Debits.
2. Credit card payments totalling \$16,576.96

12.2.9 MONTHLY FINANCIAL STATEMENTS FOR THE MONTH ENDED 31 AUGUST 2023

Location: Shire of Coolgardie
Applicant: Shire of Coolgardie
Disclosure of Interest: Nil
Date: 20 September 2023
Author: Martin Whitely, Consultant

SUMMARY

This report recommends that the Monthly Statement of Financial Activity report for the period ending 31 August 2023 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 31 August 2023, 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

High quality corporate governance, accountability and compliance

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

ATTACHMENTS

1. **Monthly Financial Report - August 2023**
2. **Management Report - August 2023**

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That the Monthly Financial Activity Statement for the period 1 July 2023 to 31 August 2023 be received.

12.3 Commercial Services

Nil

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 Proposed Medical Service - Coolgardie

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

17 CLOSURE OF MEETING