



# **AGENDA**

**Special Council Meeting**

**12 September 2023**

**3:00pm**

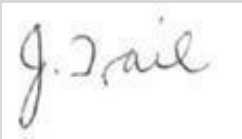
**Kambalda Recreation Centre, Barnes Drive,  
Kambalda**

**SHIRE OF COOLGARDIE**

**NOTICE OF**

Dear Elected Member

The next Special Council Meeting of the Shire of Coolgardie will be held on Tuesday 12 September 2023 commencing at 3:00pm.

A rectangular box containing a handwritten signature in cursive script that reads "J. Trail".

**JAMES TRAIL  
CHIEF EXECUTIVE OFFICER**

**SPECIAL COUNCIL MEETING****12 September 2023**

Welcome to the Special 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

**DISCLAIMER**

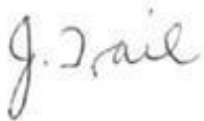
INFORMATION FOR PUBLIC ATTENDING COUNCIL MEETINGS

**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 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.**

**Order Of Business**

<b>1</b>	<b>Declaration of Opening / Announcement of Visitors .....</b>	<b>11</b>
<b>1.1</b>	<b>Welcome to Country Announcement .....</b>	<b>11</b>
<b>2</b>	<b>Declaration of Council Members .....</b>	<b>11</b>
<b>3</b>	<b>Record of Attendance / Apologies / Approved Leave of Absence.....</b>	<b>11</b>
<b>4</b>	<b>Declarations of Interest .....</b>	<b>11</b>
4.1	Declarations of Financial Interests – Local Government Act Section 5.60A .....	11
4.2	Declarations of Proximity Interests – Local Government Act Section 5.60B.....	11
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.....	11
<b>5</b>	<b>Public Question Time .....</b>	<b>11</b>
<b>6</b>	<b>Applications for Leave of Absence .....</b>	<b>11</b>
<b>7</b>	<b>Confirmation of Minutes of Previous Meetings.....</b>	<b>11</b>
<b>8</b>	<b>Reports of Committees.....</b>	<b>11</b>
	Nil	
<b>9</b>	<b>Reports of Officers .....</b>	<b>12</b>
<b>9.1</b>	<b>Executive Services .....</b>	<b>12</b>
9.1.1	RFT 05/2023 - General Maintenance Panel .....	12
<b>9.2</b>	<b>Operation Services.....</b>	<b>22</b>
9.2.1	Kurrajong Village Expansion - Evolution - Gnarlbine Road, Coolgardie .....	22
9.2.2	Procurement of Articulated Vehicle for Coolgardie Waste Facility.....	28
<b>10</b>	<b>New Business of an Urgent Nature Introduced by Decision of Meeting .....</b>	<b>30</b>
10.1	Elected Members.....	30
10.2	Council Officers .....	30
<b>11</b>	<b>Closure of Meeting.....</b>	<b>30</b>

**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 PUBLIC QUESTION TIME****6 APPLICATIONS FOR LEAVE OF ABSENCE****7 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS**

Nil

**8 REPORTS OF COMMITTEES**

Nil

## 9 REPORTS OF OFFICERS

### 9.1 Executive Services

#### 9.1.1 RFT 05/2023 - GENERAL MAINTENANCE PANEL

**Location:** Shire of Coolgardie  
**Applicant:** NIL  
**Disclosure of Interest:** NIL  
**Date:** 6<sup>th</sup> September 2023  
**Author:** Celia Jordaan, Consultant

#### SUMMARY

That Council award Tender 05/2023 General Maintenance Panel for the provision of general building maintenance and trades services on the schedule of rates offered in the Respondents' tender offer for a period of three years with the option to extend the contract for a further two year period at the sole discretion of the Shire to the following contractors as part of the refreshed General Maintenance Panel for the trades categories as listed below:

No	Contractor Name	Organisation	Service Categories Awarded
1	Fire Shield Services		a. Fire Services
2	Fulton Hogan		a. General Road Maintenance Support and Services b. Line Marking c. Pavement Stabilisation d. Street Sweeping e. Project Management of Infrastructure Assets
3	HS Leeson		a. Building Maintenance and Services b. Plant and Equipment Hire c. Testing and Tagging
4	HC Construction		a. Asbestos Removal and Management b. Building Maintenance and Services c. Carpentry and Joinery Services d. Concreting e. Fencing f. General Handyman Services g. Painting Supplies and Services h. Roofing i. Project Management of Infrastructure Assets
5	Next Gen Building		a. Building Maintenance and Services (already awarded under RFT08/2022) b. Carpentry and Joinery Services (already awarded under RFT08/2022) c. Fencing (already awarded under RFT08/2022) d. General Handyman Services (already awarded under RFT08/2022) e. Roofing (already awarded under RFT08/2022) f. Plant and Equipment Hire (new category assessed as part of the panel refresh)

No	Contractor Name	Organisation	Service Categories Awarded
			g. Project Management of Infrastructure Assets (new category assessed as part of the panel refresh)
6	Quaintrelle (WA)		a. Street Sweeping
7	Pryce Mining Services		a. Air Conditioning Maintenance and Services b. Building Maintenance and Services c. Carpentry and Joinery Services d. Concreting e. Fencing f. General Handyman Services g. General Road Maintenance Support and Services h. Painting Supplies and Services i. Plant and Equipment Hire j. Roofing k. Testing and Tagging
8	Tagsat t/a Retro Roads		a. Line Marking
9	Western Stabilisers		a. Pavement Stabilisation
10	Worthy Engineering		a. Plant and Equipment Hire b. Plant, Fleet and Equipment Maintenance

## BACKGROUND

The Shire of Coolgardie issued a Request for Tender for General Maintenance Panel for the as and when required provision of general building, maintenance and trades services.

The RFT was advertised on 4 August 2023 via Tenderlink, Shire website, Kalgoorlie Miner and West Australian with submissions closing at 3pm (WST) on Monday, 21 August 2023. The RFT did not include a mandatory site visit.

The RFT was a panel refresh and existing maintenance related panel suppliers did not need to retender unless for new categories.

## COMMENT

The Shire requires services of suitably qualified and experienced suppliers to provide general building, maintenance and trades services on an as and when required basis as part of a panel of suppliers as set out in the specification included in the RFT.

The scope of the tender was for the refresh of a panel of providers and maintenance categories required, covering the following service categories:

1. Air Conditioning Maintenance and Services;
2. Asbestos Removal and Management;
3. Building Maintenance and Services;
4. Carpentry and Joinery Services;
5. Concreting;

6. Fencing;
7. Fire Services;
8. General Handyman Services;
9. General Road Maintenance and Support Services;
10. Line Marking;
11. Painting Services;
12. Pavement Stabilisation
13. Plant and Equipment Hire;
14. Plant, Fleet and Equipment Maintenance;
15. Roofing;
16. Testing and Tagging;
17. Street Sweeping;
18. Project Management of Infrastructure Assets

Each successful Tenderer will be engaged by the Shire for a period of three years with the option to extend the contract for a further two year period at the sole discretion of the Shire.

The services to be provided by each successful Tenderer will be provided as and when required by the Shire under a purchase order at the tendered rates in accordance with the terms and conditions of the contract.

The following 11 organisations submitted tender offers for the trades as set out in the RFT (in no particular order) as Indicated below:

1. Coates Hire
2. Fire Shield Services;
3. Fulton Hogan;
4. HS Leeson;
5. HC Construction;
6. Next Gen Building;
7. Quintrelle (WA);
8. Pryce Mining Services;
9. Tagsat t/a Retro Roads;
10. Western Stabilisers; and
11. Worthy Engineering.

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 – given that Coates Hire delivered an incomplete and non-compliant tender, their submission was not further evaluated;

- b. Stage 2: Compliance criteria – no material deficiencies;
- c. Stage 3: Acceptable Qualitative review;
- d. Stage 4: Schedule of rates review.

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

QUALITATIVE CRITERIA	WEIGHTING
Relevant Experience	50%
Proposed Resources	10%
Pricing	40%

The outcome of the qualitative assessment is as follows:

No	Contractor Organisation Name	Service Categories Awarded	Pro Rata Weighted Total Score Out of 100%
1	Fire Shield Services	a. Fire Services	80%
2	Fulton Hogan	a. General Road Maintenance Support and Services b. Line Marking c. Pavement Stabilisation d. Street Sweeping e. Project Management of Infrastructure Assets	76%
3	HS Leeson	a. Building Maintenance and Services b. Plant and Equipment Hire c. Testing and Tagging	80%
4	HC Construction	a. Asbestos Removal and Management b. Building Maintenance and Services c. Carpentry and Joinery Services d. Concreting e. Fencing f. General Handyman Services g. Painting Supplies and Services h. Roofing i. Project Management of Infrastructure Assets	74%
5	Next Gen Building	a. Building Maintenance and Services (already awarded under RFT08/2022) b. Carpentry and Joinery Services (already awarded under RFT08/2022) c. Fencing (already awarded under RFT08/2022) d. General Handyman Services (already awarded under RFT08/2022) e. Roofing (already awarded under RFT08/2022) f. Plant and Equipment Hire (new category recommended for award as part of the panel refresh) g. Project Management of Infrastructure Assets (new category recommended for award as part of the panel refresh)	80%
6	Quaintrelle (WA)	a. Street Sweeping	76%
7	Pryce Mining Services	a. Air Conditioning Maintenance and Services b. Building Maintenance and Services	80%

No	Contractor Organisation Name	Service Categories Awarded	Pro Rata Weighted Total Score Out of 100%
		c. Carpentry and Joinery Services d. Concreting e. Fencing f. General Handyman Services g. General Road Maintenance Support and Services h. Painting Supplies and Services i. Plant and Equipment Hire j. Roofing k. Testing and Tagging	
8	Tagsat t/a Retro Roads	a. Line Marking	80%
9	Western Stabilisers	a. Pavement Stabilisation	76%
10	Worthy Engineering	a. Plant and Equipment Hire b. Plant, Fleet and Equipment Maintenance	74%

With the exception of Coates Hire, all of the tender submissions were acceptable and it is recommended to add all of the organisations listed above panel members on the general maintenance, building and trades panel.

It is to be noted that the majority of suppliers are local to the Shire of Coolgardie or operate within the Goldfields-Esperance region.

### CONSULTATION

Robert Hicks – Deputy Chief Executive Officer - Coolgardie Shire

Bec Horan, Manager Executive Services - Coolgardie Shire

### STATUTORY ENVIRONMENT

Local Government Act 1995, Section 3.57

### POLICY IMPLICATIONS

NIL

### FINANCIAL IMPLICATIONS

The funds for any services to be provided, will be included in approved budgets for the specific services required.

### 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 05/2023 - Tender Assessment Workbook - Confidential



**2. RFT 05/2023 - Categories and Evaluation - Confidential**

**VOTING REQUIREMENT**

Simple majority

**SPECIAL COUNCIL RESOLUTION AND OFFICER RECOMMENDATION****That Council:-**

1. **Accept the tender submitted by Fire Shield Services Pty Ltd ABN 59 152 822 789 for the provision of general building, maintenance and trades services for the categories as listed below and on the schedule of rates offered in the Respondent's tender offer for a period of three years with the option to extend the contract for a further two year period at the sole discretion of the Shire:**
  - a. **Fire Services**
2. **Delegate authority to the Chief Executive Officer to enter into negotiations and finalise the contract with Fire Shield Services Pty Ltd for the provision of general building, maintenance and trades services for the categories as listed below and on the schedule of rates offered in the Respondent's tender offer for a period of three years with the option to extend the contract for a further two year period at the sole discretion of the Shire and sign and affix the common seal to any required documents:**
  - a. **Fire Services**
3. **Accept the tender submitted by Fulton Hogan Industries Pty Ltd ABN 54 000 538 689 for the provision of general building, maintenance and trades services for the categories as listed below and on the schedule of rates offered in the Respondent's tender offer for a period of three years with the option to extend the contract for a further two year period at the sole discretion of the Shire:**
  - a. **General Road Maintenance Support and Services**
  - b. **Line Marking**
  - c. **Pavement Stabilisation**
  - d. **Street Sweeping**
  - e. **Project Management of Infrastructure Assets**
4. **Delegate authority to the Chief Executive Officer to enter into negotiations and finalise the contract with Fulton Hogan Industries Pty Ltd for the provision of general building, maintenance and trades services for the categories as listed below and on the schedule of rates offered in the Respondent's tender offer for a period of three years with the option to extend the contract for a further two year period at the sole discretion of the Shire and sign and affix the common seal to any required documents:**
  - a. **General Road Maintenance Support and Services**
  - b. **Line Marking**
  - c. **Pavement Stabilisation**
  - d. **Street Sweeping**
  - e. **Project Management of Infrastructure Assets**
5. **Accept the tender submitted by H & S Leeson Pty Ltd ABN 33 615 256 490 for the provision of general building, maintenance and trades services for the categories as listed below and on the schedule of rates offered in the Respondent's tender offer for a period of three years with the option to extend the contract for a further two year period at the sole discretion of the Shire:**
  - a. **Building Maintenance and Services**
  - b. **Plant and Equipment Hire**
  - c. **Testing & Tagging**
6. **Delegate authority to the Chief Executive Officer to enter into negotiations and finalise the contract with H & S Leeson Pty Ltd for the provision of general building, maintenance and trades services for the categories as listed below and on the schedule of rates offered in the Respondent's tender**

offer for a period of three years with the option to extend the contract for a further two year period at the sole discretion of the Shire and sign and affix the common seal to any required documents:

- a. Building Maintenance and Services
- b. Plant and Equipment Hire
- c. Testing & Tagging

7. Accept the tender submitted by HC Construction Services Pty Ltd ABN 15 632 923 703 for the provision of general building, maintenance and trades services for the categories as listed below and on the schedule of rates offered in the Respondent's tender offer for a period of three years with the option to extend the contract for a further two year period at the sole discretion of the Shire:

- a. Asbestos Removal and Management
- b. Building Maintenance and Services
- c. Carpentry and Joinery Services
- d. Concreting
- e. Fencing
- f. General Handyman Services
- g. Painting Supplies and Services
- h. Roofing
- i. Project Management of Infrastructure Assets

8. Delegate authority to the Chief Executive Officer to enter into negotiations and finalise the contract with HC Construction Services Pty Ltd for the provision of general building, maintenance and trades services for the categories as listed below and on the schedule of rates offered in the Respondent's tender offer for a period of three years with the option to extend the contract for a further two year period at the sole discretion of the Shire and sign and affix the common seal to any required documents:

- a. Asbestos Removal and Management
- b. Building Maintenance and Services
- c. Carpentry and Joinery Services
- d. Concreting
- e. Fencing
- f. General Handyman Services
- g. Painting Supplies and Services
- h. Roofing
- i. Project Management of Infrastructure Assets

9. Accept the tender submitted by Next Gen Building Pty Ltd ABN 28 617 695 842 for the provision of general building, maintenance and trades services for the categories as listed below and on the schedule of rates offered in the Respondent's tender offer for a period of three years with the option to extend the contract for a further two year period at the sole discretion of the Shire for the further categories in addition to the categories previously awarded under RFT08/2022:

- a. Plant and Equipment Hire
- b. Project Management of Infrastructure Assets

10. Delegate authority to the Chief Executive Officer to enter into negotiations and finalise the contract with Next Gen Building Pty Ltd for the provision of general building, maintenance and trades services for the categories as listed below and on the schedule of rates offered in the Respondent's tender offer for a period of three years with the option to extend the contract for a further two year period at the sole discretion of the Shire and sign and affix the common seal to any required documents:

- a. Plant and Equipment Hire

**b. Project Management of Infrastructure Assets**

11. **Accept the tender submitted by Quaintrelle (WA) Pty Ltd ABN 12 606 987 197 for the provision of general building, maintenance and trades services for the categories as listed below and on the schedule of rates offered in the Respondent's tender offer for a period of three years with the option to extend the contract for a further two year period at the sole discretion of the Shire:**
  - a. **Street Sweeping**
12. **Delegate authority to the Chief Executive Officer to enter into negotiations and finalise the contract with Quaintrelle (WA) Pty Ltd for the provision of general building, maintenance and trades services for the categories as listed below and on the schedule of rates offered in the Respondent's tender offer for a period of three years with the option to extend the contract for a further two year period at the sole discretion of the Shire and sign and affix the common seal to any required documents:**
  - a. **Street Sweeping**
13. **Accept the tender submitted by Pryce Mining Services Pty Ltd ABN 22 120 999 359 for the provision of general building, maintenance and trades services for the categories as listed below and on the schedule of rates offered in the Respondent's tender offer for a period of three years with the option to extend the contract for a further two year period at the sole discretion of the Shire:**
  - a. **Airconditioning Maintenance and Services**
  - b. **Building Maintenance and Services**
  - c. **Carpentry and Joinery Services**
  - d. **Concreting**
  - e. **Fencing**
  - f. **General Handyman Services**
  - g. **General Road Maintenance Support and Services**
  - h. **Painting Supplies and Services**
  - i. **Plant and Equipment Hire**
  - j. **Roofing**
  - k. **Testing and Tagging**
14. **Delegate authority to the Chief Executive Officer to enter into negotiations and finalise the contract with Pryce Mining Services Pty Ltd for the provision of general building, maintenance and trades services for the categories as listed below and on the schedule of rates offered in the Respondent's tender offer for a period of three years with the option to extend the contract for a further two year period at the sole discretion of the Shire and sign and affix the common seal to any required documents:**
  - a. **Airconditioning Maintenance and Services**
  - b. **Building Maintenance and Services**
  - c. **Carpentry and Joinery Services**
  - d. **Concreting**
  - e. **Fencing**
  - f. **General Handyman Services**
  - g. **General Road Maintenance Support and Services**
  - h. **Painting Supplies and Services**
  - i. **Plant and Equipment Hire**
  - j. **Roofing**
  - k. **Testing and Tagging**
15. **Accept the tender submitted by Tagsat Pty Ltd t/a Retro Roads ABN 99 620 083 981 for the provision of general building, maintenance and trades services for the categories as listed below and on the schedule of rates offered in the Respondent's tender offer for a period of three years with the option to extend the contract for a further two year period at the sole discretion of the Shire:**

a. Line Marking

16. Delegate authority to the Chief Executive Officer to enter into negotiations and finalise the contract with Tagsat Pty Ltd t/a Retro Roads for the provision of general building, maintenance and trades services for the categories as listed below and on the schedule of rates offered in the Respondent's tender offer for a period of three years with the option to extend the contract for a further two year period at the sole discretion of the Shire and sign and affix the common seal to any required documents:
  - a. Line Marking
17. Accept the tender submitted by Western Stabilisers Pty Ltd ABN 74 127 926 265 for the provision of general building, maintenance and trades services for the categories as listed below and on the schedule of rates offered in the Respondent's tender offer for a period of three years with the option to extend the contract for a further two year period at the sole discretion of the Shire:
  - a. Pavement Stabilisation
18. Delegate authority to the Chief Executive Officer to enter into negotiations and finalise the contract with Western Stabilisers Pty Ltd for the provision of general building, maintenance and trades services for the categories as listed below and on the schedule of rates offered in the Respondent's tender offer for a period of three years with the option to extend the contract for a further two year period at the sole discretion of the Shire and sign and affix the common seal to any required documents:
  - a. Pavement Stabilisation
19. Accept the tender submitted by Worthy Engineering Services Pty Ltd ABN 20 654 781 656 for the provision of general building, maintenance and trades services for the categories as listed below and on the schedule of rates offered in the Respondent's tender offer for a period of three years with the option to extend the contract for a further two year period at the sole discretion of the Shire:
  - a. Plant and Equipment Hire
  - b. Plant, Fleet and Equipment Maintenance
20. Delegate authority to the Chief Executive Officer to enter into negotiations and finalise the contract with Worthy Engineering Services Pty Ltd for the provision of general building, maintenance and trades services for the categories as listed below and on the schedule of rates offered in the Respondent's tender offer for a period of three years with the option to extend the contract for a further two year period at the sole discretion of the Shire and sign and affix the common seal to any required documents:
  - a. Plant and Equipment Hire
  - b. Plant, Fleet and Equipment Maintenance

## 9.2 Operation Services

### 9.2.1 KURRAJONG VILLAGE EXPANSION - EVOLUTION - GNARLBINE ROAD, COOLGARDIE

**Location:** Lot 2435 Site 1 – Gnarlbine Road, Coolgardie  
**Applicant:** Evolution Mining  
**Disclosure of Interest:** Nil  
**Date:** 04 September 2023  
**Author:** Francesca LeFante, Town Planning Consultant

#### SUMMARY

Council approval is sought for the expansion of Evolution – Kurrajong Village, to accommodate a further 56 rooms for workers accommodation. The development comprises: -

- Expanding the current camp, within the boundaries of the site.
- New accommodation units in pods, which contain 4 bedrooms each layout with private amenities.
- The buildings are transportable include verandah elements.
- 1 additional laundry.
- An additional 12 car parking spaces are proposed to be installed on compacted 20mm gravel.

Attached are the Supporting Report (**Attachment 1**) and plans of the proposal (**Attachments 2 & 3**).

#### BACKGROUND

The site is located on Lot 2435 Site 1 Gnarlbine Road, Coolgardie, which is owned in Freehold tenure by the Shire. Council at its meeting on 18 October 2022 approved the existing 100 room workforce accommodation subject to various conditions.

The location of the additional units are identified on the map below in orange.

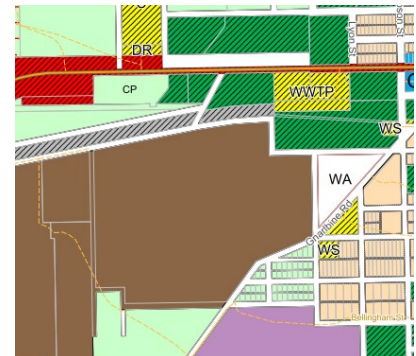


**COMMENT**

Zoning and Land Use Permissibility

The site is zoned Rural Residential under Local Planning Scheme No 5. Workforce Accommodation is classified as an A use means that – *“the use is not permitted unless the local government has exercised its discretion by granting development approval after giving notice in accordance with clause 64 of the deemed provisions”*.

In this instance discretion is sought under Clause 34 to waiver the requirement of public advertising given the proposed is for the expansion of an existing facility and the closest use is an existing workforce camp.



The objectives of the Rural Residential zone are to: -

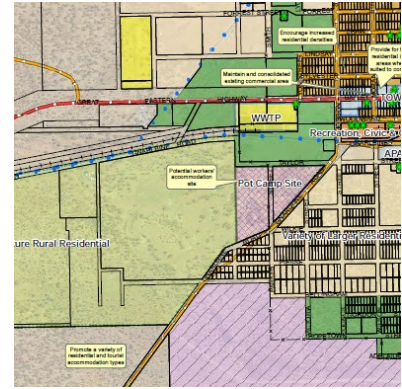
- To provide for lot sizes in the range of 1ha to 4ha.
- To provide opportunities for a range of limited rural and related ancillary pursuits on rural-residential lots where those activities will be consistent with the amenity of the locality and the conversation of the landscape.
- To set aside areas for the retention of vegetation and landform or other features which distinguish the land.

The proposed expansion of Kurrajong Village workforce accommodation use on this site will bring the total onsite rooms to 156 rooms for Evolution.

### Local Planning Strategy

The Shire's Local Planning Strategy was endorsed by WAPC in October 2016. Under the strategy Coolgardie the subject site is identified for potential workers accommodation. This proposal is consistent with the strategy.

The Shire's Local Planning Strategy supports workers accommodation within proximity of the townsites rather than located remotely, in recognition of the potential benefit to the community and townsite sustainability.



### Scheme provisions

The proposal has been assessed against the development standard that apply under the Scheme. There are no specific development standards that apply under the scheme and no local planning policies that apply to workforce accommodation.

### Built Form and Design

Under Clause 32 of Local Planning Scheme No 5, the following provisions relate to workforce accommodation development: -

- a) *Development applications for workforce accommodation outside the Special Use Zones, shall be accompanied by information and plans indicating, to the local government's satisfaction, how the development and use contributes to the amenity of the townsite.*
- b) *Development applications for temporary structures to provide workforce accommodation shall be accompanied by information and plans, to the local government's satisfaction, indicating how and when the development will be removed, and the site rehabilitated.*

The proposed comprises 56 bed worker accommodation expansion to the existing facility. The proposed buildings are transportable with verandahs and skillion roof to be compatible and complementary to the existing Village. The application states that "all buildings external colour match the current building colours on site, this exterior colour is Merino with Capri Green Fascia's

Each room including a separate shower and bathroom facility (**Attachment 3, 4 & 5**). The proposed development has been designed to respond to the local climate and site conditions, including verandah and covered walkways.

### Proximity and impact on other Land Uses

The nearest land use to the site is an existing workforce camp opposite. The site is Ford Bayley Camp and it orientates to Gnarlbine. The proposal is not considered to result in any impacts or conflicts this land use.

### Traffic, Access and Provision of Parking

Local 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 workforce accommodation.

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



The site contains 19 parking bays provided on site (including one accessible bay). There are 12 additional on-site parking bays accessed via the existing site crossover. No changes to the site servicing and loading areas area proposed as part of this application. All site service vehicles and buses associated with the occupants of the proposed units will use the dedicated vehicle exit point.

The Shire has previously accepted that occupants at the Workforce accommodation camps predominantly move to and from the site via bus, with few private vehicles, carrying single occupants, with parking bays being reflected of the transport arrangements for the villages. The on-site parking arrangement and number is considered acceptable.

#### Sewerage Infrastructure

Coolgardie townsite is managed by the Shire of Coolgardie, the Shire is currently upgrading the Wastewater Treatment Plans, ponds and associated infrastructure. The subject site is required to be connected to reticulated sewer which is located approximately 400m north.

The applicant has indicated that they will be connecting to the Shire reticulated system. The Shire has indicated it may consider a temporary on-site affluent system as a transitional arrangement, depending on the timing of the works, this has been addressed as a condition of the application.

#### Land subject to Flooding & Dampness

Clause 32 of the Scheme provisions state that where in the opinion of the Council, the site on which a building is proposed to be constructed is subject to dampness or flooding the Council can require measures to manage the effective drainage and ground surface beneath the buildings.

In this instance, and consistent with the previous approval, the building finished floor levels and associated walkways should be a minimum of 400mm above surface ground level.

#### State Planning Policy 5.4 – Road and Rail Noise

The purpose of SPP 5.4 is to minimise the adverse impact of road and rail noise on noise-sensitive land-use and/or development within the specified trigger distance of strategic freight and major traffic routes and other significant freight and traffic routes. SPP 5.4 Section 4.1.2 states that: *“Where any part of the lot is within the specified trigger distance, an assessment against the policy is required to determine the likely level of transport noise and management / mitigation required”*.

The trigger distance to a State Freight Route is 300 metres. The subject site at its closest point is over 450m from Great Eastern Highway, which is classified as a State Freight Route, accordingly no further measures are required.

#### Bushfire Management

The site is identified as being bushfire prone and requires appropriate asset protection provisions to be provided around the accommodation village. The previous report identified the provision of a 22-25m asset protection zone being provided around the accommodation village, and the BAL-LOW to BAL-19 be maintained.

It is recommended that a condition be included requiring the site to achieve compliance and updates to the Bushfire Management Plan and Bushfire Emergency Evacuation Plan to reflect the site changes and surrounding risks, including vegetation changes.

#### 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 expansion of this workforce accommodation village is consistent with the Rural Resident zoning and the Local Planning Strategy. 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. **Applicants Report**
2. **Site Plans and Location**
3. **Building Floor Plans**
4. **Verandah Details**
5. **Elevations**

### **VOTING REQUIREMENT**

Simple majority

**SPECIAL COUNCIL RESOLUTION AND OFFICER RECOMMENDATION**

That Council APPROVE Expansion (56 rooms) to Kurradjong Workers Accommodation Camp Evolution – Application No. PA23-16 at Lot 2435 Site 1 – Gnarlbine Road, Coolgardie as shown on the accompanying plans subject to the following: -

**Conditions:**

1. This decision constitutes planning approval only and valid for a period of 4 years from the date of the 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 conditions(s) of this approval.
3. A Bushfire Management Plan and Emergency Evacuation Plan to be prepared and any mitigation measures identified to be implemented to the satisfaction of the Shire of Coolgardie.
4. Site drainage to prevent flooding or water pooling to be provided to the satisfaction of the Shire of Coolgardie.
5. The buildings and associated walkways to achieve a minimum 400 finished floor level above the ground level (as shown on the contour plan) to mitigate any localise site flooding.
6. The exterior building material and colour is Merino with Capri Green Facia’.
7. Road boundary fencing to compromise fencing at a height of 1.8m within the primary and secondary road setback areas, to the satisfaction of the Shire of Coolgardie.

**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.

**9.2.2 PROCUREMENT OF ARTICULATED VEHICLE FOR COOLGARDIE WASTE FACILITY**

**Location:** Coolgardie  
**Applicant:** N/A  
**Disclosure of Interest:** NIL  
**Date:** 31 August 2023  
**Author:** James Trail, Chief Executive Officer

**SUMMARY**

For Council to approve the procurement for the supply and delivery of a Bell B40D Articulated Truck from Worthy Parts for the Coolgardie Waste Facility and approve the allocation of \$242,000.00 inc GST (unbudgeted) in the 2023/2024 financial year.

**BACKGROUND**

The increased demand to utilise the Coolgardie Waste facility requires fleet and equipment that is fit-for-purpose to enable further development and upgrades to the facility. This demand has accelerated and requires the Shire to act quickly to secure important pieces of equipment.

**COMMENT**

The Bell B40D Articulated Truck will be used for the transportation of material at the waste facility in Coolgardie and Kambalda if needed. Furthermore it will be used for;

- Future excavation of cells at Coolgardie Tip
- Transport of material for waste coverage
- Excavation works for the sewerage ponds and waste liquid facility

Procuring this vehicle presents long term value for money compared to the long term hire expense for similar fleet and equipment.

The Shire has received a quote from a local provider to hire the same piece of machinery at a cost of approximately \$18,000.00 per month.

**CONSULTATION**

Shire and waste facility staff

Product supplier

**STATUTORY ENVIRONMENT**

Local Government Act 1995 and related regulations

**POLICY IMPLICATIONS**

Procurement Policy # 1.05

**FINANCIAL IMPLICATIONS**

\$242,000 (including GST) is currently unbudgeted. The recommendation proposes to allocate the expenditure \$242,000.00 (including GST) unbudgeted in the 2023/2024 financial year to job number C13131, account

number 120489 and approve the increase in revenue of account 100176 Income Coolgardie Tip from \$0 to \$200,000

**STRATEGIC IMPLICATIONS****A thriving local economy**

Supporting and encouraging mining and processing industries

**Accountable and effective leaders**

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

**Effective management of infrastructure, heritage and environment**

Maintaining and renewing infrastructure and building assets

**ATTACHMENTS**

1. **Sales Agreement - Confidential**
2. **Condition Report - Confidential**
3. **Brooks hire quote - Confidential**

**VOTING REQUIREMENT**

Absolute Majority

**SPECIAL COUNCIL RESOLUTION AND OFFICER RECOMMENDATION**

That Council:

1. **By Simple Majority support the purchase of a Bell B40D Articulated Truck from Worthy Parts.**
2. **By Absolute Majority approve the allocation \$242,000.00 (including GST) unbudgeted in the 2023/2024 financial year to job number C13131, account number 120489**
3. **By Absolute Majority approve the increase in revenue of account 100176 Income Coolgardie Tip from \$0 to \$200,000**

- 10 NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF MEETING**
- 10.1 Elected Members**
- 10.2 Council Officers**
- 11 CLOSURE OF MEETING**