



**Disposal By Lease a portion of Lot 2435 on Plan 107089  
Currently Crown Reserve 8693 Gnarlbine Road  
Coolgardie to Focus Operations Pty Ltd**

**August 2022**

**V01**

## INTRODUCTION

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

Pursuant to this; the Shire of Coolgardie hereby gives public notice of consideration by the Shire Coolgardie to enter into a lease with Focus Operations Pty Ltd with for a portion of Lot 2435 on Plan 107089 Currently Crown Reserve 8693 vested in the Shire of Coolgardie for workers accommodation.

*Section 3.58 of the Local Government Act 1995:*

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

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

*(i) describing the property concerned; and*

*(ii) giving details of the proposed disposition; and*

*(iii) inviting submissions to be made to the local government*

*before a date to be specified in the notice, being a date not*

*less than 2 weeks after the notice is first given;*

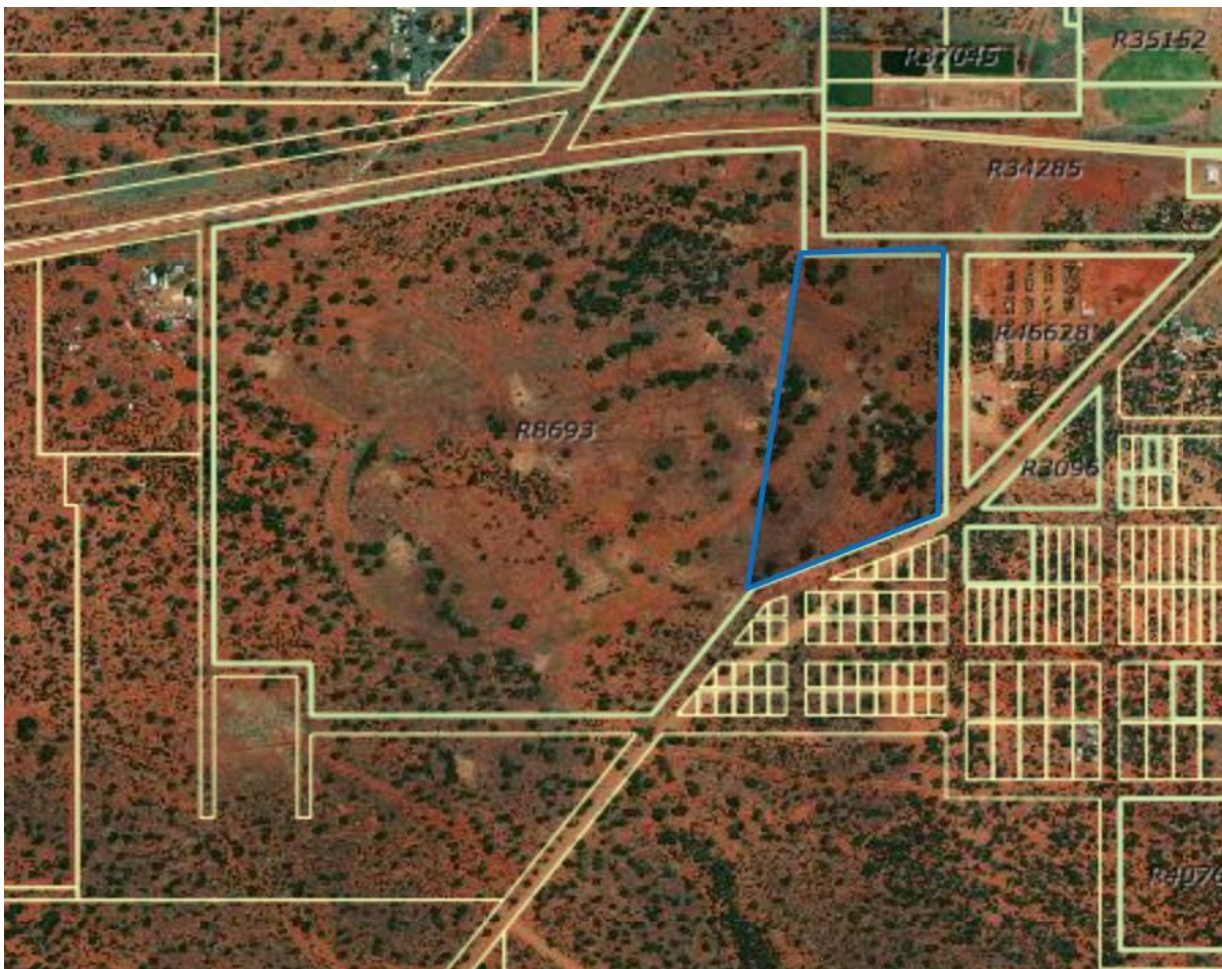
In summary, the details of the disposition must be disclosed, including the description of the property in question, the consideration (price) and the market value.

The purpose of the lease is to facilitate workers accommodation

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

## PROPERTY DETAILS

<b>Current Owner</b>	Crown Reserve 8693 vested in the Shire of Coolgardie. The land Tenure is subject to an application to Freehold ownership to the Shire of Coolgardie.
<b>Address</b>	Lot 2435 Gnarlbine Road, Coolgardie, Western Australia
<b>Title Particulars</b>	Portion of Lot 2435 on Plan 107089 Currently Crown Reserve 8693 vested in the Shire of Coolgardie
<b>Total Land Area</b>	Area approximately 2.1 Hectares
<b>Zoning</b>	Zoned rural residential under Local Planning Scheme No 5  Workforce accommodation is an “A” – use under the Scheme, which means by Council determination of the proposal following advertising.



## **BACKGROUND**

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

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

The purpose of the lease is to facilitate workers accommodation for Focus Minerals.

## **KEY TERMS OF THE LEASE**

Lessor: Shire Coolgardie

Lessee: Focus Operations Pty Ltd

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

Purpose: Workers Accommodation

Commencement: 1 November 2022

Term: 4 years with a further two options of 4 years ceasing on 31<sup>st</sup> October 2034

Permissible Use: Workers Accommodation

Consideration: Annual lease payment of \$198,050 and contributions towards sewer and road infrastructure.

Market Valuation: Lease value of between \$158,440 and \$237,660 per annum

Services: All infrastructure and services to be paid by Lessee

## **MARKET VALUATION**

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

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

## **LODGEMENT OF SUBMISSIONS**

Submissions on the intended disposition are to be made in writing and to be received no later than 4.00pm, Wednesday, 7<sup>th</sup>September 2022.

Submissions to be addressed to the:

Chief Executive Officer

Shire Coolgardie Irish Mulga Drive

KAMBALDA, WA, 6442

Submissions may be submitted electronically to [mail@coolgardie.wa.gov.au](mailto:mail@coolgardie.wa.gov.au)

### **Supporting information only:**

Copies of the disposition of land by lease of a portion of Lot 2435 on Plan 107089 Currently Crown Reserve 8693 Gnarlbine Road, Coolgardie can be inspected or obtained:

- At any of the Shire's Recreation Centres in Coolgardie and Kambalda between the hours of 8:30am to 4:00pm Monday to Friday;
- on the City's website at [www.coolgardie.wa.gov.au](http://www.coolgardie.wa.gov.au); or by
- contacting the Shire on 9080211

### **FOLLOWING ADVERTISING**

Following the public advertising period, should submissions be received, Council will consider all submissions at the next available meeting and may decide (by absolute majority) to proceed with the disposition in accordance with the provisions of the Local Government Act 1995.