

Kalgoorlie-Boulder

Regional HotSpots Land Supply Update



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Kalgoorlie

Introduction

This document forms part of a series of documents prepared by the Department for Planning and Infrastructure (DPI) in conjunction with LandCorp, for the Western Australian Planning Commission (WAPC). These documents provide a snapshot of land supply in regional centres experiencing land and housing supply pressures as a result of growth in the resource and/or other industry sectors.

The document has been prepared as part of the country land development program and is the result of consultation with a number of stakeholders, including local governments and servicing authorities. Information is provided on the status of major projects and current and anticipated lot creation activity. Major issues constraining development are also identified.

What is driving growth?

The economy of the area is dominated by the mining industry, predominantly the extraction and processing of gold and nickel. There are currently a large number of resource projects at the scoping and feasibility stage in the region. These include several major projects which have the potential to employ large workforces.

The following projects are under investigation in the Kalgoorlie-Boulder area and may generate impacts on land and housing supply in Kalgoorlie-Boulder. The extent of the impacts will depend on accommodation options for both the construction and operational workforces.

Proponent / project	Location	Construction workforce ¹	Permanent workforce ¹	Estimated start / finish
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Projects under construction

Kalgoorlie Consolidated Gold Mines Pty Ltd Super Pit – Golden Pike Cutback	Kalgoorlie	unknown	1 043	Extend life of mine by 5 yrs to 2017
Lynas Corporation Ltd Mt Weld – Rare Earths Mine	Mt Weld (35km south of Laverton)	12	40	Bulk earthworks commenced. Start-up 2009.
Total workforce (projects under construction)		12 (minimum)	1083	

Projects at the pre-feasibility stage

AngloGold Ashanti / Independence Group NL joint venture Tropicana Gold Mine	330km north-east of Kalgoorlie	unknown	300-400	Pre-feasibility study due for completion 2008.
Heron Resources Ltd / Vale Inco Kalgoorlie Nickel Project	Goongarrie (85km north of Kalgoorlie)	1 000	600-1000	Pre-feasibility study due for completion January 2009.
Total workforce (projects at pre-feasibility stage)		1 000 (minimum)	900-1400	

Proponent / project	Location	Construction workforce ¹	Permanent workforce ¹	Estimated start / finish
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Projects at the scoping stage

Heron Resources Ltd Yerilla Nickel Project	80km east of Menzies	unknown	330	Scoping study due for completion August 2008.
Nickelore Ltd Canegrass Nickel Cobalt Project	Canegrass (70km north- west of Kalgoorlie)	unknown	250	Scoping study completed March 2008.
Total workforce (projects at scoping stage)		unknown	580	
Source: Prospect magazine (March 2008 - May 2008), Department of Industry and Resources (2008) Goldfields Esperance Development Commission (2008)				
1 Workforce is the anticipated number of people who will be employed by a project during construction or operational (permanent) phases. These figures may differ to the number at commencement of the project and should be read as indicative. In some cases workforces may be split across various project elements and therefore various locations.				

What are the population projections for this area?

The DPI, in its role as the State's demographer, forecasts estimated resident population throughout the State for the WAPC. These are based on assumptions about fertility, mortality and migration. In some specific cases such as Ravensthorpe and East Pilbara some economic developments have been factored into the forecast.

There is population pressure in Kalgoorlie-Boulder caused by fly-in fly-out workers and short-term contract workers which are not represented by WAPC forecasts. For example, of the 29 025 persons enumerated on census night 2006, 26 556 persons were counted as residents and 2 469 (8 per cent of persons enumerated) were counted as visitors. An additional 1 686 (6 per cent) residents of Kalgoorlie were counted elsewhere in Australia on census night. There was a similar difference between the resident workforce (13 888 persons) and the workforce counted on the night (14 269 persons) which suggests that about 15 per cent of the visitor population were there for work purposes. This additional service population generates impacts for the delivery of services in the area. These impacts may be different to impacts generated by the resident population.

Population figures in this document reflect the best available data. The use and interpretation of this data is complex (see Australian Bureau of Statistics information paper – catalogue 3107.0.55.006, Population Concepts, 2008) and will be subject to ongoing review.

Local government	Projected popln. 2008 ¹	Projected popln. 2013 ¹	Projected popln. 2018 ¹	Projected popln. 2028 ¹	Average annual growth 2008-2013 (per cent)	Average annual growth 2008-2018 (per cent)	Average annual growth 2008-2028 (per cent)
Coolgardie	3 700	3 400	3 400	3 500	-1.7	-0.8	-0.3
Dundas	1 000	920	900	860	-1.7	-1.0	-0.8
Esperance	14 300	14 600	15 000	15 600	0.4	0.5	0.4
Kalgoorlie - Boulder	30 800	32 500	33 300	34 900	1.1	0.8	0.6
Laverton	1 200	1 400	1 400	1 500	3.1	1.6	1.1
Leonora	2 000	2 100	2 200	2 400	1.0	1.0	0.9
Menzies	390	400	430	440	0.5	1.0	0.6
Ngaanyatjarraku	2 000	2 500	3 200	3 700	4.6	4.8	3.1

Local government	Projected popln. 2008 ¹	Projected popln. 2013 ¹	Projected popln. 2018 ¹	Projected popln. 2028 ¹	Average annual growth 2008-2013 (per cent)	Average annual growth 2008-2018 (per cent)	Average annual growth 2008-2028 (per cent)
Ravensthorpe	1 900	1 900	1 900	1 800	0.0	0.0	-0.3
Total Goldfields-Esperance region	57 290	59 720	61 730	64 700	0.8	0.8	0.6
Total Western Australia	2 112 600	2 276 900	2 441 000	2 730 400	1.5	1.5	1.3
Source: Western Australia Tomorrow, Western Australian Planning Commission (2005) 1 Projection for resident population							

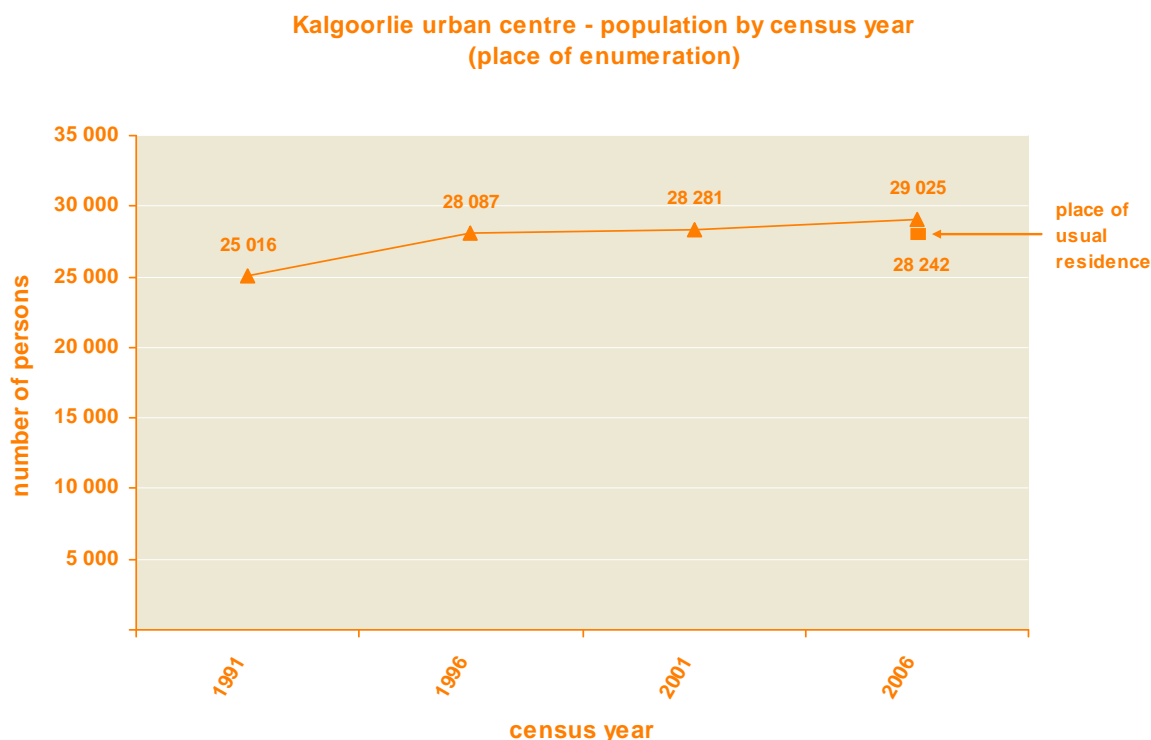
Population data published by the Australian Bureau of Statistics for the City of Kalgoorlie-Boulder is detailed below. Data for the estimated resident population, place of usual residence and place of enumeration is shown. Further information on these different count methods are shown on page four of this document.

The City of Kalgoorlie-Boulder had an estimated resident population of 30 903 persons in 2007. The centre of Kalgoorlie-Boulder accounted for more than 99 per cent (28 242 persons) of the shire's population in the 2006 census (place of usual residence). The number of persons present in Kalgoorlie-Boulder on census night 2006 (place of enumeration) was slightly larger, with 29 025 persons recorded. This figure includes residents, tourists, visitors and service populations. The majority of the shire's population reside in Kalgoorlie-Boulder.

Local government (lg)	Estimated resident population 2007	Census population 2006 (place of usual residence)
City of Kalgoorlie-Boulder	30 903	28 422
Source: Australian Bureau of Statistics Catalogue 3218.0 Regional Population Growth Australia (March 2008) Catalogue 2068.0 Census Tables (June 2007)		

Locality	Census locality population 2006 (place of usual residence)	Locality population 2006 (per cent of lg)
Kalgoorlie	28 242	99.4
Source: Australian Bureau of Statistics Catalogue 2068.0 Census Tables (June 2007)		

The graph below shows the number of persons present in Kalgoorlie-Boulder for each of the census years 1991-2006. Place of usual residence data at the level of urban centres/localities was not available prior to the 2006 census.



Estimated resident population (ERP) - Available for local government areas only, this figure represents the number of people counted in an area on 30 June. It is calculated by:

- adding the people who were temporarily absent from the area on census night;
- subtracting the overseas visitors counted in the area on census night;
- augmenting the figure for estimated net undercount in the census;
- adjusting for difference between census night and 30 June; and
- updating each year using administrative data from a variety of sources.

ERPs are the official population figures for Australia. They are widely used as a basis for Government decision-making, including the allocation of seats in federal parliament and distribution of Commonwealth grants.

Net undercount - Immediately following the census, the Australian Bureau of Statistics (ABS) conducts a post-enumeration survey in randomly selected households to get a picture of the net undercount. This factors in the human error associated with collection of census data. Factors contributing to undercount include geographic location, ethnicity, people travelling, errors with the census form, confidentiality. People may also be counted more than once if they were away from home on census night, but were included on the census form at their usual residence. In the 2006 census the estimated net undercount in WA was 3.2 per cent. This figure was 4.4 per cent for the balance of Western Australia, and 2.7 per cent for Perth.

Place of enumeration - this count includes every person who spent census night in Australia based on where they were on census night. The figure includes residents, tourists, visitors and service populations. This data is available for towns, localities and postcode areas.

Place of usual residence - the number of people who state an area on the basis of where they usually live, rather than where they were on census night. This can be a subjective measure as it depends where people consider their home to be. This data is available for towns, localities and postcode areas.

Service populations - people who demand goods or services from providers of such commodities. Such persons may be permanent or temporary residents of the area from which the service is sought, or they may be daytime visitors (including commuters), overnight or short-term visitors to the area or fly-in fly-out workers. Service populations are not counted separately at the census but may represent up to 25 per cent (as in the Pilbara region) of the number of people enumerated in a town or locality on census night.

How much residential zoned land is available?

An analysis was undertaken to determine the area of developed and undeveloped zoned land in Kalgoorlie-Boulder. The analysis focused on undeveloped greenfield areas, and as such, single vacant lots within the existing urban front have been classified as developed.

Larger areas of undeveloped residential zoned land are located in the Somerville, Broadwood, Hannans and Mullingar localities. A number of these areas have conditional approval for subdivision or are currently under construction.

Approximately 1450 ha of land is zoned future urban in the north-west sector. This area is identified as Kalgoorlie-Boulder's long-term land supply. While development has commenced in a portion of this area, the wider area is affected by a number of constraints which require resolution before development can proceed.

Zone	Developed (ha)	Undeveloped (ha)
Extensive Residential R2	63.8	15.5
Extensive Residential R2.5	1.2	2.0
Future Urban	1.2	1533.3
General Residential R2	3.1	3.2
General Residential R5	12.7	0
General Residential R10	29.4	2.5
General Residential R12.5	162.7	40.3
General Residential R15	23.4	8.8
General Residential R17.5	1.2	0
General Residential R20	546.9	20.3
General Residential R25	0.7	0
General Residential R30	0.7	0
General Residential R40	78.5	1.5
General Residential R60	3.3	0
Special Residential R5	12.7	0
Total	959.3	1632.5
Source: Department for Planning and Infrastructure internal databases (2008)		

Can demand be met?

- There is sufficient Crown land and privately owned land available to meet forecast demand, subject to relevant planning approvals and infrastructure provision.
- Development of Greenview at Karlkurla is progressing with 32 lots released in July 2008. Conditional approvals are in place for 105 lots, and an application for subdivision of stages 3 & 4 (288 lots) has been submitted.
- Kalgoorlie's long-term land supply, known as the north-west sector, has the capacity to yield a large number of lots to accommodate future growth. Development of this area is constrained by the existing rifle range and explosive reserve, which have significant relocation costs.
- There is continuing strong demand for large industrial lots, with the majority of remaining lots at LandCorp's Anzac Drive Industrial Estate sold. Planning is progressing for a site to the west of Anzac Drive (KB66), but is subject to the resolution of a number of issues. If issues at this site cannot be resolved, industrial land supply in the short to medium term may become severely depleted, with few other development options available.

The following table provides a summary of recent and forthcoming residential lot creation activity in Kalgoorlie:

Residential lots created ¹ (2001-02 to 2005-06)	Residential lots created ¹ (2006-07)	Residential lots created ¹ (2007-08)	Residential lots with current conditional approval ²	Proposed LandCorp releases (next 2 years) ³
250	145	13	504	142
Source: Western Australian Planning Commission internal databases (2008) 1 Number of residential lots (final approvals) created as a result of subdivision (ie – does not include survey or vacant lot stratas) 2 These are approvals for which construction or servicing has not yet commenced, or is currently under way. Calculated as at 30 September 2008. 3 Subject to demand and resolution of development issues.				

- The majority of residential lots created in the last few years have been in the localities of Hannans (Karlkurla Grove and Karlkurla Rise), Sommerville and Broadwood.
- The majority of the lots with current conditional approval relate to projects such as Greenview at Karlkurla (KB19A), Kitchener Road (KB62), Fairways West (KB57) and Somerville (KB04).
- LandCorp has recently lodged an application to subdivide further stages of Greenview at Karlkurla (more than 280 lots).
- LandCorp plans to release approximately 142 lots over the next two years.

What are the challenges for land release and housing supply?

- Capacity constraints in the building and construction industry.
- Housing affordability – building costs associated with development in regional areas are often significantly higher than building costs in the metropolitan area.
- Capacity of sewerage system. The City of Kalgoorlie-Boulder has begun preliminary planning for an additional facility.
- Dust abatement in the northern quadrant.

What is Government doing?

The State government is developing the Royalties for Regions fund. The fund, equivalent to 25 per cent of annual mining and petroleum royalties collected by the State, will be allocated to new infrastructure projects and services in regional areas of Western Australia. The fund will be delivered through three new funds: the Regional Infrastructure and Headworks Fund, the Country Local Government Fund and the Regional Community Services Fund. Legislation is currently being drafted, and a funding blueprint is expected to be released before the end of 2008.

Regional initiatives

- Identifying transport infrastructure issues and priorities in the region through the Goldfields-Esperance Transport Upgrade Program (GETUP). The group aims to facilitate tri-partite funding opportunities to deliver improved transport infrastructure in the region (GEDC).
- Addressing workforce issues in the region. The Goldfields-Esperance Workforce Development Alliance is developing a regional workforce development plan to identify skill shortages in the region from both an employment and training perspective (GEDC, Curtin Vocational Training and Education Centre).

Local initiatives

- Preparing a local planning strategy (CKB).
- Preparing a Kalgoorlie Town Centre Strategy (CKB).
- Implementing the Boulder Town Centre Strategy (CKB).
- Undertaking a review of the Gribble Creek Flood Study (CKB).
- Responding to a proposal to develop a second intermodal freight transfer terminal in Kalgoorlie. A study was previously undertaken to assess intermodal freight operations, identify shortfalls in capacity and to consider opportunities to increase rail freight in the region. The City of Kalgoorlie-Boulder has independently pursued funding for the project as part of the previous Federal Government's AusLink program. It is likely that for a new terminal to be established, equivalent funding would also be required from the state government and industry. A number of other issues including ownership of assets, operational arrangements, market competition and terminal location would require further investigation (CKB, DPI).
- Investigating opportunities for rail realignment in Kalgoorlie-Boulder. A study to assess feasibility, costs and benefits for a number of rail realignment options was finalised in 2002. While this work did not recommend immediate development of the realignment, it did favour planning to ensure that a new alignment could be achieved in the future (CKB, DPI).
- Monitoring power requirements. Western Power has been increasing local capacity for customers in Kalgoorlie-Boulder, and at this point in time, there is sufficient capacity to accommodate new customers. There are projects in place to provide additional distribution capacity over the next few years. A third power transformer and new switchboard is proposed to be installed by the end of 2009. This project is expected to create sufficient distribution capacity from the local 11kV zone substation for the foreseeable future (WP).
- Progressing planning to establish a solar power station on Anzac Drive. This \$12.8m project, proposing a 48 dish solar station supplying 1.77MW of electricity will be connected to the South West Interconnected System. Funding of \$4.5m has been allocated by the State government in 2008-09, with construction anticipated for 2010 (CKB).
- Upgrading water storage capacity to meet anticipated future demands. The \$82m Binduli water reservoir opened in early 2008, doubling the available water storage in Kalgoorlie-Boulder to 400 megalitres (WC).
- United Utilities is planning for the development of a desalination plant in Esperance and pipeline to Kalgoorlie-Boulder. The project is currently being assessed by the economic regulation authority.
- Planning for the future upgrading of Great Eastern Highway to dual carriageway standard between Anzac Drive and Gatacras Drive (MRWA).
- Continuing to monitor the condition and operation of the regional road network to identify road network improvement requirements (MRWA).
- Providing for the long-term justice needs of Kalgoorlie-Boulder by allocating \$31m for a new courthouse in Kalgoorlie. The project includes four new courts and improved access and facilities for court users. Construction is expected to commence in late 2008 and be completed in 2010 (DoAG).

- Planning for and assembling land for the expansion of the East Goldfields Regional Prison (DCS).
- Commencing the \$40m redevelopment of the Kalgoorlie Regional Resource Centre, which will include an upgrade and expansion of the emergency department, medical imaging, day surgery and theatres (DoH).
- Planning for the future relocation of community health services to a larger site (DoH).
- Identifying projects such as the major refurbishment and expansion of the Goldfields-Esperance District Police Complex in agency 10 and 20 year capital investment plans (Police).
- Monitoring school site requirements. The Department has seven existing primary schools in Kalgoorlie-Boulder (O'Connor, Hannans, Boulder, Kalgoorlie, East Kalgoorlie, North Kalgoorlie and South Kalgoorlie Primary Schools). A primary school site has been identified in the Kalgoorlie north-west sector (Hannans Outline Development Plan area - KA19B). The students from KA19A and KA19B will be accommodated at this proposed primary school. If the residential zone further expands to the west (1000 ha Karkurla development), the Department will review its school site requirements in this area. A review of school site requirements within the O'Connor Primary School catchment area may also be required given the extent of infill development proposed in this locality (DET).

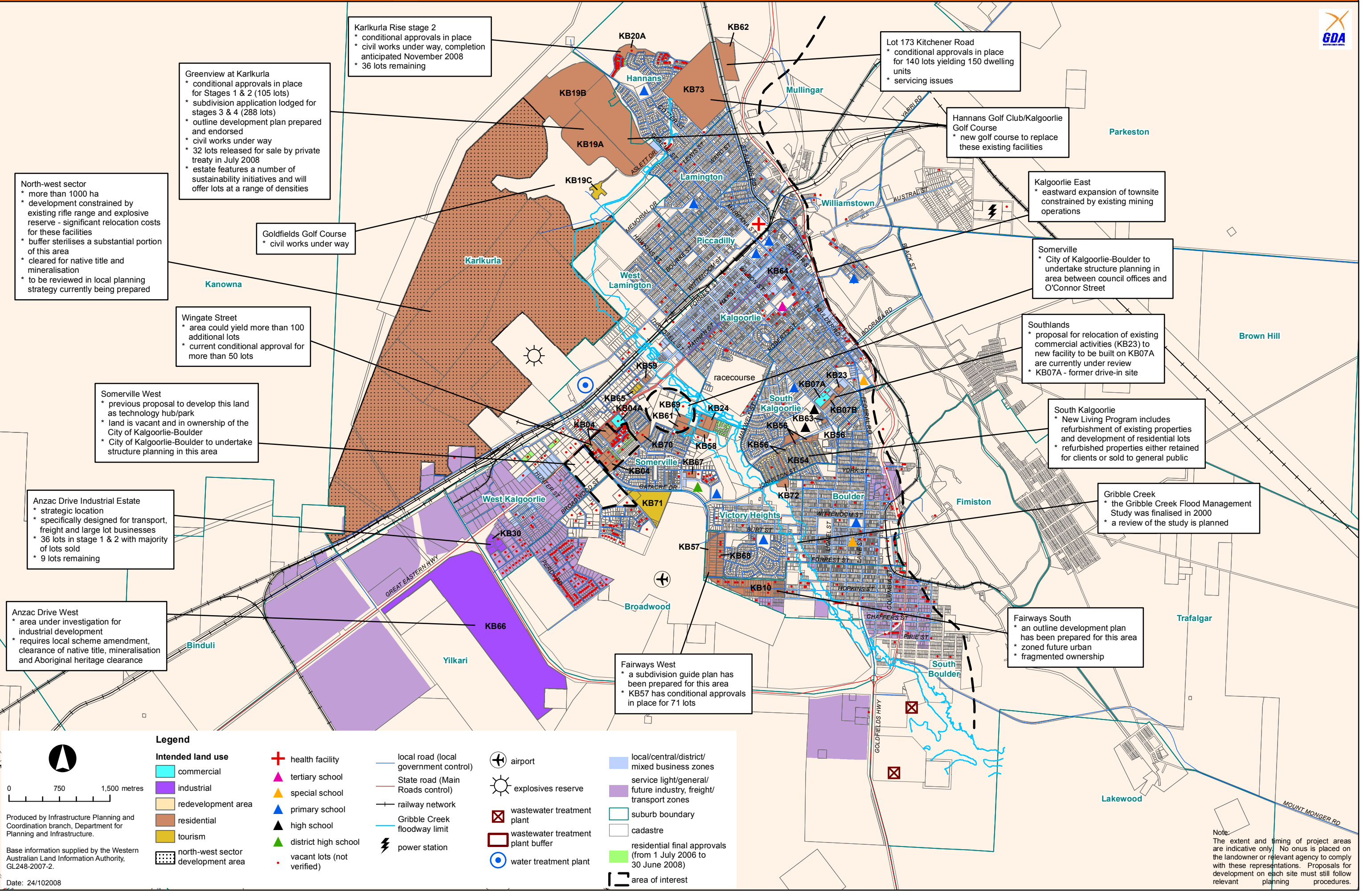
Consultation

This document was prepared in consultation with the following local and state government agencies and infrastructure providers/agencies:

- | | |
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| • City of Kalgoorlie-Boulder (CKB) | • Department of Water (DoW) |
| • Department of Corrective Services (DCS) | • Goldfields-Esperance Development Commission (GEDC) |
| • Department of Education and Training (DET) | • Government Regional Officers' Housing (GROH) |
| • Department of Environment and Conservation (DEC) | • Western Power (WP) |
| • Department of Health (DoH) | • LandCorp (LC) |
| • Department of Housing and Works (DHW) | • Main Roads Western Australia (MRWA) |
| • Department of Industry and Resources (DOIR) | • Water Corporation (WC) |
| • Department of the Attorney General (DoAG) | • Western Australia Police (Police) |

Kalgoorlie-Boulder

Regional HotSpots Land Supply Update | Identified Project Areas



Produced by Infrastructure Planning and Coordination branch, Department for Planning and Infrastructure.

Base information supplied by the Western Australian Land Information Authority, GL248-2007-2.

Date: 24/10/2008

Note:
The extent and timing of project areas are indicative only. No onus is placed on the landowner or relevant agency to comply with these representations. Proposals for development on each site must still follow relevant planning procedures.

Kalgoorlie-Boulder

Regional HotSpots Land Supply Update | Local Planning Schemes

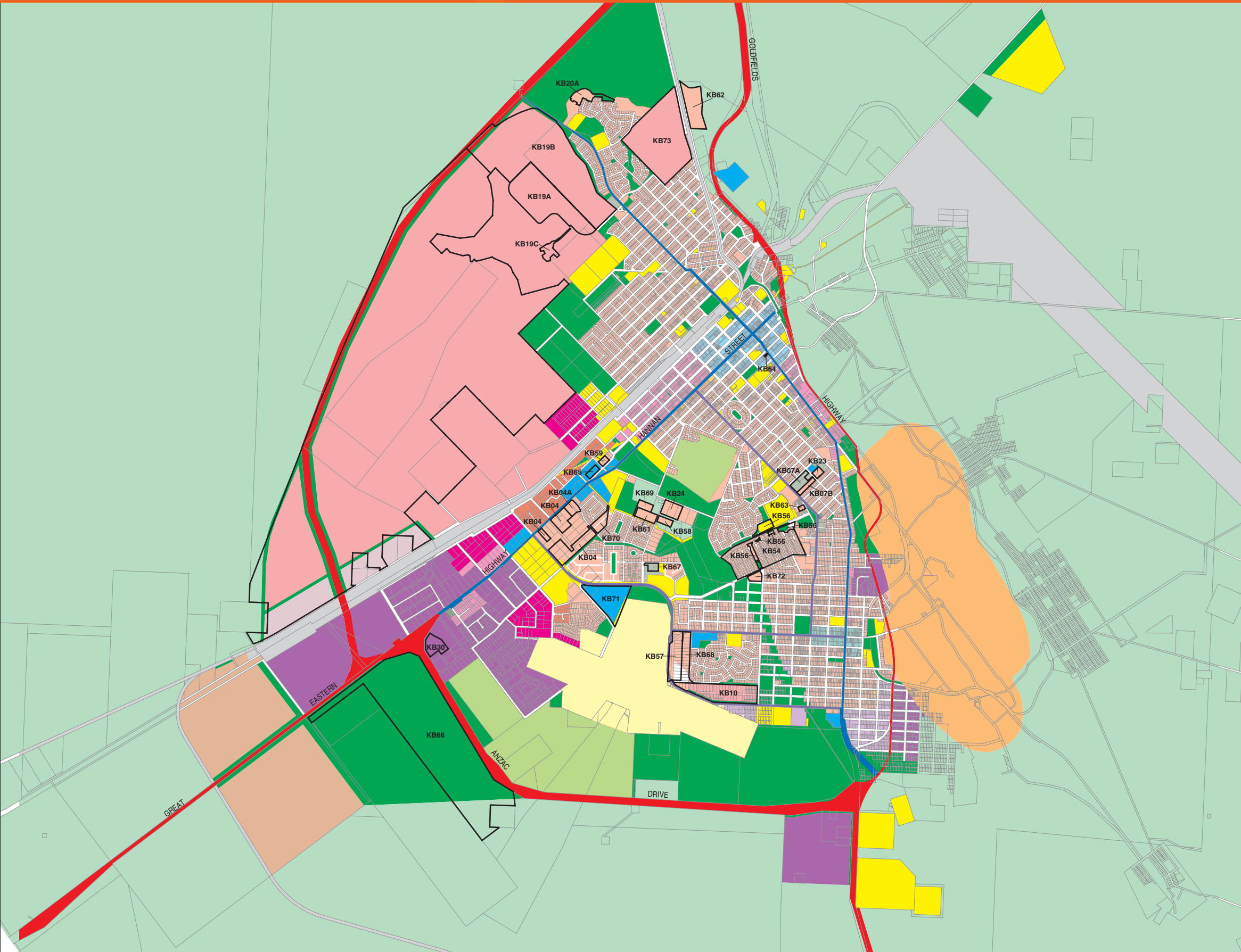


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Base information supplied by:
Western Australian Land Information Authority
GL248-2007-2

Legend

KB73	identified project areas		general industry
	general residential		service light industry
	extensive residential		future industry
	special residential		freight/transport
	future urban		private recreation
	tourist		parks and recreation
	safety exclusion		airport
	central business		rural
	district business		railway
	local business		public purposes
	mixed business		local distributor
	hotel		urban arterial
	motel		major highway
	service station		principal urban arterial



Kalgoorlie project summaries (as at 30 September 2008)

Project ID	Location ¹	Tenure ²	Purpose	Zoning / planning			Area / yield			Approvals ³		Anticipated release ⁴			Issues / comments
				Current zoning	Amendment required / initiated	Other planning under way	Area (ha)	Yield (lots)	Yield (units)	Current subdivision / strata approvals	Subdivision / strata approvals pending	Short term (0-2 yrs)	Medium term (2-5 yrs)	Long term (5yrs+)	
Government owned land															
KB19A	Lot 300 Aslett Drive	WA Land Authority	Residential	Future urban	No	Hannans Outline Development Plan (ODP) prepared and endorsed	45.1	398	528	105	288	143	96	159	Greenview at Karlkurla. Project has conditional approvals in place for Stages 1 & 2. 32 lots released for sale by private treaty in July 2008. Design of stages 3-4 amended and ODP modified to improve solar orientation, housing diversity and open space distribution. Subdivision application and ODP modification lodged for stages 3-4. Includes commercial/retail lot. Project includes lots at a range of residential densities.
KB19B	Lot 500 Aslett Drive (CR 8603), Lot 4228 Aslett Drive (CR 21985)	State of WA	Residential	Future urban	No	Hannans ODP prepared and endorsed (to be reviewed)	124.6	1072	1072	0	0	0	0	1072	Balance of Golf Course Estate. Contains Hannans Golf Club. Requires land assembly.
KB19C	Lot 502 Aslett Drive (CR 8603)	State of WA	Tourism	Future urban	No	Hannans ODP prepared and endorsed	3.8	1	130	0	0	130	0	0	Kalgoorlie-Boulder Golf and Spa Resort. Resort site increased to 3.8 ha. Proposal intrain to increase to 6ha.
KB20A	Lot 9001 Tindals Crescent	WA Land Authority	Residential	General residential R20	No		5.4	36	36	36	0	36	0	0	Karlkurla Rise Stage 2. Project has conditional subdivision approval. Civil works under way - completion anticipated November 2008.
KB30	Lot 9001 Kakarra Road	WA Land Authority	Industrial	General industry	No		5.6	9	9	9	0	9	0	0	Anzac Drive Industrial Estate. Nine lots remaining.
KB54	Various lots	State Housing Commission	Redevelopment area	General residential R20	No		38.0	~50 dwellings to be refurbished for sale		0	0	50		0	New Living program involving refurbishment of existing properties. Currently refurbishing 2-3 properties per year. Approximately 50 properties yet to be refurbished for sale (in addition to 50 properties to be refurbished and retained).
KB56	Lot 501 Phoenix Place (CR 37979), Lot No 4761 Phoenix Place, Lot 4748 Nemesis Place, Lot No 3252 Kapai Place, Lot 3252 Conliffe Place, Lot 3377 & 4793 Boomerang Place	State of WA (UCL – Lot 3252, 3377, 4748, 4761 & 4793)	Residential	General residential R20, Parks and recreation, Public purposes – high school	Yes (for portion – not initiated)		6.5	80	80	0	0	20	60		Part of New Living program. Requires local scheme amendment (portion north of Boomerang Crescent), land assembly (yet to acquire land), further planning. City of Kalgoorlie-Boulder has considered disposal of Lot 501 (Crown reserve 37979), and is seeking approval from Minister.
KB66	Lot 352 Great Eastern Highway	State of WA (UCL)	Industrial	Parks and recreation, rural	Yes (not initiated)		188.3	Not determined		0	0	To be determined			Site under investigation for industrial development. Requires local scheme amendment, clearance of native title, mineralisation and Aboriginal heritage clearance. Proposal has support from local government.
1	CR = Crown reserve														
2	UCL = unallocated Crown land														
3	Refers to the number of lots/units with current subdivision or strata approval, and the number of lots/units for which a subdivision/strata application has been lodged but which is yet to be determined (pending). Does not include local government development approvals.														
4	In some cases the anticipated release of lots is yet to be determined. This could be for reasons such as market conditions, demand/supply of services or a requirement to resolve issues and constraints.														

Project ID	Location ¹	Tenure ²	Purpose	Zoning / planning			Area / yield			Approvals ³		Anticipated release ⁴			Issues / comments
				Current zoning	Amendment required / initiated	Other planning under way	Area (ha)	Yield (lots)	Yield (units)	Current subdivision / strata approvals	Subdivision / strata approvals pending	Short term (0-2 yrs)	Medium term (2-5 yrs)	Long term (5yrs+)	
KB67	Lot 778 O'Connor Street	City of Kalgoorlie-Boulder	Residential	Local business	Yes (not initiated)	O'Connor Centre ODP prepared and advertised	1.6	41	41	0	0	To be determined			ODP prepared and advertised. Land in ownership of City of Kalgoorlie-Boulder. Plan to be reviewed to reduce residential density over a portion of the area.
KB69	Lot 500 Galbraith Street	State of WA (UCL)	Residential	General residential R12.5	No		2.3	22	22	0	0	To be determined			Unallocated Crown land (requires land assembly). Requires further planning (structure plan).
KB70	Lot 400 Bates Drive	State of WA	Residential	General residential R12.5	No		3.6	33	33	0	0	0	33	0	May be developed as affordable land project.
KB71	Lot 9003, 9004 & 9005 Gatacre Drive, Lot 4867 Hart Kerspien Drive	City of Kalgoorlie-Boulder, State of WA	Tourism	Tourist	No		17.8	Not determined		0	0	To be determined			Land in ownership of City of Kalgoorlie-Boulder, and zoned for tourism purposes. City of Kalgoorlie-Boulder intends to invite tenders for the leasing of the land (21yrs plus options to extend), with the objective that the land is developed for tourist/visitor accommodation.
KB72	Lot 4596 Wittenoom Street (CR 32961)	State of WA	Residential	General residential R20	No		1.9	Not determined		0	0	To be determined			Possible drainage issues.
KB73	Lot 500 Killarney Street (CR 35227)	State of WA	Residential	Future urban	No		63.5	Not determined		0	0	To be determined			Kalgoorlie Golf Course site. New golf course currently being constructed will replace this facility. Requires land assembly and further planning. Possible servicing issues. Development potential to be further investigated as part of local planning strategy.

Privately owned land

KB04	Lot 124, 125 & 126 Gatacre Drive, Lot 136, 9000, 9001 & 9002 Wingate Street, Lot 1, 27, 120, 132 & 133 Great Eastern Highway	Goldenstate Holdings Pty Ltd, Edwards C G, Edwards D M, Fyson D S, Gorzala J F, Y, Lostgold Pty Ltd, Orik Holdings Pty Ltd, Ricciardo G M, Vier Pty Ltd	Residential	General residential R12.5, General residential R2	No	Majority of area covered by Wingate Street Layout Plan (adopted)	12.7	105	105	57	0	54	51	0	Conditional approval for subdivision in place for approximately half of the remaining lots. Lots 27, 132 & 133 (fronting Great Eastern Highway) zoned residential R2 (local scheme amendment required for development at a higher residential density).
KB04A	Lot 26 Great Eastern Highway	Fyson C H, Lostgold Pty Ltd, Vier Pty Ltd	Commercial	General Residential R2, General residential R12.5	Yes (not initiated)		2.6	Not determined		0	0	To be determined			Identified as local neighbourhood centre in draft commercial centres strategy (rezoning proposal to commercial pending WAPC consideration of strategy).
KB07A	Lot 12 Lionel Street, Lot 11 Davidson Street	Drumstar Pty Ltd, Calardu Kalgoorlie Oswald St Pty Ltd	Commercial	Local business	No		3.3	2	17	0	0	To be determined			Former Viewway drive-in site. Identified as minor district centre in draft commercial centres strategy (subject to consideration by WAPC). Project (Harvey Norman) under review by landowners.
1	CR = Crown reserve														
2	UCL = unallocated Crown land														
3	Refers to the number of lots/units with current subdivision or strata approval, and the number of lots/units for which a subdivision/strata application has been lodged but which is yet to be determined (pending). Does not include local government development approvals.														
4	In some cases the anticipated release of lots is yet to be determined. This could be for reasons such as market conditions, demand/supply of services or a requirement to resolve issues and constraints.														

Project ID	Location ¹	Tenure ²	Purpose	Zoning / planning			Area / yield			Approvals ³		Anticipated release ⁴			Issues / comments
				Current zoning	Amendment required / initiated	Other planning under way	Area (ha)	Issues / comments	Yield (units)	Current subdivision / strata approvals	Subdivision / strata approvals pending	Short term (0-2 yrs)	Medium term (2-5 yrs)	Long term (5yrs+)	
KB07B	Lot 12 Lionel Street	Drumstar Pty Ltd	Residential	General residential R40	No		1.6	~50	~50	0	0	To be determined			
KB10	Various lots Dwyer Street/Hopkins Street	Various landowners, State of WA (majority UCL)	Residential	General residential R12.5, Future urban		Fairways South ODP adopted	21.4	~100	~100	0	0	0	0	100	Multiple landowners, requires project lead. Project could potentially yield 100+ lots.
KB23	Lot 5 & 6 Oswald Street	Calardu Kalgoorlie Pty Ltd	Residential	General residential R40	No		1.2	~40	~40	0	0	To be determined			Existing Southlands Shopping Centre. Proposal to relocate commercial activities to site KB07A currently under review.
KB24	Lot 212, 2783 & 2784 Speculation Road	Connell D L, Connell G P, Paksian Pty Ltd Snell B J, Snell M V, Snell R L	Residential	General residential R10	No		4.8	40	40	0	0	0	0	40	Multiple landowners. No current subdivision applications lodged or approved.
KB57	Lot 800, 1421, 1423, 1427, 1429, 1431, 1433, 1441, 1443, 2018, 2019, 2020, 2021, 2022, 2023 Burt Street, Lot 3606 Burt Street	Goldfields Motorcycle Club Inc, City of Kalgoorlie-Boulder, Commonwealth of Australia, State of WA (UCL - Lot 3606)	Residential	Residential	No	Fairways West subdivision layout concept plan adopted	10.8	72	81	71	0	71	0	0	Project has conditional subdivision approval (granted September 2006). Requires closure of portion of Burt Street. Includes a grouped dwelling site (subject to later application).
KB58	Lot 214 O'Connor Street	Kingarth Pty Ltd	Residential	General residential R10	No		1.7	14	14	14	0	14	0	0	Project has conditional subdivision approval (14 lots). Currently under construction.
KB59	Lot 1939, 1940 & 1941 Hay Street	Goldenstate Properties Pty Ltd	Residential	General residential R40	No		1.0	31	31	31	0	31	0	0	Current conditional approval for 31 survey strata lots (for group dwellings). Lots have been constructed.
KB61	Lot 151 O'Connor Street	Goldenstate Properties Pty Ltd	Residential	General residential R12.5	No		3.5	32	32	0	0	32	0	0	Development anticipated to commence in 2010.
KB62	Lot 173 Kitchener Road	North West Coast Property Pty Ltd	Residential	General residential R20	No		12.6	140	150	140	0	0	140		Project has conditional subdivision approval (granted March 2007). Development includes 4 duplex and 3 triplex sites. Project has servicing issues.
KB63	Lot 14 Lionel Street	Blenkinsop Nominees Pty Ltd	Residential	General residential R20	Yes (amendment 79 initiated -> residential R40)		0.5	10	10	0	0	10	0	0	Requires local scheme amendment (amendment 79 initiated to rezone to general residential R40). Proposal is for subdivision into 10 lots (201-225m ²).
KB64	Lot 925 Boulder Road	Familton R A, Hawke J, Hawke J M, Morseto S P	Residential	Central business R60	No		0.1	1	8	0	0	8	0	0	Project has development approval for 8 units.
KB65	Lot 100, 1973, 1974 & 1975 Hay Street	Fairstar Pty Ltd, Roso Corporation Pty Ltd, Starboot Pty Ltd	Tourism	Tourist	No		1.5	1	58	0	0	58	0	0	Golden Village Caravan Park. Project has development approval for 58 units.
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Project ID	Location ¹	Tenure ²	Purpose	Zoning / planning			Area / yield			Approvals ³		Anticipated release ⁴			Issues / comments
				Current zoning	Amendment required / initiated	Other planning under way	Area (ha)	Issues / comments	Yield (units)	Current subdivision / strata approvals	Subdivision / strata approvals pending	Short term (0-2 yrs)	Medium term (2-5 yrs)	Long term (5yrs+)	
KB68	Lot 4511 Burt Street, Lot 1434 & 1435 Milner Ave, Lot 1436 & 1437 Milner Ave, Lot 1440, 4745, 4746, 4750, 4751 & 4752 Milner Ave	Reghenzani K M, Reghenzani M L Schiller A M, Schiller T L, Somerville S R, Withers G, State of WA (UCL – Lot 1436 & 1437)	Residential	General residential R12.5	No		7.7	50	50	0	0	0	50	0	Recent subdivision/strata applications refused by WAPC. Area requires further comprehensive planning. Multiple landowners.
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