

8. State, regional and local planning context

8.1 State planning context

Planning and Development Act 2005

The Planning and Development Act 2005 is the principal town planning legislation in Western Australia, which came into operation in April 2006. It consolidates the three prior planning Acts into one robust Act namely; the Western Australian Planning Commission Act 1985, the Metropolitan Region Town Planning Scheme Act 1959 and the Town Planning and Development Act 1928. The Planning and Development Act 2005 sets out specific planning controls both at a State and local level and is the overarching legislation in Western Australia's State Planning Framework.

State Planning Framework

In 1997 the Western Australian Planning Commission (WAPC) published the first State Planning Strategy, with its primary focus being on land use planning. Since then, Western Australia has been shaped by population growth, the global economy, urbanisation, technology, climate change and increased water and energy requirements.

With this recognition, the Department of Planning, under the guidance of the WAPC have recently (December 2012) prepared and released a draft revision of the State Planning Strategy for public consultation (Dec 2012 – 29 March 2013) which considers all of the above factors as well as what is known about the future of Western Australia. It sets a vision for up to 2050 based on a framework of planning principles, strategic goals and State strategic decisions. It aims to reach beyond land use planning to place the priority on managing population and economic growth.

Figure 5: State Planning Framework

The LPS for Kalgoorlie-Boulder has been prepared within the context of the State planning framework outlined below:



State Planning Strategy

The State Planning Strategy is the lead strategic planning document within government and forms an integral part of the WA Planning System. It has been designed to inform planning policies and decisions throughout the State and provide a sound basis for the integration of strategic planning across State, regional and local jurisdictions. The Strategy outlines six inter-related principles which apply across all regions, local government areas and communities including Kalgoorlie-Boulder:

In line with these principles, five interrelated strategic goals have been identified with a view to realising a vision of sustained prosperity for Western Australia:

- Community**
To enable diverse, affordable, accessible and safe communities;
- Economy**
To facilitate trade, investment, and innovation, employment and community betterment;
- Environment**
To conserve the State's natural assets through sustainable development;
- Infrastructure**
To ensure infrastructure supports development;
- Regional development**
To build the competitive and collaborative advantages of the regions;
- Governance**
To build community confidence in development processes and practices;
- Global Competitiveness**
- Strong and Resilient Regions**
- Sustainable Communities**
- Infrastructure planning and coordination**
- Conservation**

Each of the above and their significance to the City of Kalgoorlie-Boulder are discussed in further detail in this LPS.



State Planning Policies

State Planning Policies (SPP) are prepared and adopted by the Western Australian Planning Commission (WAPC) under statutory procedures set out in Part 3 of the Planning and Development Act 2005. They are statutory in nature, therefore

local government must have due regard to their requirements when preparing or amending local planning schemes and when making decisions on planning matters. The SPP's which are relevant to the City of Kalgoorlie-Boulder include the following:

Table 20: State Planning Policies

<p>SPP No.1 – State Planning Framework (Feb 2006)</p>	<p>SPP No.2.5 – Agricultural and Rural Land Use Planning (March 2002)</p>
<p>The State Planning Framework unites existing State and Regional policies, strategies and guidelines within a central framework which provides a context for decision-making on land use and development in Western Australia.</p>	<p>This policy sets out the criteria for the consistent and sustainable land use and management of rural and agricultural land in Western Australia. The key principles of this policy are; the protection and careful management of natural resources and in particular priority agricultural land, the provision of sustainable rural settlement opportunities and the minimisation of land use conflicts.</p>
<p>SPP No.2 – Environment and Natural Resources (June 2003)</p>	<p>SPP No. 2.7 – Public Drinking Water Source Policy (June 2003)</p>
<p>The objectives of this policy are; to integrate environment and natural resource management with broader land use planning and decision making as well as protecting, conserving and enhancing the natural environment. It also aims to promote and assist in the appropriate and sustainable use and management of natural resources.</p>	<p>The objective of this policy is to ensure that land use development within Public Drinking Water Source Areas (PDWSAs) is compatible with the protection and long-term management of water resources for public water supply.</p>

SPP No.2.9 – Water Resources (Dec 2006)

In addition to SPP 2.7, this policy considers further aspects such as stormwater and floodplains which have a significant impact upon town planning in and around Kalgoorlie-Boulder. Its main objectives are to protect and enhance water resources of economic/ social and environmental value and assist in ensuring the availability of suitable water.

SPP No.3 .1 – Residential Design Codes (R-Codes) (variation 1) (Nov 2010)

The purpose of R-Codes is to provide a comprehensive basis for the control of residential development throughout Western Australia. They outline the 'rules' which apply to residential development and are intended to minimise the need for local government to introduce additional planning policies to control residential development. The requirements of the R-Codes are currently incorporated into the Town Planning Scheme and will be an integral component of the production of Town Planning Scheme No.2.

SPP No. 3.2 – Aboriginal Settlements (May 2011)

This policy provides for the recognition of Aboriginal settlements through local planning schemes and strategies, and to collaboratively plan for the orderly and coordinated development of Aboriginal settlements through Layout Plans.

SPP No. 3.4 – Natural Hazards and Disasters (April 2006)

The objective of this policy is to minimise the adverse impacts of natural disasters on communities, the economy and the environment. This can be achieved by the inclusion of planning for natural disasters in the preparation of all statutory and non-statutory planning documents, and more specifically town planning schemes and amendments, and local planning strategies.

SPP No. 3.5 – Historic Heritage Conservation (May 2007)

This policy ensures that places/ areas of historic heritage significance are conserved. It also ensures that development does not adversely affect the significance of these areas. It exists to ensure that heritage significance both at State and local government level is appropriately considered in planning decision-making.

SPP No.3.6 – Development Contributions for Infrastructure (Nov 2009)

The objectives of this policy are; to promote the efficient and effective provision of public infrastructure and facilities to meet the demands arising from new growth and development. It also aims to ensure that development contributions are necessary and relevant and are charged equitably among those benefiting from the infrastructure development.

SPP No. 4.1 – State Industrial Buffer (amended)(draft) (July 2007)

This policy is in place to avoid conflict between industry and/or essential infrastructure and sensitive land uses. It aims to protect industry from encroachment by those land uses that would be sensitive to impacts, as well providing for the development of industry in a manner that maximises amenity and minimises environmental health impacts.

SPP No.4.3 – Poultry Farms (Dec 1998)

This policy is in place to ensure that new poultry farms are established in locations suitable to their operational requirements. As well as this, it aims to minimise the impact of poultry farms on residential, rural-residential and other potentially incompatible uses.

SPP No. 5.2 – Telecommunications Infrastructure (March 2004)

This policy provides a framework for the preparation, assessment and determination of applications for planning approval of telecommunications facilities within the context of the Western Australian Planning System.

SPP No. 5.4 – Road and Rail Transport Noise and Freight Considerations in Land Use Planning (September 2009)

This policy is in place to protect members of the public/ local community from unreasonable levels of transport noise by establishing a standardised set of criteria to be used in the assessment of proposals. It also aims to; protect major transport corridors / freight operations from urban encroachment, facilitate the strategic location of freight handling facilities as well as the development of an efficient freight network.

The WAPC also have published a range of less formal policies, namely Operational or Development Control policies which sit within the overall State Planning Framework. These are in place to assist in a variety of planning issues. Those relevant to the City of Kalgoorlie-Boulder are listed below:

Table 21: General development controls

General development controls	
DC 1.1	Subdivision of Land – General Principles (June 2004)
DC 1.2	Development Control – General Principles (August 2004)
DC 1.3	Strata Titles (June 2009)
DC 1.5	Bicycle Planning (July 1998)
DC 1.6	Planning to Support Transit Use and Transit Oriented Development (Jan 2006)
DC 1.7	General Road Planning (June 1998)

Table 22: Residential development controls

Residential development controls	
DC 2.2	Residential Subdivision (July 2003)
DC 2.3	Public Open Space in Residential Areas (May 2002)
DC 2.4	School Sites (October 1998)
DC 2.5	Special Residential Zones (June 1998)
DC 2.6	Residential Road Planning (June 1998)
DC 3.4	Subdivision of Rural Land (February 2008)

Table 23: Industrial/Commercial development controls

Industrial/Commercial development controls	
DC 4.1	Industrial Subdivision (July 1988)
DC 4.2	Planning for Hazards and Safety (June 1991)



WAPC planning guidelines and manuals

In addition to the above operational and State planning policies, the WAPC have produced a number of relevant supporting guidelines and manuals to assist in a range of planning issues. Of particular significance to the City of Kalgoorlie-Boulder are the following:

- Planning for Bush Fire Protection (Edition 2) (May 2010);
- Local Planning Manual (March 2010);
- Structure Plan Preparation Guidelines and Structure Plan Digital Data and Mapping Standards (August 2012);
- Road and Rail Transport Noise and Freight Considerations in Land Use Planning (September 2009);
- Aboriginal Settlements – Guideline 2 – Provision of Housing and Infrastructure (March 2012);

- Kalgoorlie-Boulder Enquiry by Design Workshop (2000);
- City of Kalgoorlie-Boulder Regional Hotspots Land Supply Update (2008);
- Gribble Creek Flood Study (2000, under review);
- Kalgoorlie City Centre Parking Survey (2007);
- Kalgoorlie Proposed NW transport corridor Alignment Study (1997);
- Kalgoorlie Rail Realignment Community and Cost Benefit Analysis (2002); and
- WA Tomorrow (2005)

8.2 Regional planning framework

Kalgoorlie-Boulder is one of 9 local governments in the Goldfield-Esperance region. The regional area covers approximately 771,276 square kilometres, representing almost a quarter of Western Australia's total area. The region is presently home to approximately 60,000 people, with approximately 30,842 of this population living in Kalgoorlie-Boulder.

Goldfields Esperance Strategic Development Plan 2011-2021 (Revision 1 July 2012)

The Strategic Development Plan 2011-2021 has been produced by the Goldfields-Esperance Development Commission and Regional Development Australia Goldfields-Esperance in consultation with a diverse range of stakeholders and has been endorsed by all local government authorities in the region. It focuses on long-term perspectives in addressing the opportunities and challenges that will or have the potential to significantly influence both the immediate and long term development of the region. It includes an achievable action plan which highlights both regional and sub regional priority projects, outlining the agencies involved and the estimated costs. Of strategic importance is the inclusion of the 'Port Link Planning Project.' This, approximate \$3.45billion inland freight corridor development plan is a large scale

infrastructural venture that will create a stronger, more robust State freight network and open up the regions to numerous development opportunities, allowing greater access to services for residents. The benefits of the project will be shared across the whole of Western Australia including specific investment along the new corridors, Kalgoorlie and the Mid West Region. The project comprises a number of infrastructure projects including the development of an intermodal freight logistics hub at Kalgoorlie, as well as realignment of the railway to connect to the intermodal transport hub. It will encourage growth of the regional economies, generate employment and provide social and economic benefits to the communities. Kalgoorlie-Boulder given its strategic location has a vital part to play in this significant intrastate project.

The Goldfields Esperance Regional Planning Strategy was released in 2000 by the Department of Planning to provide the planning framework for the region for the next thirty years. It outlines the following regional vision;

“The region will be based upon a diverse and vibrant economy, offering an attractive lifestyle with a full range of services and recreational opportunities, while embracing environmental principles.”

The Strategy provides details of how this can be achieved through its implementation section, with specific recommendations for Kalgoorlie – Boulder.

The five broad principles which underpin the Strategy reflect those contained in the State Planning Strategy; Community, Infrastructure, Environment, Economic and Regional Development.

The City of Kalgoorlie-Boulder has been identified as a regional centre and as the primary economic centre for the region. As a component of the Regional Strategy, a Structure plan has been prepared for the city of Kalgoorlie-Boulder. (See Appendix D).

In summary, some of the key recommendations for implementing the Kalgoorlie-Boulder Structure Plan include (but are not limited to) the following:

- Update the Town Planning Strategy.
- Complete the Housing Strategy for the City of Kalgoorlie-Boulder.
- Review and continue to update the Land Release Plan regularly.
- Prepare and Urban Design Study of Kalgoorlie Town Centre.
- Implement a Streetscape plan for Hannan and Burt Street to improve the visual attractiveness and preserve heritage buildings.
- Identify a site for transient Aboriginal Communities.
- Undertake a floodway study of Gribble Creek.
- Clarification of City boundary and Safety Exclusion Zone.
- Prepare a Special Policy Area to complement the Safety Exclusion Zone.
- Prepare a Structure Plan for Parkeston Industrial Area.
- Identify potential suitable site for relocation of Kalgoorlie regional airport.
- Identify suitable site for major regional prison.
- Undertake a strategy to consolidate landholdings around Curtin University of Technology to facilitate the development of student housing and establish additional facilities at the University.

Goldfields Esperance Regional Transport Strategy (2000)

Developed in partnership between the Department of Transport and the Goldfields Esperance Development Commission, the Goldfields Esperance Regional Transport Strategy considers a strategic view of the transport system by assessing the activities influencing the region's economic and social development, major transport infrastructure and service needs and possible major obstacles to the region achieving its full potential up to 2020. It acknowledges that the City of Kalgoorlie-Boulder is the principal service centre for the region as well as a key transport hub in Western Australia and makes the following key recommendations:

- Development of intermodal operations in the Kalgoorlie-Boulder area to ensure that rail-road transshipment functions operate at optimal levels – government's role in this will be to ensure land is appropriately zoned and link roads are developed to the appropriate standards. The task of developing new freight terminals should be left to private companies.
- Faster freight route linking Kalgoorlie-Boulder to the Northern Goldfields, the Gascoyne and the Pilbara.
- Upgrading of Goldfields Highway to support the diversion of freight from the Eastern States to the North via Kalgoorlie-Boulder. As well as this, the construction of a second carriageway on Great Eastern Highway as proposed in the Western Australian Road Programme 1998/99-207/08.
- Strengthening of Kalgoorlie-Boulder as an air transport hub with increased interstate and intrastate services to increase commercial and tourism development.

8.3 Local planning framework



Kalgoorlie City Centre Strategy Revitalisation

The City Centre Strategy is a preliminary scoping study to the development of the LPS. It identifies five different precincts within the city centre; Upper Hannan, Central Hannan, Lower Hannan, Office & Commercial and Cultural & Education and identifies the issues to be addressed within each area, with guidelines of how this can be achieved. According to this study, the key elements of a successful City Centre are:

- Sense of Place and History
- Clarity of form
- Community interaction and cultural awareness
- Connectivity and permeability
- Legibility
- Adaptability and diversity
- Economic Robustness

The document has been developed as part of the strategic planning process, and is a useful background guide for the future development of the city. The next stage of the process is to prepare an overall City Centre concept and Masterplan, based on the precincts identified in this study. Using a phased approach, the master plan can be implemented in stages, starting with the Central Hannan Precinct as the first phase. This will be carried out in consultation with the local community, through the aid of the City Centre Steering Group and advertisement for public comment of the concept designs.

Draft City of Kalgoorlie Boulder Local Commercial Strategy (LCS) (2011 Review)



The objective of the Local Commercial Strategy review is to ensure there is enough commercial land available to meet the city's requirements over the length of the Local Planning Strategy and can be seen as a sub-strategy to the LPS. The review is based on the LCS originally compiled by PLANWEST (WA) Pty Ltd and BELINGWE Pty Ltd in 2007, and prior to that the 1995 Commercial Centres Strategy produced by Hames Sharley. The 2007 version of the LCS was adopted by Council and endorsed by the WAPC subject to conditions. The Commercial Strategy

demonstrates that there is enough Business Zoning in Kalgoorlie-Boulder to accommodate all of the city's commercial development needs for the foreseeable future. Despite this however, there are questions regarding the suitability and availability of this land. It also presents further questions to be considered in the revised Town Planning Scheme, such as the zoning of 'Mixed Business' land which has proven to be problematic in the past. Proposals set out in the LCS will be incorporated into the review of the Town Planning Scheme as considered appropriate.



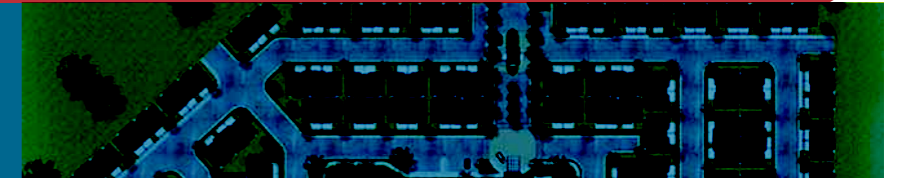
Draft City of Kalgoorlie-Boulder Housing Strategy (2011 Review)



The City of Kalgoorlie-Boulder Housing Strategy 2011 review is based on the original edition created by the City in 2003 which was adopted by Council and endorsed by the WAPC. It sets out the City's vision and objectives for the provision of housing and the built form over the next 10-15 years. The purpose of the Housing Strategy is to provide the City with a rationale for determining future housing needs and to provide guidance for future housing development. Its overall objectives are focused on the elements of; housing provision and need, sustainability and built

form, heritage conservation and design qualities and infill housing potential. It identifies 7 precincts (North West, Piccadilly, O'Connor, Boulder, Central Boulder, Kalgoorlie and Central Kalgoorlie) and outlines the issues, objectives and strategies for each precinct. The internal Housing Strategy review 2011 currently exists as a sub-strategy to the LPS and will also provide a context for the review of the Town Planning Scheme in relation to residential densities and development guidelines/provisions.

Boulder Town Centre Strategy (2007)



This document forms a vision for the future of the Boulder Town Centre that promotes the sustainable development, redevelopment and potential growth of the town centre, by taking the community views into consideration. The Strategy adopts forward thinking initiatives through which the Boulder Town Centre and Burt Street in particular can be enhanced to better serve the long term needs of the local and wider community. It identifies the need for an anchor retail tenant / supermarket in Boulder however with the increased mobility of the population and the

existing supermarket (and proposed extension) at the O'Connor centre and one in Lionel Street it is likely that such an anchor tenant of this scale would conflict with the objectives of the commercial strategy. As a result of the earthquake in 2010 and as part of the ongoing Boulder Town Centre Strategy, the City of Kalgoorlie-Boulder has received \$3.15million from the State for the Burt Street Heritage Precinct Project, which includes upgrading facades and reinstating verandas as appropriate. This also encompasses repairs undertaken to earthquake damaged buildings and general street scaping.



9. Priority projects regional and local

Table 24: Priority projects for Kalgoorlie-Boulder

Priority projects for the City of Kalgoorlie-Boulder

Project	Description	Lead Agency	Supporting Agencies	Comment
Kalgoorlie Golf Course clubhouse, community centre and resort	Development of a premier resort at Kalgoorlie Golf Course, including a community facility, a club house, cafe/restaurant, function facility and meeting rooms	City of Kalgoorlie-Boulder	Private sector, State Government,	Approx cost \$50m
Burt Street heritage precinct	Restoration of the facades, verandas and signage along the Burt Street Heritage Precinct from Hamilton to Brookman Streets	City of Kalgoorlie-Boulder	State Government,	Approx cost \$3 - \$5m
Kalgoorlie city centre revitalisation project	Upgrade of Kalgoorlie town centre to include streetscape and entry statement improvements, upgraded community areas, and parking spaces	City of Kalgoorlie-Boulder	State Government,	Approx cost \$5 - \$10m
Ray Finlayson Sports Complex expansion	Develop a multi-user hallmark sporting complex in Kalgoorlie-Boulder	State Government	Community sporting groups, CKB	Approx cost \$10m
Town Planning Scheme No. 02	Develop a new Town Planning Scheme to supersede existing 1997 scheme. This strategy will provide the framework to develop scheme no. 02	City of Kalgoorlie-Boulder	Community and stakeholders	Project to be undertaken in house in consultation with the community and other stakeholders
Kalgoorlie Intermodal Freight Terminal	Construct new North Western Road Bypass between Great Eastern and Goldfields Highway	Department of Main Roads	CKB, GEDC,	Approx cost \$31.5m
Archives and records management storage facility	Develop storage facility for LG, State Government and commercial users	City of Kalgoorlie-Boulder	GVROC	Approx cost \$1m
Telecommunications tower	Development of telecommunications infrastructure to support the National Broadband Network	NBN Network	Federal Government	Approx cost \$7m

Table 25: Priority projects for Goldfields-Esperance Region

Priority projects for the Goldfields-Esperance Region

Project	Description	Agencies	Comment
Portlink Project	Establish a Portlink office in the Goldfields, resourced to manage and advance projects under this initiative	Dept of Regional Development and Lands, Dept of Transport, GEDC	An office has not been established; however \$5m has been committed from State Government and \$2m from Federal Government to carry out substantial planning and feasibility of the various projects.
Arts and Culture Action Plan	Develop a Goldfields-Esperance regionally specific Arts and Culture Action Plan through consultation with key regional stakeholders	Dept of Culture and Arts (DCA)	Consultation was completed in March 2012; the plan will be part of a State Wide Plan with a Goldfields-Esperance specific focus within the State Plan. DCA will work towards implementation.
Goldfields-Esperance Workforce Development Plan	This plan was realised in Nov 2012 and was developed to stimulate employment	Goldfields-Esperance Workforce Development Alliance	Contributing significantly to future workforce planning for the region.
Mobile Phone and IT black spots	Increase mobile phone coverage along the length of the Goldfields and Leonora/Laverton Highways	Telstra, Dept of Commerce	Telstra has secured the contract to build the Regional Mobile Phone Communication Project, which has been funded through Royalties for Regions. It is estimated the project will be completed by 2015, with 17 towers being established.
Residential Facilities for Children	Upgrade and expand residential facilities for children in care, including the replacement of Graeme Street Hostel and the development of new group homes in Kalgoorlie and Esperance	Dept for Child Protection	A four bedroom Family Group home has been established in Kalgoorlie. Graeme Street Hostel facility will be further developed in 2012
Menzies to Kalgoorlie Rail Upgrade	Re-railing, re-sleeping and additional passing loops for heavy haulage iron ore	Dept of Transport	Approx cost \$100m
Kalgoorlie Rail Bypass	Railway bypass around Kalgoorlie-Boulder	Brookfield Rail, Dept of Transport	Approx cost \$100m
Kalgoorlie to Esperance Rail Upgrade	Re-railing, re-sleeping of 380kms of track, plus crossing loops	Brookfield Rail, Cliffs Natural Resources Pty Ltd	Approx cost \$200m
Kalgoorlie Highway Bypass	Construct new North Western Road Bypass between Great Eastern and Goldfields Highway in the City of Kalgoorlie-Boulder	Main Roads WA, State Government	Approx cost \$35m
Water Supply Strategy	Development of water supply strategy for the Goldfields-Esperance region	Dept of Water, GEDC, Water Corporation	TBA
Regional Tourism Strategy	Development of a Regional Tourism Strategy	Goldfields-Esperance Tourism Alliance, GEDC	TBA
Regional Plan for Major Sport and Recreational Facilities	Each Local Government Authority (LGA) to develop a Sport and Recreation Plan to identify current and required facilities	Dept of Sport and Recreation, LGA	\$250,000 has been allocated to see this to fruition
Kalgoorlie Pastoral Renewal & Associated Bio-security Fence Project	Construction of a 950km bio-security fence around the Kalgoorlie Pastoral Region	Kalgoorlie Pastoral Alliance Pty Ltd, Private Industry	Approx cost \$7.2m
Regional Waste Management Facility	Development of a waste management facility for industrial and domestic waste with capacity to serve whole region and the State of WA	GVROC, Shire of Coolgardie	TBA
Goldfields Art Centre	Address governance, funding and custodial issues. Retain and enhance this significant piece of infrastructure	Dept of Training & Workforce Development, CKB, Dept of Culture & the Arts	Approx cost \$9.5m



The Kalgoorlie-Boulder LPS has been created for the community, by the community. This has been achieved through the implementation of various public consultation forums throughout its evolution.

The process began when the City resolved to initiate the development of a Local Planning Strategy to guide the planning and development of the city over the next twenty years. With this decision, came the resolution to form a Community Steering Group to guide the formation of the LPS. The members of this group have changed throughout the progression of the document, but it includes the following structure which has remained unchanged; the Mayor, two nominated Councillors, the CEO of the City of Kalgoorlie-Boulder (or his nominated representative) as well as nominated representatives from; Western Australian Planning Commission, the former Department of Planning and Infrastructure, Landcorp, Goldfields-Esperance Development Commission, Chamber of Commerce and Industry, Real Estate Institute of Western Australia.

The first steering group meeting involved a presentation and practical workshops which were carried out in order to consider the 'vision' and 'aims' of the strategy. This initial consultation process also included an analysis of the city's strengths, weaknesses, opportunities and threats (SWOT). Additional steering group meetings were held whereby the following were addressed: the identification and analysis of the key issues, including the preparation of an issues paper which to discuss, consideration of a draft preliminary strategy which formed the basis of the external consultation and finally consideration of the outcomes of this community consultation. A number of meetings following this led to the release of a Draft Discussion Paper and more recently the release of the Draft LPS for public submission, during which time 22 submissions were received. Each submitter was invited to attend a Council All Purpose Meeting on 3rd

December 2012, to give the opportunity to present their submission to Council for their consideration. Subsequently, Council at its ordinary meeting on 11th December 2012 resolved the outcomes of each submission. The City then notified each public submitter to inform them of the Council agreed outcomes.

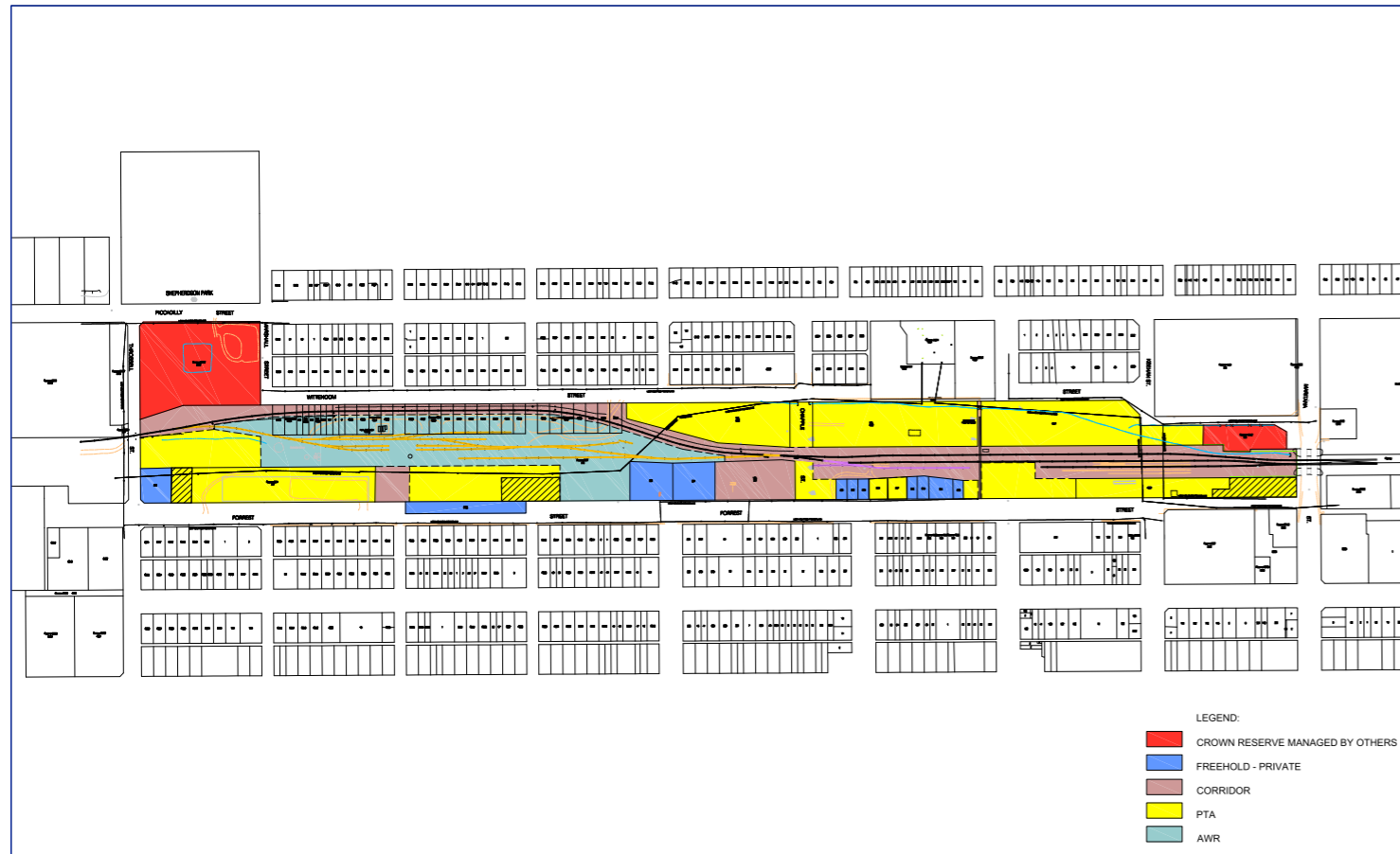
In addition to the formal consultation process outlined above, the City has undertaken continuous consultation with various external stakeholders. This has included, but not been limited to the following authorities:

- Department of Planning
- Department of Mines and Petroleum
- Department of Environment
- Department of Heritage
- Department of Housing
- Department of Water
- Department of Regional Development and Lands
- Department of Transport
- Department of Education
- Environmental Protection Authority
- Goldfields-Esperance Development Commission
- Kalgoorlie-Boulder Pure Gold
- Kalgoorlie-Boulder Urban Landcare Group
- KCGM
- Landcorp
- Main Roads
- Tourism WA
- Western Australian Planning Commission

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21. State of Western Australia, Western Australian Planning Commission, (July 2000), *Goldfields-Esperance Regional Planning Strategy*, Perth, Western Australian Planning Commission, p.134
22. Government of Western Australia, Department for Planning and Infrastructure 2008, *Kalgoorlie-Boulder Regional Hotspots Land Supply Update* Department, WAPC, Perth.

12.1 Appendix A

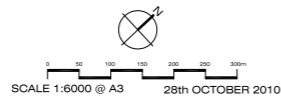


EXISTING AND PROPOSED LAND TENURE

RAILWAY LAND

KALGOORLIE

JOB REFERENCE:100 221



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Future Housing Supply – Methodology

Precinct	Vacant Land for Residential Purpose (Ha)	Potential Residential Yield /Lots
Hannans	175	1750
Karlkurla	181.5	726
Piccadilly	76.1	785
Kalgoorlie	22	118
Boulder	46.4	168
South Boulder	0	0
O'Connor	50.9	489
West Kalgoorlie	0	0
Special Control Area (SCA)	0	0
Total	370.4	3310 (excludes Karlkurla data)

The above figures for future housing were obtained using the following calculations:

HANNANS

Outline Development Plan (2009) indicates that 175 hectares @ 10 lots per hectare is available for residential development = **1750 lots**

For the other precincts, the calculations are based on the information obtained in the lands identified in the Kalgoorlie-Boulder Regional Hotspots Land Supply Update document. – refer to map below for reference of site location.

KARLKURLA

Using GIS mapping system, the potential area of the Karlkurla precinct is approximately 1,815,000 meters squared or 181.5 hectares. It is recommended that if this area is used for future residential, a minimum of 2500 square meter blocks are used (rural residential).

Number of potential lots = 1,815,000 / 2500 = 726 lots

PICCADILLY

- KB73 – 63.5 hectares available = 63.5 x 10,000 m2 = 635000 m2 available. Based on lot sizes of 1000m2, the potential yield is 635000 divided by 1000 = 635 lots
- KB62- 150 lots as outlined in the Land Supply Update table

Total lots = 635 + 150 = 785

KALGOORLIE

- KB10 – 100 lots as identified in the Kalgoorlie-Boulder Regional Hotspots Land Supply Update
- KB63 – 10 lots as identified in the Kalgoorlie-Boulder Regional Hotspots Land Supply Update
- KB64 – 8 lots as identified in the Kalgoorlie-Boulder Regional Hotspots Land Supply Update

Total lots = 100+18+10 = 118

BOULDER

- KB54- 50 units as identified in the Kalgoorlie-Boulder Regional Hotspots Land Supply Update
- KB56 – 80 units as identified in the Kalgoorlie-Boulder Regional Hotspots Land Supply Update
- KB72 – 1.9 hectares as identified in the Kalgoorlie-Boulder Regional Hotspots Land Supply Update = 1.9 x 10,000 m2 = 19,000m2. As this site is zoned R20, the figure is based on lots of 500m2 = 19,000 divided by 500 = 38 lots.

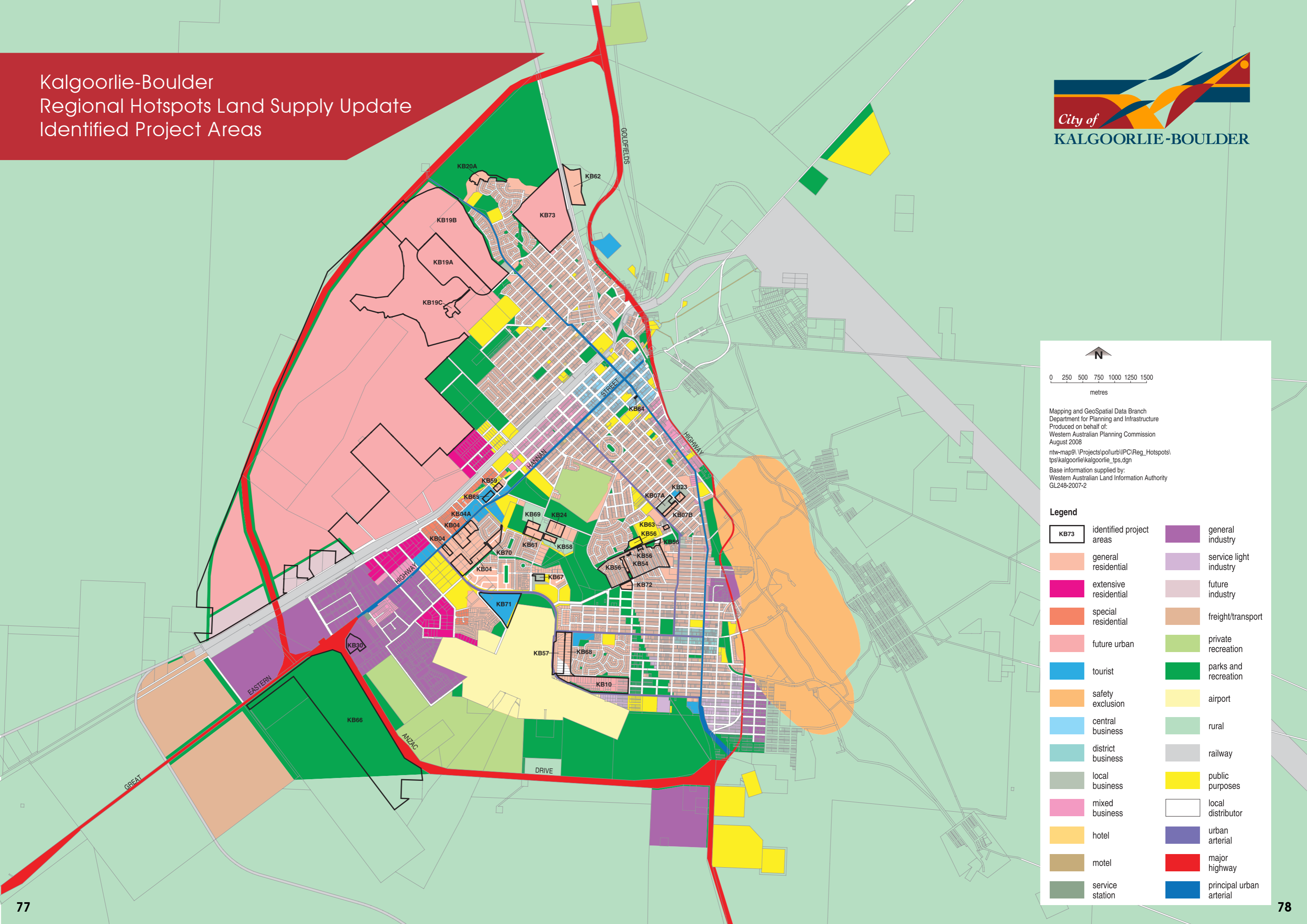
Total lots = 50+80+38 = 168

O'CONNOR

- KB67 – 41 lots as identified in the Kalgoorlie-Boulder Regional Hotspots Land Supply Update
- KB69-22 lots as identified in the Kalgoorlie-Boulder Regional Hotspots Land Supply Update
- KB70-33 lots as identified in the Kalgoorlie-Boulder Regional Hotspots Land Supply Update
- KB04-105 lots as identified in the Kalgoorlie-Boulder Regional Hotspots Land Supply Update
- KB23-40 lots as identified in the Kalgoorlie-Boulder Regional Hotspots Land Supply Update
- KB24-40 lots as identified in the Kalgoorlie-Boulder Regional Hotspots Land Supply Update
- KB57-81 lots as identified in the Kalgoorlie-Boulder Regional Hotspots Land Supply Update
- KB58-14 lots as identified in the Kalgoorlie-Boulder Regional Hotspots Land Supply Update
- KB59-31 lots as identified in the Kalgoorlie-Boulder Regional Hotspots Land Supply Update
- KB61-32 lots as identified in the Kalgoorlie-Boulder Regional Hotspots Land Supply Update
- KB68-50 lots as identified in the Kalgoorlie-Boulder Regional Hotspots Land Supply Update

Total lots = 41+22+33+105+40+40+81+14+31+32+50=489

Kalgoorlie-Boulder Regional Hotspots Land Supply Update Identified Project Areas



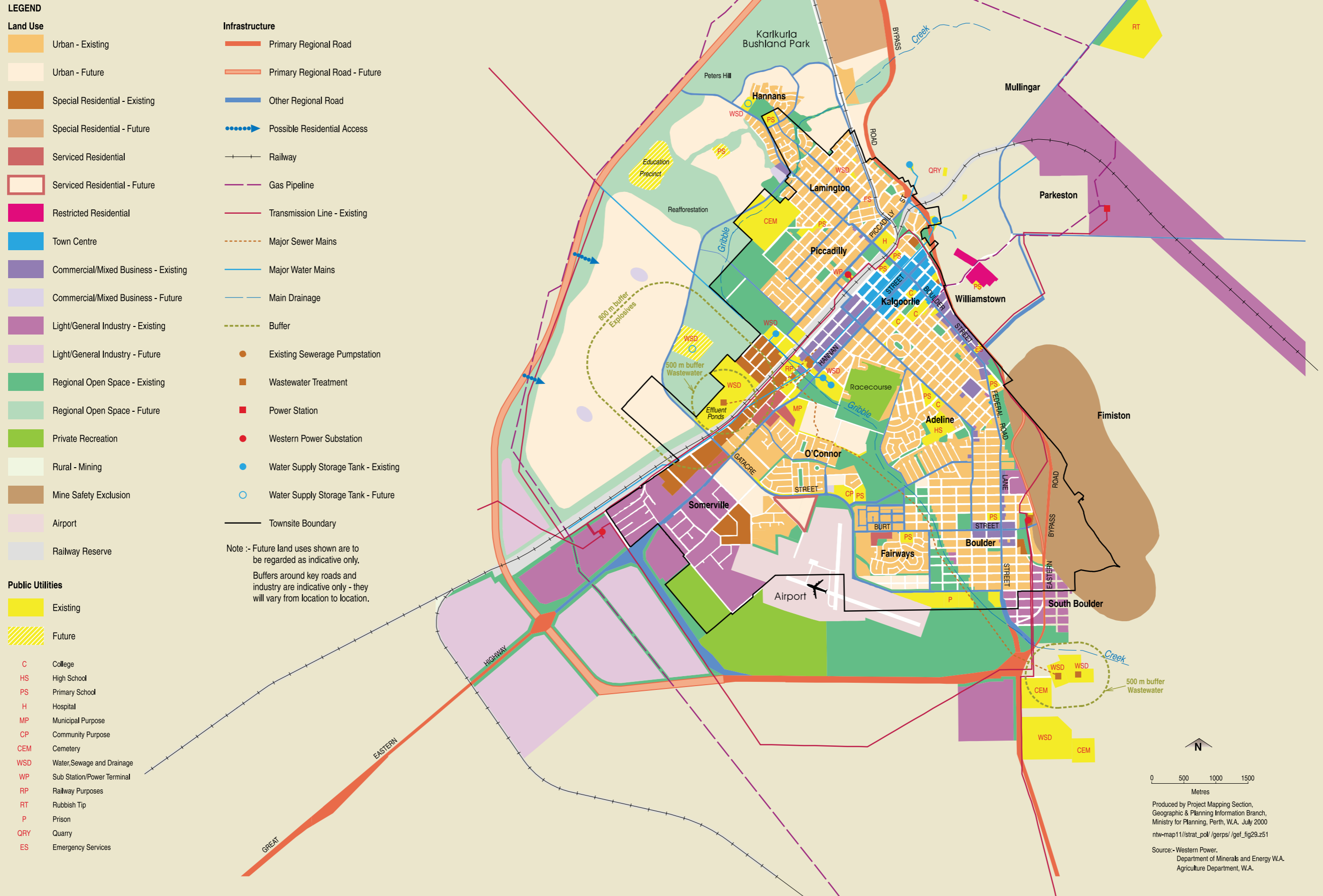
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Mapping and GeoSpatial Data Branch
Department for Planning and Infrastructure
Produced on behalf of:
Western Australian Planning Commission
August 2008
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Base information supplied by:
Western Australian 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



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2013 - 2033

