GOVERNMENT OF WESTERN AUSTRALIA

WAPC Western Australian Planning Commission

Goldfields

Kalgoorlie-Boulder

Regional Land Supply Assessment

July 2025

Urban Development Program

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website: www.dplh.wa.gov.au
email: info@dplh.wa.gov.au

tel: 08 6551 8002
fax: 08 6551 9001
National Relay Service: 13 36 77

Contents

Appendices

List of figures, tables and maps

List of figures

List of tables

List of maps

Executive Summary

Population and economy

With an estimated population of 30,500, the City of Kalgoorlie-Boulder (the City) is the most populous inland settlement in Western Australia and one of the largest in Australia. European settlement began in the late 1800s after the discovery of gold by Patrick (Paddy) Hannan in 1893. The area experienced a period of rapid population growth and urbanisation following the discovery and establishment of the gold mining industry.

Data from the Australian Bureau of Statistics indicates that the population of Kalgoorlie-Boulder grew to approximately 30,000 within 10 years of Hannan's original find. While the size of the town has since fluctuated with the fortunes of the mining industry, the population has remained at around 30,000 residents for an extended period. WA Tomorrow population forecasts project a stable population is likely to continue with an annual growth rate of 0.45 per cent projected to 2036.

In addition to the resident population, the City accommodates a substantial population of transient workers, tourists and Aboriginal people travelling through the City for cultural reasons. The largest of these groups is the transient workforce. At the 2021 Census, approximately 10 per cent of the workforce (1,500 workers) who stated that they usually worked in the City of Kalgoorlie-Boulder were residents of Perth or Peel.

The demand for housing due to an increase in mining exploration and development has slightly lessened due to the emergence of fly-in-fly-out workers. Compared to mining towns of the Pilbara, Kalgoorlie-Boulder has limited purpose-built accommodation for transient workers, meaning that they often stay in conventional housing or tourist accommodation.

The mining industry underpins the economy of Kalgoorlie-Boulder. The sector provides employment for an estimated 11,200 workers in the Goldfields-Esperance region and contributes more than 75 per cent of the region's $27.6 billion economic output. Manufacturing and value-adding to minerals extracted in the area present opportunities for economic expansion and diversification. The City also serves as an essential transport, service and tourism hub for the broader Goldfields-Esperance region.

The influence of global factors on population growth in urban centres with export-oriented economies is very high. These factors often have a larger impact on the rate of population growth than demographic trends. The City of Kalgoorlie-Boulder is promoting greater economic development which would promote higher rates of growth. Based on these objectives, the City has an aspirational population target of 53,000 by 2050.

Residential land

This Regional Land Supply Assessment report (the Assessment) shows there is sufficient land in the City to support long-term population growth as forecast in WA Tomorrow. With a degree of urban consolidation, there is sufficient stocks to accommodate the aspirational growth target.

Kalgoorlie-Boulder's Local Planning Scheme (LPS 2), gazetted in October 2023, aims to diversify housing types, expand industrial zoned land to support local business development, develop incentives for investment in the Central Business District and suburbs, introduce a mixed-use zone, and support the mining sector.

While stocks of undeveloped residential land are sufficient to support growth well into the long-term, the City's stable population over the past two decades has contributed to a contraction in development activity. This means that only a limited amount of land has been identified as being likely to be build-ready in the short or medium-term. Based on this analysis, more sites may need to be progressed in the short to medium-term to meet projected demand for residential lots and housing.

Over the past decade, just 408 residential lots have been created in the City of Kalgoorlie-Boulder. With an average sales price of $135,000 per lot in the year to May 2024, prices are considerably lower than in the metropolitan area. Construction costs, however, are much higher than in Perth.

Median prices to buy established properties in Kalgoorlie-Boulder are currently considerably lower than in Perth, and there is reasonable availability of stock on the market. The rental vacancy rate, however, is low and the cost of renting a house in Kalgoorlie-Boulder is comparable to rates in the metropolitan area.

Industrial land

Although the number of industrial lots created in the City has been very low over the past decade, the availability of industrial land will be critical to support further economic development and diversification through value-adding industries and new technologies.

DevelopmentWA is managing the development of three major industrial estates in the area that will support new industrial development in the future:

1. Anzac Drive West is a partly developed, 37-hectare site with access to servicing infrastructure and links with the existing transport network. The site is relatively unconstrained and a subdivision application for part of the remaining area has conditional approval to create 61 lots.

2. Lot 505 in Yilkari covers approximately 210 hectares and is yet to be developed. A subdivision application has been conditionally approved to create 12 industrial lots.

3. Mungari Strategic Industrial Area is located just outside the City in the Shire of Coolgardie. The site is the only strategic industrial area in the Goldfields-Esperance region.

Mungari and Lot 505 will both require significant investment in servicing infrastructure to facilitate industrial development in these areas.

In addition to the industrial areas above, the City contains approximately 24 hectares of undeveloped light industrial land, most of which (19 hectares) is located in South Boulder.

Infrastructure

The provision of service infrastructure to Kalgoorlie-Boulder is complicated by the area's remoteness and arid climate. The City's water is sourced via the Goldfields and Agricultural Water Supply Scheme from Mundaring Weir near Perth. Options are being considered to augment existing supply by enhancing the Goldfields and Agricultural Water Supply Scheme.

Power is supplied through the South-West Interconnected System (SWIS). Kalgoorlie-Boulder is at the eastern edge of the SWIS, with much of the grid's power generated hundreds of kilometres away in the State's west. Kalgoorlie-Boulder and the Goldfields-Esperance region are well placed to support the generation of renewable energy in the future. Local power generation may support the advancement of new industries in the area and can potentially feed back into the SWIS.

Power and water networks are both considered adequate to support projected population growth, however, an energy-intensive industrial development in the region may require upgrades to one or both systems depending on the type and scale of the project.

Kalgoorlie-Boulder's population and location in the Central Goldfields means it is a major transport hub for the broader Goldfields-Esperance region. The City is serviced with strong road, rail and air links connecting the region to the rest of the nation.

1 Introduction

1.1 Regional land supply assessments and the Urban Development Program

The Urban Development Program (UDP) is the Department of Planning, Lands and Heritage's (the Department) program for monitoring land, lot and housing supply in Western Australia. The UDP incorporates the regional land supply assessment series of publications, which measure the stocks of land for future residential, industrial and commercial uses. They provide context for the land use planning and infrastructure provision required to meet demand across selected regional centres in Western Australia.

The UDP is prepared by the Department for, and on behalf of, the Western Australian Planning Commission (WAPC) to fulfill the WAPC's functions, as outlined in section 14 of the Planning and Development Act 2005. The UDP's purpose is to provide a robust and transparent evidence base for decision-making relating to land use planning, land development and infrastructure planning and coordination.

1.2 Study area

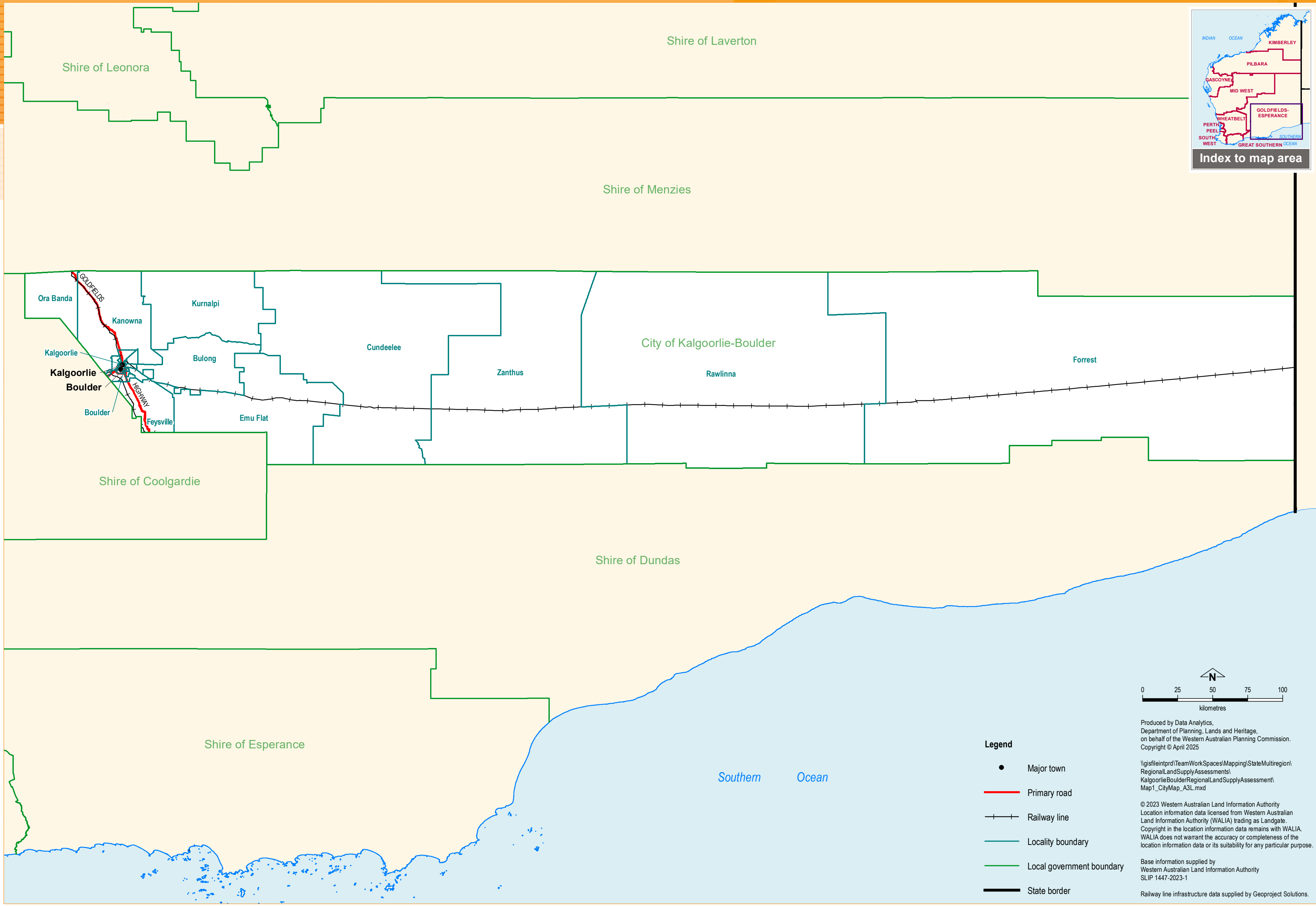
Depending on context, the Assessment provides information on the City of Kalgoorlie-Boulder Local Government Area (LGA), the Kalgoorlie-Boulder Significant Urban Area (SUA), as defined by the Australian Bureau of Statistics, or more granular geographic extents within these areas.

The City of Kalgoorlie-Boulder covers 95,500 square kilometres of land in WA's Goldfields-Esperance region. It includes:

- one SUA (Kalgoorlie – Boulder)
- six Statistical Areas Level 2 (SA2) (Boulder, Kalgoorlie, Kalgoorlie – North, Kalgoorlie Airport, Kambalda – Coolgardie – Norseman[1] and Trafalgar); and
- 31 localities/suburbs.

The Kalgoorlie-Boulder SUA accommodates almost all of the City's population and residential and commercial land stocks. Most of the City's industrial land is located within, or adjacent to, the Kalgoorlie-Boulder SUA. The mining sector is the cornerstone of economic development with a high proportion of the City's industrial land used to support downstream processing.

[1] 44 per cent of the Kambalda – Coolgardie – Norseman SA2's land area is within the LGA of the City of Kalgoorlie-Boulder. The remainder are within the LGAs of Coolgardie (14 per cent) and Dundas (42 per cent).



Map 1: Study area

2 Population

Key points

- Kalgoorlie-Boulder is the largest inland settlement in Western Australia and one of the largest in Australia.
- The estimated resident population of the Kalgoorlie-Boulder SUA at 30 June 2023 was 30,504.
  - The Kalgoorlie SA2 accounted for 45 per cent of the population, followed by the Kalgoorlie-North SA2 (30 per cent) and the Boulder SA2 (25 per cent).
- The Kalgoorlie-Boulder SUA makes up 99 per cent of the population for the LGA and 53 per cent of the population for the Goldfields-Esperance region.
- There was mass migration to Kalgoorlie-Boulder in the early 1900s as a result of the gold rush, resulting in the population being temporarily larger than Perth's population.
- Another increase in population occurred in 1990s, attributed in part to the rising gold prices in the 1980s, leading to a revival of gold mining and exploration. Since then, the population of Kalgoorlie-Boulder has hovered at around 30,000 residents.
- A significant degree of population churn is evident in the City, with Census responses showing a higher proportion of people in Kalgoorlie-Boulder living elsewhere one year and five years ago compared to Western Australia.
- The median age of the Kalgoorlie-Boulder SUA's population at the 2021 Census was 34 years, compared to the State's median age of 38 years.
- The median weekly household income of the Kalgoorlie-Boulder SUA's population was $2,325 at the 2021 Census, more than $500 above the State's median weekly household income.
- The Kalgoorlie-Boulder SUA has a higher proportion of males (52.5 per cent) than females (47.5 per cent) at the time of the 2021 Census. This contrasts with the Western Australian population, which has a slightly lower share of males (49.7 per cent) compared to females (50.3 per cent).
- The Kalgoorlie-Boulder SUA's Estimated Resident Population (ERP) at 2023 was tracking between the lower and central forecasts of the WA Tomorrow 12 population report.
- In comparison, the Goldfield-Esperance region's ERP was tracking closely with the central forecast and Western Australia's ERP was tracking between the central and upper forecasts.
- The WA Tomorrow projected population for the Kalgoorlie-Boulder SUA under the central forecast is 32,524 at 2036. Achieving this population from a 2021 baseline requires an average annual increase of 140 people, or an average annual growth rate of 0.45 per cent. This is lower than the average annual growth rate for WA over the same time (1.75 per cent).

2.1 Population profile

The Australian Bureau of Statistics' (ABS) Estimated Resident Population (ERP) is the official estimate of the Australian population, which links people to a place of usual residence within Australia. As at June 2023, the Kalgoorlie-Boulder Significant Urban Area (SUA) recorded an ERP of 30,504, which is just over half (54 per cent) of the Goldfield-Esperance region's total population. This reflects a net increase of 1,002 people since 30 June 2001, and an average annual growth rate of 0.33 per cent, lower than the State average of 2.09 per cent over the same period (**Table 1** and **Figure 1**).

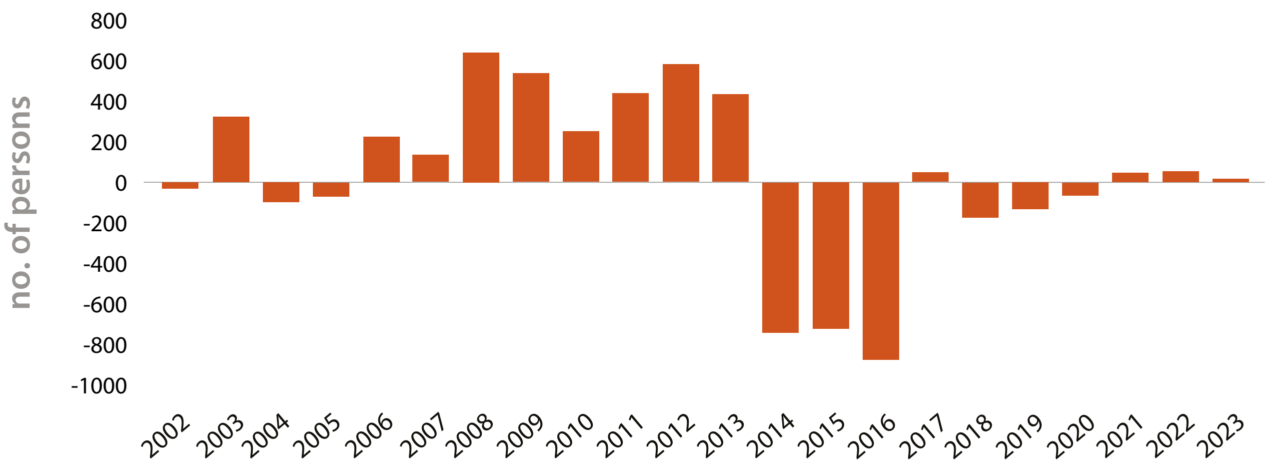
Table 1: Estimated resident population (2001 to 2023): Kalgoorlie - Boulder (SUA), Goldfields-Esperance region and Western Australia

	Kalgoorlie-Boulder (SUA)	Goldfields-Esperance region[2]	Western Australia
Estimated resident population			
2001	29,502	55,322	1,906,274
2006	29,893	54,894	2,050,581
2011	31,933	59,422	2,353,409
2016	30,652	56,553	2,555,978
2021	30,421	56,757	2,749,365
2022	30,489	56,998	2,791,794
2023	30,504	57,211	2,881,227
Estimated resident population change			
2001-2006	391	-428	144,307
2006-2011	2,040	4,528	302,828
2011-2016	-1,281	-2,869	202,569
2016-2021	-231	200	193,387
2001-2023	1,002	1,889	974,953
Average annual growth rate			
20 years to 2021	0.15%	0.13%	1.85%
15 years to 2021	0.12%	0.22%	1.98%
10 years to 2021	-0.48%	-0.46%	1.57%
5 years to 2021	-0.15%	0.07%	1.47%
2001 to 2023	0.15%	0.15%	2.09%

Source: *Australian Bureau of Statistics (2023) Regional Population, 2022-23*

[2] Includes the LGAs of the City of Kalgoorlie-Boulder and the shires of Coolgardie, Dundas, Esperance, Laverton, Leonora, Menzies, Ngaanyatjarraku and Ravensthorpe.

Figure 1: Estimated resident population annual change – Kalgoorlie-Boulder (SUA)

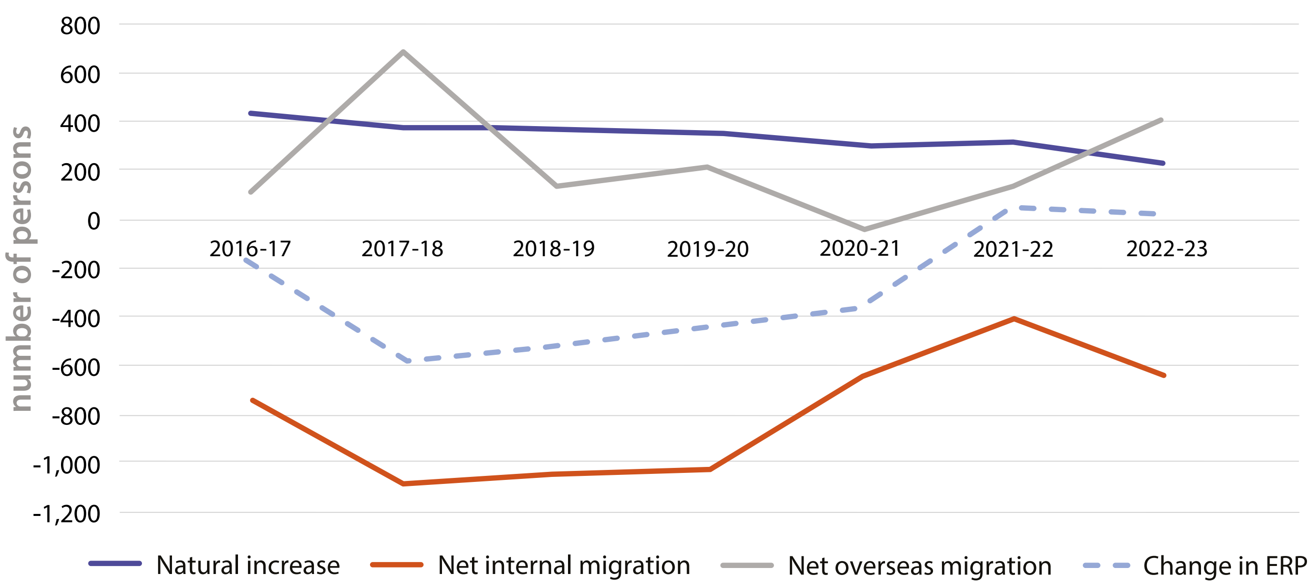


Source: *Australian Bureau of Statistics (2024) Regional Population, 2022-23.*

The SUA's population has been slowly growing since 2021, in part due to a resurgence in focus on the region's mining industry. Investments from the private sector and the State Government, such as those announced in the 2024-25 State Budget (see Section 3), are also likely to affect population dynamics.

The 2021 Census shows that about 20 per cent of the City of Kalgoorlie-Boulder's population recorded a different place of usual residence one year previously, and 48 per cent recorded a different place of usual residence five years previously. This shows high levels of internal migration (**Figure 2**), compared to Western Australia which recorded 15 per cent of the population as having a different place of usual residence one year prior, and 42 per cent five years prior.

Figure 2: Components of population change – City of Kalgoorlie-Boulder (LGA)



Source: *Australian Bureau of Statistics (2021) Estimated Resident Population and components.*

Table 2: Census 2021 and 2016 population – City of Kalgoorlie-Boulder

Kalgoorlie-Boulder (SUA)		
Census year	**Place of enumeration**	**Place of usual residence**
2021	**29,946**	**29,072**
2016	**30,398**	**29,873**

Source: *Australian Bureau of Statistics (2021) Census of Population and Housing.*

In addition to the ERP, the Census is collected based on the place of enumeration, which is a count of every person based on where they are located on Census night. **Table 2** shows a higher total population count based on enumeration compared to place of usual residence. The higher enumerated population indicates visitors in the SUA on the Census night, such as the fly-in fly-out workers.

In 2021, the median age of the Kalgoorlie-Boulder SUA was 34 (**Table 3**), slightly younger than the median age for all Western Australians (38).
Figure 3 also shows a higher proportion of children and young adults, as well as a considerably lower proportion of residents aged 65 or older.
This suggests that a significant number of residents choose to leave Kalgoorlie-Boulder after reaching retirement age.

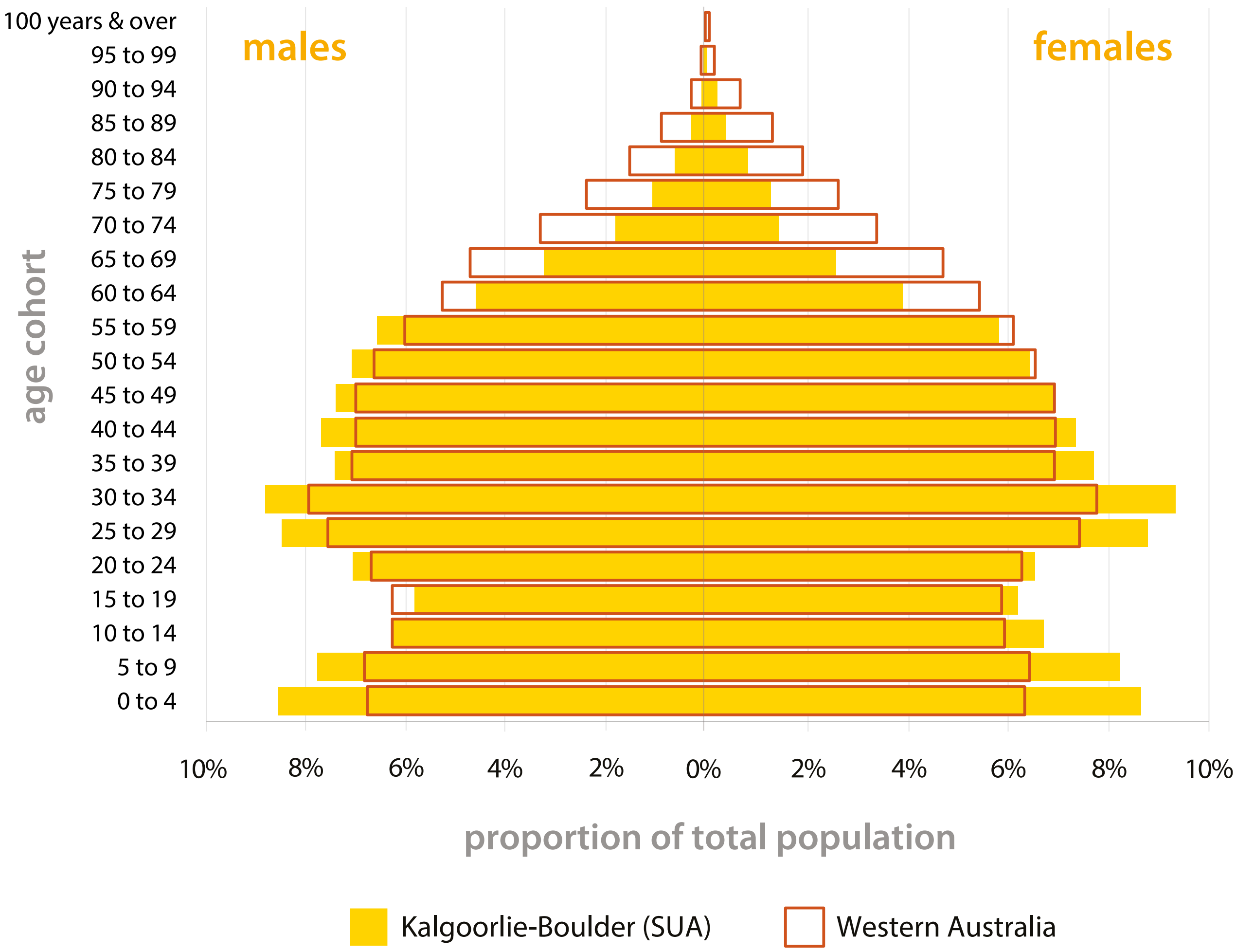
Table 3: Demographic characteristics (2021 Census) – Kalgoorlie-Boulder (SUA)

	Boulder (SA2)	Kalgoorlie (SA2)	Kalgoorlie – North (SA2)	Kalgoorlie-Boulder (SUA)	Western Australia
Population (2023)[3]	7,597	13,612	9,295	30,504	2,881,227
Median age	35 years	34 years	33 years	34 years	38 years
Male	54.7%	52.3%	51.1%	52.5%	49.7%
Female	45.3%	47.7%	48.9%	47.5%	50.3%
Aboriginal and/or Torres Strait Islander	11.4%	7.2%	5.3%	7.7%	3.3%
Median weekly incomes					
Personal	$1,014	$1,208	$1,369	$1,204	$848
Household	$2,001	$2,374	$2,514	$2,325	$1,815
Family composition					
Couple family without children	36.2%	36.3%	36.1%	36.3%	38.8%
Couple family with children	40.6%	48.7%	49.5%	47.1%	44.6%
One parent family	20.9%	13.2%	13.3%	15.0%	15.1%
Other family	2.1%	1.7%	1.1%	1.6%	1.6%
Household composition					
Family households	65.5%	68.7%	72.1%	69.1%	71.2%
Single (or lone) person households	30.2%	27.8%	24.4%	27.2%	25.4%
Group households	4.3%	3.5%	3.5%	3.7%	3.4%
Rent weekly payments					
Median rent	$300	$300	$330	$300	$340
Renter households with rent payments greater than 30% of household income	18.5%	13.3%	11.4%	13.7%	28.3%
Mortgage monthly repayments					
Median mortgage repayments	$1,309	$1,700	$1,730	$1,600	$1,842
Owner with mortgage households with mortgage repayments greater than 30% of household income	7.8%	8.3%	6.5%	7.5%	13.0%

Source: *Australian Bureau of Statistics (2023) 2021 Census All Persons QuickStats.*

[3] Source: Australian Bureau of Statistics (2024) Regional Population, 2022-23.
Note: These figures may differ to those shown on the '2021 Census All Persons QuickStats'.

Figure 3: Age-sex profile (2021 Census) - Kalgoorlie-Boulder (SUA) vs. Western Australia



Source: *Australian Bureau of Statistics (2024) 2021 Census TableBuilder. Based on place of usual residence.*

The City of Kalgoorlie-Boulder covers 95,500 square kilometres of land. However, 99 per cent of its population occupies less than 1 per cent of the City's total land area (75 square kilometres) in the Kalgoorlie-Boulder SUA.

Table 4 shows the population distribution of the City by SA2. Forty five per cent of the City's total population and dwellings are contained within the Kalgoorlie SA2. The SA2s of Boulder and Kalgoorlie are mostly urbanised, with population densities comparable to most parts of the Perth metropolitan and Peel regions. The Kalgoorlie – North SA2, however, contains large stocks of undeveloped and vacant land, parts of which are planned to be developed for urban purposes in the future.

Table 4: Population distribution of the City of Kalgoorlie-Boulder (LGA) by SA2 (2021 Census)

	Persons	Dwellings	Area (sq km)	Population density (persons per sq km)
Boulder (SA2)	7,124 (24%)	3,370 (26%)	13 (0%)	544
Kalgoorlie (SA2)	13,248 (45%)	5,910 (45%)	23 (0%)	564
Kalgoorlie – North (SA2)	8,745 (30%)	3,814 (29%)	31 (0%)	282
Kalgoorlie Airport (SA2)	-	-	7 (0%)	-
Kambalda – Coolgardie – Norseman (SA2)[4]	224 (1%)	54 (0%)	95,398 (100%)	-
Trafalgar (SA2)[5]	-	-	28 (0%)	-
Total	**29,341**	**13,148**	**95,500**	**-**

Source: *Australian Bureau of Statistics (2021) Census of Population and Housing.*

2.2 Population projections

WA Tomorrow is a series of trend-based population forecasts, by age and sex, for WA and its sub-regions from 2021 to 2036. The WA Tomorrow forecasts represent a best estimate of future population size and age-sex structure, based on current trends in fertility, mortality and migration. As at June 2023, Kalgoorlie-Boulder SUA's ERP was tracking between the lower and central forecasts of the WA Tomorrow 12 report (**Table 5** and **Figure 4**). Under the central forecasts, the SUA's population is projected to reach 32,524 people by 2036 and under the upper forecast it is estimated to reach 37,349 people by 2036.

The City of Kalgoorlie-Boulder Local Planning Strategy (the Strategy) released in 2013 projects the City's population to 2031 and 2050 by extrapolating the 1.8 per cent per annum growth rate experienced during the mining boom from 2006 and 2011. Using this growth rate, the City's population was estimated to reach 36,516 in 2021, which is well above the City's 2021 ERP of 30,421. The Strategy estimates that by 2031 the population could reach 42,182, and by 2050, it could reach 52,964.

[4] 44 per cent of the land area of the Kambalda – Coolgardie – Norseman SA2 is within the LGA of the City of Kalgoorlie-Boulder. The remainder are within the LGAs of the Shire of Dundas (42 per cent) and the Shire of Coolgardie (14 per cent).

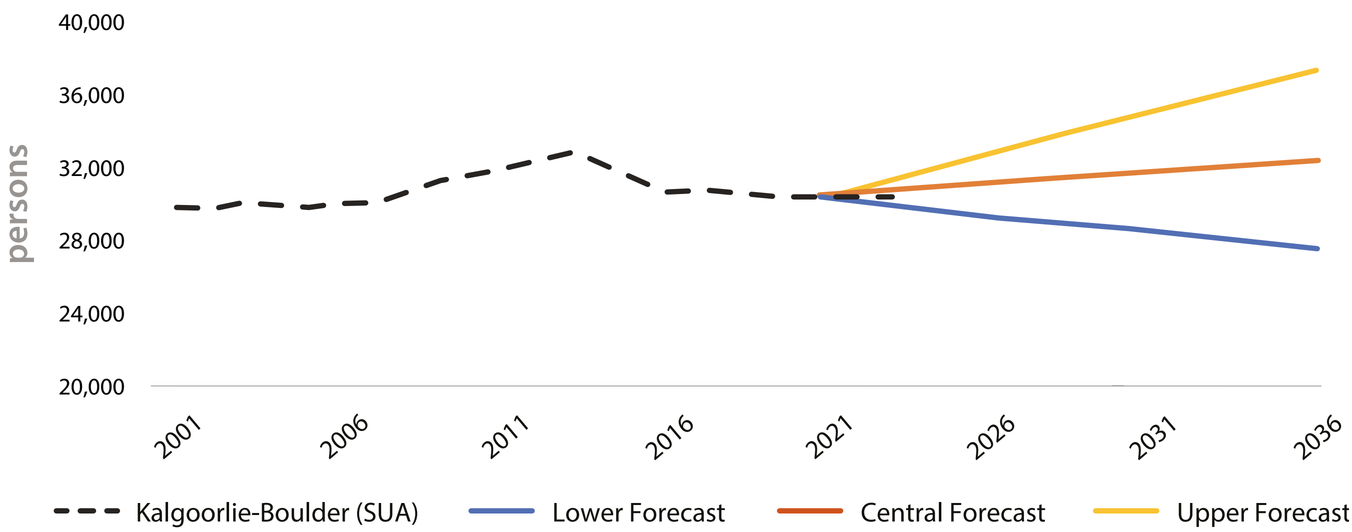
[5] The Trafalgar SA2 includes the localities/suburbs of Brown Hill, Fimiston and Trafalgar.

Table 5: WA Tomorrow population forecast (2021 - 2036): Kalgoorlie – Boulder (SUA)

Kalgoorlie – Boulder (SUA)[6]	WA Tomorrow		
	Lower forecast	Central forecast	Upper forecast
Population			
2021	30,421	30,421	30,421
ERP (30 June 2023)	**30,504**		
2026	29,310	31,092	32,873
2031	28,662	31,885	35,110
2036	27,698	32,524	37,349
Average annual growth rate (2021 to 2036)			
Kalgoorlie-Boulder (SUA)	-0.62%	0.45%	1.38%
Goldfields-Esperance region	-0.58%	0.49%	1.43%
Western Australia	1.46%	1.75%	2.03%

Source: *WAPC (2024) WA Tomorrow Population Report No. 12.*

Figure 4: Estimated resident population growth City of Kalgoorlie-Boulder (SUA) and WA Tomorrow



Source: *Australian Bureau of Statistics (2024) Estimated Resident Population, WA Tomorrow Population Report no.12.*

[6] Refers to the sum of forecasts for the Boulder, Kalgoorlie and Kalgoorlie – North SA2s.

3 Economy and employment

Economic conditions and employment opportunities are fundamental drivers of population growth and consequently, demand for land and housing. Kalgoorlie-Boulder is the hub of one of the richest resource areas in the world, with significant gold, nickel, lithium, cobalt and rare earth element reserves. Its well-developed transport network comprises road, rail and aviation infrastructure playing an integral role in the transportation of both freight and passengers.

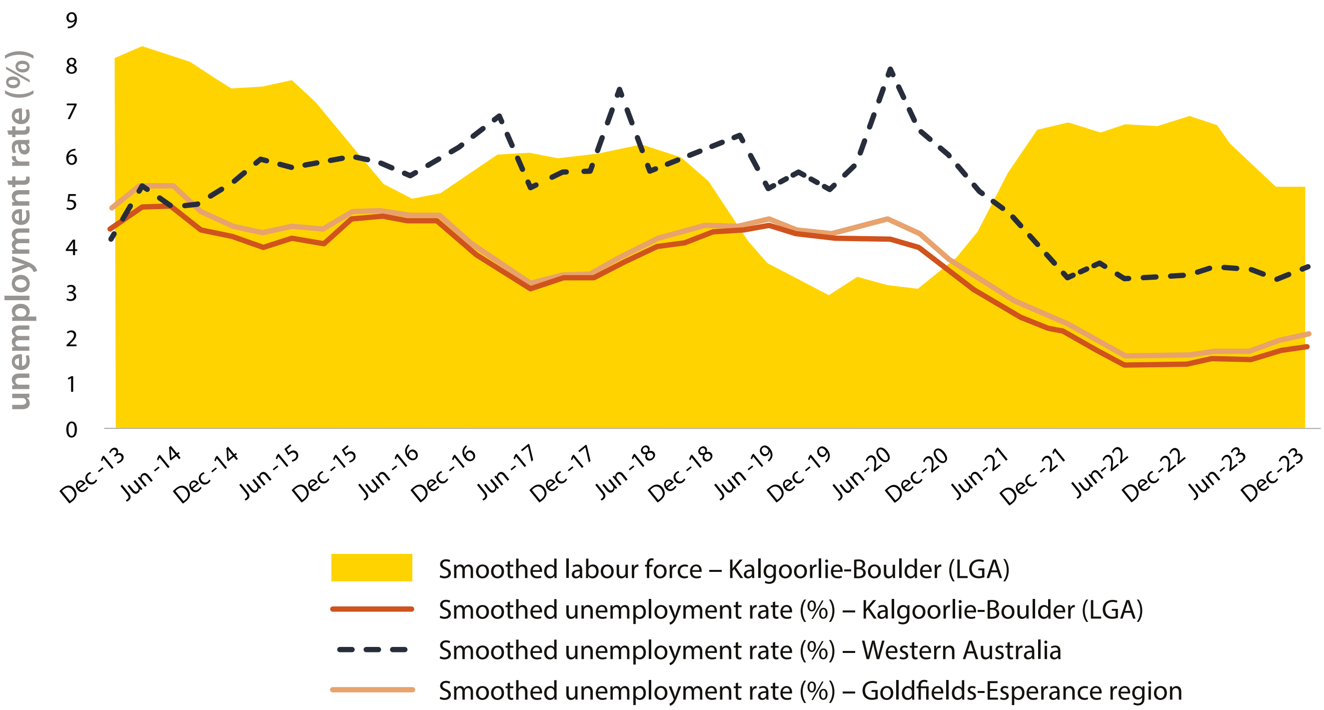
Both the City and the broader Goldfields-Esperance region have generally experienced significantly lower rates of unemployment than the State over the past decade (**Figure 5**). The City's unemployment rate, which is influenced by trends in the mining industry, has steadily declined since June 2019.

Throughout the decade, the City's labour force accounted for between 63 and 68 per cent of the Goldfields-Esperance total labour force. This reflects the City's role as a major hub, servicing the mining sector across the broader Goldfields area.

While mining has been the cornerstone of economic development since the 1890s gold rush, the City's economy is supplemented by other key sectors including health care and social assistance; retail trade; education and training; and construction. Together, these other sectors accounted for 30.3 per cent of the City's working population at the 2021 Census.

The City has a significantly higher proportion of the working population employed in the mining industry compared to that of the State. The mining cycle has historically influenced the City's population

Figure 5: Unemployment rates and labour force (2013 – 2023) City of Kalgoorlie-Boulder, Goldfields-Esperance region and Western Australia



Source: *Jobs and Skills Australia (2024) Small Area Labour Markets.*

and employment growth as well as the associated demand for land and housing. The City experienced buoyant population growth during the mid to late 2000's, coinciding with high levels of mining investment and economic activity. Growth declined during the early to mid-2010s, as mining projects reached the closure stage such as the Paddington – Mt Pleasant, Golden Ridge Nickel, Boulder Block Nickel, Avalon, and Cawse mines.

Despite BHP announcing that its Nickel West Kalgoorlie smelter has been suspended pending review in 2027, there are still several key initiatives planned for the Goldfields-Esperance region which will help support the economic growth of Kalgoorlie-Boulder, including:

- The 2024-25 State Budget committed funding for regional infrastructure projects and services including the following within the City of Kalgoorlie-Boulder:
  - Close to $35 million allocated towards creating development-ready land across regional WA, with $16.8 million to deliver an additional 32 residential lots in Stage Five of GreenView at Karlkurla.
  - A total of $20.8 million allocated towards expanding the Anzac Drive Industrial Estate by developing 22 new industrial lots, providing opportunity for economic development.
  - A total of $4 million allocated towards addressing workforce accommodation issues in the region by supporting a 400-dwelling mining sector workers accommodation project.
  - A total of $15 million allocated towards upgrading the Goldfields and Agricultural Water Supply Scheme to meet future demand.
- Lynas Rare Earth $575 million processing facility will contribute to the region's industrial capacity for downstream processing.
- The Goldfields-Esperance Development Commission is leading a new Kalgoorlie rail realignment project to optimise transportation routes and facilitate efficient movement of goods and resources.

The emergence of new industries such as renewable energy presents an opportunity for economic diversification in the City and the wider Goldfields-Esperance region. To support the development of new and emerging industries, it is likely that upgrades to enabling infrastructure will be required.

For the continued growth of the City's economy, the local planning framework seeks future economic development to be driven through the following objectives:

- promoting vibrant tourism opportunities and attracting more visitors to the City;
- generating employment opportunities that address the needs of the community;
- promoting the development of the Kalgoorlie city centre and Boulder town centre as the commercial and social hubs of the region; and
- encouraging economic growth and diversification of industry.

4 Residential land

Key points

- **As at March 2024, there was approximately 1,815 hectares of land zoned for residential purposes, with 50 per cent classified as developed and 50 per cent classified as undeveloped.**
- **Over the decade to March 2024, an average of 20 residential lots per quarter were lodged for subdivision, 16 lots per quarter were granted conditional approval and 10 lots per quarter were granted final approval.**
- **The development outlook analysis, which spatially displays the future land and dwelling development over the short, medium, and long term, identified a total of 12 projects proposing 6,564 residential lots.**
- **Within the projects identified, 278 lots (4 per cent) are anticipated to be released in the short-term, 306 lots (5 per cent) in the medium-term, and 5,980 lots (91 per cent) in the long-term.**
- **The GreenView at Karlkurla development accounts for 25 per cent (1,651 lots) of the total projected lot yield in the City. This is the largest contribution of any identified project towards anticipated lot yields.**
- **As at March 2024, approximately 231 lots were identified as vacant, accounting for 2.4 per cent of all residential zoned lots in the City.**
- **There is a theoretical potential for a large number of additional dwellings in the City if existing residential zoned areas were developed to their maximum densities, without taking into consideration other factors such as heritage, environmental assets and infrastructure provision, which would likely impact actual development yields.**
- **Under the central forecast of the WA Tomorrow 12 population report, the hypothetical temporal land supply can support an increased population of about 43,000.**

4.1 Land zoned for residential purposes under the local planning scheme

The City's Local Planning Scheme No. 2 (LPS 2), gazetted on 31 October 2023, provides for residential development primarily through the residential and urban development zones.

Other zones, including central business, district business, mixed business and tourist, also provide for residential development, albeit with varying degrees of permissibility depending on the use of land.

The LPS 2 aims to enhance residential density and promote mixed-use development within the Kalgoorlie Central Business District and Boulder townsite. Under LPS 2, single dwelling lots may be subdivided into two to four lots or developed into duplexes, triplexes or units, depending on the specific zoning. Additionally, the scheme offers development incentives, including higher density allowances and plot ratio bonuses, to encourage a diverse mix of housing types.

4.2 Development status – residential land

This section presents data on the development status of lots on land zoned residential and urban development under the City's LPS 2. The latest available data on the development status of lots on zoned land is based on:

- Landgate data as of February 2024; and
- Local planning schemes data as of March 2024.

Data for section 4.2 has been derived from the Department's Integrated Regional Information System (IRIS) model. The majority of lots are classified as developed or undeveloped based on Landgate's property valuation information. For lots that could not be assigned a development status

Table 6: Development status of lots zoned for residential – Kalgoorlie-Boulder

Suburb/Locality	Development status – residential and urban development zones		Total (ha)
	Developed (ha)	Undeveloped (ha)	
Boulder	145	5	150
Broadwood	22	33	55
Hannans	130	1	131
Kalgoorlie	81	6	87
Kanowna	2	4	6
Karlkurla	14	746	760
Lamington	67	1	68
Mullingar	11	20	31
Ora Banda	5	11	16
Piccadilly	65	3	68
Somerville	112	67	179
South Boulder	35	2	37
South Kalgoorlie	143	4	147
Victory Heights	33	6	39
West Lamington	40	-	41
City of Kalgoorlie-Boulder (LGA)	906	909	1,815

Source: *Department of Planning, Lands and Heritage (2024) Integrated Regional Information System.*
Note: Numbers may not sum due to rounding. Data is at March 2024.

using Landgate data, a visual audit was undertaken to determine the development status of individual sites, with updated development status information being fed back into the IRIS model.

As at March 2024, approximately 1,815 hectares of land in the City was zoned for residential development (**Table 6**). Within these:

- 906 hectares (50 per cent) were classified as developed; and
- 909 hectares (50 per cent) were classified as undeveloped.

Most of the developed residential land is found in Boulder (16 per cent), South Kalgoorlie (16 per cent) and Hannans (14 per cent). Karlkurla has the largest amount of undeveloped land, over 700 hectares of which is zoned for urban development.

4.3 Residential lot supply pipeline

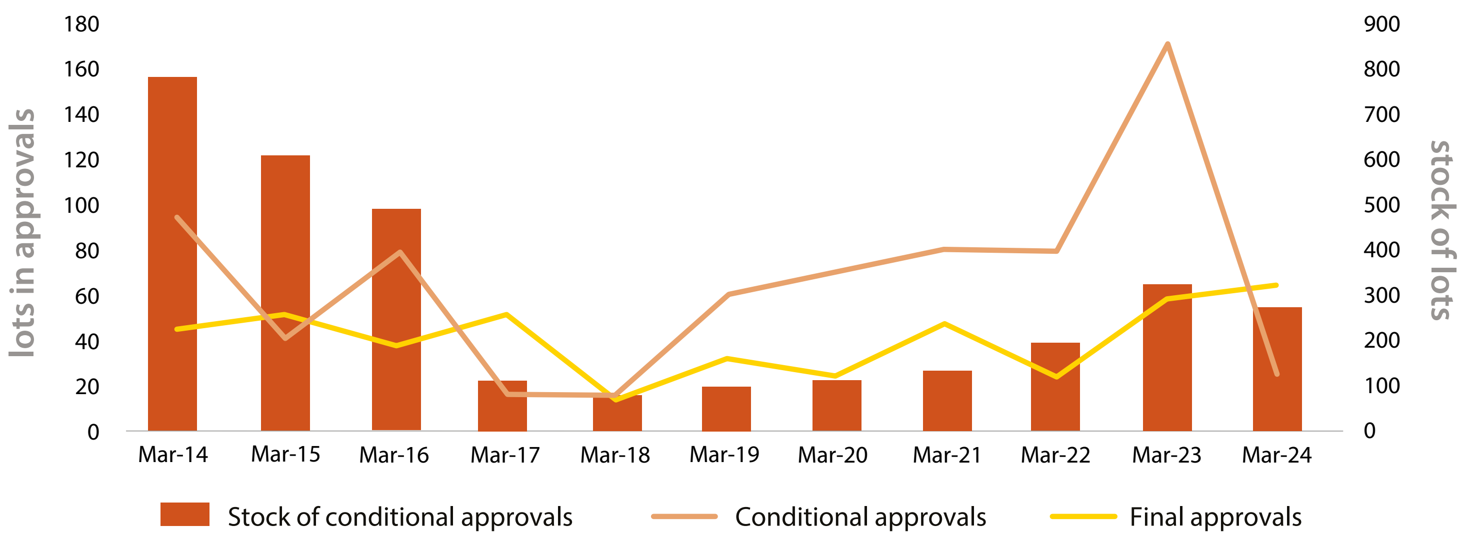
Over the decade leading up to March 2024, a total of 827 lots were lodged for residential subdivision (not including rural living lots) (**Figure 6**). Only 638 lots progressed to conditional approval and 408 lots were granted final approval during this time.

Over the decade, an average of:

- 85 lots per quarter were lodged in applications for subdivision;
- 65 lots per quarter were granted conditional subdivision approval; and
- 37 lots per quarter were granted final approval.

Given that lots granted final approval have remained consistently low throughout the decade compared to conditional approvals, declines in the stock are likely due to lapsed approvals. As the period from 2017 to 2021 coincides with the fall in the estimated

Figure 6: Residential subdivision activity and lot supply pipeline (March 2014 - March 2024) – City of Kalgoorlie-Boulder - Annualised



Source: *Western Australian Planning Commission (2024) State Lot Activity.*

resident population, this may have played a role in reduced demand for lots. The stock of conditional approvals has since started to recover, maintaining between 190 and 350 lots since 2022.

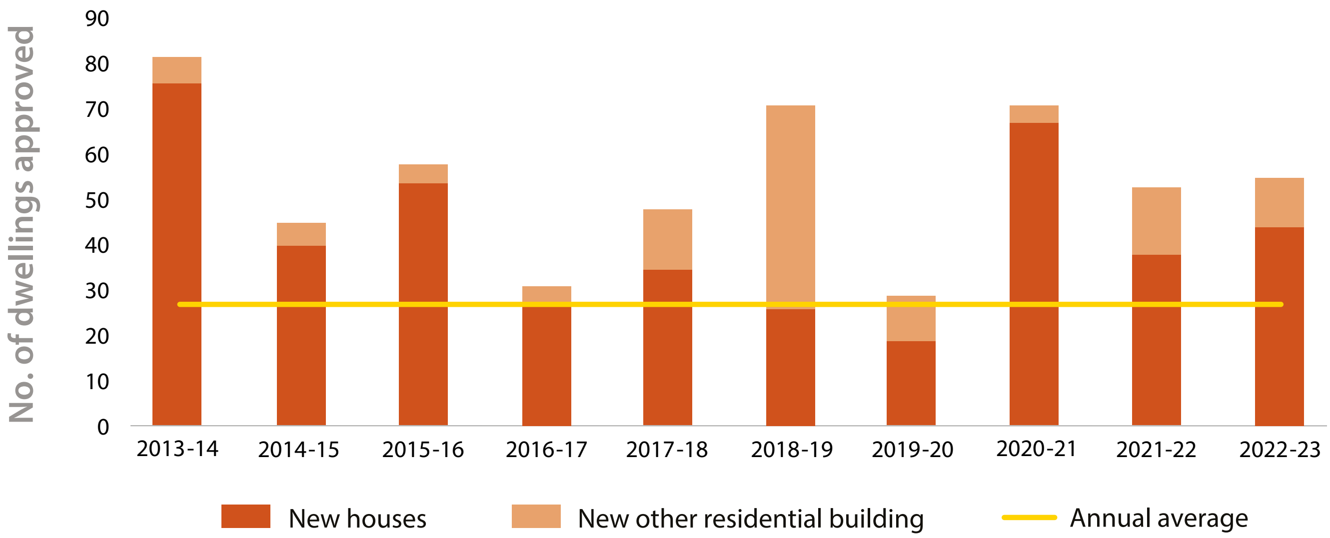
4.4 Residential housing supply

4.4.1 Dwelling approvals

Dwelling approvals are a key demand indicator, representing either owner-occupier demand or investor confidence. As most dwelling approvals proceed to construction and eventually completion, they also provide a leading indicator of dwelling supply.

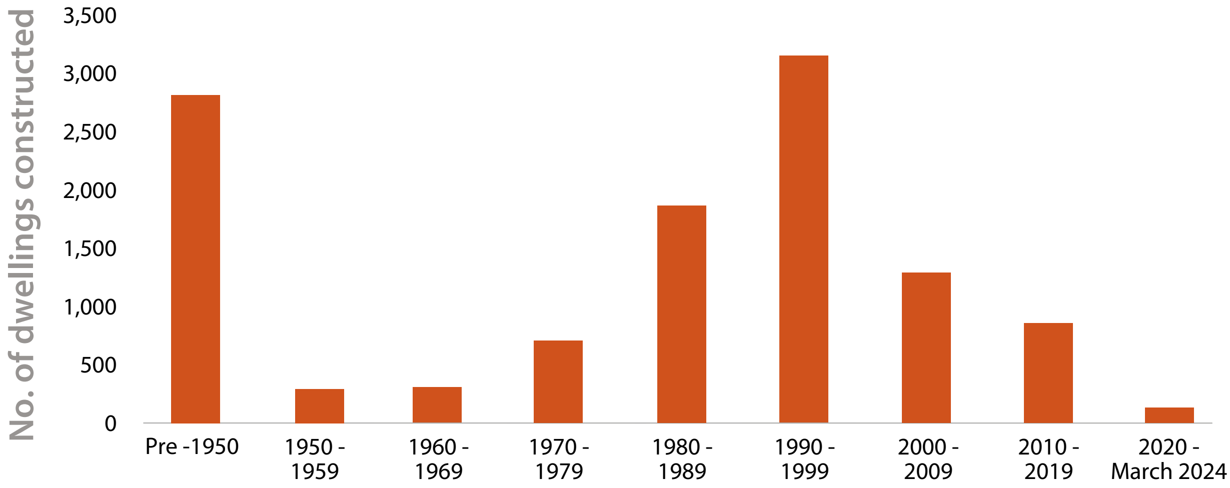
Over the decade to December 2023, a total of 544 dwellings were granted approval in the City (**Figure 7**). Houses accounted for 78 per cent of approvals, with the remainder recorded as 'other residential buildings' (see glossary for definition). Like subdivisions, significant year-on-year variations in dwelling approvals have been observed in the City of Kalgoorlie-Boulder over the past decade. Since 2020, above-average volumes of dwelling approvals have been granted, reflecting broader trends across Australia.

Figure 7: Dwelling approvals, 2013-14 to 2022-23 – City of Kalgoorlie-Boulder



Source: *Australian Bureau of Statistics (2023) Building Approvals, Australia.*

Figure 8: Age of dwelling stock by decade – City of Kalgoorlie-Boulder



Source: *Department of Planning, Lands and Heritage (2024) Integrated Regional Information System.* Data is at March 2024.

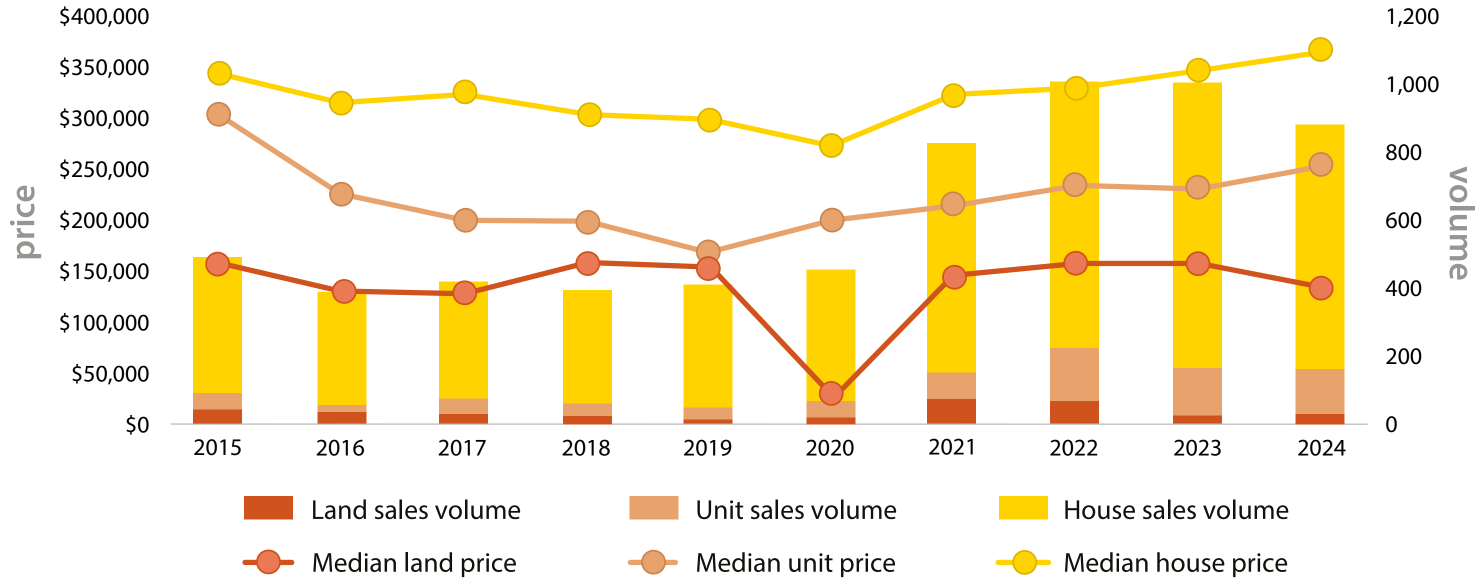
4.4.2 Dwelling construction

There are two distinct clusters in the age profile of dwellings constructed in Kalgoorlie-Boulder, with 25 per cent of dwellings constructed pre-1950s, and 28 per cent constructed between 1990-1999 (**Figure 8**).

The pre-1950s dwelling construction can largely be attributed to the gold rush era migration creating demand for housing during a time when Kalgoorlie-Boulder's population was larger than Perth.
The increase in dwelling construction between 1990 and 1999 followed a period of rising gold prices in the 1980s which led to a revival of gold mining and exploration in the 1990s. Levels of dwelling construction have since been comparatively low. Only 15 dwellings were constructed in 2023.

Most of the City's largest housing stocks are in Boulder, South Kalgoorlie and Kalgoorlie, however, in the past 10 years, growth has been concentrated in the locality of Somerville.

Figure 9: Sales volume and median sales price (City of Kalgoorlie-Boulder)



Source: *REIWA (2024).*

Note: Annual data is for 12 months to May in stated year.

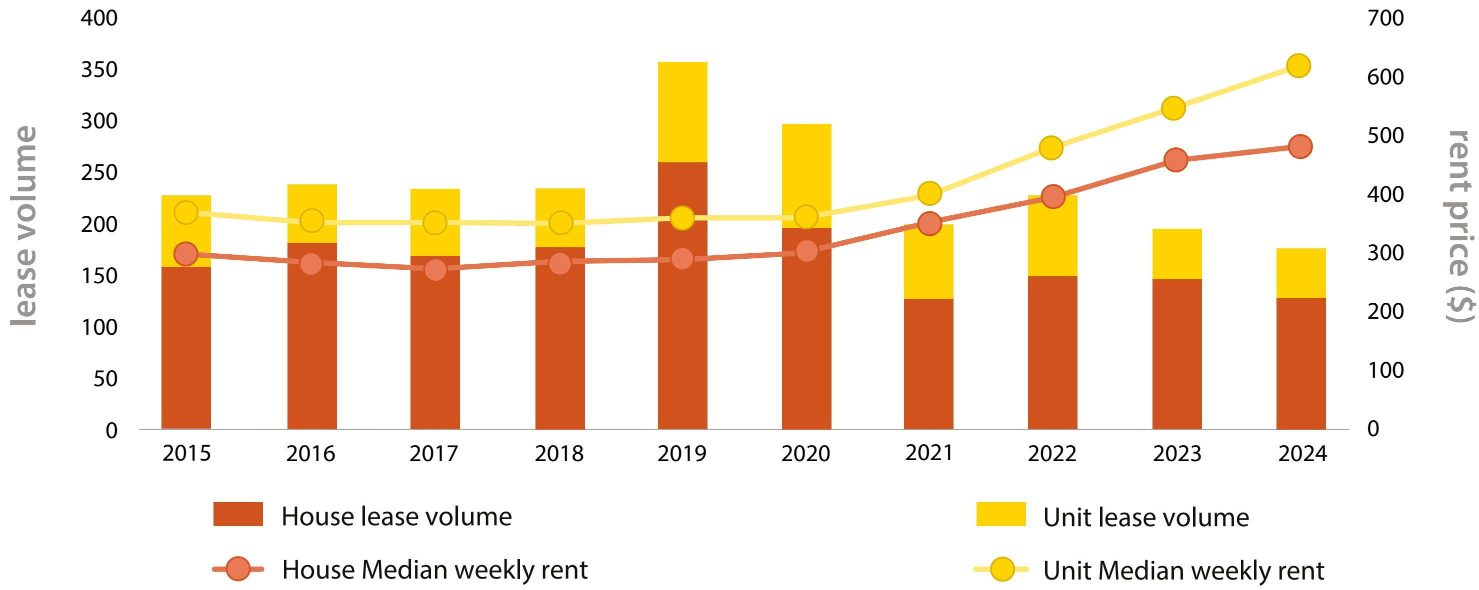
4.4.3 Availability of housing stock

House and unit prices in Kalgoorlie-Boulder underwent a significant reduction for several years up to 2019-20, suggesting reduced demand for housing. Like many other parts of the State, however, consistent price growth has been observed since 2020 (**Figure 9**).

Lot prices have remained relatively stable with the median price for residential lots remaining around $150,000 since 2015, excluding a sharp reduction in 2020. The Real Estate Institute of WA (REIWA) has attributed the drop to a significant number of lower-value sales in South Kalgoorlie.

Total sales volume for properties have followed a similar trend to sales prices, increasing significantly since 2020. House sales have consistently accounted for about 80 per cent of total property sales, with land accounting for approximately 6 per cent, ranging between 8.8 per cent in 2021 and 2.5 per cent in 2023.

Figure 10: Median weekly rent and lease volume for the three months to May of each year (City of Kalgoorlie-Boulder)



Source: *REIWA (2024).*

As shown in **Figure 10**, as at May 2024, the median weekly rent in the City of Kalgoorlie-Boulder was $620 for a house and $480 for a unit. In comparison, the median weekly rent in the Perth metropolitan region for a house was $650 and $600 for a unit. As at May 2024, 178 dwellings were leased by REIWA members, a significant reduction from 2019 when 357 residential properties were leased. As at June 2024, the rental vacancy rate was 1.3 per cent, compared to 0.5 per cent in Perth.

4.5 Residential development outlook

Table 8 and **Map 2** show possible residential development projects in the City. Projects are included where intent has been demonstrated (by government or the development industry) to develop the site at some point in the future. Projects are identified through a variety of means, including:

- Local planning scheme zones and amendments
- Developer intentions
- Consultation with local stakeholders
- Subdivision applications/approvals proposing five or more lots
- Development Assessment Panel (DAP) applications/approvals
- Structure planning
- Strategic planning

The development outlook analysis identified a total of 12 projects proposing 6,564 residential lots over an area of approximately 648 hectares. Some projects are identified within the Gribble Creek Special Control Area, which may have additional requirements for development. Within the projects identified, 278 lots are anticipated to be realised in the short-term (one to five years), 306 lots in the medium-term (six to 10 years) and 5,980 in the long term (10 or more years). Most of this supply is in the suburb of Karlkurla (76 per cent), with substantial supply also identified in Somerville (18 per cent) and Broadwood (6 per cent).

Table 7: Estimated dwelling yield from possible development areas – City of Kalgoorlie-Boulder

Suburb/locality	Short-term (0-5 years)	Medium-term (6-10 years)	Long-term (10+ years)
Somerville	72	6	550
Broadwood	-	-	157
Karlkurla	99	300	5,273
Mullingar	58	-	-
South Kalgoorlie	49	-	-
Grand Total	**278**	**306**	**5,980**

Source: *Department of Planning, Lands and Heritage (2024).*

Short-term

The development outlook analysis identified seven projects as contributing to short-term dwelling yields in the City. The most significant of these projects is GreenView at Karlkurla (KB19A). The estate is being delivered by DevelopmentWA and proposes lot releases in the short, medium and long-term. As at March 2024, 77 single dwelling lots, and one grouped dwelling lot have valid conditional approval for subdivision.

Other sites contributing to short-term dwelling yields in the City include projects in Somerville (KB58, KB69, KB70), Mullingar (KB21) and South Kalgoorlie (KB71).

Medium-term

Two development sites in Kalgoorlie-Boulder have residential dwelling yields for the medium-term. Project KB70 has an additional six lots planned, and GreenView at Karlkurla (KB19A) proposes a medium-term yield of 300 lots.

Long-term

The development outlook analysis identified six projects in Kalgoorlie-Boulder with endorsed structure plans in place, anticipated to be developed in the long-term. These include four sites in Somerville, one in Broadwood and two in Karlkurla.

Suburb	Hectares
Somerville	58
Broadwood	17
Karlkurla	400

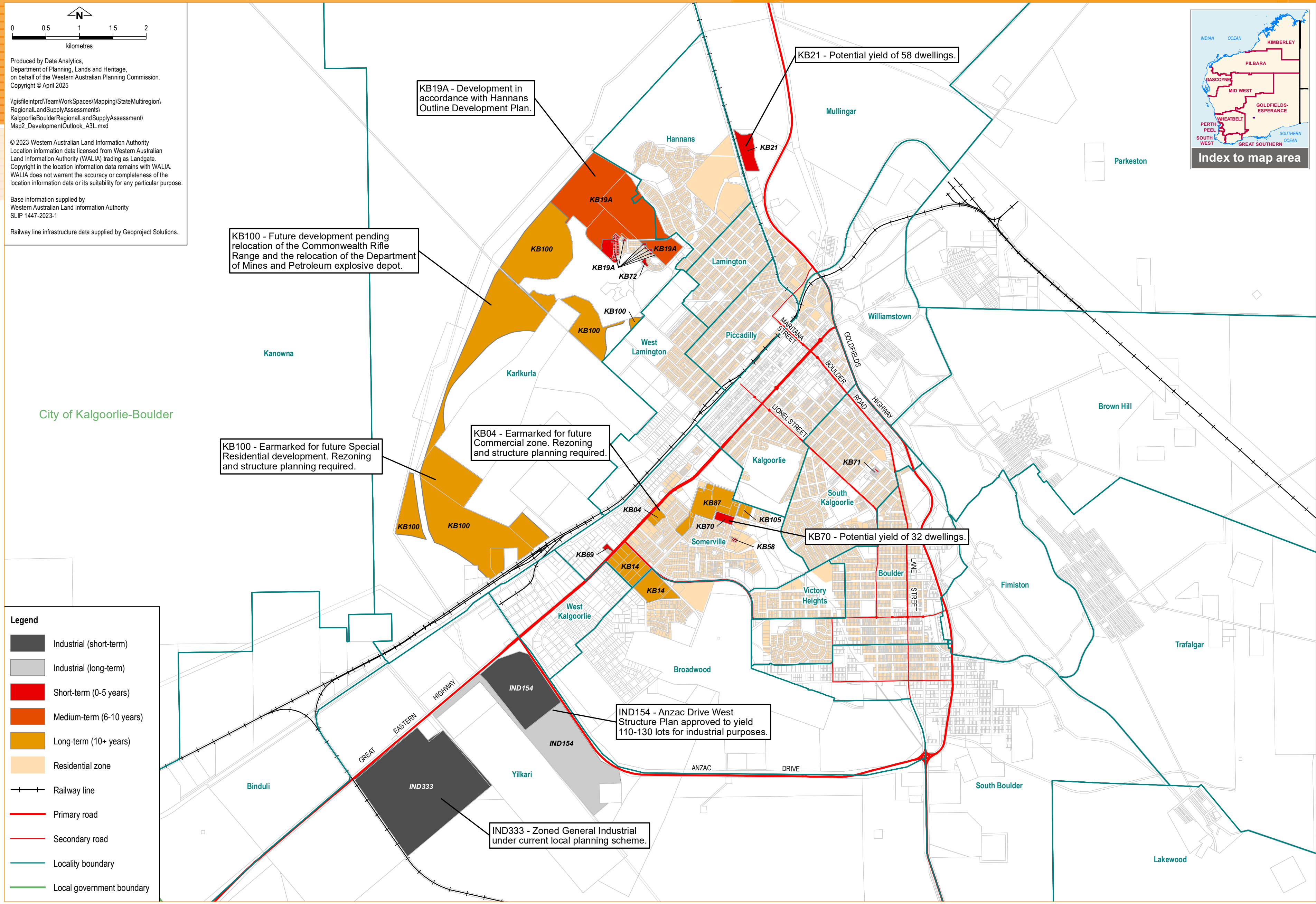
The largest long-term development project (KB100) is in Karlkurla, with an anticipated release of just under 4,000 dwellings.

A structure plan approved by the WAPC in 2011 applies to 204 hectares of land across KB19A (including the developed portion of GreenView at Karlkurla). The undeveloped balance of the structure plan area is likely to yield up to 2,240 dwellings, based on the dwelling densities outlined in the approved structure plan. There is an amendment to the structure plan being proposed, which may impact lot and dwelling yields.

Table 8: Development outlook – City of Kalgoorlie-Boulder

Identifier	Timing	Location	Suburb	Map number in this document	Purpose	Zoning/planning: Current local planning scheme zone/reserve	Zoning/planning: Amendment required	Zoning/planning: Other planning underway	Structure plan / Outline development plan	Area/yield[1]: Area (ha)	Area/yield[1]: Yield (lots)	Area/yield[1]: Yield (units)	Subdivision approvals[2]: Approvals pending	Subdivision approvals[2]: Current approvals	Anticipated dwelling release[3]: Short-term (0-5 yrs)	Anticipated dwelling release[3]: Medium-term (6-10 yrs)	Anticipated dwelling release[3]: Long-term (10+ yrs)	All constraints[4]	Comments
KB87	LONG-TERM	Lots 3, 4, 5, 6, 72, 208, 209, 210, 211, 400, 500, 2892, and Lot 9000 Bates Drive	SOMERVILLE	Map 2	RESIDENTIAL	URBAN DEVELOPMENT	No	N/A	N/A	30	301	301	-	-			301	L, D	Gribble Creek Flood Control SCA4.
KB04	LONG-TERM	Lot 26, 27 Great Eastern Highway	SOMERVILLE	Map 2	RESIDENTIAL	URBAN DEVELOPMENT	No	N/A	N/A	4	38	38	-	-			38		Identified in the Kalgoorlie-Boulder Local Planning Strategy 2013-2033 for consideration of rezoning to Commercial.
KB14	LONG-TERM	Lots 95-106 and Lot 47, 97, 769 Great Eastern Highway, Gatacre Drive and Jordan Street	BROADWOOD, SOMERVILLE	Map 2	RESIDENTIAL	URBAN DEVELOPMENT	No	Draft structure plan	Great Eastern Highway and Gatacre Drive Structure Plan	38	330	330	-	-			330	H	Great Eastern Highway and Gatacre Drive Structure Plan.
KB105	LONG-TERM	Lot 2783, 2784 Speculation Road	SOMERVILLE	Map 2	RESIDENTIAL	URBAN DEVELOPMENT	No	N/A	N/A	4	38	38	-	-			38	D	Gribble Creek Flood Control SCA4.
KB19A	SHORT-TERM, MEDIUM-TERM, LONG-TERM	Lot 9005, 500, 4228 Aslett Drive	KARLKURLA	Map 2	RESIDENTIAL	RESIDENTIAL, URBAN DEVELOPMENT	No	N/A	Hannans Outline Development Plan	154	1,651	1,651	-	77	77	300	1,274	B, P, E, S	GreenView at Karlkurla. Sewerage managed by Local Government. Western Power advised that a supply upgrade may be required. E = remediated, for restricted use.
KB100	LONG-TERM	Lot 510 Hawkins Street, part lot 270 Western Road, and part lot 500, 49 and 3546 bound by Hawkins Road and Western Road	KARLKURLA	Map 2	RESIDENTIAL	URBAN DEVELOPMENT	No	N/A	N/A	400	3,999	3,999	-	-			3,999	B, P, E, S	Development of the majority of this area is dependent on the relocation of the Department of Energy, Mines, Industry Regulation and Safety explosive depot and relocation of the Commonwealth Rifle Range. Northern portion of the site covered by the Hannans Outline Development Plan. Southern left portion of the site identified for Special Residential development in the City of Kalgoorlie-Boulder Local Planning Strategy 2013-2033. A structure plan will be required. Dwelling yeld has been calculated based on a density of 10 dwellings per gross hectare. E = remediated, for restricted use.
KB72	SHORT-TERM	Lot 205 Aslett Drive	KARLKURLA	Map 2	RESIDENTIAL	RESIDENTIAL	No	N/A	N/A	1	22	22	-	22	22				
KB21	SHORT-TERM	Lot 173 Kitchener Road	MULLINGAR	Map 2	RESIDENTIAL	RESIDENTIAL	No	N/A	N/A	13	58	58	-	58	58			B, P	Precinct/estate name: St Albans.
KB69	SHORT-TERM	Lot 16 Great Eastern Highway	SOMERVILLE	Map 2	RESIDENTIAL	RESIDENTIAL	No	N/A	N/A	1	38	38	-	38	38				
KB58	SHORT-TERM	Lot 46 O'Conner Street	SOMERVILLE	Map 2	Residential	RESIDENTIAL	No	N/A	N/A	1	8	8	-	8	8				
KB71	SHORT-TERM	Lot 5 and 6 Oswald Street	SOUTH KALGOORLIE	Map 2	RESIDENTIAL	RESIDENTIAL	No	N/A	N/A	1	49	49	-	49	49				
KB70	SHORT-TERM	Lot 151 O'Conner Street	SOMERVILLE	Map 2	RESIDENTIAL	RESIDENTIAL	No	N/A	N/A	4	32	32	-	26	26	6		D	Gribble Creek Flood Control SCA4.
INDUSTRIAL																			
IND333	SHORT-TERM	Lot 505 Great Eastern Highway	YILKARI	Map 2	INDUSTRIAL	GENERAL INDUSTRY	No	N/A	N/A	210	12		-	12				B, P	Yilkari Industrial Development Buffer SCA9.
IND154	SHORT-TERM, LONG-TERM	Lot 500, 501, part lot 502 Anzac Drive West	YILKARI	Map 2	INDUSTRIAL	INDUSTRIAL DEVELOPMENT	No	N/A	Anzac Drive West Lot 500-502 Anzac Drive, Yilkari	189	120		-	61				B, P	Yilkari Industrial Development Buffer SCA9.

1 In some cases, the project yield is indicative only. Final lot/dwelling yields will be determined by further detailed planning.
2 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.
3 Estimate only. In most cases, the precise timing of lot release is uncertain. This could be for reasons such as market conditions, demand/supply of services or a requirement to resolve issues and constraints.
4 Constraints and issues codes: bushfire risk (Bfr), buffer (B), drainage (D), environmental (E), heritage (H), land assembly (L), market conditions (MC), planning (P), power (Pw), sewer (S), water (W), topography and geology (TG), mining lease (M), zoning (Z), and transport (T).



Map 2: Development outlook

4.6 Vacant lots and infill

Vacant residential lots

Data from Landgate's property valuation database can be used to identify vacant lots on land zoned for residential purposes in Kalgoorlie-Boulder. As at April 2024, approximately 231 lots were identified as vacant, accounting for 2.4 per cent of all residential zoned lots (**Table 9**). This is noticeably lower than the Perth metropolitan and Peel regions, where five per cent of residential zoned lots are identified as vacant. The distribution of vacant lots is illustrated in **Map 3**.

Table 9: Stock of vacant lots – Kalgoorlie-Boulder

Suburb/locality	Vacant lots
Boulder	34
Broadwood	-
Hannans	11
Kalgoorlie	32
Karlkurla	34
Lamington	8
Mullingar	4
Piccadilly	12
Somerville	33
South Boulder	18
South Kalgoorlie	36
Victory Heights	7
West Lamington	2
Grand total	**231**

Source: *Department of Planning, Lands and Heritage (2024). Data is at April 2024.*

Residential infill and constraints to further subdivision

The Department's Integrated Land Information Database (ILID) model compares density outcomes with those set out by the Residential Design Codes (R-Codes) under local planning schemes. **Appendix A** provides a detailed description of the ILID model and the methodology for its use. Using the ILID model, the latent development capacity of residential land stocks can be measured based on existing lot sizes and applicable density codes. The spatial distribution of lots with additional dwelling potential is also shown on **Map 3**.

Table 10 shows the number of lots that could theoretically be produced and added to the stock of lots through subdivision, as permissible under the R-Codes set out in LPS 2. ILID data indicates there is theoretical potential for an additional 12,000 lots if the existing zoned area was developed to its maximum (high) density.

Table 10: Infill capacity – City of Kalgoorlie-Boulder

R-Code	Number of lots	Number of dwellings	Additional dwellings
R10	197	196	11
R12.5	894	924	39
R15	42	40	2
R17.5	12	24	-
R20	4,112	4,619	2,004
R25	142	122	238
R30	2,031	2,481	2,787
R40	2,032	2,710	6,499
R5	75	75	-
R50	68	90	152
R60	91	253	268
Total	**9,696**	**11,534**	**12,000**

Source: *Department of Planning, Lands and Heritage (2024). Integrated Land Information System).*

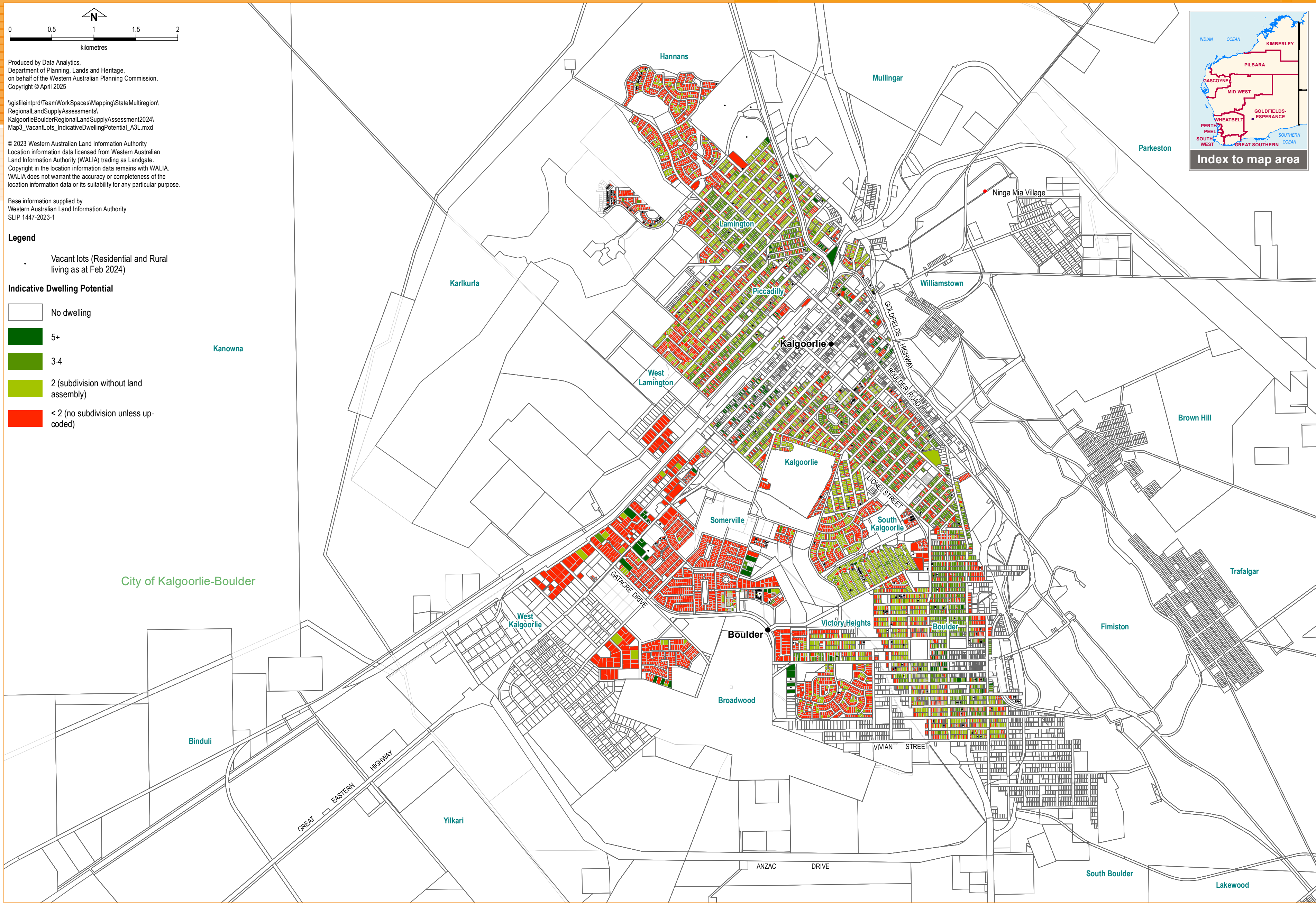
It is important to note that data depicted on **Map 3**, and in **Table 10**, is indicative only and should not be used as a guide to development potential on a site-by-site basis. The ILID model does not consider factors such as heritage, environmental and/or infrastructure constraints or other provisions of the local planning scheme, which may mean that the additional potential shown on **Map 3** cannot be fully realised.

Table 10 is representative of the maximum capacity (i.e. maximum number of dwellings that could be accommodated on the lot). It is not necessarily the case for subdivision and/or development to occur at maximum capacity (for example, a landowner may choose to develop their lot with three dwellings, despite the lot having capacity for up to five dwellings). The actual number of dwellings that would eventually be developed is dependent on a wide range of factors, including but not limited to landowner intent, market conditions/demand, heritage considerations and the provision of essential infrastructure.

In addition to residential expansion areas, the Assessment also identifies sites that could represent major residential intensification (also referred to as ‘infill development’) opportunities. These sites comprise lots that could theoretically be developed with five or more dwellings, based on the density codes set out in LPS 2 and are excluded from the output shown in **Table 10**.

The Assessment identifies seven residential intensification development sites for which subdivision and/or development has been confirmed through the lodgement of a subdivision application to WAPC. It is anticipated that these sites could deliver up to 174 dwellings in the short-term. They include:

- Somerville (KB58, KB69 and KB 70): 72 proposed residential lots with valid conditional approval for subdivision as of December 2023;
- South Kalgoorlie (KB71): 49 proposed residential lots with valid conditional approval for subdivision as of December 2023;
- Karlkurla (KB19A and KB72): 99 proposed residential lots with valid conditional approval for subdivision as of December 2023; and
- Mullingar (KB21): 58 proposed residential lots with valid conditional approval for subdivision as of December 2023.



Map 3: Vacant lots and indicative dwelling potential

4.7 Adequacy of residential land supply

Analysis on the adequacy of residential land supply for a given area considers the following factors:

- the most likely scenario of projected population growth and/or aspirational population target;
- the average household size; and
- the rate of dwelling occupancy.

For the Assessment, analysis on the adequacy of residential land supply is predicated on the average household size and dwelling occupancy rate of the Kalgoorlie-Boulder SUA as at the 2021 Census.

As mentioned in section 2.2 of this Assessment, the population of Kalgoorlie-Boulder SUA is tracking closest to the central forecast of the WA Tomorrow 12 population forecasts. The upper forecast is also examined to account for any potential economic shocks which may drive population growth (and subsequently, demand for housing) to a higher level.

Central forecast

To reach the central forecast of WA Tomorrow 12, and assuming an average household size of 2.6 persons per dwelling and a dwelling occupancy of 85.6 per cent, an average of 63 dwellings per annum would be required to accommodate the projected population growth.

Using the central forecast, a hypothetical temporal land supply lasting well into the long-term has been identified based on the total anticipated dwelling yields. Temporal land supply is an estimate of the number of years it would theoretically take to completely consume land that is currently zoned for urban development. The supply of land identified for residential development in the Assessment has the hypothetical capacity to support a population of approximately 43,000. This population figure reaches 44,000 when including vacant lots into the scenario.

Upper forecast

Under the upper forecast of WA Tomorrow 12, assuming an average household size of 2.6 persons per dwelling and a dwelling occupancy of 85.6 per cent, an average of 208 dwellings per annum would be required to accommodate the projected population growth (**Table 11**). Under this growth scenario, the hypothetical temporal land supply is less than half the central forecast, however, it still lasts into the long-term.

Factors affecting adequacy of supply

The adequacy of supply estimates show that the identified dwelling yields exceed the number of dwellings required under the various growth scenarios. This means that there is a sufficient stock of residential land identified to meet population growth well into the long-term. Most of the proposed dwelling yields contributing to the hypothetical land supply were identified for development in the long-term. An undersupply of dwellings was identified in the short and medium-term, which was particularly evident when examining the rate of recent building approvals and subsequent dwelling construction.

This undersupply is driven by a lack of current proposals to develop on residential land, with only a few subdivisions proposed over the next five years. Regional areas often face higher costs of construction materials and labour, adding to the challenges associated with developing land.

Another factor contributing towards an undersupply in the short-term is the presence of transient worker accommodation in Kalgoorlie-Boulder. Several worker housing facilities have advanced planning in the past few years. These are not classed as residential dwellings or included in the adequacy of supply, as they are not accessible to the general population and therefore do not impact any dwelling shortfalls.

Table 11: Adequacy of supply – Kalgoorlie-Boulder (SUA)

Timeframe	Estimated dwelling requirement		Identified dwelling yield	Surplus - central forecast	Surplus - upper forecast
	Band A (low)	Band C (median)			
2021-2026	356	1,005	278	**-78**	**-727**
2026-2031	287	1,006	306	**19**	**-700**
2031-2036	315	1,038	2,990	**2,675**	**1,952**
2036-2041	315	1,038	2,990	**2,675**	**1,952**
Total	**1,273**	**4,086**	**6,564**	**5,291**	**2,478**
Stock of vacant lots	231				
Total surplus of dwellings accounting for vacant lots - central forecast	5,522		**Total surplus of dwellings accounting for vacant lots - upper forecast**	2,709	

Source: *Department of Planning, Lands and Heritage (2024).*

Table 12 shows the **temporal land supply** estimates for the Kalgoorlie-Boulder SUA. Temporal land supply can vary based on different development scenarios, particularly where different rates of density and infill are applied. It must be noted that the temporal land supply calculation is hypothetical only.

Table 12: Temporal land supply – Kalgoorlie-Boulder (SUA)

Kalgoorlie – Boulder (SUA)	WA Tomorrow		
	Lower forecast	Central forecast	Upper forecast
Additional dwellings required (2021-2036)	0	958	3,049
Annual additional dwellings required (2021-2036)	0	64	203
Identified dwelling yields			
Short-term (0-5 years)	278		
Medium-term (6-10 years)	306		
Long-term (10 years+)	5,980		
Temporal land supply (years)			
Short-term (0-5 years)	n/a	4.3 years	1.4 years
Short to medium-term (0 to 10 years)	n/a	4.8 years	1.5 years
Total (including long-term)	n/a	93.4 years	29.5 years

Source: *WA Tomorrow/Department of Planning, Lands and Heritage (2024).*

5 Industrial land

Key points

- **LPS 2 allows for industrial development through the light industry, general industry, and industrial development zones.**
- **The City contains 2,253 hectares of industrial zoned land, with the largest stocks concentrated in the Feysville and Yilkari localities.**
- **Approximately 49 per cent of land zoned for industrial development is considered developed and 51 per cent is considered undeveloped.**
- **Over the decade to March 2024, 111 lots were granted conditional approval, with 13 (12 per cent) of these progressing to final approval.**
- **The development outlook analysis identified approximately 130 proposed lots in Yilkari as contributing to future industrial land stocks in the short and long-term.**

5.1 Land zoned for industrial purposes under the Local Planning Scheme

The City's LPS 2 provides for industrial development primarily through the light industry, general industry and industrial development zones.

The hub of the City's industrial activity is located south-west of the town centre in West Kalgoorlie and Broadwood, with most of the land zoned as general industry. Areas zoned as industrial development are in the southern portion of the town in Yilkari.

5.2 Development status of lots on land zoned for industrial purposes under the Local Planning Scheme

This section presents data on the development status of lots on land zoned light industry, general industry and industrial development under the City's LPS 2. As per section 4.2 of this Assessment, data is derived from the Department's IRIS model as at March 2024.

Under LPS 2, there were 2,253 hectares of land zoned for industrial purposes in March 2024. Of this, 71 hectares (3 per cent) are zoned light industry, 1,280 hectares (57 per cent) are zoned general industry and 902 hectares (40 per cent) are zoned industrial development.

Of the total stock of 2,253 hectares:

- 1,107 hectares (49 per cent) was classified as developed; and
- 1,146 hectares (51 per cent) was classified as undeveloped.

Approximately 65 per cent of land zoned light industry and 78 per cent of land zoned general industry is developed (**Tables 13** and **14**). Over half of the developed general industry land in Feysville is the site of the Kalgoorlie Nickel Smelter operated by BHP. Most of the undeveloped general industry land and undeveloped industrial development zoned land is in Yilkari (**Table 15**).

Table 13: Development status of lots on land zoned light industry under the City of Kalgoorlie-Boulder Local Planning Scheme No. 2

Suburb / Locality	Development status – light industry zone		Total (ha)
	Developed (ha)	Undeveloped (ha)	
Boulder	5	4	9
Kalgoorlie	-	-	-
Lamington	-	-	-
Somerville	8	-	8
South Boulder	21	19	40
West Kalgoorlie	12	2	14
City of Kalgoorlie-Boulder (LGA)	**46**	**24**	**71**

Source: Department of Planning, Lands and Heritage (2024).
Note: Totals may not sum due to rounding.

Table 14: Development status of lots on land zoned general industry under the City of Kalgoorlie-Boulder Local Planning Scheme No. 2

Suburb / Locality	Development status – general industry zone		Total (ha)
	Developed (ha)	Undeveloped (ha)	
Binduli	11	4	15
Boulder	9	-	9
Broadwood	47	28	75
Feysville	595	-	595
Kalgoorlie	6	-	6
Karlkurla	14	-	14
Parkeston	9	-	9
South Boulder	27	5	32
West Kalgoorlie	132	12	143
Yilkari	152	230	382
City of Kalgoorlie-Boulder (LGA)	**1,002**	**279**	**1,280**

Source: Department of Planning, Lands and Heritage (2024).
Note: Totals may not sum due to rounding.

Table 15: Development status of lots on land zoned industrial development under the City of Kalgoorlie-Boulder Local Planning Scheme No. 2

Suburb / Locality	Development status – industrial development zone		Total (ha)
	Developed (ha)	Undeveloped (ha)	
Boulder	1	2	3
Broadwood	58	143	201
Feysville	-	147	147
South Boulder	-	8	8
Yilkari	1	542	542
City of Kalgoorlie-Boulder (LGA)	**60**	**843**	**902**

Source: Department of Planning, Lands and Heritage (2024).
Note: Totals may not sum due to rounding.

Using the IRIS model, 94 lots zoned for industrial purposes are considered vacant within Kalgoorlie-Boulder. Of these, 40 are zoned light industry, 45 as general industry and nine as industrial development. Most of the vacant light industry lots are in Boulder and South Boulder, as are all the vacant industrial development lots, while most of the general industry vacant lots are located in Broadwood.

5.3 Industrial lot supply pipeline

Over the decade to March 2024, 989 lots were lodged for industrial subdivision (**Figure 11**. Of these, 111 lots progressed to receiving conditional approval and 13 lots were granted final approval.

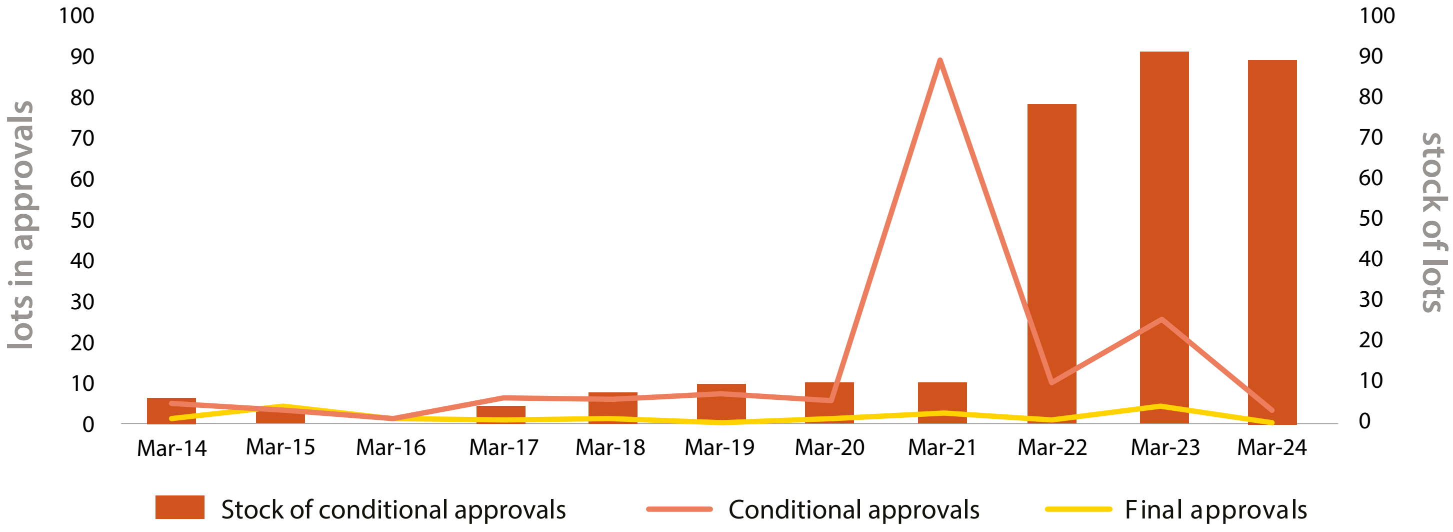
The stock of lots which had been at low levels for several years, increased sharply in 2022, from 10 lots in 2021 to 78 lots in 2022 (**Figure 11**). The spike of 63 industrial lots granted conditional approval in 2021 was attributed to DevelopmentWA's Anzac West Drive Industrial Estate, with one project proposing 61 lots.

Despite large volumes of lots being granted conditional subdivision approval in 2021, the volume of lots progressing to final approval has remained consistently low throughout the decade.

5.4 Industrial development outlook

Table 8 and **Map 2** show possible industrial development projects in the City. Projects are included where intent has been demonstrated (by government or the development industry) to develop the site at some point in the future.
The development outlook assessment identified two projects, approximately 400 hectares in total, for future industrial development in Yilkari, with short and long-term lot release expected. Both projects are being delivered by DevelopmentWA.

Figure 11: Industrial subdivision activity and lot supply pipeline (March 2014 - March 2024) – City of Kalgoorlie-Boulder - Annualised



Source: *Western Australian Planning Commission (2024) State Lot Activity.*

The Anzac Drive West Industrial Estate (Lots 500, 501 and part lot 502 in Yilkari) is approximately 188 hectares, with around 154 hectares proposed for industrial use. A structure plan for the site approved by the WAPC in 2020, outlines an estimated lot yield of 120. As of March 2024, there were 61 proposed lots with valid conditional subdivision approval. The balance of the Anzac Drive West Industrial Estate is expected to deliver 59 lots in the long-term. Lot 505 in Yilkari, is approximately 210 hectares with 12 lots with valid conditional subdivision approval for short-term anticipated lot release. Lot 505 is bound by the Great Eastern Highway to the north-west and the West Kalgoorlie-Esperance freight rail line to the south-west.

6 Commercial land

Key points

- **The City's LPS 2 provides for commercial development through the commercial, mixed-use, service commercial, and tourism zones.**
- **The City contains 248 hectares of land zoned for commercial purposes, with the largest stocks concentrated in the Kalgoorlie and Somerville localities.**
- **Around 88 per cent of land zoned for commercial purposes is classified as developed and 11 per cent is undeveloped.**
- **Over the decade to March 2024, conditional approval was granted to create 33 lots and 25 commercial lots progressed to final approval. The stock of conditional approvals has remained low for much of the decade, with the maximum stock in a year reaching 13 lots.**
- **There are no commercial development projects identified in the Development Outlook Assessment.**

6.1 Land zoned for commercial purposes under the Local Planning Scheme

The City's LPS 2 provides for commercial development primarily through the commercial, service commercial, mixed-use and tourism zones.

Most of the commercial land in the City of Kalgoorlie-Boulder is zoned mixed-use. Commercial zoned areas are found throughout the City with concentrated pockets along the Great Eastern Highway corridor in the northern portion of the town. The service commercial and tourism zones are distributed throughout the City of Kalgoorlie-Boulder.

6.2 Development status of lots on land zoned for commercial purposes under the Local Planning Scheme

This section presents data on the development status of lots on land zoned commercial, service commercial, mixed-use and tourism under the City's LPS 2. As per section 4.2 of this report, data is derived from the Department's IRIS model as at March 2024.

There was 248 hectares of land zoned for commercial purposes under the City's LPS 2. Of this:

- 219 hectares (89 per cent) was classified as developed; and
- 28 hectares (11 per cent) was classified as undeveloped.

The largest concentration of undeveloped commercial zoned land was in Somerville, South Kalgoorlie and Broadwood (**Table 16**). Around 10 per cent of service commercial land and just under one fifth of mixed-use zoned land is undeveloped (**Table 17** and **Table 18**). Meanwhile, virtually all tourism zoned land is developed (**Table 19**). Using the IRIS model, of the total 1,442 lots zoned for commercial purposes, only 72 were classified as vacant. The bulk of these were in the Kalgoorlie locality.

Table 16: Development status of lots on land zoned commercial under the City of Kalgoorlie-Boulder Local Planning Scheme No. 2

Suburb / Locality	Development status – commercial zone		Total (ha)
	Developed (ha)	Undeveloped (ha)	
Boulder	5	-	6
Kalgoorlie	29	1	30
Karlkurla	2	-	2
Piccadilly	2	1	3
Somerville	1	-	2
South Boulder	-	-	-
South Kalgoorlie	-	-	-
City of Kalgoorlie-Boulder (LGA)	**39**	**2**	**42**

Source: Department of Planning, Lands and Heritage (2024).
Note: Totals may not sum due to rounding.

Table 17: Development status of lots on land zoned service commercial under the City of Kalgoorlie-Boulder Local Planning Scheme No. 2

Suburb / Locality	Development status – service commercial zone		Total (ha)
	Developed (ha)	Undeveloped (ha)	
Kalgoorlie	4	-	4
South Kalgoorlie	16	1	18
City of Kalgoorlie-Boulder (LGA)	**20**	**2**	**22**

Source: Department of Planning, Lands and Heritage (2024).
Note: Totals may not sum due to rounding.

Table 18: Development status of lots on land zoned mixed-use under the City of Kalgoorlie-Boulder Local Planning Scheme No. 2

Suburb / Locality	Development status – mixed-use zone		Total (ha)
	Developed (ha)	Undeveloped (ha)	
Boulder	7	-	8
Broadwood	19	5	24
Kalgoorlie	40	2	42
Somerville	47	9	56
South Kalgoorlie	1	4	5
West Lamington	8	2	10
City of Kalgoorlie-Boulder (LGA)	**123**	**23**	**146**

Source: Department of Planning, Lands and Heritage (2024).
Note: Totals may not sum due to rounding.

Table 19: Development status of lots on land zoned tourism under the City of Kalgoorlie-Boulder Local Planning Scheme No. 2

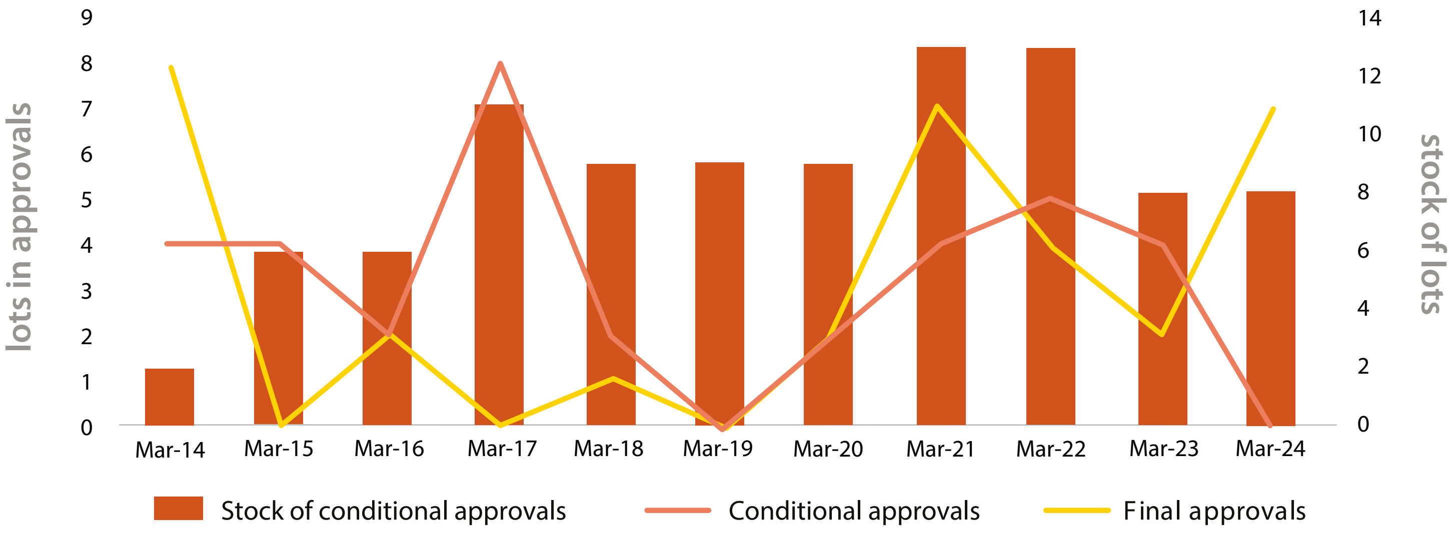
Suburb / Locality	Development status – tourism zone		Total (ha)
	Developed (ha)	Undeveloped (ha)	
Boulder	5	-	5
Kalgoorlie	2	-	2
Karlkurla	4	-	4
Mullingar	9	-	9
Piccadilly	1	-	1
Somerville	12	1	13
South Boulder	4	-	4
South Kalgoorlie	1	-	1
City of Kalgoorlie-Boulder (LGA)	**37**	**1**	**38**

Source: Department of Planning, Lands and Heritage (2024).
Note: Totals may not sum due to rounding.

6.3 Commercial lot supply pipeline

Commercial subdivision activity in the City demonstrates some volatility with only a small proportion of lots lodged for subdivision advancing to final approval. Over the decade to March 2024, a total of 28 lots were lodged for commercial subdivision (**Figure 12**). Thirty-three lots received conditional approval and 25 lots were granted final approval. There were eight lots with conditional approval as at March 2024.

Figure 12: Commercial subdivision activity and lot supply pipeline (March 2014 - Mar 2024) – City of Kalgoorlie-Boulder - Annualised



Source: *Western Australian Planning Commission (2024) State Lot Activity.*

7 Service infrastructure

Key points

- **Water Corporation owns and manages the potable water supply to the City via the Goldfields and Agricultural Water Supply Scheme (GAWSS).**
- **The GAWSS infrastructure extends to all residential townsites and most residential estates in the City.**
- **Existing water infrastructure is anticipated to be sufficient in the long-term. Future usage is not predicted to significantly increase beyond the capability of the infrastructure.**
- **The City of Kalgoorlie-Boulder supplies and manages sewerage services to Kalgoorlie-Boulder.**
- **On 18 September 2023, the State Government's Infrastructure Development Fund allocated $4 million towards the extension of City's sewerage network.**
- **Western Power manages electricity supply to the City through the South West Interconnected System (SWIS).**
- **The SWIS infrastructure network has the capacity to service the City's existing and future development in the medium to long-term.**
- **The City's road network plays an integral role in the transportation of people and general freight.**
- **Future plans for the City's road network includes the construction of the Kalgoorlie Western Bypass.**
- **The City is a rail hub for the region and beyond as it is situated at the junction of the interstate east-west railway line and the north-south railway line.**
- **The City's rail network is owned by the Australian Rail Track Corporation (ARTC) and the State. It is managed by Arc Infrastructure through a long-term lease agreement.**
- **The Kalgoorlie-Boulder Airport is managed by the City and plays a vital role in supporting economic activity in the region and alleviating accessibility constraints.**
- **The Kalgoorlie-Boulder Airport Master Plan 2018 - 2032 forecasts that it will accommodate 375,000 passengers in 2032.**

This section outlines the broad infrastructure capacity for the City and identifies upgrades that may be required to facilitate future residential, industrial and commercial growth in the City.

7.1 Water

Water Corporation owns and manages the potable water supply to the City of Kalgoorlie-Boulder via the iconic Goldfields and Agricultural Water Supply Scheme (GAWS), known as the C.Y. O'Connor Pipeline. Water is sourced from the Mundaring Weir and delivered to the City via the pipeline, with Water Corporation infrastructure extending to townsites and residential estates within the City. **Maps 4A** and **4B** show Water Corporation's current water infrastructure network and identify future planned works in the City through Water Corporation's Capital Investment Planning database. For rural properties outside the current water infrastructure network, on-site water tanks, farm dams, nearby catchments as well as water carting provide and deliver water to residents.

The existing water infrastructure in the Kalgoorlie-Boulder townsite is expected to be sufficient in the long-term. However, this will be confirmed upon the completion of the Water Corporation's current holistic water infrastructure review. Future subdivision outside the current water infrastructure network is expected to be assessed by Water Corporation on a case-by-case basis. The capacity to service future development will be assessed on a project basis, including the location and elevation relative to the maximum supply level from town's water storage tank. It is anticipated that any expansion of the water reticulation network will require developer-funded extensions, constructed as part of subdivision works.

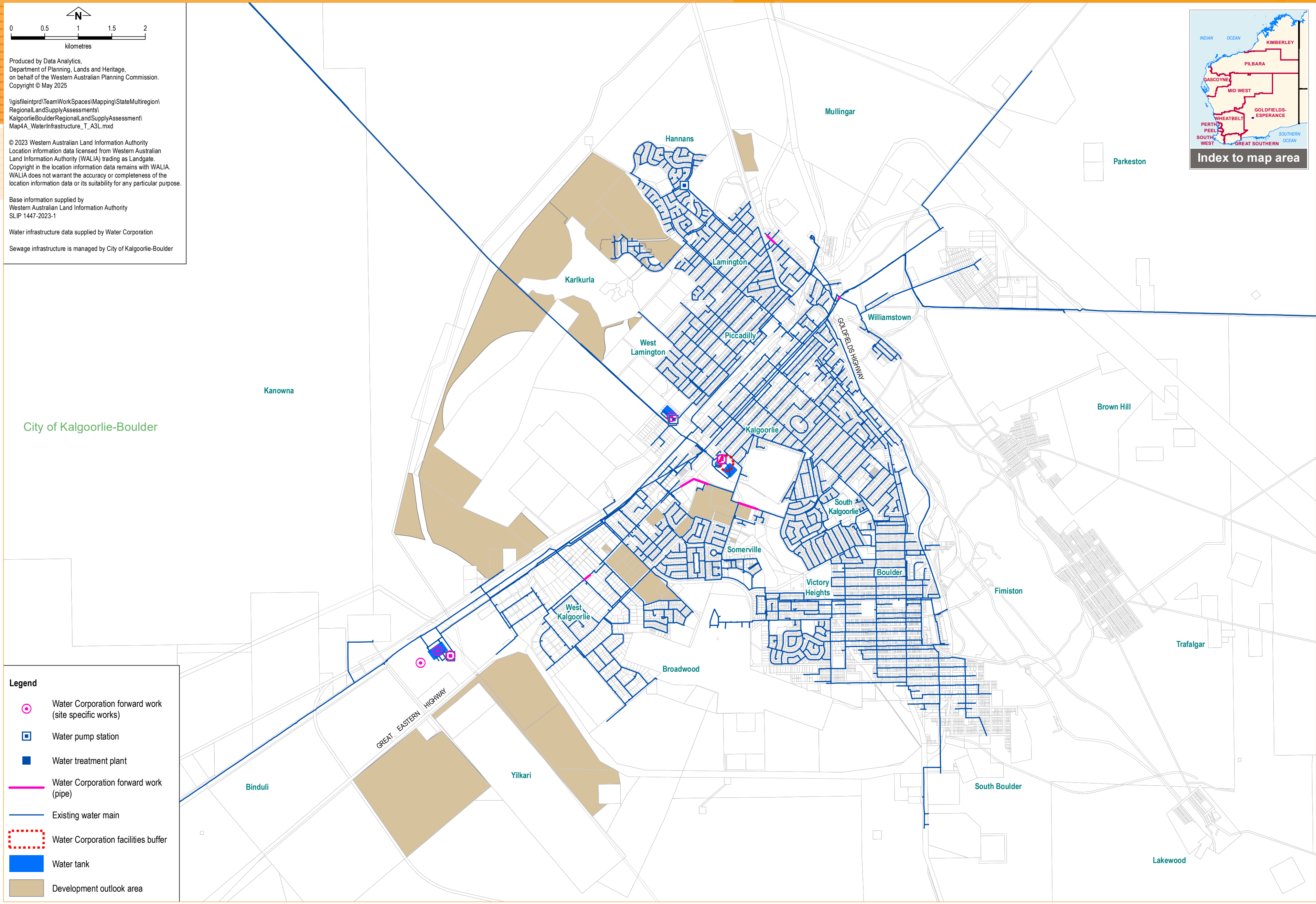
Water supply is a major enabler for the development of industrial areas. To support the continued growth of existing industry and the development of new and emerging industries, it is possible that upgrades to the water supply in industrial areas may be required.

7.2 Wastewater

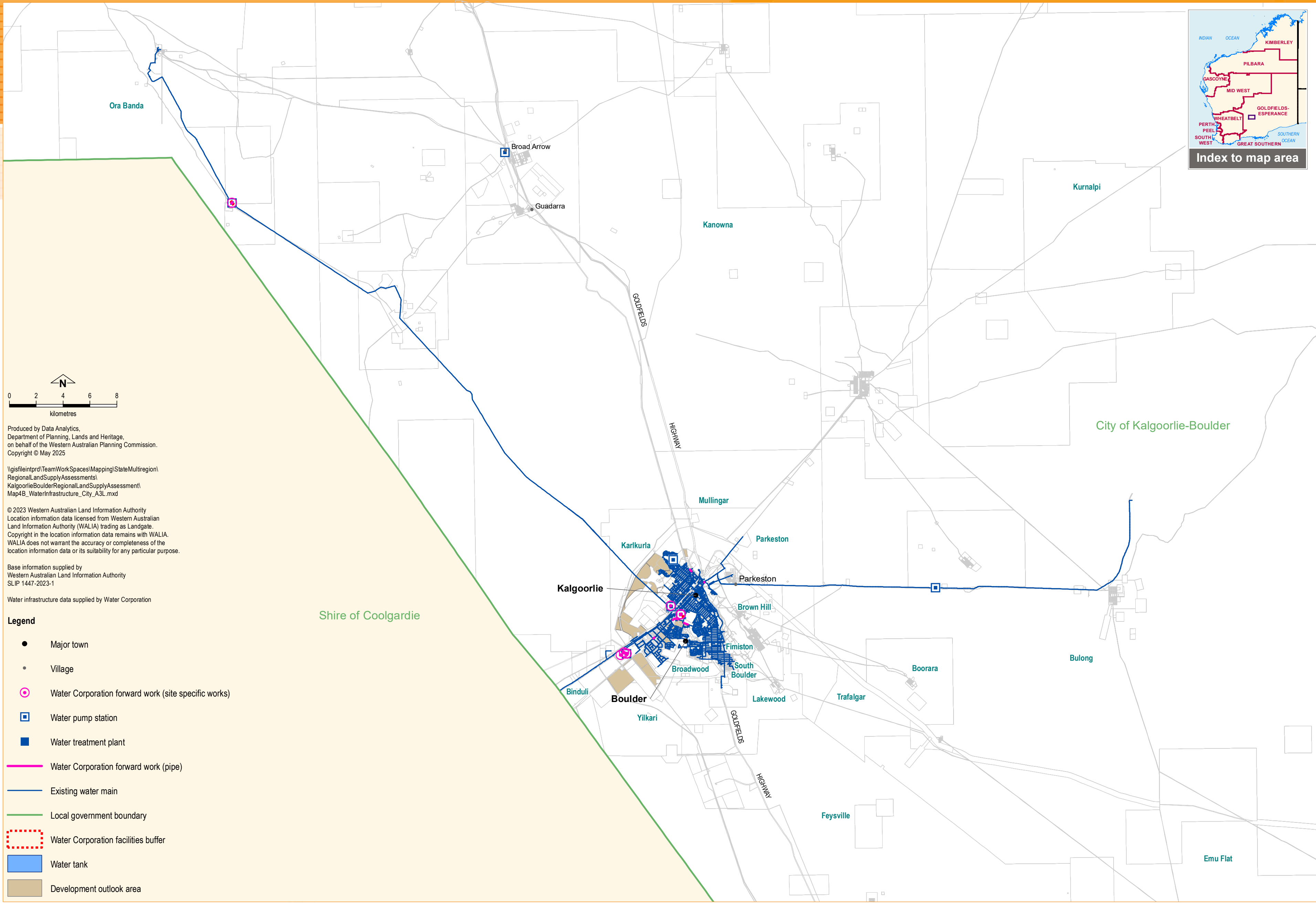
The City supplies sewerage services to Kalgoorlie-Boulder in accordance with Operating Licence (Sewerage Services) issued by the Economic Regulation Authority under the *Water Services Licensing Act 1995*. Subject to the *Water Services Licensing Act 1995*, the City of Kalgoorlie-Boulder provides a service for the removal, treatment, and disposal of wastewater.

The current wastewater treatment facility, located in South Boulder, has the capacity to continue its use for the foreseeable future as it is currently operating slightly above 50 per cent capacity. The City of Kalgoorlie-Boulder continues to monitor the sewer network to inform its long-term capital works program in light of future demand.

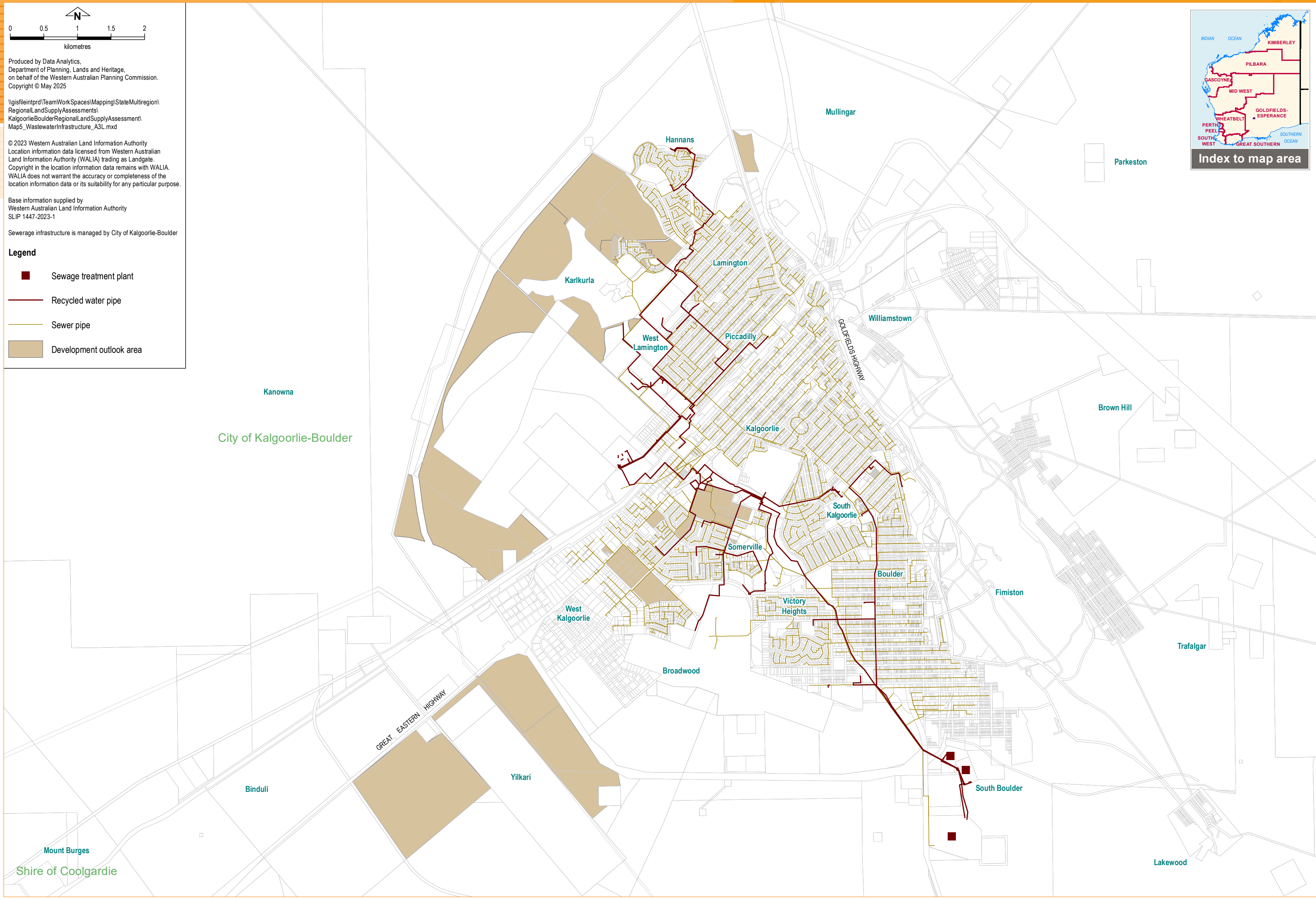
On 18 September 2023, the City of Kalgoorlie-Boulder received $4 million in funding from the State Government's Infrastructure Development Fund. This investment is allocated towards extension of the main sewerage network to service 66.9 hectares of undeveloped land near the airport, including the development of a proposed 400-dwelling residential lifestyle village on Hart Kerspien Drive.



Map 4A: Water infrastructure (Townsite)



Map 4B: Water infrastructure (City)



Map 5: Wastewater infrastructure

7.3 Energy

Western Power manages energy supply to the City through the South West Interconnected System (SWIS). The SWIS extends across an area bounded by Kalbarri to the north, Kalgoorlie to the east, and Albany to the south. Mining companies also generate a large portion of their own power.

Maps 6A and **6B** show that electricity is transported to Kalgoorlie-Boulder via a 220 kilovolt overhead transmission line to the West Kalgoorlie Terminal. It is then transported to substations in the suburbs of Boulder and Piccadilly via 132 kilovolt overhead transmission lines, before being distributed to households. Electricity is predominantly distributed to households via overhead distribution lines, except for residential expansion areas such as GreenView at Karlkurla, where underground distribution cables are utilised.

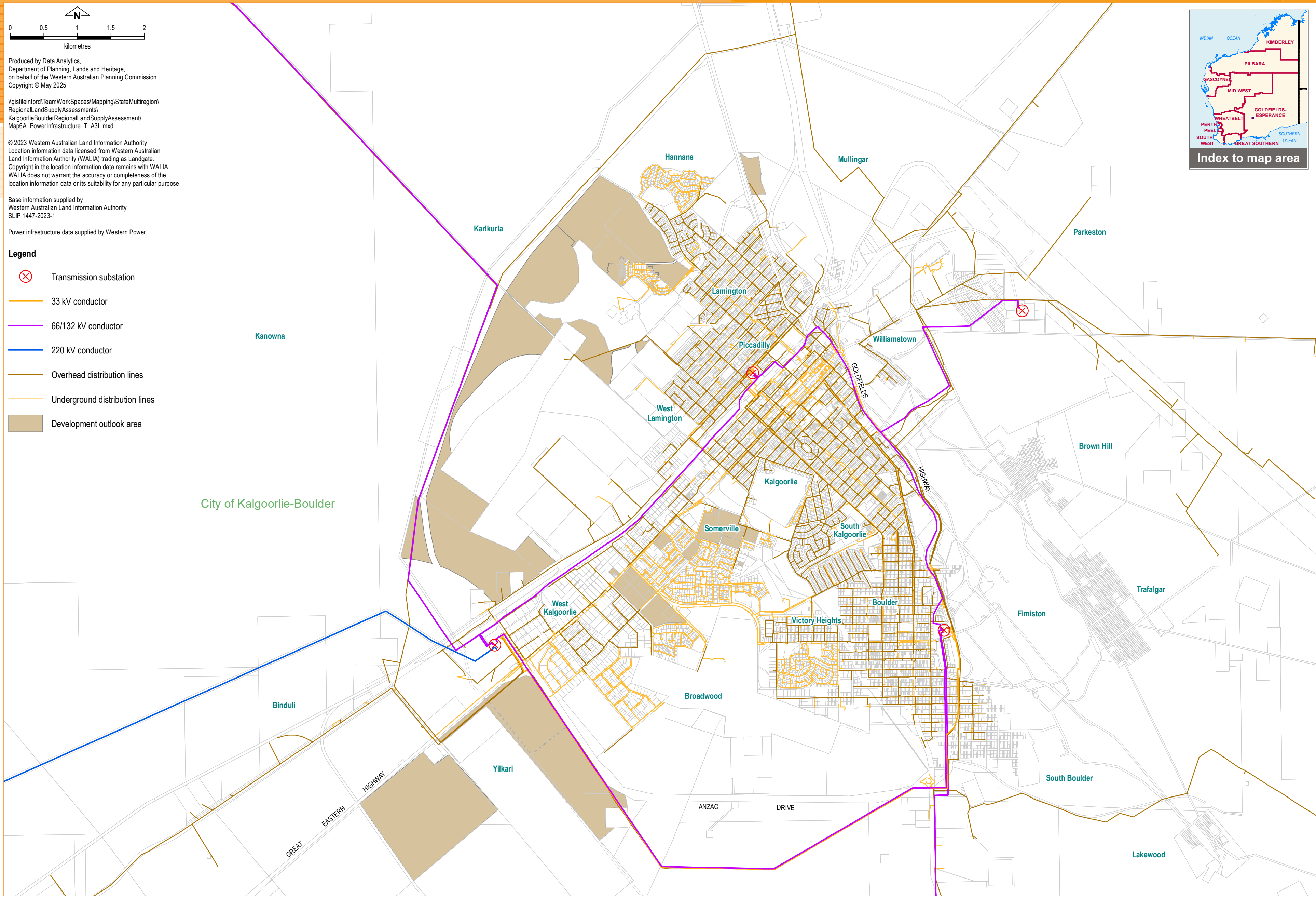
The transformation of the SWIS was added to Infrastructure Australia's Infrastructure Priority List in 2020. It is currently in the early-stage proposal phase which involves analysing network, generation and storage investment in the SWIS, including:

- implementing energy storage and other energy-generating technologies to maintain system security;
- replacing end-of-life network infrastructure in areas with low customer density; and
- investing in transmission infrastructure to link generation in renewable energy zones to existing demands and support new demands and security of supply at the fringes of the grid.

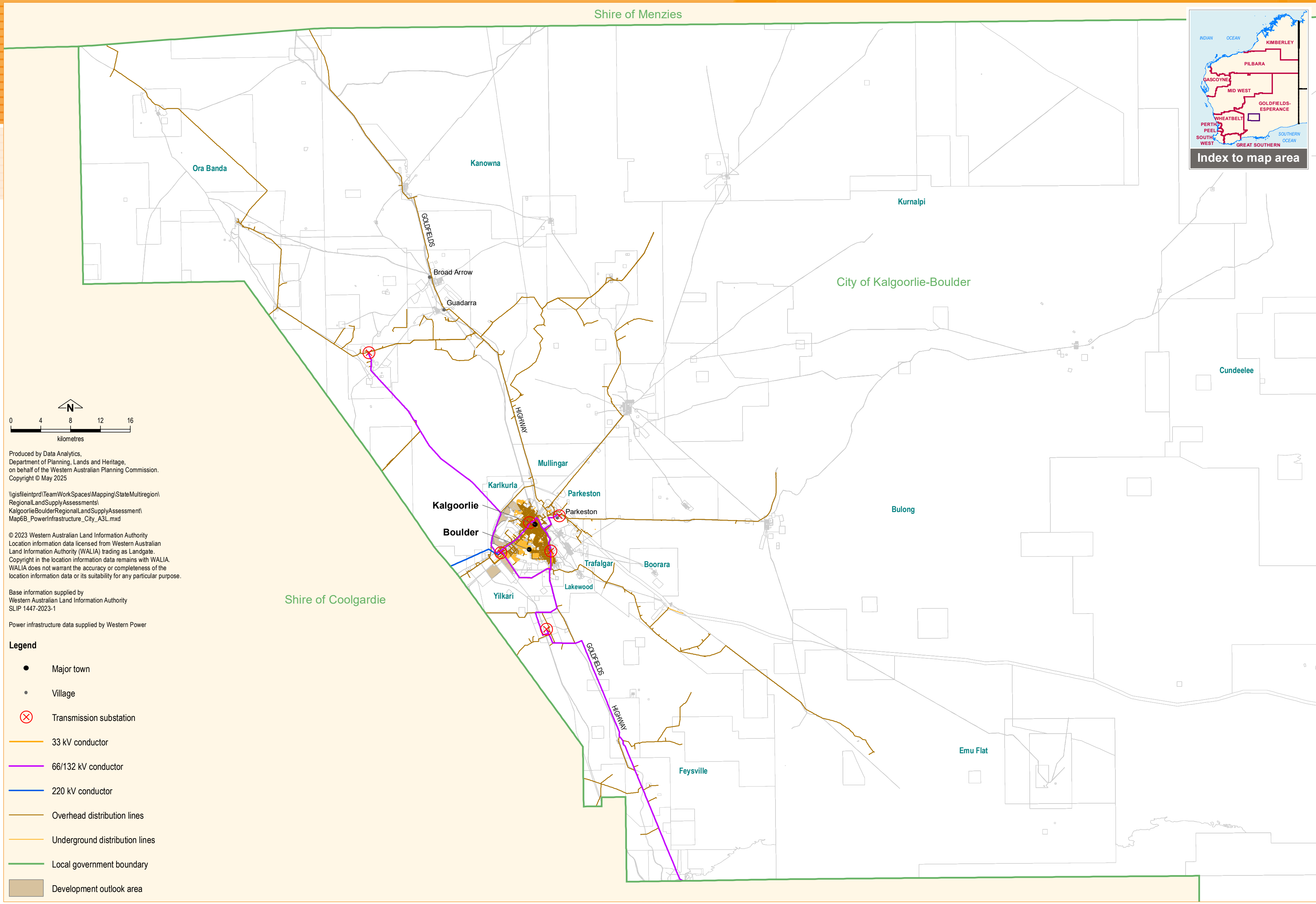
Power supply is crucial for existing industries and to support new and emerging industries. It is likely that upgrades to transmission networks may be required to support the growth of new industry and unlock the development of future industrial land.

There is willingness to trial renewable energy sources in the Goldfields-Esperance region, particularly solar power in Kalgoorlie-Boulder due to high solar radiance, high industry electricity demand and the ability to connect to the SWIS electricity network. The SWIS Demand Assessment 2023 to 2042 identified the potential for renewable generation hubs outside the current SWIS footprint to complement its capacity.

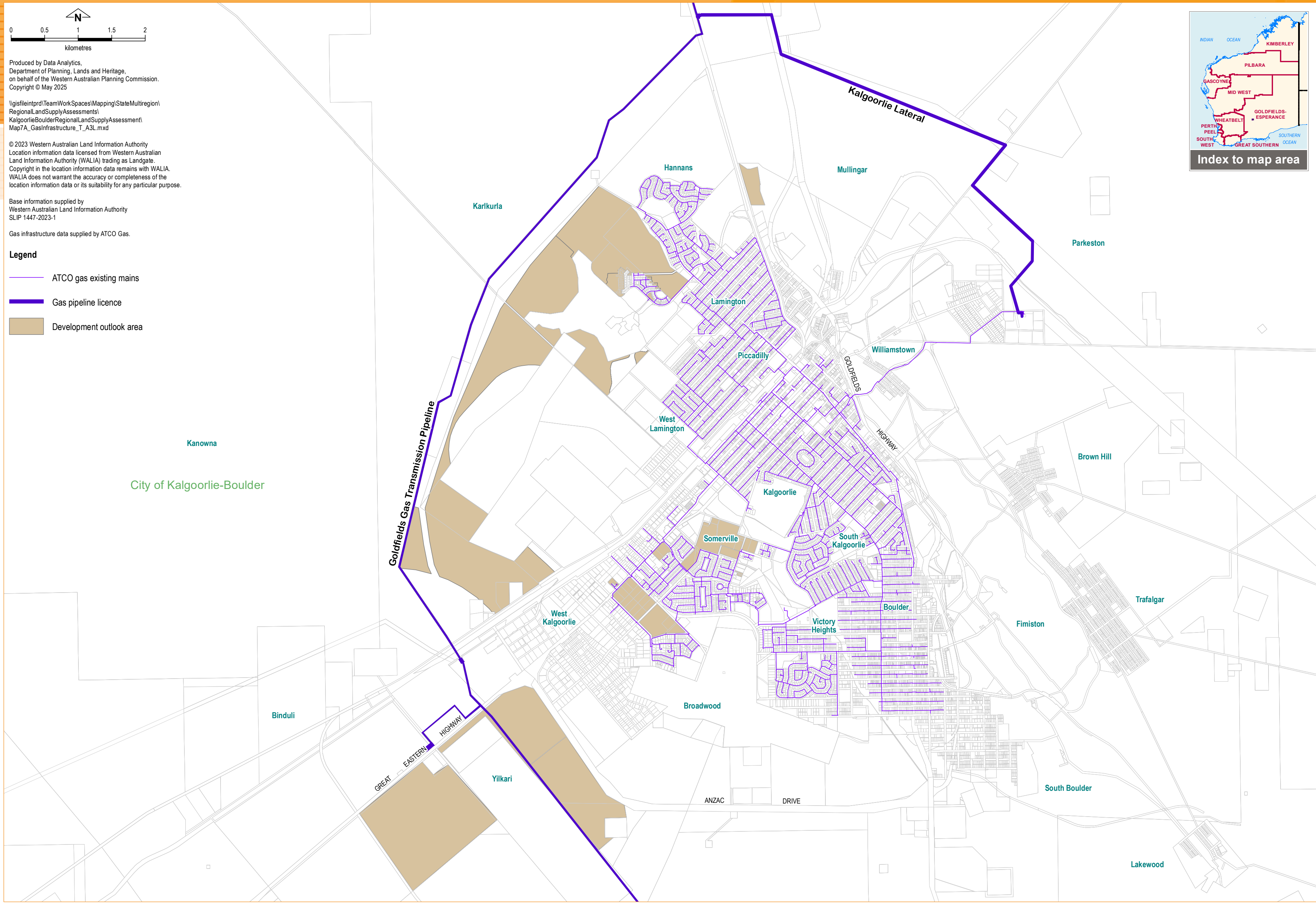
The City of Kalgoorlie-Boulder continues to embrace solar energy and features solar systems on several sites including the Kalgoorlie-Boulder Airport, wastewater treatment plant, the Goldfields Oasis Recreation Centre and others. The City is also seeking expressions of interest for the sub-lease and development of land located at the south-east end of the Kalgoorlie-Boulder Airport for the purpose of a solar farm.



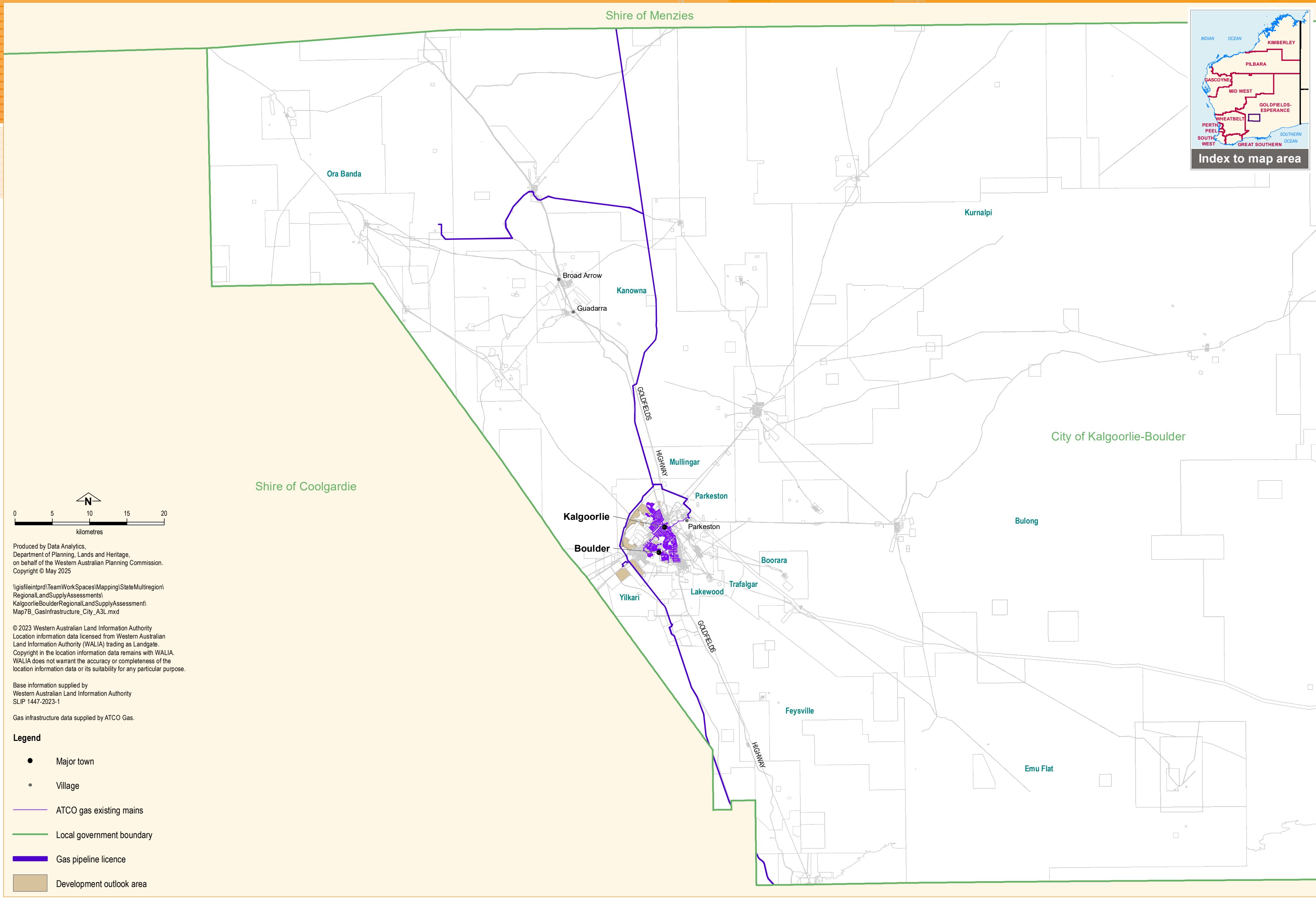
Map 6A: Power infrastructure (Townsite)



Map 6B: Power infrastructure (City)



Map 7A: Gas infrastructure (Townsite)



Map 7B: Gas infrastructure (City)

7.4 Transport

Kalgoorlie-Boulder's transport network comprises road, rail and aviation infrastructure which is depicted on **Maps 8A** and **8B**.

7.4.1 Roads

The Goldfield-Esperance region is the gateway for road and rail freight coming into WA from the eastern states. Road infrastructure in the City comprises local, regional and primary distributor roads which play an integral role in the transportation of people and general freight. Local and regional distributor roads are owned and maintained by the City, while primary distributor roads are owned and maintained by Main Roads WA. Primary distributor roads within the City include the Great Eastern Highway, Hannan Street, Goldfields Highway and Anzac Drive.

Future plans for the City's road network includes the construction of the Kalgoorlie Western Bypass. This planned primary distributor road is intended to connect Anzac Drive westbound with Goldfields Highway.

7.4.2 Rail

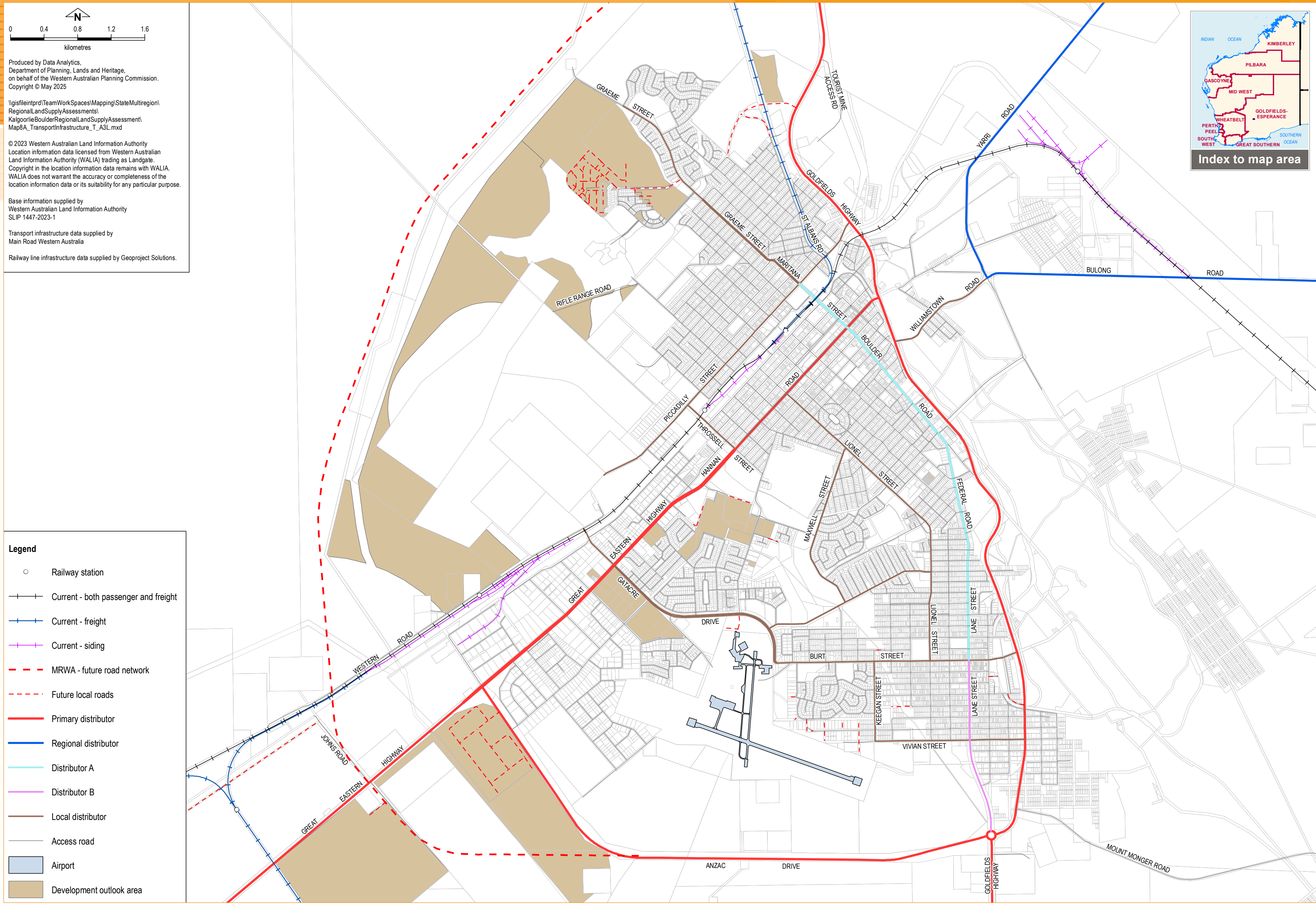
Kalgoorlie-Boulder is a rail hub for the region and beyond as it is situated at the junction of the interstate east-west railway line and the north-south railway line. The City's rail network is owned by both the Australian Rail Track Corporation (ARTC) and by the State. It is managed by Arc Infrastructure through a long-term lease agreement. The network is utilised for both freight and passenger transportation as follows:

- The rail network extending east of Kalgoorlie-Boulder is managed by ARTC and is known as the Trans-Australian Railway line. It connects Kalgoorlie to Whyalla and Crystal Brook in South Australia before diverging to Parkes and Melbourne via Adelaide. It is used by both freight and passenger (Journey Beyond's Indian Pacific service) rail services.
- The rail network extending north of Kalgoorlie-Boulder is used by freight rail services only and links Kalgoorlie-Boulder with Leonora as well as multiple towns in between.
- The rail network extending south of Kalgoorlie-Boulder provides freight rail services to Esperance.
- The rail network extending west of Kalgoorlie-Boulder provides both freight and passenger rail services to the Perth metropolitan region. The TransWA's Prospector and Journey Beyond's Indian Pacific provide passenger services to East Perth.

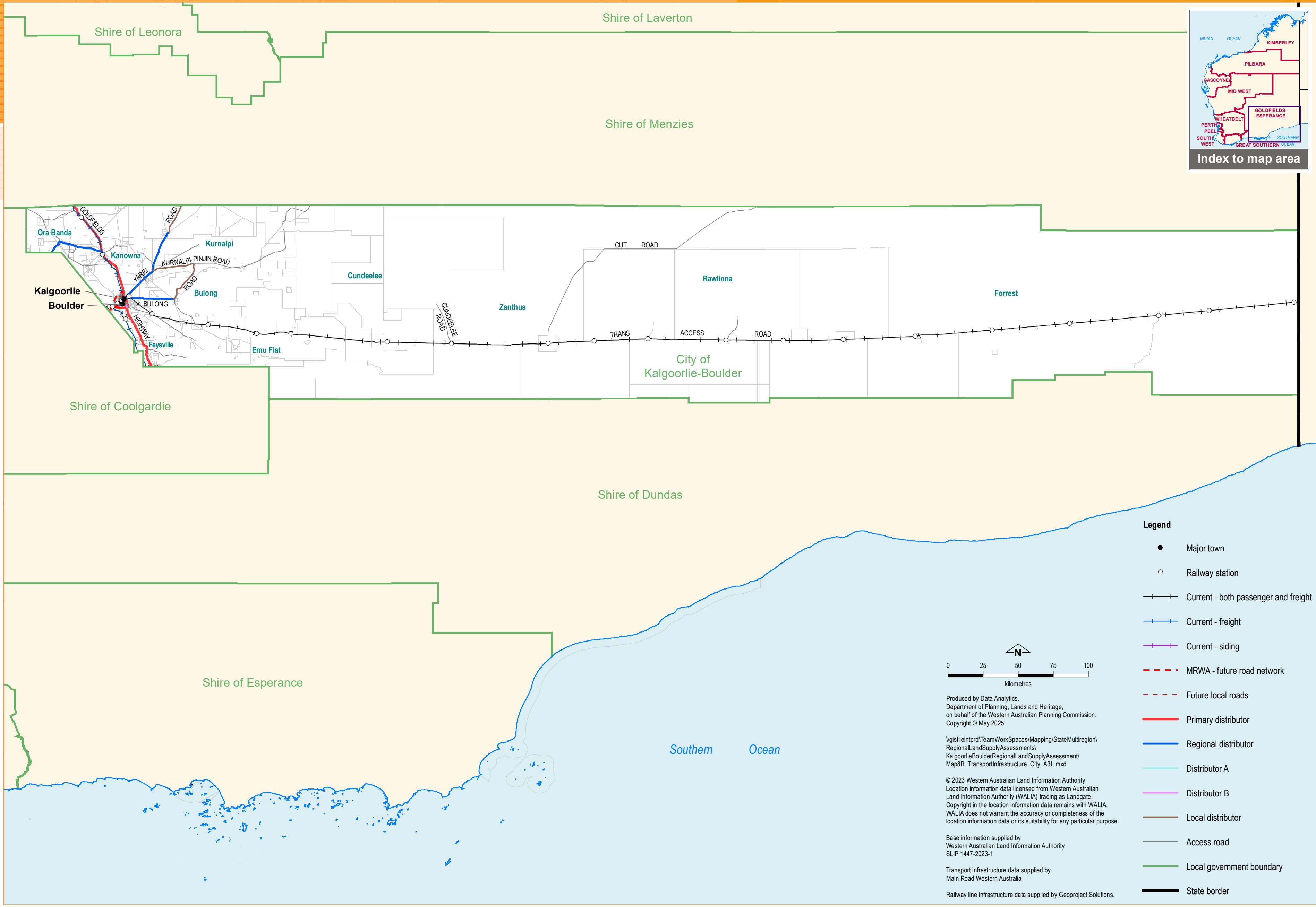
A number of constraints associated with the current rail network are yet to be resolved. One of the major constraints is the size of the terminal which can only accommodate interstate trains up to 800 metres in length despite trains passing though reaching up to 1,800 meters long. Another constraint is the lack of rail sidings which means that trains are unable to move off the main line for short periods to unload cargo, particularly at West Kalgoorlie. Additionally, the north-south line which carries bulk freight is frequently subject to delays due to weather or the volume of rail traffic which can, in turn, impact passenger and freight movements.

7.4.3 Aviation

Aviation infrastructure plays a vital role in supporting economic activity in the region and alleviating remoteness and accessibility constraints. The Kalgoorlie-Boulder Airport, located on the City's southern outskirts, is managed by the City of Kalgoorlie-Boulder. It consists of two runways. The main runway is 2,000 meters long and 45 metres wide and a secondary 1,200 metres long and 18 metres wide cross-runway. Multiple passenger flights depart daily from the airport, which accommodates more than 270,000 passengers per year. This figure is forecast by the Kalgoorlie-Boulder Airport Master Plan 2018 – 2032 to reach 375,000 passengers in 2032. No additional runway expansion is identified as part of the current Airport Master Plan, as operations are sufficiently catered for by the existing infrastructure.



Map 8A: Transport infrastructure (Townsite)



Map 8B: Transport infrastructure (City)

Abbreviations and acronyms

ABS	Australian Bureau of Statistics
ARTC	Australian Rail Track Corporation
The Assessment	The Regional Land Supply Assessment report
The City	The City of Kalgoorlie-Boulder
CIP	Capital Investment Planning
DAP	Development Assessment Panel
The Department	Department of Planning, Lands and Heritage
ERP	Estimated Resident Population
GAWSS	Goldfields and Agriculture Water Supply Scheme
ha	Hectares
ILID	Integrated Land Information Database
IRIS	Integrated Regional Information System
LGA	Local Government Area
LPS 2	The City of Kalgoorlie-Boulder Local Planning Scheme No. 2
MRWA	Main Roads Western Australia
R-Codes	Residential Design Codes
SA2	Statistical Area level 2
SAL	Suburbs and Localities
SPP	State Planning Policy
The Strategy	The City of Kalgoorlie-Boulder Local Planning Strategy
SUA	The Kalgoorlie-Boulder Significant Urban Area
SWIS	South West Interconnected System
UDP	Urban Development Program
WAPC	Western Australian Planning Commission

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Appendix A: Integrated Land Information Database

The Integrated Land Information Database (ILID) is a net land use assessment and capability model that is generated at a cadastral level for the whole of Western Australia. The database can be used to identify the current range of land uses within a number of predefined boundaries. It can also model future capability based on what is known about the current (or proposed) planning policies and statutory planning instruments.

The model is produced within a geographic information system by overlaying a variety of layers to compute the coincidence of two or more parameters. For example, if a dataset containing the locations of school sites is overlaid with another dataset that shows the areas that are within two kilometres of the coast, it is possible to generate a single dataset with schools that are within two kilometres of the coast. This process can be repeated with a variety of datasets in endless combinations to help with multi-criteria decision analysis through the process of elimination.

The ILID model works by linking the spatial extent of many different input layers with all the unique cadastral identifiers that exists at a particular point in time. The result of this overlay process creates many versions of the cadastre attributed with discrete pieces of information, i.e., cadastre version of the local planning scheme zones, region schemes, density coding (R-Code) and so on. The 'integrated' component of the database means that once all the individual inputs have been identified, they can all be joined together using a tabular join through the common parcel identification number (PIN) across all datasets.

For this document, the ILID model has been used to identify the lot potential and additional dwelling potential of all residential lots (with a density coding (R-Code) identified in the Shire of Northam Local Planning Scheme No. 6). Vacant lots were not included in this analysis.

ILID analysis in this document includes three key inputs: lot size, R-Code and dwelling count/location. Constraints to subdivision such as bushfire risk, heritage, infrastructure provision and environment are variables that are not included in this analysis, and as such, a significant proportion of the development potential may not be realised.

Definitions:

Lot potential is used to determine how many potential lots the R-Code intends to yield as a maximum. For example, a lot that has an R-Code of R20 has a planned density of a single 450 square metre lot. Or, a 900 square metre lot has the potential to create two 450 square metre lots. In any case, the lot potential can only be calculated if there is an existing R-Code present.

Net dwellings, also known as additional dwelling potential, identifies the extra amount of dwellings a single lot can add on (disregarding the location of the current dwelling footprint and has a hundred per cent take-up rate). This is determined by the size of the lot and the current lot potential based on the R-Code planning and any existing dwellings.

Appendix B: Integrated Regional Information System

The sections of this report discussing the development status of land zoned for residential, industrial and commercial purposes draw heavily on the tiered land supply assessment model. The tiered land supply assessment model is the central output of the Integrated Regional Information System (IRIS). The IRIS land supply model is a geographic information system based tool that is used to assess key measures of land use dynamics across Western Australia.

The IRIS land supply model groups local planning scheme zones into primary, secondary and tertiary categories. The grouping of local planning scheme zones forms the zone 'catchment' for each IRIS land supply model category.

Tier one of the IRIS land supply model groups local planning scheme zones into primary categories for analysis. The table below shows the IRIS land supply model primary and secondary categories and the local planning scheme zones (under the City of Kalgoorlie-Boulder Local Planning Scheme No. 2) that fall into the primary and secondary categories.

IRIS LPS categories			LPS (Corporate)
Primary	**Secondary**	**Tertiary**	**Local Planning Scheme Zone**
Residential	Residential development	Residential development	Urban development
	Residential	Residential	Residential
		Townsite	Rural townsite
Industrial	General industry	General industry	General industry
			Industrial development
	Light/commercial	Light/commercial	Light industry
Commercial / business	Commercial / business	Centres	Commercial
		Mixed business	Mixed-use
			Service commercial
	Commercial/business – tourist	General tourist	Tourism

Tier two of the IRIS land supply model addresses the development status of each lot within the specified primary land use category. For the Regional Land Supply Assessments, each cadastre (lot) within each primary land use category is attributed either a developed or undeveloped status, based on information from Landgate's property valuation database and aerial imagery assessments.

Developed refers to lots that are zoned for development for the purposes of the specified primary land use category for which premises valuation information is captured in Landgate's property valuation database or the aerial imagery assessment has deemed the lot to be developed.

Undeveloped refers to lots that are zoned for development for the purposes of the specified primary land use category that are recorded as vacant in Landgate's property valuation database.

Lots that have no property valuation information (unrated lots) have undergone an aerial imagery assessment to categorise them into either Developed or Undeveloped.