



**City of  
Kalgoorlie  
Boulder**

# **LATE ITEM**

**for the ORDINARY Meeting of Council  
commencing at 7:00 PM**

**on**

**27 JUNE, 2022**

**at the**

**Kalgoorlie Town Hall**

## Urgent Business

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## L REPORTS OF OFFICERS

### L CHIEF EXECUTIVE OFFICER

#### L.1 BASKETBALL STADIUM REDEVELOPMENT

<b>Responsible Officer:</b>	<b>Andrew Brien Chief Executive Officer</b>
<b>Author:</b>	<b>Anjuli Till Executive Assistant to the CEO</b>
<b>Disclosure of Interest:</b>	<b>Nil</b>

#### VOTING REQUIREMENTS

Simple

#### OFFICER RECOMMENDATION

That Council:

1. **Note the update in relation to the proposed redevelopment of the Basketball Stadium;**
2. **Request the Chief Executive Officer to commence the process to close the road to facilitate the redevelopment**
3. **Subject to Ministerial approval, seek to have the closed area of the Road amalgamated into Lot 4942.**

#### EXECUTIVE SUMMARY

The City of Kalgoorlie-Boulder has previously considered a contribution to the proposed redevelopment at the special meeting held on 26 February 2021. Since that point, the Basketball Association has been progressing with design options and proposals to facilitate the development.

On 15 June 2022 the City was advised that the negotiations for the acquisition of part of the adjoining site have now ceased with no outcome achieved. As a result there is a need to look at other options. This has led back to the original design which requires the closure of Outridge Terrace over the frontage of the proposed development site.

To progress with the development this is now presented to Council for direction.

#### COMMUNITY STRATEGIC PLAN LINKS

This report links to the Strategic Community Plan through the following Guiding Theme/s:

- **CONNECTED:** We will be connected to our history, culture and community.

- CAPABLE: We will have the resources to contribute to our community and economy.
- EMPOWERED: We provide opportunities for genuine engagement with the community to inform the Council's decision-making.
- EMPOWERED: We are utilising diverse points of view to inform decision making and actions taken for the City.
- SAFE: We support families and youth.

### BUDGET IMPLICATIONS

Costs associated with the road closure are approximately \$30,000. Potential additional costs of approximately \$60,000 associated with a possible sewer relocation. Both costs will be considered in the 2022/23 budget deliberations.

### REPORT

#### Background

At the Special Council Meeting of 26 February 2021, it was resolved *"That Council:*

- 1. Agree to make a contribution of \$3 million towards the Kalgoorlie Boulder Basketball Association Basketball Stadium Project;*
- 2. Agree to provide a \$500k self-supporting loan to the Association in addition to the grant and at the same time as the grant to be repaid over a 20 year period at prevailing interest rates;*
- 3. Provide the grant funds from Council's future capital projects reserve fund; and*
- 4. Determine that should the project not begin within 2 years from the 30 June 2021, the matter be brought back to Council for reconsideration.*

The proposed road closure will need to be considered to enable the Basketball Association to progress with the redesign of the facility to fit onto the amended site footprint.

The proposed road closure would see an area of approximately 2080m<sup>2</sup> amalgamated into Lot 4942 DP 192922 as shown in the Diagram Below. The reserve adjacent to the road reserve is subject to native title and therefore no encroachment into the reserve can be considered if the project is to proceed in the near future.

Prior to the Basketball Association investing more money into redesign it is proposed to advertise the closure in accordance with the provisions of the Land Acquisition Act. Should approval be achieved the Association would need to redesign the project to ensure that it is wholly contained within the lot boundaries. A draft amended plan has been provided which achieves this outcome.

The closure of Outridge Terrace will provide minimal disruption as Park Street provides an alternate route via Brookman Street. A Cul-de-sac is proposed for the balance of Outridge Terrace to allow access to the basketball centre and retirement village.

### **Summary**

This project and the report seeks approval to proceed with the road closure to facilitate the development

### **STATUTORY IMPLICATIONS**

The Road Closure will need to be undertaken in accordance with the provisions of the Land Administration Act Clause 58 – Closure of Roads. This provision focuses specifically on the permanent closure of a road.

### **POLICY IMPLICATIONS**

There are no policy implications resulting from the recommendations of this report.

### **COMMUNITY ENGAGEMENT CONSULTATION**

Community consultation will be undertaken as part of the Legislated process to close the portion of the road.

### **ATTACHMENTS**

Amended Kalgoorlie Boulder Basketball Association Plan 20220623 

Outridge Terrace Road Closure Proposal 

Proposed Redevelopment of Existing Basketball Stadium 

Kalgoorlie Boulder Basketball Association Proposed Road Closure - Survey Plan