

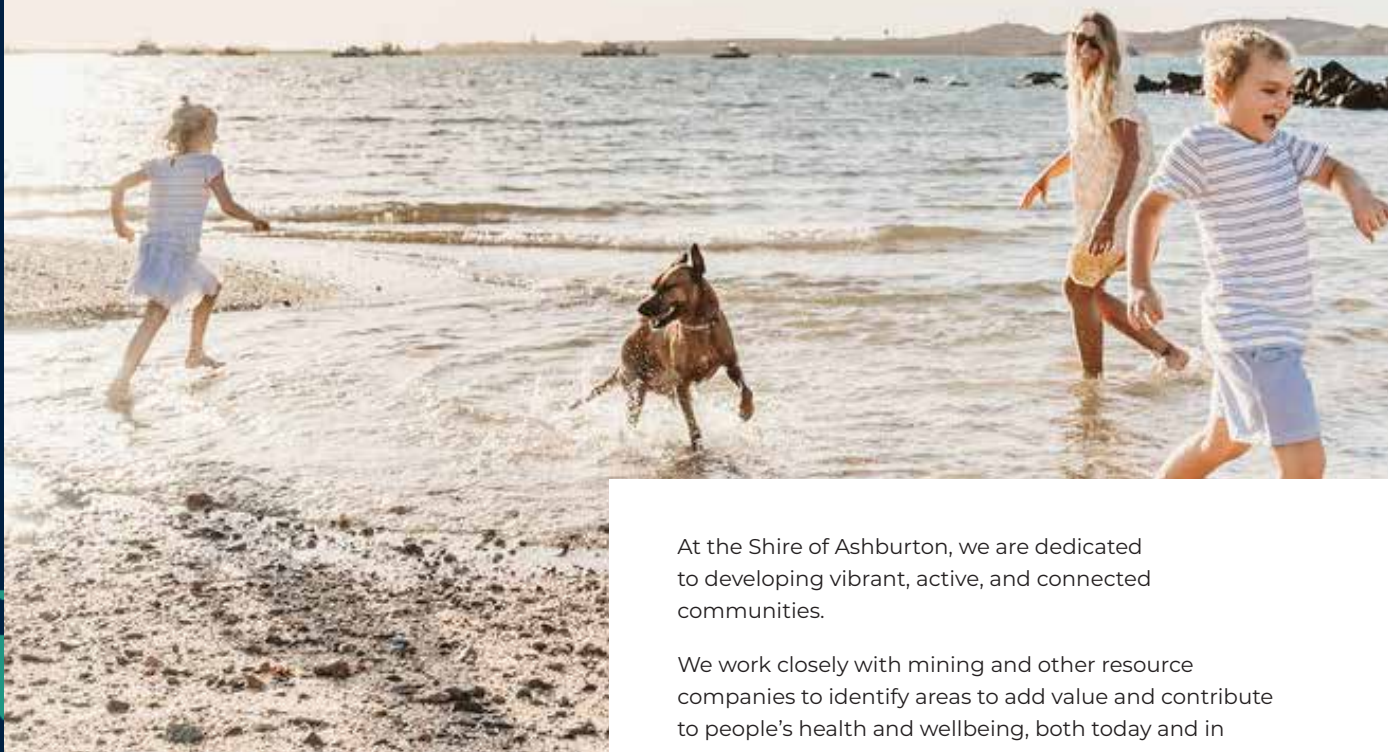
Snapshot of

priority projects



opportunity *to community*

We will be a welcoming, sustainable, and socially active district, offering a variety of opportunities to community.



At the Shire of Ashburton, we are dedicated to developing vibrant, active, and connected communities.

We work closely with mining and other resource companies to identify areas to add value and contribute to people's health and wellbeing, both today and in the future.

In our unique Pilbara environment, opportunities can be found everywhere. We believe that social values are worth fighting for, and that everyone deserves to share in the richness created from where we choose to invest, live, and visit.

By delivering opportunity to community, we can all make a real and lasting difference.



Contents

Our Vision	2
Message from the Shire President.....	4
Supporting Growth & Diversification	5
Onslow Airport Business Precinct.....	6
Beadon Harbour Community Boating Precinct.....	7
Onslow Jetty.....	8
Pilbara Inshore Islands Tourism Initiative.....	9
Yandie Landing: Prospective Heavy Industry Site.....	10
Onslow Foreshore Revitalisation	11
Alleviating the Key Worker Accommodation Shortage	12
Onslow Arts & Cultural Centre	13
Onslow Dreamers Hill	14
Pilbara Trails Network	15
Tom Price Community Sports & Recreation Infrastructure Plan	16
Onslow Airport Taxiway Development	17
Onslow as a Defence Base	18



Message from the Shire President

The Shire of Ashburton continues to be a driving force of the Pilbara region and the Western Australian economy.

Our Shire delivers a sizeable 38.3%, or \$38.6B, of WA's Gross Regional Product and 1.9% of Australia's Gross Domestic Product of \$2.02T. Our important role in actively shaping our country's strong economic future cannot be understated.

Despite this, the Shire of Ashburton has suffered from a continued lack of investment and support from previous Federal and State Governments. While our Shire brings enormous potential to WA and Australia as a whole, our towns lack the critical funding and infrastructure needed to meet the ever-growing demands of industry and change.

We continue to be hindered by the unavailability of residential and key worker housing, deterring future retail and commercial opportunities and limiting our population base.

While there is incredible potential to promote tourism in the region, we again lack the resources to turn these promising visions into reality. In Tom Price, strategies to develop the town as a sustainable hub with future tourism, industry and commercial opportunities have no path forward.

However, tourism continues to be a secondary economic driver for the Shire, with approximately 107,108 visitors in 2021. We continue to advocate for support and funding to develop accommodation, recreational activities, local attractions and both eco-tourism and geo-tourism projects that promote and protect the heritage, culture and diversity of our Shire and the Pilbara.

In Onslow, there is significant potential to diversify and grow our economy, including the potential development of an attainable port at Yardie. This will be further strengthened by the development of the Onslow Airport Business Precinct, helping to align local businesses, local government agencies and light industry, while promoting new opportunities within the town itself.

Though we do face many barriers, our Shire is constantly seeking to innovate and improve our systems and planning. We always strive to look ahead, with many exciting opportunities planned over the next 20 years and beyond as our population continues to grow.

In developing this document, we seek to highlight the many ongoing benefits that can arise from critical funding of infrastructure projects and liveability within the Shire of Ashburton. We hope our partners and the current and future State and Federal Governments understand that supporting the growth and diversification of our economy will deliver growth and wealth for our WA economy and Australia.

Cr Kerry White

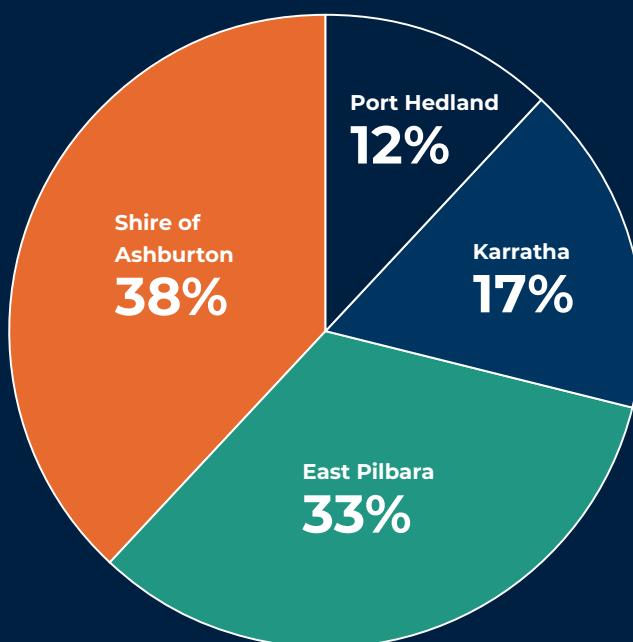
Shire President

Shire of Ashburton

Supporting growth and diversification of our economy will deliver growth and wealth for the nation.



Gross Regional Product



\$34.4 billion

in exports

\$14.8 billion

iron ore and metals

\$17.1 billion

oil and gas

63,850 jobs

supported in the Pilbara region

27,249 jobs

In Ashburton

\$38.6 billion

GDP

1.9%

of Australia's GDP of \$2.02 trillion

Construct a new Onslow Airport Business Precinct (OABP)



Case for change

Onslow has experienced significant growth in recent years. However, current infrastructure is failing to keep up with demand.

There is limited freehold land available for commercial development, and no commercial buildings or infrastructure available or suitable for general office accommodation. An exciting opportunity exists to support community growth through the development of localised and serviced commercial land. This would allow service providers that support or service the airport and other allied industries (such as border control, quarantine, and immigration), to be based in Onslow for the delivery of more cost-effective and efficient solutions.

OBJECTIVE

To promote the region as a business destination and support ongoing economic growth, the Onslow Airport Business Precinct will provide serviced commercial land for lease or sale to meet industry and service demand.

WHAT WE WILL DELIVER

The Shire will provide sub-division services on 24.6 ha of Shire-owned land for commercial lease or sale. This new OABP will be adjacent to the Onslow Airport to attract aligned industries and businesses, including warehousing and distribution; freight and logistics; light industry; government agencies; corporate office accommodation; and new enterprises. This will not only help to meet current demand but will drive economic growth and community opportunities well into the future.

WHAT DO WE NEED

Request	Other Funding	Council incl Reserves	Estimated Total Cost
\$20M	Nil	\$4M	\$TBA

The Shire of Ashburton request the Minister for Regional Development, Agriculture and Food and Ports to recognise that the Onslow Airport Business Precinct is a strategic asset for Onslow and requests that government agencies consider as a priority, new development opportunities for the Precinct. Design and construction of the OABP is reliant on funding.

PROJECT TIMELINE

Proposed timeline 2022/2023



Onslow Community Boat Precinct

Case for change

Onslow is the gateway to offshore tourism sites and provides access to world-class fishing and diving from the Mackeral and Montebello Islands.

This location offers unique tourism opportunities, including charter boat fishing and diving trips. Access to this marine haven is from Onslow's Beadon Creek Boat Harbour, which is managed by the Department of Transport (DoT). The harbour has grown from a small local facility into a strategic destination that supports the oil and gas resource industry.

Funding for Stage 2 is currently being confirmed, and includes fully serviced boat pens, loading berths, fishing platforms, services, public amenities, sealed car park, development of leased areas and other drainage and infrastructure works. Stage 3 will incorporate a future fishing club, providing economic and community benefits to the region.

OBJECTIVE

To secure funding for Stage 3 of the Community Boating Precinct within the Beadon Creek Boat Harbour.

WHAT WE WILL DELIVER

A strategic approach to Stage 3 of the Beadon Creek Boat Harbour

WHAT DO WE NEED

Request	Other Funding	Council incl Reserves	Estimated Total Cost
\$7.5M	TBA	\$3.3M	\$10.8M

PROJECT TIMELINE

Stage 1 will be completed June 2022

\$7.5M still required to complete all of Stage 2.
Timeframe April 2023

Stage 3 will also see a portion of land available for development for community groups such as Volunteer Marine and Rescue. Stage 3 \$ TBC





Construct a new Jetty in Onslow

Case for change

The Onslow Jetty was an iconic destination for locals and tourists alike, providing some of the region's most spectacular views.

The Jetty was destroyed several years ago, with its replacement now a community priority. The new Jetty will create ongoing tourism opportunities and support an increase in tourist night stays.

OBJECTIVE

Replace the iconic Onslow Jetty to provide a safe and accessible destination for locals and tourists to enjoy.

WHAT WE WILL DELIVER

A new 4 metre wide Jetty, constructed with low maintenance materials and featuring solar bollard lighting. The Jetty will be used for fishing and walking only; no boat access is allowed. Access will be provided from the current walkway in the dunes and from the beach.

WHAT DO WE NEED

Request	Other Funding	Council incl Reserves	Estimated Total Cost
\$12.5M	NIL	\$4.4M	\$16.9M

PROJECT TIMELINE

TBC

Develop the Pilbara Inshore Islands Tourism Initiative

Case for change

The Pilbara Inshore Islands Nature Reserves comprises over 170 islands, islets and rocks, and spans the area between Exmouth Gulf and Cape Preston.

Many of the islands are protected as nature reserves, home to migratory shorebirds, marine turtles and seabirds. The islands also offer incredible tourism value.

Tourism is a key economic driver for the Shire. There were approximately 365,000 visitors to the Shire in 2019 (Tourism Research Australia, 2020), which provided an economic benefit of over \$150 million – almost 30% of the total output of the Pilbara region. The Department of Biodiversity, Conservations and Attractions (DBCA) released the Pilbara Inshore Islands Nature Reserves and Proposed Additions Draft Management Plan in September 2020 (Draft Management Plan). This has created a potential change of status for the islands, with the potential to inhibit tourism numbers by up to 36,000, at a loss of \$15 million to the local economy.

Therefore, it is important to consider the development of eco-tourism and geo-tourism products to protect the local heritage, culture and diversity of the islands, while providing a world-class experience for visitors.

OBJECTIVE

To seek support from the State Government to develop the Pilbara Islands Authority (PIA).



WHAT WE WILL DELIVER

The Shire will develop the Pilbara Islands Authority (PIA) under the provisions of a Government Act with the islands of Long, Anchor, Besserie, Thevenard, Direction, Brodie and Airlie vested under the PIA. The Shire will also develop management plans for opportunities identified in the 2020 Draft Management Plan to promote tourism to the islands within the planning area of the management plan. This will be performed in collaboration with the PIA and community.

WHAT DO WE NEED

Support to develop a Pilbara Island Authority to investigate future tourism opportunities

Investigate Yardie Landing as a prospective Heavy Industry Site



Case for change

Yardie Landing is an area of significant local heritage, having been used by the State Government to provide supplies to settlers and to export wool and copper until 1925.

It is situated approximately 30 kilometres north of Onslow, and consists of a 100 metre wide gap in the continuous mangrove-fringed shoreline. Developers are now investigating the opportunity to develop a marine manufacturing and ship building operation that uses green steel practices at Yardie Landing.

OBJECTIVE

In consideration of stringent environmental and heritage factors, the Shire will support the investigation of a diversified Heavy Industry operation developing the site. This investigation will include local and state economic and employment opportunities created from this development.

WHAT WE WILL DELIVER

A thorough investigation into the development of Yardie Landing. This will take into consideration: land buffer, heritage and environmental assessments, infrastructure needs such as roads and waste management, i.e. use of the recently constructed Pilbara Regional Waste Management Facility (Class IV Site), plus the potential economic, tourism and employment opportunities for both the Shire of Ashburton and the state.

WHAT DO WE NEED

Request	Other Funding	Council incl Reserves	Estimated Total Cost
\$12.0M	NIL	NIL	\$12.0M

PROJECT TIMELINE

2022/2023



Onslow Foreshore Revitalisation

Case for change

One of the unique qualities of Onslow is the breath-taking foreshore encompassing Sunset Beach. With spectacular views of the Indian Ocean and endless beach, it's an important part of the outdoor experience for both residents and visitors to Onslow.

The vision for the Onslow Foreshore and Sunset Beach Revitalisation project includes a coordinated design strategy that activates the beachfront and significantly improves the beach experience. Offering modern public amenities to locals and visitors alike, proposed outcomes of the project include way finding signage; cultural, heritage and biodiversity interpretive information; car parking; beautification of surrounds landscaping; public seating; shade structure; public art; boardwalk and pedestrian pathways; improved lighting; and multipurpose areas with capacity for events. A kiosk / tearoom is also proposed. Another main feature of the revitalisation project is a surge / retaining wall to offer storm protection and provide greater resilience along the foreshore. Activation of this area will encourage healthy living and participation and align with Onslow's strong sense of place and identity, whilst catering to a variety of activities and experiences.



OBJECTIVE

To revitalise the Onslow Foreshore to drive long-term tourism and community opportunities.

WHAT WE WILL DELIVER

A Foreshore Masterplan that will drive benefits in the areas of culture, tourism and local employment, delivered in close consultation with the community.

WHAT DO WE NEED

Request	Other Funding	Council incl Reserves	Estimated Total Cost
\$20M	NIL	\$4.5M	\$24.5M

PROJECT TIMELINE

2022/2023 – 2026/2027



Alleviate the critical shortage of key worker accommodation

Case for change

Supported by the ongoing resources boom, the population of the Pilbara region has continued to grow over the years. A striking example of this was between 2001 and 2012, where the population increased by 64.5%, compared to a 22% total population growth in WA.

As a result of this growth, the supply of land and housing stock has failed to keep pace with demand. There is a critical shortage of appropriately zoned land and key worker accommodation, resulting in increases in the cost of housing, unsuitable dwelling requirements and affordability issues for our communities. Aged care accommodation demand is also increasing, which will continue to exacerbate the key worker accommodation crisis.

Key workers and contractors across private, public and NGO sectors are currently afforded unsuitable accommodation options. These include motels (impacting tourism) and share lodging, or having to utilise mining services. In short, key worker accommodation issues are greatly constraining the Shire's community to meet demand and service communities.

OBJECTIVE

To accommodate a capable, skilled and stabilised workforce to service communities and support the ongoing development and growth of our regional centres.

WHAT WE WILL DELIVER

A substantial audit of government owned land, including Reserves and unallocated Crown Land, to identify areas for temporary workers accommodation and suitable areas for immediate development. Key deliverables will also include: the use of alternative construction measures to reduce costs and quickly deliver housing product on the ground; provision of affordable purchase and rental opportunities targeted to key workers; delivery of a wide range of housing types into the marketplace with a focus on one and two bedroom dwellings; supporting private sector development in regional areas to grow local businesses or diversify; and provision of local job opportunities.

WHAT DO WE NEED

Request	Other Funding	Council incl Reserves	Estimated Total Cost
Nil	State Government to establish a \$20M Key Worker Housing Construction Program	Nil	Nil

The Shire of Ashburton seeks support from the Department of Regional Development to endorse the transfer of identified Crown Land to Freehold Title to allow immediate development to address the critical shortage of key worker accommodation across the Municipality and that the West Australian State Government establish a \$20M Key Worker Housing Construction Program to support not-for-profit/ non-governmental organisation key workers in Tom Price who are experiencing significant housing and accommodation shortages.

PROJECT TIMELINE

2023/23 – 26/27



Construct a new Arts and Cultural Centre in Onslow

Case for change

Creative industries offer incredible value to people and communities, as well as significant economic, tourism, health and social benefits.

Creativity also allows our diverse culture and stories to thrive, reflecting our community's beliefs, values and heritage. Despite all this, there is currently limited capacity and coordinated support provided to local or regional artists, limited opportunities to showcase innovative or quality works, and limited visitor access to a diverse range of arts and cultural experiences or activities.

Along with proven economic and tourism benefits, a strategic and coordinated approach to the arts will enable stronger collaboration and partnerships for all, increased levels of appreciation and belonging, and improved physical and mental health. Combined, this will contribute to a thriving local economy and cultural life in Onslow.

OBJECTIVE

To provide a community Arts and Cultural Centre that delivers high-quality and diverse arts, cultural and creative experiences, along with ongoing social and economic value to the local community.

WHAT WE WILL DELIVER

A creative space for local artists as well as a venue for arts and cultural exhibitions and workshops so that performance, music, art and culture can be celebrated and enjoyed.

WHAT DO WE NEED

Request	Other Funding	Council incl Reserves	Estimated Total Cost
\$12.0M	NIL	NIL	\$12.0M

PROJECT TIMELINE

Design and construction of the new Arts and Cultural Centre is reliant upon funding availability, with completion proposed for 2023 – 2024.

Development of Dreamers Hill in Onslow



Case for change

Amphitheatre (Stage 1)

The Onslow peninsula is a natural asset. It is renowned for its spectacular 180-degree uninterrupted views of the sunset, the moon over the ocean, and Wheatstone operations at night.

Dreamers Hill is located adjacent to proposed tourism accommodation and facilities, providing a number of exciting future opportunities as a must-visit cultural and tourism destination.

Convention Centre (Stage 2)

Design and construction of Dreamers Hill Convention Centre as a state-of-the-art conference facility servicing the Shire of Ashburton and act as a central meeting place for the Pilbara, Gascoyne, and Kimberley regions.

With capacity for up to 300 people and capability for conferences, break out meetings, exhibitions and events, the Centre would overlook both the Onslow townsite and enjoy vast ocean views.

OBJECTIVE

To create an Aboriginal culture and nature-based experience for the community and tourists in Onslow.

WHAT WE WILL DELIVER

The development of Dreamers Hill, a culturally significant and prominent Aboriginal site in Onslow that overlooks Beadon Bay, Sunset Beach and the Indian Ocean. The development is proposed to include terraced seating, local art, a picnic area, walkway, landscaping, and space for events and functions. A car park and public toilets will also be developed at the site.

WHAT DO WE NEED

Request	Other Funding	Council incl Reserves	Estimated Total Cost
\$10.0M	NIL	\$4.8M	\$14.8M

PROJECT TIMELINE

2024/25



Development of the Pilbara Trails network

Case for change

The Pilbara is renowned for its natural beauty, from its rich soil to rugged outcrops. Financial support was recently granted by the Council for Stage 2 of the Pilbara Trails Master Plan that will help to forge a stronger connection with nature.

Stage 2 provides for coordinated planning, development and management of quality trails and trail experiences across the Pilbara and WA, and will also link with regional, intrastate, interstate and international trail networks. This will be delivered collaboratively by local stakeholders, including local governments, tourism partners and Aboriginal organisations. The Pilbara Trails network will help to boost tourism, economic, cultural, health and wellbeing outcomes for the region. For this to be realised, securing funding from the Department of Local Government Sport and Cultural Industries, key stakeholders and other supporters is vital.

OBJECTIVE

The Pilbara Trails Network will provide a world-class outdoor, recreation and nature experience developed and coordinated by a united and highly collaborative Pilbara stakeholder team.

WHAT WE WILL DELIVER

Trail networks across the Pilbara that will connect with existing walking, cycling, trail biking, driving, 4WD and horse trails. The Pilbara Trails project will include the significant trails that form part of the Warlu Way, Karjini National Park and Millstream Chichester National Park, and will link with regional, interstate and international trail networks.

WHAT DO WE NEED

Request	Other Funding	Council incl Reserves	Estimated Total Cost
\$500,000	NIL	NIL	\$500,000

PROJECT TIMELINE

2023/24



Community Lifestyle and Infrastructure Plan

Case for change

The Shire of Ashburton showed rapid population growth to 2016, but this growth has slowed considerably since then. This is especially evident in the towns of Tom Price and Paraburadoo.

The Community Lifestyle and Infrastructure Plan (CLIP) is being developed by the Shire of Ashburton to look at how infrastructure can be improved, and how life in the towns can be enhanced in the future.

The CLIP will be a fundamental guiding document in shaping the future of Tom Price and in developing opportunities for the future of Paraburadoo. It will form the basis of partnership agreements between the Shire of Ashburton, Rio Tinto Iron Ore and the Australian Government. The CLIP is set to include plans to upgrade community facilities, infrastructure development, residential development, economic growth, and employment opportunities.

OBJECTIVE

To establish the base strategies and plans to support the future of Tom Price, and to identify options and strategies to sustain Paraburadoo.

WHAT WE WILL DELIVER

The Shire of Ashburton will work closely with local communities and stakeholders to identify key locations for development. Following this, concept testing and further engagement will be undertaken to develop a final draft of the CLIP.

WHAT DO WE NEED

Request	Other Funding	Council incl Reserves	Estimated Total Cost
\$10M – \$100M	TBA	TBA	TBA

PROJECT TIMELINE

- 2022/2023 to formalise what CLIP is and includes
- Implementation 2023-2033



Onslow as a Defence Base

Case for change

Kwinana has long been the resupply point for Defence Force and Border Force patrol vessels. However, with Kwinana situated towards the southern end of WA, there has been a push to secure a more strategically located supply point. With its proximity to resource rich and sensitive areas of the North West, Onslow is a strong contender.

Creating a Defence Base in Onslow would save the Commonwealth Government \$6.1 million a year in fuel, food and human resource costs that result from the additional travel to Kwinana. The area also provides a stronger connection to patrol between Darwin and Onslow, as well as access to the Onslow Marine Support Base, Onslow Airport and air access. Housing and local amenities can also be made available, helping to support the recruitment of local staff to service the base.

OBJECTIVE

To provide Defence Force and Border Force patrol vessels with a more strategically sound and connected resupply point, and offer increased protection for regional WA.

WHAT WE WILL DELIVER

To establish a Defence Base at Onslow, together with associated local housing and infrastructure to support the needs of local staff. This project offers significant long-term cost savings to the Commonwealth Government, while generating local employment and opportunities for the region.

WHAT DO WE NEED

Request	Other Funding	Council incl Reserves	Estimated Total Cost
TBA	TBA	TBA	TBA

PROJECT TIMELINE

Proposed completion TBC







shire of Ashburton
opportunity to community

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