

Business Plan

Acquisition of an Interest in Land

February 2021

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1. Organisation Details

Organisation	Shire of Ashburton
Organisation Type	Local Government
Core Business	Provision of services to local communities and ratepayers
Project Name	Acquisition of Lot 381, Second Avenue, Onslow
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2. Executive Summary

This Major Land Transaction Plan ('Plan') has been prepared in accordance with the *Local Government Act 1995* and *Local Government (Functions and General) Regulations 1996*.

The intention of this Plan is to inform the community of the Shire's proposed acquisition and to seek comment in relation to this Major Land Transaction as it relates to a commercial enterprise by the Shire. It is not a function of this Plan to address planning considerations. Any planning processes will be considered separately.

Lot 381 on Deposited Plan 205462 Second Avenue, Onslow (Lot 381) is recognised as a strategic site for tourism and related development within the Onslow townsite.

Lot 381 Second Avenue, Onslow is owned freehold and is a 2.3666 ha, relatively flat lot. The site boasts ocean and townsite views. The site is appropriately zoned “Tourism” under the Shire of Ashburton Town Planning Scheme No. 7.
Council endorsed acquisition of Lot 381 at the 16 February 2021 Ordinary Meeting of Council (Minute No. 18/2021).

3. Plan Objectives

This Major Land Transaction Plan is designed to:

Inform the public with respect to the Shire of Ashburton’s proposal to undertake a ‘Major Land Transaction’ in respect to the proposed acquisition of Lot 381;

Provide the opportunity for the public to make submissions regarding the Major Land Transaction Plan (acquisition of Lot 381); and

Satisfy the requirements of section 3.59 of the *Local Government Act 1995*.

The proposed timeline is as follows:

Council endorsement of proposed acquisitions	16 February 2021
Major Land Transaction Plan advertised for submissions (closure)	26 February 2021
Submissions considered by Council (if required)	13 April 2021
Settlement Date	23 April 2021 (subject to no public submissions)

4. Background

Lot 381 on Deposited Plan 205462 Second Avenue, Onslow, is a freehold lot. The lot comprises 2.3666 hectares and is appropriately zoned “Tourism” under the Shire of Ashburton Town Planning Scheme No. 7.

At the March 2020 Ordinary Meeting of Council, Councilors endorsed lease between the Shire of Ashburton and Herbert Mining & Earthmoving Pty Ltd for of Lot 381 on Deposited Plan 205462 for a period of six months for Ocean View Caravan Park overflow.

During lease formalities, the Proprietors queried whether the Shire would be interested in acquiring the site for long-term use. Discussions continued until Council endorsed acquisition of Lot 381 on 16 February 2021 for \$3,000,000 (Minute No. 18/2021).

Local Planning Policy 29 (LPP) was adopted by Council in November 2013. The LPP allows for coordinated development of the land in stages, generally in accordance with the

'development plan'. The LPP is evidence of the sites potential development. The LPP provides for a Restaurant/Hotel, Holiday Accommodation, Long Stay Accommodation, Grouped Dwellings and a pool.

5. Local Government Act 1995 Requirements

5.1 Expected Effect on the Provision of Facilities and Services by the Shire of Ashburton

To ensure the safety of the influx of self-drive tourists between June and August who don't secure sites prior to arriving in Onslow, Lot 381 will continue to be utilised as an overflow site.

The Ocean View Caravan Park (Shire owned and operated) managers liaise with Discovery Parks to gauge occupancy and when at 100% initiate the overflow site. A nominal \$10 per night fee is charged to contribute to cleaning, rubbish disposal and administrative costs. Guests utilising the overflow are only permitted to stay for a maximum of three nights to comply with the *Caravan Parks and Camping Grounds Act 1995*. Should a site become available at either Ocean View Caravan Park or Discovery Parks, guests may be required to relocate to the respective park.

The long-term use of the site will be considered in future Strategic Community Plan and budget deliberations.

5.2 Expected Effect on Other Persons Providing Facilities and Services in the District

As above, Lot 381 will not be activated for overflow without consultation with Onslow Park - Discovery Parks, the alternate caravan park provider in Onslow.

5.3 Expected Financial Effect on the Shire of Ashburton

Council endorsed acquisition of Lot 381 for \$3,000,000. Budget amendments were made to allow for this acquisition, including reallocation of savings identified during the Finance and Costing Review and from the Property Development Reserve.

Operational costs include cleaning, rubbish disposal and administrative costs. The nominal \$10 fee per night will contribute to these costs.

Acquisition will see a reduction in rates revenue to the amount of ~\$1346.50 per annum, based on the past two years rates.

5.4 Expected Effect on Matters Referred to in the Shire of Ashburton's Strategic Plan Prepared under Section 5.56 of the Local Government Act 1995

The proposed Major Land Transaction aligns with the following Shire of Ashburton Strategic Community Plan 2017-2027 (Desktop Review 2019) goals and objectives:

Goal 01 – Vibrant and Active Communities

Objective 02: Sustainable Services, Clubs, Associations and Facilities:

- Prepare plans, programs and schedules that provide cost effective access and optimisation of existing facilities – and provide new or upgraded facilities to accommodate future needs.

Goal 02 – Economic Prosperity

Objective 01: Strong Local Economies:

- Facilitate timely release of land to support the local economy.

Objective 03: Well Managed Tourism:

- Work with the tourism industry, key stakeholders and agencies to collaboratively develop a regional Tourism Strategy that promotes the unique Pilbara offering of distinctive landscapes, seascapes and communities.
- Continue to plan for, invest in, and advocate for the development of key tourist infrastructure including increased accommodation options; tourism attractions and signage.
- Plan for improved tourism accommodation, camping grounds and associated facilities.

Goal 04 – Quality Services and Infrastructure

Objective 03: Well-Planned Towns:

- Continue to monitor industry and economic trends and ensure town planning schemes respond appropriately to future housing, accommodation and commercial needs.

Goal 05 – Inspiring Governance

Objective 1: Effective Planning for the Future:

- Monitor trends, anticipate needs and capitalise on opportunities to build strong communities.

5.5 Ability of the Shire of Ashburton to Manage the Transaction

Shire officers are suitably experienced to manage the transaction with several land acquisitions within the past five years. A Settlement Agent will be engaged to ensure the transfer is prompt and legal requirements are fulfilled.

Lot 381's use as overflow will be managed by the Ocean View Caravan Park managers, as evidenced during the 2020 tourist season.

6. Supporting Documents

The following documents have informed the development of the business plan.

- Site Plan

- Local Planning Policy 29

7. Signing Of Business Plan

I confirm that the information contained in this Business Plan is true and correct.

Signed	
Approved by	Kenn Donohoe
Position	Chief Executive Officer
Date	24 February 2021

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