



SHIRE OF ASHBURTON

ORDINARY COUNCIL MEETING

**ATTACHMENTS
(Public Document)**

**Onslow Multi-Purpose Centre,
Cnr McGrath Road & Hooley Avenue,
Onslow**

20 May 2015

Governance & Executive Services Status Report

#	Council Meeting	Agenda Ref.	Report Title	Council Decision	Current Status
1	04/15	4.2.3	Helen Boyd (Tom Price)	<p>Q1. Why can we not have a write up about doctors in Inside Ashburton it's not advertising, it's a service. Business does have promotion material in 6 cases in last two additions.</p> <p>The CEO outlined that the first request from the Tom Price Surgery received a couple of weeks ago, was understood to be a request for the publication of a personal profile of a new doctor who had recently commenced at the surgery. It was not included as it was not considered that this type of article was in keeping with the intent of the Inside Ashburton publication. From time to time, there are indeed references to commercial organisations, like the article that referenced Skippers Airlines as providing a new service at the Shire's airstrip in Onslow. It is always a careful consideration to make for the reasons outlined in the question. It may be possible though, to include a valuable broad based community health notice in a future edition of the Inside Ashburton if space is available and the article has relevance.</p>	<p>Completed</p> <p>Public question answered at Ordinary Meeting of Council.</p> <p>(April 2015)</p>
2	04/15	11.3	<p>CEO Annual Leave / Acting Chief Executive Officer Arrangements</p> <p>MINUTE: 11934</p>	<p>That Council:</p> <ol style="list-style-type: none"> 1. Approve that the CEO, Neil Hartley, be absent from the Shire on annual leave from Wednesday 26 August and returning Monday 05 October 2015. 2. Appoint the General Manager, Mr Maurice Ferialdi, as the Acting Chief Executive Officer and delegate to him all the powers of the Chief Executive Officer the the period from Wednesday 26 August to Sunday 04 October 2015. 	<p>Completed</p> <p>General Manager advised of decision and his availability has been confirmed.</p> <p>(April 2015)</p>

Governance & Executive Services Status Report

#	Council Meeting	Agenda Ref.	Report Title	Council Decision	Current Status
3	04/15	11.4	Fuel watch Proposal for Ashburton District MINUTE: 11937	That Council: 1. Lodge with the Department of Consumer Protection – FuelWatch, a formal request to amend Schedule 1 of the Petroleum Products Pricing Regulations to include the Shire of Ashburton within the FuelWatch boundary. 2. Authorises that public consultation be conducted to determine whether there is support from the general public to include the Shire of Ashburton in the FuelWatch boundary, should FuelWatch advise that it has received the necessary support from the fuel retailers within the Shire of Ashburton.	Progressing Correspondence forwarded to Fuelwatch and awaiting response. (April 2015)
4	04/15	17.1	Notice of Motion in Regards to Remote Indigenous Communities Under Threats of Closure Notice of Motion	Notice of motion 1. That Council opposes the forced closures of remote Indigenous communities within the boundaries of the Shire of Ashburton. 2. That Council formally acknowledges Youngaleena Community, Wakathuni Community, Bellary Springs Community, Bindi Bindi Community, Ngurawaana Community and Jundaru Community (Peedamulla). 3. Direct the CEO to write a report and write back to Council on the issue of forced closures of remote Indigenous communities, including what municipal services are provided to Shire of Ashburton Indigenous communities, what grants the Shire of Ashburton are receiving to help cover these costs, what impact the removal of the grants will have on the Shire Budget, what is known so far about the State Government's plans to close remote Indigenous communities in Western Australia, outline a course of action that Council can take with the State Government on this matter, such as a letter writing	Progressing Agenda Item for Ordinary Meeting of Council 15 May 2015 (April 2015)

Governance & Executive Services Status Report

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				outlining Council's position, seeking further information on what the State Government has planned for remote Indigenous communities and seeking direct engagement with Council and our Indigenous communities, should our communities be potential targets for community closures.	
5	03/15	11.3	<p>Ocean View Caravan Park Committee for the Month of March 2015</p> <p>MINUTE: 11924</p>	<p>That Council endorse the recommendations from the Ocean View Caravan Park Committee Meeting Held on 17 March 2015, namely:</p> <ol style="list-style-type: none"> 1. Agenda item 7.1 DISCUSS PROPOSED STAGING AND EXTENT OF CARAVAN PARK DEVELOPMENT <ol style="list-style-type: none"> 1. We note and receive the draft stage concept master plan and seek an option of staged plan that sits within the Council's 4.2m multi budget. 2. Agenda Item 7.2 REVIEW INFORMATION REGARDING THE CARAVAN AND CAMPING ACTION PLAN PROVIDED BY TOURISM <ol style="list-style-type: none"> 1. The Shire of Ashburton continue to operate the Inslow Ocean View Caravan Park and 2. In order to coordinate the Shire of Ashburton's Long Term Financial Plan and requirements for the Onslow Ocean View Caravan Park Business Plan once final design, costings, and redevelopment timelines for the caravan park's revitalisation are confirmed. 	<p>Completed</p> <p>Refer to report to May 2015 Council Meeting.</p> <p>(April 2015)</p>

Governance & Executive Services Status Report

#	Council Meeting	Agenda Ref.	Report Title	Council Decision	Current Status
6	03/15	17.1	<p>Notice of Motion in Regards to Fuel Prices and Fuelwatch</p> <p>Notice of Motion</p>	<ol style="list-style-type: none"> 1. That Council notes residents, tourist and local businesses concerns about fuel prices within the Shire of Ashburton boundaries. 2. That Council notes that on any given day the fuel price discrepancy between Shire of Ashburton fuel stations and that of other Pilbara fuel stations can be from 10c to 25c per litre for unleaded petrol. 3. That Council notes that fuel prices within the Shire of Ashburton are not currently monitored by FuelWatch. 4. That the Chief Executive Officer write a report on what is involved in the Shire of Ashburton making a formal request to FuelWatch to amend Schedule 1 of the Petroleum Products Pricing Regulation to include the Shire of Ashburton. Noting that this process does include the Shire of Ashburton providing contact details of all the fuel retail sites within the Shire of Ashburton boundary and conducting a public consultation on this matter with evidence of support for the proposal from the general public. 	<p>Completed</p> <p>Agenda Item for April Council Meeting.</p> <p>(April 2015)</p>
7	07/14	16.2	<p>In Principle Support for a Joint Development Between the Shire and the Department of Housing for Staff Housing in Onslow</p> <p>MINUTE: 11831</p>	<p>The officer recommendation be adopted and that Council:</p> <ol style="list-style-type: none"> 1. Provide in-principle support for a joint development partnership between the Department of Housing and the Shire of Ashburton for the development of Service Worker and Staff Accommodation across Lots 396, 397 on Reserve 41970 and Lots 398, 399 and 400 Third Avenue Onslow; 2. Delegate authority to the Chief Executive officer to progress the proposal and negotiate the financial terms, project management arrangements and design concepts of the proposed joint development partnership; and 3. Request a final report to be presented to Council at a later date that details the particulars of the project before commencement of the 	<p>Progressing</p> <p>Joint Venture with DoH on Third Avenue site now may not proceed due to insufficient demand for service worker accommodation. Alternative DoH proposal for housing development on Cameron Avenue not thought to provide the best option by the Shire. Housing report anticipated to be ready for</p>

Governance & Executive Services Status Report

#	Council Meeting	Agenda Ref.	Report Title	Council Decision	Current Status
				proposed partnership.	consideration in May. (April 2015)
8	01/14	18.1	Confidential Item - Onslow Airport Finances And Related Matters MINUTE: 11742	<ol style="list-style-type: none"> 1. Acknowledges the current situation with the Onslow Airport Project (the Project) as detailed in the report and resolves to move forward by way of: <ol style="list-style-type: none"> (a) Noting that the terminal and other landside facilities for the airport are essential for Regular Passenger Transport (RPT) needs and should be completed as soon as possible. 7. Authorise the CEO to negotiate with the current leasees of the aircraft hangers at the Onslow Airport, an arrangement to achieve an outcome that will allow the planned development at the Airport to be completed so as to achieve the regular passenger transport status for the facility. 	<p>Progressing</p> <p>1(a). RPT anticipated commence in July 2015. (December 2014)</p> <p>Completed</p> <p>7. Refer to report to May 2015 Council Meeting. (April 2015)</p>

Community Development Decision Status Report

#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status																																				
1	03/15	12.1	Application acceptance of round 2 community support grant allocations - March 2015 MINUTE: 11925	That Council: 1. Accepts the donation recommendations as listed below: <table border="1" data-bbox="792 461 1756 1385"> <thead> <tr> <th>Name of Organisation</th> <th>Event/Project</th> <th>Proposed Grants</th> <th>Additional Comments</th> </tr> </thead> <tbody> <tr> <td>Fortescue National Football League</td> <td>Purchase of club footballs 2015 season</td> <td>\$2,400</td> <td></td> </tr> <tr> <td>Tom Price Netball Association</td> <td>Junior uniforms</td> <td>\$2,140</td> <td></td> </tr> <tr> <td>Tom Price Amateur Basketball Association</td> <td>Portable seating for spectators, volunteers and players</td> <td>\$1,800</td> <td></td> </tr> <tr> <td>SAFE Tom Price & Paraburdoo</td> <td>Pilbara Pooch Parade</td> <td>\$900</td> <td></td> </tr> <tr> <td>Tom Price Campdraft Club Inc</td> <td>Tom Price Annual Campdraft 2015</td> <td>N/A</td> <td>Deferred to August 2015 \$2,500</td> </tr> <tr> <td>Onslow Rodeo</td> <td>Rodeo Security</td> <td>N/A</td> <td>Deferred to August 2015 \$5,000</td> </tr> <tr> <td>Pannawonica Volunteer Fire Brigade</td> <td>Construction of Office/Training room</td> <td>\$2,500</td> <td></td> </tr> <tr> <td>Pannawonica Primary School Parents & Citizens</td> <td>Purchase of online programmes</td> <td>\$2,500</td> <td></td> </tr> </tbody> </table>	Name of Organisation	Event/Project	Proposed Grants	Additional Comments	Fortescue National Football League	Purchase of club footballs 2015 season	\$2,400		Tom Price Netball Association	Junior uniforms	\$2,140		Tom Price Amateur Basketball Association	Portable seating for spectators, volunteers and players	\$1,800		SAFE Tom Price & Paraburdoo	Pilbara Pooch Parade	\$900		Tom Price Campdraft Club Inc	Tom Price Annual Campdraft 2015	N/A	Deferred to August 2015 \$2,500	Onslow Rodeo	Rodeo Security	N/A	Deferred to August 2015 \$5,000	Pannawonica Volunteer Fire Brigade	Construction of Office/Training room	\$2,500		Pannawonica Primary School Parents & Citizens	Purchase of online programmes	\$2,500		Progressing Applications processed; Onslow Sports Club Paraburdoo Motorcycle Club Paraburdoo Golf Club Tom Price Netball Association SAFE Tom Price and Paraburdoo Tom Price Amateur Basketball Association Pannawonica Heights Golf Club Inc Pannawonica Volunteer Fire Brigade Fortescue National Football League Pannawonica Primary School Parent & Citizens Association To be processed; Catch Music – change of funding amount Onslow Primary School Parent & Citizens Association – no application received
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				Association Inc				Paraburdoo Sports Shooters Association – no application received Deferred to August 2015; Tom Price Campdraft Inc Onslow Rodeo Robe River Rodeo (April 2015)
				Robe River Rodeo	Rodeo Security	N/A	Deferred to August 2015 \$10,000	
				Pannawonica Heights Golf Club Inc	Purchase and installation of air conditioning unit	\$2,000		
				Catch Music	Music Program Tom Price and Paraburdoo	\$1,200		
				*Paraburdoo Sports Shooters Assoc		\$1,000		
				Paraburdoo Golf Club		\$1,850		
				Paraburdoo Motorcycle Club		\$1,800		
				*Onslow P&C		\$2,500		
				*Onslow Naidoc		\$2,500		
				Impala Kart Club	North West Round 1	\$2,000	Approved Under Delegation as per Policy REC08	
					TOTAL	\$27,090		
				2. That the following donations are listed in the 2015/16 draft budget;				
				<ul style="list-style-type: none"> Onslow Rodeo \$5,000 Tom Price Campdraft Club \$2,500 Robe River Rodeo \$20,000 				

Community Development Decision Status Report

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				3. That the Paraburdoo Sports Shooters Association, Onslow P&C and Onslow Naidoc funding is subject to receipt of application forms that meet Policy REC08 criteria.	
2	01/15	12.2	Sport & Recreation Concept Plan for Area W, Tom Price MINUTE: 11902	That Council: 1. Accepts the Sport & Recreation Concept Plan for Area W, Tom Price as per ATTACHMENT 12.2B; and 2. Accepts and approves works to commence on the detailed design utilising Council approved budget allocation of 2014/15 for the project and for appropriate works within the budget allocation to be undertaken.	Progressing No tenders were received by closing. Request for proposal issued 17 April 2015, closes 30 April 2015 (April 2015)
3	12/14	12.1	Youth Engagement Strategy MINUTE: 11889	That Council: 1. Endorse the development of a Youth Engagement Strategy to replace Policy REC11 (Youth Advisory Council) for Council's future consideration; and 2. Require, the Youth Engagement Strategy to be referred back to Council for its consideration.	Progressing Developing framework for new strategy (April 2015)
4	01/15	12.1	Community Leased and Licenced Premises - Safety and Compliance MINUTE: 11901	That Council: 1. Secure contractors (to be funded through an allocation within the Shire's mid-year budget review) to accommodate a Compliance/Site Survey of all relevant Lease/License areas; 2. Approves a review of Council Policy REC08 for future Council consideration, to accommodate the proposal for grants to be considered to	Progressing Item 1. Surveyor's contracted - progressing Item 2. Completed

Community Development Decision Status Report

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				<p>incentivise Clubs to undertake Lease/License compliance, safety and legislative compliance works to their respective areas of responsibility. Also, endeavour to allocate preliminary grant funds within both the 2014/15 mid-year budget review (to enable Lessee/Licensee compliance works to commence as soon as possible) and the 2015/16 budget (to enable further compliance progress to be made); and</p> <p>3. Requires that following the receipt of the Compliance Survey, a further report be presented to Council, proposing a comprehensive Implementation Plan.</p>	Item 3. Progressing (April 2015)
5	12/14	12.2	<p>Review of Policy REC05 Community Lease and Licence Agreements of Shire Assets (Facilities, Buildings and Land)</p> <p>MINUTE: 11890</p>	<p>That Council:</p> <p>4. Apply the provisions of amended Council Policy REC05 including the application of the new fees & charges when current individual community lease and licence agreements expire or new agreements are established;</p> <p>6. Seeks from Officers, a follow-up Council report all lease and licence agreements where there are compliance issues, and an outline of the proposed solutions, timelines and costs.</p>	<p>Ongoing</p> <p>Resolution 6 is yet to be referred back to Council in its final form.</p> <p>(April 2015)</p>
6	01/14	11.2	<p>Naming Of Playground In Reserve 43565, Playing Fields In Reserve 39572 And Paraburdoo Swimming Pool</p> <p>MINUTE: 11733</p>	<p>That Council:</p> <p>1. Endorse;</p> <p>1.1. The playground area in Reserve 43565, commonly referred to as 'Meeka Park' being officially named 'The Paraburdoo Train Park'.</p> <p>1.2. The playing fields in Reserve 39572, commonly referred to as 'Top Oval' being officially named 'Judy Woodvine Oval'.</p> <p>1.3. The Paraburdoo swimming pool being officially named the 'Quentin Broad Swimming Pool'.</p> <p>2. Note that the preferred names will be submitted to the Geographic Names Committee as per its Policy and Standards.</p>	<p>Completed</p> <p>(April 2015)</p>

Community Development Decision Status Report

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				3. Refer the matter of the proposed budget expenditure of \$20,000 for signage and opening ceremonies to the March 2014 budget review for consideration.	
7	01/14	11.1	Entry Statements Onslow, Paraburdoe And Tom Price, And Anzac Park Redevelopment For Paraburdoe. MINUTE: 11730	That Council: 1. Acknowledges Smith Sculptors as providing a unique service as per Local government (functions and General) Regulations 1996 Part 4 Division 2 11 (2) (f) and appoints them as the designers, constructor's and installers of the Tom Price, Onslow and Paraburdoe Entry statements and the Tom Price and Paraburdoe Anzac Parks; 2. Accepts the design concepts for the Onslow Entry Statement (attachment 11.1A), the Paraburdoe Entry Statement (attachment 11.1B), the Paraburdoe Anzac Park (attachment 11.1D) and the Tom Price Anzac Park (attachment 11.1E); 3. Allocates priority to the Tom Price and Paraburdoe Anzacs Parks and authorises the CEO to apply his best endeavors to identify and source external funding opportunities for these projects; and 4. Considers a contribution to the costs of these projects as part of its 2014/15 budget deliberations.	Ongoing Deferred to 2015/16 budget consideration. (April 2015)
8	12/13	11.3	Spending Priorities For Remaining Monies For Clem Thompson Pavilion And Oval Redevelopment MINUTE: 11722	That Council: 1. Approves the following additional items, in priority order, to be undertaken within the budget parameters of the interest received from the Royalties for Regions funding for the Clem Thompson redevelopment: k. Ice making machine p. Playground 2. That the playground be undertaken as the final item so all remaining monies, including any savings from other items, can be allocated to the playground.	Progressing Item p. Tender allocated 2 Work commenced (April 2015)

Corporate Services Decision Status Report

#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status																				
1	04/15	13.1	Councillor Resignation Cr Ann Eyre, Ashburton Ward MINUTE: 11938	That Council seeks approval under Section 4.17(2) of the Local Government Act 1995, from the WA Electoral Commissioner to allow the vacancy caused by the resignation of Councillor Ann Eyre to remain unfilled until the October 2015 Local Government Elections.	Ongoing Letter Sent to the WAEC. Awaiting Response. (May 2015)																				
2	04/15	13.3	Budget Amendment / Variation MINUTE: 11939	<p>That Council approved the required budget variations to the Current Budget for 2014/2015 as outlined below.</p> <table border="1"> <thead> <tr> <th colspan="5">1. Strategic Services: Office of Executive Manager Strategic and Economic Development Services</th> </tr> <tr> <th>GL/Job Number</th> <th>General Ledger Description</th> <th>Current Budget</th> <th>Variation Amount</th> <th>Revised Budget Figure</th> </tr> </thead> <tbody> <tr> <td>BN376</td> <td>Business Case-Paraburdoo CHUB</td> <td>\$0</td> <td>\$50,000</td> <td>\$50,000</td> </tr> <tr> <td>110083</td> <td>Transfer from Reserve (Infrastructure)</td> <td>(\$350,000)</td> <td>(\$50,000)</td> <td>(\$400,000)</td> </tr> </tbody> </table> <p>Reason: Engage NAJA Business Consulting Services to undertake revision of the Paraburdoo Community Hub Business Case including engagement with relevant stakeholders, preparation of revised business case and consulting/support for the funding application process. Total estimated cost for this service is \$50,000 however it is proposed that the CEO manage the proposed program and costs in consultation with the Shire President and Paraburdoo Ward Councillors. This variation will have an effect on the budget position and is anticipated to be funded by end of financial year savings in other Shire budget areas.</p> <p>Note: in the Budget Review, Municipal Funds (\$2 million) for this project</p>	1. Strategic Services: Office of Executive Manager Strategic and Economic Development Services					GL/Job Number	General Ledger Description	Current Budget	Variation Amount	Revised Budget Figure	BN376	Business Case-Paraburdoo CHUB	\$0	\$50,000	\$50,000	110083	Transfer from Reserve (Infrastructure)	(\$350,000)	(\$50,000)	(\$400,000)	Complete (May 2015)
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				<p>were transferred to the Infrastructure Reserve so they will be available for the project in the next financial year. This budget adjustment recalls some of these funds to undertake the business case.</p> <p>1.) Delegate authority to the CEO, to manage the proposed program and expenditure for NAJA Business Consulting Services to undertake the Paraburdoo Community Hub Business Case, including staging to review progress and costs.</p> <table border="1"> <thead> <tr> <th colspan="5">2. Community Development Community Services (East):</th> </tr> <tr> <th>GL/Job Number</th> <th>General Ledger Description</th> <th>Current Budget</th> <th>Variation Amount</th> <th>Revised Budget Figure</th> </tr> </thead> <tbody> <tr> <td>100123</td> <td>Consultant/Project Costs GEN</td> <td>\$80,000</td> <td>(\$20,000)</td> <td>\$60,000</td> </tr> <tr> <td>EV02</td> <td>Launches & Openings</td> <td>\$5,000</td> <td>\$20,000</td> <td>\$25,000</td> </tr> </tbody> </table> <p>Reason: Funds required to cover cost of the Paraburdoo Naming Ceremony, which includes the Judy Woodvine Oval, the Quentin Broad Swimming Pool and the Train Park.</p> <table border="1"> <thead> <tr> <th colspan="5">3. Community Development: Foreshore Area Onslow</th> </tr> <tr> <th>GL/Job Number</th> <th>General Ledger Description</th> <th>Current Budget</th> <th>Variation Amount</th> <th>Revised Budget Figure</th> </tr> </thead> <tbody> <tr> <td>15093</td> <td>Onslow Pontoons Tie Down Area</td> <td>\$54,952</td> <td>\$24,688</td> <td>\$79,640</td> </tr> </tbody> </table>	2. Community Development Community Services (East):					GL/Job Number	General Ledger Description	Current Budget	Variation Amount	Revised Budget Figure	100123	Consultant/Project Costs GEN	\$80,000	(\$20,000)	\$60,000	EV02	Launches & Openings	\$5,000	\$20,000	\$25,000	3. Community Development: Foreshore Area Onslow					GL/Job Number	General Ledger Description	Current Budget	Variation Amount	Revised Budget Figure	15093	Onslow Pontoons Tie Down Area	\$54,952	\$24,688	\$79,640	
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				<p>Reason: Funds allocated at budget review was lower than current expenditure forecast due to change in scope of project from “block” tie downs to “pile” tie downs following advice from professional Structural Engineers and is anticipated to be funded by end of financial year savings in other Shire budget areas.</p> <table border="1" data-bbox="696 579 1720 927"> <thead> <tr> <th colspan="5">4. Infrastructure: Onslow Airport</th> </tr> <tr> <th>GL/Job Number</th> <th>General Ledger Description</th> <th>Current Budget</th> <th>Variation Amount</th> <th>Revised Budget Figure</th> </tr> </thead> <tbody> <tr> <td>129893</td> <td>Incentive for Economic Development GEN</td> <td>\$92,000</td> <td>\$26,802</td> <td>\$118,802</td> </tr> <tr> <td>122031</td> <td>Passenger Tax GEN</td> <td>(\$6,300,000)</td> <td>(\$26,802)</td> <td>(\$6,326,802)</td> </tr> </tbody> </table> <p>Reason: To align the budget with Council's decision at March Council Meeting to extend Skipper Aviation's exemption period from May to July 2015.</p>	4. Infrastructure: Onslow Airport					GL/Job Number	General Ledger Description	Current Budget	Variation Amount	Revised Budget Figure	129893	Incentive for Economic Development GEN	\$92,000	\$26,802	\$118,802	122031	Passenger Tax GEN	(\$6,300,000)	(\$26,802)	(\$6,326,802)	
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3	04/15	13.4	Award of Tender RFT 31/14 – Design and Construction Onslow Shire Complex MINUTE: 11940	That Council: 1. Awards RFT 31/14 “D&C Onslow Shire Complex” to Woollam Constructions for a contract value of \$6,698,999 (excl GST) in accordance with the Alternative Tender submitted for the Design and Construction of the Onslow Shire Complex; 2. Authorises the Chief Executive Officer to execute contracts with Woollam Constructions in order for the contractor to proceed with the detailed design, planning approval, building licence and construction of the Onslow Shire Complex; 3. Authorises the Chief Executive Officer to deal with any variations to the Tender to a maximum of 10% of the contract value, providing an appropriate budget variation is identified for any increases to the overall budget for the project.	Ongoing Award of tender to Woollam Constructions 17 April 2015, initial project meeting with Woollam’s held in Onslow on Tuesday 5 May 2015, Building Application will be submitted to the Shire of Ashburton 8 May 2015. (May 2015)
4	03/15	13.3	Adjustment to the Onslow Townsite Boundary MINUTE: 11917	That Council requests the Minister for Lands to amend the Onslow townsite boundary in accordance with the attached plan ATTACHMENT 13.3 Onslow Townsite Proposed Town Site Boundary dated March 2015 to accurately reflect the town's urban growth.	Ongoing Referred to Development and Regulatory Services for input on format of letter to Minister. (March 2015)

Corporate Services Decision Status Report

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5	03/15	13.5	Shire of Ashburton Long Term Financial Plan MINUTE: 11917	That Council: 2. Sets aside time for a Councillor Workshops (in the afternoon of Tuesday 14 April 2015) to discuss the Long Term Financial Plan and how it interacts with the Corporate Business Plan Review and the 2015/16 Annual Budget.	Ongoing Workshop has occurred. Feedback required from Councillors by 1 May 2015. (May 2015)
6	12/14	13.1	GRV Rating of Worker Accommodation Facilities MINUTE: 11879	That Council request the Minister for Local Government make a determination in accordance with the provisions of Sections 6.28 and 6.29 of the Local Government Act 1995, that the method of valuing the following land for the purposes of rating be Gross Rental Value: 1. The site of Paulsens Camp (owner, Northern Star Resources Ltd), generally as identified in ATTACHMENT 13.1B to this report; 2. The site of Spinifex (Yandi Mine) Camp (owner, BHP Billiton Ltd), generally as identified in ATTACHMENT 13.1C; and 3. The site of Bonnie Doone Camp (owner, FMG Ltd), generally as identified in ATTACHMENT 13.1D.	Ongoing Documentation to the Dept of Local Government and Communities being prepared. (May 2015)

Corporate Services Decision Status Report

#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
7	06/13	11.4	Financial Management Audit MINUTE: 11545	That Council: 1. Receives the Financial Management Review as per Regulation 5(2)(c) of the Local Government (Financial Management) Regulations 1996; 2. Directs the Chief Executive Officer to take action on the recommendations contained in the report.	Ongoing A/CEO has directed Finance Manager to address issues raised in the Financial Management Review and report back to him. 95% of issues now addressed. Remaining issue relates to Business Continuity in order to proceed funding will be required in the 2015/16 Budget (March 2015)
8	12/09	12.12.76	Realignment of Hillside Pastoral Station Boundary Border	That Council defer consideration of the agenda item until the February 2010 meeting of Council, the reason being subsequent to the preparation of the agenda item the Shire received two more proposals from the Local Government Advisory Board to amend the Shire's boundary with the Shire of East Pilbara. It was considered appropriate to consider the proposals collectively.	Ongoing Dept of Lands advise they cannot confirm the origins or reason for the original request (Nov 2009). With the expiry/renewal processes of all Pastoral Leases occurring shortly they will not be processing this matter until after July 2015. (May 2015)

Development and Regulatory Services Status Report

#	Council Meeting	Agenda Ref.	Report Title	Council Decision	Current Status
1	04/15	14.1	Seeking council Endorsement of the Onslow Local Emergency Management Committee Local Evacuation Plan MINUTE: 11934	That Council endorses (as per Attachment 14.1) the Onslow Local Emergency Management Committee, Local Evacuation Plan for the Onslow Police Sub District.	Completed No further action required
2	04/15	14.2	Seeking Council Endorsement of The Onslow Local Emergency Management Committee, Local Recovery Arrangements MINUTE: 11934	That Council endorses (as per Attachment 14.2) the Onslow Local Emergency Management Committee, Local Recovery Arrangements for the Onslow Police Sub District.	Completed No further action required
3	08/14	14.1	Unauthorised Accommodation in Industrial Areas within the Shire of Ashburton MINUTE: 11844	That Council: <ol style="list-style-type: none"> 1. Consent to conduct a review of the illegal accommodation in industrial areas, and in light of the Shire's limited resources, conduct the review on to Tom Price and finishing with Onslow; 2. Send letters to all light industrial land owners throughout the Shire as well as hand delivering a similar letter to each lot to ensure Lessee awareness. The letter is to outline the Shire's intentions and give clear advice as to what is acceptable for caretaker's accommodation, including how to apply for Planning and Building approvals. The letter will also clearly outline the plan to have an amnesty period and set out a proposed audit 	Ongoing Paraburdoo inspection complete. See item below. Tom Price letters sent out 23/1/15 with the amnesty period set to expire on 31/7/15. Onslow letters due

Development and Regulatory Services Status Report

#	Council Meeting	Agenda Ref.	Report Title	Council Decision	Current Status
				<p>plan for every LIA lot in the Shire to be conducted by the regulatory services team;</p> <ol style="list-style-type: none"> 3. Give an amnesty period; <ol style="list-style-type: none"> a. for Tom Price and Onslow, six months from the date of notification to enable owners/occupiers to approach the Shire without fear of prosecution to help them comply with their obligations under the Planning Act 2005; b. for Paraburdoo industrial area, 31 March 2015, to enable owners/occupiers to approach the Shire without fear of prosecution to help them comply with their obligations under the Planning Act 2005; 4. During the amnesty period run a media campaign to ensure stakeholders are aware of the specific dates of the amnesty period and the proposed audits, including where possible, involving other Pilbara local governments to gain maximum exposure to the issue at hand; 5. Approach RTIO to determine if any solution can be found for the shortage of available accommodation and residential land in Paraburdoo and Tom Price; 6. Conduct thorough audits of every LIA in the Shire, ensuring investigations are carried out in a manner that will enable successful prosecutions if required; and 7. Send "Show Cause Letters" to the owners and lessees of any lots that continue to provide unauthorised accommodation at the close of the amnesty period and if no legitimate legal reason is provided within 14 days of the "Show Cause" notification, initiate legal action. 	<p>to be sent out in June with amnesty period expiring 6 months thereafter.</p>

Development and Regulatory Services Status Report

#	Council Meeting	Agenda Ref.	Report Title	Council Decision	Current Status
4	12/12	13.1	Paraburdoo Light Industrial Area Accommodation MINUTE: 11377	That Council: 1. Note the outcomes of the inspection carried out on 20 November 2012 by Shire Staff as provided for in ATTACHMENT 13.1. 2. Request the Acting Chief Executive Officer to: i. Write to those land owners (including State Lands) that the inspection referred to in 1. above revealed had unauthorised accommodation on their land and advising that the accommodation be either removed or modified such that it is not available for accommodation purposes (within three (3) months and advising potential penalties for not complying); ii. Undertake a further inspection to address compliance; iii. Provide a further report to Council with respect initiating legal action against those owners that have not sought to achieve compliance. iv. Write to Rio Tinto and the Minister for Lands to determine whether land can be made available for operators at the Paraburdoo light industrial area for accommodation.	Ongoing Lots were inspected on the 31/03/15 (20 lots in total). Only two lots were found to have outstanding accommodation issues where the owners have not made any effort to comply. 'Show Cause' notices have been sent to these properties.
5	12/13	14.8	Onslow Rodeo Grounds (Reserve 39070) MINUTE: 11718	That Council: 1. Authorise the Chief Executive Officer to undertake an independent environmental 'audit' and detailed site investigation of Reserve 39070 to: <ul style="list-style-type: none"> • determine what has been disposed of on the site; • address the classification as 'Possibly contaminated - investigation required' • whether the site is safe for use from any contaminants on 	Ongoing Manager Environmental Health and Ranger Services has drafted a report and sent a request to the DER seeking consideration of a reclassification from

Development and Regulatory Services Status Report

#	Council Meeting	Agenda Ref.	Report Title	Council Decision	Current Status
				<p>or within the site; and;</p> <ul style="list-style-type: none"> • anyother matter relevant to the Council and the Department of Environment Regulation that would enable the withdrawal of Memorial M400302. <p>2. In relation to 1. above, Directs investigate if the audit is able to conducted using current staff resources and expertise, and if not, direct funding, of up to \$50,000, for the environment audit and detailed site investigation of Reserve 39070 be taken from account 140114 (consultant/project costs) of up to \$50,000 and that it be recognised as over budget expenditure.</p>	<p>'Contaminated' to 'Remediated for restricted use'. Need to await a response from DER.</p>

Development and Regulatory Services Status Report – Planning Services

#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
1	04/15	14.3	<p>Final Adoption of Amendment 29 to Rezone Portion of Lot 500 on Deposited Plan 401881 (Reserve 19291) being the site for The Onslow Waste Transfer Station From 'Rural' to 'Public Purposes - Waste Disposal and Treatment'</p> <p>MINUTE: 11934</p>	<p>That Council:</p> <ol style="list-style-type: none"> 1. Endorses the Schedule of Submissions prepared in response to the consultation for Amendment 29; and 2. Pursuant to Part V of the Planning and Development Act 2005 and having considered the submissions lodged during the advertising period, adopts for final approval Amendment 29 to the Shire of Ashburton Local Planning Scheme No. 7 for the purpose of: <ol style="list-style-type: none"> a. Rezoning portion of Lot 500 on Deposited Plan 401881 from 'Rural' to 'Public Purposes – Waste Disposal and Treatment' as shown on the Amendment Map; and b. Amending the Scheme Map Accordingly; 3. Authorise the Shire President and the Chief Executive Officer to execute and affix the common seal of the Shire of Ashburton to the relevant documentation; and 4. Refers Amendment No. 29 to the Western Australian Planning Commission with a request for the approval of the Hon. Minister for Planning. 	<p>Progressing</p> <p>Amendment documents submitted for Minister's approval (April 2015)</p>
2	02/15	14.1	<p>Proposed amendment to the Shire of Ashburton Town Planning Scheme NO. 7 to re-zone lot 111 Tom Price – Paraburdoo road, Tom Price 'Rural' to 'Special Use'</p>	<p>That Council:</p> <ol style="list-style-type: none"> 1. In pursuance of Section 75 of the Planning and Development Act 2005 ("Act"), initiate Scheme Amendment No. 28 to the Shire of Ashburton Local Planning Scheme No. 7 ("Scheme") by: 	<p>Progressing</p> <p>Documentation submitted to EPA – awaiting reply (March 2015)</p>

Development and Regulatory Services Status Report – Planning Services

#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status								
				<p>a) Rezoning Lot 111 Tom Price – Paraburdoo Road from ‘Rural’ to “Special Use’ zone;</p> <p>b) Inserting the following provisions into Appendix 3 to the Scheme:</p> <table border="1"> <thead> <tr> <th>N o.</th> <th>Description of Land</th> <th>Special Use</th> <th>Conditions</th> </tr> </thead> <tbody> <tr> <td>3</td> <td>Lot 111 Tom Price – Paraburdoo Road, Tom Price</td> <td> Bakery Commercial Laundry Exhibition, display and outdoor sales facility (nursery) Holiday Accommodation Industry – extractive (bottled water) Reception Centre (amphitheater) Restaurant Storage facility/depot/laydown area Training Centre Transient Workforce Accommodation Visitor Centre Warehouse (food and beverage distribution) Workshop (housing maintenance and construction) </td> <td>The use of the land shall generally be in accordance with a Local Government approved masterplan that addresses but not be limited to land use, urban design, carparking, landscaping and integration within the site</td> </tr> </tbody> </table> <p>c) Amending the Scheme Maps accordingly; and</p>	N o.	Description of Land	Special Use	Conditions	3	Lot 111 Tom Price – Paraburdoo Road, Tom Price	Bakery Commercial Laundry Exhibition, display and outdoor sales facility (nursery) Holiday Accommodation Industry – extractive (bottled water) Reception Centre (amphitheater) Restaurant Storage facility/depot/laydown area Training Centre Transient Workforce Accommodation Visitor Centre Warehouse (food and beverage distribution) Workshop (housing maintenance and construction)	The use of the land shall generally be in accordance with a Local Government approved masterplan that addresses but not be limited to land use, urban design, carparking, landscaping and integration within the site	
N o.	Description of Land	Special Use	Conditions										
3	Lot 111 Tom Price – Paraburdoo Road, Tom Price	Bakery Commercial Laundry Exhibition, display and outdoor sales facility (nursery) Holiday Accommodation Industry – extractive (bottled water) Reception Centre (amphitheater) Restaurant Storage facility/depot/laydown area Training Centre Transient Workforce Accommodation Visitor Centre Warehouse (food and beverage distribution) Workshop (housing maintenance and construction)	The use of the land shall generally be in accordance with a Local Government approved masterplan that addresses but not be limited to land use, urban design, carparking, landscaping and integration within the site										

Development and Regulatory Services Status Report – Planning Services

#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
				2. Advise the proponent accordingly and request the preparation of sufficient documentation to support the submission of Amendment 28 to the Environmental Protection Authority for assessment and subsequent public advertising.	
3	02/15	14.2	Proposed change of purpose for reserve 42467 from 'Recreation – Model Aircraft' to "Cultural Purposes' to allow for the use of the land for Aboriginal Arts and Cultural Tours	That Council: <ol style="list-style-type: none"> 1. Request the Minister for Lands to; <ol style="list-style-type: none"> a) Amend the purpose of Reserve 42467 from 'Recreation to 'Cultural purposes': b) Issue a Management Order to the Shire of Ashburton with power to lease Reserve 42467; and 2. Authorise the CEO to negotiate the terms of and execute a lease agreement between the Shire of Ashburton and Mr. Stevens or his nominated corporate identity for use of Reserve 42467. 	Progressing Ongoing liason with Minister for Lands regarding request to modify reserve. (April 2015)
4	02/15	14.3	Proposed request to the Minister for Lands to Reissue Management orders for reserves 39857, 40194 and 42328 to give the shire power to lease	That Council: <ol style="list-style-type: none"> 1. Advise the Minister for Lands of the existing and proposed leases issued by the Shire for Reserves 39857, 40194, 42327 and 42328; and 2. Request the Minister for Lands to issue new Management Orders that include power to lease for Reserves 39857, 40194, 42327 and 42328 	Progressing Minister assessing request (April 2015)
5	01/15	14.2	Request to Close Portions of Gazetted Roads 258, 8399 and 8400 Required for the	That Council: <ol style="list-style-type: none"> 3. In accordance with Section 58 of the Land Administration Act 1997 publish the public notice of intention to close the 	Ongoing Advertising complete – no objections

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#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
			Initial Stages of Landcorp's General Industrial Area at ANSIA MINUTE: 11900	<p>following roads listed below, for a period of 35 days in a newspaper circulating in its district:</p> <ul style="list-style-type: none"> c) Road 8399 – Closed from Onslow Road through the intersection with Old Onslow Road; d) Road 8400 – Closed from the intersection with Road 258 (to the west of the Macedon Plant site) through to Twitchin Road intersection; and e) Road 258 – Closed from the intersection with Road 8400 through to the intersection with Old Onslow Road. <p>in accordance with the attached plans; and</p> <p>4. That upon completion of advertising, should no objections be received, that Council authorise the CEO to request the Minister for Lands to permanently close those sections of Roads 8399, 8400, and 258.</p>	received; formal request submitted to Minister for Lands (April 2015)
6	11/14	14.4	Final Adoption of Scheme Amendment 26 to Rezone the Shire of Ashburton Town Planning Scheme No 7 to Establish the Onslow Waste Water Treatment Plant Odour Buffer Special Control Area MINUTE: 11874	<p>That Council:</p> <ul style="list-style-type: none"> 1. Endorses the Schedule of Submissions prepared in response to the consultation for Amendment 26; and 2. Pursuant to Part V of the Planning and Development Act 2005 and having considered the submissions lodged during the advertising period, adopts for final approval Amendment 26 to the Shire of Ashburton Local Planning Scheme No. 7 for the purpose of: <ul style="list-style-type: none"> i. Inserting new sub-section 7.10 to read as follows: 	Ongoing Amendment being assessed by Department of Planning (April 2015)

Development and Regulatory Services Status Report – Planning Services

#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
				<p>7.10 Waste Water Treatment Plant Odour Buffer Special Control Area</p> <p>7.10.1 The purpose of identifying the Waste Water Treatment Plant Odour Buffer is to avoid incompatible or odour-sensitive land use or development being established within the odour buffer, and to protect the long term operation of the plant which provides an essential service to the community through the treatment, re-use and safe disposal of the town's waste water.</p> <p>7.10.2 Despite the land use permissibility indicated in the Scheme Zoning Table or any provisions elsewhere in the Scheme, Planning Approval is required for any proposed use or development within the Waste Water Treatment Plant Buffer Special Control Area as depicted on the Scheme Map.</p> <p>7.10.3 The Waste Water Treatment Plant and its associated infrastructure may create odour and/or noise nuisance to surrounding land uses. Therefore, when determining applications for planning approval for development or land use within the Special Control Area, the Council shall:</p> <ul style="list-style-type: none"> a) Consider the compatibility of the use or development with wastewater treatment plant infrastructure having regard to potential odour and noise emissions from the waste water treatment plant; b) Consider whether the use or development would have a detrimental impact on the long term operation of the waste water treatment plant; 	

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#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
				<ul style="list-style-type: none"> c) Obtain and have regard to the advice and recommendations of the Water Corporation and the Department of Environment Regulation and any relevant policies of the Department of Environment Regulation and the Western Australian Planning Commission, including State Planning Policy 4.1 (State Industrial Buffer Policy); d) Impose conditions as appropriate on any planning approval to attenuate odour and noise impacts; and e) Not approve any application for land use or development within the buffer that would suffer unacceptable impacts from odour or noise emissions, or which by its nature may adversely impact on the continued operation of the waste water treatment plant.” ii) Inserting new reference of Waste Water Treatment Plant Odour Buffer Special Control Area in the Scheme Map Legend (under ‘Other’) and defined by a dark blue dotted line iii) Modify the Scheme Map to insert the Waste Water Treatment Plant Odour Buffer Special Control Area for the Onslow Waste Water Treatment Plant as provided in the Shire Administration Report; iv) Reserve the Onslow Waste Water Treatment Plant on Reserve 47957 under the Scheme from "Conservation, Recreation and Natural Landscapes" reserve to a reserve for "Public Purposes – WD (Water and Drainage) & WDT (Waste Disposal and Treatment)." 	

Development and Regulatory Services Status Report – Planning Services

#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
				<p>v) Amend the Scheme Map accordingly.</p> <p>3. Authorise the Shire President and the Chief Executive Officer to execute the relevant documentation and affix the common seal of the Shire of Ashburton on documentation; and</p> <p>4. Refers Amendment No. 26 to the Western Australian Planning Commission with a request for the approval of the Hon. Minister for Planning.</p>	
7	11/14	18.1	<p>Proposed Amendment to the Shire of Ashburton Town Planning Scheme No. 7 to Reserve Portion of Lot 500 on Deposited Plan 401881 from 'Rural' to 'Public Purposes - Waste Disposal and Treatment'</p> <p>MINUTE: 11885</p>	<p>RESOLVED that the Council, in pursuance of Section 75 of the <i>Planning and Development Act 2005 (as amended)</i>, initiate Scheme Amendment 29 to the <i>Shire of Ashburton Town Planning Scheme No. 7</i> by:</p> <ol style="list-style-type: none"> 1. Rezoning portion of Lot 500 on Deposited Plan 401881 from 'Rural' to 'Public Purposes – Waste Disposal and Treatment' as shown on the Amendment Map; and 2. Amending the Scheme Map Accordingly. 	<p>Progressing</p> <p>Amendment documents submitted to Minister for Planning for approval</p> <p>(April 2015)</p>
8	10/14	14.2	<p>Proposed Scheme Amendment to Rezone Part Lot 271 and Part Lot 277 Killawarra Drive, Tom Price from 'Parks, Recreation and Drainage' to 'Residential R20'</p>	<p>That Council in pursuance of Section 75 of the <i>Planning and Development Act 2005</i> initiate Amendment 28 to the Shire of Ashburton Town Planning Scheme No. 7 by:</p> <ol style="list-style-type: none"> 1. Rezoning the following land parcels from 'Parks, Recreation and Drainage' reserve to 'Residential R20' as depicted on the amendment map: 	<p>Ongoing</p> <ul style="list-style-type: none"> - Initiated 15/10/2014 - Advertising completed 27 February - Report to April OM

Development and Regulatory Services Status Report – Planning Services

#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
			MINUTE: 11867	a. Portion Lot 277 Killawarra Drive and Amaroo Place, Tom Price b. Portion Lot 271 Killawarra Drive and Jabbarup Place, Tom Price c. Portion Lot 277 Killawarra Drive and Ceron Street, Tom Price 2. Amending the Shire of Ashburton Town Planning Scheme No. 7 Scheme Map accordingly.	(April 2015)
9	07/14	14.4	Re-consideration of Adoption of Amendment 15 to the Town Planning Scheme (TPS) 7 – Proposed Mixed Business Zone MINUTE: 11828	The officer recommendation be adopted and that Council: 1. Revoke Point 3.2 of the resolution of Agenda Item 14.2 (minute 11776) at the 16 April 2014 Ordinary Meeting of Council which requires preparation of a revised 'Development Plan' based on the Western Australian Planning Commission's 'Structure Plan Preparation Guidelines'. 2. Initiate the preparation of a draft Local Planning Policy addressing Industrial and Mixed Business Development Design Guidelines to investigate and address the Shire's expectations regarding development on Industrial and Mixed Business zoned lots throughout the Municipality.	Ongoing Documents submitted to WAPC for final approval. Principal Planner to draft LPP. On gazettal of amendment (April 2015)
10	04/14	14.2	Consideration of adoption of Amendment 15 to town planning scheme (TPS) 7 - Proposed mixed business zone	That Council: 1.Resolves pursuant to Town Planning Regulations 17, 18 and 25: 1.1. to receive the 97 submissions in relation to Amendment No.15 to the Shire of Ashburton Town	Ongoing See item above. Documents submitted to WAPC for final approval.

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#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
			MINUTE: 11776	<p>planning Scheme No. 7, as summarised at ATTACHMENT 14.2F; and</p> <p>1.2. that Amendment No 15 to the Shire of Ashburton Town Planning Scheme No.7, be adopted for final approval with the following modifications:</p> <p>i. Deletion of the lot and road layout depicted on the proposed rezoning scheme map, at ATTACHMENT 14.2H;</p> <p>ii. Deletion of part 2 of the amendment initiation resolution which seeks to modify the Zoning Table in TPS 7 by designating an ‘aerodrome’ as a ‘D’ use class in the ‘Mixed Business’ zone.</p> <p>2. Authorises the Shire President and the Chief Executive Officer to execute and affix the Shire of Ashburton common seal to Amendment No. 15 to the Shire of Ashburton Town Planning Scheme No.7 Amendment documents reflecting the Council’s endorsement of final approval;</p> <p>3. Authorises the Chief Executive Officer and/ or the Shire’s Officer’s to prepare and amend;</p> <p>3.1 the proposed rezoning scheme map of Amendment No 15 to the Shire of Ashburton Town Planning Scheme No.7 as at ATTACHMENT 14.2H to be consistent with current mapping standards of the</p>	(April 2015)

Development and Regulatory Services Status Report – Planning Services

#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
				<p>Shire and Western Australian Planning Commission, including the deletion of the lot and road layout depicted on the proposed rezoning map;</p> <p>3.2 revise the Development Plan as at ATTACHMENT 14.2C to be consistent with the requirements of the Western Australian Planning Commission's Structure Plan Preparation Guidelines and report back to Council accordingly for further consideration;</p> <p>4. Forwards the relevant executed documents to the Western Australian Planning Commission and Requests the Honourable Minister for Planning and the Western Australian Planning Commission to adopt for final approval and gazettal, Amendment No.15 to the Shire of Ashburton Town Planning Scheme No.7; and</p> <p>5. Advises those who made submissions of the Council decision.</p>	
11	12/13	14.5	<p>Draft Landcorp Onslow Expansion Development Plan And Draft Amendments No. 21 And 22 To Planning Scheme No. 7 For Final Approval</p> <p>MINUTE:11711</p>	<p>That Council:</p> <p>(A) ONSLOW EXPANSION DEVELOPMENT PLAN</p> <p>1. Adopts the 'Schedule of Submissions ATTACHMENTS 14.5D & 14.5E prepared in response to the advertising of the draft Onslow Expansion Development Plan.</p> <p>2. Adopts the draft Onslow Expansion Development Plan for</p>	<p>Ongoing</p> <p>Shire staff to meet with Department of Planning 5 May to discuss modifications proposed by Department</p>

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#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
				<p>final approval pursuant to the requirements of Clause 6.4, Appendix 7 and Appendix 11 of the Scheme subject to the draft Onslow Expansion Development Plan being modified in accordance with 'Schedule of Submissions ATTACHMENTS 14.5D & 14.5E.</p> <ol style="list-style-type: none"> 3. Authorise the Shire President and the Chief Executive Officer to execute the relevant documentation and affix the common seal of the Shire of Ashburton on documentation. 4. Refer the adopted draft Onslow Expansion Development Plan to the Western Australian Planning Commission with a request for endorsement as a framework for the future land use and development of the land subject of draft Amendment No. 21 and Amendment No 22. <p>(B) LOCAL PLANNING SCHEME AMENDMENT NO. 21</p> <ol style="list-style-type: none"> 1. Endorses the Schedule of Submissions ATTACHMENT 14.5D prepared in response to the community consultation undertaken in relation to Amendment No. 21. 2. Pursuant to Part V of the Planning and Development Act 2005 ("Act"), and having considered the submissions lodged during the advertising period, adopt for final approval draft Amendment No. 21 to the Shire of Ashburton Local Planning Scheme No. 7 ("Scheme") by rezoning of land as follows: <ol style="list-style-type: none"> a) Rezoning: 	(April 2015)

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#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
				<ul style="list-style-type: none"> i. Lot 301 (Conservation, Recreation & Nature Landscape reserve - portion only); ii. Lot 41 (Conservation, Recreation & Nature Landscape reserve - portion only); iii. Lot 303 (Conservation, Recreation & Nature Landscape reserve - portion only); iv. Lot 571 (Conservation, Recreation & Nature Landscape reserve - portion only); v. Lot 448 (Conservation, Recreation & Nature Landscape reserve); vi. Eagles Nest Road Reserve (Road Reserve); vii. UCL 214441 (Rural Living zone); viii. Lot 76 (Rural Living zone); ix. Lot 77 (Rural Living zone); x. Lot 78 (Rural Living zone); xi. Lot 75 (Rural Living zone); xii. Lot 74 (Rural Living zone); xiii. Lot 73 (Rural Living zone); xiv. Lot 129 (Public Purposes – Waste Disposal and Treatment reserve); xv. Lot 80 (Rural Living zone); xvi. Lot 72 (Public Purposes – Water and Drainage reserve); xvii. Lot 71 (Rural Living zone); xviii. Lot 70 (Rural Living zone); xix. Lot 69 (Rural Living zone); xx. Reserve 219198 (Public Purposes – Waste Disposal and Treatment reserve - portion only); and xxi. Lot 302 (Public Purposes – Waste Disposal and Treatment reserve - portion only) 	

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#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
				<p>to 'Urban Development zone.</p> <p>b) Amending the Scheme Maps accordingly.</p> <p>3. Authorise the Shire President and the Chief Executive Officer to execute the relevant documentation and affix the common seal of the Shire of Ashburton on documentation.</p> <p>4. That the Council refer Amendment No. 21 to the Scheme, so adopted for final approval, to the Western Australian Planning Commission with a request for the approval of the Hon. Minister for Planning.</p> <p>5. That, where notification is received from the Western Australian Planning Commission that a modification of the Amendment is required prior to approval of the Amendment by the Minister, this modification is to be undertaken in accordance with the requirements of the Town Planning Regulations 1967, unless the modification affects the intent of the Amendment, in which case it shall be referred to the Council for consideration.</p> <p>(C) LOCAL PLANNING SCHEME AMENDMENT NO. 22</p> <p>1. Endorses the Schedule of Submissions ATTACHMENT 14.5E prepared in response to the community consultation undertaken in relation to Amendment No. 22.</p> <p>2. Pursuant to Part V of the Planning and Development Act 2005 ("Act"), and having considered the submissions lodged during the advertising period, adopt for final</p>	

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#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
				<p>approval draft Amendment No. 22 to the Shire of Ashburton Local Planning Scheme No. 7 ("Scheme") by:</p> <p>a) Inserting new Clause 6.6.4 of the Scheme to read as follows:</p> <p style="padding-left: 40px;">"6.6.4 Notwithstanding any other provision of the Scheme, where a development plan is prepared and approved in accordance with this Scheme over land zoned 'Residential' or Urban Development' and where it provides density coding in accordance with the Residential Design Codes, servicing, development and subdivision will be in accordance with the R Code density of the development plan."</p> <p>b) Amending Clause 6.8 of the Scheme to read as follows:</p> <p style="padding-left: 40px;">"6.8 Urban Development Zone</p> <p style="padding-left: 80px;">6.8.1 Before considering any proposal for subdivision or the residential development of land within the Urban Development Zone (not including a single dwelling), the Local Government will require the preparation of a Development Plan for the entire development area or any part or parts as is considered appropriate by Local Government and which will define the relevant R Coding for individual precincts.</p> <p style="padding-left: 80px;">6.8.2 Before considering any proposal for development of land (other than residential)</p>	

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#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
				<p>within the Urban Development Zone, the Local Government may require the preparation of a development plan for the entire development area or any part or parts as is considered appropriate by Local Government.</p> <p>6.8.3 Applications for development for land zoned Urban Development and which could be potentially contaminated through previous land uses shall not be determined by the Local Government unless issues relating to possible soil and groundwater contamination are first resolved to the satisfaction of the Department of Environmental Protection.</p> <p>6.8.4 In considering any proposal for subdivision or development of land within the Urban Development Zone, the Local Government shall have regard to any existing or proposed extractive industry operations within the zone, and may require or recommend to the WAPC staging of development or subdivision to minimise land use conflict during the life of the extractive industry operation.”</p> <p>c) Amending the Scheme Maps by removing reference to the Residential Design Codes density to the Urban Development zone.</p> <p>d) Inserting new Clause 6.4.12 into the Scheme to read as follows:</p>	

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#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
				<p>"6.4.12The following Development Plans have been adopted under the Scheme by the local government and Western Australian Planning Commission:</p> <p>6.4.12.1 Onslow Townsite Expansion Development Plan, as contained within Appendix 12 of the Scheme."</p> <p>e) Insert new Appendix 12 into the Scheme to read as follows:</p> <p>"Appendix 12 Development Plans adopted under the Scheme by the local government and Western Australian Planning Commission."</p> <p>3. Authorise the Shire President and the Chief Executive Officer to execute the relevant documentation and affix the common seal of the Shire of Ashburton on documentation.</p> <p>4. That the Council refer Amendment No. 22 to the Scheme, so adopted for final approval, to the Western Australian Planning Commission with a request for the approval of the Hon. Minister for Planning.</p> <p>5. That, where notification is received from the Western Australian Planning Commission that a modification of the Amendment is required prior to approval of the Amendment by the Minister, this modification is to be undertaken in accordance with the requirements of the Town Planning Regulations 1967, unless the modification</p>	

Development and Regulatory Services Status Report – Planning Services

#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
				affects the intent of the Amendment, in which case it shall be referred to the Council for consideration.	

Active Scheme Amendments - Status

Amendment No.	Site or Issue	Initiation Date of Amendment by Council	Proposal	Current status
15	Rezone certain portions of Lot 16 on Deposited Plan 161140, Onslow Road, Onslow (Onslow Airport) to 'Mixed Business' Zone. (Stage 1)	16 March 2011	Rezone certain portions of Lot 16 on Deposited Plan 161140, Onslow Road, Onslow (Onslow Airport) from Public Purposes 'Airport' Reserve to 'Mixed Business' Zone. (Stage 1)	Documents endorsed and referred to the DoP for consideration. (February 2015)
16	Rezone certain portions of Lot 16 on Deposited Plan 161140, Onslow Road, Onslow (Onslow Airport) to 'Mixed Business' Zone. (Stage 2)	16 March 2011	Rezone certain portions of Lot 16 on Deposited Plan 161140, Onslow Road, Onslow (Onslow Airport) from Public Purposes 'Airport' Reserve to 'Mixed Business' Zone. (Stage 2)	Amendment on hold. (February 2015)
21	Draft Amendment 21 comprises parcels of land including land referred to a 'horse lots' fronting on to Onslow Road.	14 December 2012	Parcels of land including land referred to a 'horse lots' fronting on to Onslow Road. The Amendment seeks to have land zoned 'Urban Development' without a prescribed density coding, for the intended use as	Documents endorsed and submitted to WAPC for final approval. (February 2015)

Development and Regulatory Services Status Report – Planning Services

Amendment No.	Site or Issue	Initiation Date of Amendment by Council	Proposal	Current status
	<p>The Amendment seeks to have land zoned 'Urban Development' without a prescribed density coding, for the intended use as future urban development. The density of subdivision and development is reflected in draft Development Plan.</p>		<p>future urban development. The density of subdivision and development is reflected in the draft Development Plan</p>	
22	<p>Draft Amendment 22 comprises lots and parcels currently zoned „Urban Development“ within the current Onslow Townsite.</p> <p>The Amendment seeks to remove the prescribed density coding and have it reflected in the draft Development Plan.</p> <p>Modifications to the Scheme are considered necessary to ensure that the density provisions of a development plan can be implemented.</p>	14 December 2012	<p>Comprises lots and parcels currently zoned 'Urban Development' within the current Onslow Townsite. The Amendment seeks to remove the prescribed density coding and have it reflected in the draft Development Plan. Modifications to the Scheme are considered necessary to ensure that the density provisions of a development plan can be implemented.</p> <p>The draft Amendment addresses potential noise impacts from Onslow Salt on subdivisions and development in the form of a new 'Special Control Area Provision'.</p>	<p>Documents endorsed and submitted to WAPC for final approval.</p> <p>(February 2015)</p>

Development and Regulatory Services Status Report – Planning Services

Amendment No.	Site or Issue	Initiation Date of Amendment by Council	Proposal	Current status
	The draft Amendment addresses potential noise impacts from Onslow Salt on subdivisions and development in the form of a new 'Special Control Area' provision.			
23	New Provision in the Shire of Ashburton Local Planning Scheme No. 7 – Clause Height of Buildings in the 'Commercial and Civic' Zone, Onslow	21 March 2012	New Provision in the Shire of Ashburton Local Planning Scheme No. 7 – Clause Height of Buildings in the 'Commercial and Civic' Zone, Onslow.	Planner to investigate. (April 2015)
24	New Provision in the Shire of Ashburton Local Planning Scheme No. 7 – floor heights in Onslow Coastal Hazard Area	16 May 2012	New Provision in the Shire of Ashburton Local Planning Scheme No. 7 – floor heights in Onslow Coastal Hazard Area	Final adoption 18 September 2013, item 14.4 Gazetted and is waiting for text/map to be updated by DoP – correspondence sent to WAPC to request update on TPS7 mods (February 2015)
25	Revised in the Shire of Ashburton Local Planning Scheme No. 7 – Onslow Aerodrome Environs Area	19 September 2012	Revised in the Shire of Ashburton Local Planning Scheme No. 7 – Onslow Aerodrome Environs Area Special Control Area'	Planner to prepare documentation for submission to EPA (February 2015)

Development and Regulatory Services Status Report – Planning Services

Amendment No.	Site or Issue	Initiation Date of Amendment by Council	Proposal	Current status
	Special Control Area'			
26	Request from the Water Corporation to initiate an Amendment to the Scheme to provide for a 'Waste Water Buffer' and change of Scheme Reserve	18 September 2013 item 14.2	Request from the Water Corporation to initiate an Amendment to the Scheme to provide for a 'Waste Water Buffer' and change of Scheme Reserve	Documents endorsed and submitted to WAPC for final approval. (February 2015)
27	Reclassifying the land parcels from the 'Parks Recreation and Drainage' to 'Residential R20' part Lot 277 Killawarra Dr and Amaroo Pl, part Lot 271 Killwarra Dr and Jabbarup Pl, part Lot 277 Killawarra Dr and Ceron St			Advertising complete 27 February 2015 – report to April OMC (February 2015)
28	Rezone subject site (Lot 111 Paraburdoo-Tom Price Road Tom Price) from "Rural" to "Special Use 3" zone to allow for a range of additional uses to be approved on the site.			Amendment initiated, documentation submitted to EPA. (April 2015)

Infrastructure Services Decision Status Report

	Council Meeting	Agenda Ref.	Report title	Council decision	Current status
1	04/15	4.2.1	Ina Brown (Tom Price)	<p>Q1. What has been done since the decision to build the RFDS strip?</p> <p>Q2. What progress has been made? It is important to firstly clarify the Shire of Ashburton Council's position on this project.</p> <p>In February 2012, Council gave in-principle support for an RFDS airstrip near Tom Price and authorised the Chief Executive Officer to investigate the possible location, scope, construction, operation and maintenance costs of such a facility. The Chief Executive Officer was further authorised to source funding for the RFDS airstrip.</p> <p>In October 2012, the following Council motion was carried:</p> <ol style="list-style-type: none"> 1. Council supports, without bias, that it is the desire of the residents of Tom Price to have their own Royal Flying Doctor Air Strip, for which to service their needs. 2. Council authorises the Chief Executive Officer to source the required capital funding for the Royal Flying Doctor Air Strip and investigate means to offset maintenance costs. 3. On the basis of (2) above and should capital funds be located, then Council agree in principle to accept ownership responsibility of the airstrip. 4. A Business Plan be brought back to Council for approval. <p>In October 2013 an RFDS Airstrip Cost Estimation report prepared by Aerodrome Management Services (AMS) was noted by Council for use in the preparation of a Business Plan. A draft business plan</p>	<p>Complete</p> <p>Public questions answered at Ordinary Meeting of Council.</p> <p>(April 2015)</p>

Infrastructure Services Decision Status Report

	Council Meeting	Agenda Ref.	Report title	Council decision	Current status
				<p>was completed and presented to Council in October 2014. The 2014 Business Plan estimated a capital cost for development of a new RFDS airstrip at \$3.11m and an operating cost of approximately \$100,000 per annum (for the first 10 years) based on this being an exclusively RFDS airstrip – that is, no regular passenger transport or general aviation to operate from the strip.</p> <p>Meetings have been held with –</p> <ul style="list-style-type: none"> • Rio Tinto in to gain its support for <ul style="list-style-type: none"> o the construction in the preferred airstrip location; and o potential funding; • RFDS to gain its support in principle and understand its operational requirements; • Aerodrome Technical Consultants – to receive updated operational scoping and cost estimating advice to ensure that the airstrip design caters for the RFDS jet aircraft which it intends to operate from 2017, which may need a slightly longer and wider airstrip than previously costed; and • State Department of Transport – discussion on potential funding avenues. <p>Q3. What is the next step?</p> <p>Permission for the use of the nominated site needs to be formalised with Rio Tinto. In parallel, and in line with the October 2012 Council resolution, the Shire needs to identify funding sources for the capital</p>	

Infrastructure Services Decision Status Report

	Council Meeting	Agenda Ref.	Report title	Council decision	Current status
				<p>construction costs, and preferably, also secure in principle agreement for funding.</p> <p>Once in-principle agreement is received from RTIO, and a funding source is located, technical work can be committed to. For example, if vegetation and heritage studies are required, these will be initiated to enable appropriate surveys.</p> <p>Technical designs will also need to be prepared and costs validated, such that reliable pre-tender cost estimates can be used to seek development funding.</p> <p>Ongoing discussions with State and Federal agencies, including -</p> <ul style="list-style-type: none"> • WA Department of Transport • Federal Department of Industry and Regional Development • Pilbara Development commission <p>are occurring, and future grant applications are expected to result (noting that there are no funds directly allocated within the Shire's Long Term Financial Plan for the project so the Shire needs to secure all of the \$3.11m construction funds from external sources and to locate third parties to assist in offsetting the ongoing operating costs).</p> <p>Q4. When is the likely start of construction and finish date?</p> <p>Construction dates will be scheduled once the project is committed.</p>	

Infrastructure Services Decision Status Report

	Council Meeting	Agenda Ref.	Report title	Council decision	Current status
				It is not possible to predict a start or completion date at this point in time.	
2	04/15	4.2.2	Ryan Coon (Tom Price)	<p>Q1. Will the Shire be addressing the repair work and modifications urgently required for safety at the North Tom Price Primary School car park? If so when will this occur and what money has been allocated to this project?</p> <p>There are some minor works and some kerb reinstatements programmed for this site. Works will commence once the Shire can accumulate a sufficient volume to achieve an economic mass for a Contractor to undertake. The works are to be funded from the Shire's general maintenance funds and is preliminary estimated to cost about \$2500.</p> <p>The car park configuration has been inspected and is considered to be functional, safe and compliant. That said, the Shire wants to take a proactive approach as it did at the Tom Price Primary School recently. An education program will therefore be promoted by the Shire's Ranger Service, which will ensure that good parking and driver behavioural practices are promoted.</p> <p>As a first stage, some additional parking signs will be installed to assist drivers with parking clarification.</p>	<p>Complete</p> <p>Public question answered at Ordinary Meeting of Council.</p> <p>(April 2015)</p>
3	04/15	4.2.4	Georgie Kraus (Tom Price)	<p>Q1. Update on the surfacing of the access road to Karratha please.</p> <p>The Shire has a grant application pending with the Federal Government's National Stronger Regions Fund Grant Program. If</p>	<p>Complete</p> <p>Public question answered at Ordinary Meeting of Council.</p>

Infrastructure Services Decision Status Report

	Council Meeting	Agenda Ref.	Report title	Council decision	Current status
				<p>successful, this will enable us to make a start with this project (potentially \$9m of works). Further though, the Shire is preparing a report to Council, which is designed to seek funding for the complete sealing of the Karratha - Tom Price Road. It is believed that there could be both State and Federal funding opportunities, particularly in relation to tourism related infrastructure projects that support economic development. Concept analysis has already been done and more definitive preliminary work is being sourced. The report is proposed to be submitted for Council consideration within the next couple of meetings.</p> <p>The Tom Price Karratha Road is listed in the Shire's Strategic Plan as "Opportunistic", that is, projects would only happen if the funding was offered and undertaking the work would not affect a higher priority. The Shire is though, pursuing funding opportunities as it has an annual grant for regional road upgrades and now that the Banjima Drive upgrade (to Karijini) has been completed, the next obvious road to allocate these funds to is the Tom Price-Karratha route.</p>	(April 2015)
4	01/15	4.2.3	Public Question from Russell Baker (Tom Price)	<p>Q2: Parking at Tafe to Little Gecko's can this be changed from Angle Parking to Parallel parking to improve user safety?</p> <p>The CEO responded that changing parking to paralleled would likely reduce the amount of car parking bays for customers accessing nearby facilities. The bays referred to are well patronised and any changes would likely generate issues.</p> <p>It would be appropriate though, for the Shire to conduct a road safety audit of the situation so that either changes can be made</p>	<p>Ongoing</p> <p>Inspection of site and basic plans drawn for solution. To be done up for CAPEX in 15/16 Budget. Sent to maintenance for temporary line marking to be installed.</p>

Infrastructure Services Decision Status Report

	Council Meeting	Agenda Ref.	Report title	Council decision	Current status
				along the lines suggested in the question, or it be confirmed that the current parking arrangements are optimum.	(April 2015)
5	04/15	15.1	Access license to conduct site investigations at the proposed Onslow Waste Management Facility Site Within Lot 150 Onslow Road, Onslow MINUTE: 11934	That Council: 1. Note the Section 91 Access Licence (ATTACHMENT 15.1) prepared by Department of Lands; and 2. Authorise the Shire President and Chief Executive Officer to apply the Common Seal and sign the Section 91 Access Licence.	Ongoing Access Licence has been signed by the Shire President and CEO. Awaiting signing by the Department of Lands (April 2015)
6	04/15	15.2	Onslow Airport Request to Introduce a New Fee for Passenger and Baggage Screening MINUTE: 11941	That Council adopt the fee of \$18 (ex GST) per person for passenger and baggage screening and implement this fee upon commencement of the screening service.	Ongoing This will be advertised for two weeks after which it will be added to the Shire's web site and fees and charges. Fee to apply from the 11 th May 2015. (April 2015)
7	03/15	15.1	Onslow Airport Request to Introduce a new fee for the adhoc use of check in counters. MINUTE: 11929	That Council adopt the fee of \$1.00 (ex GST) per departing passenger utilising the vacant check in counter at the Onslow Airport Terminal on an adhoc basis.	Completed (April 2015)

Infrastructure Services Decision Status Report

	Council Meeting	Agenda Ref.	Report title	Council decision	Current status
8	03/15	19.3	Confidential Item RFT 03/15 Design and Construction of the Onslow Airport Terminal Civil Works MINUTE: 11933	That Council accept the Lump Sum Tender of \$2,995,545.70 (ex GST) from Ertech Pty Ltd for RFT03/15 Design and Construction of the Onslow Airport Terminal Civil Works and authorises the Chief Executive Officer to execute the Contract documentation.	Ongoing Contract awarded. (March 2015)
9	02/15	15.2	Chevron Open Charter Arrangements	That Council: 1. Maintain its support for the principle of a short term incentive in the form of a reduced fee structure to promote district and regional patronage of Onslow Airport, and to some degree, to compensate Chevron for the inconvenience of offering to "split" its aircraft's seats into charter and RPT passenger availability, but until the longer term logistical and financial impacts are better understood, and what the scope of passenger access will be to Wheatstone aircraft, no commitment be made at this point in time, as to how that might occur; and 2. Invite Chevron to further engage with Shire Officers on the above matters in order that Council might again be able to consider how it might be able to assist with Onslow Airport pricing reconsiderations. 3. A workshop with Chevron to be held at Council Meeting	Ongoing Discussions with Chevron are ongoing. (March 2015)
10	11/14	15.2	Request to Excise a Portion of Reserve 19291 to Facilitate the Rehabilitation of the Existing Onslow Landfill	That Council request the Minister for Lands excise from Reserve 19291 that portion of land depicted as 'Area B' and 'Area C' in ATTACHMENT 15.2 and amalgamate with Reserve 38336.	Ongoing There have been no changes since April Council meeting -

Infrastructure Services Decision Status Report

	Council Meeting	Agenda Ref.	Report title	Council decision	Current status
			MINUTE: 11874		Department of Lands are seeking in-principle support from various state government departments before finalising the reserve. (April 2015)
11	11/14	15.3	Request to Excise a Portion of Reserve 19291 to Create a New Reserve Vested in the Shire of Ashburton for the Proposed Onslow Waste Transfer Station MINUTE: 11874	That Council: <ol style="list-style-type: none"> 1. Request the Minister for Lands excise from Reserve 19291 that portion of land depicted as 'Waste Transfer Site' in ATTACHMENT 15.3; and 2. Reserve the excised portion for the purpose of 'Waste Transfer Station' with a Management Order to the Shire of Ashburton. 	Ongoing There have been no changes since April Council meeting - Department of Lands are seeking in-principle support from various state government departments before finalising the reserve. (April 2015)
12	10/14	15.1	Request for the Excise and Dedication of a Portion of Reserve 19291 Onslow for the Creation of an Access Road to the Proposed Waste Transfer Station	That Council: <ol style="list-style-type: none"> 1. Request the Minister for Lands to excise from Reserve 19291 that portion of land depicted as 'Road' on ATTACHMENT 15.1B; 2. Request that the Minister of Lands dedicate the land depicted as 'Road' on ATTACHMENT 15.1B as a public road in accordance with Section 56 of the Land Administration Act 1997; and 3. In accordance with Section 56 (4) of the Land Administration Act 	Ongoing Discussions have commenced with Main Roads WA as to their requirements and design

Infrastructure Services Decision Status Report

	Council Meeting	Agenda Ref.	Report title	Council decision	Current status
			MINUTE: 11868	indemnifies the Minister against all costs reasonably incurred in granting this request.	is being finalised. Tender will be released for the construction in May 2015. Department of Lands have provided in-principle support and are progressing the excision and creation of the new road reserve. (March 2015)
13	08/14	15.1	Site Selection and Feasibility Study for the proposed Onslow Waste Management Facility Lot 150 Onslow Road - August 2014 MINUTE: 11837	That Council: 1. Note the Onslow Waste Management Facility Site Selection and Feasibility Study report (ATTACHMENT 15.1) prepared by Talis Consultants; 2. Authorise the Chief Executive Officer to proceed with the necessary site investigation, planning, approval, consultation and design works required to develop the Waste Management Facility at the Preferred Site ('Site10') in Onslow to a Class IV standard; and 3. Request that the Chief Executive Officer reports back to Council the results of (2) for further Council consideration on the eventual proposed design and business delivery model of the Waste Management Facility.	Ongoing Scope has been finalised and the Project Implementation Plan (PIP) is currently being approved by Department of State Development prior to works commencing (April 2015)
14	07/14	15.1	Department of Parks and Wildlife – Request for Reduce Private Works	That Council: 1. Endorse the provision of maintenance works to Department of Parks and Wildlife during the 2014/15 financial year within	Ongoing DPAW due to financial restrictions are continuing

Infrastructure Services Decision Status Report

	Council Meeting	Agenda Ref.	Report title	Council decision	Current status
			Rates for Road Maintenance in Karijini and Millstream National Parks MINUTE: 11836	Karijini and Millstream Chichester National Parks on a cost plus 15% basis; 2. (a) Seeks agreement with Department Parks and Wildlife for a 5 year maintenance and development programme of roads and services within Karijini and Millstream-Chichester national parks. (b) The agreement to be reviewed and workshopped annually prior to the budget.	to work on a cost plus 15% basis and have not further considered a 5 year programme. (March 2015)
15	06/14	15.1	Road Closure - Road No 1644 From Mount Florence Homestead To Hamersley Homestead MINUTE: 11817	That Council: 1. In accordance with Section 58 of the Land Administration Act 1997 publishes the public notice of intention to close in entirety Road Number 1644 as defined in the Government Gazette notice of April 1904 for amalgamation into adjoining properties, in a newspaper circulating in its district, and invite representations on the proposed closure within a period of 35 days from the publication; and 2. Delegate to the Chief Executive Officer the power to resolve to make a request to the Minister to close the road, should no objections be received.	Ongoing The Shire has contacted the Department of Lands and asked for this to be closed off as soon as possible. (April 2015)
16	10/13	14.11	In-Principle Support For Main Roads Wa To Control The Proposed Onslow Ring Road MINUTE: 11664	That Council: 2. Delegate authority to the Chief Executive Officer to negotiate with MRWA on the proposal. 3. Receive a further report to consider the tenure of the proposed Onslow Ring Road and the remainder of the existing Onslow Road to the north.	Ongoing 2. Negotiations are ongoing 3. MRWA have agreed to construct and own the Ring Road. We are currently liaising with the MRWA Delivery Manager to agree the

Infrastructure Services Decision Status Report

	Council Meeting	Agenda Ref.	Report title	Council decision	Current status
					arrangements for transferring ownership of the remainder of Onslow Rd. (March 2015)
17	10/12	18.3	Tom Price Royal Flying Doctor Air Strip MINUTE: 11336	<p>That Council:</p> <ol style="list-style-type: none"> 1. Rescinds previous decision from August 2012 Meeting (Minute 11272) <ol style="list-style-type: none"> i. Council will support the development of a RFDS air strip for Tom Price if owned and operated by others and; ii. Direct the CEO to lobby resource companies, state government departments etc to construct own and operate an RFDS air strip in Tom Price." <p>Alternate Motion:</p> <ol style="list-style-type: none"> 1. Council supports, without bias, that it is the desire of the residents of Tom Price to have their own Royal Flying Doctor Air Strip, for which to service their needs. 2. Council authorises the Chief Executive Office to source the required capital funding for the Royal Flying Doctor Air Strip and investigate means to offset maintenance costs. 3. On the basis of 2. above and should capital funds be located, then Council agree in principle to accept ownership responsibility of the airstrip. 4. A Business Plan is to be brought back to Council for approval. 	<p>Ongoing</p> <p>Business case has been finalised.</p> <p>The Shire and HQ Management are now in discussions with Rio Tinto to confirm the use of the preferred site, the provision of site information and Rio Tinto's position on forming a partnership for the project. Currently awaiting a response on the above from Rio Tinto.</p> <p>(April 2015)</p>

Infrastructure Services Decision Status Report

	Council Meeting	Agenda Ref.	Report title	Council decision	Current status
18	08/12	13.4	Mine Road Tom Price – Dedication of road. MINUTE:11261	That Council: 1. That Council resolves to make a request to the minister under section 56(1)(a) of the Land Administration Act 1997 to dedicate Lot 356 of DP 216348 as a road. 2. Council resolves to advise Department of Regional Development and Lands that it would also be prepared to accept a road reserve to continue to the entry to the Tom Price LIA.	Ongoing Rio Tinto are investigating concerns that they have with this amalgamation even though it was originally their request for the amalgamation and transfer of ownership to the Shire. (April 2015)

Strategic and Economic Development Decision Status Report

	Council Meeting	Agenda Ref.	Report Title	Council Decision	Current Status
1	04/15	16.1	Submissions from Public Notice For Proposal to Dispose of Property – Portion of Reserve 40835 Lot 347 East Road, Tom Price Gymnasium MINUTE: 11942	That Council: 1. Note the submissions received and advise them of the outcomes of this matter; 2. Confirm that the Lease is considered overall, to represent fair value for the Shire of Ashburton (noting that the Valuation of \$5,000 – 10,000/year for this property is believed to have been achieved through relevant Lease clauses that require the Lessee to take on the costs and risks generally allocated to the Lessor [i.e. the Shire]); and 3. Confirm the disposition of property (that is, portion of Reserve 40835, Lot 347 East Road, Tom Price) to new owners Tony and Kim Bloem (trading as Bodyline Gym) as per the Lease terms of the agreement (ATTACHMENT 16.1) and authorising the Shire President and the Chief Executive Officer to sign the Lease Agreement and apply the Common Seal.	Ongoing A letter of response to the submission was posted on the 22 nd April 2015. The <i>Termination of Licence Agreement</i> and <i>2015 Lease Agreement</i> were posted to the Lessee for execution on 20 April 2015. (April 2015)
2	03/15	16.1	Onslow Airport External Office Building Licence Agreement MINUTE: 11930	That Council: 1. Authorise the Licence Agreement with Onslow Aviation Services and advertise the proposal for public comment; and 2. Authorise the Shire President and Chief Executive Officer to affix the Common Seal of the Shire of Ashburton to the Licence Agreement should no adverse public comment be received after local public notice as per s3.58 of the Local Government Act 1995.	Completed Duly executed. (April 2015)
3	02/15	18.1	Proposal to change Purpose of Reserve 39572, Paraburdoo with power to	That Council endorse the change of Reserve 39572, Paraburdoo from “Public Recreation” to “Public Recreation and Community”, and request power to lease from Department of	Ongoing Formal request sent to

Strategic and Economic Development Decision Status Report

	Council Meeting	Agenda Ref.	Report Title	Council Decision	Current Status
			lease	Lands.	Department of Lands on 23 February 2015. Surveyor has been on site to peg the site. (April 2015)
4	01/15	16.1	Proposal to Change Purpose of Reserve 38467, Tom Price, with Power to Lease and Enter into a Lease Agreement with Ashburton Aboriginal Corporation for the Biodiesel Trial Plantation MINUTE: 11906	That Council: <ol style="list-style-type: none"> 1. Endorse Shire Administration request the Department of Lands change the Management Order purpose for Reserve 38467 from 'Gravel Pit' to "Gravel Pit and Experimental Farm", with the power to lease; 2. Authorise the CEO to negotiate the terms of and execute a lease agreement between the Shire of Ashburton and Ashburton Aboriginal Corporation to continue the Biodiesel trial plantation; and 3. Should no objections be received following Local Government Act S3.58 public advertising, Council authorise the CEO to seek the formal approval from the Department of Lands for the Disposition of the Property. 	Ongoing Local Public Notice given without any submissions. DoL advised Agreement is supported. Lease Agreement to be posted for execution. (April 2015)
5	12/14	16.2	Establishment of Commercial Leases - Onslow Airport Terminal MINUTE: 11898	That Council: <ol style="list-style-type: none"> 1. Delegate Authority to the Chief Executive Officer to negotiate the terms of commercial lease agreements for airline operators at the Onslow Airport Terminal, generally in accordance with the terms outlined in this report, and advertise the proposal for public comment; and 2. Authorise the execution of the lease agreements should no adverse public comment be received. 	Ongoing Local Public Notice given without any submissions. Licence Agreement being executed by Lessee prior to returning to SoA. (April 2015)

Strategic and Economic Development Decision Status Report

	Council Meeting	Agenda Ref.	Report Title	Council Decision	Current Status
6	11/14	16.3	Outcome of RFT 23/14 Purchase and Industrial Subdivision of Lot 9000 (Portion of Lot 16, Onslow) and Alternatives for Future Direction MINUTE: 11884	That Council not accept any tender and authorise the Chief Executive Officer to enter into discussions with LandCorp and seek its assistance with the development and release of Lot 9000 Onslow Road, Onslow and report back to Council with the view to securing a proposed development model for consideration.	Completed Refer to report to May 2015 Council Meeting. (April 2015)
7	11/14	16.2	Review of Location for Paraburdoo Skate Park Facility MINUTE: 11883	That Council: 1. Notes the petition signed by 287 people and tabled at the 17 September Ordinary Meeting of Council, and expresses its appreciation to the signatories and the petition organiser for their collective efforts taken to contribute to the Paraburdoo Skate Park project considerations; 2. Receives the Site Selection Report (October 2014) prepared by CONVIC for the proposed Paraburdoo Skate Park facility; and 3. Endorses the site identified on Reserve 39572, corner of Ashburton Avenue and Fortescue Road, Paraburdoo, for the proposed skate park providing the location is in the general area indicated in the CONVIC report and approximately 50 metres from residential housing.	Ongoing Site has been finalised and Tender advertised for Design and Construction – closing in June 2015. (April 2015)
8	11/14	7.1	Consideration of the Concept Plans and Business Case for the Paraburdoo Community Hub	That Council: 1. Endorses the revised concept design, proposed operating budget model and business case presented for the Paraburdoo Community Hub (CHUB), seeking a grant of \$5 million from the Pilbara Development	Ongoing NAJA Consulting is attending Paraburdoo in early May to meet with stakeholders and review

Strategic and Economic Development Decision Status Report

	Council Meeting	Agenda Ref.	Report Title	Council Decision	Current Status
			MINUTE: 24	<p>Commission;</p> <p>2. Highlight its commitment to the project and to specifically address the State Government's sustainability requirements of the Shire of Ashburton, by:</p> <p>a) Recognising that there will be an increased annual operating cost deficit for the new Paraburdoo CHUB, estimated at \$356,305 per annum, and committing to the necessary deficit sum being incorporated into future Shire of Ashburton budgets; and</p> <p>b) Recognising that if loan borrowings are required to meet the capital cost of the new Paraburdoo CHUB, Council commits future budgets of the Shire of Ashburton to those consequential repayments (estimated to be in the order of \$181,000 for a \$1.5 million loan); and</p> <p>c) Recognising that a Shire rate increase in the vicinity of 2.86% (in addition to the consumer price increase) may be required in order to meet the financial commitments of the construction and ongoing operations of the new Paraburdoo CHUB, and commits to including this increase (at the required proportions) within the Shire of Ashburton's future budgets; and</p> <p>d) Recognising that the Shire's long term financial planning indicates that this project is affordable, but that Council accepts it may need to defer less important capital projects until later financial years if that is financially prudent or necessary to do so.</p> <p>3. Highlight its commitment to governing the Shire of Ashburton in a sustainable manner and to reinforce this:</p> <p>a) Set as a priority as part of the mid-year (2014/15) budget review, the allocating savings to minimising</p>	<p>the Business Case.</p> <p>(April 2015)</p>

Strategic and Economic Development Decision Status Report

	Council Meeting	Agenda Ref.	Report Title	Council Decision	Current Status
				<p>the Paraburdoo Community Hub \$1.5m loan commitment; and</p> <p>b) Authorise the CEO to negotiate with Rio Tinto, a commercial lease arrangement for the Gymnasium facility to minimise ongoing Paraburdoo Community Hub operational costs.</p> <p>4. Endorse the relocation of the proposed Child Care Centre project to the south-east corner of Reserve 39572, and request the Department of Lands excise this area to form a new Reserve for the purpose of Child Care Centre, with power to lease.</p>	
9	12/14	16.1	<p>Review of Location for Onslow Skate Park Facility</p> <p>MINUTE: 11897</p>	<p>That Council:</p> <ol style="list-style-type: none"> Notes the petition signed by 120 people and tabled at the 19 November Ordinary Meeting of Council, and the petition received today signed by 160 people, and expresses its appreciation to the signatories and the petitions organiser for the collective efforts taken to contribute to the Onslow Skate Park project considerations; Confirms the location resolved at the 15 October 2014 Ordinary Meeting of Council, being the existing Basketball Courts site at Lot 555 Cameron Avenue, Onslow, as the site for the proposed Onslow Skate Park facility; Notes the commitment made to host the 2015 Basketball Carnival and the generous donation by BHBP to enable the program to be progressed, and that in light of the 2014 experiences, notes also that appropriate security will be incorporated into the event planning for 2015; and 	<p>Ongoing</p> <p>Geotech testing of grounds completed late March, the report has now been sent to CONVIC so they can commence the concept design work.</p> <p>(April 2015)</p>

Strategic and Economic Development Decision Status Report

	Council Meeting	Agenda Ref.	Report Title	Council Decision	Current Status
				4. Notes that the retention of the existing outdoor basketball courts may be prudent if suitable and reasonably cost options are not available, and that consequently, a delay of the construction timeline for the skate park may be appropriate to accommodate that temporary retention of the existing basketball facilities in Onslow.	
10	10/14	19.1	Confidential Item - Outcome of Request for Tender to Lease Onslow Construction Camp (rft 25/14) MINUTE: 11871	That Council: 1. Acknowledge that no conforming tenders were received for RFT 25/14: Disposal by Way of Lease Onslow Construction Camp closed on 22 September 2014, and a contract will not be awarded; 2. Authorise the Chief Executive Officer to reduce the size of the Onslow Construction Camp as soon as possible to no more than 30 accommodation modules and the minimum necessary facilities (kitchen, office, laundries, etc), acknowledging that funds for this activity to continue to operate at its current capacity have not been provided for in the 2014/15 budget; 3. Authorise the CEO to negotiate satisfactory off-site arrangements for Shire accommodation in Onslow suitable to the Shire's expected longer term needs; 4. If a successful negotiation of alternative accommodation can be secured, proceed with the demobilisation of the remaining camp facilities. Alternatively if negotiations are unsuccessful, call relevant tenders for the continuation of the Airport Camp at minimal accommodation unit numbers (approximately 30) as a medium term accommodation facility for Shire staff and Shire	Ongoing Investigations are being undertaken into alternative accommodation models. A report will be forthcoming to Council considering these options and if there is a need to Tender for ongoing hire of accommodation units. (April 2015)

Strategic and Economic Development Decision Status Report

	Council Meeting	Agenda Ref.	Report Title	Council Decision	Current Status
				Contractors; and 5. That the additional net costs for the Camp, including demobilisation expenses, be monitored and addressed at the mid-year budget review.	
11	09/14	16.1	Proposed Memorandum of Understanding for Pilbara Regional Council to Undertake Conservation Works at Old Onslow MINUTE: 11859	That Council: 1. Endorse the proposal by the Pilbara Regional Council to undertake conservation works at the Old Onslow Townsite in accordance with its proposal and \$1 million budget provided in the Onslow Social Infrastructure Fund; and 2. Authorise the Chief Executive Officer to execute the Memorandum of Understanding (MOU) and proposal provided by the Pilbara Regional Council, and negotiate any minor variations required to the scope of works.	Ongoing PIP has now been signed off by Shire, Chevron and DSD to enable PRC to commence works. (April 2015)
12	07/14	16.4	Onslow Aquatic Facility Project MINUTE: 11821	ne officer recommendation be adopted and that Council: 1. Endorses Lot 643 McRae Avenue (Reserve 25799), Onslow as the preferred site for the Onslow Aquatic Facility project; 2. Supports the change of purpose of Reserve 25799 from Aged Care to Recreation ("Public Purposes – Parks, Recreation and Drainage"); and 3. Approves the procurement of a suitable recreation consultant to produce a business case outlining the Onslow Aquatic Facility's design, project implementation, management structure and financial viability.	Ongoing Consultant is finalising draft concept plan with broad specifications and cost estimate – expected late May 2015 for Council review. (April 2015)
13	05/14	16.5	Endorsement of Onslow Basketball Courts Project	That Council:	Ongoing

Strategic and Economic Development Decision Status Report

	Council Meeting	Agenda Ref.	Report Title	Council Decision	Current Status
			Concept Design MINUTE: 11798	<ol style="list-style-type: none"> 1. For the purpose of offering guidance only as part of the tender process, endorses the aspirational concept design provided by Roxby Architects and Josh Byrne & Associates for the proposed Onslow Basketball Court precinct; 2. Approve the development and advertising of a Design & Construct Tender for the Onslow Basketball Court precinct with a budget of up to \$3.5m; and 3. Endorse the change of purpose for Reserve 42090 from Education to Recreation (“Public Purposes – Parks, Recreation and Drainage”) and approve the Reserve being vested in the Shire of Ashburton by Management Order for the purpose of Recreation. 	Awaiting outcome of funding application to PDC (\$300,000) to inform final budget for tender, detailed soil testing is being carried out on the fill supplied to site by others for contamination. (April 2015)
14	10/13	18.2	Confidential Item – Proposed Transfer And Change Of Licence Agreement Over Bodyline Gymnasium Tom Price – Portion Of Reserve R40835 MINUTE: 11658	That Council: <ol style="list-style-type: none"> 1. Delegates authority to the Chief Executive Officer to negotiate a lease and then to advertise the proposed disposition of a council building for public comment as required by Section 3.58 of the Local Government Act 1985, with any objections being referred back to Council for its consideration. 2. If there are no objections received from the advertising period, authorise the Shire President and Chief Executive Officer to affix the common seal of the Shire of Ashburton to the Commercial Lease agreement. 3. Reconsiders this matter if an agreed lease fee cannot be negotiated. 	Completed Refer Item #1. (April 2015)

Actions Performed Under Delegated Authority for the Month of April 2015.

The Use of the Common Seal

Seal No.	Date Seal Applied	Council Decision	Parties Involved	Document Details
594	14/04/2015	Ordinary Meeting of Council 15 April 2015 Minute: 11934	Shire of Ashburton Department of Lands	Document Prepared by: Department of Lands Details: Licence to Occupy Crown Land – Section – of the Land Administration Act 1997 (WA) Lic 00037-2015_A5332939
595	20/04/2015	Ordinary Meeting of Council 15 April 2015 Minute: 11934	Shire of Ashburton	Document Prepared by: Shire of Ashburton Details: Local Planning Scheme No. 7, Amendment No. 29

Consultation:

Chief Executive Officer

Financial Implications:

There are no financial implications related to this matter.

Certain Planning Functions Relating to Shire of Ashburton Town Planning Scheme No. 7 (DA08-1)

A, B, C	Advertising and Determining Applications for, Planning Approval, Draft Development Plans, or Extension for Town Planning Scheme Amendments and Development Plans				
	Adv or Det. App.	Date	Applicant	Description	Development location
	Delegated Approval 15-25	21/4/2015	ILHA Pty Ltd	MOTOR VEHICLE AND/OR MARINE SALES & HIRE - Additional Storage - Tyre Store	Lot 596 Beadon Creek Road, Onslow
Delegated	28/4/2015	RFF Pty Ltd	Retrospective Alterations and Additions to	Lot 152 Twitchen Road, Minderoo	

A, B, C	Advertising and Determining Applications for, Planning Approval, Draft Development Plans, or Extension for Town Planning Scheme Amendments and Development Plans				
	Adv or Det. App.	Date	Applicant	Description	Development location
	Approval 14-74			Heritage Listed Homestead Associated with Existing 'AGRICULTURE' Use	Homestead

F	Clearance of Local Government Conditions associated with Subdivision Approval
	WAPC 1109-14 – Survey Strata Plan 69974 Lot 373 (No. 75) Second Ave, Onslow

G	Issue of Certificates (Strata Titles)
	Endorsement of Strata Plan 67375 on DP84479 Lot 502 (No. 21) First Ave, Onslow

H	Directions regarding unauthorised development
	<p>Paraburdoo:</p> <ul style="list-style-type: none"> • The first letters were served on the owners/tenants on 31/10/14 • The amnesty period ran until 31/03/15 • The lots were inspected on the 31/03/15 • Twenty (20) lots were inspected in total • Only two lots were found to have outstanding accommodation issues where the owners have not made any effort to comply • Both of these lots have accommodation for eight (8) bedrooms totalling sixteen (16) bedrooms <p>Tom Price:</p> <ul style="list-style-type: none"> • The letters for the Tom Price audit were sent out to owners/tenants on 23/01/15 • The amnesty period will expire on 30/07/15 • Inspections will be carried out on or near 30/7/15 <p>Onslow:</p> <ul style="list-style-type: none"> • Letters will be sent out in June with the amnesty period expiring 6 months thereafter.

Consultation:

Chief Executive Officer
Executive Manager, Development & Regulatory Services

Financial Implications:

There are no financial implications related to this matter.

Report of Delegation Activities - Delegated Authority Register 2014

Approval Date	Delegation No.	File Ref	Title	Decision
Legal Proceedings – Local Government Act 1995 Delegation (DA02-2)				
Delegation of Powers and Duties of the Local Government Act to the CEO (DA02-4)				
Wittenoom Claims – Legal (DA04-1)				
21/04/2015	DA04-1	LS56	Wittenoom Claims – Legal	Authorising payment of claim for alleged damages resulting from exposure to asbestos at Wittenoom – no greater than 1.5% of \$1,460,000 (Actual amount \$21,900)
Staff and Employee Property Leases Contracts (DA06-7)				
07/04/2015	DA06-7	GV01	Signing of Lease Agreement	Signing of 4 Leases (Dwellings) from Hamersley Iron Pty Ltd: <ul style="list-style-type: none"> - 3/25 Allambe Way, Tom Price - 4/04 Canberra Drive, Tom Price - 1033 Gungarri Circuit, Tom Price - 3/10 Canberra Drive, Tom Price

Consultation:

Chief Executive Officer
General Manager

Financial Implications:

Goods purchased in accordance with 2014/15 Budget.

Tenders (Accepted and Executed Associated Contract) (Delegation DA06-6)

Approval Date	File Ref	Title	Tenderer	Total Score (/100)	\$
01/04/2015	CM01.15	Award of the Contract 01/15 Provision of Financial	1. Bob Waddell 2. RSM Bird Cameron	1. 126 2. 111	The Evaluation Workbook was

		Management Systems and Advice to Bob Waddell Consultant in accordance with tendered Price Schedule for a three year term, with no option to extend (total contract value approximately \$240,000.00)	<ol style="list-style-type: none"> 3. KPMG 4. Nausdron Pty Ltd 5. Midwest Financial 6. DFK Port Accounting 7. Alcumus 	<ol style="list-style-type: none"> 3. 99 4. 94.7 5. 80.3 6. 71.7 7. Non-conforming 	forwarded via EMACCESS (to Councillors).
01/04/2015	CM37.14	Award of initial two year term Contract 37/14 – Provision of Passenger & Baggage Screening Services at Onslow Airport to Aerodrome Management Services (AMS).	<ol style="list-style-type: none"> 1. Aerodrome Management Services (AMS) 2. MSS Security Pty Ltd 	<ol style="list-style-type: none"> 1. 80.3 2. 78.8 	<ol style="list-style-type: none"> 1. \$13,469.50/week 2. \$34,168.00/week
02/04/2014	CM06.15	Award of Contract 06/15 Design and Construction of the Tom Price Clem Thompson Oval Playground to Nature Play Solutions (Option 1) in accordance with the tendered Lump Sum Fixed Price (inclusive of a schedule of rates) (total contract value approximately \$350,000.00).	<ol style="list-style-type: none"> 1. Nature Play Solutions (Option 1) 2. Playscape Creations 3. Nature Play (Option 2) 4. Playrope Pty Ltd (Option 2) 5. Proludic 6. Moduplay 7. Playrope Pty Ltd (Option 1) 8. Playground Centre (Option 2) 9. Playground Centre (Option 1) 	<ol style="list-style-type: none"> 1. 81.8 2. 81 3. 77.3 4. 74.7 5. 74 6. 73.5 7. 71.2 8. 71 9. 69 	The Evaluation Workbook was forwarded via EMACCESS (to Councillors).

Consultation:

Executive Manager Corporate Services

Executive Manager Infrastructure Services

Executive Manager Community Development

Financial Implications:

Goods purchased in accordance with 2014/15 Budget.

**E-MAILED**
8.5.15

Hon Peter Collier MLC
Minister for Education; Aboriginal Affairs; Electoral Affairs
Leader of the Government in the Legislative Council

Our Ref: 34-60941

Mr Neil Hartley
Chief Executive Officer
Shire of Ashburton
PO Box 567
TOM PRICE WA 6751
ceo@ashburton.wa.gov.au

Dear Mr Hartley

The Liberal National Government has announced regional services reforms that aim to significantly improve the lives of Aboriginal people for generations to come.

We all want children to grow up in a safe environment, with access to education and real economic opportunities. We want them and their families to be meaningfully occupied, with links to country, culture and kin.

The State Government's reforms will prioritise funding to locations that have the greatest potential to be safe and sustainable. The reforms will not mean that anybody is forced off their land. This is not about saving money, and there is no overall plan to close Aboriginal communities.

There will be a coordinated approach to reduce overlap and fragmented service delivery by State Government agencies and organisations. This work will be carried out by teams who are working on the ground with communities.

Aboriginal leaders will play a vital role in decision and implementation processes.

Consultation will begin in the coming weeks with a call for nominations for Aboriginal leaders to join newly formed Regional Strategic Advisory Councils in the Kimberley and Pilbara. Consultation begins on the ground in communities within three months.

At a local level the State Government will establish District Leadership Groups that will include representatives from Aboriginal service organisations, relevant government agencies, service providers and local governments.

Any changes will occur over time and will ensure appropriate services and opportunities are available for people living in remote communities.

-2-

I look forward to your involvement in what is a long term, ongoing plan.

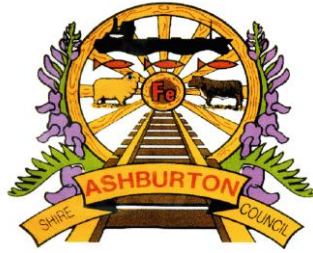
For more information please visit www.daa.wa.gov.au.

King regards

A handwritten signature in black ink, appearing to read 'P. Collier', written in a cursive style.

Hon Peter Collier MLC
MINISTER FOR ABORIGINAL AFFAIRS

- 8 MAY 2015



SHIRE OF ASHBURTON
MONTHLY STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2014 TO 31 MARCH 2015

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SHIRE OF ASHBURTON
STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2014 TO 31 MARCH 2015

	NOTE	March 2015 Actual \$	March 2015 Y-T-D Budget \$	2014/15 Revised Budget \$	2014/15 Adopted Budget \$	Variances Actuals to Budget \$	Variances Actual Budget to Y-T-D %	
Operating								
Revenues/Sources								
Governance		770,390	468,926	990,074	2,774,600	301,464	64.29%	▲
General Purpose Funding		4,384,602	4,067,412	5,677,026	5,193,695	317,190	7.80%	
Law, Order, Public Safety		98,604	88,389	127,111	114,030	10,215	11.56%	
Health		224,206	189,709	247,886	251,196	34,497	18.18%	▲
Education and Welfare		2,107,769	1,632,466	2,163,652	2,220,000	475,303	29.12%	▲
Housing		138,420	137,631	224,518	378,952	789	0.57%	
Community Amenities		3,647,577	3,407,005	4,757,511	4,920,491	240,572	7.06%	
Recreation and Culture		1,365,408	1,788,963	2,925,304	15,039,114	(423,555)	(23.68%)	▼
Transport		13,271,044	19,546,661	21,567,236	21,974,649	(6,275,617)	(32.11%)	▼
Economic Services		2,592,092	2,210,458	3,043,044	2,252,970	381,634	17.26%	▲
Other Property and Services		255,541	208,656	276,017	357,435	46,885	22.47%	▲
		<u>28,855,653</u>	<u>33,746,276</u>	<u>41,999,379</u>	<u>55,477,132</u>	<u>(4,890,623)</u>	<u>(14.49%)</u>	
(Expenses)/(Applications)								
Governance		(3,725,202)	(4,144,713)	(5,953,588)	(5,133,964)	419,511	10.12%	▼
General Purpose Funding		(35,238)	(82,071)	(150,062)	(55,936)	46,833	57.06%	▼
Law, Order, Public Safety		(1,840,563)	(580,879)	(2,046,229)	(932,643)	(1,259,684)	(216.86%)	▲
Health		(472,766)	(540,920)	(704,278)	(734,023)	68,154	12.60%	▼
Education and Welfare		(278,930)	(370,580)	(489,063)	(487,568)	91,650	24.73%	▼
Housing		(721,589)	(554,000)	(906,118)	(865,727)	(167,589)	(30.25%)	▲
Community Amenities		(3,732,579)	(4,666,344)	(6,690,851)	(6,666,591)	933,765	20.01%	▲
Recreation & Culture		(5,135,082)	(6,393,219)	(8,596,067)	(8,466,365)	1,258,137	19.68%	▼
Transport		(7,289,661)	(7,464,589)	(10,514,412)	(11,169,630)	174,928	2.34%	
Economic Services		(4,761,647)	(4,876,141)	(6,978,082)	(4,720,405)	114,494	2.35%	
Other Property and Services		(1,855,550)	(2,072,092)	(1,540,169)	(3,208,233)	216,542	10.45%	▼
		<u>(29,848,807)</u>	<u>(31,745,549)</u>	<u>(44,568,919)</u>	<u>(42,441,085)</u>	<u>1,896,742</u>	<u>(5.97%)</u>	
Net Operating Result Excluding Rates		(993,154)	2,000,727	(2,569,540)	13,036,047	(2,993,882)	(149.64%)	
Adjustments for Non-Cash								
(Revenue) and Expenditure								
(Profit)/Loss on Asset Disposals		1,266,967	1,050,719	1,251,741	897,270	216,248	(20.58%)	▲
Movement in Leave Reserve (Added Back)		5,420	3,226	4,301	0	2,194	(68.01%)	
Movement in Deferred Pensioner Rates/ESL (non-current)		0	0	0	0	0	0.00%	
Movement in Employee Benefit Provisions (non-current)		0	0	0	0	0	0.00%	
Adjustment for Rounding		0	73	97	0	(73)	100.00%	
Depreciation on Assets		7,009,241	6,788,616	9,429,694	8,296,250	220,625	(3.25%)	
Capital Revenue and (Expenditure)								
Purchase Land Held for Resale		(107,630)	(288,684)	(455,000)	(1,075,000)	181,054	62.72%	▼
Purchase Land and Buildings		(1,163,306)	(5,948,445)	(7,696,530)	(24,352,730)	4,785,139	80.44%	▼
Purchase Furniture and Equipment		(53,480)	(104,104)	(132,704)	(107,740)	50,624	48.63%	▼
Purchase Plant and Equipment		(1,313,031)	(1,071,546)	(2,668,763)	(2,749,521)	(241,485)	(22.54%)	▲
Purchase Leasehold Improvements		0	0	0	0	0	0.00%	
Purchase Infrastructure Assets - Roads		(4,654,904)	(5,865,136)	(7,339,190)	(7,934,239)	1,210,232	20.63%	▼
Purchase Infrastructure Assets - Footpaths		(3,056)	(720,000)	(872,435)	(250,000)	716,944	99.58%	▼
Purchase Infrastructure Assets - Drainage		(977,275)	(909,001)	(1,369,028)	(1,369,000)	(68,274)	(7.51%)	
Purchase Infrastructure Assets - Parks & Ovals		(257,262)	(1,746,355)	(2,363,527)	(6,646,900)	1,489,093	85.27%	▼
Purchase Infrastructure Assets - Aerodromes		(3,176,992)	(7,463,962)	(7,224,508)	(8,134,952)	4,286,970	57.44%	▼
Purchase Infrastructure Assets - Other		(3,741,473)	(7,719,080)	(9,122,009)	(15,623,292)	3,977,607	51.53%	▼
Proceeds from Disposal of Assets		330,596	907,360	752,590	5,265,000	(576,764)	(63.57%)	▼
Repayment of Debentures		(1,058,738)	(1,277,246)	(2,123,050)	(2,123,050)	218,508	17.11%	▼
Proceeds from New Debentures		0	0	3,200,000	3,200,000	0	0.00%	
Advances to Community Groups		0	0	0	0	0	0.00%	
Self-Supporting Loan Principal Income		0	0	0	0	0	0.00%	
Transfers to Restricted Assets (Reserves)		(823,595)	(611,835)	(20,054,095)	(8,354,886)	(211,760)	(34.61%)	▲
Transfers from Restricted Asset (Reserves)		643,861	9,001,590	11,957,459	17,094,459	(8,357,729)	(92.85%)	▼
ADD Net Current Assets July 1 B/Fwd		9,183,914	9,183,914	9,183,914	11,028,600	0	0.00%	
LESS Net Current Assets Year to Date		<u>32,012,142</u>	<u>18,381,334</u>	<u>(49,683)</u>	<u>0</u>	<u>13,630,808</u>	<u>74.16%</u>	
Amount Raised from General Rates		<u>(31,896,039)</u>	<u>(23,170,503)</u>	<u>(28,160,900)</u>	<u>(19,903,684)</u>	<u>(8,725,536)</u>	<u>37.66%</u>	

SHIRE OF ASHBURTON

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2014 TO 31 MARCH 2015

	2013/14 B/Fwd Per 2014/15 Budget \$	2013/14 B/Fwd Per Financial Report \$	March 2015 Actual \$
NET CURRENT ASSETS			
Composition of Estimated Net Current Asset Position			
CURRENT ASSETS			
Cash - Unrestricted	6,927,306	7,190,211	23,076,936 *
Cash - Restricted Unspent Grants	1,942,555	1,715,278	1,942,555 *
Cash - Restricted Unspent Loans	1,518,933	1,522,742	1,518,933
Cash - Restricted Reserves	23,907,021	23,848,396	24,028,131 **
Rates - Current	498,010	512,622	1,031,485
Sundry Debtors	3,812,290	3,469,158	6,390,707
Accrued Income	110,225	177,394	0
Payments in Advance	0	30,769	0
GST Receivable	41,135	401,036	384,652
Provision For Doubtful Debts	(65,283)	(437,873)	(437,645)
Inventories	156,559	197,819	197,819
	<u>38,848,751</u>	<u>38,627,552</u>	<u>58,133,573</u>
LESS: CURRENT LIABILITIES			
Sundry Creditors	(2,696,681)	(3,781,976)	(874,273)
Accrued Expenditure	(142,000)	(178,611)	(142,000)
PAYG Payable	(208,546)	(208,546)	(204,405)
Payroll Creditors	0	0	0
Withholding Tax Payable	0	0	0
GST Payable	(2,329)	(446,114)	(328,510)
Other Payables	(106)	(65,537)	9,677
Restricted Funds	0	0	0
Accrued Interest on Debentures	(30,000)	(25,311)	0
Accrued Salaries and Wages	(287,096)	(329,938)	0
Current Employee Benefits Provision	(862,856)	(875,693)	(875,693)
Current Loan Liability	0	(1,540,356)	(481,619)
	<u>(4,229,614)</u>	<u>(7,452,082)</u>	<u>(2,896,823)</u>
NET CURRENT ASSET POSITION	34,619,137	31,175,470	55,236,750
Less: Cash - Reserves - Restricted	(23,907,021)	(23,848,396)	(24,028,131)
Less: Cash - Unspent Grants - Restricted	0	0	0
Adjustment for Trust Transactions Within Muni	0	0	0
Add Back : Component of Leave Liability not Required to be Funded	316,484	316,484	321,904
Add Back : Current Loan Liability	0	1,540,356	481,619
ESTIMATED SURPLUS/(DEFICIENCY) C/FWD	<u>11,028,600</u>	<u>9,183,914</u>	<u>32,012,142</u>
Investment Account Balance			
	\$		
Restricted Cash Reserve **	21,963,073		
Muni Business Cash Reserve *	9,000,000		
Short Term Investment	5,086,480		

Delegated Authority to Invest Council Surplus Funds

The table below presents a summary of approval of Council Surplus Funds invested in authorised financial institution by CEO under Delegated Authority for the month of March 2015

<u>Investment date</u>	<u>Financial Institution</u>	<u>Funds Invested</u>	<u>Deposit Term</u>	<u>Interest rate</u>	<u>Maturity Date</u>
5 March 2015	Westpac Banking Corporation	\$5.0million	3 months	2.99%	5 June 2015

Statutory Environment:

Local Government Act 6.14 (1)
Financial Management Regulation Sect 19

Policy implication:

FIN07 - Investment Policy

SHIRE OF ASHBURTON
FOR THE PERIOD 1 JULY 2014 TO 31 MARCH 2015
Report on Significant variances Greater than 10% and \$20,000

Purpose

The purpose of the Monthly Variance Report is to highlight circumstances where there is a major variance from the YTD Monthly Budget and YTD Actual figures. These variances can occur because of a change in timing of the activity, circumstances change (e.g. a grants were budgeted for but was not received) or changes to the original budget projections. The Report is designed to highlight these issues and explain the reason for the variance.

The Materiality variances adopted by Council are:

Actual Variance to YTD Budget up to 5%:	Don't Report
Actual Variance exceeding 10% of YTD Budget	Use Management Discretion
Actual Variance exceeding 10% of YTD Budget and a value greater than \$20,000:	Must Report

REPORTABLE OPERATING REVENUE VARIATIONS**Governance - Variance above budget expectations**

First and second payment of Rio Tinto Partnership Management Agreement funds received in September/October. Budget was phased over 12 months.

Health - Variance above budget expectations

Third quarter grants for Aboriginal Health received earlier than expected. Budget was phased over second half of the year.

Education and Welfare - Variance above budget expectations

Stage 1, payment 3 of Paraburdoo Sporting and Community Hub received early than expected from Rio Tinto. Funds received earlier than budgeted from Lottery West after acquittal of funds used for purchase of Trooper for Onslow Youth Club and funds received for Onslow visual art program from BHP Billiton.

Recreation and Culture - Variance below budget expectations

Payment of funding for Paraburdoo Skate Park is delayed until May.
 Payment of funding for Passion of the Pilbara is delayed until May.

Transport - Variance below expectations.

Second milestone payment for PIP 3, \$2.5mil has been paid in March. The remainder is awaiting further completion of milestones expected to be achieved between April and June.

Economic Services - Variance above budget expectations.

Higher than budgeted income received for Onslow Airport Camp

Other Property & Services - Variance above budget expectations

Unbudgeted insurance claim for a damaged light vehicle.

REPORTABLE OPERATING EXPENSE VARIATIONS**Governance - Variance below budget expectations**

Less than expected spending on legal expenses budgeted for as a contingency.
 Salaries and Wages spendings in major projects area lower than budget due to delayed recruitment of additional staff.
 Consultant & Project costs delayed to last quarter of the year.

General Purpose Funding - Variance below budget expectations

Property valuation invoice to be received in April/May.

Law, Order, Public Safety - Variance above budget expectations

Mainly attributed by the loss on sale of SES building in Onslow, budget phased to last quarter.

Health - Variance below budget expectations

Consultant expenses not incurred as expected.

Education and Welfare - Variance below budget expectations

Delay spending for Onslow Kids Kitchen Garden programme, delivery only began in March.
 Delayed spending in sponsorship and grants.

Housing - Variance above budget expectations

Property settlement costs have not been used as a house has not yet been purchased.

Community Amenities - Variance below budget expectations

Generally lower spending in community amenities function areas especially Onslow refuse site.

Recreation & Culture - Variance below budget expectations

Mainly attributed by delayed settlement of shared utilities bill for the recreation centre.
 Celebrations & Events budget will pick up in last quarter, with events such as Passion of the Pilbara. Some events are waiting for funding contracts.
 Generally lower than expected spendings occurred in other sports & recreation area.

Other Property and Services - Variance below budget expectations

Mainly attributed by Technical Services fee allocations per budget process. Budget phase increases in the last quarter of the year.

REPORTABLE NON-CASH VARIATIONS**(Profit)/Loss on Asset Disposals - Variance below above expectations.**

Mainly attributed by budget phased higher in May/June.

SHIRE OF ASHBURTON
FOR THE PERIOD 1 JULY 2014 TO 31 MARCH 2015
Report on Significant variances Greater than 10% and \$20,000

REPORTABLE CAPITAL EXPENSE VARIATIONS

Purchase of Land Held for Resale - Variance below budget expectations.

Planning and Design work for Onslow Industrial area in progress, service installation yet to occur per budget.
 Expenditure yet to occur for Lot 308 Boonderoo road, Tom Price.

Purchase of Land & Buildings - Variance below budget expectations.

Tender for Ocean View Caravan Park upgrade is delayed, expected to be ready in April.
 Paraburdoo Childcare Centre delayed by land tenure issues due to change in location and associated approvals required.
 Paraburdoo Community/Sporting Facility project has not commenced funding has not been secured yet.
 Design and planning for New Admin Complex Building has been completed, construction has been delayed by PIP process

Purchase of Furniture & Equipment - Variance below budget expectations.

Telecommunication equipment for Onslow Office delayed.

Purchase of Plant & Equipment - Variance above budget expectations.

Vehicle purchases occurring ahead of budget schedule

Purchase of Infrastructure Assets Roads - Variance below budget expectations.

Work on Onslow Access Ring Rd has yet to commence due to a delay in funding.
 Spending on Weano/Banjima Drive Reseal lower than expected.

Purchase of Infrastructure Assets Footpaths - Variance below budget expectations.

Contracts are now in place for the delivery of these works. Expected to commence mid-April.

Purchases of Parks & Ovals - Variance below budget expectations.

Works on budgeted projects under parks & ovals yet to commence especially for Onslow Skate Park and Onslow Basketball courts. Tom Price ANZ Memorial park refurbishment has been delayed due to a reduction in funding.

Purchase of Aerodromes - Variance below budget expectations.

Landside Facilities (PIP3) project at Onslow Airport planned to start and completed within the second quarter have been delayed.

Purchase of Infrastructure Assets Other - Variance below budget expectations.

Work on projects for Onslow Refuse Site and waste management facility have progressed as planned, but have been delayed. Onslow Refuse Site upgrade will commence April. Expenditure for Onslow Refuse Transfer Station only commenced in March, budget was phased over earlier months.
 Capital works on Tom Price Town Centre, awaiting completion of tender process and contract award.

REPORTABLE CAPITAL INCOME VARIATIONS

Proceeds from Disposal of Assets Variance below expectations.

Plant sales and replacement program expected to occur in last quarter.

Repayment of Debentures - Variance below budgeted expectations.

Loan repayments lower than budget due to timing difference - will even out in coming months.

Transfers to Restricted Assets (Reserves) - Variance below budgeted expectations.

Transfers are planned to occur in the last quarter of the year.

Transfers from Restricted Assets (Reserves) - Variance below budgeted expectations.

Transfer from Reserves for specific funded projects planned to occur last quarter depending on the commencement and completion of projects.

Acquisitions of Assets

Capital Expenditure Progress Report at 31 March 2015

GL	Job	Description	Original Budget	Current Budget	Budget YTD	Spending YTD	Remaining Budget
OFFICE OF CEO							
Staff Housing							
097803	BC099	BUDGET ONLY Staff Housing - Security Improvements - All Houses	45,000.00	7,500.00	0.00	0.00	7,500.00
097803	BC112	CAP - 944 First St Onslow	110,000.00	5,000.00	0.00	0.00	5,000.00
097803	BC127	CAP - 325 Third Ave Onslow	15,000.00	14,393.00	7,393.00	0.00	14,393.00
097803	BC136	CAP - 583 Third Ave Onslow	10,000.00	8,571.00	4,981.00	7,088.40	1,482.60
097803	BC142	CAP - 585 Third Ave Onslow	0.00	8,139.00	0.00	8,138.90	0.10
097803	BC163	CAP - 565 Brockman Ave Paraburdoo	20,000.00	0.00	9,948.00	0.00	0.00
097803	BC166	CAP - 571 Brockman Ave Paraburdoo	15,000.00	7,452.00	7,452.00	182.23	7,269.77
097803	BC169	CAP - 172 Hardy Ave PAraburdoo	10,000.00	6,436.00	4,968.00	1,485.61	4,950.39
097803	BC172	CAP - 39 Joffre Ave Paraburdoo	10,000.00	7,722.00	4,968.00	0.00	7,722.00
097803	BC178	CAP - 516 Lockyer Ave Paraburdoo	20,000.00	0.00	0.00	0.00	0.00
097803	BC184	CAP - 90 Pilbara Ave Paraburdoo	20,000.00	57,202.00	9,948.00	0.00	57,202.00
097803	BC187	CAP - 56 Whaleback Ave Paraburdoo	0.00	1,672.00	0.00	2,150.49	(478.49)
097803	BC195	CAP - 398 Acalypha St Tom Price	0.00	7,500.00	7,500.00	0.00	7,500.00
097803	BC204	CAP - 279 Carob St Tom Price	0.00	9,000.00	0.00	1,539.55	7,460.45
097803	BC207	CAP - 283 Carob St Tom Price	0.00	7,500.00	7,500.00	0.00	7,500.00
097803	BC213	CAP - 178 Cassia St Tom Price	0.00	60,000.00	0.00	0.00	60,000.00
097803	BC216	CAP - 126 Cedar St Tom Price	35,000.00	26,083.00	17,433.00	0.00	26,083.00
097803	BC219	CAP - 215 Grevillea St Tom Price	0.00	10,000.00	10,000.00	9,763.05	236.95
097803	BC225	CAP - 1104B Jabbarup St Tom Price	0.00	13,363.00	2,609.00	581.71	12,781.29
097803	BC228	CAP - 797 Kulai St Tom Price	20,000.00	1,750.00	9,948.00	0.00	1,750.00
097803	BC237	CAP - 17 Lilac St Tom Price	0.00	8,000.00	8,000.00	7,744.00	256.00
097803	BC240	CAP - 22 Lilac St Tom Price	0.00	9,000.00	9,000.00	8,739.50	260.50
097803	BC246	CAP - 758 Mungarra St Tom Price	5,000.00	11,477.00	11,477.00	0.00	11,477.00
097803	BC255	CAP - 261 Poinciana St Tom Price	21,000.00	23,037.00	23,800.00	11,761.34	11,275.66
097803	BC261	CAP - 1152 Tarwonga Crt Tom Price	20,000.00	58,000.00	20,000.00	0.00	58,000.00
097803	BC264	CAP - 825 Warara St Tom Price	0.00	6,000.00	0.00	0.00	6,000.00
097803	BC270	CAP - 1143 Yanagin Pl Tom Price	40,000.00	30,226.00	36,500.00	22,327.12	7,898.88
097800	BN144	Lot 394 Third Ave Onslow	2,100,000.00	1,500,000.00	0.00	0.00	1,500,000.00
			2,516,000.00	1,905,023.00	213,425.00	81,501.90	1,823,521.10
Human Resources							
042125		Test & Tag Machine	0.00	0.00	0.00	0.00	0.00
			0.00	0.00	0.00	0.00	0.00
Visitors Centre - Tom Price							
139993		New Front Doors	0.00	0.00	0.00	0.00	0.00
139995		Asset Expansion Visitor Centre Land & Buildings	0.00	0.00	0.00	0.00	0.00
			0.00	0.00	0.00	0.00	0.00
Total			2,516,000.00	1,905,023.00	213,425.00	81,501.90	1,823,521.10

Acquisitions of Assets

Capital Expenditure Progress Report at 31 March 2015

GL	Job	Description	Original Budget	Current Budget	Budget YTD	Spending YTD	Remaining Budget
COMMUNITY DEVELOPMENT							
Care of Families & Children							
080300	BN455	Paraburdoo Child Care	3,700,000.00	500,000.00	990,000.00	64,158.67	435,841.33
			3,700,000.00	500,000.00	990,000.00	64,158.67	435,841.33
Cultural Activities (East)							
113004		Infrastructure - Christmas Decorations	0.00	0.00	0.00	0.00	0.00
113005		Furniture & Equipment	10,000.00	9,999.00	7,497.00	5,905.52	4,093.48
			10,000.00	9,999.00	7,497.00	5,905.52	4,093.48
Public Halls - Civic Centre, Pavilion							
110004		Furniture & Fittings	2,000.00	2,000.00	2,000.00	907.46	1,092.54
117323	15031	Ashburton Hall - Curtain Replacement	12,000.00	2,500.00	10,350.00	2,500.00	0.00
117323	15033	Ashburton Hall - Reseal Floor	12,000.00	15,000.00	4,500.00	0.00	15,000.00
117323	15079	Tom Price Community Centre Office - Instal Air Cond	21,500.00	9,000.00	15,500.00	9,000.00	0.00
117323	BC325	CAP - Ashburton Hall Paraburdoo	56,740.00	56,240.00	56,740.00	12,895.00	43,345.00
117323	BC327	CAP - Civic Centre Area W Tom Price	25,380.00	25,380.00	25,380.00	0.00	25,380.00
117323	BC329	CAP - Community Centre (rear of library) Tom Price	127,140.00	127,140.00	127,140.00	19,275.00	107,865.00
117325	15032	Paraburdoo Ashburton Hall - Safety Rails	50,000.00	50,000.00	25,000.00	0.00	50,000.00
117325	15164	Paraburdoo Ashburton Hall - Safety Rails	60,000.00	60,000.00	0.00	0.00	60,000.00
117326	15153	Paraburdoo Ashburton Hall - Safety Rails	13,600.00	5,000.00	2,500.00	3,534.00	1,466.00
117327	15154	Paraburdoo Ashburton Hall - Safety Rails	13,000.00	10,000.00	13,000.00	0.00	10,000.00
117327	15166	Paraburdoo Ashburton Hall - Water Filtration for Air Cons	6,000.00	4,000.00	2,000.00	4,720.00	(720.00)
117327	15167	Paraburdoo Sport Pavilion - Water Filtration for Air Cons	6,000.00	4,000.00	2,000.00	0.00	4,000.00
			405,360.00	370,260.00	286,110.00	52,831.46	317,428.54
Foreshore Areas - Onslow							
112864	15094	Removal and Renewal of Fish Offal Tank	6,000.00	6,000.00	6,000.00	0.00	6,000.00
112864	15211	Onslow Solar Lights - Repairs	15,000.00	15,000.00	0.00	0.00	15,000.00
112860	15093	Onslow - Pontoon Tie Down Area	10,000.00	79,640.00	43,542.00	16,500.00	63,140.00
112860	15109	Onslow Foreshore - Bin Surrounds	23,000.00	23,000.00	24,250.00	0.00	23,000.00
112860	C014	Osprey Nest	6,700.00	133.00	6,700.00	132.50	0.50
112860	C015	Front Beach Furniture	8,000.00	8,000.00	8,000.00	1,560.50	6,439.50
112860	GE015	Four Mile Creek Upgrade	0.00	75,000.00	0.00	0.00	75,000.00
			68,700.00	206,773.00	88,492.00	18,193.00	188,580.00
Swimming Pool - Tom Price							
113343	BC335	CAP - Vic Hayton Memorial Pool	4,000.00	34,000.00	34,000.00	0.00	34,000.00
113490	15137	Tom Price Pool - Lights to Playground	5,000.00	5,000.00	5,000.00	0.00	5,000.00
113490	15139	Tom Price Pool - Security Sensor Lighting	3,000.00	3,000.00	3,000.00	0.00	3,000.00
113491	15134	Tom Price Pool - Pool Cleaner	15,345.00	14,261.00	15,345.00	14,261.23	(0.23)
113491	15136	Tom Price Pool - Energy Reduction System	16,600.00	15,899.00	16,600.00	30,391.70	(14,492.70)
116294		Office Equipment	0.00	0.00	0.00	0.00	0.00
			43,945.00	72,160.00	73,945.00	44,652.93	27,507.07
Swimming Pool - Paraburdoo							
112968	15045	Paraburdoo Pool - Pool Name Signage	10,000.00	34,870.00	13,750.00	12,629.25	22,240.75
112968	15210	Paraburdoo Pool - Replace fittings Changes Rooms	20,000.00	20,000.00	0.00	0.00	20,000.00
112968	BC345	CAP - Paraburdoo Swimming Pool	4,870.00	4,875.00	34,870.00	4,875.00	0.00
113314	15046	Paraburdoo Pool - Install Variable Speed Pumps	18,065.00	18,065.00	18,065.00	0.00	18,065.00
113320	15035	Paraburdoo Pool - Cilled Water Fountain	12,000.00	12,000.00	12,000.00	10,168.44	1,831.56
113321	15040	Paraburdoo Pool External Power Points	8,000.00	8,000.00	8,000.00	0.00	8,000.00
113321	15043	Paraburdoo Pool - Pool Lighting	30,000.00	30,000.00	30,000.00	0.00	30,000.00
113321	15047	Paraburdoo Pool - Repairs to Shade shelter	30,000.00	30,000.00	30,000.00	0.00	30,000.00
113321	15051	Paraburdoo Pool - Anti Wave Ropes	8,000.00	6,372.00	8,000.00	6,716.00	(344.00)
			140,935.00	164,182.00	154,685.00	34,388.69	129,793.31
Swimming Pool - Onslow							
117650	15023	BUDGET ONLY - Assesst New Onslow Swimming Pool	5,000,000.00	112,200.00	44,880.00	5,015.23	107,184.77
			5,000,000.00	112,200.00	44,880.00	5,015.23	107,184.77
Recreation Centre Tom Price							
112855		Furniture & Equipment	0.00	23,500.00	23,500.00	0.00	23,500.00
			0.00	23,500.00	23,500.00	0.00	23,500.00
Onslow MPC							
110364	15098	Onslow MPC - Ventilation to Plant Room	5,500.00	3,500.00	1,750.00	498.68	3,001.32
110364	15099	Onslow MPC - Install Reception Area	68,000.00	0.00	0.00	0.00	0.00
110364	15104	Onslow MPC - Vapour Sealling Air-Conditioning	88,000.00	55,000.00	60,500.00	55,000.00	0.00
			161,500.00	58,500.00	62,250.00	55,498.68	3,001.32
Other Recreation & Sport							
112774	C035	Tom Price/ Paraburdoo Cricket Nets	435,270.00	422,666.00	442,666.00	422,666.00	0.00
112774	C037	Meeka (Train) Park Construction	12,000.00	12,000.00	4,800.00	0.00	12,000.00
112774	C038	Bird Park, Tom Price	0.00	0.00	0.00	0.00	0.00
117343	15052	Tom Price Squash Courts - Air Cond	10,000.00	11,359.00	11,359.00	12,268.18	(909.18)
113228	BC375	CAP - Sports Pavilion De Grey Rd Paraburdoo	0.00	0.00	0.00	0.00	0.00
113228	BC377	CAP - Tennis Club Shelter Paraburdoo	0.00	0.00	0.00	0.00	0.00
113218	BC372	CAP - MPC Onslow	0.00	0.00	0.00	0.00	0.00
113014		Office Equipment	2,000.00	2,000.00	1,000.00	552.63	1,447.37
113230	BE352	Upgrade TP Gym & TP Bowling Club	29,250.00	37,000.00	33,900.00	17,111.75	19,888.25
113230	15063	Tom Price Bowling Club - Install New Fence	68,500.00	68,500.00	68,500.00	40,728.16	27,771.84
113230	15121	Tom Price - Upgrade to Bodyline Gym and Bowling Club	45,000.00	45,000.00	22,500.00	530.94	44,469.06
113230	15146	Paraburdoo Squash Club - Painting/Tiles/Painting	54,000.00	54,000.00	27,000.00	14,201.50	39,798.50
113231	15122	Onslow Waterspray Park - Install Air Cond to Plant Room	26,000.00	26,000.00	32,000.00	0.00	26,000.00
113231	15124	Onslow Waterspray Park - Replace Fencing	45,000.00	31,216.00	0.00	31,216.00	0.00
113231	15125	Onslow Waterspray Park - Replace Pipes	28,000.00	20,000.00	28,000.00	11,603.57	8,396.43
113231	15126	Onslow Waterspray Park - Resealing	16,500.00	16,500.00	16,500.00	14,440.00	2,060.00
113231	15127	Onslow Waterspray Park - Spill Kit & Safety Equip	20,000.00	20,000.00	5,000.00	2,512.59	17,487.41
113231	15149	Paraburdoo - Meeka Park - Repair Train	23,000.00	23,000.00	5,750.00	0.00	23,000.00
113231	15156	Paraburdoo - Meeka Park - Signage	10,000.00	13,750.00	13,750.00	12,314.25	1,435.75
113234	BN375	Paraburdoo Community/Sporting Facility	6,000,000.00	0.00	700,000.00	0.00	0.00
113234	C550	Paraburdoo New Sporting Building Feasibility Study	0.00	140,000.00	71,400.00	19,796.00	120,204.00
113234	GE023	Clem Thompson Oval Redevelopment	164,350.00	435,000.00	204,933.00	13,466.01	421,533.99
113234	GE024	Tom Price Sports Pavilion (New)	4,050.00	4,050.00	4,050.00	0.00	4,050.00
113234	GE026	CT Oval Redevelopment - Project Management Expenses	0.00	0.00	0.00	0.00	0.00
113234	GE027	TP Sport Precinct: Club & Facility Support	100,000.00	100,000.00	70,000.00	69,720.34	30,279.66
138101		Motor Vehicle Purchase	0.00	0.00	0.00	0.00	0.00
			7,092,920.00	1,482,041.00	1,763,108.00	683,127.92	798,913.08

Acquisitions of Assets

Capital Expenditure Progress Report at 31 March 2015

GL	Job	Description	Original Budget	Current Budget	Budget YTD	Spending YTD	Remaining Budget
Malls							
100050	C500	Revitalisation Design Mall & Environs	89,130.00	88,239.00	88,239.00	83,868.90	4,370.10
100050	C501	Town Centre Upgrade Works	2,010,870.00	2,010,870.00	2,010,870.00	82,578.35	1,928,291.65
100050	15217	Tom Price Mall - New Public Notice Board	4,000.00	4,000.00	4,000.00	0.00	4,000.00
100051	GE014	Paraburdoo Town Redevelopment	1,033,000.00	875,010.00	867,878.00	875,009.76	0.24
100051	GE028	Para Town Revitalisation - RIO Projects	60,000.00	119,830.00	109,830.00	50,700.39	69,129.61
100051	15161	Paraburdoo - Mall Toilet - Toilet Upgrade	51,410.00	51,000.00	25,500.00	44,472.00	6,528.00
100051	15215	Paraburdoo Town Centre Landscaping	10,000.00	30,000.00	16,000.00	0.00	30,000.00
100051	15231	Paraburdoo Town Centre Car Park Shade Shelters	150,000.00	166,336.00	158,331.00	166,337.23	(1.23)
100065	15058	Tom Price Town Mall - Reseal Pavement	50,000.00	50,000.00	0.00	0.00	50,000.00
130105	C064	Village Green Project	0.00	0.00	0.00	0.00	0.00
130106	C301	TP Town Centre Signage	9,050.00	9,050.00	9,050.00	9,050.00	0.00
130106	C302	TP Town Shop Signs	50,080.00	0.00	50,080.00	0.00	0.00
130106	C303	Chilled Water Fountain Para Town Centre	4,880.00	13,140.00	4,880.00	13,140.00	0.00
130106	GE033	TP Town Centre Blades	5,000.00	5,000.00	5,000.00	5,000.00	0.00
			3,527,420.00	3,422,475.00	3,349,658.00	1,330,156.63	2,092,318.37
Other Community Amenities							
051984	C060	CCTV Tom Price & Paraburdoo	37,840.00	24,983.00	24,983.00	24,983.10	(0.10)
100031	C072	Entry Statement Onslow	0.00	0.00	0.00	0.00	0.00
100031	C073	Entry Statement Paraburdoo	0.00	0.00	0.00	0.00	0.00
100028		Asset New Other Community Furniture & Equip	0.00	0.00	0.00	0.00	0.00
107303		CAP - Bldg Prog/Other Community Amenities	51,200.00	51,200.00	33,800.00	4,570.00	46,630.00
			89,040.00	76,183.00	58,783.00	29,553.10	46,629.90
Parks and Ovals							
112742	15143	Line Marking Machines	8,000.00	6,395.00	10,232.00	6,392.87	2.13
112744	C031	Upgrade Peter Sutherland Oval, Paraburdoo	4,420.00	4,053.00	4,420.00	4,052.50	0.50
112870	15086	Tom Price Lions Park - Replace Playground Equip	350,000.00	290,000.00	0.00	0.00	290,000.00
112870	15165	Paraburdoo - Anzac Memorial - Revitalisation	50,000.00	50,000.00	50,000.00	294.55	49,705.45
112870	15205	Tom Price Anzac Memorial Refurbishment	350,000.00	100,000.00	150,000.00	0.00	100,000.00
112870	15218	Paraburdoo Shopping Mall Replace Playground	40,000.00	40,000.00	0.00	0.00	40,000.00
112870	15226	Tom Price - Doug Talbot Park Install Lighting	10,000.00	10,000.00	0.00	0.00	10,000.00
112870	15230	Onslow Playground - Install White Sand	80,000.00	76,000.00	76,000.00	68,720.00	7,280.00
112874	C028	Works Prog Area W Retic Replacement	0.00	0.00	0.00	0.00	0.00
112874	C057	Water Cooler Paraburdoo Skate Park	0.00	0.00	0.00	0.00	0.00
112874	C059	Fencing Tom Price Lions Park	0.00	0.00	0.00	0.00	0.00
113019		RSL Memorial Park - Tom Price	0.00	0.00	0.00	0.00	0.00
113040		Playground Upgrade (All Towns)	17,510.00	0.00	17,510.00	0.00	0.00
112740	15108	Onslow Oval - Replace Water Tanks	66,500.00	69,080.00	0.00	62,800.00	6,280.00
112740	15128	Paraburdoo Peter Sutherland Oval - Upgrade Electrical Panels	50,000.00	50,000.00	52,500.00	0.00	50,000.00
112740	15152	Paraburdoo Oval - Upgrade Goals Posts	25,000.00	10,606.00	0.00	10,606.08	(0.08)
112740	15155	Paraburdoo Peter Sutherland Oval - Oval Seating	30,000.00	39,332.00	0.00	39,331.76	0.24
112740	15157	Paraburdoo Peter Sutherland Oval - Signage	10,000.00	10,000.00	15,750.00	12,629.25	(2,629.25)
112740	15158	Paraburdoo Oval - Signage	10,000.00	10,000.00	15,750.00	12,629.25	(2,629.25)
112741	C077	Paraburdoo Skate Park (New Asset)	750,000.00	850,000.00	0.00	0.00	850,000.00
112741	C078	Skate Park Onslow (New)	1,000,000.00	45,000.00	680,000.00	1,801.01	43,198.99
112741	15144	Paraburdoo - Meeka Park - Chilled Water Fountain	12,000.00	13,586.00	18,586.00	13,129.35	456.65
112741	C049	Onslow Waste Water Re-Use Scheme	70,000.00	0.00	34,969.00	0.00	0.00
112741	C053	Area W Master Plan	175,000.00	175,000.00	30,000.00	23,830.00	151,170.00
112741	C079	Basketball Courts Onslow (New)	3,500,000.00	500,000.00	580,000.00	0.00	500,000.00
112741	C300	Tom Price Skate Park Softfall & Lights	20,870.00	20,870.00	20,870.00	0.00	20,870.00
			6,629,300.00	2,369,922.00	1,756,587.00	256,216.62	2,113,705.38
Library - Paraburdoo							
112714		Furniture & Fittings	6,000.00	13,122.00	4,530.00	7,061.20	6,060.80
113838	BC400	CAP - Library Building	8,000.00	8,868.00	8,000.00	6,571.21	2,296.79
			14,000.00	21,990.00	12,530.00	13,632.41	8,357.59
Library - Tom Price							
115164		Furniture & Fittings	900.00	900.00	900.00	100.00	800.00
			900.00	900.00	900.00	100.00	800.00
Other Recreation & Sport (Non Specific. Specific Have Their Own Sub Function)							
112784		Plant & Equipment Capital Expenditure	5,500.00	3,026.00	3,026.00	3,026.00	0.00
113021		Security CCTV Project - Onslow	25,600.00	0.00	0.00	7,438.00	(7,438.00)
113235	15064	Tom Price Clem Thompson Pavilion - Purchase of Floor Cleaner	5,500.00	5,247.00	0.00	5,246.83	0.17
113239	15071	Tom Price Net/Basketball Courts - Chilled Water Fountain	12,000.00	10,804.00	12,000.00	10,804.35	(0.35)
			48,600.00	19,077.00	15,026.00	26,515.18	(7,438.18)
Aged Care							
092268	15118	Onslow Senior Unit 4 - Air Cond	3,000.00	2,936.00	3,000.00	2,935.96	0.04
092269	15100	BUDGET ONLY Onslow Carinya Units Re-Roofing All Units	130,000.00	130,000.00	130,000.00	0.00	130,000.00
092269	15101	BUDGET ONLY Onslow Carinya Units Solar Hot Water All Units	30,000.00	30,000.00	30,000.00	0.00	30,000.00
092269	15102	BUDGET ONLY Onslow Carinya Units Re-Flooring All Units	35,750.00	35,750.00	35,750.00	0.00	35,750.00
			198,750.00	198,686.00	198,750.00	2,935.96	195,750.04
Youth Services - Western Sector							
080400		Plant & Equipment	10,000.00	10,000.00	7,500.00	0.00	10,000.00
			10,000.00	10,000.00	7,500.00	0.00	10,000.00
Total			27,141,370.00	9,118,848.00	8,894,201.00	2,622,882.00	6,495,966.00

Acquisitions of Assets

Capital Expenditure Progress Report at 31 March 2015

GL	Job	Description	Original Budget	Current Budget	Budget YTD	Spending YTD	Remaining Budget
CORPORATE SERVICES							
Business Improvement							
041501		Business Improvement Projects	0.00	0.00	0.00	0.00	0.00
			0.00	0.00	0.00	0.00	0.00
Administration General - Tom Price & Parburdoo							
045964		Furniture & Fittings	3,000.00	3,000.00	2,100.00	892.73	2,107.27
045984		Office Equipment	10,000.00	5,000.00	8,000.00	135.45	4,864.55
045966		Office Renovations - Tom Price	15,000.00	15,000.00	7,564.00	16,717.15	(1,717.15)
			28,000.00	23,000.00	17,664.00	17,745.33	5,254.67
Administration General - Onslow							
040364		Office Equipment	0.00	0.00	0.00	0.00	0.00
040365		Telecommunications Equipment - Onslow Office	30,000.00	10,000.00	12,996.00	0.00	10,000.00
040369	BC015	CAP - Bldg Prog/Administration Building Onslow	0.00	0.00	0.00	0.00	0.00
040369	FC015	Onslow Administration Bldg - Construction After Fire	0.00	0.00	0.00	0.00	0.00
040369	FD015	Onslow Administration Building - Fire Demolition/Clean-up	0.00	0.00	0.00	0.00	0.00
045969	15195	Tom Price - Office Accommodation Investigation	50,000.00	40,000.00	46,000.00	17,892.15	22,107.85
040376	BN100	Onslow Admin Complex Construction	8,075,000.00	1,500,000.00	1,440,000.00	24,319.44	1,475,680.56
040376	BN101	Planning & Design costs	0.00	500,000.00	100,000.00	140,584.40	359,415.60
040374		Furniture & Fittings	2,000.00	0.00	600.00	19.74	(19.74)
			8,157,000.00	2,050,000.00	1,599,596.00	182,815.73	1,867,184.27
Information Technology							
042464		Computer Equipment	0.00	20,200.00	0.00	400.00	19,800.00
042465		Communication Equipment	0.00	14,000.00	14,000.00	12,522.00	1,478.00
			0.00	34,200.00	14,000.00	12,922.00	21,278.00
Cemeteries							
100016		Onslow Cemetery Upgrade	500.00	0.00	252.00	0.00	0.00
100018		Toilets Onslow Cemetery	0.00	0.00	0.00	0.00	0.00
			500.00	0.00	252.00	0.00	0.00
Total			8,185,500.00	2,107,200.00	1,631,512.00	213,483.06	1,893,716.94
DEVELOPMENT & REGULATORY SERVICES							
Fire Prevention							
051704		Fire Control Vehicles	0.00	0.00	0.00	0.00	0.00
			0.00	0.00	0.00	0.00	0.00
Fire Brigades							
051727		Asset New Fire Brigades Land & Buildings	0.00	0.00	0.00	0.00	0.00
			0.00	0.00	0.00	0.00	0.00
Animal Control Eastern Sector							
051734		Upgrade Dog Pound Tom Price	10,000.00	10,000.00	10,000.00	17,550.00	(7,550.00)
			10,000.00	10,000.00	10,000.00	17,550.00	(7,550.00)
Animal Control Western Sector							
051755		Upgrade - Onslow Dog Pound	0.00	0.00	0.00	0.00	0.00
			0.00	0.00	0.00	0.00	0.00
Ranger Services							
051735		Upgrade Dog Pound Para	12,000.00	12,000.00	12,000.00	120.45	11,879.55
			12,000.00	12,000.00	12,000.00	120.45	11,879.55
Statutory Services							
072354		Mosquito Fogger Storage Sheds	1,000.00	1,000.00	750.00	0.00	1,000.00
			1,000.00	1,000.00	750.00	0.00	1,000.00
Total			23,000.00	23,000.00	22,750.00	17,670.45	5,329.55

Acquisitions of Assets

Capital Expenditure Progress Report at 31 March 2015

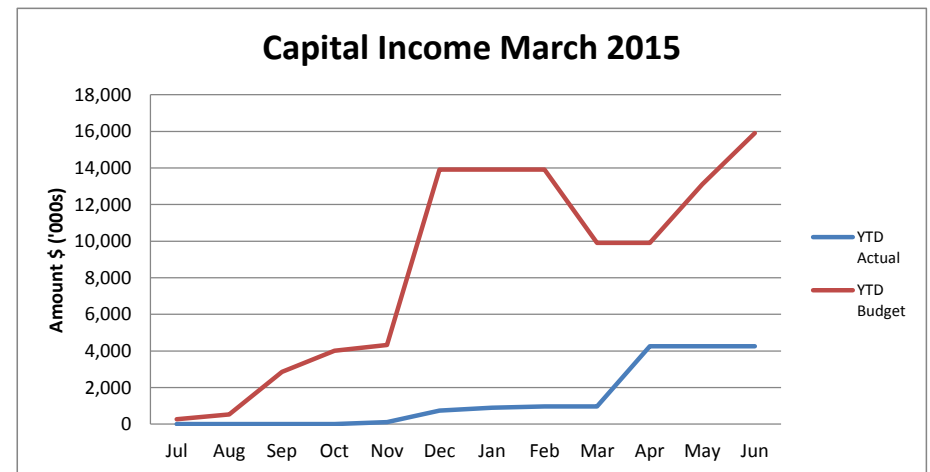
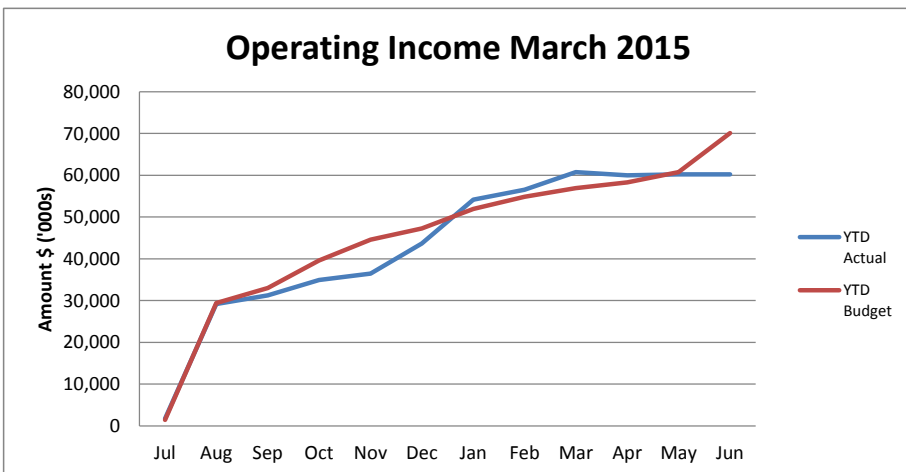
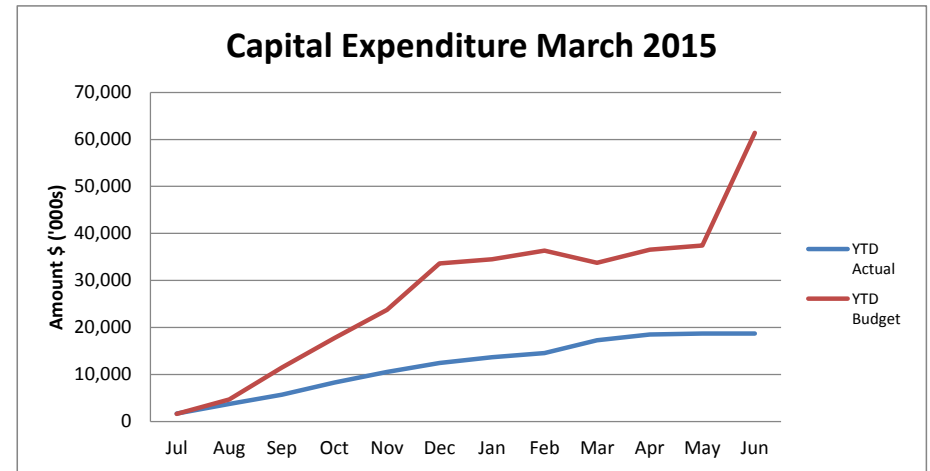
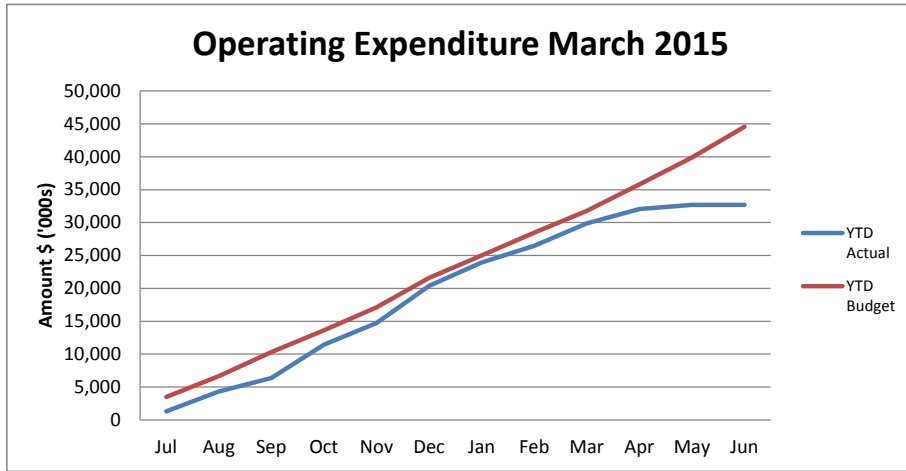
GL	Job	Description	Original Budget	Current Budget	Budget YTD	Spending YTD	Remaining Budget
STRATEGIC & ECONOMIC DEVELOPMENT							
Tourism & Area Promotion Eastern Sector							
134848	C600	Installation of Town Entry Signage	18,000.00	4,120.00	18,000.00	4,120.00	0.00
134852	15150	Paraburdoo - Upgrade Visitor Info Bay Camp Rd	100,000.00	100,000.00	0.00	0.00	100,000.00
			118,000.00	104,120.00	18,000.00	4,120.00	100,000.00
Tourism & Area Promotion Onslow							
134948	BC440	CAP - Onslow Sun Chalets	1,500.00	0.00	750.00	0.00	0.00
134953		Asset New Tourism & Area Promotion - Onslow PLANT & EQUIPMEN	6,000.00	0.00	0.00	0.00	0.00
			7,500.00	0.00	750.00	0.00	0.00
Museums							
114619	BC410	CAP - Building Prog Onslow Museum	0.00	0.00	0.00	0.00	0.00
114630		Furniture & Equipment	4,000.00	4,000.00	1,998.00	0.00	4,000.00
114631	15232	Old Onslow Risk Assessment Consultancy	50,000.00	50,000.00	25,000.00	0.00	50,000.00
114631	15233	Old Onslow Risk Mitigation Works	100,000.00	100,000.00	50,000.00	0.00	100,000.00
			154,000.00	154,000.00	76,998.00	0.00	154,000.00
Ocean View Caravan Park							
134255	BE438	Ocean View Caravan Park Upgrade	2,000,000.00	500,000.00	720,500.00	103,152.64	396,847.36
134255	BC438	CAP - Ocean View Caravan Park	0.00	0.00	0.00	0.00	0.00
134255	BE439	Ocean View Caravan Park Managers Residence Redevelopment	200,000.00	200,000.00	99,960.00	0.00	200,000.00
			2,200,000.00	700,000.00	820,460.00	103,152.64	596,847.36
Tom Price Industrial Land Development							
140154	W657	Boonderoo Subdivision/Survey expenses - Lot 308	220,000.00	220,000.00	109,956.00	0.00	220,000.00
140154	W658	Boonderoo Subdivision/Survey expenses - Lot 350	0.00	0.00	0.00	0.00	0.00
140154	15190	Tom Price Industrial Land - Planning	15,000.00	15,000.00	15,000.00	55.95	14,944.05
140164	W661	Design & Plan expenses - Boonderoo Lot 350	0.00	0.00	0.00	0.00	0.00
140174	W654	Services Installation - Boonderoo LIA subdivision (Lot 350)	0.00	0.00	0.00	0.00	0.00
140174	W653	Services Installation - Boonderoo LIA subdivision (Lot 308)	0.00	0.00	0.00	0.00	0.00
			235,000.00	235,000.00	124,956.00	55.95	234,944.05
Tom Price Residential Land Development							
140074	W652	Pilkena/Yaruga St - Subdivision	620,000.00	0.00	0.00	0.00	0.00
140077	C063	Purchase of "Lazy Land"	100,000.00	400,000.00	0.00	0.00	400,000.00
			720,000.00	400,000.00	0.00	0.00	400,000.00
Onslow Industrial Development							
147312		Subdivision Surveying & Plans	0.00	0.00	0.00	0.00	0.00
147315		Design & Plan Expenses	150,000.00	150,000.00	93,728.00	107,574.51	42,425.49
147318		Services Installation - Onslow Industrial Land	70,000.00	70,000.00	70,000.00	0.00	70,000.00
			220,000.00	220,000.00	163,728.00	107,574.51	112,425.49
TV & Radio Re-Broadcasting							
113784		Broadcasting Equipment	0.00	0.00	0.00	0.00	0.00
			0.00	0.00	0.00	0.00	0.00
Town Site Revitalisation - Eastern							
041047	BC442	Strategic Office Paraburdoo - Refurbishment	0.00	20,000.00	10,000.00	0.00	20,000.00
			0.00	20,000.00	10,000.00	0.00	20,000.00
Total			3,654,500.00	1,833,120.00	1,214,892.00	214,903.10	1,618,216.90

Acquisitions of Assets

Capital Expenditure Progress Report at 31 March 2015

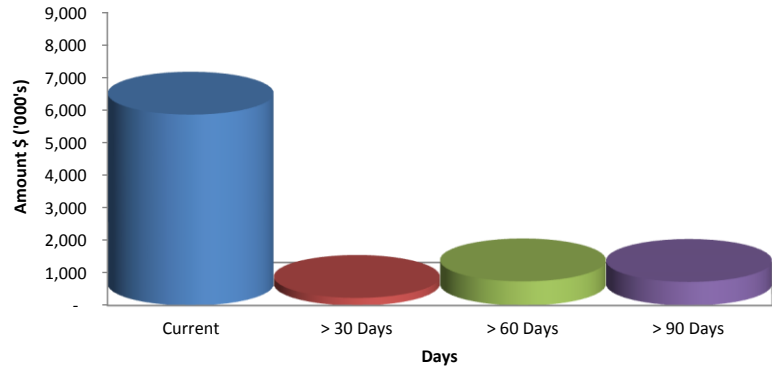
GL	Job	Description	Original Budget	Current Budget	Budget YTD	Spending YTD	Remaining Budget
INFRASTRUCTURE							
Depots							
127380	15018	Tom Price Depot Office Expansion	350,000.00	425,339.00	417,574.00	374,015.88	51,323.12
127383	BC415	CAP - Depot Buildings Tom Price	0.00	0.00	0.00	0.00	0.00
127383	BC417	CAP - Depot Buildings Onslow	0.00	0.00	0.00	0.00	0.00
127383	BC419	CAP - Depot Buildings Paraburdoo	0.00	0.00	0.00	0.00	0.00
			350,000.00	425,339.00	417,574.00	374,015.88	51,323.12
Road Plant Purchases							
124954		Plant & Equipment Capital Expenditure	1,222,000.00	1,086,397.00	572,000.00	358,530.20	727,866.80
124964		Motor Vehicle	917,000.00	943,000.00	0.00	605,128.35	337,871.65
124966		Asset New Motor Vehicles Plant & Equipment	144,000.00	144,000.00	71,970.00	7,160.46	136,839.54
124956		Asset New Plant Plant & Equipment	222,911.00	199,924.00	222,911.00	204,303.86	(4,379.86)
			2,505,911.00	2,373,321.00	866,881.00	1,175,122.87	1,198,198.13
Onslow Airport							
120014	C400	Initial Expenses	0.00	0.00	0.00	0.00	0.00
120014	C401	Project Initiation	0.00	0.00	0.00	0.00	0.00
120014	C402	Airstrip Construction	0.00	0.00	0.00	0.00	0.00
120014	C403	Terminal Construction	617,952.00	1,877,849.00	1,132,284.00	530,010.67	1,347,838.33
120014	C404	Construction Camp	0.00	0.00	0.00	0.00	0.00
120014	C408	Screening Equipment & Conveyor system	882,500.00	884,672.00	882,500.00	686,978.35	197,693.65
120014	C410	Landside Facilities - PIP 3B	5,631,950.00	3,199,997.00	4,410,848.00	974,679.01	2,225,317.99
120014	C411	Water Main Diversion FAA	0.00	0.00	0.00	0.00	0.00
120014	C412	Instrument Approach FAA	0.00	55,600.00	0.00	55,600.00	0.00
120014	C413	PIP4 Emergency Services	818,550.00	969,040.00	871,130.00	841,503.03	127,536.97
120014	C414	Onslow Airport Outdoor Furniture	34,000.00	87,350.00	65,200.00	88,221.10	(871.10)
120015	C407	Emergency Evacuation Works - Wheatstone	0.00	0.00	0.00	0.00	0.00
120016	15203	Onslow Aripport - General Aviation Lease Area Preparation	100,000.00	100,000.00	52,000.00	0.00	100,000.00
120016	15206	Onslow Airport Drainage Improvement	50,000.00	50,000.00	50,000.00	0.00	50,000.00
120018	15237	Onslow Airport - Backup Generator Terminal	90,000.00	61,734.00	78,647.00	52,072.35	9,661.65
120018	15238	Onslow Airport Back Up Generator Runway Lighting	20,000.00	20,000.00	20,000.00	0.00	20,000.00
124084		Plant & Equipment Capital Expenditure	0.00	100,000.00	0.00	0.00	100,000.00
			8,244,952.00	7,406,242.00	7,562,609.00	3,229,064.51	4,177,177.49
Urban Stormwater Drainage							
102388	GE022	Onslow Storm Surge Protection	0.00	0.00	0.00	0.00	0.00
124470	C151	Works Prog Paraburdoo Urban Drainage Reconstruct	1,330,000.00	1,330,028.00	880,001.00	975,547.90	354,480.10
124470	C157	Drainage Mctnce Program CCTV	39,000.00	39,000.00	29,000.00	1,727.30	37,272.70
			1,369,000.00	1,369,028.00	909,001.00	977,275.20	391,752.80
Construction Streets, Roads, Bridges, Depots							
124440	15223	BUDGET ONLY - Asset New Street Lighting	200,000.00	11,534.00	0.00	11,534.28	(0.28)
124440	C251	Capital Construction Onslow Street Lighting	0.00	0.00	0.00	0.00	0.00
124441	C225	Construction of Cattle Grids	0.00	0.00	0.00	0.00	0.00
124441	C229	Onslow Access Ring Rd - Desgin & Prelim	0.00	1,248,515.00	749,109.00	19,120.00	1,229,395.00
124450	C218	Weano/Banjima Drive Prep 10Km for seal SLK 00-10	3,665,000.00	2,463,966.00	2,663,698.00	2,404,766.96	59,199.04
124450	15019	Roebourne Wittenoom Rd Reconstruct & Seal	838,804.00	4,131.00	50,000.00	4,130.98	0.02
124460	C202	Nameless Valley Road Preliminaries	0.00	0.00	0.00	0.00	0.00
124460	C208	Reseals	471,000.00	509,998.00	339,986.00	53,032.75	456,965.25
124460	15016	Pannawonica Millstream Rd Renewal	1,919,885.00	1,610,000.00	1,403,750.00	1,437,872.39	172,127.61
124460	15225	Paraburdoo - Camp Rd Replace Trees	7,700.00	9,391.00	8,931.00	9,390.50	0.50
124460	C217	Roubourne Wittenoom 19.4 - 47.9 Major resheet	0.00	1,481,655.00	649,662.00	715,055.67	766,599.33
124461	15204	BUDGET ONLY Road Resheeting	831,850.00	0.00	0.00	0.00	0.00
			7,934,239.00	7,339,190.00	5,865,136.00	4,654,903.53	2,684,286.47
Maintenance Streets, Roads, Bridges, Depots							
124659		Road Counters	0.00	2,011.00	0.00	2,010.70	0.30
			0.00	2,011.00	0.00	2,010.70	0.30
Sanitation - General Refuse							
100025		Plant & Equipment Capital Expenditure	10,000.00	10,000.00	8,000.00	0.00	10,000.00
100024	C002	Works Prog Paraburdoo Refuse Site Upgrade	100,000.00	100,000.00	100,000.00	9,383.14	90,616.86
100024	C004	Works Prog Onslow Refuse Site Upgrade	2,500,000.00	500,000.00	937,500.00	31,886.83	468,113.17
100026	C003	Works Prog Onslow Refuse Transfer Station	2,800,000.00	3,200,000.00	1,880,000.00	1,730,276.63	1,469,723.37
100036	C065	Onslow Tip Closure	300,000.00	300,000.00	300,000.00	89,766.79	210,233.21
100036	C075	Onslow Liquid Waste	57,000.00	57,000.00	57,000.00	0.00	57,000.00
100036	C076	Onslow Waste Site Project - Feasibility Project	45,902.00	45,903.00	29,832.00	16,526.50	29,376.50
100036	15021	Tom Price Landfill Management Plan	250,000.00	250,000.00	200,000.00	287.27	249,712.73
100036	15209	Tom Price - Replace Garden Shed	6,000.00	6,034.00	6,000.00	4,392.39	1,641.61
			6,068,902.00	4,468,937.00	3,518,332.00	1,882,519.55	2,586,417.45
Footpaths							
124530	C099	BUDGET ONLY - Asset New Footpaths	250,000.00	250,000.00	100,000.00	150.00	249,850.00
124530	C103	Works Prog Tom Price Footpaths (Capital)	0.00	2,435.00	0.00	2,434.97	0.03
124530	C651	Footpath Construction- New Subdivision (Warara/Pilkena/Yaruga)	0.00	620,000.00	620,000.00	471.07	619,528.93
			250,000.00	872,435.00	720,000.00	3,056.04	869,378.96
Total			26,723,004.00	24,256,503.00	19,859,533.00	12,297,968.28	11,958,534.72
Total YTD Capital Expenditure at 31 March 2015			68,243,374.00	39,243,694.00	31,836,313.00	15,448,408.79	23,795,285.21

Income and Expenditure Graphs

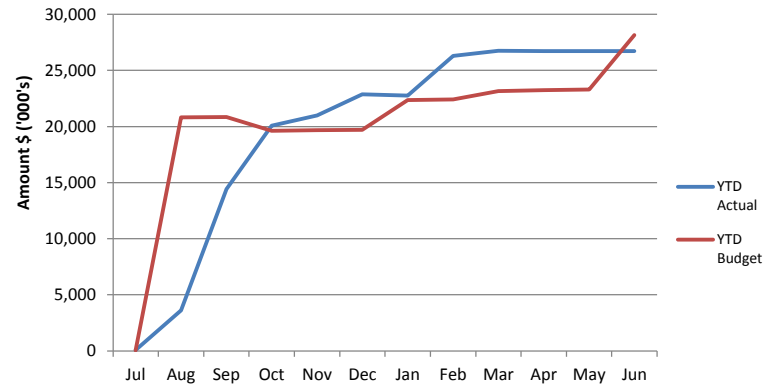


Other Graphs

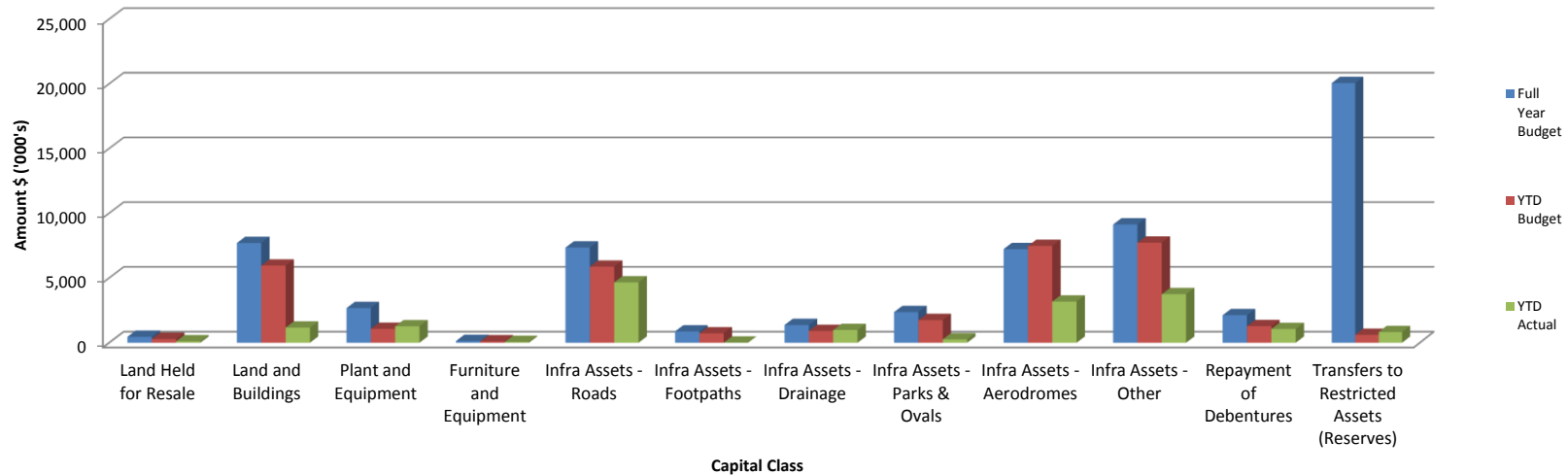
Sundry Debtors Amount O/S April 2015



Current YTD Rates Income as at 30/04/15



Capital Expenditure - March



Private Works Register to 31 March 2015

Private Works Job #	Job Description	Costs			Income			Profit/(Loss)	% Margin
		31/03/2015	30/06/2014	TOTAL COSTS	31/03/2015	30/06/2014	TOTAL INCOME		
		2014/15	2013/14		2014/15	2013/14			
		Financial Year	Financial Year	Income Year	Income Year				
X001	Works Prog Private Works	2,030	32,194	34,224	5,630	7,953	13,583	(20,641)	(60.31%)
X005	Private Works - Sealing Aggregate Production	0	0	0	0	0	0	0	0.00%
X003	Kiss and Drop Tom Price	0	0	0	0	0	0	0	0.00%
X007	Nanutarra Munjina Rd	5,447	18,484	23,931	4,952	0	4,952	(18,979)	(79.31%)
X008	Playground - Birds Park	0	0	0	0	0	0	0	0.00%
X009	Private Works Nameless Valley Camp	0	2,112,654	2,112,654	0	2,178,173	2,178,173	65,519	3.10%
X010	Fortescue Falls Carpark	0	0	0	0	0	0	0	0.00%
X017	P/Wks Hire of Road Sweeper	7,293	4,540	11,833	22,266	14,377	36,644	24,811	209.67%
X018	Onslow Airport Apron & Landing Node Extension	0	0	0	0	0	0	0	0.00%
X019	Hammersley Gorge Works	0	170,314	170,314	0	284,269	284,269	113,955	66.91%
X020	P/Wks Roadworks & Repairs Strothers Court Tom Price	0	0	0	0	0	0	0	0.00%
X023	P/Wks RTIO - White Quarts Road Maintenance	0	0	0	0	0	0	0	0.00%
X024	P/Wks - RTIO LIA Acces Road Improvements	16,280	84,255	100,535	34,100	289,489	323,589	223,054	221.87%
X025	P/Wks - Hire of Grade	0	0	0	0	0	0	0	0.00%
X028	P/Wks - BHPB Juna Downs Rd	0	0	0	0	0	0	0	0.00%
X029	P/Wks - Grading WaterCorp Roads	2,799	0	2,799	8,318	0	8,318	5,519	197.20%
X030	P/Wks - RTIO Paraburdoo Caravan Park	0	0	0	0	0	0	0	0.00%
X031	P/Wks - Nameless Valley Camp Extension	0	0	0	0	0	0	0	0.00%
X032	Onslow Airport Camp	0	2,686,103	2,686,103	0	2,377,943	2,377,943	(308,160)	(11.47%)
X033	P/Wks Gregory Way Subdivision	0	111,852	111,852	0	131,903	131,903	20,051	17.93%
X034	P/Wks - IBN Wakathuni & Bellary	711	2,653	3,363	0	0	0	(3,363)	(100.00%)
X035	P/Wks - RTIO Marandoo Roads	0	0	0	0	0	0	0	0.00%
X036	Gardening and Maintenance Work Exp	3,997	373	4,370	2,449	2,472	4,920	550	12.58%
X037	P/Wks BHPB - GNH/Coondewanna Intersection Upgrade	0	63,197	63,197	0	85,145	85,145	21,948	34.73%
X038	Private Works - DEC & DSD	0	1,275	1,275	0	0	0	(1,275)	(100.00%)
X039	Karingal Car Park	0	555,155	555,155	0	927,821	927,821	372,666	67.13%
X040	P/Wks to Wombat Crossing	0	12,142	12,142	0	31,033	31,033	18,890	155.57%
X041	P/Wks - Karajini Road works	0	0	0	0	0	0	0	0.00%
		38,556	5,855,192	5,893,748	77,715	6,330,578	6,408,294	514,546	8.73%

	Income	Expense	Profit/(Loss)
2014/15	77,715	38,556	39,159
2013/14	6,330,578	5,855,192	475,386
	6,408,294	5,893,748	514,546

LIST OF PAYMENTS FOR APRIL 2014

Municipal Payments

Chq/EFT	Date	Name	Description	Amount
EFT29183	02/04/2015	A D Bloem	Councillor Tony Bloem Travel Expenses for Onslow Council Meeting 17.3.15 - 19.3.15	1094.46
EFT29184	02/04/2015	ACROMET (AUST) P/L	Purchase of Chemicals	61.82
EFT29185	02/04/2015	ALTUS GROUP CONSULTING PTY LTD	Survey services for the terminal civil works- Accommodation and meals will be supplied by the shire	1980.00
EFT29186	02/04/2015	ARMCO BARRIERS PTY LTD	Delivery of products	3239.79
EFT29187	02/04/2015	Abco Products	Various cleaning supplies	2394.02
EFT29188	02/04/2015	BEN MCDONALD	Harmony Day Chef	1700.00
EFT29189	02/04/2015	BJ & A Building and Maintenance	Repair kitchen cupboard.	1351.90
EFT29190	02/04/2015	BLUE FORCE PTY LTD	Maintenance (2 site visits per year for 2 years) - Tom Price	12503.70
EFT29191	02/04/2015	Blockbuster Mount Lawley - Empire City	Purchase of new DVDs for the Onslow Library	245.00
EFT29192	02/04/2015	CENTURION TRANSPORT CO PTY LTD	Delivery of Mower	801.25
EFT29193	02/04/2015	CLEAR CHEM	Purchase of Chemicals	3087.70
EFT29194	02/04/2015	CLEVER PATCH PTY LTD	Craft Supplies for school holiday program	269.72
EFT29195	02/04/2015	COATES HIRE - ONSLOW	Hire of Equipment	385.00
EFT29196	02/04/2015	COATES HIRE OPERATIONS P/L	Invoice re-entered on correct Coates accounts	3147.65
EFT29197	02/04/2015	COMMERCIAL AQUATICS AUSTRALIA PTY LTD	2 depth marker tiles	132.00
EFT29198	02/04/2015	DEPARTMENT OF HOUSING	Rent Schedule March 2015	7425.00
EFT29199	02/04/2015	DICE SOLUTIONS	Various Maintenance & Repair jobs	3595.13
EFT29200	02/04/2015	DIRECT TRADES SUPPLY P/L	Purchase of Products	1642.00
EFT29201	02/04/2015	Denver Technology	Service Bronze IT Support 1.2.15 - 28.2.15	1259.50
EFT29202	02/04/2015	Department of Parks and Wildlife	20 x Annual Local Passes	396.00
EFT29203	02/04/2015	Douglas Dias	Councillor Douglas Ivan Dias - Expenses for Onslow Council Meeting on 18.3.15	799.65
EFT29204	02/04/2015	FLEET FITNESS	Gym Equipment Hire for March 2015	988.68
EFT29205	02/04/2015	Fortescue National Football League	Community Support Grant for purchase of footballs for 2015 season	2400.00
EFT29206	02/04/2015	GOPHER SPORT	86-557splash and slam basketball	1253.54
EFT29207	02/04/2015	Garrards Pty Ltd	Goods delivered by Toll Ipec to the Shire of Ashburton Office	601.70
EFT29208	02/04/2015	Gumala Contracting	Landscape works	31636.00
EFT29210	02/04/2015	HOYLAKE NOMINEES T/AS MCMAHON BURNETT TRANSPORT	Delivery Charges	3310.88
EFT29211	02/04/2015	HQ MANAGEMENT	Terminal Civil Works	26498.04
EFT29212	02/04/2015	Hotel Ibis - Perth	Accommodation Malcolm Windley 16.03.15	597.00
EFT29213	02/04/2015	INITIAL HYGIENE / PINK HYGIENE SOLUTIONS	Service period 28.3.15 - 27.4.15	2005.78
EFT29214	02/04/2015	INSTANT WEIGHING	Calibration and Certification of Checking Scales	2750.00
EFT29215	02/04/2015	IT Vision Australia Pty Ltd	SynergySoft Upgrade to August Release	517.00
EFT29216	02/04/2015	J A Glover	Reimbursement for Supermarket Purchases for Photo voice Program Onslow	43.82
EFT29217	02/04/2015	J. Blackwood & Son Pty Ltd	Various Hardware purchases	2630.42
EFT29218	02/04/2015	JENNIFER WITHERS	Reimbursement for catering for Grant Writing workshop 11/3/15 - sandwiches from Paraburdoe Milk Bar	130.00
EFT29219	02/04/2015	KEITH PEARSON	Keith Pearson - Consultancy Fees for the Month of January 2015 - Wittenoom Litigation	5844.30
EFT29220	02/04/2015	KHB Mobile mechanical PTY LTD	Machinery Repairs and Maintenance	1309.83
EFT29221	02/04/2015	KI EQUIPMENT HIRE PTY LTD	Fuel W/ending 22.3.15	1761.51
EFT29222	02/04/2015	Kyle & Company Solicitors	Work on finding out responsibility for roads gazetted, non gazetted, undocumented.	2310.00
EFT29223	02/04/2015	L. J. Hooker	Rent Due 13.3.15 - 12.5.15	22631.29
EFT29224	02/04/2015	LEE'S TRANSPORT	Delivery charges from Onslow Airport to Coates Port Hedland	3410.00
EFT29225	02/04/2015	LYONS & PEIRCE KARRATHA	Various Maintenance & Repair jobs	2845.50
EFT29226	02/04/2015	Lo-Go Appointments	Lo-go Temporary appointment of Mike Sully, Acting Executive Manager Community Development	4127.20
EFT29227	02/04/2015	Metrocount	Purchase of Products	1034.00
EFT29228	02/04/2015	Modern Teaching Aids Pty Ltd	Purchase of supplies & Freight	53.63
EFT29229	02/04/2015	N-COM PTY LTD	Maintenance for the Digital TV	3175.48
EFT29230	02/04/2015	NTC Contracting	Onslow Airport access road repair & Pedestrian path	3003.00
EFT29231	02/04/2015	Nasir Bashir Shah	Car Park Fees for a 3 day Conference	83.00
EFT29232	02/04/2015	ONSITE RENTAL GROUP OPERATIONS (WA) (State-wide Equip Hire)	Installation costs including disconnection and removal of in-situ generators to make way for new installation	11960.45
EFT29233	02/04/2015	Office Choice Malaga	ERGO Chair - High back charcoal	2417.25
EFT29234	02/04/2015	Onslow Sports Club	Community Support Grant for Naidoc week events	2500.00
EFT29235	02/04/2015	Onslow Sun Chalets	Onslow Chalet Accommodation- Twin Motel Unit -Tuesday 14 April 2015 for Courtney George - Luke Middleton - Jordan Randazzo	780.00
EFT29236	02/04/2015	Onslow Tyre Service	Fit beacon to vehicle	297.00
EFT29237	02/04/2015	PANNAWONICA PRIMARY SCHOOL PARENTS & CITIZENS ASSOCIATION INCORPORATED	Community Support Grant for purchase of Reading Eggs & Athletics online programs	2500.00
EFT29238	02/04/2015	PANNAWONICA VOLUNTEER FIRE AND RESCUE	Community Support Grant for Pannawonica VFRS Office Construction	2500.00
EFT29239	02/04/2015	PARABURDOO GOLF CLUB	Community support Grant for repair of gold club tractor	1850.00
EFT29240	02/04/2015	PARABURDOO MOTORCYCLE CLUB INC	Community Support Grant for kitchen upgrade in club rooms	1800.00

LIST OF PAYMENTS FOR APRIL 2014

EFT29241	02/04/2015	PORT HEDLAND TRUCKS	Car detail	165.00
EFT29242	02/04/2015	Pannawonica Heights Golf Club	Community Support Grant for purchase & installation of air conditioning in club room	2000.00
EFT29243	02/04/2015	Parry's Merchants	2.1kg jar Roasted Marinated Capsicums	63.00
EFT29244	02/04/2015	Pilbara Inland Chamber of Commerce and Industry	Upgrade 2 VIP Opera in the Gorge tickets to include the chair & hamper	100.00
EFT29245	02/04/2015	Pilbara Mechanical Services	Replace Battery	386.58
EFT29246	02/04/2015	Pilbara Motor Group	Carry out 24 month Service	1335.68
EFT29247	02/04/2015	QUALITY PRESS	Business Card for Kim Friis	345.40
EFT29248	02/04/2015	ROZWAY SIGNS	3 x ANZAC Day Banners. Onslow 2015	1278.00
EFT29249	02/04/2015	RYNAT INDUSTRIES	Cartridge Soap Dispenser ½ Litre	676.50
EFT29250	02/04/2015	Rio Tinto - Pilbara Iron Company Services Pty Ltd	Water usage for Various properties - Rio Tinto	6523.43
EFT29251	02/04/2015	Royal Wolf Trading	Transportable Accommodation Units	136188.50
EFT29252	02/04/2015	SAFE - SAVING ANIMALS FROM EUTHANASIA	Community Support Grant - Pilbara Pooch Parade	900.00
EFT29253	02/04/2015	SARAH OWEN	Reimbursement for purchase of 2 stock images for Waterwise Demonstration garden project sign	40.00
EFT29254	02/04/2015	SKIPPERS AVIATION PTY LTD	Community Development Executive Manager Mike Sully Flight Onslow to Perth	2232.00
EFT29255	02/04/2015	SLIMLINE WAREHOUSE	Brochure Holder	1354.24
EFT29256	02/04/2015	STIHL SHOP MORLEY	Service and Repair Chainsaw for Tom Price SES	675.25
EFT29257	02/04/2015	Saferight Pty Ltd	Work Safely at Heights Tom Price 16/04/2015 Karl Waschier; Paul Harding; Nalinee Kamsuk; Adrian Jonker; Ni Nengah Almindadu	2040.00
EFT29258	02/04/2015	Sigma Chemicals	Purchase of Chemicals	1219.00
EFT29259	02/04/2015	Simmone Van Buerle	Reimbursement for purchase of Coles Gift card for Volunteer of the month award	52.12
EFT29260	02/04/2015	Sports Community PL	Sports Community Webinar Training Tuesday 24 March 2015 for six people	300.00
EFT29261	02/04/2015	THE LITTLE STARFISH SWIM SCHOOL	Bronze Medallion Alix Lincoln	300.00
EFT29262	02/04/2015	TTP Plastics by design	20 x Red Luggage Trays w/ Logo Included freight and setup costs	1660.89
EFT29263	02/04/2015	The Perth Mint Australia	Part Payment on Order Number	418.69
EFT29264	02/04/2015	The Workwear Group - Neat and Trim	Uniforms for staff inc Jasmin Forward	1486.44
EFT29265	02/04/2015	Tom Price Amateur Basketball Association	Community Support Grant for portable seating	1800.00
EFT29266	02/04/2015	Tom Price Netball Association	Community Support Grant for purchase of junior uniforms	2140.00
EFT29267	02/04/2015	Tom Price Tourist Park	Accommodation Bevan Drage - 10/03/2015 - 21/03/2015-11 nights	2470.00
EFT29268	02/04/2015	Tom Price Tyrepro	Supplied and fitted tyres	2126.00
EFT29269	02/04/2015	Tom Price Tyres	Repair brakes lines fittings and trailer lights	1932.27
EFT29270	02/04/2015	Toyo Tyre & Rubber Australia Ltd	Underpaid invoice number 5173806 by \$5 should of paid \$2915 and not \$2910	5.00
EFT29271	02/04/2015	WA Reticulation Supplies	Reticulation Supplies for Stage 1 & 2 landscaping	12504.20
EFT29272	02/04/2015	WESTCYCLE INCORPORATED	Bike week workshop Paraburdoo, Tom Price, Pannawonica 2015	13747.62
EFT29273	02/04/2015	Westrac Pty Ltd	Machinery Repairs and Maintenance	1268.00
EFT29274	02/04/2015	100% Satisfaction	Paraburdoo Pound Maintenance and Repairs	9515.00
EFT29275	09/04/2015	ABLE WESTCHEM	Royal Gold Sanitizer 15LT	78.50
EFT29276	09/04/2015	ACACIA CONNECTION PTY LTD	EAP hours provided to employees during February 2015	1364.00
EFT29278	09/04/2015	AIT Specialists Pty Ltd	Monthly fuel rebate calculations as required on BAS February 2015	1562.55
EFT29279	09/04/2015	Abco Products	Cleaner - Polish	3206.38
EFT29280	09/04/2015	Allmark & Associates Pty Ltd	25 Name Badges	343.75
EFT29281	09/04/2015	BJ & A Building and Maintenance	Refurbishment to bathroom, laundry and toilet	14561.80
EFT29282	09/04/2015	BT Equipment	Machinery Repairs and Maintenance	2312.49
EFT29283	09/04/2015	Blockbuster Mount Lawley - Empire City	Purchase of new DVDs for the Tom Price Library	220.00
EFT29284	09/04/2015	Bob Waddell Consultant	Assistance with March financials	2635.88
EFT29285	09/04/2015	Bridgetown Design and Print	Shire of Ashburton 'Have a Go Day' flyers	745.00
EFT29286	09/04/2015	Bucher Municipal	Fuel line, pump filter	68.00
EFT29287	09/04/2015	Byblos Constructions-Tom Price	Byblos Constructions to supply & install 2 x glass shower screens at the Tom Price Public Toilets	11847.00
EFT29288	09/04/2015	CCR Hose & Fittings (Zoskar P/L)	Purchase of supplies & Freight	278.64
EFT29289	09/04/2015	CENTURION TRANSPORT CO PTY LTD	Delivery charges - Shenton Pumps to Tom Price	45.67
EFT29290	09/04/2015	CLEVER PATCH PTY LTD	Assorted craft items for School holiday program	869.22
EFT29291	09/04/2015	COVS PARTS PTY LTD	Purchase of parts	4932.79
EFT29292	09/04/2015	Chadson Engineering	Packs (with 12 pool stones) with pool stone pool blocks	700.92
EFT29293	09/04/2015	City of Karratha	Building Licence Fees - Certificate of Design Compliance for Feb 2015	3670.00
EFT29294	09/04/2015	DIRECT TRADES SUPPLY P/L	To supply Dymark Line marking Paint - 500g cans - Yellow, White & Blue	617.10
EFT29295	09/04/2015	DREADS CONTRACTING	Unload ,Install and prepare area for Temporary Office Building	7078.50
EFT29296	09/04/2015	E & MJ Roshier Pty Ltd	Kubota ZD331-LP-72 Zero Turn Mower as per quote dated 22/01/2015	26733.50
EFT29297	09/04/2015	ERA CONTRACTORS	Fire Alarm repair Replace power points in unit	715.47
EFT29298	09/04/2015	ESS THANLANYJI P/L	Catering 17.03.15 Landcorp Meeting - 6 people	142.55
EFT29299	09/04/2015	EXECUTIVE MEDIA PTY LTD	2 page Advertisement and 2page Free Editorial space for Autumn 2015 issue of Caravanning Australia	3999.00
EFT29300	09/04/2015	FORCE POWER PTY LTD	Install a new Air Conditioning Unit - Records room and Donga	7773.15

LIST OF PAYMENTS FOR APRIL 2014

EFT29301	09/04/2015 Garrards Pty Ltd	Purchase and supply of product - Depot	4486.68
EFT29302	09/04/2015 HENDRY GROUP PTY LTD	Certification and issue of the Certificate Of Construction Compliance(BA17) for issue of the Temporary Occupancy Permit(BA10) for the new Onslow Airport Terminal and associated works ** Not inclusive of flights , car hire and accommodation where required **	3135.00
EFT29303	09/04/2015 HQ MANAGEMENT	Ocean View Caravan Park Project Management - Cost estimate for stages 0 - 5 as per estimate issued 31/07/2014 Payment of invoices subject to approval of timesheets.	22181.50
EFT29304	09/04/2015 Hitachi Ltd	Purchase of Tools	2887.90
EFT29305	09/04/2015 Home Hardware Karratha	1Litre Cabot's Exterior Varnish 'Satin finish'	56.38
EFT29306	09/04/2015 J A Glover	Supermarket purchases for Photovoice Program - Onslow 2015	43.82
EFT29307	09/04/2015 J. Blackwood & Son Pty Ltd	Purchase of Hardware	291.14
EFT29308	09/04/2015 JR & A Hersey Pty Ltd	Purchase of Chemicals	339.00
EFT29309	09/04/2015 Jason Signmakers	Purchase of Disabled Parking Signs	3182.30
EFT29310	09/04/2015 John Shenton Pumps	Supplies for Pool	154.11
EFT29311	09/04/2015 KEY2CREATIVE	External signage Tom Price Visitor Centre - Stage 1 Concept development	4686.00
EFT29312	09/04/2015 Kyle & Company Solicitors	Professional charges - Sale of Onslow Emergency Services building	2750.00
EFT29313	09/04/2015 LIND CONSULTING	Governance and Policy Consultation March/April 2015	480.00
EFT29314	09/04/2015 LYONS & PEIRCE KARRATHA	Supply and install newRheem Hot water system & Various Maintenance/Repair jobs	6403.12
EFT29315	09/04/2015 Leadkinto Catering PTY LTD - Red Breeze	16 assorted wraps & 16 sushi rolls	216.00
EFT29316	09/04/2015 Lo-Go Appointments	Lo-go Temporary appointment of Mike Sully, Acting Executive Manager Community Development	4127.20
EFT29317	09/04/2015 NORWEST CRAFT SUPPLIES	Craft Supplies	1169.35
EFT29318	09/04/2015 ONSITE RENTAL GROUP OPERATIONS (WA) (State-wide Equip Hire)	Equipment Hire	345.68
EFT29319	09/04/2015 Office works Superstores Pty Ltd	Stationary and Craft Supplies	347.51
EFT29320	09/04/2015 Onslow General Store	General Grocery items, GST free	3565.28
EFT29321	09/04/2015 PILBARA FOOD SERVICES P/L	Purchase 5 x 15LT spring water from Pilbara Food Services	190.00
EFT29322	09/04/2015 PILBARA INDUSTRIES CONSTRUCTION & MAINTENANCE	Install the Quentin Broad Swimming Pool sign in Paraburdoo	15585.17
EFT29323	09/04/2015 PINEDALE CORPORATION PTY LTD	Charcoal Glass reinforced Planters, and delivery from NSW to WA	1956.90
EFT29324	09/04/2015 Pilbara Mechanical Services	Machinery Repairs and Maintenance	1022.09
EFT29325	09/04/2015 Pracsys	Update to the Karratha Tom Price Road concept approval report.	3300.00
EFT29326	09/04/2015 Protector Alsafe	Purchase a gloves	65.08
EFT29327	09/04/2015 QUALITY PRESS	Mike Sully Business Cards	172.70
EFT29328	09/04/2015 Rebel Sport Ltd	Purchase 8 x metal chain basketball nets for the Tom Price Basketball Courts from Rebel Sport	79.92
EFT29329	09/04/2015 Rio Tinto - Pilbara Iron Company Services Pty Ltd	Water Supply - Various Properties Rio Tinto	39905.92
EFT29330	09/04/2015 SAS Locksmiths	Two Grand Master Keys - one for Maurice Ferialdi and one for Frank Ludovico as approved by the CEO for access to Shire offices. plus postage	188.65
EFT29331	09/04/2015 SCOTT PRINTERS	Printing 2013/14 Annual Report	2389.20
EFT29332	09/04/2015 SIGNSWEST	Install s/a striping and wording to Ranger Vehicle	264.00
EFT29333	09/04/2015 Seek Limited	Online Ad for Town Planner	280.50
EFT29334	09/04/2015 Simmone Van Buerle	Fruit Platters for school holiday program	60.00
EFT29335	09/04/2015 Staples Australia Pty Limited	Various Stationery Items	626.41
EFT29336	09/04/2015 Store DJ	Purchase of supplies & Freight	1510.00
EFT29337	09/04/2015 TALIS CONSULTANTS PTY LTD	Onslow Waste Transfer Station - Road Design Works (Liaison, Design and Documentation)	11445.50
EFT29338	09/04/2015 TRACEY BOLLAND	Monthly rent for rental property at 5B Maunsell Corner, Onslow 01.04.15 - 30.04.15	6500.00
EFT29339	09/04/2015 Tenderlink.com	Upload cost for design & Construction BBQ picnic area at Minna Oval TP	165.00
EFT29340	09/04/2015 The Workwear Group - Neat and Trim	Uniform for Kaylah Lloyd	529.43
EFT29341	09/04/2015 Tom Price Fire & Rescue	Have a Go Day Tom Price Fire Trucks, Supervising Slip N Slide & Tug o War	300.00
EFT29342	09/04/2015 Tom Price Tyrepro	Supply & fit Tyres - Vehicle Maintenance & Repairs	11062.45
EFT29343	09/04/2015 Total Eden Pty Ltd	Purchase of supplies & Freight	312.10
EFT29344	09/04/2015 WALGA - WA LOCAL GOV. ASSOC.	Certificate IV in Government - Procurement & Contracting	16578.04
EFT29345	09/04/2015 WILLIE SOBIERSKI	Welcome Event Paraburdoo- Face Painting	300.00
EFT29346	09/04/2015 WURTH AUSTRALIA	Purchase of tools	683.99
EFT29350	16/04/2015 AIT Specialists Pty Ltd	Fuel Tax Rebate Calculations for March 2015 BAS	1518.99
EFT29351	16/04/2015 ANNWEN PETTIT	Site visit to Tom Price from Meekatharra - Fuel costs to TP 09.03 return 13.03	203.01
EFT29352	16/04/2015 ANWYL HARDWIRED	Strategic Consultancy Services for Chevron MOU	6187.50
EFT29353	16/04/2015 ARLO BRAGG	Rebooking of Qantas Flight	326.00
EFT29354	16/04/2015 ATCO STRUCTURES & LOGISTICS	12m x 3m Office including tie down blocks and delivery	28377.25
EFT29355	16/04/2015 AUSTRALIA POST	Postage for the period ending 31.03.15	893.86
EFT29356	16/04/2015 Abco Products	Purchase of supplies	816.65
EFT29357	16/04/2015 Alltrack WA Pty Ltd	Hire of Equipment	169207.50

LIST OF PAYMENTS FOR APRIL 2014

EFT29358	16/04/2015	Assetic Australia Pty	Managed Services Mar-15 Fair value data cleansing, Remote assistance with upcoming reveals, Development of audit pack	8800.00
EFT29359	16/04/2015	BINNING PTY LTD	Hire of Equipment	17570.00
EFT29360	16/04/2015	BLACK SWAN STATE THEATRE COMPANY	Travel & Accommodation	4503.99
EFT29361	16/04/2015	BOC Gases	Safety Equipment	398.81
EFT29362	16/04/2015	BROCKMAN EXPLORATION PTY LTD	Rates refund for assessment A6762 E08/2011, A7000 P08/629, A7097 E08/2297, A6762 E08/2011, A7349 E08/2264, A7119 E47/2081, A6999 P08/628	1943.25
EFT29363	16/04/2015	Bennett's Curtain Shop	Blind - Roller/Holland	306.90
EFT29364	16/04/2015	Bridgetown Design and Print	Artwork for monthly newsletter (14/15)	330.00
EFT29365	16/04/2015	Byblos Constructions-Paraburdoo	Install Water Softener to Paraburdoo Sports Pavilion	5192.00
EFT29366	16/04/2015	Byblos Constructions-Tom Price	Various Repairs and Maintenance	4191.00
EFT29367	16/04/2015	CATHERINE HEYS	Refund - Both dogs no longer need to be kennelled	60.00
EFT29368	16/04/2015	CENTURION TRANSPORT CO PTY LTD	Delivery to Paraburdoo Swimming Pool	332.25
EFT29369	16/04/2015	CHICHESTER METALS PTY LTD	Rates refund for assessment A6074 M46/409 Mining Lease	317.41
EFT29370	16/04/2015	CIVIL SURVEY SOLUTIONS PTY LTD	Autodesk Vehicle Tracking - Standalone License with pro rata software subscription	3146.00
EFT29371	16/04/2015	CLEVER PATCH PTY LTD	Various Supplies	705.32
EFT29372	16/04/2015	COATES HIRE - ONSLOW	Hire of Equipment	1925.00
EFT29373	16/04/2015	COVS PARTS PTY LTD	Vehicle Parts	1111.00
EFT29374	16/04/2015	Cancer Council WA	Cancer Council information pack	139.70
EFT29375	16/04/2015	Centrel Pty Ltd T/A BP Reliance Petroleum	Onslow Airport - Fuel Costs	41463.81
EFT29376	16/04/2015	Child Support Agency	Payroll deductions	544.47
EFT29377	16/04/2015	Coates Hire Operations Pty Ltd (TP)	Hire of Equipment	1834.80
EFT29378	16/04/2015	DESIGNER DIRT	Garden Art	2790.00
EFT29379	16/04/2015	DICE SOLUTIONS	IT - Extension of VHF Antenna	528.00
EFT29380	16/04/2015	DRAGON ENERGY LTD	Rates refund for assessment A6803 E08/2211, A6979 E08/2210, A6951 E47/2417, A6803 E08/2211, A6977 E08/2209	3248.94
EFT29381	16/04/2015	Dell Computer Ltd	Dell UltraSharp U2414H 23.8 Monitor"	1230.01
EFT29383	16/04/2015	E & MJ Roshier Pty Ltd	Parts and Equipment	141.60
EFT29384	16/04/2015	ESS THANLANYJI P/L	General clean and set up of cleaning room at the terminal	1133.73
EFT29385	16/04/2015	Empire Oil & Gas NL	Rates refund for assessment A6578 PEP47/466 Exploration Licence unknown	2136.91
EFT29386	16/04/2015	FLEET FITNESS	Gym Equipment Hire for April 2015	988.68
EFT29387	16/04/2015	FMG PILBARA PTY LTD	Rates refund for assessment A7473 E47/2574, A6681 P47/1555, A7473 E47/2574, A7455 E08/2443	3085.62
EFT29388	16/04/2015	Fire and Safety WA	Protective Gear - staff work boots	1515.73
EFT29389	16/04/2015	Fuji Xerox Australia Pty Ltd	Lease/Rental Charges	6942.52
EFT29390	16/04/2015	GHD PTY LTD	Payment to GHD for input to the Karratha Tom Price Road Business Case as per attached Scope Brief.	17648.40
EFT29391	16/04/2015	GLOBE AUSTRALIA PTY LTD	Purchase of Chemicals	1716.00
EFT29392	16/04/2015	Gregory and Katy Biffin	Gregory Biffin - Replacement chain for chain saw	54.00
EFT29393	16/04/2015	HQ MANAGEMENT	Design & Construct Tender- PIP Development	12938.86
EFT29394	16/04/2015	Harvey Norman Karratha	1 x Delonghi Lattissima plus coffee Machine (chocolate Mocca)	514.93
EFT29395	16/04/2015	Hitachi Ltd	Vehicle Maintenance and Repairs	1690.26
EFT29396	16/04/2015	INCLUSION WA	Delivery of an inclusive sports and recreation program in Tom Price and Paraburdoo	7700.00
EFT29397	16/04/2015	IT Vision Australia Pty Ltd	Ashley Erasmus - IT Vision Synergy Training for Budgeting Ashley Erasmus - Managing Financials in SynergySoft Workshop	1397.00
EFT29398	16/04/2015	Independent Valuers of Western Australia Pty Ltd	Desktop Market Valuation of a portion of Lot 41 Nameless Valley Drive	880.00
EFT29399	16/04/2015	J. Blackwood & Son Pty Ltd	Purchase of various supplies	1310.14
EFT29400	16/04/2015	JNB Electronics Pty Ltd	Repairs for Satellite Phone	401.50
EFT29402	16/04/2015	KEY2CREATIVE	Passion of Pilbara Festival	2552.00
EFT29403	16/04/2015	KHB Mobile mechanical PTY LTD	Courier costs for items delivered from Karratha to Onslow.	41.80
EFT29404	16/04/2015	KI EQUIPMENT HIRE PTY LTD	Fuel - week ending 05/04/15 Onslow BP	528.51
EFT29405	16/04/2015	KINETIC COPYWRITING	Media Release copy - Passion of the Pilbara - Inside Ashburton	297.00
EFT29406	16/04/2015	Karratha Smash Repairs	Vehicle Repairs	3794.02
EFT29407	16/04/2015	L.E.'S PHOTOGRAPHY	Event photography on the 'Have a Go Day' Sunday 22 March in Paraburdoo	300.00
EFT29408	16/04/2015	Landgate	Mining Tenements M2015/3	715.80
EFT29409	16/04/2015	Landmark Engineering and Design T/as Exteria Street & Park Outfitters	Design and fabricate modifications to existing existing shade structures in the Paraburdoo Ashburton Ave car park.	22852.50
EFT29410	16/04/2015	Lo-Go Appointments	Mike Sully hours - Week ending 28.3.15	11865.52
EFT29411	16/04/2015	Lycopodium Infrastructure Pty Ltd	Design drafting services & provision of stormwater management plan	2535.50
EFT29412	16/04/2015	M&L AUSTRALIA	9 badges at \$1.50 each	668.31
EFT29413	16/04/2015	M. JOYCE CRANE HIRE	Crane and Dogman 1hr (Saturday rate)	1609.30
EFT29414	16/04/2015	McIntosh & Sons	Machinery Repairs and Maintenance	308.00
EFT29415	16/04/2015	Mercurie Hotel Perth	Accommodation in Perth for Troy Davis while attending various meetings. 19.03.15 - 26.03.15	1980.00

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EFT29416	16/04/2015 NWSP	Provide CCTV robotic video camera complete with operator to inspect damaged stormwater drain in Paraburdo	1504.80
EFT29417	16/04/2015 Nasir Bashir Shah	Car Parking Fees for a 3 day Conference	83.00
EFT29418	16/04/2015 ONSITE RENTAL GROUP OPERATIONS (WA) (State-wide Equip Hire)	Hire of Equipment	2145.62
EFT29419	16/04/2015 Office works Superstores Pty Ltd	Consol Mini Display Port to VGA Female Adapter	69.95
EFT29420	16/04/2015 Onslow Tyre Service	Vehicle Maintenance and Repairs	55.00
EFT29421	16/04/2015 PILBARA DESIGNS	Graphic Design for Anzac Day	110.00
EFT29422	16/04/2015 PILBARA FOOD SERVICES P/L	Cling Wrap 450mm x 600m Clear	57.68
EFT29423	16/04/2015 PILBARA INSTITUTE	Certificate III in Business for Nicole Hardy online study	458.50
EFT29424	16/04/2015 Paraburdo IGA	Consumables Project Office and Meetings	361.51
EFT29425	16/04/2015 Pegi Williams Book Shop	Purchase of NEW stock for the Paraburdo Library	153.91
EFT29426	16/04/2015 Pilbara Mechanical Services	Payment to Pilbara Mechanical Services - Truck Hire to recover a vehicle and store a vehicle	407.00
EFT29427	16/04/2015 Pilbara Motor Group	Purchase of 2015 Toyota Hilux T/D D/C A/T and accessories	53556.59
EFT29428	16/04/2015 Protector Alsafe	To supply Safety work boots	440.51
EFT29429	16/04/2015 QUALITY PRESS	Business Cards for Garth Rider	443.30
EFT29430	16/04/2015 ROZWAY SIGNS	Exit Sign with magnetic arrows 600x400	385.00
EFT29431	16/04/2015 Royal Wolf Trading	Agreement RFT 09/08 Supply of Construction Camp Facilities" for repairs to be undertaken at the end of hire period."	25861.55
EFT29432	16/04/2015 SAS Locksmiths	D7 padlocks ,4x D7 keys Deliver to Tom Price Depot	1314.76
EFT29433	16/04/2015 Safe Haven Studios	DADAA Five Signage - Artistic Design to integrate with Public Art & Facilitate Fabrication & Installation of Signage	8358.90
EFT29434	16/04/2015 Saferight Pty Ltd	Working Safely at Heights Tom Price 30/03/2015 Stuart Haynes	340.00
EFT29435	16/04/2015 Simmone Van Buerle	Fruit Platters for School Holiday Program 10th & 11th April 2015	465.50
EFT29436	16/04/2015 South West Fire Solutions	Service of Fire Equipment -Shire Properties	31735.08
EFT29437	16/04/2015 Sports Community PL	Travel costs Steve Pallas (Sports Community) Melbourne to Paraburdo facilitating workshops for National Volunteer Week	2485.00
EFT29438	16/04/2015 Sylvia Flaman	SD card for Camera in the Project Office	62.30
EFT29439	16/04/2015 TALIS CONSULTANTS PTY LTD	Shire of Ashburton Drainage Asset Capture-Data Management	1232.00
EFT29440	16/04/2015 THE HONDA SHOP	Honda EU20i Generator for Tom Price SES	2136.00
EFT29441	16/04/2015 TOM PRICE BETTA ELECTRICAL	Microwave - Onslow WTS	228.95
EFT29442	16/04/2015 The Workwear Group - Neat and Trim	Uniform order for Zenda Burger	548.86
EFT29443	16/04/2015 Thrifty Car Rental	Ben McDonald pick-up Karratha airport Wed 18/3 1:00pm, drop off Sun 22/3 1:00pm	330.84
EFT29444	16/04/2015 Toll Ipec Pty Ltd	Freight/Delivery Charges March	3891.56
EFT29445	16/04/2015 Tom Price Tourist Park	Accommodation - Various staff inc Doug Pearce - 01/02/2015 - 01/03/2015	41156.00
EFT29446	16/04/2015 Tom Price Tyrepro	Vehicle Maintenance and Repair	18550.65
EFT29447	16/04/2015 Tom Price Tyres	Vehicle Maintenance and repairs- Tyres	5000.00
EFT29448	16/04/2015 Total Ames Pty Ltd	Repairs to IWI section	440.00
EFT29449	16/04/2015 Total Eden Pty Ltd	To supply Female MP Rotator Corner Adjustable nozzles	263.34
EFT29450	16/04/2015 Viva Energy Australia Ltd	Fuel 01.03.15 - 31.03.15	13704.04
EFT29451	16/04/2015 WEST COAST HIFI CANNINGTON	Purchase 1 x Phillips colour universal remote controller from West Coast Hi-Fi	1406.00
EFT29452	16/04/2015 Water 2 Water	12 month contract for supply of water to kitchen in shire office in Paraburdo #j05036	69.00
EFT29453	16/04/2015 Westrac Pty Ltd	Hire of Equipment	710.65
EFT29454	16/04/2015 YINHAWANGKA ABORIGINAL CORPORATION	Have a go day 22.3.15 Welcome to Country	605.00
EFT29455	16/04/2015 ZENITH MINERALS LTD	Rates refund for assessment A6508 E08/1972, A6655 E08/2046	1117.52
EFT29456	16/04/2015 ADVANCED WASTE WATER SYSTEMS PTY LTD	Supply of Sewer Treatment Facility - Onslow Airport Terminal	25740.00
EFT29457	24/04/2015 ABBEY KASZANSKI	Catering for AIMWA training - Coles supermarket	124.20
EFT29458	24/04/2015 ACROMET (AUST) P/L	Vehicle Maintenance and Repairs	112.64
EFT29459	24/04/2015 AIT Specialists Pty Ltd	Fuel Tax Rebate Calculations for March 2015 BAS	943.36
EFT29460	24/04/2015 ANNWEN PETTIT	Fuel costs - Meekatharra to Tom Price and return - 12.4 - 18.4	338.49
EFT29461	24/04/2015 ARCHIVEWISE	Storage for Archive and GOVT repository for account numbers ASHBC and WOJKEL for period of October 2014 -June 30 2015 \$200 per month	17.15
EFT29462	24/04/2015 Abco Products	Product/Chemical purchases	214.12
EFT29463	24/04/2015 Alltrack WA Pty Ltd	Equipment Hire	242561.00
EFT29464	24/04/2015 Austral Mercantile Collections Pty Ltd	Commission period ending 29.3.15	9453.75
EFT29465	24/04/2015 Australian Taxation Office - PAYG	Monthly (PAYG) Withholding for large Withholders	204405.00
EFT29466	24/04/2015 BJ & A Building and Maintenance	External painting off eaves and fascia's	14884.10
EFT29467	24/04/2015 BLACK SWAN STATE THEATRE COMPANY	April School Holiday Workshop Programme Tutor Ella Hetherington, Staffing including On-costs and travel	3220.08
EFT29468	24/04/2015 BOYA EQUIPMENT	Complete Pulley	589.90
EFT29469	24/04/2015 Blockbuster Mount Lawley - Empire City	Purchase of new DVDS for Pannawonica Library	650.00
EFT29470	24/04/2015 Bob Waddell Consultant	Assistance with Feb month statement of financial activity	965.26
EFT29471	24/04/2015 Bucher Municipal	Machinery maintenance and repairs	787.48
EFT29472	24/04/2015 Byblos Constructions-Paraburdo	Various Maintenance & Repair jobs	5489.00

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EFT29473	24/04/2015	Byblos Constructions-Tom Price	Various maintenance and repair jobs	127184.42
EFT29474	24/04/2015	CASH & CARRY	Snack Vending machine stock	7345.71
EFT29475	24/04/2015	CASTLEDINE GREGORY	Objection to Yarri Mining	161.70
EFT29476	24/04/2015	CENTURION TRANSPORT CO PTY LTD	Delivery to Paraburdoo Swimming Pool	27.28
EFT29477	24/04/2015	CIVIC LEGAL	Professional Fees - Various cases	59999.00
EFT29478	24/04/2015	COATESHIRE OPERATIONS P/L	Container Blocks	437.84
EFT29479	24/04/2015	CONSULTING COORDINATION PTY LTD	L&D Course for Chantelle Bryce Internationally Accredited RPII Australian Playground Inspection and Certification 6-8 May 2015	2200.00
EFT29480	24/04/2015	COVS PARTS PTY LTD	Purchase of Grease gun	462.00
EFT29481	24/04/2015	CRAVE JUICE BAR	Catering - PRC Grants & Funding Workshop	582.50
EFT29482	24/04/2015	Capricorn Pest Control	Nor Cape Pest Control to conduct internal and external pest management and termite inspections at house 10 Payne Way in Onslow	1166.01
EFT29483	24/04/2015	DENISE GALLANAGH WOOD	Mitre 10 - Hardware for Pannawonica ANZAC display	650.36
EFT29484	24/04/2015	DIRECT TRADES SUPPLY P/L	Parts and repairs	312.90
EFT29485	24/04/2015	Dell Computer Ltd	Dell P2314H 23 Monitor"	5999.40
EFT29486	24/04/2015	Denver Technology	Technology Subscriptions & Accessories	21854.61
EFT29487	24/04/2015	Design Collision Pty Ltd	Annual Report template	1628.00
EFT29488	24/04/2015	ESS Eastern Guruma Pty Ltd - Windawarri Lodge	Book of Green (Dinner) Tickets	2050.40
EFT29489	24/04/2015	ESS THANLANYJI P/L	Mandays for March	75627.27
EFT29490	24/04/2015	Elisha Bush	Artwork 2013/14 Annual Report	600.00
EFT29491	24/04/2015	Evans Investment Trust	Accommodation for Photovoice - Sponsored discounted weekly rate of \$300 per week for 7 weeks from 25.02.15 to 15.04.15.	2100.00
EFT29492	24/04/2015	FORCE POWER PTY LTD	Various Maintenance & Repair jobs	15922.45
EFT29493	24/04/2015	Garrards Pty Ltd	14 x 1L bottles of Aqua K Othrine	3188.42
EFT29494	24/04/2015	GovJobs.com.au	Unlimited advertising with Gov. Jobs 07/04/2015 - 06/04/2016	2420.00
EFT29495	24/04/2015	HALDEN BURNS PTY LTD	Purchase Order 2 - Strategic Consultancy Service for Tom Price - Karratha Route.	5005.00
EFT29496	24/04/2015	HAYS SPECIALIST RECRUITMENT AUSTRALIA PTY LTD	Wages for Kylie Bacon week ending 29.3.2015	350.79
EFT29497	24/04/2015	HQ MANAGEMENT	Onslow Airport Civil Works Only	19895.92
EFT29498	24/04/2015	Hanson Construction Materials	Delivery of Sand for Sand Bags for Cyclone Olwyn	1573.00
EFT29499	24/04/2015	Hugh Brown Living Colour	36 x The Pilbara Australia's Ancient Heartbeat	2818.80
EFT29500	24/04/2015	INCLUSION WA	Reimbursement of flight costs for consultant (Ciara King) to attend Have a Go Day events in Tom Price and Paraburdoo on 21 - 22 March	625.00
EFT29501	24/04/2015	INITIAL HYGIENE / PINK HYGIENE SOLUTIONS	Charge for the period 28.4.15 - 27.5.15	2340.06
EFT29502	24/04/2015	IT Vision Australia Pty Ltd	Amendment of templates for Cat and Dogs Registration	228.80
EFT29503	24/04/2015	JON TAPPER	Travel claims Perth to Tom Price	644.00
EFT29504	24/04/2015	Jacksons Drawing Supplies Pty Ltd	Art supplies for Youth Ochre Painting Workshop 18/4/2015	503.64
EFT29505	24/04/2015	Jason Signmakers	To supply various signs	585.20
EFT29506	24/04/2015	KARRATHA FLORIST	Wreaths and native flowers - for Anzac Craft Paraburdoo & delivery	410.00
EFT29507	24/04/2015	KEITH PEARSON	Keith Pearson - Consultancy Fees for the Month of February 2015 - Wittenoom Asbestos Claims	3751.00
EFT29508	24/04/2015	KI EQUIPMENT HIRE PTY LTD	Fuel - Onslow Fuel station week ending 12apr15	785.37
EFT29509	24/04/2015	Karingal Neighbourhood Centre	Comm. Development. Services - April School Holiday Programme - Para - Running wreath decoration workshop - Saturday 11 April	600.00
EFT29510	24/04/2015	L. J. Hooker	Rent for April	2041.66
EFT29511	24/04/2015	LGMA (WA) DIVISION	LGMA Executive Management Program 11-13 May 2015 Renae Aris & Simone Van Buerle	4050.00
EFT29512	24/04/2015	LIND CONSULTING	Governance & Policy Consultation - March	600.00
EFT29513	24/04/2015	LYONS & PEIRCE KARRATHA	Various Maintenance & Repair jobs	4374.89
EFT29514	24/04/2015	Landgate	Land Enquiry	48.00
EFT29515	24/04/2015	Lo-Go Appointments	32 hrs. for week ending 04/04/15 - Jeremy H (including flights_	15816.25
EFT29516	24/04/2015	MCMULLEN NOLAN GROUP	Flood Study Survey	37794.46
EFT29517	24/04/2015	MICHAEL DUNNE - Mower man	Monthly gardening purchase order for February 2015.	471.00
EFT29518	24/04/2015	MOTORPASS	Fuel - 286.53 litres	564.54
EFT29519	24/04/2015	MUZZYS HARDWARE - RED DAWN ENTERPRISES PTY LTD T/A	Various Purchases of supplies	4101.38
EFT29520	24/04/2015	NCS CHAMELEON	Development of a new budgeting format for Chameleon that allows percentages to be applied to all I/E codes per Account or Job per month	4867.50
EFT29521	24/04/2015	Onslow Sports Club	Community Support Grant - NAIDOC Week Onslow 10 and 11 July 2015	2500.00
EFT29522	24/04/2015	Onslow Tyre Service	Vehicle Tyre Repairs	286.00
EFT29523	24/04/2015	PARABURDOO'S TABLE (Paraburdoo Milk Bar)	Catering (lunch) for PMG Meeting on Monday 13 April 2015 for 7 people	107.50
EFT29524	24/04/2015	PETER FOSTER	Councillor Travel Expense Claim Form - Peter TP to Onslow, return	956.42
EFT29525	24/04/2015	PILBARA CLEANING	Garden Maintenance -Shire housing	1336.50
EFT29526	24/04/2015	PILBARA FOOD SERVICES P/L	Supplies-Variou purchases	375.70
EFT29527	24/04/2015	PILBARA INDUSTRIES CONSTRUCTION & MAINTENANCE	Paint external eaves and fascia as per quote/scope	8079.50
EFT29528	24/04/2015	PILBARA INSTITUTE	Certificate III in Business for Nicole Hardy online study	458.50
EFT29529	24/04/2015	Paraburdoo IGA	Catering supplies for School Holiday Program each day April 2015	164.40

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EFT29530	24/04/2015	Paraburdoo Youth Centre	Small Assistance Donation to Paraburdoo Youth Centre	500.00
EFT29531	24/04/2015	Pilbara Mechanical Services	Machinery Repairs and Maintenance	674.30
EFT29532	24/04/2015	Pilbara Regional Council	Member Contribution - Land DE constraint Project & Delivery of Section 51 Grants and Funding Workshop 20.03.15	24200.00
EFT29533	24/04/2015	Pritchard Francis P/L	Draft design & documentation for the Tamarind Street car park	5445.00
EFT29534	24/04/2015	Protector Alsafe	Protective Clothing for Kim Friss (and boots for Kim) and Tim Brokenshire	192.71
EFT29535	24/04/2015	RAY WHITE EXMOUTH	Water Usage 27.11.14-1.1.14	18.39
EFT29536	24/04/2015	RESOURCE ENGINEERING & DESIGN PTY LTD	Review of Woollams Tender RFT 31 14, electrical section as per agreed scope of work prof 15 028 REV A	1210.00
EFT29537	24/04/2015	REV DESIGN	Design- Event poster set x 7 posters and info poster x1 in both A4 and A3 (50% remainder)	2079.00
EFT29538	24/04/2015	ROZWAY SIGNS	A1 Term Program Poster- February	145.20
EFT29539	24/04/2015	Rio Tinto - Pilbara Iron Company Services Pty Ltd	Electricity Charges 1.12.14-3.3.15	4194.84
EFT29540	24/04/2015	Royal Wolf Trading	Transportable Accommodation Hire - March & April	64597.12
EFT29541	24/04/2015	SETON AUSTRALIA	Various Purchases of supplies	1723.59
EFT29542	24/04/2015	SIGNS BY IRONFOX	Sign for the Paraburdoo Childcare Centre	2383.70
EFT29543	24/04/2015	SPECIALTY TIMBER FLOORING WA	Supply and install sprung timber flooring to the Paraburdoo Squash court 2	30486.50
EFT29544	24/04/2015	STEMS SOLUTIONS Pty Ltd	Stems monthly licence fee for the month of May 2015`	220.00
EFT29545	24/04/2015	STIHL SHOP MORLEY	Machinery repairs	530.55
EFT29546	24/04/2015	Sinewave Electrical Contractors	Supply & install 4 x Daikin wall mounted split systems at the Tom Price Community Hall and remove the existing AC units	35094.16
EFT29547	24/04/2015	Slater & Gordon Lawyers	Wittenoom Asbestos Claim	21900.00
EFT29548	24/04/2015	Staples Australia Pty Limited	Various stationery items	662.52
EFT29549	24/04/2015	Sue Lennard	Chevron 'Spirit' Grant - Various expenses	987.15
EFT29550	24/04/2015	Sunny Sign Company Pty Ltd	Regulatory signage for terminal building as per quote 241721	286.55
EFT29551	24/04/2015	TINA ELLIOTT PHOTOGRAPHY	3 hours Event photography on a Have a Go Day & Welcome Event on Saturday 21 March	450.00
EFT29552	24/04/2015	TOM PRICE BETTA ELECTRICAL	1217 Wilgerup - Shire Housing White goods	5236.00
EFT29553	24/04/2015	The Perth Mint Australia	2015 \$1 Coin in a card & Freight	3000.00
EFT29554	24/04/2015	The Workwear Group - Neat and Trim	Kylie Nicholson & Sarah Lucas- Uniform Order	802.71
EFT29555	24/04/2015	Tom Price Tyrepro	Tom Price SES Vehicle maintenance and repair	2383.50
EFT29556	24/04/2015	Tom Price Youth Support Association Inc	BBQ at Tom Price Youth Centre - Street Art Mural Project 10.04.15	44.00
EFT29557	24/04/2015	Total Eden Pty Ltd	To supply Hunter Pro- C 15 Station controller complete with modules.	496.75
EFT29558	24/04/2015	W C & E IT SERVICES - Tom Price Computer Services	TP-LINK Wireless N Gigabit ADSL2+ Modem Router	124.95
EFT29559	24/04/2015	WANNEROO TROPHY SHOP	Pewter mugs with logo/Engraving and including freight	2049.30
EFT29560	24/04/2015	Westrac Pty Ltd	Various deliveries	992.09
EFT29561	29/04/2015	CHEVRON AUSTRALIA PTY LTD	Rates refund for assessment A51050 LOT 567, A51051 LOT 568, A51050 LOT 567 NO Street Frontage Ashburton 153	156463.69
Total				\$ 2,668,873.56

Superannuation Payments

Superannuation	07/04/2015	WA Local Government Super Plan	Payroll deductions	33758.17
Superannuation	07/04/2015	REI Super	Superannuation contributions	548.08
Superannuation	07/04/2015	Telstra Super Pty Ltd	Superannuation contributions	251.20
Superannuation	07/04/2015	Commonwealth Personal Superannuation	Superannuation contributions	514.90
Superannuation	07/04/2015	HOSTPLUS Superannuation Fund	Payroll deductions	2422.36
Superannuation	07/04/2015	Care Super Pty Ltd	Payroll deductions	641.40
Superannuation	07/04/2015	Wealth Personal Superannuation and Pension Fund	Payroll deductions	862.25
Superannuation	07/04/2015	Colonial First State First Choice Superannuation	Superannuation contributions	470.13
Superannuation	07/04/2015	IOOF SUPERANNUATION	Payroll deductions	1728.60
Superannuation	07/04/2015	BT Business Super	Superannuation contributions	78.47
Superannuation	07/04/2015	BT Super For Life	Superannuation contributions	122.06
Superannuation	07/04/2015	BT Personal Super Plan	Superannuation contributions	89.58
Superannuation	07/04/2015	BT Super For Life	Superannuation contributions	211.08
Superannuation	07/04/2015	AMP Signature Super	Superannuation contributions	281.72
Superannuation	07/04/2015	UNISUPER	Payroll deductions	706.31
Superannuation	07/04/2015	Asgard Superannuation	Payroll deductions	1187.11
Superannuation	07/04/2015	State-wide Superannuation	Superannuation contributions	301.50
Superannuation	07/04/2015	EmPlus	Superannuation contributions	66.85
Superannuation	07/04/2015	BT Super For Life	Payroll deductions	560.10
Superannuation	07/04/2015	THE CARPENTER AND TONKIN SUPERANNUATION FUND	Superannuation contributions	153.51
Superannuation	07/04/2015	AMP Flexible Lifetime Super	Superannuation contributions	238.37
Superannuation	07/04/2015	AJB SUPERANNUATION FUND	Payroll deductions	655.35
Superannuation	07/04/2015	AMP Corporate Superannuation (SuperLeader)	Superannuation contributions	822.43
Superannuation	07/04/2015	Hesta Super Fund	Payroll deductions	1201.38
Superannuation	07/04/2015	BT Super For Life	Superannuation contributions	101.29

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Superannuation	07/04/2015	ANZ Smart Choice Super	Payroll deductions	552.72
Superannuation	07/04/2015	BT Super For Life	Superannuation contributions	174.62
Superannuation	07/04/2015	Victorian Superannuation Fund	Superannuation contributions	217.76
Superannuation	07/04/2015	Cbus Super	Payroll deductions	829.08
Superannuation	07/04/2015	Vision Super	Payroll deductions	848.15
Superannuation	07/04/2015	BT Super For Life	Superannuation contributions	192.77
Superannuation	07/04/2015	BT Super For Life	Superannuation contributions	314.52
Superannuation	07/04/2015	The Trustee for the Melville Superannuation Fund	Payroll deductions	749.05
Superannuation	07/04/2015	MTAA Superannuation Fund	Superannuation contributions	217.18
Superannuation	07/04/2015	BT Super For Life	Superannuation contributions	192.77
Superannuation	07/04/2015	Mercer Super Trust	Payroll deductions	116.67
Superannuation	07/04/2015	Australian Super	Superannuation contributions	4633.13
Superannuation	07/04/2015	Q Super	Superannuation contributions	389.57
Superannuation	07/04/2015	Sunsuper	Payroll deductions	1971.40
Superannuation	07/04/2015	Rest Superannuation	Superannuation contributions	2531.28
Superannuation	07/04/2015	Superfund	Superannuation contributions	238.37
Superannuation	21/04/2015	WA Local Government Super Plan	Payroll deductions	36615.18
Superannuation	21/04/2015	BT Business Super	Superannuation contributions	51.24
Superannuation	21/04/2015	BT Super For Life	Superannuation contributions	166.12
Superannuation	21/04/2015	BT Personal Super Plan	Superannuation contributions	89.58
Superannuation	21/04/2015	BT Super For Life	Superannuation contributions	211.08
Superannuation	21/04/2015	AMP Signature Super	Superannuation contributions	281.72
Superannuation	21/04/2015	UNISUPER	Payroll deductions	706.31
Superannuation	21/04/2015	Asgard Superannuation	Payroll deductions	573.27
Superannuation	21/04/2015	State-wide Superannuation	Superannuation contributions	301.50
Superannuation	21/04/2015	EmPlus	Superannuation contributions	43.66
Superannuation	21/04/2015	BT Super For Life	Payroll deductions	560.10
Superannuation	21/04/2015	REI Super	Superannuation contributions	548.08
Superannuation	21/04/2015	SUPERANNUATION FUND	Superannuation contributions	153.51
Superannuation	21/04/2015	AMP Flexible Lifetime Super	Superannuation contributions	71.51
Superannuation	21/04/2015	AJB SUPERANNUATION FUND	Payroll deductions	655.35
Superannuation	21/04/2015	AMP Corporate Superannuation (SuperLeader)	Superannuation contributions	818.16
Superannuation	21/04/2015	Hesta Super Fund	Payroll deductions	1193.67
Superannuation	21/04/2015	BT Super For Life	Superannuation contributions	223.29
Superannuation	21/04/2015	OnePath Masterfund	Payroll deductions	552.72
Superannuation	21/04/2015	BT Super For Life	Superannuation contributions	174.62
Superannuation	21/04/2015	Cbus Super	Payroll deductions	829.08
Superannuation	21/04/2015	Vision Super	Payroll deductions	848.15
Superannuation	21/04/2015	Telstra Super Pty Ltd	Superannuation contributions	251.20
Superannuation	21/04/2015	BT Super For Life	Superannuation contributions	186.52
Superannuation	21/04/2015	BT Super For Life	Superannuation contributions	314.52
Superannuation	21/04/2015	Kinetic Superannuation Ltd	Superannuation contributions	209.52
Superannuation	21/04/2015	The Trustee for Superannuation Fund	Payroll deductions	784.43
Superannuation	21/04/2015	MTAA Superannuation Fund	Superannuation contributions	217.18
Superannuation	21/04/2015	BT Super For Life	Superannuation contributions	192.77
Superannuation	21/04/2015	Super Trust	Payroll deductions	388.91
Superannuation	21/04/2015	Australian Super	Superannuation contributions	4572.59
Superannuation	21/04/2015	Q Super	Superannuation contributions	389.57
Superannuation	21/04/2015	Sunsuper	Payroll deductions	2022.48
Superannuation	21/04/2015	Commonwealth Personal Superannuation	Superannuation contributions	408.45
Superannuation	21/04/2015	Rest Superannuation	Superannuation contributions	2585.85
Superannuation	21/04/2015	Superfund	Superannuation contributions	238.37
Superannuation	21/04/2015	HOSTPLUS Superannuation Fund	Payroll deductions	2339.13
Superannuation	21/04/2015	Care Super Pty Ltd	Payroll deductions	1113.55
Superannuation	21/04/2015	Wealth Personal Superannuation and Pension Fund	Payroll deductions	862.25
Superannuation	21/04/2015	Colonial First State First Choice Superannuation	Superannuation contributions	428.26
Superannuation	21/04/2015	IOOF SUPERANNUATION	Payroll deductions	1728.60
Total				\$ 127,045.29

Municipal Cheques

CHQ/EFT	Date	Name	Description	Amount
27938	02/04/2015	C. Munro Contractors	Various Maintenance & Repair jobs	16683.87
27939	02/04/2015	TELSTRA	March Telephone costs	1452.37
27940	02/04/2015	Water Corporation	Water usage - various properties	1648.79
27941	09/04/2015	C. Munro Contractors	Various Maintenance & Repair jobs	4449.63
27942	09/04/2015	Horizon Power	Power use - Various properties	18932.75
27943	09/04/2015	Kerry White	Travel Expenses - Council meetings	4973.88
27944	09/04/2015	Shire of Ashburton	Planning application fee	147.00
27945	09/04/2015	Water Corporation	Water Usage Various properties	2376.08
27946	16/04/2015	C. Munro Contractors	Various Maintenance & Repair jobs	1021.64
27947	16/04/2015	DEPARTMENT OF LANDS	Licence fee for 2 years	657.00
27948	16/04/2015	J BLACKWOOD & SON PTY LTD	Rates refund for assessment A51120 UNIT 7/20 Second Avenue	787.60
27949	16/04/2015	MARDIE MINERALS	Rates refund for assessment A7276 E08/2399	559.43
27950	16/04/2015	MINPROVISE PTY LTD	Rates refund for assessment A6993 E47/2262	194.85

LIST OF PAYMENTS FOR APRIL 2014

27951	16/04/2015	NANUTARRA MINERALS	Rates refund for assessment A6481 E08/1987	1011.57
27952	16/04/2015	PILBARA IRON COMPANY SERVICES	Rates refund for assessment A6073 G47/1232	222.83
27953	16/04/2015	Shire of Ashburton (Payroll Deductions)	Payroll deductions	2200.00
27954	16/04/2015	TELSTRA	Telephone Costs - March	14453.88
27955	16/04/2015	WINMAR RESOURCES LTD	Rates refund for assessment A6269 E47/1617	145.39
27956	16/04/2015	Water Corporation	Water Usage -Various properties	2072.62
27957	24/04/2015	Horizon Power	Electricity Charges 1.3.15- 07.03.15	3400.66
27958	24/04/2015	Shire of Ashburton (Petty Cash) - Visitors Centre	Stationary/cleaning	164.30
27959	24/04/2015	TELSTRA	telephone costs Apr 15	68818.04
27960	24/04/2015	Water Corporation	Water Use 03.02.15 - 23.03.15	12296.63
27961	29/04/2015	CHEVRON AUSTRALIA PTY LTD	Rates refund for assessment A6414 L77430 & A6412 L77429	3769037.41
Total				\$ 3,927,708.22

Trust Payments

CHQ/EFT	Date	Name	Description	Amount
EFT29176	27/03/2015	Demelza Franklin	DEMELZA FRANKLIN - REFUND OF CARD BOND	15.00
EFT29177	27/03/2015	Jo-Anne Hullock	JO-ANNE HULLOCK - REFUND OF KEY BOND	100.00
EFT29178	27/03/2015	LESTOK TOURS PTY LTD	LESTOK - MINE TOURS FOR FEBRUARY 2015	255.00
EFT29180	27/03/2015	TODD MCKEE	TODD MCKEE - SWIPE CARD BOND	100.00
EFT29181	27/03/2015	Tom Price Amateur Basketball Association	TOM PRICE BASKETBALL ASSOC - REFUND OF KEY BOND	700.00
EFT29182	27/03/2015	Tom Price Amateur Swimming Club	TOM PRICE SWIMMING CLUB - REFUND OF BOND	100.00
EFT29347	14/04/2015	GLEN JOHNSON	GLEN JOHNSON - REFUND OF BOND	600.00
EFT29348	14/04/2015	Rio Tinto - Pilbara Iron	PILBARA IRON - BOND REFUND	1700.00
EFT29349	14/04/2015	Tom Price Amateur Basketball Association	TOM PRICE BASKETBALL - REFUND OF BOND	500.00
202771	27/03/2015	Builders Registration Board of WA	BRB LEVY COLLECTED FOR THE MONTH OF FEBRUARY 15	283.96
202772	27/03/2015	CARRYLL START	CARRYLL START - REFUND OF BOND	600.00
202773	27/03/2015	Construction Training Fund	CITF LEVY COLLECTED FOR FEBRUARY 15	63.50
202774	27/03/2015	Shire of Ashburton	LESTOK - PAID THROUGH CREDITORS TO THE LEDGER CODE NOT THROUGH THE TRUST LEDGER	13206.27
202775	14/04/2015	Builders Registration Board of WA	BRB LEVY COLLECTED FOR MARCH 2015	36962.91
202776	14/04/2015	Construction Training Fund	CITF LEVY COLLECTED FOR MARCH 2015	81579.55
202777	14/04/2015	Shire of Ashburton	COMMISSION FOR MARCH 2015	197.34
Total				\$ 136,963.53

Credit Card Payments
JANUARY STATEMENTS

CHQ/EFT	Date	Name	Description	Amount
Anika Serer	06/03/2015	Wotif.com HOLDING LTD	Travelodge Perth for Anika Serer for Perth meetings 10.3.15 - 12.3.15	848.00
	05/03/2015	Qantas	Flights for Anika Serer for meetings in Perth 10.3.15 -12.3.15	625.00
	10/03/2015	Qantas	Flights for Liz Storr - Paraburdoo - Perth 15.4.15 - 16.4.15 - to facilitate the PGC workshop on 16.4.15	1505.00
	17/03/2015	Onslow General Store	Water for meetings with Landcorp & Caravan Park Committee	17.50
	26/03/2015	Credit Card Purchasing One Off	The Good Guys - Panasonic Lumix TZ40 Digital Camera for Paraburdoo Project Office	300.00
Total				\$ 3,295.50
Troy Davis	04/03/2015	Swan Taxis	Taxi fare for Troy Davis while attending various meetings in Perth March 15	32.03
	05/03/2015	MCabs Taxi	Taxi Fare for Troy Davis while attending various meetings in Perth March 15	32.97
	10/03/2015	Office works Superstores Pty Ltd	Credit for stationery that Office Works double charged	-108.58
	05/03/2015	Qantas	Return flights for Anthony Gimondo to work for Mark Reid at the Depot - PER - PBO 7.3.15 - 9.3.15	845.00
	06/03/2015	Shire of Ashburton	Occupancy application for Building Airport Terminal	92.00
	09/03/2015	Landgate	Survey Plan for 498 Sirius Street Tom Price - Plan15210	24.00
	09/03/2015	Qantas	One way flight PBO-PER on 19.3.15 for Troy Davis to attend various meetings in Perth	756.00
	11/03/2015	Qantas	Return flight from Perth for Troy Davis while attending meetings in Perth - PER-PBO 27.3.15	316.00
	17/03/2015	Qantas	Flight from Melbourne to Paraburdoo for David Ward - 19.5.15 - FIFO Employee	453.00
	17/03/2015	Qantas	Flight to Melbourne from Perth for David Ward on 8.5.15 - FIFO Employee	282.00
	17/03/2015	Qantas	Flight for Troy Davis PBO-PER on 24.4.15 to attend The Ashburton Critical Services Infrastructure Working Group Meeting	506.00
	17/03/2015	Qantas	Flight for David Ward PBO -PER 1.5.15 - FIFO Employee	456.00
	19/03/2015	Swan Taxis	Taxi fare for Troy Davis while attending various meeting in Perth	34.34
	20/03/2015	GM CABS PTY LTD	Taxi Charge for Troy Davis while attending various meetings in Perth	15.75
	21/03/2015	Swan Taxis	Taxi fare for Troy Davis while attending various meetings in Perth	19.95

LIST OF PAYMENTS FOR APRIL 2014

25/03/2015	Swan Taxis	Taxi fare for Troy Davis while attending various meetings in Perth	16.91
24/03/2015	Qantas	Flights for Sean Ripley Parburdoo-Perth 18.4.15 - 27.4.15	845.00
25/03/2015	Credit Card Purchasing One Off	LIVE TAXI - Taxi fare for Troy Davis while attending various meetings in Perth	13.35
26/03/2015	City of Perth	Taxi fare for Troy Davis while attending Perth meetings (Receipt Lost)	10.50
27/03/2015	Swan Taxis	Taxi fare for Troy Davis while attending various meetings in Perth	31.82
26/03/2015	Qantas	Return flights Para-Mel 21.4.15-05.5.15 for Douglas Pearce	1813.73
27/03/2015	Qantas	Change to flight for Troy Davis for attendance at meetings in Perth 23.4.15	10.00
30/03/2015	Credit Card Purchasing One Off	Invarion Rapid Plan - Renewal of Rapid Plan Licence for Sean Ripley and Sam Byard for one year	825.00
		Total	\$ 7,322.77

Neil Hartley

03/03/2015	Qantas	Flights for Cr Cecilia Fernandez - Pilbara Kimberley forum - 1.5.15 -6.5.15 - Parburdoo - Perth - Darwin	1366.91
11/03/2015	KARIJINI ECO RETREAT	The Karijini Experience - Accommodation - Kylie Hartley 2.5.15	199.00
11/03/2015	KARIJINI ECO RETREAT	The Karijini Experience - Accommodation - Cr Bloem and Kim Bloem 2.5.15	199.00
11/03/2015	KARIJINI ECO RETREAT	The Karijini Experience - Opera in the Gorge - Kylie Hartley - 2.5.15	277.40
10/03/2015	Qantas	Flight for Cr Kerry White for Wheatstone Community Development Plan and Wheatstone Fortnightly Meeting -	687.00
12/03/2015	KARIJINI ECO RETREAT	The Karijini Experience - Opera in the Gorge - Maurice Ferialdi - 2.5.15	277.40
11/03/2015	Qantas	Flights for Neil Hartley 22.3.15-24.3.15 - Wheatstone Meetings	815.00
17/03/2015	Beadon Bay Hotel	Dinner - CEO, Shire President, Cr Bloem (& Kim), Cr Foster	201.00
18/03/2015	NIKKI'S LICENSED RESTAURANT	Dinner at Onslow Nicki's Restaurant for Ordinary Council Meeting March	1292.50
19/03/2015	Qantas	Flights for Cr Kerry White - 7.4.15 - 27.4.15 - Perth - Karratha	1012.00
19/03/2015	Qantas	Flights for Cr Kerry White - 14.4.15 - 16.4.15 Perth - Parburdoo	1205.00
23/03/2015	Black Toms	Coffee - CEO and Department of Transport Meeting	8.00
23/03/2015	Qantas	Change flight fee for Cr Thomas PRC and PKF 27.4.15 - 1.5.15, Service Charge Fee	201.92
24/03/2015	Qantas	Flights for Cr Thomas for the Pilbara Kimberley Forum - 10.5.15 - 12.5.15 - Para - Perth	955.00
26/03/2015	Credit Card Purchasing One Off	MEGA FORTRIS - Tamper Evident Tape, Blue (Standard) for archiving the bound minutes, MEGA FORTRIS - Freight	63.80
25/03/2015	Qantas	Flight change for Cr Kerry White to meet the Strategic Community Plan Meeting	388.00
30/03/2015	Qantas	Flight for Maurice Ferialdi - FIFO Employee - 31.7.15 - 16.8.15 - Para - Perth	975.00
30/03/2015	Qantas	Flights for Maurice Ferialdi - FIFO Employee - 29.5.15 - 7.6.15 - Para - Perth	975.00
30/03/2015	Qantas	Flights for Maurice Ferialdi - FIFO Employee - 19.6.15-28.6.15 - Para - Perth	975.00
31/03/2015	Dropbox	Premium dropbox subscription for Media for the month of April	13.60
		Total	\$ 12,087.53

Frank Ludovico

03/03/2015	Qantas	Return Flights PBO-PER 13.5.15-15.5.15 for Emma Heys for Procurement Network Meeting and associated meetings with City Of Mandurah, City of Joondalup and WALGA Procurement Team	625.00
22/03/2015	Ess Gumula Pty Ltd - Rocklea Palms	Community Development - Club 7 Capacity Development - Facilitator accommodation - 22.3.15 - Ciara King Inclusion WA - Rocklea Palms	173.01
04/03/2015	ESS Eastern Guruma Pty Ltd - Windawarri Lodge	Community Development - Club and Capacity accommodation in Tom Price for Ciara King - Inclusion QA to Facilitate Steering Group meeting and Have a Go day Training session 5.3.15	212.47
09/03/2015	Qantas	Return flights Perth-Parburdoo for school holiday program Facilitator Nathan Hoyle 6.4.15-12.6.15	1630.00
11/03/2015	Qantas	Community Development - Harmony Day Event, Onslow Kids Kitchen Garden -Guest multicultural chef flights - Ben McDonald - 18.3-15-22.3.15 Melbourne - Karratha	1402.84

LIST OF PAYMENTS FOR APRIL 2014

11/03/2015	Qantas	Community Development - Chevron Community Plan Meeting	392.00	
11/03/2015	Qantas	23.3.15 flight to Perth Melissa May		
		Flights for Mike Sully and Joyce Sully - Paraburdoo - Perth	632.00	
		31.5.15		
12/03/2015	DUN & BRADSTREET (AUSTRALIA) PTY LTD	Comprehensive D&B Report Woolam Construction (pref	520.00	
		Supplier: Onslow Shire Complex		
12/03/2015	Qantas	Return flights for Judith Woodvine to attend Naming	505.00	
		Ceremony - 25.4.15-26.4.15		
12/03/2015	Qantas	Return flights from Perth-Paraburdoo for Terrell Broad to	505.00	
		attend Naming Ceremony 25.4.15-26.4.15		
27/02/2015	Ess Gumula Pty Ltd - Rocklea Palms	Community Development - Community Services -2 nights	692.05	
		accommodation in Paraburdoo for 2 facilitators - Kevin Chua		
		and Richard Woods - Bike week		
27/02/2015	ESS Eastern Guruma Pty Ltd - Windawarri Lodge	Community Development - Community Services Bike Week	424.94	
		accommodation 13.3.15 Kevin Chua and Richard Woods at		
		Windawarri Lodge		
17/03/2015	J BLACKWOOD & SON PTY LTD	To bring overdue account into balance so that supplies for	214.70	
		cyclone could be purchased		
03/03/2015	ISS Integrated Services-Perth	Community Development one nights accommodation for Bike	513.00	
		week facilitator Kevin Chua - Richard Woods and Melissa		
		Raffan at the Pannawonica Tavern 18..3.15		
18/03/2015	Canberra Rubber Stamps	Trodax - Replacement of Red Ink Pads x3	23.70	
19/03/2015	Qantas	Return flight Perth-Paraburdoo 26.4.15-2.5.15 for Allan Lind to	715.00	
		cover annual leave		
20/03/2015	ESS Eastern Guruma Pty Ltd - Windawarri Lodge	Community Development - Club 7 Capacity Development -	424.94	
		Facilitator accommodation 20.3.15--22.3.15 Ciara King		
		Inclusion WA Windawarri Lodge		
11/03/2015	Ess Gumula Pty Ltd - Rocklea Palms	Community Development - Club & Capacity accommodation in	173.01	
		Paraburdoo for Workshop facilitator Shontay Cardew 11.3.15		
24/03/2015	Qantas	Return flights Perth-Paraburdoo 14.4.15-16.4.15 - Marg	1065.00	
		Hemsley to present a workshop and attend council meeting in		
		April		
27/03/2015	Qantas	Return flight Paraburdoo -Perth for Neil Hartley 10.5.15-	965.00	
		13.5.15 to attend Pilbara Regional Meeting - No funds were		
		available on the CEO credit Card, his approval is attached		
30/03/2015	THE BLUE POD COFFEE CO. P/L	The Blue POD Coffee - Milk Powder for Coffee Machine for	107.00	
		Tom Price.		
Total			\$ 11,915.66	
Mike Sully	31/03/2015	Westpac	Westpac card fees	\$ 62.50
Total			\$ 62.50	
Lee Reddell	17/03/2015	Onslow General Store	Grocery supplies for bbq breakfast held for the Onslow depot	58.67
			crew to thank them for their efforts in the clean up after	
			Tropical Cyclone Olwyn.	
17/03/2015	Qantas	Flights for Garth Rider - FIFO Employee - 22.4.15 - 29.4.15 -	1182.28	
		Para - Canberra		
17/03/2015	Qantas	Flights for Garth Rider - FIFO Employee - 14.5.15 - 21.5.15 -	1088.28	
		Paraburdoo - Canberra		
17/03/2015	Credit Card Purchasing One Off	KARRATHA MOTEL - One nights accommodation for Kim Frills	120.00	
		Senior Ranger in Karratha. Having stripping put on ranger		
		vehicle and attending rangers meeting with city of Karratha		
		rangers		
21/03/2015	KMART KARRATHA	Water glasses and jug for the Onslow Business House for when	25.00	
		meetings are held.		
21/03/2015	Harvey Norman Karratha	Coffee Machine to replace the old one in the Onslow Business	249.00	
		House		
Total			\$ 2,723.23	
Kim Parks	05/03/2015	Qantas	Return flights for Emma Heys from Paraburdoo -Perth 29.7.15-	795.00
			1.8.15 - WALGA Cert IV in Government	
05/03/2015	SHERATON PERTH - FOUR POINT	Accommodation for Emma Heys at Four Points by Sheraton	1211.91	
		Perth for Cert IV in Government		
04/03/2015	Qantas	Return flights for Paraburdoo-Perth for Nasir Shah - IPWEA	915.00	
		State Conference 6.3.15-15.3.15		
09/03/2015	Target On-Line Credit Cards Only	, Bins, Quilts, Tea towels, Pillows, Doonas, Kettle, toasters,	1664.00	
		Irons, Ironing Boards		
09/03/2015	Credit Card Purchasing One Off	Sheridan Factory Outlet - Towel, Quilt Cover.	602.36	
11/03/2015	Credit Card Purchasing One Off	Kitchen Warehouse - Cookware Sets, Cutlery Dinner sets	689.76	
		Knives.		
17/03/2015	Coles Supermarkets - Tom Price	Water and morning tea supplies for Grants Writing Workshop,	24.15	
		GST Free		
16/03/2015	Credit Card Purchasing One Off	Bayview Geographe Resort - Accommodation for Sam Byard &	722.57	
		Jayde Robbins for the LGMA Conference		
19/03/2015	Canberra Rubber Stamps	Self inking signature stamp & postage	43.90	

LIST OF PAYMENTS FOR APRIL 2014

19/03/2015 MUZZYS HARDWARE - RED DAWN ENTERPRISES PTY LTD T/A	Sink strainers and plugs	15.60
19/03/2015 Coles Supermarkets - Tom Price	Kitchen utensils, cleaning products, cling wrap, foil, chopping board	254.32
22/03/2015 Coles Supermarkets - Tom Price	Bath Mat, Aerogard, Clothes Pegs, Mosquito Coils, air fresher	59.72
23/03/2015 ESS Eastern Guruma Pty Ltd - Windawarri Lodge	Community Development, Club Capacity Dept. Facilitator Accommodation 20.3.15-22.3.15 for Joseph De Kock and Jean Michel Maujean	849.89
23/03/2015 Credit Card Purchasing One Off	Officiono Office Furniture - Community Development - Office Equipment replacement - computing chair	421.07
22/03/2015 Credit Card Purchasing One Off	Reservation Counter Hilton - Hotel Reservation for Kim Parks 22.3.15-28.3.15	980.00
26/03/2015 Coles Supermarkets - Tom Price	Fabric Softener	3.25
26/03/2015 Coles Supermarkets - Tom Price	2L Disinfectant	1.65
30/03/2015 Target On-Line Credit Cards Only	Bath towels, mattress protectors, Quilts Glasses, Vacuums	2715.00
30/03/2015 Credit Card Purchasing One Off	Various Bed sheets in single and king size plus quilt covers.	1988.65
01/04/2015 Qantas	Arrival flight for Dean Wrobel - New Senior Activity Officer - Brisbane -Paraburdoo 23.4.15	627.09
Total		\$ 14,584.89
Total Credit Cards		\$ 51,992.08

MUNICIPAL TOTALS		
EFT TRANSACTIONS	\$	2,668,873.56
SUPER PAYMENTS	\$	127,045.29
CHEQUES	\$	3,927,708.22
CREDIT CARDS	\$	51,992.08
	\$	6,775,619.15
TRUST TOTALS		
CHEQUES AND EFT TRANSACTION	\$	136,963.53
	\$	136,963.53

SHIRE OF ASHBURTON

STRATEGIC RATE REVIEW

MAY 2015



*Powerful insights
Astute advice*

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EXECUTIVE SUMMARY

The Shire of Ashburton is undergoing a period of growth and development and the community is eager to translate this growth into benefits for the whole community. Demand for new infrastructure and facilities while maintaining existing services is placing pressure on the Shires revenue sources. As the primary source of discretionary revenue, property rates are an essential part of the revenue mix prompting a review of the existing rating outcomes and structure.

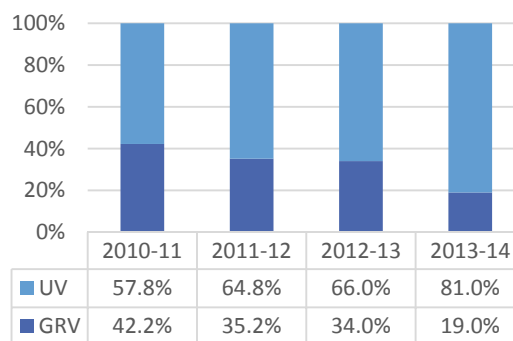
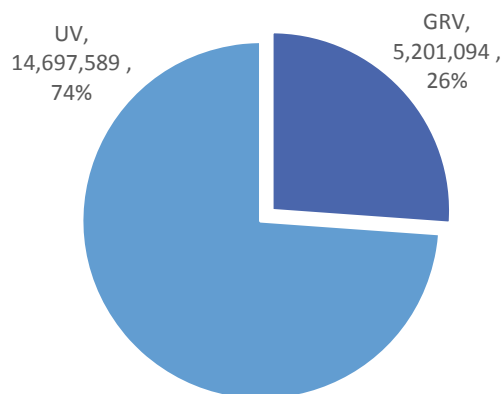
Rates are calculated using values supplied by the Valuer General's Office. Land used predominantly for rural purposes is assessed based on its Unimproved Value (UV) with all other land valued on the annual Gross Rental Value (GRV). Any change to the method of valuation for individual portions of land are determined by the Minister for Local Government and Communities.

A Council may set either a uniform rate in the valuation dollar for each valuation type (GRV or UV) or define differential categories by land use or zoning within each method of valuation and apply a different rate in the valuation dollar to each. The Shire of Ashburton applied two differential rates to GRV valuation properties and three differential rates to UV properties in the 2014-15 year as follows:

Adopted differential rates 2014-15 Budget

GROSS RENTAL VALUES	CENTS IN THE DOLLAR	UNIMPROVED VALUES	CENTS IN THE DOLLAR
Residential/Community	3.7736	Mining Leases	34.7697
Commercial/Industrial/Tourism	4.7162	Tourism	15.313
		Pastoral	3.1575

In the 2014-15 Budget the Shire rated 3,897 properties, 2,682 GRV and 1,215 UV estimating \$19.9m¹ in revenue, \$4.0m (20%) from GRV and \$15.9m (80%) from UV properties.



The bar graph above shows that the proportion of rate revenue sourced from UV valuations has increased significantly over the past two years from 58% in 2010-11 to 81% in 2013-14, principally due to the addition of a small number of large value UV assessments.

The minimum payment adopted for all properties in 2014-15 was \$560, applied to 14% of the total number of rateable properties.

¹ Please refer to page 21 for information on a material adjustment.

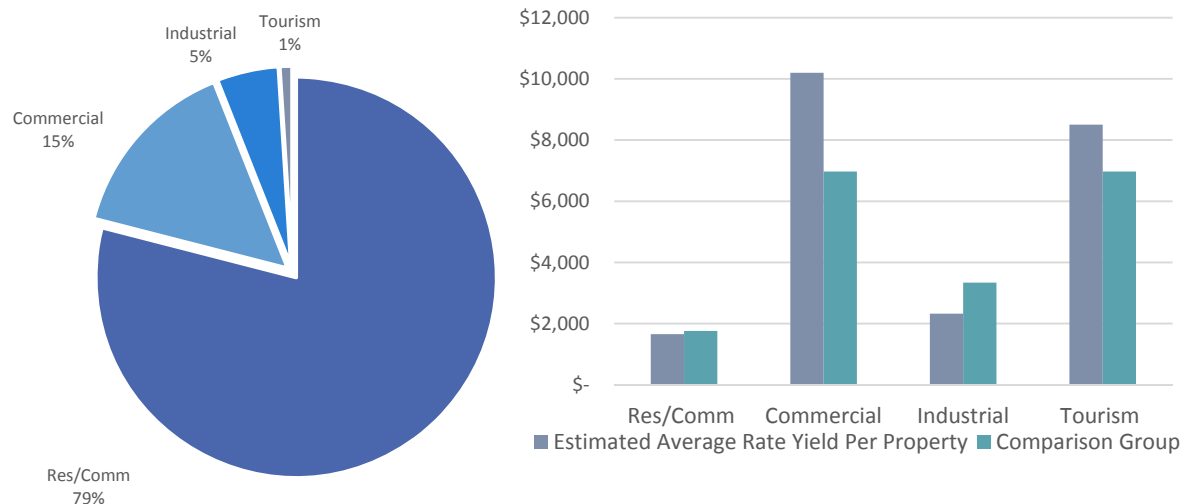


EXECUTIVE SUMMARY (CONTINUED)

The review established (12) local governments in a Comparison Group comprising those local governments with a common border with the Shire of Ashburton and in addition, four local governments in the Kimberley region. The source data for the comparison was the 2014-15 Budget.

Gross Rental Value Properties

The estimated average GRV rates payable per property (separated into the various property classifications) and the estimated contribution to GRV rate revenue for 2014-15 is set out below:



GRV PROPERTIES	CONTRIBUTION TO 2104-15 GRV REVENUE	CENTS IN THE DOLLAR ASHBURTON	HIGHER RATE*	ESTIMATED AVERAGE YIELD	COMPARISON GROUP
Residential/Community	79%	3.7736	8	\$1,655	\$1,762
Commercial	15%	4.7162	9	\$10,199	\$6,968
Industrial	5%	4.7162	9	\$2,327	\$3,341
Tourism	1%	4.7162	10	\$8,504	\$6,968

* The number of other local government in the Comparison Group of 12 with a higher rate in the dollar.

The estimated average rates levied on residential/community properties by the Shire of Ashburton in the 2014-15 budget was \$1,655. This average occurs close to the middle of the distribution of all residential/community rating outcomes suggesting it is broadly representative of the majority of events. Around the Comparison Group, the average residential rates payable outcome was slightly higher at \$1,762 per property. Residential/community rates contributed 79% of the total rates revenue from GRV properties, which was similar to the average contributions to GRV revenue by residential properties across the Comparison Group. The rate in the dollar for residential/community properties was less than most of the Comparison Group (with 8 of the 12 adopting a higher rate). Caution is advised when comparing GRV rate in the dollars across local governments as some may have a different effective valuation date. For the Shire of Ashburton, GRV properties are scheduled to be revalued during 2014-15 with an effective date of 1st July 2015.



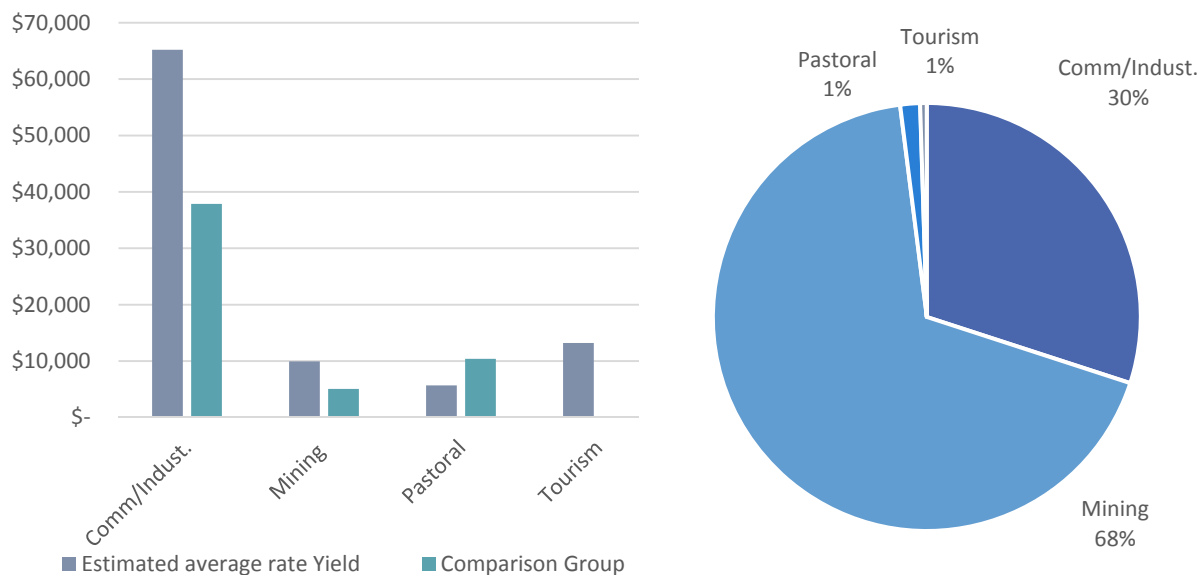
EXECUTIVE SUMMARY (CONTINUED)

The average rates payable for GRV industrial properties in the 2014-15 budget was \$2,327 which was less than the average across the Comparison Group of \$3,341. For Ashburton, the average was also close to the centre of all the distributed values and the rate in the dollar was less than most in the Comparison Group.

The same rate (4.7162 cents in the dollar) applied to GRV commercial properties however, the average rates payable was higher than industrial properties due to the influence of a small number of high value commercial properties with the top four properties contributing 50% of the commercial rate revenue. The same rate also applied to Tourism properties at an average rate of \$8,504 but with only a very small number in the Comparison Group rating GRV tourism properties separately, a direct comparison is not considered relevant.

Unimproved Value Properties

The estimates average UV rates payable per property (separated into various property classifications) and the estimated contribution to UV rate revenue for 2014-15 are set out below:



UV PROPERTIES	CONTRIBUTION TO 2104-15 UV REVENUE	CENTS IN THE DOLLAR ASHBURTON	HIGHER RATE*	ESTIMATED AVERAGE YIELD	COMPARISON GROUP
Commercial/Industrial	30%	34.7697	-	\$65,191	\$37,862
Mining	68%	34.7697	1	\$9,930	\$5,071
Pastoral	1.5%	3.1575	6	\$5,677	\$10,408
Tourism	0.5%	15.3130	6	\$13,208	N/A

* The number of other local government in the Comparison Group of 12 with a higher rate in the dollar

The average rate yield from UV commercial/industrial properties in the Shire was \$65,191 however, this average is not representative of the majority of rate outcomes for the group, with 85% of properties rated below this average.



EXECUTIVE SUMMARY (CONTINUED)

UV Commercial / Industrial properties are characterised by a small number of high value properties contributing the vast majority of the rate revenue. This presents a significant risk to the Shire if this small number of high value properties reduce in assessed value or can no longer be rated. The rate in the dollar of 34.7697 cents was the highest amongst the Comparison Group, with an average of 18.0163 cents. The rate revenue raised by Ashburton from this group was also one of the highest at an estimated \$4.7m with only Karratha raising more from its 'strategic industry' properties at \$5.5m.

Ashburton mining leases are rated at an average of \$9,930 per property compared with the comparison average of \$5,071. Similar to UV commercial/industrial properties, this average was skewed high due to the influence of one very large rateable property, which represented \$3.9m in estimated revenue. Exclude this one property from the Ashburton average and it reduces to \$6,374, being much closer to the Comparison Group average. The influence of this single property on total rate revenue again represents a significant risk to the Shire's revenue base should the revenue from this source not prove sustainable. The rate in the dollar applied to mining lease properties of 34.7697 cents is the second highest amongst the Comparison Group exceeded only by Port Hedland at 42.8418 cents. Even though the rate in the dollar is higher at Port Hedland the average rate yield is less at \$7,772.

Pastoral properties in the Shire of Ashburton were rated an average of \$5,677 per property in the 2014-15 budget, which is less than the Comparison Group average of \$10,408. The rate in the dollar of 3.1575 cents is also less than the group average at 4.2938 cents. Six local governments in the group applied a higher rate than Ashburton. The average rate occurs comfortably in the middle of the distribution of Pastoral rate outcomes making it representative of the majority of events.

The average UV Tourism rate in the Shire of Ashburton was \$13,208 however, this rate is only applied to four tourism operations with an unimproved valuation. The rate in the dollar applied to these properties is 15.3130 cents in the dollar. There are limited opportunity for comparison with other local governments as no other local government applied a differential rate to UV tourism properties. However, if these properties were situation in other local governments and valued on a UV basis, the rate in the dollar applied would be on average 14.3042 cents. Tourism operations are predominately non-rural in nature and as such, it is considered more suitable to value these four properties using the GRV basis.

Applying a minimum payment seeks to ensure all ratepayers contribute to basic services and facilities. In the 2014-15 budget the minimum payment for Ashburton was set at \$560. This level is below the average applied across the Comparison Group. A review of the 2014-15 budget occurred to aggregate accounts considered applicable to 'basic' services and facilities. These items displayed similar characteristics to a 'public good' being non-exclusive services and infrastructure of benefit to, or accessible by, all in the community. A net amount of \$3.24m was identified and when applied to all 3,897 properties calculated as \$831 per property. Rate modelling using data from the 2014-15 budget and with \$830 as the minimum payment resulted in additional estimated net revenue of \$167,000 principally generated from mining properties.



EXECUTIVE SUMMARY (CONTINUED)

A comparison with other local governments of the rate revenue outcomes adds context to the review but has limited capacity to determine what is an appropriate rating structure. That said, it is one of the few mechanisms available to the Council to justify rating outcomes to the community. Our comparison serves to highlight the variations in rating methods used by other local governments in the Pilbara, Gascoyne and Kimberley regions. Each local government uses their rating structure to achieve their individual strategic aims such as encouraging development of vacant land or mining exploration. The level of revenue required to provide current and future service levels is a decision for each Council justified by strategic, long-term financial planning and asset management planning in the context of the region and cannot be condensed to a mathematical equation. The Shire's current strategic community plan highlights the many challenges and demands faced by the Shire now and in the future, as it reacts to rapid growth.

To establish a conceptual framework within which the Council may apply its discretionary rating power we outlined five rating principles:

- Objectivity;
- Fairness and Equity;
- Consistency;
- Transparency; and
- Administrative Efficiency.

These principles have been drawn from those published by the Department of Local Government and Communities². In essence, rating structures should identify the predominant use of the land by means of an objective assessment. Rates should be applied fairly and equitably resulting in each property making a fair contribution to revenue based on the method of valuation. The rating principles should be applied and determinations made in a consistent way and should be clearly documented and available for public inspection while the structure should also be cost effective.

In assessing Ashburton's rating structure and outcomes in light of the above principles, the proportions of contributing revenue and average rates payable for GRV properties appear appropriate when compared to the Comparison Group. The groupings are objectively based on land use and the spread of the two differential rates are not so extreme as to call into question fairness and equity. In relation to consistency, there is room for improvement in that four remote tourism properties are valued on a UV basis rather than GRV and workforce accommodation and associated buildings are permitted to be rated as capital improvements under current Government policy. Transparency is supported by the annual publication of objects and reasons for the differential rate.

Most of the Shire's rate revenue is derived from UV properties and a high percentage is generated from the Mining/Industrial differential rate. The rate in the dollar is high compared to the comparison local governments and is characterised by a small number of assessments contributing the majority of the revenue. This presents a high risk to the Shire in relation to the sustainability of the associated revenue.

² Changing the Methods of Valuation of Land, Local Government Operational Guidelines – Number 02 May 2002.



EXECUTIVE SUMMARY (CONTINUED)

STRATEGIC ISSUES

The Shire is experiencing a period of rapid growth in the mining, oil and gas industries leading to the high demands for community facilities and civil infrastructure to support this growth. Immediate action to meet this demand requires funding.

Rate revenue has increase substantially over recent years largely due to a small number of high value rateable properties associated with the mining and petroleum industries. This may be seen as an equitable revenue outcome considering the impact these ventures are having on the Shire. However, there are substantial risks associated with a reliance on this 'boom time' revenue from a small number of ratepayers in industries exposed to international market conditions. A cautious approach would see the Shire carefully consider its financing policy and invest in community facilities and infrastructure using accumulated cash reserves rather than resort to borrowings reliant on future revenue and also carefully consider the ongoing operational impact of any new facilities and assets.

Although the level of rate revenue is at the Councils discretion, due to the span between the rate in the valuation dollar applied to pastoral properties and the remainder of the UV properties the Council is likely to require the prior approval of the Minister each year before it is permitted to adopt its budgets. Although each local government has its own strategic issues, ratepayers will inevitably compare the rate in the dollar between local governments to assess reasonableness. The Shire of Ashburton's rate applied to mining and industrial UV properties is one of the highest in the Comparison Group and the Council will need to be mindful of the impact of this on external approval process and the perception of a small number of ratepayers making large contributions.

A high proportion of rate revenue source from a small number of ratepayers can also be accompanied by pressure regarding the level of rates payable and requests to justify the benefit provided. In justification of the level of rates contributions the Shire should maintain:

- A rating strategy referencing the five essential principles of a rating system as outlined by the Department of Local Government and Communities;
- Transparency in changes in rate revenue yield and a reliance on the predominate use of the land to determine the proportion of rates contributed by each ratepayer; and
- Detailed long term financial and asset planning to demonstrate the benefit returned to the community.



BACKGROUND

The Shire of Ashburton (the Shire) engaged UHY Haines Norton (WA) Pty Ltd, to undertake a strategic review of the Shire's current property rating structure to incorporate the following outcomes:

- Review the number and type of rating classes, including differential rating classes;
- Develop a justification for each rating class within each rating category (i.e. UV and GRV), including differential rate justifications such that the Shire can prepare submissions to the Minister for Local Government and Communities for the approval of differential rates;
- Prepare a comparison report of rating in the Pilbara and Kimberley local governments, containing rate in the dollar, dollar value, percentage of each category's contribution to the whole, the proportion of UV and GRV rating to the overall rating income, and any other matters considered appropriate;
- Consider the rating yield derived from each differential rating class and give consideration as to whether that rating yield is appropriate and justified;
- In particular, review the rating of mining tenements/leases within the Shire with particular attention being paid to the Ashburton North Strategic Industrial Area. Consideration of the future sustainability of those rates is required, including the length of time a tenement/lease may be held and other tenements/leases that are likely to be granted and the timeline in which they will occur; and
- Prepare a Rating Strategy for the Shire that will provide a framework for all Rates categories, Minimum Rates, and Differential Rates, that incorporates the principles of Objectivity, Fairness and Equity, Consistency, Transparency and Administrative efficiency.



LEGISLATIVE AND POLICY FRAMEWORK

The power to raise local government property rates is set out under the Local Government Act 1995 (the Act). The Council, using a defined process outlined within the Act, determines the level of rates annually.

In adopting its annual budget the Council must consider its current Plan for the Future (comprised of the Strategic Community Plan and Corporate Business Plan) under section 5.56 of the Act.

Within this basic context and subject to the provisions of the Act, the Council is free to use the rating powers to raise rate revenue at the level it determines appropriate.

Determining the appropriate level for rate revenue requires the Council to assess the current and future service needs and aspiration of the community and its capacity and willingness to pay for those services.

VALUATION METHODS

There are two property valuation methods available under Section 6.28 of the Act, Gross Rental Value (GRV) and Unimproved Value (UV).

GRV is 'the gross annual rental that the land might reasonably be expected to realise if let on a tenancy from year to year upon condition that the landlord is liable for all rates, taxes and other charges thereon and the insurance and other outgoings necessary to maintain the value of the land'³.

UV land is 'valued as if it has had no improvements (as though) it remains in its original, natural state, any land degradation is taken into account'

CHANGING VALUATION METHODS

Changing the valuation method applicable to a parcel of land requires application to the Minister for Local Government and Communities (The Minister). If the application is successful, a technical description of the relevant land and a notice of the change in valuation must occur in the Western Australia Government Gazette.

The Department of Local Government and Communities administers the process for the Minister and publishes guidance⁴ which provides information on the process involved in making an application.

Where land is jointly used for rural and non-rural purposes there are two methods (detailed below) which are available to apply different valuation methods to portions of the land.

SPLIT VALUATIONS

A split valuation may be applied to a portion of a lot or location. The process involves a local government (at its cost) identifying the area of land in alternate use and making application to the Minister for a split valuation.

³ Landgate, Rating and Taxing Valuations Publication, April 2008

⁴ 'Changing Methods of Valuation of Land Local Government Operational Guidelines - Number 02 May 2002'



LEGISLATIVE AND POLICY FRAMEWORK (CONTINUED)

SPOT VALUATIONS

Where the alternative use of the land occurs entirely on a separate lot or location (not just a portion), a local government may make application to the Minister for a change in valuation method and, if successful, achieve a spot valuation from the Valuer General.

REVIEW OF PREDOMINANT LAND USE

It is important to closely monitor changes in land use from rural to non-rural and subsequently apply to the Minister for a change of valuation method to ensure the Shire maximises its rate revenue capacity and maintains the objectivity and consistency of its rating structure.

CONSULTATION

A change in the valuation method can result in a considerable change in the level of rates levied against a property. For this reason, it is usual for a local government to consult with the property owner(s) prior to any application to the Minister.

Indicative alternative values are available from the Valuer General for a fee. These indicative values help quantify the likely change in the rates should the application be successful.

EXEMPTIONS FROM RATES

All land in the district is rateable unless exempted under Section 6.26 of the Act. Aside from land owned by the local government, the most common categories of exemptions under the Act are:

- Land owned or controlled by the Crown;
- Land held by a religious body as a place of worship, a related purpose or a school; and
- Land used exclusively for charitable purposes.

To achieve an exemption from rates (other than crown land) the entity is usually required to submit an application for determination by the Council.

MINIMUM PAYMENTS

A local government may impose a general minimum payment to each valuation method (and also within each differential rate category). This results in all properties paying at least a minimum contribution in rates regardless of the property valuation. A lesser minimum can also be imposed on any portion of the district subject to certain requirements.

The Act restricts the maximum number of properties attracting a minimum payment to no more than 50% of the total rated properties. In addition, the number of properties with a minimum payment within each GRV and UV category cannot be greater than 50% of the number of rated properties within each category.



LEGISLATIVE AND POLICY FRAMEWORK (CONTINUED)

SPECIFIED AREA RATES

In accordance with Section 6.37 of the Act, the Shire may impose a specified area rate in addition to a general rate. This type of rate is typically used to fund specific work undertaken for a specific portion of the district. The use of any funds derived from a specified area rate must be used only for the purpose for which the rate was imposed.

Specified area rating are used as a funding source for defined project or service within a limited area. For example, to repay a loan for the construction of a community asset such as a swimming pool or used to accumulate funds to meet future maintenance costs such as with canal walls.

The Shire did not raise a specified area rate in the 2014-15 budget.

UNIFORM GENERAL RATES

As a default, a local government sets a single general rate in the dollar for each valuation type (GRV and UV). This is a uniform general rate in the valuation dollar and applied to all properties within a valuation type regardless of their location or land use.

DIFFERENTIAL GENERAL RATES

Rather than adopting single uniform general rate, a local government may apply different rates in the dollar within each valuation category (GRV or UV). A differential rate may be applied using the following characteristics, or combination thereof:

- The zoning of the land;
- The predominant use (as determined by the local government);
- If the land is vacant or not; and
- Any characteristics prescribed (relevant only to amalgamations).

RESTRICTIONS ON DIFFERENTIAL RATES

Due to the potential for a differential rate to single out ratepayers for a higher average rate contribution than would otherwise be the case, restrictions apply to these discretionary powers to ensure the spread of the rate in the dollar does not result in the highest differential rate being more than twice the lowest differential rate.

A local government may also impose a minimum payment on differentially rated properties but, similar to a uniform general rate, must ensure no more than 50% of the total rated properties in each differential category attract a minimum payment.

Before imposing a differential rate, a local government must provide local public notice of its intention to do so and consider any resultant submissions.

Section 6.36(3) (c) of the Act requires a document describing the objects and the reasons for each proposed differential rate and minimum to be available for public inspection.



LEGISLATIVE AND POLICY FRAMEWORK (CONTINUED)

DEPARTMENTAL POLICY

The Department has developed a policy guideline 'Changing Methods of Valuation of Land, Local Government Operational Guidelines - Number 02 May 2002', in which they suggests 'local governments should have systems and procedures in place to –

- *Identify and record any changes in land use;*
- *Review the predominant use of land affected by significant land use changes; and*
- *Ensure timely applications for the Minister's approval.'*

The guideline goes on to say 'In implementing suitable (rating) systems and procedures, local governments should observe the following principles':

OBJECTIVITY	<i>As far as possible, the predominant use of land should be reviewed and determined on the basis of an objective assessment of relevant criteria. External parties should be able to understand how and why a particular determination was made.</i>
FAIRNESS AND EQUITY	<i>Rating principles should be applied fairly and equitably. Each property should make a fair contribution to rates based on a method of valuation that appropriately reflects predominant use.</i>
CONSISTENCY	<i>Rating principles should be applied, and determinations should be made, in a consistent manner. Like properties should be treated in a like manner.</i>
TRANSPARENCY	<i>Systems and procedures for determining the method of valuation of land should be clearly documented and available for the public to inspect. This is fundamental to the "good government" principle upon which the Act is based. The right to govern accompanies the obligation to do so openly and fairly.</i>
ADMINISTRATIVE EFFICIENCY	<i>Rating principles and procedures should be applied and implemented in an efficient and cost-effective manner.</i>

If a local government seeks to set a differential rate at twice the lowest differential rate in each valuation type it is necessary to advertise the rate and gain ministerial approval prior to adoption under section 6.36 of the Act. The Department publish a policy statement 'Rating Policy – Giving Notice (August 2013)' to give guidance in this process.



LEGISLATIVE AND POLICY FRAMEWORK (CONTINUED)

Guidance is also provided on Ministerial approval for the imposition of a differential general rate twice the lowest being 'Rating Policy – Differential Rates (August 2013)'. This policy contains the same five principles but specifically with reference to the application of these principles to differential rating, as set out below:

OBJECTIVITY	<i>The basis for imposing the rates as per the act, for example zoning land use. Was there an event or issue that prompted the need for a differential rate?</i>
FAIRNESS AND EQUITY	<i>The application of the benefit principle in that it is expected that those bearing the higher rate burden through the imposition of differential rating are receiving greater benefits from council activities. Have the land owners/ratepayers been given adequate opportunity to comment and has regard been taken of the feedback? If the number of ratepayers in a category subject to a high differential rate is small (less than thirty) it is expected that they have been consulted individually, possible in the form of a letter.</i>
CONSISTENCY	<i>Properties used for a similar purpose should be rated in a consistent way and will the extent of change from the previous year adversely affect the ratepayer.</i>
TRANSPARENCY	<i>The extent of public notice regarding the change and compliance with the notice requirements under the Act and Council decision making processes.</i>
ADMINISTRATIVE EFFICIENCY	<i>The extent that the differential rate is the most efficient method to raise the rate revenue required.</i>

The Department also published 'Rating Policy: Valuation of Land Mining (April 2014)' to clarify the Ministers determination of the basis of valuation of land for capital improvement situated on a mining tenement or a petroleum lease/licence/permit/drilling reservations.

In response to this policy position the Shire of Ashburton adopted Policy no FIN16 'GRV Rating of Improvements on Mining Tenements and Petroleum Licences Sites Policy' signalling its intention to rate workers accommodation facilities and other capital improvements on mining tenements and petroleum licences within the Shire.

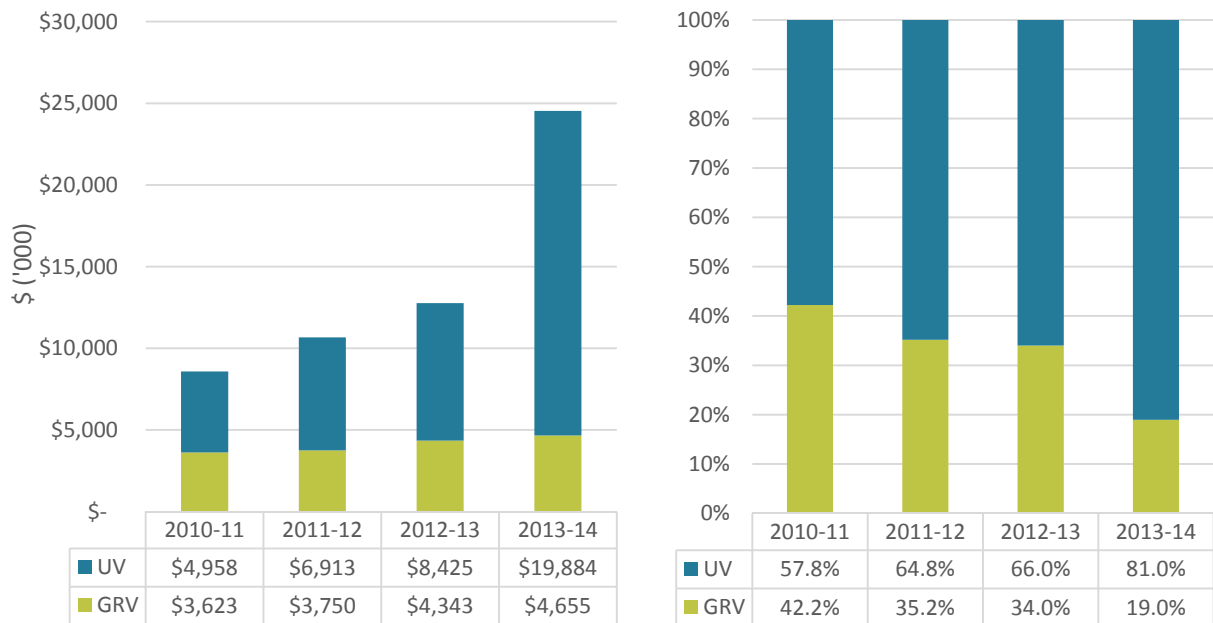


CURRENT RATING STRUCTURE

At the time of adopting the 2014-15 budget, the Shire of Ashburton reported 3,897 rateable properties, 2,682 of which were valued using a Gross Rental Value (GRV) and 1,215 using Unimproved Value (UV). The 2014-15 Budget estimated rate revenue of \$19,898,683 with \$5,201,094 sourced from GRV and \$14,697,589 from UV properties.

In 2010-11 58% (\$4.96m) of rate revenue was sourced from unimproved values rising to 81% (\$19.88m) in 2013-14.

OVER TIME, THE PROPORTION OF REVENUE SOURCED FROM UV PROPERTIES HAS INCREASED SIGNIFICANTLY.



CURRENT RATING STRUCTURE (CONTINUED)

GROSS RENTAL VALUES

The Shire maintains six land use classifications within the GRV valuation category being:

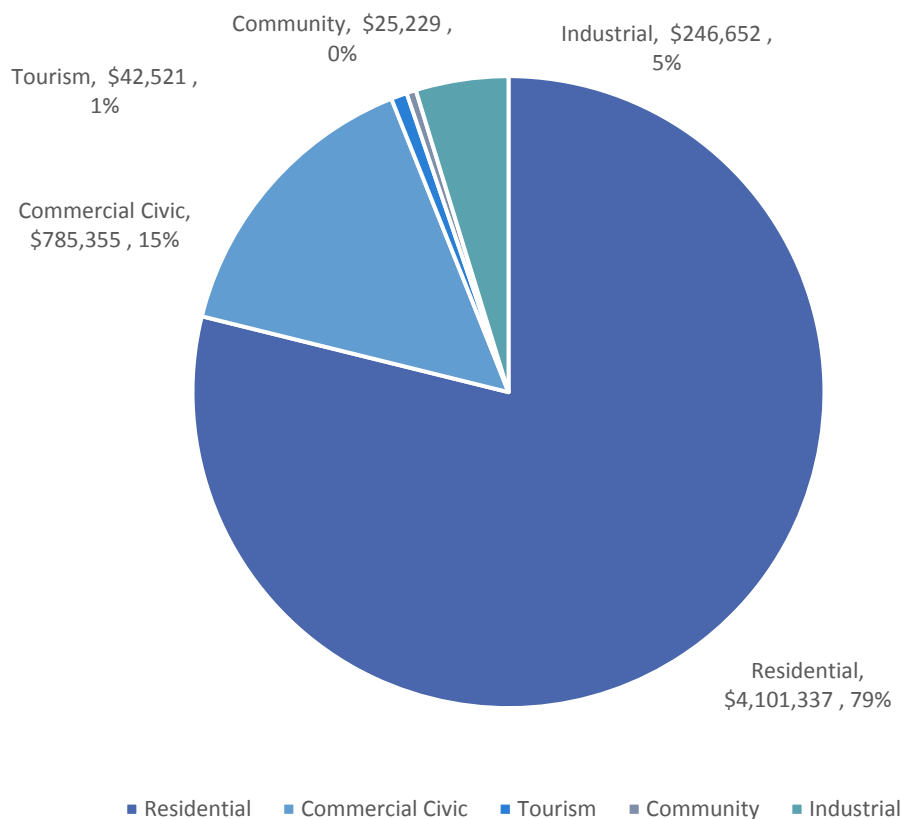
- Residential;
- Commercial;
- Tourism;
- Community;
- Industrial; and
- Workers Accommodation

The 2014-15 Budget adopted two differential rates associated with the following rating classifications:

- Residential and Community (3.7736 cents in the GRV dollar); and
- Commercial, Industrial and Tourism (4.7162 cents in the GRV dollar).

Differential rates for GRV valued properties were introduced during the 2012-13 financial year. Prior to this a uniform (or single rate in the dollar) applied to all GRV valued properties.

RESIDENTIAL PROPERTIES ARE EXPECTED TO CONTRIBUTE 80% OF THE RATE REVENUE FROM GRV RATED PROPERTIES

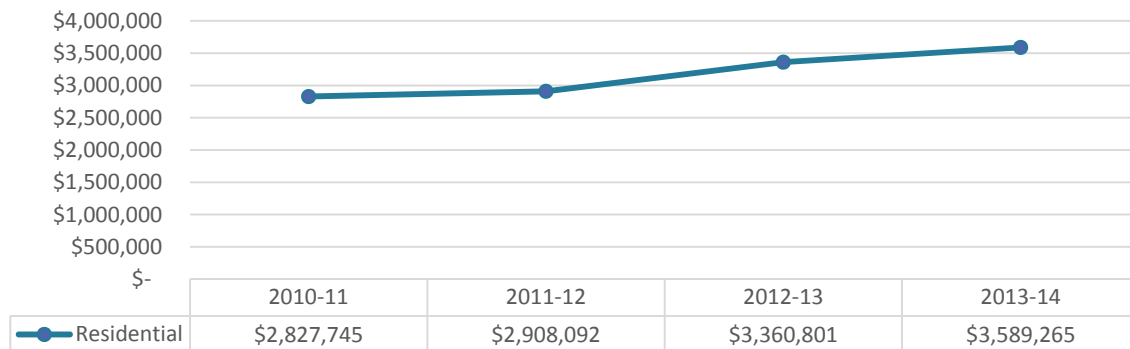


CURRENT RATING STRUCTURE (CONTINUED)

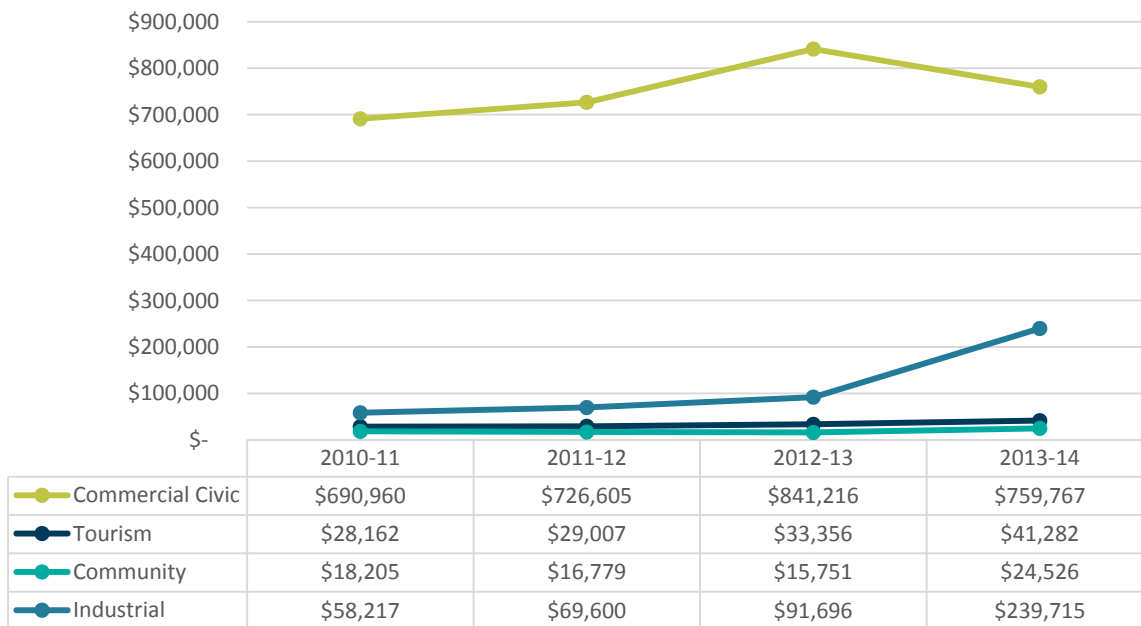
CHANGES IN GRV VALUATIONS

The last valuation of GRV properties occurred in 2012 with the Shire expecting to receive a revaluation of all GRV valued properties prior to 1st July 2015. The changing revenue derived from GRV valued properties over time is shown in the following graphs

RATE REVENUE FROM RESIDENTIAL PROPERTIES HAS INCREASED STEADILY OVER TIME



RATE REVENUE FROM OTHER GRV CLASSIFICATIONS SHOWS A KICK IN REVENUE FROM INDUSTRIAL PROPERTIES IN 2013-14



Generally, the rate revenue sourced from GRV valued properties has remained stable over time as has the proportion generated from each rate classification. At the last general revaluation of GRV properties, the Council adjusted the rate in the dollar downward to reflect the upward movements in the value of property over time.



CURRENT RATING STRUCTURE (CONTINUED)

UNIMPROVED VALUES

The Shire's rate records separates UV valued properties into the following four land use types:

- Mining Leases
- Rural Industrial;
- Rural Pastoral; and
- Tourism.

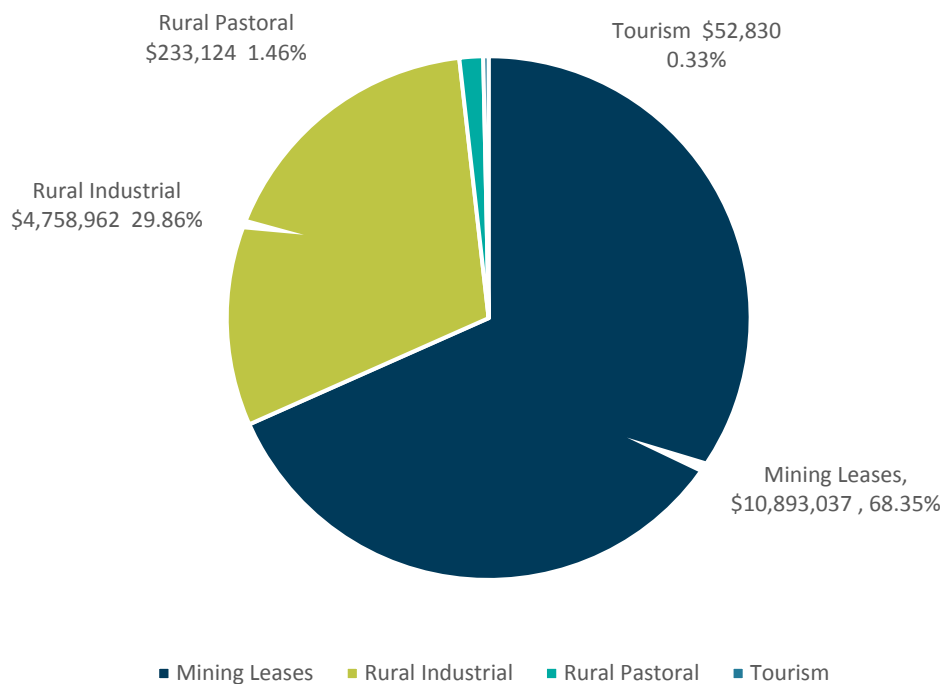
The 2014-15 Budget applied three differential rates as follows:

- Mining Leases and Rural Industrial (34.7697 cents in the UV dollar);
- Tourism (15.313 cents in the UV dollar); and
- Rural Pastoral (3.1575 cents in the UV dollar).

If any rate in the UV or GRV valuation dollar is set at twice the lowest differential rate (in this case the pastoral rate of 3.1575 cents) then the approval of the Minister for Local Government and Communities is required prior to adopting the rate. For example, any different rate in the valuation dollar set above 6.315 cents (3.1575 cents x 2) will require approval.

Estimated rate revenue from UV valued properties in the 2014-15 budget was \$15.94m, the majority of which was estimated to come from Mining Leases (68%) followed by Rural Industrial properties (30%).

MINING LEASES IS ESTIMATED TO CONTRIBUTE THE HIGHEST PROPORTION OF RATE REVENUE FROM UV PROPERTIES IN 2014-15.

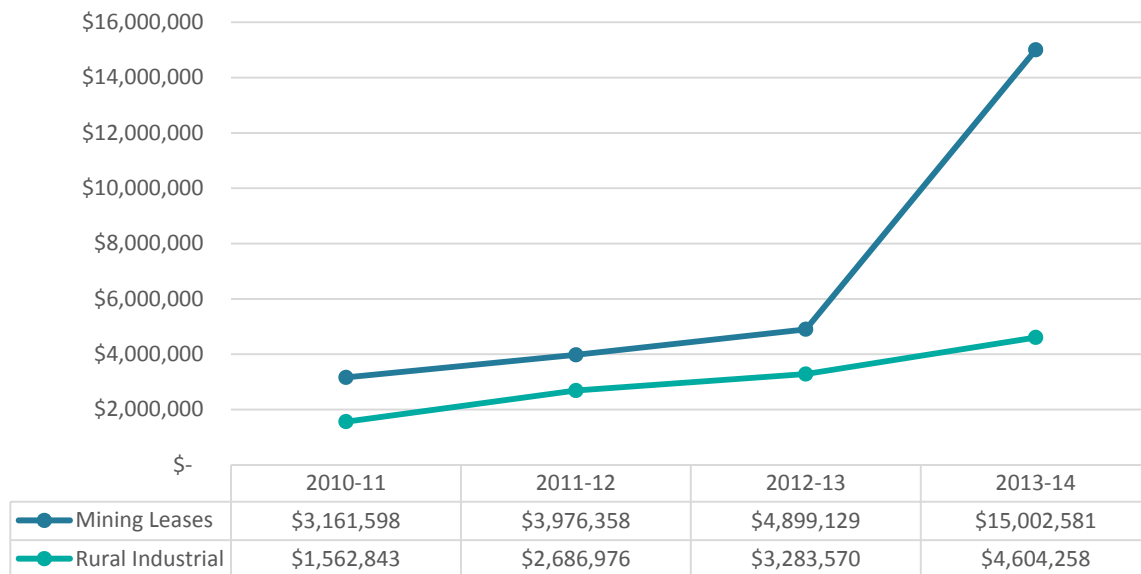


CURRENT RATING STRUCTURE (CONTINUED)

UV RATE CATEGORY REVENUE

The following graph represent the rate revenue derived from the Mining and Industrial differential rate for UV valued properties over time. This illustrates the substantial jump in rate revenue from mining leases from 2012-13 to 2013-14.

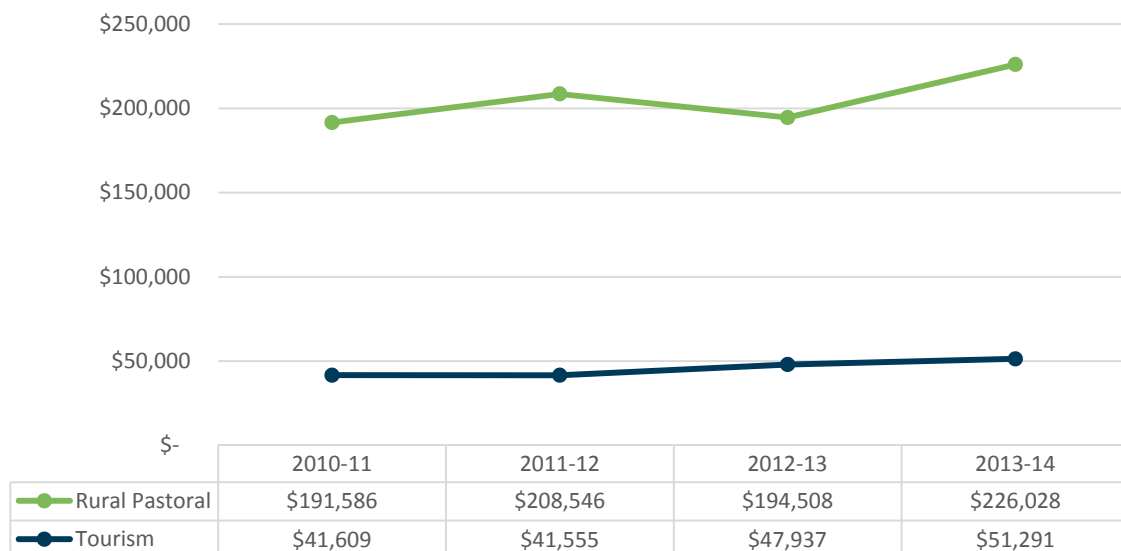
RATE REVENUE FROM THE MINING/INDUSTRIAL DIFFERENTIAL RATE HAS JUMPED IN RECENT YEARS.



Due to the impact of interim rates in 2013-14, the estimated revenue from mining leases for 2014-15 of \$10.89m was \$4.1m less than the 2013-14 actual revenue.

When compared to the volatility of the rate revenue from mining leases, the pastoral and tourist properties has been relatively stable over time.

RATE REVENUE FROM PASTORAL AND TOURISM DIFFERENTIAL RATE HAS REMAINED STABLE.



CURRENT RATING STRUCTURE (CONTINUED)

MINIMUM PAYMENTS

The Shire of Ashburton applies a single minimum payment to all property classifications in both GRV and UV valued properties.

The number of minimum payment properties for GRV and UV valued properties over time is shown as columns referenced by the left vertical axis. The right vertical axis shows the dollar amount of the minimum payment over the same period.

THE NUMBER OF PROPERTIES SUBJECT TO A MINIMUM PAYMENT REDUCED IN 2014-15.



The number of minimum payment properties reduced in 2014-15 even after the level of the minimum payment increased from \$550 to \$560. The level of minimum payment is examined in detail later in the report.



COMPARISON

COMPARISON GROUP - 2014-15 BUDGET

We compiled rating information from a Comparison Group of local governments sharing a boundary with the Shire of Ashburton and Kimberley local governments for the 2014-15 budget year.

The full comparison schedules for the twelve local governments are set out at **Appendix A**.

Abbreviations for some local governments has occurred in Appendix A and in the report with the Shire of Derby West Kimberley referred to as **SDWK** and the Shire of Wyndham East Kimberley referred to as **SWEK**.

Although a comparison of rate in the dollar adds context, it is important to remember different local governments have different effective GRV valuation timings, which may adversely affect a direct comparison. We have disclosed the valuation timing at the top of the GRV rate in the dollar schedule at Appendix A for reference.

On occasions, due to variation in rating structures a direct comparison of rate yield outcomes for all property types was not possible. Some local governments not having data in various comparison graphs reflect this limitation. In relation to comparisons of the rate in the dollar, a notional rate was applied if the local government did not apply a comparable differential rate. The notional rate in the dollar used was that which would have been applied to the property had it been situated in the relevant local government. Where a notional rate has been used in a comparison it is identified as a lighter shade in the comparison tables in Appendix A.

We were provided with an extract of rating information from the Shire of Ashburton's records as at 24th November 2014, which was used as the dataset for plotting rate yield distributions.

ADJUSTMENT TO SHIRE OF ASHBURTON 2014-15 BUDGET DATA TO IMPROVE COMPARABILITY

The Shire of Ashburton disclosed a large back rate adjustment of \$1,240,000 for GRV Residential properties in its 2014-15 budget. This effectively related to a pre-payment of Mining Lease rates occurring in the 2013-14 financial year incorrectly classified as residential rates. We have adjusted our 2014-15 comparison data for the Shire of Ashburton to recognise this as a pre-payment and included the \$1.24m in residential rates when making comparisons with other local governments for residential properties and when comparing proportional revenue sources. The adjustment is set out below:

	BUDGET 2014-15	ADJUSTMENT	COMPARISON 2014-15
GRV	3,961,094	1,240,000	5,201,094
UV	15,937,589		15,937,589
Total	19,898,683	1,240,000	21,138,683

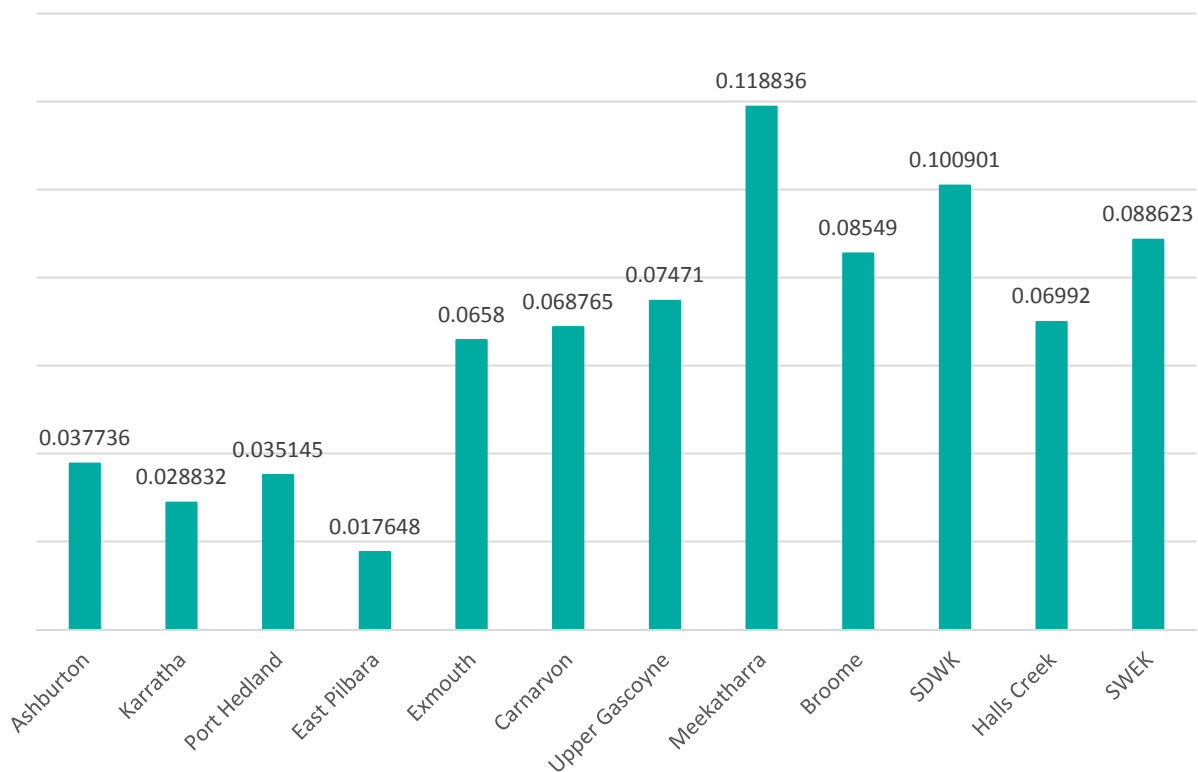


COMPARISON (CONTINUED)

GROSS RENTAL RATES – RESIDENTIAL

The rate applied to Residential/Community properties in the Shire of Ashburton in the 2014-15 budget was 3.7736 cents in the GRV valuation dollar compared to the average across the Comparison Group of 6.6034 cents. This rate applies to properties that have a predominant land use of residential or used by organisations involved in activities for community benefit, including Arts and Craft facilities, Youth Centres, Day Care Centres, Sporting Grounds/Clubs (that do not run a commercial business/kitchen), health & emergency service facilities.

THE RATE IN THE DOLLAR APPLIED TO GRV RESIDENTIAL (OR GENERAL GRV) VARY WIDELY ACROSS THE GROUP IN 2014-15.



A direct comparison of rate in the dollar can be misleading, as not every local government has the same effective valuation date for GRV properties. Rental valuations in urban centres are also influenced by geographic location and local supply and demand. The next Shire of Ashburton GRV revaluation is expected to have an effect in the 2015-16 budget year.

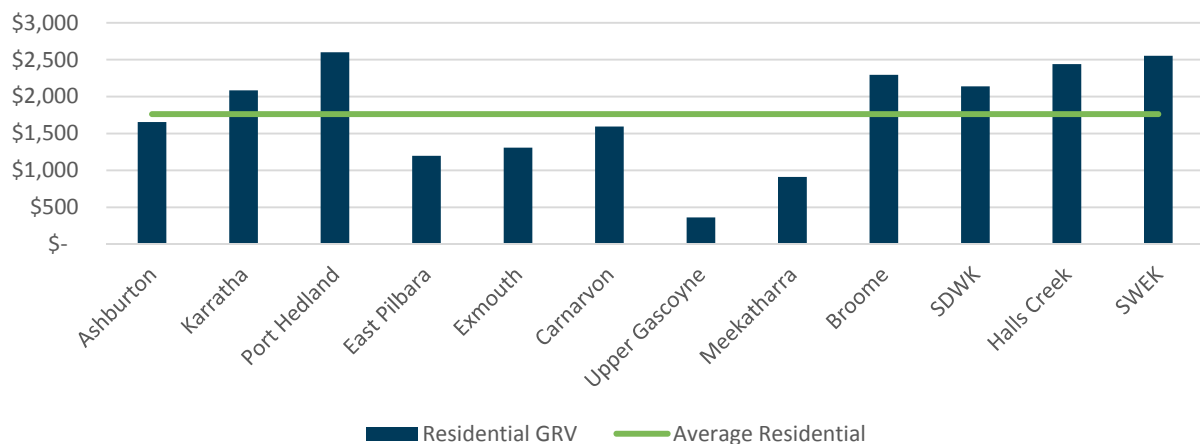


COMPARISON (CONTINUED)

A more relevant comparison than the GRV rate in the dollar is the average revenue per property. In the following graph, the Shire of Ashburton rate classes of residential and community were aggregated to facilitate the comparison. Where the local government does not have a specific differential rate for residential and community properties a notional rate has been substituted.

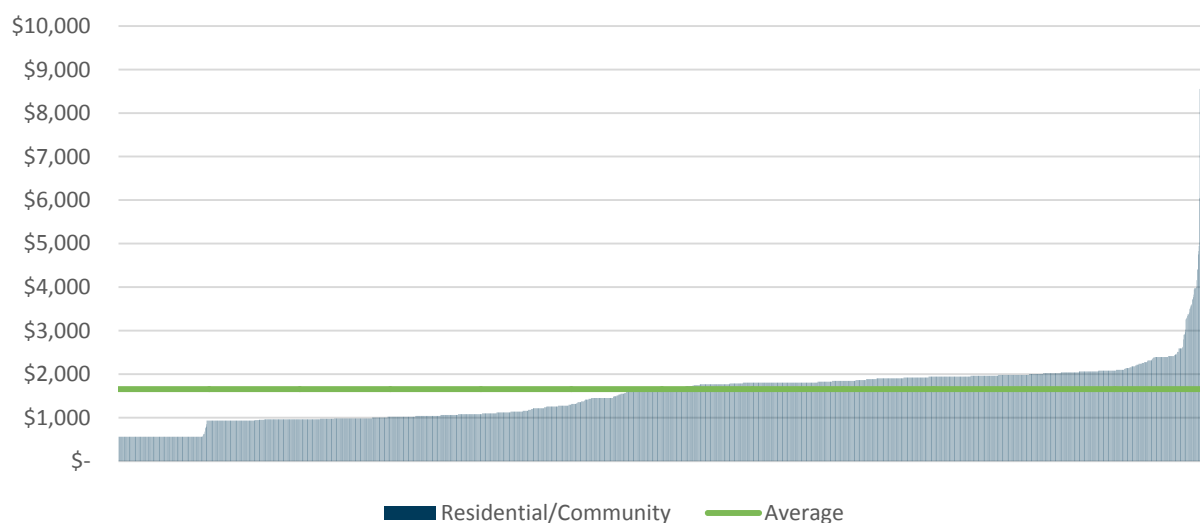
The average rate revenue derived by the Shire of Ashburton in 2014-15 for residential/community properties was \$1,655, which is slightly below average in the Comparison Group.

THE SHIRE OF ASHBURTON AVERAGE RATE YIELD FOR RESIDENTIAL/COMMUNITY IS SLIGHTLY BELOW THE AVERAGE FOR THE COMPARISON GROUP IN 2014-15.



When the rates payable from each property attracting a Residential/Community differential rate are plotted against the average rate per property of \$1,655 it suggests that the average is broadly representative of the distributed values.

THE AVERAGE RATE YIELD SITS CLOSE TO THE MIDDLE OF THE DISTRIBUTED VALUES FOR 2014-15

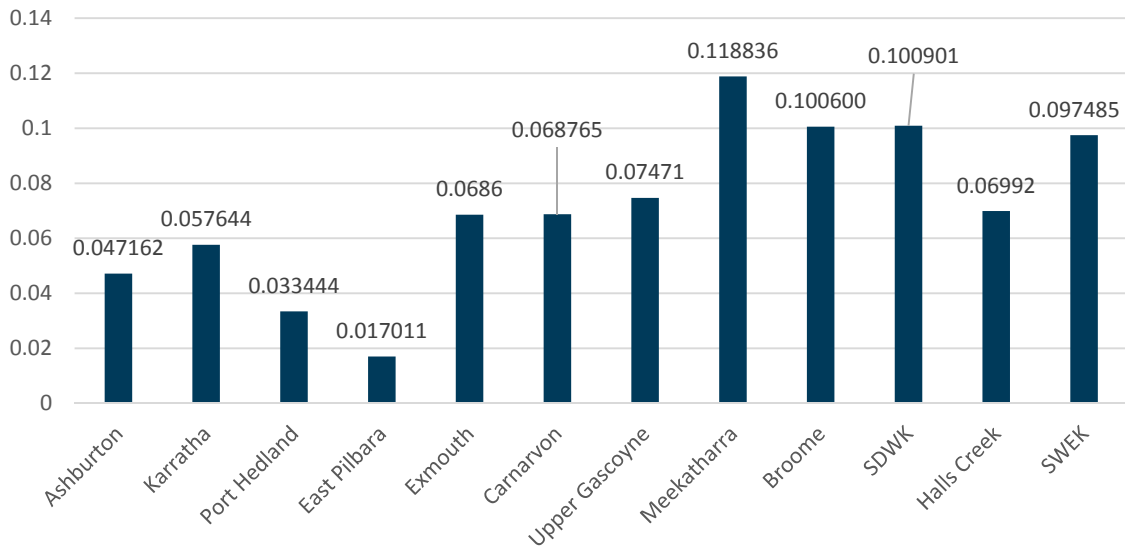


COMPARISON (CONTINUED)

GROSS RENTAL RATES – INDUSTRIAL

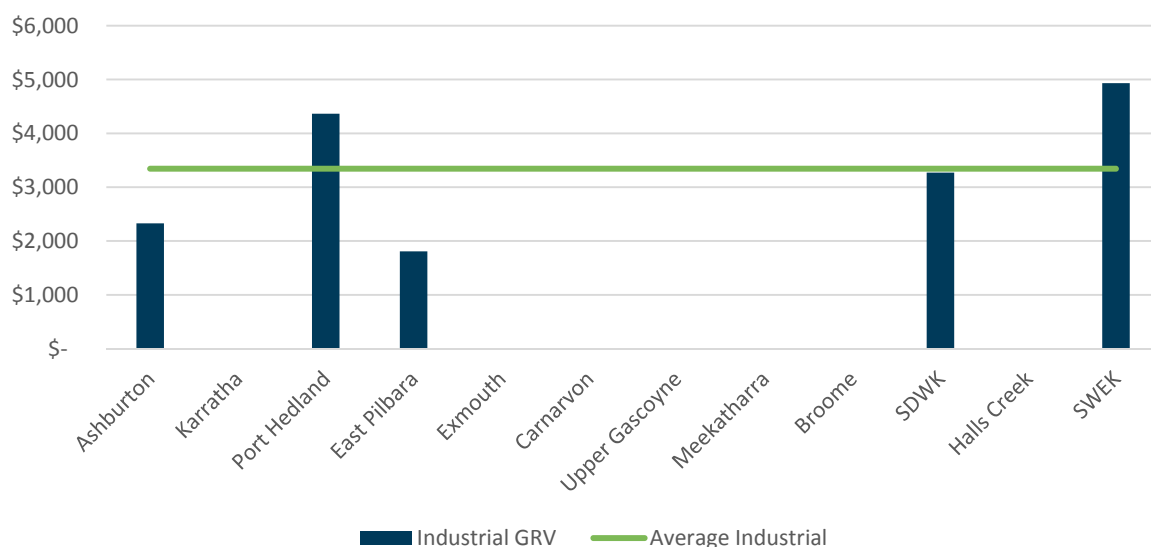
The rate applied to Industrial properties in the Shire of Ashburton in the 2014-15 budget was 4.7162 cents in the valuation dollar compared to the average for the reference group of 7.1257 cents.

THE SHIRE'S RATE IN THE DOLLAR FOR GRV INDUSTRIAL PROPERTIES IS ONE OF THE LOWER IN THE COMPARISON GROUP FOR 2014-15



The average rate for industrial properties for the Shire of Ashburton in 2014-15 was \$2,327 compared to the average of the five other local governments of \$3,341. Not all local governments in the Comparison Group had a separate or identifiable rate for GRV industrial land.

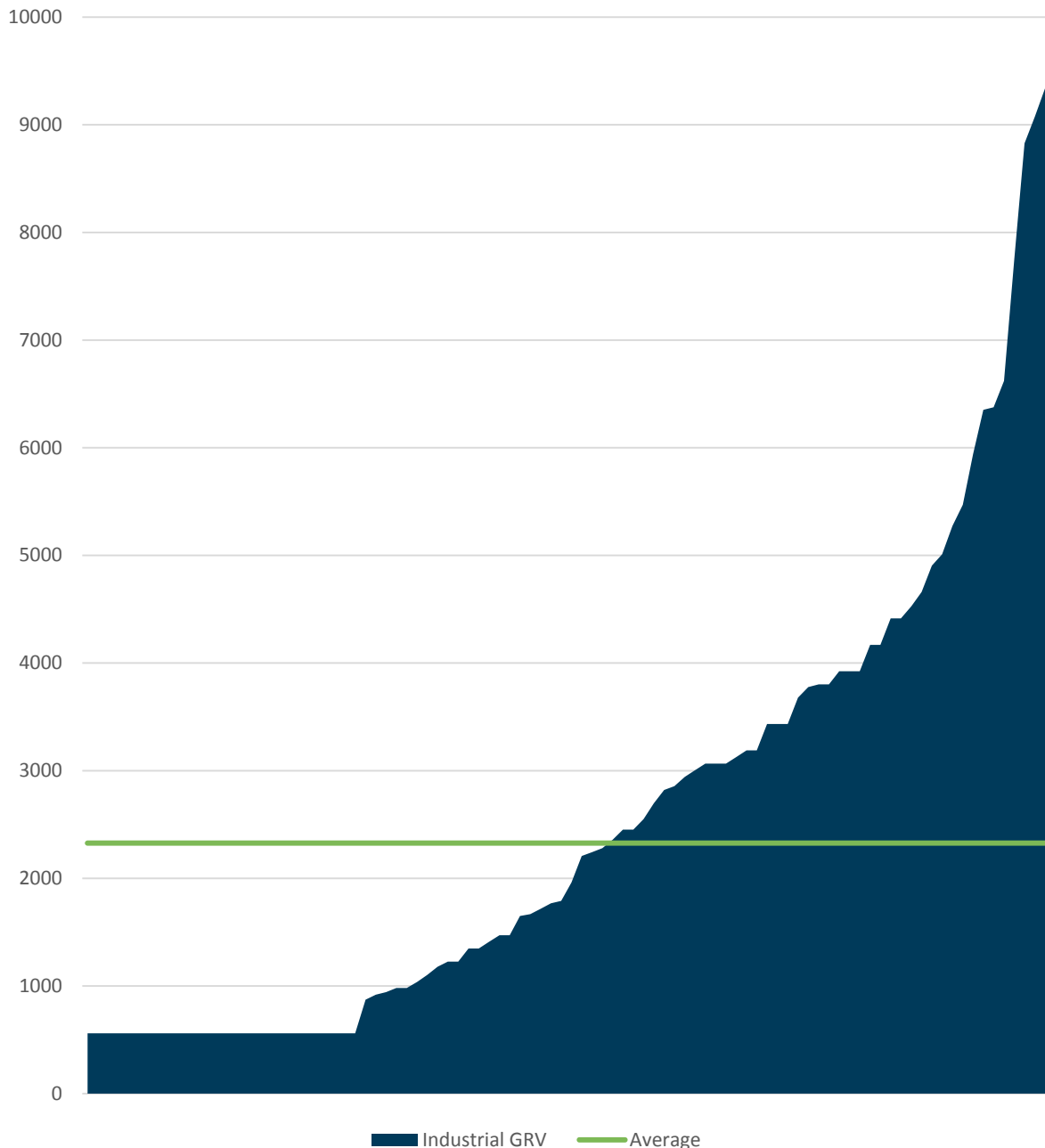
THE SHIRE'S AVERAGE RATE YIELD FOR GRV INDUSTRIAL PROPERTIES IS ONE OF THE LOWER IN THE COMPARISON GROUP FOR 2014-15



COMPARISON (CONTINUED)

The following graph shows the distribution of the 2014-15 rating outcomes for the Shire’s Industrial properties plotted against the Shire’s average rate per property of \$2,327 suggesting the average is broadly representative of the distributed values.

THE AVERAGE RATE YIELD FOR GRV INDUSTRIAL SITS CLOSE TO THE MIDDLE OF THE DISTRIBUTED VALUES FOR 2014-15.

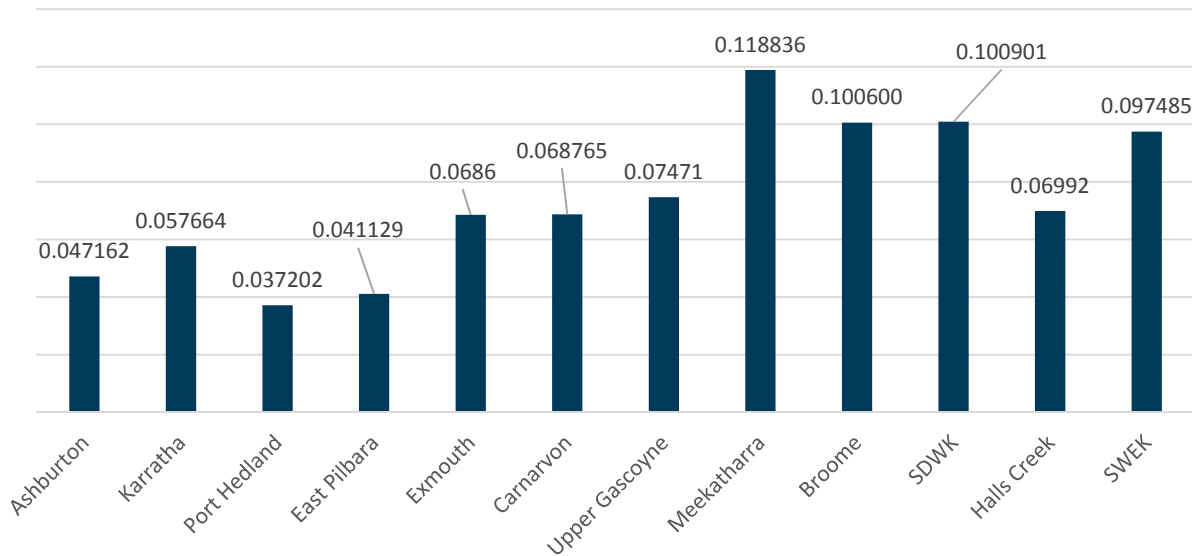


COMPARISON (CONTINUED)

GROSS RENTAL RATES – COMMERCIAL

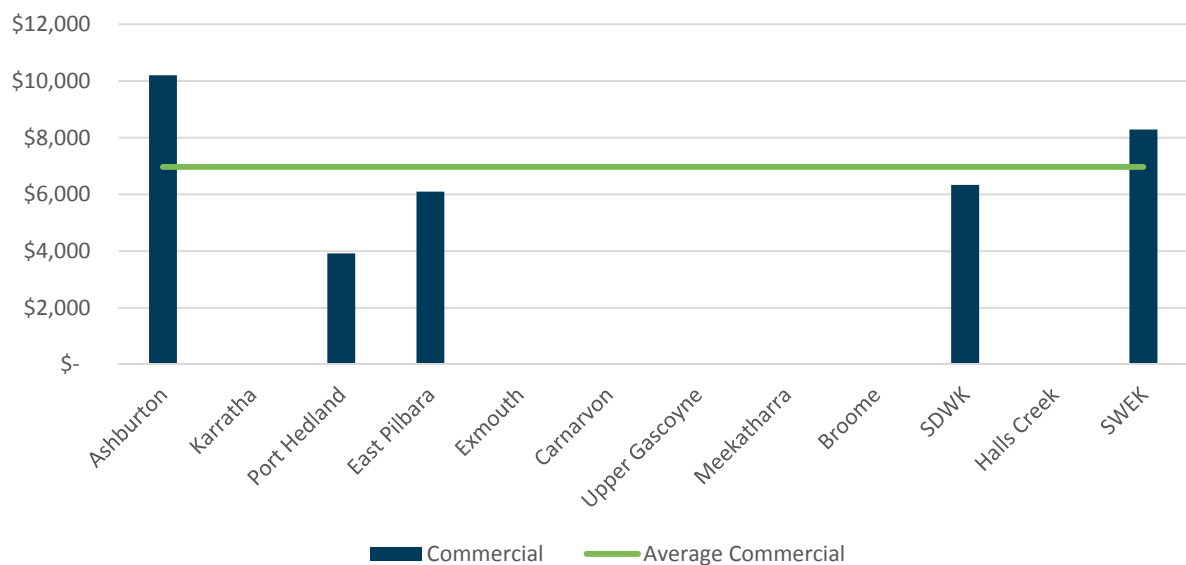
The rate applied to commercial properties in the Shire of Ashburton in the 2014-15 budget was 4.7162 cents in the valuation dollar and the average for the Comparison Group was 7.3581 cents.

THE SHIRE'S RATE IN THE DOLLAR FOR GRV COMMERCIAL PROPERTIES IS ONE OF THE LOWEST IN THE COMPARISON GROUP FOR 2014-15



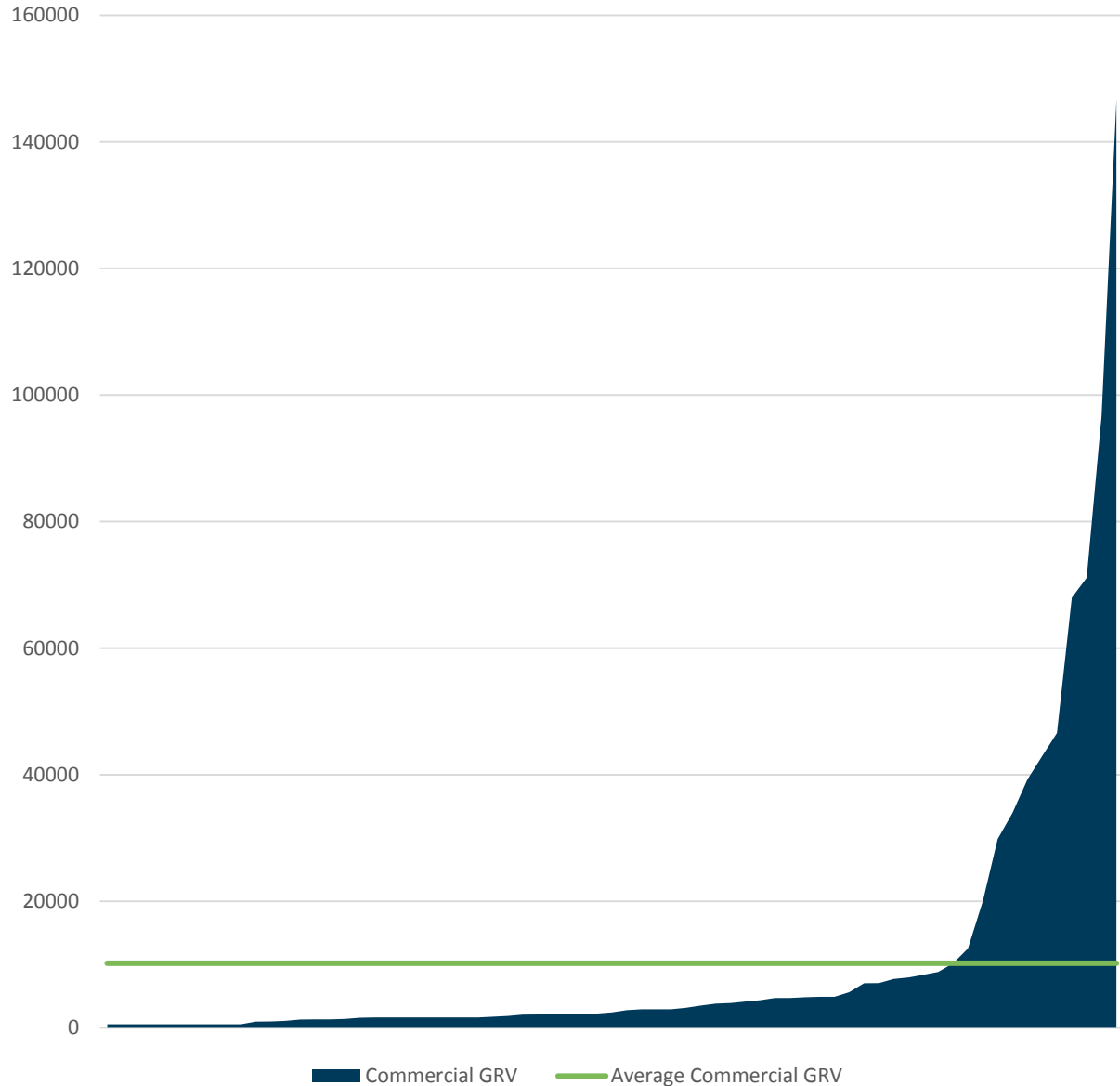
The average rate yield for commercial properties for the Shire of Ashburton in 2014-15 was \$10,199 compared to the average of the five other local governments of \$6,968.

ALTHOUGH THE SHIRE HAS ONE OF THE LOWEST RATES IN THE DOLLAR, THE AVERAGE RATES PAYABLE IS THE HIGHEST IN THE COMPARISON GROUP FOR 2014-15



COMPARISON (CONTINUED)

MOST OF THE SHIRE OF ASHBURTON GRV COMMERCIAL PROPERTIES PAY RATES LESS THAN THE AVERAGE RATE YIELD.



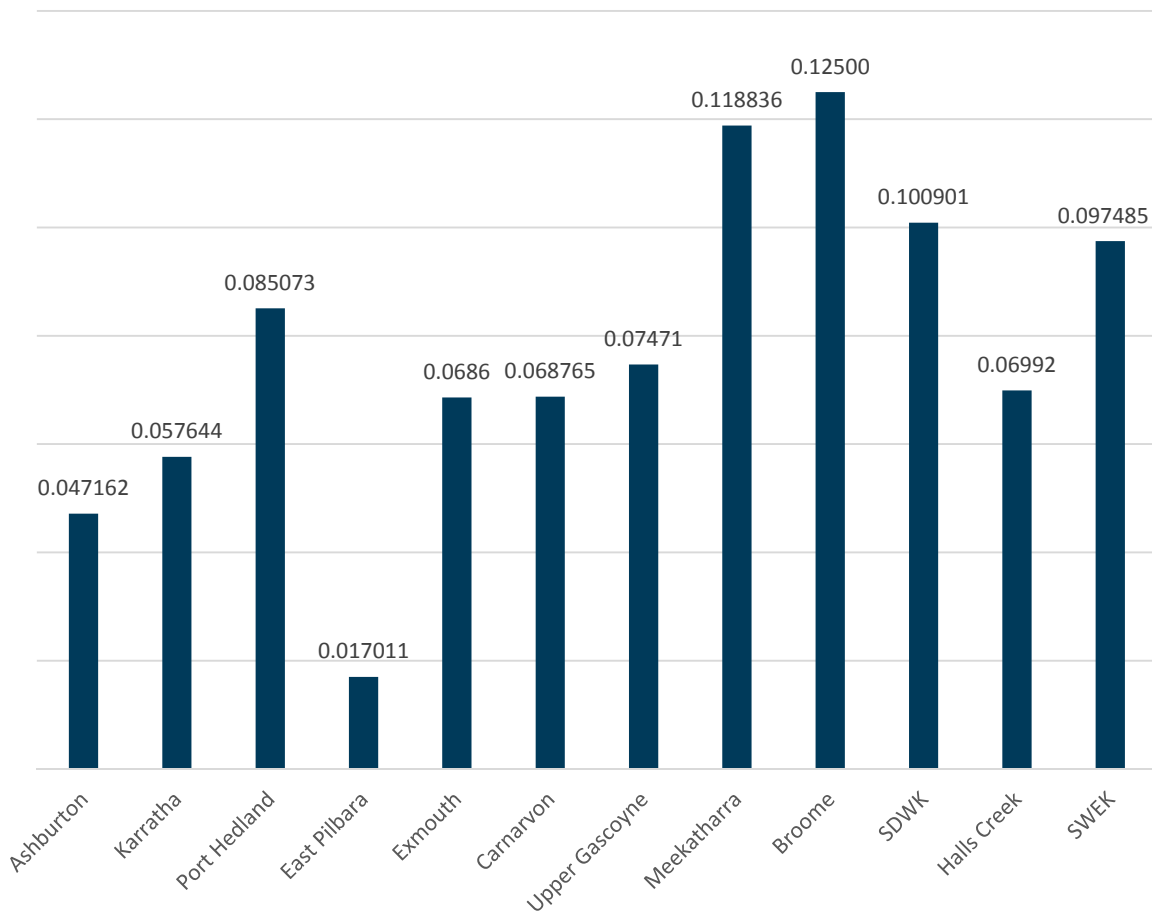
The Shire's rate in the dollar for commercial properties is one of the lower in the Comparison Group however the average rate yield is the highest. This is due to a small number of properties having large valuations, which skews the average higher as illustrated in the above graph above. The majority of the ratepayers in this group pay rates much less than the average.



COMPARISON (CONTINUED)

GROSS RENTAL RATES – TOURISM

The rate applied to tourism properties in the Shire of Ashburton in the 2014-15 budget was 4.7162 cents in the valuation dollar and the average of the Comparison Group was 7.77592 cents. Where the local government did not apply a specific differential rate for GRV Tourism properties, a notional rate was used in the comparison to reflect the rate that would have been applied to GRV Tourism in the comparison local government.



COMPARISON (CONTINUED)

GROSS RENTAL VALUE REVENUE PROPORTIONS

The Shire applied two differential rates to GRV properties in the 2014-15 budget, one for properties with a residential or community use at 3.7736 cents and one for commercial, industrial and tourism properties set at 25% above the residential rate at 4.7162 cents in the valuation dollar.

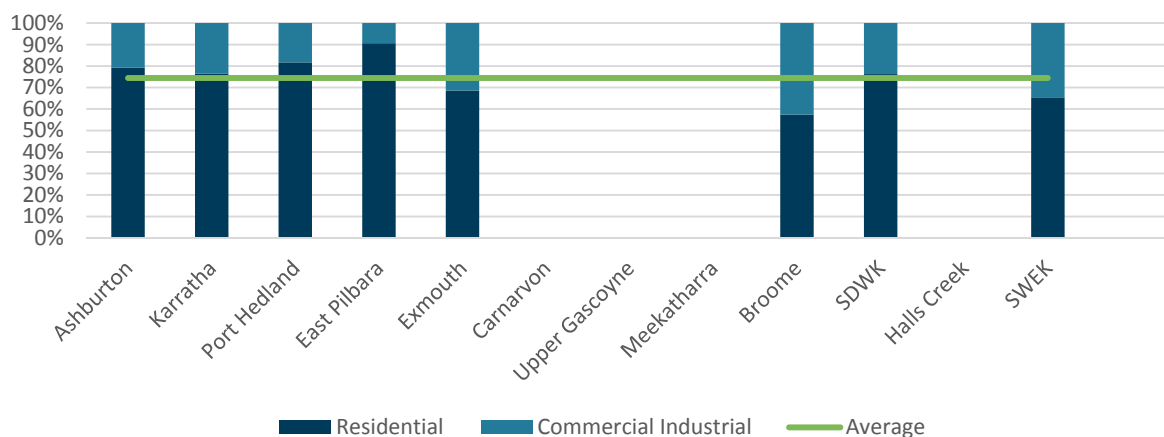
The average residential and community rate yield for Ashburton in the 2014-15 budget was \$1,655 per property. This average compared favourably across the Comparison Group and was just under the group average of \$1,762 per property. This suggests the rating outcomes for properties with a land use of residential and community are set at a reasonable level in the regional context.

The average rate yield for industrial properties for the 2014-15 budget was \$2,327 per property compared to the Comparison Group of \$3,341 per property. The distribution of the rating outcomes appears even and the average representative. Based on this comparison, and in the context of the region, the rate applied to industrial properties appears reasonable.

Commercial properties were rated at an average of \$10,199 per property compared to the Comparison Group of \$6,968. The distribution of rating outcomes is characterised by large individual rates for a small number of properties resulting in a disproportionate contribution by a small number of ratepayers due to a high GRV valuation. The top four properties contribute 50% of the overall rate revenue for this classification which impacts on the average of the dataset. Although the average yield is higher than the average of the Comparison Group, this can be attributed to a small number of properties. Providing these properties are categorised correctly the rate applied seems reasonable when assessed against in a regional context.

Five properties have a classification of Tourism in the Shires rate records. Essentially these properties can be considered similar to commercial properties and if included in this category would reduce the average of commercial rates per property slightly. Comparison across the reference is difficult due to the small number of local governments in the group that separately rate tourism properties.

Although there are a number of variations within the Comparison Group, many of the differential rates categories can be classified as either residential or commercial/industrial properties. When all the differential rates are aggregated analysis of each categories contribution to the overall GRV revenue is assessed as follows:

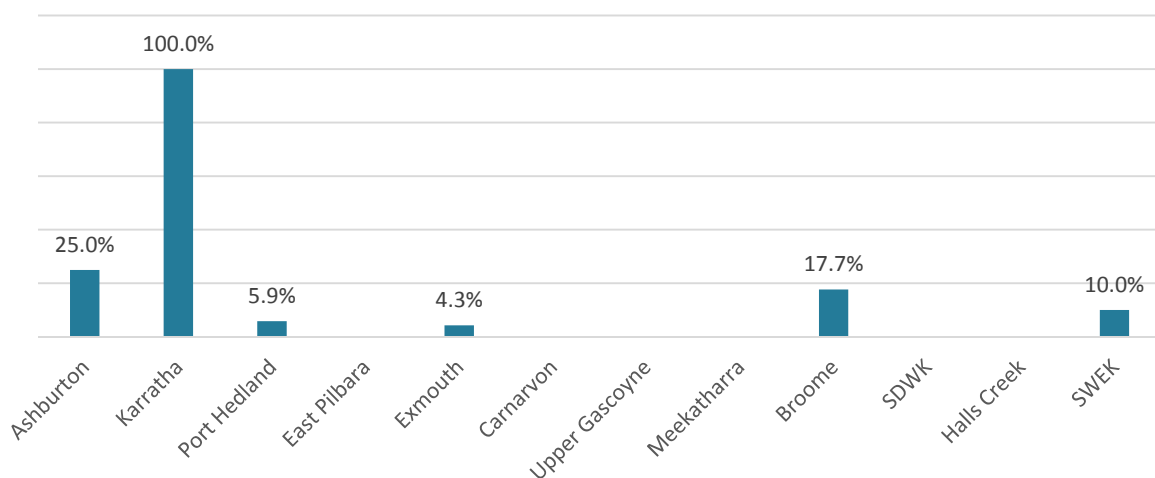


COMPARISON (CONTINUED)

Comparing the proportional contribution from each broad category, Ashburton derives 79% from residential properties and 21% from commercial/industrial properties compared to the average of the Comparison Group being a 74%/26% split.

When differential rates are applied it is relatively common practice for urban centres to differentiate the rate in the dollar applied to commercial and industrial and apply a premium to these type of properties. The Shire of Ashburton applies a premium of 25% above the residential/community differential rate.

IT IS NOT UNCOMMON FOR A PREMIUM TO BE APPLIED TO COMMERCIAL AND INDUSTRIAL PROPERTIES ABOVE RESIDENTIAL PROPERTIES (2014-15)



The Shire's *Notice of Intention to Levy Differential Rates 2014/15* documents the Shire's policy that residential/community rates are set at 20% below the commercial/industrial/tourism rates, the difference is attributed to their heavy usage of infrastructure, other assets and services.

Local government costing information does not usually maintain fine detail sufficient to identify the costs associated with each land use classification. In the absence of this information, we sought to identify instances of services and assets that would support the case for commercial and industrial properties being levied a higher rate due to higher service levels than residential properties, for example:

- Rubbish collection in commercial centres;
- higher town planning administration costs;
- higher health inspections and administration costs;
- added complexity in building control;
- higher traffic volumes and vehicle mass associated with commercial and industrial activity;
- the requirement for increased parking facilities and traffic management;
- Higher service levels for pedestrian access;
- Commercial and industrial signage; and
- Street Furniture and Streetscape works.



COMPARISON (CONTINUED)

VARIATIONS IN GRV RATING STRUCTURES

In assessing of variations in rating structures within the Comparison Group, four local governments (Carnarvon, Upper Gascoyne, SDWK and Meekatharra) apply a single uniform rate to all GRV rated properties. Of the remainder, the number of differential rates varies from two to eight.

Karratha have a separate GRV rate applicable to transient workforce accommodation at four times the residential rate and a commercial and industrial rate at twice the residential rate.

Port Hedland separates the shopping centre for twice the residential rate and tourism for almost one and a half times the residential rate. It also has a differential rate for mass accommodation at just under four times the residential rate.

Transient workforce accommodation is also singled out for a separate rate at East Pilbara with an increase of 85% above the general residential rate.

Exmouth has structured its rating to encourage owners to develop vacant land by applying a higher rate in the dollar to vacant residential and commercial/industrial land. A higher rate is also attached to land at the Marina.

Encouraging the development of vacant land is also on the agenda at Broome where undeveloped land is rated 83% higher than developed residential land. Broome also applies a GRV differential rate for tourism at just over 45% more than the residential rate. Commercial and industrial GRV land is rated 18% more than the residential rate.

Halls Creek rate vacant residential land at just under 70% more than developed GRV properties.

Wyndham East Kimberley also rate vacant GRV land at 50% more than developed land and commercial/industrial land at 10% more than other GRV land.

GROSS RENTAL VALUE RATE CATEGORY

Having made a comparison of the rating outcomes with neighbouring local governments and the Kimberley's it remains to assess the current structure against the five identified rating principles established earlier in the report.

Objectivity

The Local Government Act S6.28 (2), requires all land predominately used for non-rural purposes to be valued under the GRV category. This principle is applied with action taken since the 2014-15 budget to identify properties in rural locations being used for workforce accommodation. There are presently four properties rated on a UV basis used for tourism. To add objectivity, if this land is predominately used for a non-rural purpose consideration should be given to seeking a GRV valuation for these properties.



COMPARISON (CONTINUED)

Fairness and Equity

A single rate in the valuation dollar applied across all GRV valuation category properties results in an amount imposed based on an independent valuation of the land with valuation of the land used as a universal proxy for the capacity to pay. The application of a single uniform rate in the dollar results in the valuation determining the contribution made by each owner. In adopting a differential rate, the Council must consider that a variation to uniform rating is necessary to achieve a more equitable outcome.

The first variation in the form of a minimum payment which was set at \$560 for the 2014-15 year. According to the Shire's notice of intention to levy rates *'The proposed minimum payment ensures that all ratepayers are contributing an equitable amount, regardless of their property value, for services provided by the Shire.'* Applicable to 6% of total properties with a GRV valuation the minimum payment is well within the maximum number permitted by the Act and is not considered to be set at a level that would be suggest it is having a negative influence on overall fairness and equity.

The second variation is the application of a differential rate to properties used for commercial, industrial or tourism being set at a level 25% above that used for residential or community purposes. According to the Shire *'This rate in the dollar has been set to acknowledge the heavy use of infrastructure and other Council assets and services to Commercial/Industrial and Tourism properties. It is the basis from which other GRV differential rates in the dollar are calculated.'* The Council considers that due to the impact that these types of properties have on the Shire's finances it is fairer for them to make a 25% higher contribution than would otherwise be the case. The exact financial impact of these properties relevant to the others is not able to be definitively quantified and so is applied judgmentally by the Council annually.

It is common for a higher differential rate to be applied to commercial/industrial property for similar reasons within the region and across the State. The rate is also well within the maximum level permitted by the Act before requiring Ministerial approval. Considering the potential for higher costs in servicing these class of properties, as outlined above, the level of differential rates does not seem excessive.

Efficiency and Transparency

A single uniform cents in the valuation dollar is the simplest and most administratively efficient and transparent way to administer the rating process. Applying a differential rate requires a higher administrative undertaking to maintain land use categories however, in this circumstance the delineation of property types is reasonably clear.

Transparency is maintained by publishing the basis for applying the differential rate categories and the minimum payment.

Overall we consider the existing GRV rating structures exhibit characteristics that align to the five established property rating principles.



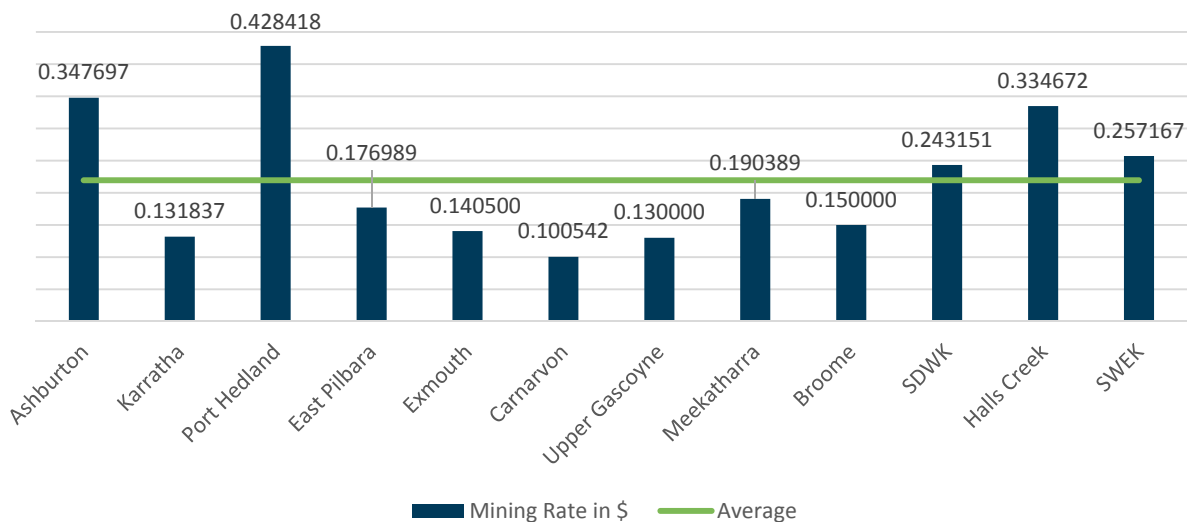
COMPARISON (CONTINUED)

UNIMPROVED – MINING LEASES

The rate applied to mining lease properties in the Shire of Ashburton in the 2014-15 budget was 34.7697 cents in the dollar compared with the average across the Comparison Group of 21.9280 cents.

Mining leases relate to land with Mining Tenements (including Exploration Licences, General Purpose Leases, Mineral Leases, Mining Leases, Petroleum Exploration Permits, Petroleum Production Licences)

ASHBURTON HAS ONE OF THE HIGHEST RATES IN THE DOLLAR FOR MINING IN THE COMPARISON GROUP FOR 2014-15



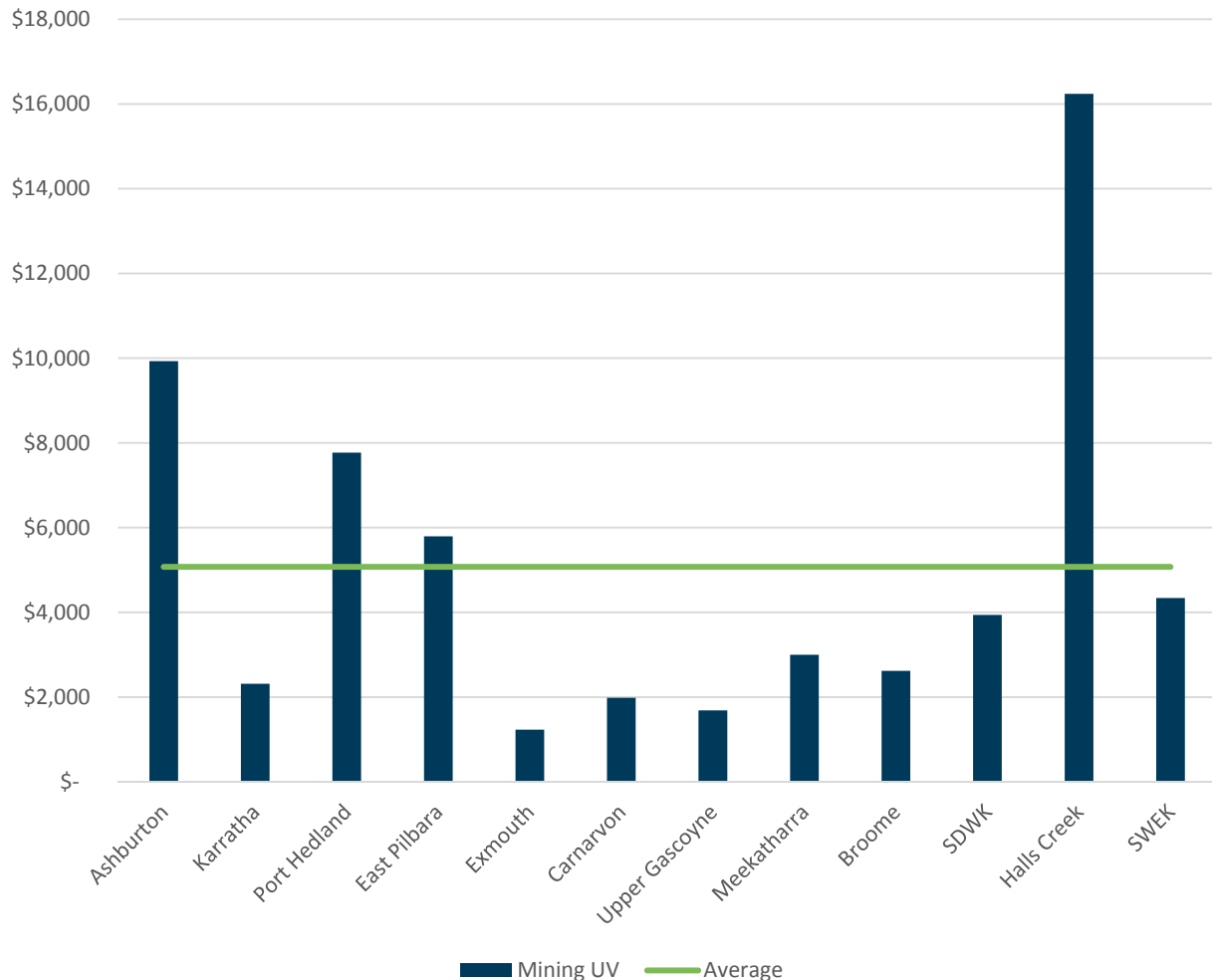
The Shire of Ashburton applies the second highest rate in the dollar for mining related properties in the Comparison Group. Port Hedland adopted the highest rate at 42.8418 cents and Halls Creek is slightly less 33.4672 cents in the valuation dollar.

Amongst the Comparison Group two local governments, East Pilbara and Halls Creek have a separate lower differential rate for mining exploration and prospecting leases to encourage the uptake of these leases. In the case of East Pilbara, the Shire has one differential rate for these leases and one for all Other UV properties, which would include mining tenements and other types of mining leases. The rate in the valuation dollar for these Other UV properties (17.6989 cents) was used in the above comparison rather than the lower rate for prospecting and exploration rate of 15.5751 cents. The Shire of Halls Creek applies a rate of 16.7024 cents in the dollar to prospecting and exploration leases.



COMPARISON (CONTINUED)

THE ESTIMATED RATE YIELD PER PROPERTY FOR MINING 2014-15.

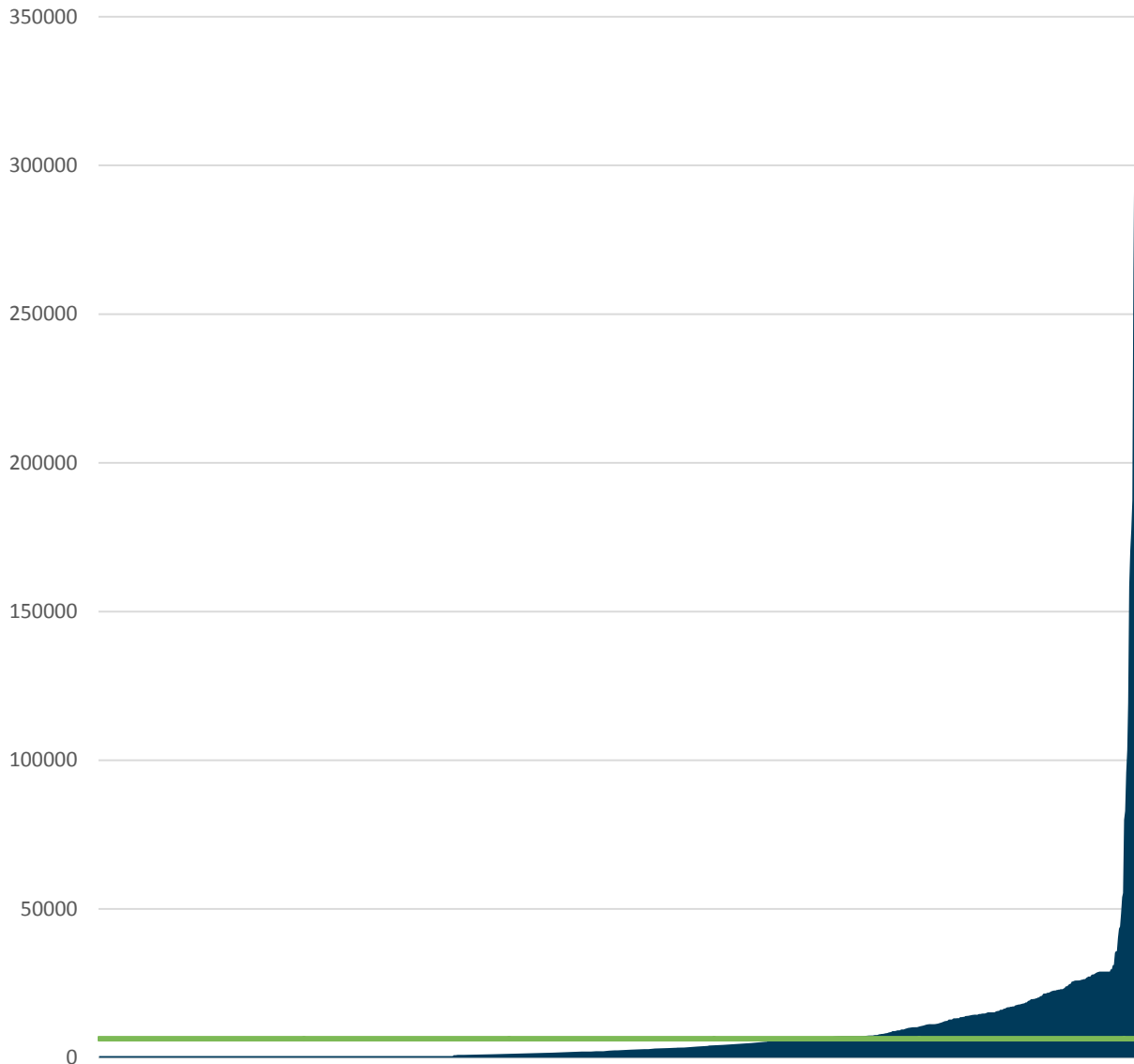


The average rate revenue derived by the Shire of Ashburton in 2014-15 for mining rates was \$9,930 which is the second highest average in the Comparison Group behind Halls Creek. Influencing the average for Ashburton is one assessment of just over \$3.9m. Excluding this assessment from the average calculation reduces the average per property to \$6,374, bringing the average more in line with Port Hedland and East Pilbara.



COMPARISON (CONTINUED)

COMPARISON MINING RATE DISTRIBUTION AND AVERAGE YIELD 2014-15.



The distribution of mining lease rate yield is heavily influenced by the top six assessments that were estimate to contribute just over 50% of the rate yield in 2014-15 for this classification. These six assessment represent a significant risk to the sustainability of rate revenue in this rate classification, a topic explored later in the report. Please note, in the above graph the top yielding property of \$3.9m was removed due to its influence on the scale of the graph and to improve readability.



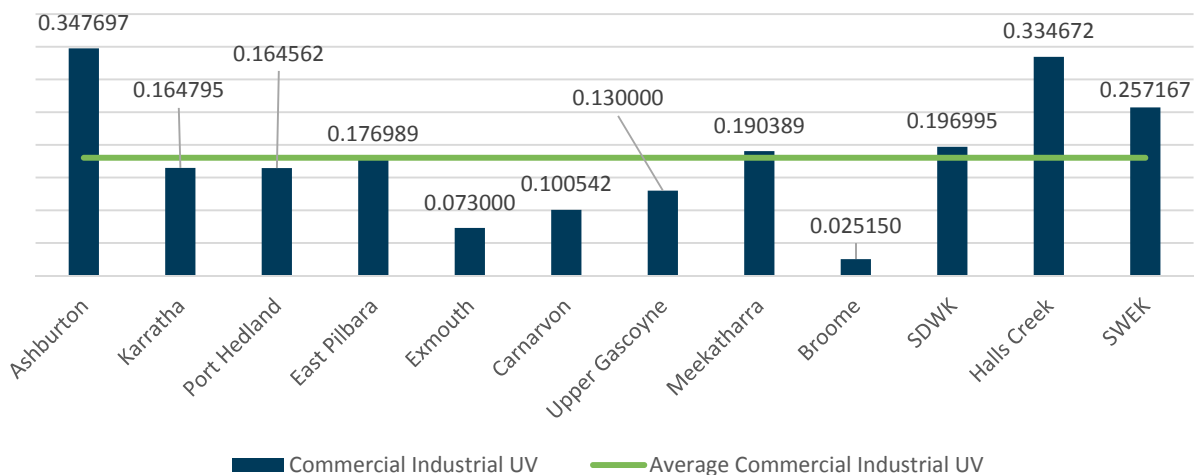
COMPARISON (CONTINUED)

UNIMPROVED – COMMERCIAL INDUSTRIAL

The rate applied to Shire of Ashburton UV commercial and industrial properties in the 2014-15 budget was 34.7697 cents in the dollar compared to the average across the Comparison Group of 18.0163 cents.

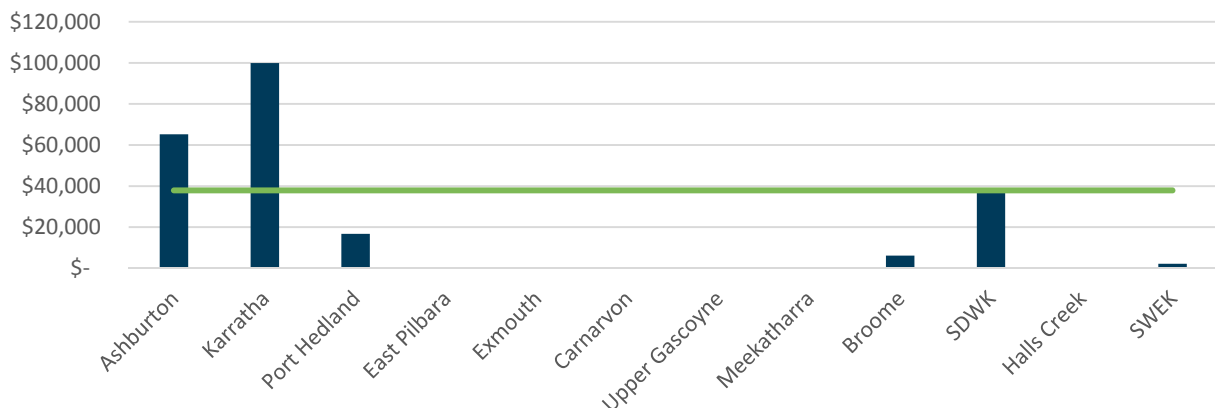
This classification of properties relates to land used for Commercial/Industrial properties predominantly used for mining purposes/mining infrastructure.

COMPARISON MINING UV RATE IN THE DOLLAR 2014-15.

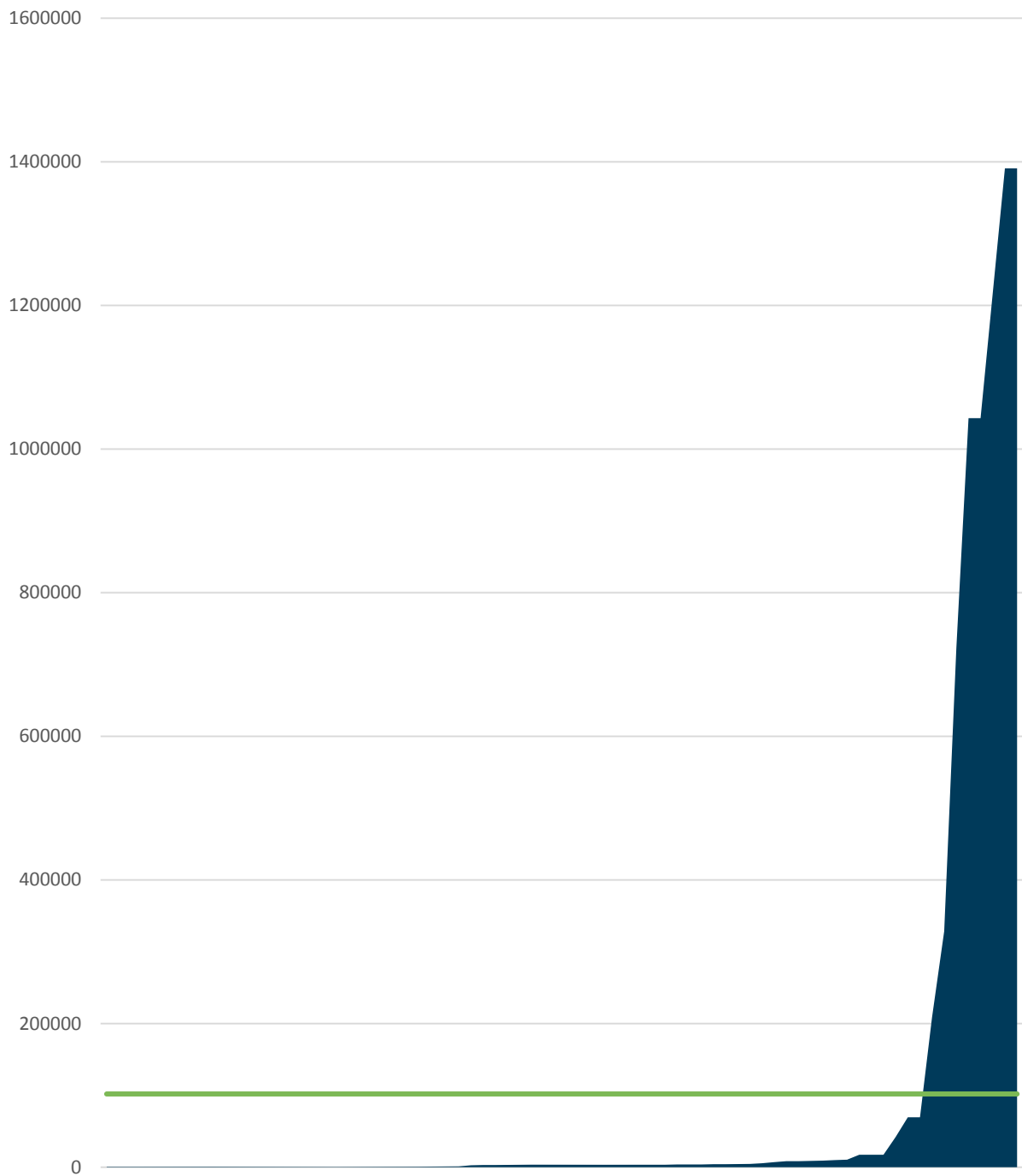


Where local governments in the Comparison Group did not apply/disclose a specific differential rate applicable to Industrial UV properties, a notional rate was selected for the comparison being the rate that would have been applied to these properties valuations if they were located in the comparison local government.

The Shire of Ashburton applies the same rate in the dollar to UV rural industrial properties as mining leases being 34.7697 cents, which is the highest rate amongst the Comparison Group. Although Ashburton applied the highest rate in the dollar, the highest average yield per property was levied by the City of Karratha at \$99,865 compared to Ashburton at \$65,191 per property.



COMPARISON (CONTINUED)



The pattern of rating outcomes across this group highlights the extremely ‘top heavy’ nature of distribution, being even more pronounced than mining leases.

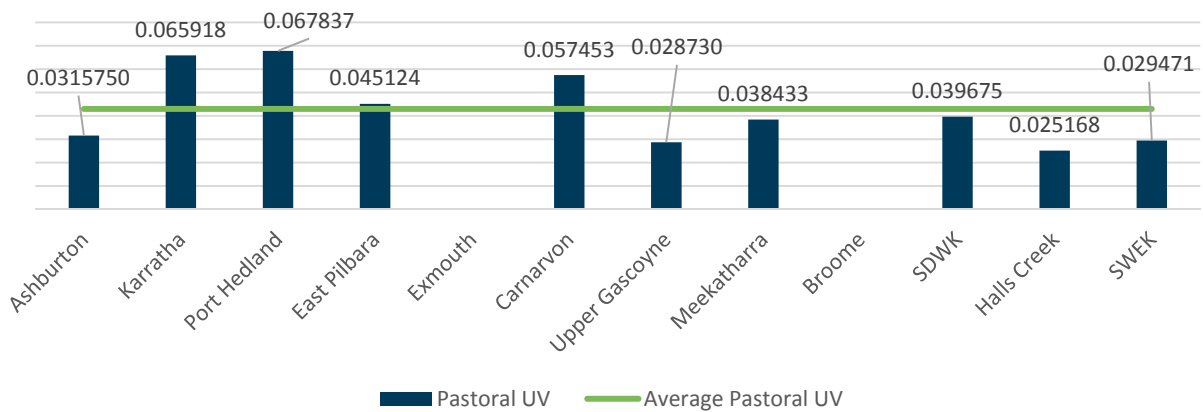


COMPARISON (CONTINUED)

UNIMPROVED – PASTORAL LEASES

The rate applied to pastoral properties in the Shire of Ashburton for the 2014-15 budget was 3.1575 cents in the dollar compared to the average across the reference group of 4.2938 cents.

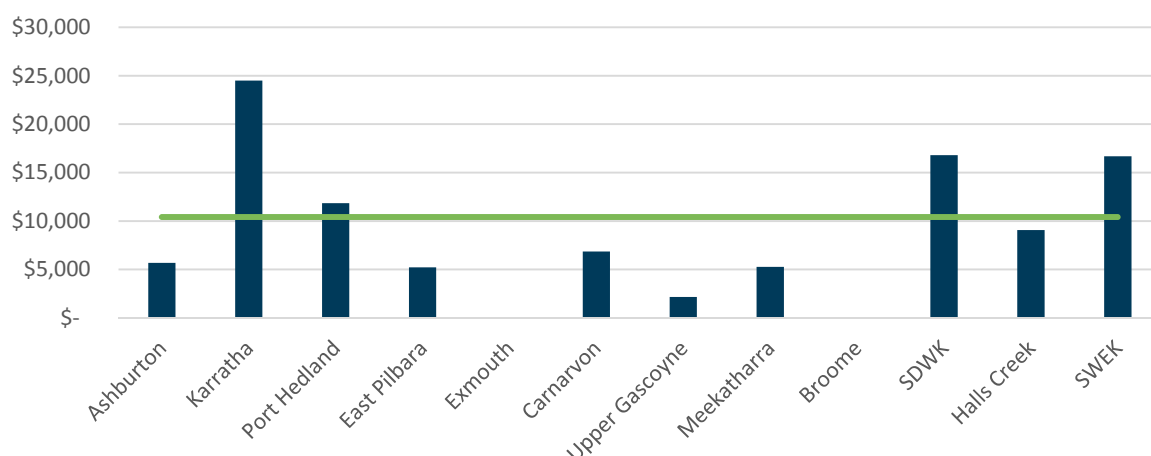
COMPARISON PASTORAL UV RATE IN THE DOLLAR 2014-15.



The Shire of Ashburton applies a pastoral differential rate approximately eleven times less than Mining Leases. Port Hedland applies the highest pastoral rate in the valuation dollar and Halls Creek the lowest rate. A common characteristic of all local governments applying a pastoral differential rate is that it is considerably lower than all other UV rate classifications. In many cases this is attributed to the relatively high valuations applied to pastoral properties by the Valuer General’s Office compared to their perceived capacity to pay.

The average rate revenue per property (Ashburton in 2014-15) for pastoral properties was \$5,677, which is below the average of the Comparison Group. The highest rate yield was Karratha with an average of \$24,507 and the lowest was Upper Gascoyne with \$2,154 per property.

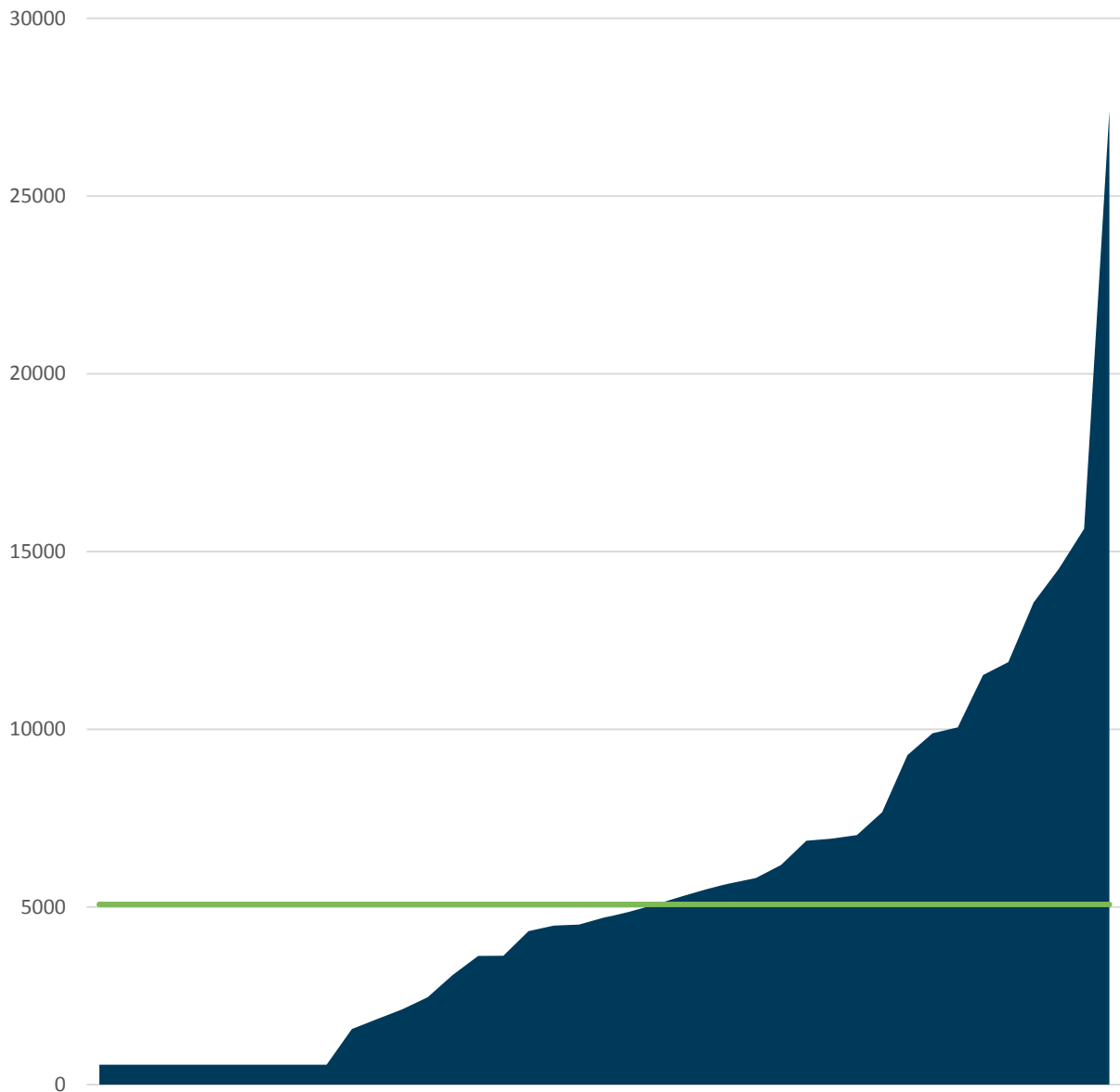
COMPARISON PASTORAL AVERAGE RATE YIELD PER PROPERTY 2014-15.



COMPARISON (CONTINUED)

COMPARISON PASTORAL RATE DISTRIBUTION AND AVERAGE YIELD 2014-15.

The following graph shows the distribution of the 2014-15 rating outcomes for the Shire’s pastoral properties showing that the values are quite evenly distribution around the average.

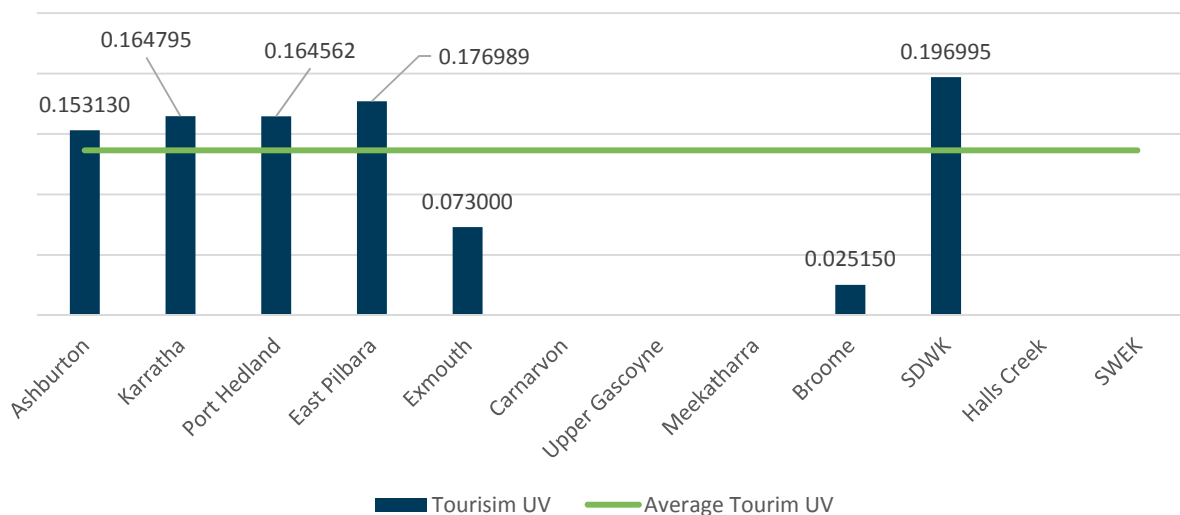


COMPARISON (CONTINUED)

UNIMPROVED – TOURISM PROPERTIES

The rate applied to UV Tourism properties in the Shire's 2014-15 budget was 15.3130 cents in the valuation dollar compared to the average across the Comparison Group of 14.3042 cents. The tourism classification of properties relates to land predominately used for providing a tourism service, including Caravan Parks and Holiday Accommodation.

COMPARISON TOURIST UV RATE IN THE DOLLAR 2014-15.



The Shire of Ashburton was the only local government in the Comparison Group that applied a separate UV differential rate to Tourism properties. To prepare the comparison, rates in the dollar from other local government were selected when it was possible to ascertain the rate that would have been applied to these properties had they been located in those local government.

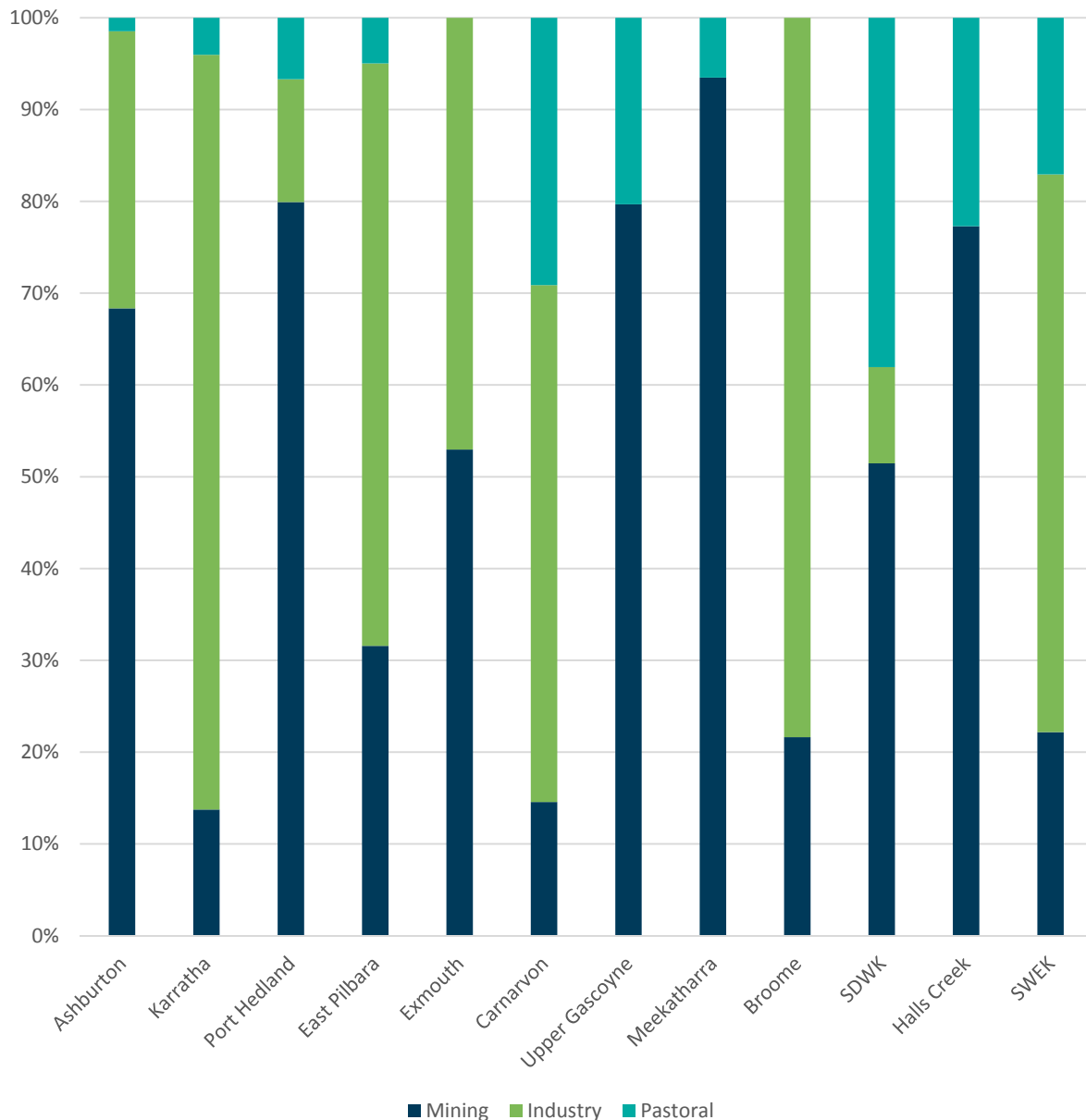
At the time of the 2014-15 budget only four properties are rated under this classification, yielding \$52,830 in rates at an average of \$13,207 each. They were located on Thevenard Island, Direction Island, Karijini and Wilderness Island.



COMPARISON (CONTINUED)

UNIMPROVED VALUE REVENUE PROPORTIONS

The Shire of Ashburton applied three differential rates to UV properties in the 2014-15 budget. One for Mining Leases and Rural Industry of 34.7697 cents in the dollar, one for pastoral properties of 3.1575 cents in the dollar and one for Tourism properties with an unimproved valuation of 15.3130 cents in the dollar.



The average mining lease rate yield for Ashburton in the 2014-15 budget was just under \$10,000 per property. This yield was high in comparison with the average of the group of just over \$5,000 per property. A small number of high yielding assessments skews the result and heavily influences the average yield from mining activities.



COMPARISON (CONTINUED)

Analysis of the revenue proportions shows almost 70% of the UV rate revenue is derived from Mining and 30% from UV Industrial with only 1.5% coming from pastoral properties. Tourism properties contribute less than half a percent to the overall UV rate revenue.

The level of valuations for mining leases almost doubled from \$15.8m in the 2013-14 budget to \$30.8m in the 2014-15 budget year. This increase in rates valuation was applied with an increase in the rate in the dollar resulting in a substantial jump in rate revenue. It is common practice for the rate in the dollar to be adjusted so any increase in the percentage of rate revenue is referenced as a change in the rate yield rather than expressed as a percentage increase in the rate in the dollar. Total rate revenue increased from \$12.8m in 2012-13 to \$24.6m in 2013-14 and is budgeted to be \$19.9m in 2014-15. There is also a known back-rating event subsequent to adopting the 2014-15 budget (due to a change resulting from an objection to a valuation) likely to increase the actual 2014-15 UV rate yield substantially.

The Council has wide discretionary rating powers under the Act to set the rate revenue at a level necessary to meet the needs of the community. These community needs are reflected by current and future service levels underpinned by infrastructure assets and community facilities. It is up to the Council to decide the appropriate level of rate revenue required to support these current and future service levels. Intervention by the Minister in this process, by way of prior approval, is only required when the Council seeks to apply a differential rate with a span greater than 100%, such as in the case of the pastoral rate and the other two differential UV rates.

The distribution for Mining and Rural Industrial rate outcomes shows a distinct spike at the top end of the distribution as very few assessments contribute a disproportionate percentage of the rate revenue. This situation presents a threat to UV rate revenue sustainability should these leases or activities no longer attract rates to this level or the valuations are cancelled. To rely on these few assessment to generate rate revenue to fund future levels of operations, borrowings or to support infrastructure represents a high level of risk. In managing this risk the Council needs to carefully consider the purposes to which it puts this revenue, its sustainability and the impact of increasing service levels into the future. The prudent use of cash reserves to fund infrastructure rather than borrowings and the careful assessment of the operational impact of providing new infrastructure and services are recommended in the face of this financial risk.

MINIMUM PAYMENT LEVEL

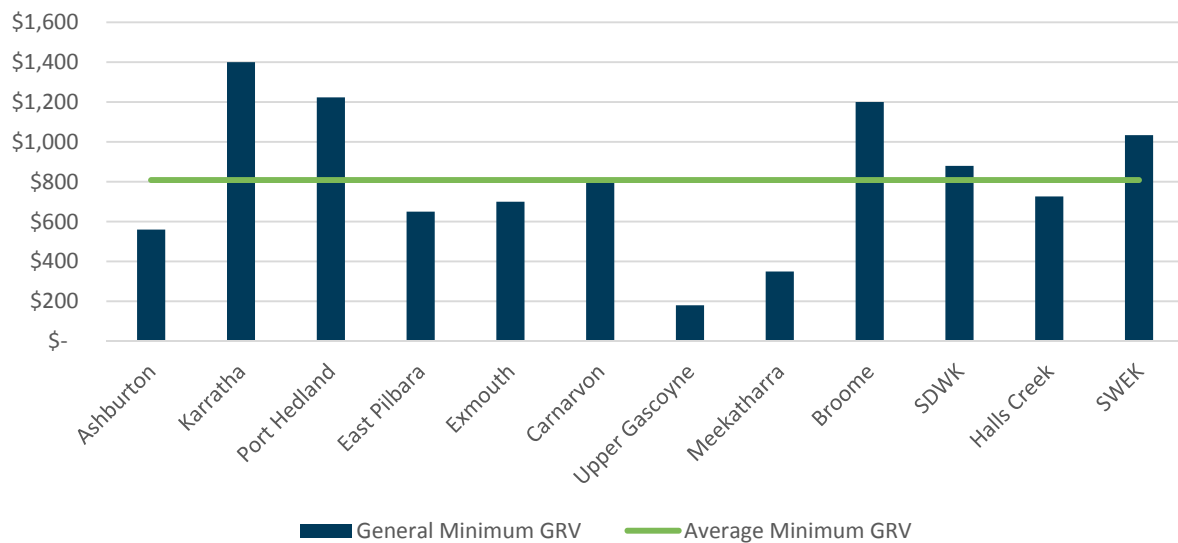
The 2014-15 Budget applied a minimum payment per property of \$560, which applies to just over 14% of the number of rateable properties in the district. In previous analysis we identified that the numbers of properties attracting a minimum payment has been relatively stable over time however, in 2014-15 the amount of the minimum payment increased by \$10 while the number of properties attracting the minimum payment declined slightly.

In the following comparison, a general minimum was selected for each local government in the Comparison Group although some local governments have multiple minimum payment levels for each differential rate. Please refer to **Appendix A** for a full comparison information.

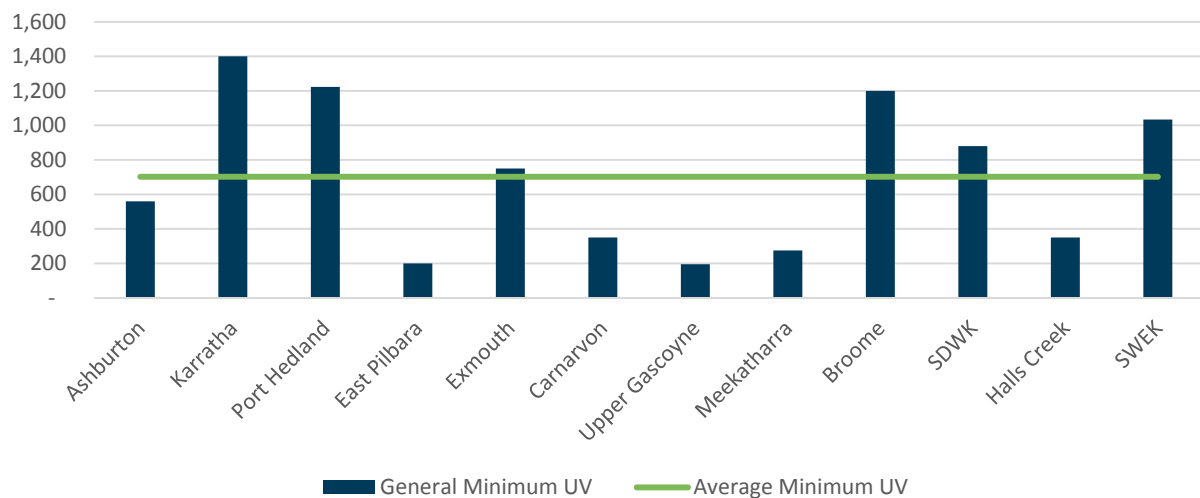


COMPARISON (CONTINUED)

MINIMUM PAYMENT GROSS RENTAL VALUES COMPARISON 2014-15



MINIMUM PAYMENT UNIMPROVED VALUES COMPARISON 2014-15



In the Shire's statement of rating information attached to the 2014-15 budget the Shire identified the rationale for setting a minimum payment amount as:

The proposed minimum payment ensures that all ratepayers are contributing an equitable amount, regardless of their property value, for services provided by the Shire.

We conducted analysis to identify what may be considered an equitable amount to contribute regardless of the property value. This involved analysis of the 2013-14 budget to extract the net cost of services classified as being of fundamental benefit to all regardless of individual circumstances.



COMPARISON (CONTINUED)

Included are general-purpose funds from the federal government and the net cost of those services that are of benefit to all ratepayers such as community health and safety, transport and planning. These services exhibit the general characteristics of a 'public good' in that they are non-exclusive and consumption does little to diminish their value. The result of the analysis is set out in the following table:

SELECTED 2014-15 BUDGET ACCOUNTS

	OPERATING INCOME	OPERATING EXPENDITURE	NET EXPENDITURE
SUB-PROGRAM	\$	\$	\$
Other General Purpose Income	4,708,445		4,708,445
Animal Control	59,000	(262,681)	(203,681)
Fire Prevention	22,990	(204,129)	(181,139)
State Emergency Services	28,740	(30,490)	(1,750)
Other Law, Order, Public Safety	3,300	(435,344)	(432,044)
Preventive Sves - Pest Control	6,300	(16,834)	(10,534)
Health Insp And Administration	116,900	(668,705)	(551,805)
Mtce Sts,Rds,Bridges,Depots	2,305,467	(8,398,714)	(6,093,247)
Building Control	263,950	(688,289)	(424,339)
Town Planning & Reg Development	302,664	(351,385)	(48,721)
TOTAL	7,817,756	(11,056,571)	(3,238,815)
Total Properties 2014-15 Budget			3,897
Minimum contribution per property			\$831

For all ratepayers to make a minimum contribution to this net cost in a fair and equitable way, regardless of the valuation of their property, involves applying the above net cost across the total number of rateable properties in the district. The result is a minimum contribution by each property of \$831, which is similar to the current average minimum across the Comparison Group.

Applying a minimum payment level up to \$850 would appear justifiable based on net expenditure on infrastructure and service that are non-exclusive and of benefit to all ratepayers regardless of their location.



COMPARISON (CONTINUED)

MINIMUM PAYMENT LEVEL (CONTINUED)

We were provided with an extract of the Shire of Ashburton valuation register as at 24 November 2014 and used this extract to model the impact of a change in minimum payment levels from the current \$560 to \$830 on each property classification. The result of this modelling is set out below:

Property Classification	Number of Properties at \$560	Minimum Payment Revenue at \$560	Number of Properties at \$830	Minimum Payment Revenue at \$830
GRV RESIDENTIAL	114	63,840	176	146,080
GRV COMMERCIAL	10	5,600	15	12,450
GRV TOURISM	0	0	1	830
GRV COMMUNITY	5	2,800	13	10,790
GRV INDUSTRIAL	24	13,440	36	29,880
GRV WORKERS ACCOMM.	1	560	1	830
Sub -Total	153	85,680	241	200,030
UV PASTORAL	10	5,600	11	9130
UV INDUSTRIAL	27	15,120	29	24,070
UV TOURISM	0	0	0	0
UV MINING LEASES	346	193,760	448	371840
Sub-Total	383	214,480	488	705,040
Total	536	300,440	729	605,485

An increase from \$560 to \$830 would have the largest impact on mining leases taking the number of minimum payment properties from 346 to 448. Residential minimum payments would also rise from 114 to 176 with the remaining property classifications affected to a lesser degree.

Our modelling shows increased revenue of approximately \$305,000 offset by a loss of general non-minimum rates of approximately \$138,000, resulting in a net increase in revenue of \$167,000.

Although modelling can provide an indicative figure the precise impact of any increase is not possible to calculate for the 2015-16 year due to the impact of changing interim values, a general GRV revaluation due in 2015-16, and the annual UV revaluation.

A positive rating strategy adds certainty and predictability to the rate setting process. Although it may be attractive to seek a formula for setting minimum payment levels in a similar way to our analysis this may not always result in consistent rating outcomes. The net cost of services may change from year to year for valid purposes leading to inconsistency. For this reason, we do not recommend a ridged formula driven process but rather the level of minimum payment be compared on a regular basis as part of the budgetary process using a similar calculation.



RATING STRATEGY

Prepared as a separate document, a Property Rating Strategy has been developed to guide the Council on rating principles and structure as it exercises its discretionary rating powers provided under the Act. The strategy sets out the five rating principles published by the Department of Local Government and Communities and applies these principles in the context at the Shire of Ashburton. A summary of the comparisons as outlined in this review is included along with recommendations for changes to the rating structure and outcomes in the future.

In addition to the Property Rating Strategy, an example Notice of Intention to Levy Differential Rates as required by Section 6.36 of the Act and Supporting Statement of Rating Information has been developed in accordance with the scope of the engagement.



APPENDIX A

GRV rate in \$	Ashburton	Karratha	Port Hedland	East Pilbara	Exmouth	Carnarvon	Upper Gascoyne	Meekatharra	Broome	SDWK	Halls Creek	SWEK
Last Revaluation Date	2012	2012	2012	2011	2014	2014	2010	2010	2012	2011	2011	2014
General/Residential	0.037736	0.028832	0.035145	0.017648	0.0658	0.068765	0.07471	0.118836	0.08549	0.100901	0.06992	0.088623
Residential Development					0.0573							
Mass Accommodation			0.136989									
Transient Workforce Accom.		0.115328		0.032681								
Residential Vacant									0.156350		0.118040	
Commercial Industrial	0.047162	0.057664			0.0686				0.100600	0.100901		0.097485
Commercial Industrial - Vacant					0.0995							
Commercial	0.047162	0.057664	0.037202	0.041129	0.0686	0.068765	0.07471	0.118836	0.100600	0.100901	0.06992	0.097485
Industrial	0.047162	0.057644	0.033444	0.017011	0.0686	0.068765	0.07471	0.118836	0.100600	0.100901	0.06992	0.097485
Shopping Centre			0.072971									
Tourism	0.047162	0.057644	0.085073	0.017011	0.0686	0.068765	0.07471	0.118836	0.12500	0.100901	0.06992	0.097485
Strategic Industry/Airport		0.100911			0.0707							
Nullagine Townsite				0.073178								
Other - Vacant												0.132938
Other Locations										0.100901		
Marina					0.0942							
Marina - Vacant					0.1068							
Special Rural/Special Use					0.0534					0.100901		
Special Rural - Vacant					0.0642							



APPENDIX A (CONTINUED)

GRV Revenue 2014-15 Budget	Ashburton	Karratha	Port Hedland	East Pilbara	Exmouth	Carnarvon	Upper Gascoyne	Meekatharra	Broome	SDWK	Halls Creek	SWEK
General or Residential or Other	4,126,566	17,282,170	15,232,895	2,687,558	1,177,914	3,284,455	9,063	362,688	10,061,757	3,191,671	778,021	4,189,453
Residential Development					5,117							
Mass Accommodation			2,629,849									
Transient Workforce Accom.		8,210,401		2,122,752								
Residential Vacant									813,675		53,256	
Commercial Industrial		6,683,016			803,847				5,253,239			
Commercial Industrial - Vacant					129,010							
Commercial	785,355		968,596	256,108						766,479		1,475,063
Industrial	246,652		1,710,982	204,160						242,038		848,656
Shopping Centre			633,523									
Tourism	42,521		675,602						2,820,129			
Strategic Industry/Airport		1,186,617										
Nullagine Townsite				35,042								
Other - Vacant												165,313
Other Locations										10,351		
Marina					301,599							
Marina - Vacant					481,671							
Special Rural/Special Use					43,223					33,391		
Special Rural - Vacant					24,953							
Total GRV revenue	5,201,094	33,362,204	21,851,447	5,305,620	2,967,334	3,284,455	9,063	362,688	18,948,800	4,243,930	831,277	6,678,485



APPENDIX A (CONTINUED)

Number of GRV Properties	Ashburton	Karratha	Port Hedland	East Pilbara	Exmouth	Carnarvon	Upper Gascoyne	Meekatharra	Broome	SDWK	Halls Creek	SWEK
General or Residential or Other	2,494	8,295	5,859	2,245	900	2,059	25	398	4,383	1,492	319	1,641
Residential Development					11							
Mass Accommodation			9									
Transient Workforce Accom.		27		14								
Residential Vacant									425		41	
Commercial Industrial		1,035			350				583			
Commercial Industrial - Vacant					86							
Commercial	77		247	42						121		178
Industrial	106		392	113						74		172
Shopping Centre			2									
Tourism	5		7						890			
Strategic Industry/Airport		17										
Nullagine Townsite				44								
Other - Vacant												129
Other Locations										7		
Marina					90							
Marina - Vacant					313							
Special Rural/Special Use					35					46		
Special Rural - Vacant					17							
Total GRV Properties	2,682	9,374	6,516	2,458	1,802	2,059	25	398	6,281	1,740	360	2,120



APPENDIX A (CONTINUED)

Average Rate Yield	Ashburton	Karratha	Port Hedland	East Pilbara	Exmouth	Carnarvon	Upper Gascoyne	Meekatharra	Broome	SDWK	Halls Creek	SWEK
General or Residential or Other	\$1,655	\$2,083	\$2,600	\$1,197	\$1,309	\$1,595	\$363	\$911	\$2,296	\$2,139	\$2,439	\$2,553
Residential Development					\$465							
Mass Accommodation			\$292,205									
Transient Workforce Accom.		\$304,089		\$151,625								
Residential Vacant									\$1,915		\$1,299	
Commercial Industrial		\$6,457			\$2,297				\$9,011			
Commercial Industrial - Vacant					\$1,500							
Commercial	\$10,199		\$3,921	\$6,098						\$6,335		\$8,287
Industrial	\$2,327		\$4,365	\$1,807						\$3,271		\$4,934
Shopping Centre			\$316,762									
Tourism	\$8,504		\$96,515						\$3,169			
Strategic Industry/Airport		\$69,801										
Nullagine Townsite				\$796								
Other - Vacant												\$1,281
Other Locations										\$1,479		
Marina					\$3,351							
Marina - Vacant					\$1,539							
Special Rural/Special Use					\$1,235					\$726		
Special Rural - Vacant					\$1,468							
Total Average GRV Revenue	\$1,939	\$3,559	\$3,354	\$2,159	\$1,647	\$1,595	\$363	\$911	\$3,017	\$2,439	\$2,309	\$3,150



APPENDIX A (CONTINUED)

Percentage Contribution	Ashburton	Karratha	Port Hedland	East Pilbara	Exmouth	Carnarvon	Upper Gascoyne	Meekatharra	Broome	SDWK	Halls Creek	SWEK
General or Residential or Other	79.3%	51.8%	69.7%	50.7%	39.7%	100.0%	100.0%	100.0%	53.1%	75.2%	93.6%	62.7%
Residential Development					0.2%							
Mass Accommodation			12.0%									
Transient Workforce Accom.		24.6%		40.0%								
Residential Vacant									4.3%		6.4%	
Commercial Industrial		20.0%		3.8%	27.1%				27.7%			
Commercial Industrial - Vacant					4.3%							
Commercial	15.1%		4.4%	4.8%						18.1%		22.1%
Industrial	4.7%		7.8%							5.7%		12.7%
Shopping Centre			2.9%									
Tourism	0.8%		3.1%						14.9%			
Strategic Industry/Airport		3.6%										
Nullagine Townsite				0.7%								
Other - Vacant												2.5%
Other Locations										0.2%		
Marina					10.2%							
Marina - Vacant					16.2%							
Special Rural/Special Use					1.5%					0.8%		
Special Rural - Vacant					0.8%							
Total Percentage	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%



APPENDIX A (CONTINUED)

GRV Minimum Payment	Ashburton	Karratha	Port Hedland	East Pilbara	Exmouth	Carnarvon	Upper Gascoyne	Meekatharra	Broome	SDWK	Halls Creek	SWEK
General Minimum	\$560	\$1,400	\$1,223	\$650	\$700	\$798	\$180	\$350	\$1,200	\$880	\$726	\$1,034
Residential Vacant											\$1,366	
Nullagine Townsite				\$400								
Marina					\$1,440							
Special Rural					\$800							
Average Minimum	808	808	808	808	808	808	808	808	808	808	808	808



APPENDIX A (CONTINUED)

UV rate in the \$	Ashburton	Karratha	Port Hedland	East Pilbara	Exmouth	Carnarvon	Upper Gascoyne	Meekatharra	Broome	SDWK	Halls Creek	SWEK
Commercial/Industrial	0.347697	0.164795	0.164562	0.176989	0.073000	0.100542	0.130000	0.190389	0.025150	0.196995	0.334672	0.257167
General or Other					0.073000							0.006006
Intensive Agriculture						0.007159						
Islands										0.196995		
Mining	0.347697	0.131837	0.428418		0.140500	0.100542	0.130000	0.190389	0.150000	0.243151	0.334672	0.257167
Mining Camp												
Mining Exploration Prospecting				0.155751							0.167024	
Mining Vacant			0.360039									
Other Locations Rural			0.164562	0.176989				0.005450	0.196995			0.006278
Other Vacant			0.162600									
Pastoral	0.0315750	0.065918	0.067837	0.045124		0.057453	0.028730	0.038433		0.039675	0.025168	0.029471
Rural Agriculture 1												0.008878
Rural Agriculture 2												0.006278
Rural Residential										0.196995		0.093350
Strategic Industry		0.1647950										
Tourism	0.153130	0.164795	0.164562	0.176989	0.073000				0.025150	0.196995		



APPENDIX A (CONTINUED)

UV Rate Revenue Yield	Ashburton	Karratha	Port Hedland	East Pilbara	Exmouth	Carnarvon	Upper Gascoyne	Meekatharra	Broome	SDWK	Halls Creek	SWEK
Commercial/Industrial	4,758,962								211,043	147,747		91,125
General or Other					38,304							44,553
Intensive Agriculture						437,292						
Islands										49,249		
Mining	10,893,037	918,408	730,545		43,112	112,998	253,100	3,550,399	188,716	1,158,617	730,845	563,952
Mining Camp							196					
Mining Exploration Prospecting				2,185,460							349,609	
Mining/Rural/Industrial												
Mining Vacant			826,168									
Other Locations Rural			218,443	4,392,651					472,716	34,474		
Other Vacant			42,304									
Pastoral	232,760	269,578	130,379	344,175		226,058	64,609	247,431		857,034	317,396	433,757
Rural Agriculture 1												572,890
Rural Agriculture 2												359,648
Rural Residential										4,432		477,476
Strategic Industry		5,492,579										
Tourism	52,830											
Total UV Rate Revenue	15,937,589	6,680,565	1,947,839	6,922,286	81,416	776,348	317,905	3,797,830	872,475	2,251,553	1,397,850	2,543,401



APPENDIX A (CONTINUED)

UV Properties	Ashburton	Karratha	Port Hedland	East Pilbara	Exmouth	Carnarvon	Upper Gascoyne	Meekatharra	Broome	SDWK	Halls Creek	SWEK
Commercial/Industrial	73								34	4		42
General or Other					8							5
Intensive Agriculture						176						
Islands										1		
Mining	1,097	397	94		35	57	150	1,184	72	294	45	130
Mining Camp							1					
Mining Exploration Prospecting				1,206							336	
Mining/Rural/Industrial												
Mining Vacant			338									
Other Locations Rural			13	758					135	4		
Other Vacant			9									
Pastoral	41	11	11	66		33	30	47		51	35	26
Rural Agriculture 1												78
Rural Agriculture 2												109
Rural Residential										1		185
Strategic Industry		55										
Tourism	4											
Total UV Properties	1,215	463	465	2,030	43	266	181	1,231	241	355	416	575



APPENDIX A (CONTINUED)

Average UV Revenue	Ashburton	Karratha	Port Hedland	East Pilbara	Exmouth	Carnarvon	Upper Gascoyne	Meekatharra	Broome	SDWK	Halls Creek	SWEK
Commercial/Industrial	\$65,191	\$99,865	\$16,803						\$6,207	\$36,937		\$2,170
General or Other					\$4,788							\$8,911
Intensive Agriculture						\$2,485						
Islands										\$49,249		
Mining	\$9,930	\$2,313	\$7,772	\$5,795	\$1,232	\$1,982	\$1,687	\$2,999	\$2,621	\$3,941	\$16,241	\$4,338
Mining Camp							\$196					
Mining Exploration Prospecting				\$1,812							\$1,041	
Mining/Rural/Industrial												
Mining Vacant			\$2,444									
Other Locations Rural			\$16,803						\$3,502	\$8,619		
Other Vacant			\$4,700									
Pastoral	\$5,677	\$24,507	\$11,853	\$5,215		\$6,850	\$2,154	\$5,264		\$16,805	\$9,068	\$16,683
Rural Agriculture 1												\$7,345
Rural Agriculture 2												\$3,300
Rural Residential										\$4,432		\$2,581
Strategic Industry		\$99,865										
Tourism	\$13,208											
Total Average UV Revenue	13,117	14,429	4,189	3,410	1,893	2,919	1,756	3,085	3,620	6,342	3,360	4,423



APPENDIX A (CONTINUED)

UV Percentage	Ashburton	Karratha	Port Hedland	East Pilbara	Exmouth	Carnarvon	Upper Gascoyne	Meekatharra	Broome	SDWK	Halls Creek	SWEK
Commercial/Industrial	29.9%								24.2%	6.6%		3.6%
General or Other					47.0%							1.8%
Intensive Agriculture						56.3%						
Islands										2.2%		
Mining	68.3%	13.7%	37.5%		53.0%	14.6%	79.6%	93.5%	21.6%	51.5%	52.3%	22.2%
Mining Camp							0.1%					
Mining Exploration Prospecting				31.6%							25.0%	
Mining/Rural/Industrial												
Mining Vacant			42.4%									
Other Locations Rural			11.2%	63.5%					54.2%	1.5%		
Other Vacant			2.2%									
Pastoral	1.5%	4.0%	6.7%	5.0%		29.1%	20.3%	6.5%		38.1%	22.7%	17.1%
Rural Agriculture 1												22.5%
Rural Agriculture 2												14.1%
Rural Residential										0.2%		18.8%
Strategic Industry		82.2%										
Tourism	0.3%											
Total Percentage	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%



APPENDIX A (CONTINUED)

UV Minimum Payment	Ashburton	Karratha	Port Hedland	East Pilbara	Exmouth	Carnarvon	Upper Gascoyne	Meekatharra	Broome	SDWK	Halls Creek	SWEK
General Minimum	560	1,400	1,223	200	750	350	195	275	1,200	880	350	1,034
Mining		312			320		410				450	
Mining Camp							196					830
Mining Exploration Prospecting											336	
Pastoral												
Intensive Agriculture						700						





PROPERTY RATING STRATEGY

MAY 2015

BACKGROUND

The power to raise local government property rates is set out under the Local Government Act 1995 (the Act). The Council, using a defined process outlined within the Act, determines the level of rates annually.

In adopting its annual budget the Council must consider its current Plan for the Future (comprised of the Strategic Community Plan and Corporate Business Plan) under section 5.56 of the Act.

Within this basic context and subject to the provisions of the Act, the Council is free to use its rating powers to raise rate revenue at the level it determines appropriate.

Determining the appropriate level for rate revenue requires the Council to assess the current and future service needs and aspiration of the community and its capacity and willingness to contribute to those services.

There are two property valuation methods available under the Act, Gross Rental Value (GRV) and Unimproved Value (UV).

GRV is 'the gross annual rental that the land might reasonably be expected to realise if let on a tenancy from year to year upon condition that the landlord is liable for all rates, taxes and other charges thereon and the insurance and other outgoings necessary to maintain the value of the land'¹.

UV land is 'valued as if it has had no improvements (as though) it remains in its original, natural state, any land degradation is taken into account'

As a default, a local government sets a single general rate in the dollar for each valuation type (GRV and UV). This is referred to as a uniform general rate in the valuation dollar and applied to all properties within a valuation type regardless of their location, zoning or land use.

As an alternative to adopting uniform general rate, a local government may apply different rates in the dollar within each valuation type. A differential rate may only be applied using the following characteristics, or combination thereof:

- The zoning of the land;
- The predominant use (as determined by the local government);
- If the land is vacant or not; and
- Any characteristics prescribed (currently relevant only to amalgamations and boundary changes).

A local government may impose a general minimum payment on each valuation type (and also within each differential rate category). This is intended to result in all properties paying at least a minimum contribution in rates regardless of the property valuation. A lesser minimum can also be imposed subject to certain requirements.

¹ Land Gate, Rating and Taxing Valuations Publication, April 2008

OBJECTIVE AND DOCUMENT STRUCTURE

This property rating strategy seeks to guide the Council on rating principles and methodology as the Council exercises its discretionary rating powers to determine the level and structure of rates levied under the Act.

The documents outlines the five rating principles derived from The Department of Local Government and Communities (Department) policy guideline².

These five rating principles are then applied to the Shire of Ashburton with a particular emphasis on geography and relative legislative restrictions.

A comparison is made of the rating outcomes of surrounding local governments, with the addition of local governments in the Kimberley region, to add context to the Shire of Ashburton's current rating outcomes. Finally, recommendations are made for a future rating structure and outcomes.

Strategic Mission and Vision

The community vision, aspirations and values are represented in the Council's current Strategic Community Plan. The content of this strategy seeks to be consistent with these stated goals.

Strategic Mission:

'To courageously imagine the future, and effectively deliver partnering today to build strong communities and robust economies where we live life to the fullest.'

Vision:

'The Shire of Ashburton will be a vibrant and prosperous place for work, leisure and living.'

² 'Changing Methods of Valuation of Land, Local Government Operational Guidelines - Number 02 May 2002'

RATING PRINCIPLES

In developing, maintaining and applying its rating policy and structures the Council will consider the following five (5) rating principles (not necessarily listed in priority order).

<i>Objectivity</i>	As far as possible, the predominant use of land should be reviewed and determined on the basis of an objective assessment of relevant criteria and external parties should be able to understand how and why a particular determination was made.
<i>Fairness and Equity</i>	Rating principles should be applied fairly and equitably. Each property should make a fair contribution to rates based on a method of valuation that appropriately reflects the predominant use of the land.
<i>Consistency</i>	Rating principles should be applied, and determinations made, in a consistent manner.
<i>Transparency</i>	Systems and procedures for determining the method of valuation of land should be clearly documented, understandable and available for public inspection.
<i>Administrative Efficiency</i>	Rating principles and procedures should be applied and implemented in an efficient and cost-effective manner.

The principles of objectivity and consistency are linked, in that the Council should be objective in its application of the rating principles and classification of the land and ensure the predominate use of the land results in the application of the relevant valuation type and the classification of properties should be consistently applied to ensure integrity is maintained.

Fairness and equity, in property rating, would in theory result in each ratepayer being taxed fairly in relation to all other ratepayers. Practically, fairness is achieved when ratepayers with similar wealth pay an equal or similar rate contribution and wealthier ratepayers pay more due to their increased capacity.

In determining the rate contribution of each ratepayer a local government faces some restrictions. The Act determines the level of rate contributions is linked to the ratepayer's property value. By using the value of property as a proxy for capacity to pay the Act seeks to establish an equitable and fair distribution of the rate burden.

As a measure of a ratepayers capacity to pay the value of property is not always the most representative proxy. In recognition of this imperfect relationship, the Act provides a Council with the power to grant, at its discretion, annual rate concessions and waivers.

Property ownership can span over many life stages and stretch well into retirement. Escalating property values over time can distort the relationship between a ratepayer's income and their property wealth. For this reason, pensioners have a claim under the Rates and Charges (Rebates and Deferments) Act 1992 for a rebate or the option to defer rates.

RATING PRINCIPLES (Continued)

Regardless of the level of a ratepayer's income or property ownership there is a limit to the capacity ratepayers are willing and able to contribute to services through property rates. This limit needs to be considered when setting the level of rates to meet the community's collective needs and wants.

Fairness and equity is often linked to individual benefit, being the relationship between the level of rates contributed and the benefits returned to the ratepayer. Rates are a tax, not a fee for service and the direct benefit received is unlikely to be equal to the level of the ratepayer's contributions. Rates contribute to the general benefit of the community and, as such, it is acknowledged different ratepayers will receive different levels of benefit depending on their location and individual circumstances. However, some unrestricted 'public goods' are of benefit to all ratepayers such as emergency management, health, building, and planning services, roads and parks. The existence of such 'public good' services justifies the establishment of a minimum payment.

The process of calculation and setting a rate needs to be transparent and able to be explained to the ratepayer in simple terms. The calculation should not be so complex as to obscure its rationale and reduce its understanding. The principle of transparency requires an openness such that a ratepayer has the right to access the underlying information relating to the rates calculation.

A rating system needs to be efficient and cost effective. Rating options under the Act provide for various powers to set differential rates. The greater the number of differential rates the more complex the rating system is to administer and justify leading to increased overheads and less efficiency.

The Council has an obligation to apply its discretionary rating powers within the framework of the Local Government Act. It also has an obligation to all ratepayers to seek to maximise revenue opportunities under the Act to derive the optimal benefit for the whole community.

A number of these principles compete and arriving at an acceptable outcome requires a Council to apply judgement and accept compromises to achieve an acceptable level of fairness and equity.

APPLICATION OF THE PRINCIPLES OF RATING AT THE SHIRE OF ASHBURTON

Geographic Context

The Shire of Ashburton covers an area over 105,647 square kilometres located in the Pilbara region of Western Australia, with a population of approximately 10,000 (2014). A feature of the Shire is the number of dispersed population centres from Onslow in the west to Pannawonica, Paraburdoo and Tom Price in the east of the Shire. Tom Price, located 1577 kilometres from Perth, is the administrative centre of Shire operations and has the largest population.

The Shire is currently undergoing unprecedented growth in the resource sector with two of the world's largest LNG plants being constructed on the western coast, while inland continued expansion of existing projects will likely result in increased production. The Shire is also home to numerous large cattle stations and fishing and tourism sectors.

The geography of the Shire presents a number of challenges in developing a suitable rating structure. Legislation permitting the application of a differential rate requires it to be applied using any, or a combination of, the following characteristics:

- The zoning of the land under the local planning scheme;
- The land use as determined by the local government; or
- If the land is vacant or not.

The location of the property is not a characteristic permitted by the legislation. This presents some challenges when properties used for the same purpose or with the same zoning are located, in some cases, close to service centres while others are located in isolated areas with limited access to services. Regardless of the location, and access to services, the same rate in the dollar must be applied to each property. The Shire's geography generates a number of these circumstances and can lead to concerns over the equity of the rating system with the Shire having little capacity to respond to these anomalies other than the application of a concession on a case by case basis.

General Principles

The Shire seeks to apply its discretionary rating powers in compliance with the Act, while seeking to maximise rate revenue within its adopted rating framework. In accordance with the Act, the Shire is required to use property values as a proxy for capacity to pay. The Shire acknowledges there is not a direct correlation between a ratepayer's capacity to pay and their property value and will consider the use of its discretionary powers to approve concessions and waivers where appropriate to reduce any identified deficiencies. The Shire also acknowledges, while there is a high level of community demand for services, there is a limit to the capacity of ratepayers to contribute to those services.

The Shire acknowledges an obligation to return a degree of benefit to ratepayers for their rate contributions however, this benefit will not be in direct proportion to the level of their contributions. Rate revenue is applied as a property tax to be used for the benefit of the district as a whole and is not considered to a fee for service.

APPLICATION OF THE PRINCIPLES OF RATING AT THE SHIRE OF ASHBURTON (Continued)

Application of the Objectivity Principle

Where the predominant use of the land (or a portion) is for rural purposes the Shire will seek to have the land valued on a UV basis. Where the predominant use of the land (or a portion) is for non-rural purposes the Council will seek to have the land valued on a GRV basis.

Application of the Equity and Fairness Principle

The Shire generally considers the application of a uniform general rate, resulting in a ratepayer's contribution being determined by the value of their property, as the simplest rating structure unless a more equitable or appropriate outcome is achieved by the adoption of differential rates.

The Council will determine the level of rate revenue required on an annual basis and seek sufficient revenue to provide for the good governance of the district and the provision of current and future services as determined necessary and after considering its Plan for the Future supported by the Asset Management Plan, Workforce Plan and Long Term Financial Plan.

The Shire will establish and maintain a minimum payment structure to ensure all ratepayers contribute a minimum amount to services regardless of their property valuation. The Council will seek a level of minimum payment by reference to the provision of non-exclusive services provided for the benefit of the whole district.

Application of the Consistency Principle

The Council will make decisions in relation to the level of rates to promote consistency and predictability.

Application of the Administrative Transparency and Efficiency Principle

The Council will endeavour to establish and maintain a rating system that:

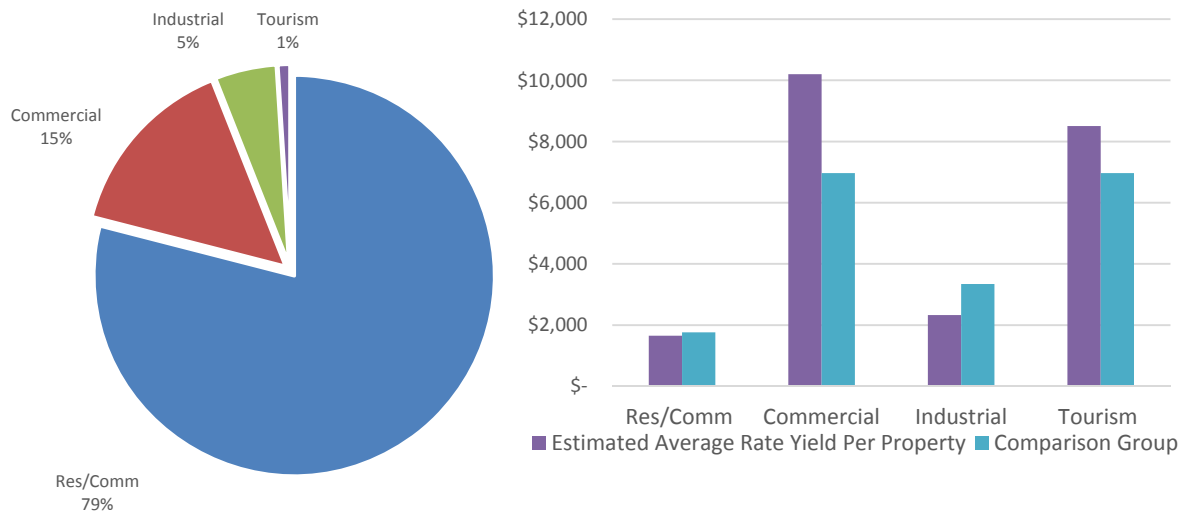
- Promotes simplicity, transparency and understanding;
- Is efficient in collection and reduces the incidences of avoidance;
- Reduces complexity; and
- Is open to scrutiny.

COMPARISON OF RATING LEVELS

A rating comparison review was undertaken in 2015, with the source data for the review being the 2014-15 Budget incorporating twelve local governments comprising those local governments with a common border with the Shire of Ashburton and four local governments in the Kimberley region. The result of this review is presented below:

Gross Rental Value Properties

The estimated average GRV rates payable per property (separated into the various property classifications) and the estimated contribution to GRV rate revenue for 2014-15 is set out below:



GROSS RENTAL VALUE PROPERTIES	CONTRIBUTION TO 2104-15 GRV REVENUE	CENTS IN THE DOLLAR ASHBURTON	HIGHER RATE*	ESTIMATED AVERAGE YIELD	COMPARISON GROUP
Residential/Community	79%	3.7736	8	\$1,655	\$1,762
Commercial	15%	4.7162	9	\$10,199	\$6,968
Industrial	5%	4.7162	9	\$2,327	\$3,341
Tourism	1%	4.7162	10	\$8,504	\$6,968

* The number of other local government in the Comparison Group of 12 with a higher rate in the dollar

The estimated average rates levied on residential/community properties by the Shire of Ashburton in the 2014-15 budget was \$1,655. This average occurs close to the middle of the distribution of all residential/community rating outcomes suggesting it is broadly representative of the majority of events. Around the Comparison Group, the average residential rates payable outcome was slightly higher at \$1,762 per property. Residential/community rates contributed 79% of the total rates revenue from GRV properties, which was similar to the average contributions to GRV revenue by residential properties across the Comparison Group. The rate in the dollar for residential/community properties was less than most of the Comparison Group (with 8 of the 12 adopting a higher rate). Caution is advised when comparing GRV rate in the dollars across local governments as some may have a different effective valuation date.

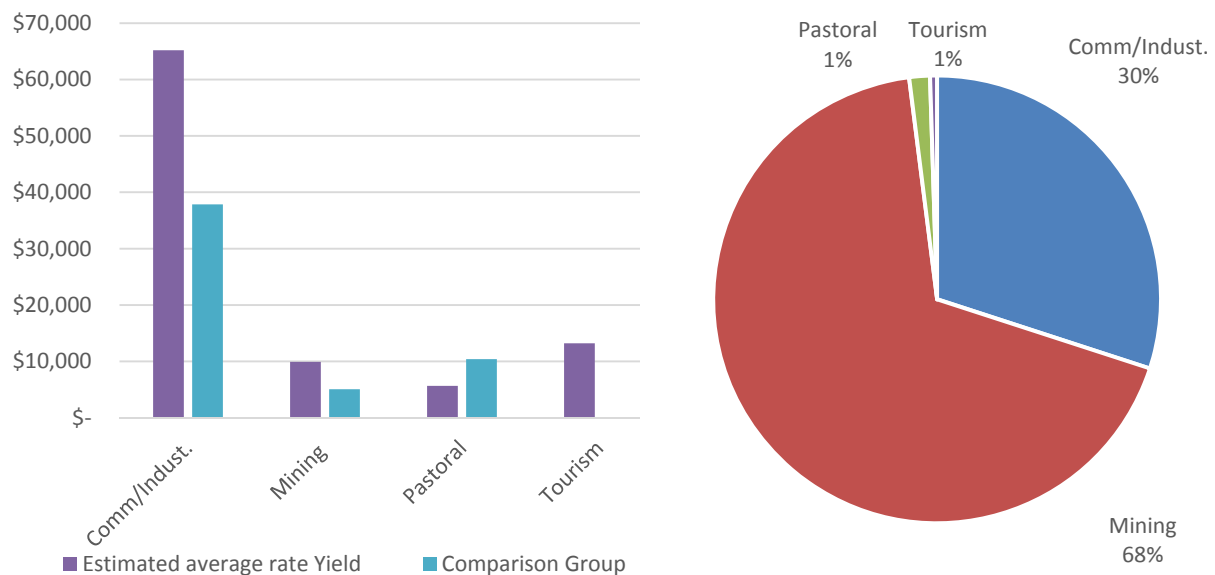
COMPARISON OF RATING LEVELS (Continued)

The average rates payable for GRV industrial properties in the 2014-15 budget was \$2,327 which was less than the average across the Comparison Group of \$3,341. For Ashburton, the average was also close to the centre of all the distributed values and the rate in the dollar was less than most in the Comparison Group.

The same rate of 4.7162 cents in the dollar applied to GRV commercial properties in the Shire however the average rates payable was higher than industrial properties due to the influence of a small number of high value commercial properties. The top four properties in this classification contributed 50% of the rate revenue. The same rate also applied to Tourism properties at an average rate of \$8,504 but only a very small number in the Comparison Group rating GRV tourism properties separately.

Unimproved Value Properties

The estimates average UV rates payable per property (separated into various property classifications) and the estimated contribution to UV rate revenue for 2014-15 are set out below:



<i>UNIMPROVED VALUE PROPERTIES</i>	<i>CONTRIBUTION TO 2104-15 UV REVENUE</i>	<i>CENTS IN THE DOLLAR ASHBURTON</i>	<i>HIGHER RATE*</i>	<i>ESTIMATED AVERAGE YIELD</i>	<i>COMPARISON GROUP</i>
Commercial/Industrial	30%	34.7697	-	\$65,191	\$37,862
Mining	68%	34.7697	1	\$9,930	\$5,071
Pastoral	1.5%	3.1575	6	\$5,677	\$10,408
Tourism	0.5%	15.3130	6	\$13,208	N/A

* The number of other local government in the Comparison Group of 12 with a higher rate in the dollar

The average rate yield from UV commercial/industrial properties in the Shire was \$65,191 however; this average is not representative of the majority of rate outcomes for this group with 85% of properties rated below this average.

COMPARISON OF RATING LEVELS (Continued)

UV Commercial/Industrial properties are characterised by a small number of high value properties contributing the vast majority of the rate revenue. This presents in a significant risk to the Shire if this small number of properties of high value properties reduce in assessed value or are no longer rateable. The rate in the dollar of 34.7697 cents was the highest amongst the Comparison Group, with an average of 18.0163 cents. The rate revenue raised by Ashburton from this group of properties was also one of the highest at an estimated \$4.7m with only Karratha raising more from its 'strategic industry' properties at \$5.5m.

Ashburton mining leases are rated at an average of \$9,930 per property compared with the comparison average of \$5,071. Similar to commercial/industrial properties, this average was skewed high due to the influence of one very large rateable property, which represented \$3.9m in estimated revenue. Exclude this one property from the Ashburton average and it reduces to \$6,374, which is much closer to the Comparison Group average. The influence of this single property on total rate revenue again represents a significant risk to the Shire's revenue base should the revenue from this source not prove sustainable. The rate in the dollar applied to mining lease properties of 34.7697 cents is the second highest amongst the Comparison Group exceeded only by Port Hedland at 42.8418 cents. Even though the rate in the dollar is higher at Port Hedland the average rate yield is less at \$7,772.

Pastoral properties in the Shire of Ashburton were rated an average of \$5,677 per property in the 2014-15 budget, which is less than the Comparison Group average of \$10,408. The rate in the dollar of 3.1575 cents is also less than the group average at 4.2938 cents. Six local governments in the group applied a higher rate than Ashburton. The average rate occurs comfortably in the middle of the distribution of Pastoral rate outcomes making it representative of the majority of events.

The average UV Tourism rate in the Shire of Ashburton was \$13,208 however, this rate is only applied to four tourism operations with an unimproved valuation. The rate applied to these properties is 15.3130 cents in the dollar. There is limited opportunity for comparison with other local governments as no other Council applied a differential rate to UV tourism properties. If these properties were situated in other local governments and valued on a UV basis, the rate in the dollar applied would be on average 14.3042 cents. Tourism operations are predominately non-rural in nature and as such, it is considered more suitable to value these four properties using the GRV basis.

Applying a minimum payment seeks to ensure all ratepayers contribute to basic services and facilities. In the 2014-15 budget the minimum payment was set at \$560. This level is below the average applied across the Comparison Group. A review of the 2014-15 budget occurred to aggregate accounts considered applicable to 'basic' services and facilities. These items displayed similar characteristics to a 'public good' being non-exclusive services and infrastructure of benefit to, or accessible by, all in the community. A net amount of \$3.24m was identified as the cost of basic services and when applied to all 3,897 properties calculates as \$831 per property.

FUTURE RATING STRUCTURE AND OUTCOMES

The Shire of Ashburton's Long Term Financial Plan contains the level of rate revenue required to implement the Shire's Plan for the Future and provide for ongoing services and facilities. To achieve these strategic outcomes will require the maintenance of rate revenue at levels commensurate with those contained in the 2014-15 budget.

Gross Rental Valued Properties

<i>Land Use</i>	<i>Existing Rate</i>	<i>Proposed Rate</i>	<i>Comments</i>
Residential Community	Residential/Community	Residential/Community	Unchanged
Commercial Industrial Tourism	Commercial/Industrial	Commercial/Industrial	Unchanged with the exception of the inclusion of Tourism Properties currently differentially rated using unimproved values.
		Transient Workforce Accommodation	Temporary accommodation for transient workers and contractors camps

Residential/Community

That the current structure of differential rates with a separate rate in the dollar for gross rental valued residential and community properties be retained in the future. A separate rate for this land use provides the Shire the opportunity to achieve rating outcomes that accord with its strategy objective to encourage residential development and also ensure that the rating outcomes for community properties reflects the important contribution these properties make to the community and lifestyle.

Commercial/Industrial

That the current structure of differential rates with a separate rate in the dollar for gross rental commercial and industrial properties be retained in the future. A separate rate for this land use permits the Shire to achieve rating outcomes that reflects the additional costs associated with supporting commercial and industrial properties.

Properties with a land use of Tourism are included in this differential rate. There are a small number of properties with a land use of Tourism that are currently valued on an unimproved basis. Based on the principle of objectivity, if these properties are used predominately for a non-rural purpose then they would more appropriately be rated under the GRV Commercial/Industrial differential rate. This change will require engagement and consultation with the affected property owners and quantification of the financial impact on the owners.

Transient Workforce Accommodation

That a new differential rate be established with a separate rate in the dollar for gross rental properties with a land use of Worker accommodation facilities and other selected capital improvements (Mining Tenements and Petroleum Licence Sites) such as recreation and administration facilities, associated buildings and maintenance workshops and in accordance with the Shire of Ashburton Policy FIN16.

FUTURE RATING STRUCTURE AND OUTCOMES (Continued)

Unimproved Value Properties

<i>Land Use</i>	<i>Existing</i>	<i>Proposed</i>	<i>Comments</i>
Pastoral	Pastoral	Unchanged	A phased increase in the average yield to be more comparable with neighbouring local governments.
Mining Industrial Commercial	Mining Leases Commercial/Industrial	Unchanged	Generally unchanged, with workforce accommodation valued using GRV.
Tourism	Tourism	Discontinued	Relevant properties valued on GRV and rated as GRV Commercial/Industrial

Pastoral

That the current structure of a differential rate in the dollar for unimproved value pastoral properties be retained to provide the Shire with a structure to recognise a reduced capacity to pay in regard to this land use.

That the Shire will consider increasing the average rate yield payable by Pastoral properties to achieve a rating outcome in closer alignment with neighbouring local governments and this shift be phased-in over time.

Mining/Commercial/Industrial

That the current structure of a differential rate in the dollar for unimproved value Mining, Commercial and Industrial properties be retained to provide the Shire with the structure to achieve a rating outcome that reflects the costs associated with supporting rural based mining, commercial and industrial properties.

The unimproved Mining/Commercial/Industrial differential rate provided 98% of the unimproved rate outcome in 2014-15 with a similar proportional contribution to rate revenue expected to continue in the future. As a consequence, this differential rate should be considered the base rate for the unimproved valuation category.

Tourism

That the current structure of a differential rate in the dollar for unimproved valued tourism properties be discontinued following a process of engagement and consultation with the affected property owners that includes an assessment of the financial impact of a change of the basis of valuation from unimproved valuation to gross rental valuation. This change of valuation category is subject to approval by the Minister for Local Government and Communities using the processes outlined in relevant publications by the Department of Local Government and Communities.

FUTURE RATING STRUCTURE AND OUTCOMES (Continued)

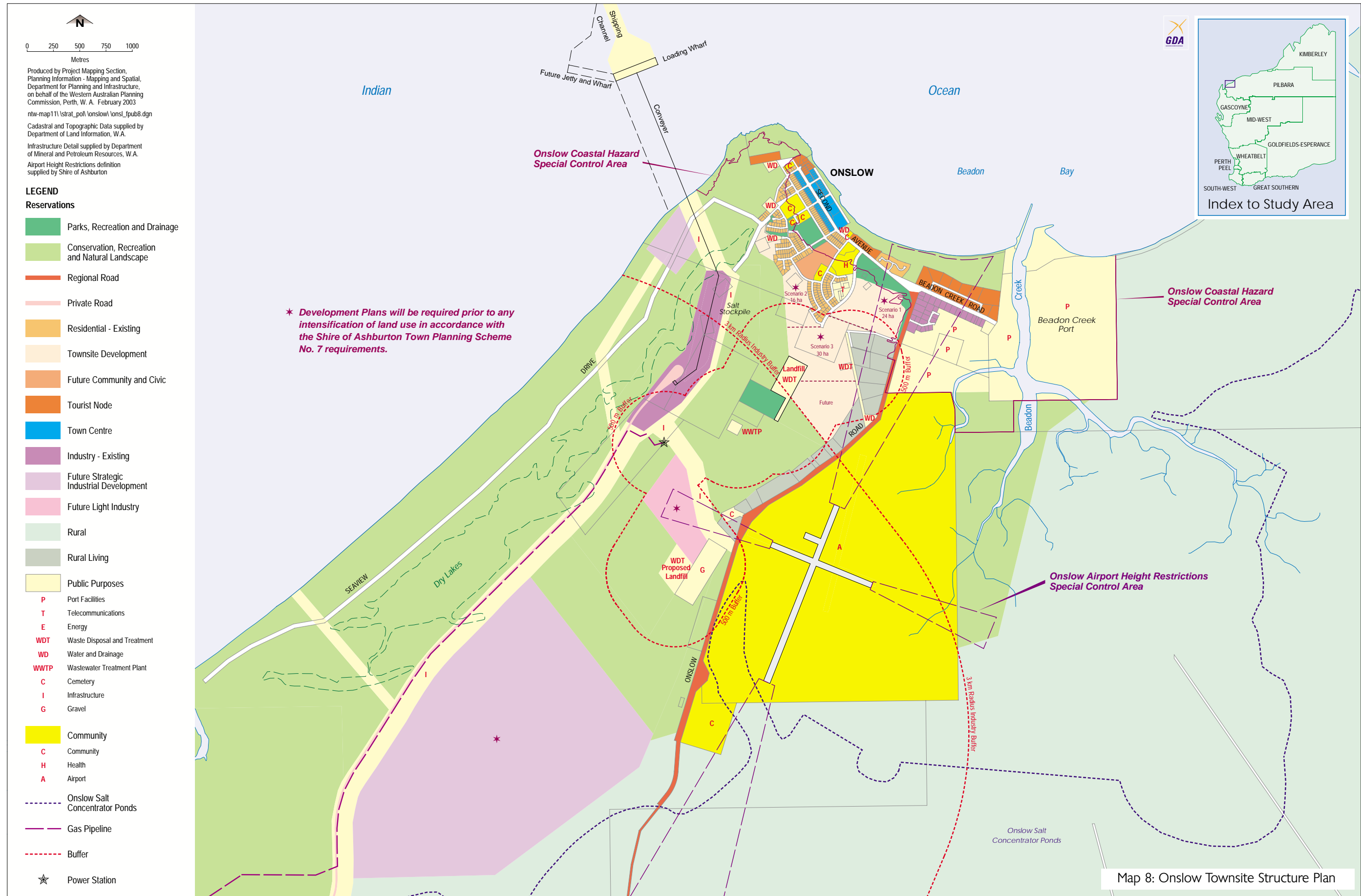
Minimum Rate Payments

<i>Valuation Type</i>	<i>Existing</i>	<i>Proposed</i>	<i>Comments</i>
Gross Rental	General	Unchanged	A phased increase in the average yield to become more comparable with neighbouring local governments.
Unimproved	General	Unchanged	

That the Shire consider increasing the level of minimum payments from the current level of \$560 to one that reflects the net cost of 'basic' services and facilities currently calculated to be in the vicinity of \$3.24m (2014-15 Budget) and when applied to all properties (2014-15 Budget 3,897) in the district calculates as \$831 per property.

This increase to be phased in over time and the level assessed on a regular basis to ensure any changes in the net cost of basic services and the number of properties in the district are reflected in the calculation.







LANDCORP

Your Ref ON.OA.16
 Our Ref A1191183
 Enquiries Paul Ferrante (08) 9482 7453

Mr Neil Hartley
 Chief Executive Officer
 Shire of Ashburton
 PO Box 567
 TOM PRICE WA 6751

Dear Neil

**DEVELOPMENT AND RELEASE OF LIGHT INDUSTRIAL LAND AT
 LOT 16 ONSLOW ROAD, ONSLOW – ONSLOW AIRPORT SITE**

I am writing with reference to the Memorandum of Understanding between LandCorp and the Shire of Ashburton dated 5 January 2015. I am pleased to advise LandCorp has now completed our preliminary investigation into development options for the light industrial area on land near the Onslow Airport.

I understand you were briefed by Paul Ferrante and Patrick Smit on 17 March 2015 on the outcomes of these investigations, in particular the project's forecast financial feasibility.

In this instance and despite vigorous analysis of various options, the preliminary review indicates the project is not forecast to be cash flow positive even if the land is included in our analyses at nil consideration. As such, further investment of LandCorp's resources on this site cannot occur in the absence of a positive cash flow forecast.

LandCorp has extensive experience in preparing business cases for funding support, and we can assist the Shire with funding applications for this project to achieve a positive cash flow forecast if the Shire is able to identify potential funding sources. Unfortunately, this approach is unlikely to produce an outcome on this site before late next year.

As an alternative approach, I seek your endorsement for LandCorp to extend its investigations to include all options for developing a new Light Industrial Area in Onslow with the goal of identifying a more financially viable alternative by the end of May 2015.

As we understand there is an immediate need for new light industrial lots, it may be appropriate for the Shire to consider leasing options ahead of developing new lots. I can offer to the Shire access to LandCorp's experience in defining industrial leasing terms and strategies to expedite access to the airport site land while preserving the surrounding land for future development.

In addition, LandCorp is currently considering the feasibility of pre-releasing six composite lots already created in LandCorp's Barrarda Estate. These lots are awaiting rezoning, need subdivision approval and will incur servicing costs so this initiative is dependent on pre-sales to ensure a positive feasibility. However, this option would deliver a timely result.

We also suggest the Shire conducts a formal Expression of Interest for light industrial land at the Airport as soon as possible. This would identify potentially users, which would greatly assist development of a detailed business case and inform the development of a new subdivision layout for the airport site. This is a process LandCorp is very familiar with and we would be prepared to conduct this in partnership with the Shire utilizing our internal marketing team.

In summary, LandCorp:

1. seeks the Shire's endorsement to expand our investigations to include additional options for new light industrial lots within Onslow;
2. is available to assist the Shire with preparing funding applications to support the Onslow LIA development project;
3. suggests the Shire considers leasing areas of the Airport Light Industrial Area project, subject to a strategy permitting future development around lease areas, to expedite and attract new investment into industrial activity in Onslow; and
4. subject to rezoning and a positive feasibility, will consider the progression and pre-release of composite industrial lots at Barrarda Estate; and
5. invites the Shire to participate in a joint Expression of Interest process to identify potential light industrial land users.

LandCorp believes this is the most appropriate strategy to expedite the delivery of new light industrial land in Onslow with consideration to existing constraints. Please feel free to contact Paul Ferrante directly on (08) 9482 7453 should you have any queries.

I look forward to your timely response so we can allocate the appropriate resources to achieve prompt outcomes for the Shire and Onslow's industrial sector.

Yours sincerely



Frank Marra
CHIEF EXECUTIVE OFFICER

15 April 2015

LEGEND

- PROPOSED NEW BUILDING
- PROPOSED TEMPORARY GRAVEL ROAD
- EXISTING CARAVAN PARK ROADWAYS
- TYPICAL SITE LAYOUT (10m x 10m)
- SYNTHETIC GRASS OR CONCRETE AREA (3.7m x 5m)
- NOTE: LOCATION AND SIZE WILL VARY DUE TO SITE SHAPE
- PROPOSED RELOCATABLE CABIN No. 1
- PROPOSED LANDSCAPING
- PROPOSED BITUMEN SEALED ROADWAY
- PROPOSED CONCRETE FOOTPATH
- EXISTING LONG TERM SITE No. 1
- EXISTING SHORT TERM SITE No. 1
- EXISTING CABIN SITE No. 1
- PROPOSED SHORT TERM SITE No. 1
- PROPOSED RELOCATABLE CABIN No. 1
- PROPOSED BOOM GATE
- PROPOSED SOIL WASTE DUMP POINT
- PROPOSED GAS STORAGE
- PROPOSED SEWER PUMP STATION
- PROPOSED BARBECUE AREA
- PROPOSED 1.8m HIGH COLORBOND FENCE
- PROPOSED 315kVA ELECTRICAL TRANSFORMER
- EXISTING TREE

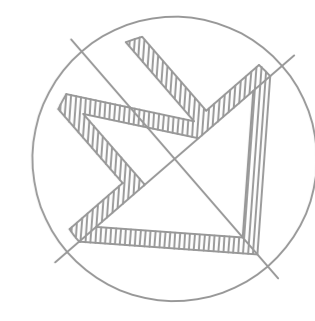


REVISION	AMENDMENTS	DATE	APP'D	DATE OF SURVEY	ORIGIN	HEIGHT OF DATUM	HORIZONTAL DATUM
A	ISSUE FOR REVIEW AND COMMENT	03.03.15	M.W.				
B	ISSUE FOR REVIEW AND COMMENT - AMENDED CHANGES FOLLOWING REVIEW MEETING	12.03.15	M.W.				
C	ISSUE FOR REVIEW AND COMMENT - AMENDED CHANGES FOLLOWING COUNCIL MEETING	02.04.15	M.W.				

CLIENT:	shire of Ashburton
SYDNEY OFFICE:	83 - 89 Renwick Street, Redfern NSW 2016 Tel (02) 8396 6565 Fax (02) 8396 6564
SOUTH COAST OFFICE:	49 Berry Street, Nowra NSW 2541 Tel (02) 44 230 566 Fax (02) 44 233 228
E:	info@miengineers.com
W:	www.miengineers.com

PROJECT:	OCEAN VIEW CARAVAN PARK, ONSLOW RE-DEVELOPMENT PROJECT
DESIGNED:	M.W.
DRAWN:	A.S.
APPROVED:	G.S.
SHEET SIZE:	A1
SCALE:	1:500
DATE:	02.04.15
DRAWING NUMBER:	DN140178/01
REVISION:	C

DO NOT SCALE



LEGEND

- TYPICAL SITE LAYOUT (10m x 10m)
- SYNTHETIC GRASS OR CONCRETE AREA (3.7m x 5m)
- NOTE: LOCATION AND SIZE WILL VARY DUE TO SITE SHAPE
- PROPOSED RELOCATABLE CHAIN NO. 1
- PROPOSED LONG TERM SITE No. 1
- PROPOSED SHORT TERM SITE No. 1
- PROPOSED NON-POWERED SHORT TERM SITE No. 1
- PROPOSED RAISED KERB
- PROPOSED BOOM GATE
- PROPOSED SOIL WASTE DUMP POINT
- PROPOSED GAS STORAGE
- PROPOSED SEWER PUMP STATION
- PROPOSED BARBECUE AREA
- PROPOSED POWER HEAD
- PROPOSED STORMWATER PT
- PROPOSED LANDSCAPING
- PROPOSED BITUMEN SEALED ROADWAY
- PROPOSED CONCRETE FOOTPATH
- PROPOSED 315KV ELECTRICAL TRANSFORMER
- PROPOSED 1.8m FENCING
- EXISTING TREE



REVISION	AMENDMENTS	DATE	APP'D	SURVEYOR	CLIENT	SYDNEY OFFICE	PROJECT	DESIGNED	DRAWN	APPROVED									
A	ISSUE FOR REVIEW AND COMMENT	27.02.15	M.W	M.W			OCEAN VIEW CARAVAN PARK, ONSLOW RE-DEVELOPMENT PROJECT	M.W	A.S	G.S									
B	ISSUE FOR REVIEW AND COMMENT - MANAGERS RESIDENCE COMPLAINT AMENDED	03.03.15	M.W	M.W				M.W	A.S	G.S									
C	ISSUE FOR REVIEW AND COMMENT - AMENDED CHANGES FOLLOWING REVIEW MEETING	02.04.15	M.W	M.W				M.W	A.S	G.S									
REVISION AMENDMENTS DATE APP'D SURVEYOR CLIENT SYDNEY OFFICE SOUTH COAST OFFICE MIENGINEERS PROJECT OCEAN VIEW CARAVAN PARK, ONSLOW RE-DEVELOPMENT PROJECT DRAFT CONCEPT MASTER PLAN		DATE OF SURVEY: DATE OF DRAWING: HORIZONTAL DATUM:		SURVEYOR: DATE OF SURVEY: ORIGIN: HEIGHT OF DATUM: HORIZONTAL DATUM:		THIS DRAWING AND THE CONCEPTS CONTAINED HEREIN ARE THE PROPERTY OF MIENGINEERS AND UNLESS OTHERWISE PERMITTED, NOTHING IS TO BE CONSIDERED AS A CONTRACT OR BASIS FOR THE DESIGN OR CONSTRUCTION OF ANY WORK WITHOUT THE WRITTEN PERMISSION OF MIENGINEERS. DRAWINGS TO BE RELATED TO THIS DRAWING ONLY.		DRAWING NAME: DRAFT CONCEPT MASTER PLAN		DRAWING NUMBER: DN140178/00		SHEET SIZE: A1		SCALE: 1:500		DATE: 02.04.15		REVISION: C	

DO NOT SCALE



Ocean View Caravan Park Upgrade - Stage One Construction Cost Estimate (as at 07 April, 2015)						
Ref.	Description	Qty.	Unit	Rate	Sub Total	Totals
1	Preliminaries					
1.1	Building Development, Approval and Fees					\$10,000
	Provisional Sum	1	Prov. Sum	\$10,000	\$10,000	
1.2	Design					\$200,000
	Detailed Design	1	each	\$150,000	\$150,000	
	Other (i.e survey, geotechnical etc)	1	each	\$50,000	\$50,000	
1.3	Project Management					\$180,000
	Project Management and Related Delivery Costs	1	each	\$180,000	\$180,000	
	Sub Total Preliminaries					\$390,000
2	Road and Drainage Works					
2.1	Site Establishment and Enabling Works					\$122,339
	Site Establishment	1	each	\$31,700	\$31,700	
	Temporary Construction Fencing	500	m	\$163	\$81,500	
	Temporary Pavement	247	m2	\$37	\$9,139	
2.2	Clearing and Demolition					\$148,093
	Demolish Existing Amenity Block	1	each	\$36,900	\$36,900	
	Remove Existing Concrete Kerbs	576	m	\$59	\$33,984	
	Remove Existing Concrete Slabs	402	m2	\$61	\$24,522	
	Remove Existing Stormwater Pipes	0	m	\$107	\$0	
	Remove Existing Services	1	L.S.	\$2,500	\$2,500	
	Remove and Chip Existing Trees	64	each	\$720	\$46,080	
	Remove Existing Kopper Log Barriers	45	each	\$47	\$2,115	
	Remove Existing Concrete Site markers	166	each	\$12	\$1,992	
2.3	Roadworks					\$554,448
	Excavation for Road Pavement	1236	m3	\$75	\$92,700	
	Supply, Install and Compact Roadbase (300mm thick)	1140	m3	\$215	\$245,100	
	Apply Two Coat Seal	2379	m2	\$42	\$99,918	
	Supply and Apply AC10 (50mm thick)	1055	m2	\$102	\$107,610	
	Backfill Behind Edge Strip	228	m3	\$40	\$9,120	
2.4	Drainage Reticulated					\$23,319
	Excavate, Supply, Lay and Backfill Pipes	33	m	\$293	\$9,669	
	Supply and Install Stormwater Pits	3	each	\$4,550	\$13,650	
2.4	Kerbing					\$62,786
	Concrete Edge Strip	911	m	\$61	\$55,571	
	Kerb Only	65	m	\$111	\$7,215	
2.5	Footpaths					\$60,185
	Excavate, Prepare and Lay Concrete Path	155	m2	\$203	\$31,465	
	Excavate, Prepare and Lay Concrete Steps	8	m	\$815	\$6,520	
	Excavate, Prepare and Lay Cabin Driveways (Concrete)	120	m2	\$185	\$22,200	
2.6	Fencing					\$31,455
	Supply and Install New Colorbond Fencing	214	m	\$120	\$25,680	
	Supply and Install New Chainwire Fencing	77	m	\$75	\$5,775	
	Option - Pool Fencing in lieu of Chainwire Fencing		m	\$190	\$0	
2.7	Synthetic Turf Pads on Caravan Sites					\$133,283
	Crusher Dust 10mm thick	4	m3	\$224	\$896	
	Road Base 80mm thick	33	m3	\$258	\$8,514	
	Timber Border	766	m	\$33	\$24,972	
	Synthetic Turf	407	m2	\$58	\$23,606	
	Option - Concrete Slab in lieu of Synthetic Turf	407	m2	\$185	\$75,295	
	Sub Total Civil works					\$1,135,908

Ocean View Caravan Park Upgrade - Stage One Construction Cost Estimate (as at 07 April, 2015)						
Ref.	Description	Qty.	Unit	Rate	Sub Total	Totals
3	Services					
3.1	Electrical installation					\$324,858
	Electrical Transformer 315 Kva	1	each	\$175,000	\$175,000	
	Supply & Install Conduit in Shared Water Trench	649	m	\$32	\$20,768	
	Cable Supply and Installation	1	Prov. Sum	\$65,000	\$65,000	
	Supply and Install Distribution Boards	1	each	\$18,750	\$18,750	
	Install, Fit and Commission Power Heads (incl. power, water and automatic metering system)					
	- 4 Way Power Heads	2	each	\$3,200	\$6,400	
	- 2 Way Power Heads	16	each	\$2,130	\$34,080	
	- 1 Way Power Heads	3	each	\$1,620	\$4,860	
3.2	Water Installation					\$81,995
	Excavate Trench, Lay Pipe and Backfill (water only)		m		\$0	
	Excavate Trench, Lay Pipe and Backfill (with electrical conduit)	649	m	\$87	\$56,463	
	Supply Water Pipe					
	- 50mm HDPE	172	m	\$30	\$5,160	
	- 40mm HDPE	37	m	\$24	\$888	
	- 32mm HDPE	68	m	\$20	\$1,360	
	- 25mm HDPE	372	m	\$23	\$8,556	
	Fire Extinguishers		each		\$0	
	Valves					
	- 50mm Dia Dual Check valve	1	each	\$800	\$800	
	- 50mm Dia Isolating Valve	1	each	\$512	\$512	
	- 40mm Dia Isolating Valve	1	each	\$360	\$360	
	- 32mm Dia Isolating Valve	1	each	\$256	\$256	
	- 25mm Dia Isolating Valve	15	each	\$176	\$2,640	
	Water Pressure Pumps	1	Prov. Sum	\$5,000	\$5,000	
3.4	Sewer installation					\$125,120
	Pumping Stations	1	each	\$21,000	\$21,000	
	Excavate Trench and Backfill	500	m	\$54	\$27,000	
	100mm PVC Pipe	500	m	\$50	\$25,000	
	150mm PVC Pipe	0	m	\$60	\$0	
	Sullage Points, Inspection Openings, Junctions	1	Prov. Sum	\$25,000	\$25,000	
	Rising Main - HDPE Pressure Pipe	40	each	\$53	\$2,120	
	other (bends, risers, fittings etc)	1	Prov. Sum	\$25,000	\$25,000	
	Sub Total Services Installation					\$531,973
4	Building Works					
4.1	Managers Residence / Office					\$316,500
	Construct New Managers Residence	1	each	\$250,000	\$250,000	
	Install New Managers Residence	1	each	\$24,500	\$24,500	
	Construct New Managers Office	1	each	\$30,000	\$30,000	
	Install New Managers Office	1	each	\$12,000	\$12,000	
4.2	Barbeque shelters					\$24,000
	Construct New BBQ Shelters Including BBQ's	2	each	\$12,000	\$24,000	
4.3	Cabins					\$548,400
	Supply, Locate and Commission New Relocatable Cabin					
	- One Bedroom Cabin	2	each	\$120,000	\$240,000	
	- Two Bedroom Cabin	2	each	\$140,000	\$280,000	
	Install New Cabins	4	each	\$7,100	\$28,400	
4.4	Equipment Shed					\$30,000
	Construct New Equipment Shed	1	each	\$30,000	\$30,000	
4.6	Camp Kitchen					\$112,000
	Supply, Locate and Commission New Relocatable Camp Kitchen	1	each	\$100,000	\$100,000	
	Install New Camp Kitchen	1	each	\$12,000	\$12,000	
4.7	Amenities building					\$309,500
	Supply, Locate and Commission New Relocatable Amenities Building	1	each	\$300,000	\$300,000	
	Install New Amenities Building	1	each	\$9,500	\$9,500	
	Sub Total Building works					\$1,340,400

Ocean View Caravan Park Upgrade - Stage One Construction Cost Estimate (as at 07 April, 2015)						
Ref.	Description	Qty.	Unit	Rate	Sub Total	Totals
5	Miscellaneous					
5.1	Signage and Linemarking					\$9,044
	Supply and Install Directional Signage	0	No	\$815	\$0	
	Supply and Install Site Numbers to Each Site	44	No	\$75	\$3,300	
	Linemarking					
	- Give Way Line	12	m	\$13	\$156	
	- Edge Line	72	m	\$4	\$288	
	- Directional Arrow - Straight	0	each	\$120	\$0	
	- Symbol - Disabled Parking	0	each	\$240	\$0	
	Bollards	1	each	\$300	\$300	
	Entry Sign	1	each	\$5,000	\$5,000	
5.2	Emergency management					\$0
	Develop an Emergency Management Plan	1	each		\$0	
5.3	Play ground					\$71,700
	Supply of Play Equipment	1	each	\$20,000	\$20,000	
	Delivery and Installation of Play Equipment	1	each	\$11,500	\$11,500	
	Playground Cover	1	each	\$15,200	\$15,200	
	Sand and Fencing	1	each	\$25,000	\$25,000	
5.4	Landscaping					\$30,000
	Import Plants and Soil Conditioning (Fertiliser etc)	1	item	\$30,000	\$30,000	
5.5	Boom gate entry					\$20,000
	supply, Install and Commission Boom Gate Entry System	2	each	\$10,000	\$20,000	
5.6	Business Marketing / Re-establishment					\$10,000
	Provision for Marketing	1	Prov. Sum	\$10,000	\$10,000	
	Sub Total Other works					\$140,744
6	Totals					
	Sub Total					\$3,539,025
6.1	Construction Contingency		13.7%			\$483,100
	Total (Exc. GST)					\$4,022,125

2014/15 Endorsed Fees and Charges as at October 2014			
Powered Site			
CPI01	Tourist per night - 2 adults	per night	\$ 40.00
CPI01	Additional guest	additional adult	\$ 10.00
CPI01	Additional guest	additional child	\$ 5.00
CPI01	Tourist weekly charge - pensioner *	per week	\$ 250.00
	* only for long serving visitors who have previously received this rate		
Unpowered Site			
CPI02	Tourist ** - 2 adults	Per night	\$ 35.00
CPI02	Additional guest	additional adult	\$ 8.00
CPI02	Additional guest	additional child	\$ 4.00
	**Unlikely to be available after upgrade - all sites to be powered		
Periodical Lease Agreement			
CPI03	Site only lease agreement	per week	\$ 300.00
CPI03	Site only lease agreemnt - power charges ***	per week	\$ 35.00
	*** Subject to power upgrade - power to be metered and billed accordingly		
Cabins			
CPI04	Cabin - 2 adults 2 children (includes servicing twice weekly)	per night	\$ 150.00
CPI04	Additional guest	additional adult	\$ 10.00
CPI04	Additional guest	additional child	\$ 5.00
General Charges			
CPI06	Casual Shower	per shower	\$ 5.00
CPI06	Gas refill	per kilo	\$ 5.00
CPI05	Washing machine fee	per wash	\$ 4.00
CPI06	Car/Boat wash facility	per vehicle	\$ 10.00

2015

Business Plan
Major Land Transaction
REDEVELOPMENT OF
OCEAN VIEW CARAVAN PARK, ONSLOW



Shire of Ashburton

PO Box 567

TOM PRICE WA 6751

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1. EXECUTIVE SUMMARY

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

Onslow is located on the coast of the remote Pilbara Region of Western Australia, some 1386km north of Perth. The town's dominant purpose has been as a residential base and service centre for the workforce employed at the nearby salt production operation, Onslow Salt. Pastoralism, fishing and tourism have also supported the town.

Changes for Onslow commenced with the announcement by the State Government in 2008 to establish the Ashburton North Strategic Industrial Area (ANSIA) 11km southwest of Onslow. The commencement of construction of BHP Billiton Petroleum's Macedon, and Chevron Australia's Wheatstone, at the ANSIA impacted on the town resulting in a shortage of accommodation for contractors, tourists and long-term tenants.

In September 2012 the Shire of Ashburton resumed full control and management of the Ocean View Caravan Park following the expiration of the previous lease between the Council and the former operator.

Following the Council assuming management responsibility, it was concluded that the caravan park required substantial works in order to meet statutory obligations and compliance requirements for caravan parks, to provide both a higher quality of accommodation options and a variety of accommodation options to better meet the needs of a diverse range of caravan park users, as well as to upgrade essential services and facilities that have been unable to meet peak load demands.

The intention of this plan is to inform the community of the Shire's proposal and seek comment in relation to this Major Land Transaction as it relates to managing the Shire's assets.

2. BUSINESS PLAN OBJECTIVES

This Business Plan is designed to:

1. Provide the Community and Stakeholders with an overview of the proposal including the financial aspects.
2. Demonstrate Council's ability to manage the transaction
3. Demonstrate Council's compliance with Section 3.59(2) and Section 3.59(3) of the *Local Government Act 1995*.

3. OVERVIEW

3.1 Background

Ocean View Caravan Park is located on a Crown Reserve vested in the Shire of Ashburton for its care, control and management. The property is more properly described as Lot 3001 on P 48469, Reserve 24405, Onslow.

In September 2012 the Shire of Ashburton resumed full control and management of the Ocean View Caravan Park following the expiration of the previous lease between the Council and the former operator.

Following the Council assuming management responsibility, it was concluded that the caravan park required substantial works in order to meet statutory obligations and compliance requirements for caravan parks, to provide both a higher quality of accommodation options and a variety of accommodation options to better meet the needs of a diverse range of caravan park users as well as to upgrade essential services and facilities that have been unable to meet peak load demands.

In response to these identified requirements, MI Engineers were engaged in January 2015 through a public tender process, to undertake the design and staging of a concept Master Plan for the redevelopment of the Ocean View Caravan Park. The Master Plan provides for a 2-stage program, with the bulk of works and new facilities being undertaken to the western end of the park in the first stage, and upgrades to the eastern end of the park completed in Stage 2.

The proposed upgrades to the park include:

1. Upgrade of power, water and sewage which are currently unable to meet requirements;
2. Demolition of old facilities (ablutions, office, cabins, etc) that are no longer fit for use;
3. Realignment of the camping and caravan bays to meet the requirements of the Caravan and Camping Grounds Regulations 1997 (Regs);
4. Roads, footpaths and traffic control to be constructed;
5. Facilities for operational management including managers residence, office and storage;
6. New ablutions, laundry and kitchen facilities to meet the requirements of Regs;
7. Four new cabins (2 x two-bedroom, 2 x one-bedroom);
8. Playground;
9. Boundary fencing

The estimated cost of Stage 1 is \$4.2 million which includes the bulk of the construction including cabins, playground, manager's facilities, upgraded power supply (transformer) and all works to the western end. The budget for Stage 2 is \$2.2 million which includes works to the eastern end of the park, a camp kitchen and amenities building to meet the requirements of the Regs.

3.2 Details of the Transaction

- Nature of the major land transaction: Development of land over \$2 million;
- Location of land – Lot 3001 on Deposited Plan 48469 and comprising all of the land in Certificate of Title Volume LR3147 Folio 782, known as Reserve 24405 ; Lot 312 on Deposited Plan 74196 and comprising all of the land in Certificate of Title Volume 1135 Folio 283
- Proposed Activity: Redevelopment of caravan park to meet compliance requirements, support tourism and long term residents
- Duration of transaction: Approximately 2 years
- Projected Cost:
 - Stage 1: \$4,200,000
 - Stage 2: \$2,200,000
 - Other: \$ 370,000
 - Total: \$6,770,000
- Net Return: Approximately \$335,000 - \$806,000 per annum subject to prevailing market conditions

3.3 Site Description

The subject land is situated to the northern end of Second Avenue.

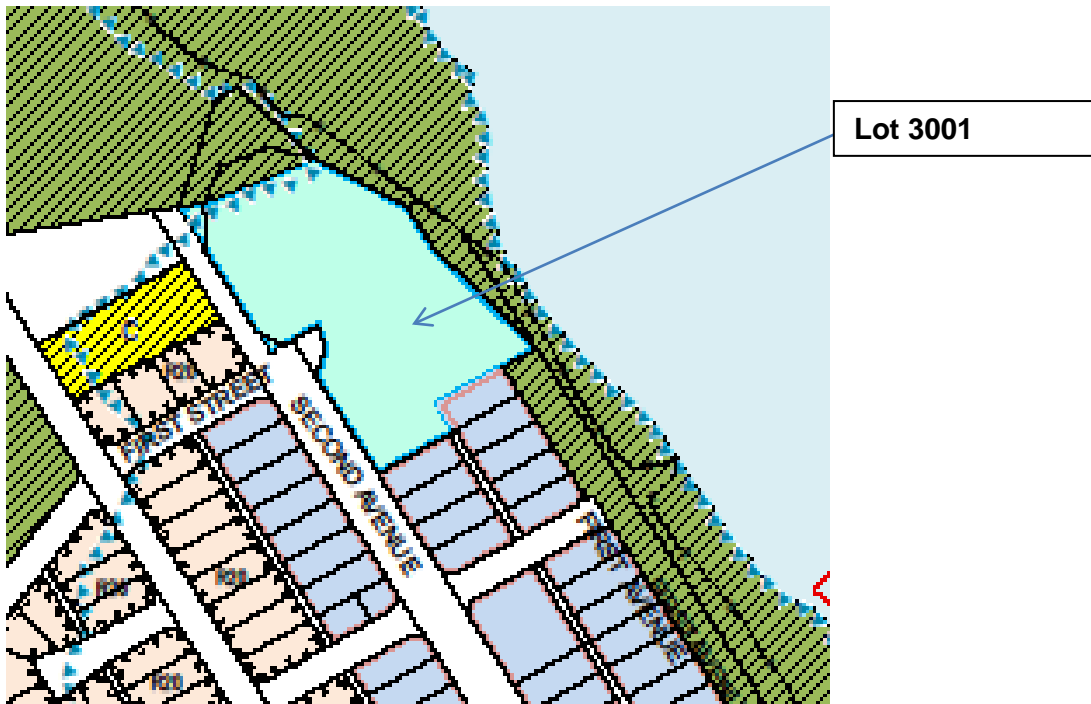
The proposed land transaction is comprised of two (2) lots:

- Lot 3001 (Reserve 24405) comprises of 2.3111 hectares of land, currently used as a caravan park with coastal frontage
- Lot 312 comprises of 1012 square metres of largely unimproved land, which previously had a managers residence located on it.

Both lots are zoned 'Tourism' in the Shire of Ashburton Town Planning Scheme No 7.

Lot 3001 (Reserve 24405)

(2.3111 hectares currently used for purpose of Caravan Park)

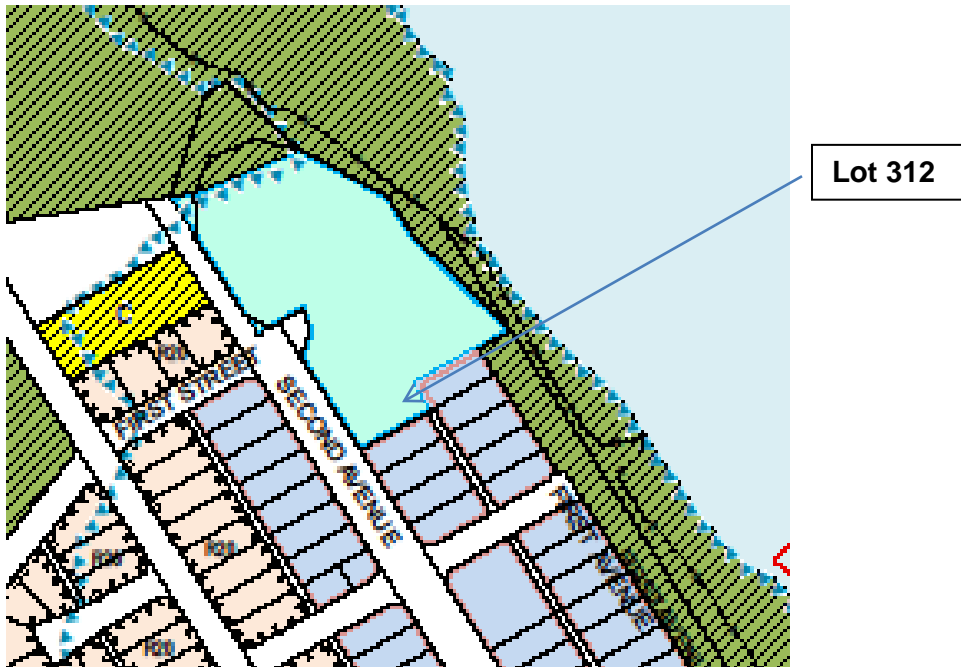


NB: The triangulated line refers to current Onslow Coastal Hazard Area



Lot 312

(1012 square metres)



NB: The triangulated line refers to current Onslow Coastal Hazard Area



3.4 Details of Proposed Development

The Shire of Ashburton intends to undertake a two-stage redevelopment of the Ocean View Caravan Park. The intention of the project is to address a number of critical issues which affect the ongoing operation and viability of the facility:

1. The current layout, including sites and roads, is not compliant with the Caravan and Camping Grounds Regulations 1997 (Regs);
2. Health and safety issues need to be addressed, such as wastewater disposal and electrical overloading;
3. Ablution/laundry and wash-up facilities do not meet the requirements of the Regs;
4. Facilities such as ablutions and cabins are deteriorated and are no longer fit for purpose;
5. Poor facilities for operational management (office and residence);
6. Lack of security;
7. Aged infrastructure means that the park cannot operate at capacity;
8. General aged and 'run down' appearance of the park detracts tourists and visitors.

In order to accommodate permanent residents and visitors at the park it is proposed that the project is undertaken in stages, focusing on half of the park at a time.

Even though the upgrade works to achieve legislative compliance and to regain a facility that can provide a mid-range family style of caravan park will cost several millions of dollars, when the contemporary economic environment is taken into account (i.e. the return of the Pilbara resources industry to more normalised levels) and then a comparison is made with other caravan park service standards, there may not be a substantial change to existing rates. A review of fees and charges should though, be undertaken at the point in time when works are completed to better understand where the Onslow Caravan Park should pitch itself in the Pilbara caravan park market-place.

Stage 1 of the project will focus on the western end of the park and include:

- Site establishment and installation of temporary fencing;
- Demolition of existing amenity block, kerbs, slabs, underground services;
- Construction of new internal roads, visitor parking, kerbs and footpaths;
- Installation of new drainage;
- Supply and installation of boundary fencing;
- Slabs/pads to caravan sites;
- New electrical transformer, distribution boards, cables and power heads;
- Replace water and sewer services;
- New manager's residence, office and equipment shed;
- 2 x bbq shelters;
- 2 x one bedroom cabins;
- 2 x two bedroom cabins;
- Camp kitchen;
- Amenities building (bathroom and laundry facilities);
- Signage and boom gate;
- Playground;
- Landscaping

Stage 2 works will be subject to future Shire budget allocations and a separate assessment of whether refurbishments rather than replacement is feasible, and also whether it is practical to manage an otherwise open park environment, but one which offers differing service standards/pricing structures. Stage 2 of the project includes the following works to the eastern end:

- Site establishment and installation of temporary fencing;
- Demolition of existing amenity block, kerbs, slabs, underground services;
- Construction of new internal roads, kerbs and footpaths;
- Installation of new drainage;
- Supply and installation of boundary fencing;
- Slabs/pads to caravan sites;
- New electrical power heads (other electrical works for the eastern end will be carried out during Stage 1);
- Replace water and sewer services;
- Camp kitchen;
- Amenities building (bathroom and laundry facilities);
- Signage and landscaping

The concept Master Plan, including staging, may be found at Appendix A.

Note: The boundary fence where practicable to the entire facility will be installed during Stage 1 as soon as possible, subject to it not interfering with other works (ie without needing to dismantle and reinstate in order to accommodate new services installations).

3.5 Associated Costings

The estimated costs to the Shire of Ashburton to proceed with the proposed development are (exclusive of GST):

Stage 1 works:	\$4,200,000
Stage 2 works:	\$2,200,000
Professional fees:	\$ 170,000
Project Management:	\$ 170,000
Contingency:	<u>\$ 30,000</u>
Estimated Total Costs:	\$6,770,000

3.6 Expected Income

The financial records for the operation of the caravan park since it returned to Shire management in 2012 is as follows:

	2012/13	2013/14	2014/15 (to date)
Operating Expenditure	\$665,300	\$651,083	\$538,000
Operating Income	(\$1,072,115)	(\$1,302,750)	(\$1,104,000)
Capital Expenditure	\$190,270	\$3,600	\$143,140
(Profit)/Loss	(\$216,545)	(\$648,067)	(\$422,860)

The fees and charges for operation of the park are determined through the regulatory budget process, and are currently set as illustrated in Appendix B: Schedule of Fees and Charges.

Regular market comparison is carried out against each other caravan parks and similar accommodation facilities in the Pilbara to ensure to ensure the rates are competitive, taking into consideration the current aged condition of the park.

Currently the park is unable to operate at full capacity due to the inability of the infrastructure (power, sewer) supply to meet needs. This limits the park's potential income during peak season (May – October) which will be addressed by the redevelopment project.

Whilst it is difficult to accurately forecast fees and charges upon completion of the redevelopment (due to the fluctuating market in caravan park fees and broader economic influences) a number of assumptions may be made:

1. Increased utility provision (power, water, sewage) will enable the park to accept a further 10-20% volume of patrons during peak season;
2. The improved amenity of the facility should make it competitive with the better parks in the regions (it is currently assessed at the lower end), resulting in a potential 6% increase to powered site rates, and 100% increase in cabin rates.

Applying these assumptions would result in increased revenue for powered sites of around \$38,000 per annum, and \$80,000 - \$120,000 per annum for cabin hire.

3.7 Program

The broad program for the proposed development is detailed below:

MILESTONE	TIMEFRAME
Business Plan is approved by Council	20 May 2015
Business Plan is advertised for submissions	23 May 2015
Submissions considered & Business Plan adopted	15 July 2015 (Council meeting)
Tender for Civils & Construction (Stage 1)	July – September 2015
Construction of Stage 1 Complete	January 2016
Tender for Civils & Construction (Stage 2)	July – September 2016
Construction of Stage 2 Complete	January 2017

This program is representative of target dates that may be amended subject to progress of conditions precedent.

4. PROJECTED IMPLICATIONS

It is expected that the proposed development will provide improved and safe amenities for the variety of users at the Ocean View Caravan Park including permanent residents, tourists and workers. A detailed analysis of the implications is provided below –

S.W.O.T. Analysis

<p style="text-align: center;">Strengths</p> <ul style="list-style-type: none"> • The proposed masterplan is a modern design with a long-term legacy which supports economic diversification into the future. • High demand for short-term and transient accommodation • Supported by need for town site developments and improvements and local business • Job opportunities during construction • Attract long term investment in town • Desirable location • The completed development will be compliant with all regulatory requirements 	<p style="text-align: center;">Weaknesses</p> <ul style="list-style-type: none"> • Project requires staging to manage cashflow demands of project • Discomfort to park occupants during construction • Reduction in rates may be necessary during construction which will impact income • Assumption that occupancy/income will increase after completion of the project is anecdotal
<p style="text-align: center;">Opportunities</p> <ul style="list-style-type: none"> • Create local job opportunities through construction and long-term staffing requirements • Support local investment • Attract service providers • Growth in local economy • Improved accommodation standard • Support tourism • Demonstrate investment into the town by the Shire and upkeep of facilities • Positive effect on Shire's reputation for proactively addressing accommodation shortage and affordability in Onslow 	<p style="text-align: center;">Threats</p> <ul style="list-style-type: none"> • Cost blow-outs or Tenders higher than budgeted may require value management • Inclement weather during construction may delay project • Unexpected changes to occupancy levels may cause disruption to project and dissatisfaction by clientele • Potential short term disruption to provision of power, water, sewage to the entire park during upgrades may prevent occupancy and require total relocation

Action Plans

Objective: To ensure proposed development is in accordance with Concept Plan

Mitigating factor	Resources/Actions
Proposed concept plan for development presented to Council in May 2015	Council
Engagement of specialised caravan park design engineers and consultants	MI Engineers
Development of land to be in accordance with master plan and Caravan and Camping Grounds Regulations 1997	Strategic & Economic Development Department Development & Regulatory Services

Objective: Ensuring development is carried out in timely manner

Mitigating factor	Resources/Actions
Specialised staff to manage contracts through their duration	Strategic & Economic Development Team HQ Management
Ongoing engagement with park residents and visitors, management of access and disruptions	Ocean View Caravan Park Managers

Objective: *Reduce risk of viable return on investment in the facility being affected by economic instability*

Mitigating factor	Resources/Actions
Marketing Plan to be developed to promote improved facilities	Strategic and Economic Development Dept Media and Communications Team
Review of fees and charges to ensure competitive stance in the tourism market	Strategic and Economic Development Dept

Objective: *Ensuring the investment of Shire funds does not reduce Shire's financial position*

Mitigating factor	Resources/Actions
Facility currently returns a profit to the Shire	Shire of Ashburton Long Term Financial Plan
Proposed development is 'highest and best use' of land for community outcome	Undertake development in accordance with Business Case and investigations presented to Council
Failure to undertake substantial works will threaten the facility's ongoing viability and ability to operate	Strategic and Economic Development Dept Delivery of master plan to comply with regulations
Historical evidence of regular return to facility by tourists each year	Strategic & Economic Development Department (visitor engagement) Media and Communications Team (marketing)

5. LOCAL GOVERNMENT ACT 1995 REQUIREMENTS

The process for undertaking development of land by a Local Government is detailed under the provisions of the *Local Government Act 1995*. In particular, Section 3.59 addresses Commercial Enterprises by Local Government and requirements for “Major Land Transactions”.

As defined under the *Local Government Act*, a Land Transaction means:

“A land transaction means an agreement, or several agreements for a common purpose, under which a local government is to –

- a) acquire or dispose of an interest in land; or*
- b) develop land”*

Current regulations prescribe a major land transaction in regional areas as having a minimum value of \$2 million.

Before entering into a Major Land Transaction, the Shire is required to prepare a Business Plan which is to include:-

- An overall assessment of the transaction;
- Its expected effect on the provision of services and facilities by the Shire;
- Its expected effect on other persons providing services and facilities in the district;
- Its expected financial effect on the Shire;
- Its expected effect on the Shire’s Plan for the Future;
- The ability of the Shire to manage the performance of the transaction;
- Details of joint venture transactions.

In accordance with the requirements of Section 3.59 of the Act and the relevant Regulations, these details have been provided in the Business Plan.

5.1 Expected Effect on the Provision of Facilities and Services by the Local Government

It is considered that the development of land as proposed in the Business Plan will have a positive impact on the provision of facilities and services by the Shire of Ashburton.

The Shire took back the management of the facility in 2012 to address the declining condition of the facility, complaints by visitors about management, and to protect

affordability for tourists in the face of rapidly increasing accommodation costs brought about by activities in the resource sector.

The proposed development will substantially improve the attractiveness of the caravan park to tourists and permanent residents, providing an affordable option that is compliant with all relevant Acts and Regulations.

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

Ocean View Caravan Park has operated as a tourism and short term/permanent resident facility since around 1956. During this time it has been managed by private operators (via lease) and by the Shire since 2012.

The park has attracted regular tourists who return each winter, often booking their favourite site again for the following year before they leave. In later years it has also offered an affordable accommodation solution for Onslow residents who have been unable to pay the escalating price of rental accommodation in the town.

Unfortunately the declining condition of the park, and in particular facilities such as ablutions and cooking, has turned the regular tourists away from the park and town. This has had a detrimental impact on the volume of tourists that visit the town each winter with a flow-on effect to local shops and services, and the economy in general.

Improving the quality of accommodation offered at the caravan park will attract tourists back to visit each winter, encourage them to extend their stay, and support the local economy. It will also support the annual visitors, and provide an affordable yet comfortable solution for residents that cannot afford to rent or buy property in the town.

The business plan also addresses Section 3.18 (3) of the Local Government Act 1995:

“A local government is to satisfy itself that services and facilities that it provides –

- a) *Integrate and coordinate, so far as practical, with any provided by the Commonwealth, the State or any public body;*
- b) *Do not duplicate, to an extent that the local government considers inappropriate, services or facilities provided by the Commonwealth, the State or any other body or person, whether public or private; and*
- c) *Are managed efficiently and effectively”.*

Anecdotal evidence (particularly via feedback to the park managers) indicates that the visitors and residents that choose to leave the park generally decide to leave Onslow altogether, rather than seek alternative accommodation at other local facilities. This suggests the improving the park facilities will not have a detrimental effect on other persons providing similar facilities in the district.

Research into the other short term accommodation facilities in Onslow has also found that they either:

1. Do not offer caravan/camping sites (ie motel/cabin style accommodation only) or;
2. Offer powered sites but only up to a maximum of 89 days, currently at a cheaper rate than offered at Ocean View Caravan Park.

It is concluded that the Shire's operation of Ocean View Caravan Park, and proposed development, complies with the requirements of the Section 3.18 (3) of the Local Government Act 1995.

5.3 Financial Effect on Council

The proposed Master Plan for the redevelopment of Ocean View Caravan Park will require approximately \$4.2 million to complete Stage 1, and a further \$2.2 million to complete Stage 2 plus ancillary costs of around \$370,000.

The 2014/15 reviewed Budget provides \$700,000 for planning and preliminary works leading to the upgrade of the facility, including a Managers residence. These works were to be funded from the Property Development Reserve.

Funding for the project could be made available from the Property Development Reserve.

The anticipated balance for the Property Reserve is expected to be \$6.13 million at 30 June 2015. A breakdown of the reserve is detailed below.

Year	Description	Tom Price	Onslow	Other	Total
2012/13	Opening Balance and Interest Earned			50,320	50,320
	Proceeds from sale of Warara/Yaruga & Pilkena St Land Tom Price	3,500,000			3,500,000
2013/14	Sale of Lot 555 & 556 Beadon Creek, Onslow		4,500,000		4,500,000
	TP Industrial Land development	(204,588)			(204,588)
	Expenses				
	Onslow Industrial Land development expense Lot 16	(168,554)			(168,554)
	Onslow Interest Earned			89,970	89,970
2014/15	Forecast 30 June 2015				
	Onslow Caravan Park		(700,000)		(700,000)
	Onslow Airport Industrial Area	(220,000)			(220,000)
	Tom Price Residential Subdivision - Footpath construction	(620,000)			(620,000)
	Tom Price Industrial Area - Boonderoo	(235,000)			(235,000)
	Interest Earned			138,109	138,109
	Forecast 30 June 2015 Balances	2,051,858	3,800,000	278,399	6,130,257

The Onslow component of the Reserve contains sufficient funds to complete Stage 1 (\$700,000 already allocated and \$3.5 million plus contingency required). If there are insufficient funds from the Reserve to complete Stage 2 of the project (estimated at \$2.2 million), loan funds may need to be considered.

5.4 **Effect on Matters Referred to in the Local Government's Forward Plan**

The Local Government Act requires details to be provided in relation to the major land transaction and its expected effect on matters referred to in the Shire's plan for the future of its district. The Shire has adopted its Community Strategic Plan 'Living Life 2012-2022' in relation to this requirement.

The redevelopment of Ocean View Caravan Park is consistent with several references in the 10 Year Community Strategic Plan concerning:-

- **Goal 02 Enduring Partnerships**
 - Objective 03 Well Managed Tourism: Review and plan for the need for increased tourism accommodation, camping grounds and associated facilities
- **Goal 03 Unique Heritage and Environment**
 - Objective 02 Leading Regional Sustainability: Build capacity to encourage protection of natural assets, good air quality and responsible use of electricity and water
- **Goal 04 Distinctive and Well Serviced Places**
 - Objective 03 Well Planned Towns: Ensure buildings and landscaping enhance the local character of towns and integrate with the natural environment, with a focus on beautification

A key theme throughout the Community Strategic Plan is the emphasis placed on quality infrastructure and amenity in the towns and communities. The development of the Ocean View Caravan Park, located near the town centre and adjoining open recreation areas, will contribute significantly to the beautification of the area and improve amenity to residents and visitors alike.

5.5 **Ability of the Shire to Manage the Major Land Transaction**

The Shire of Ashburton has sufficient, experienced personnel to successfully complete the transaction. The Strategic & Economic Development Department successfully manages land developments including social infrastructure construction, and has a wealth of experience in this area. The Shire is assisted in this regard by specialised project management and engineering consultants.

5.6 Joint Venture Transactions

A joint venture as defined in Regulation 10 of the Local Government (Functions and General) Regulations, is a trading undertaking or land transaction that is to be jointly carried on or entered into.

The Shire is undertaking the major land transaction and is not jointly carrying on the transaction with any other person or entity.

6. PUBLIC CONSULTATION AND ADVERTISING

6.1 Public Consultation Process

In accordance with the *Local Government Act 1995*, the Shire is required to:

- Give Statewide notice stating that:-
 - the Shire proposes to enter into a major land transaction as described in the notice;
 - a copy of the Business Plan may be inspected or obtained by the public at a specified place in the notice;
 - submissions about the proposed transaction may be made to the Shire before a day specified in the notice, being a day that is not less than 6 weeks after the notice is given;
- A notice is also to be published and exhibited as if it were a local public notice

After the last day for submissions, the Shire is to consider all submissions made and may decide (Absolute Majority required) to proceed with the undertaking or transaction as proposed or so that it is not significantly different from what was proposed.

6.2 Advertising

In accordance with section 3.59(4)(a) of the *Local Government Act 1995*, the Shire is required to give Statewide and local public notice of this Business Plan. Notice will be provided as follows from Saturday 23 May 2015:

- West Australian Newspaper 2 x advertisements during submission period
- Pilbara News 2 x advertisements during submission period
- Notices will be placed on the notice boards at various Shire facilities in Tom Price, Paraburdoo, Pannawonica and Onslow

- A notice will also be published on the Shire's website, www.ashburton.wa.gov.au, together with a copy of the Business Plan made available for viewing;
- A copy of the Business Plan will be available for inspection at the Tom Price Shire Office, Paraburdoo Library and Onslow Shire Office.

After the last day for submissions, Council will consider all submissions received prior to deciding to proceed with this proposed land transaction that is the subject of this Business Plan.

6.3 Submissions

Submissions will be received from the public for a period of six weeks. All submissions must be received at the office of the Shire by 4:30pm Monday 6 July 2015 and addressed to:-

Mr Neil Hartley
Chief Executive Officer
Shire of Ashburton
PO Box 567
TOM PRICE WA 6751

Submissions should be clearly marked "Submission for Business Plan – Major Land Transaction Redevelopment of Ocean View Caravan Park, Onslow".

All enquiries concerning this Business Plan should be directed to the Executive Manager Strategic and Economic Development, Anika Serer, on (08) 9188 4444

Further information is available on the Shire's website at www.ashburton.wa.gov.au.

7. APPENDICES

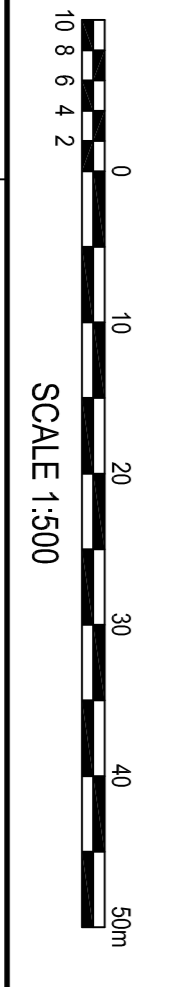
Appendix A – Ocean View Caravan Park Master Plan Stages 1 and 2

Appendix B – Schedule of Fees and Charges (2014/15)



LEGEND

- PROPOSED NEW BUILDING
- PROPOSED TEMPORARY GRAVEL ROAD
- EXISTING CARAVAN PARK ROADWAYS
- TYPICAL SITE LAYOUT (10m x 10m)
- SYNTHETIC GRASS OR CONCRETE AREA (3.7m x 5m)
- NOTE: LOCATION AND SIZE WILL VARY DUE TO SITE SHAPE
- PROPOSED RELOCATABLE CABIN No. 1
- PROPOSED LANDSCAPING
- PROPOSED BITUMEN SEALED ROADWAY
- PROPOSED CONCRETE FOOTPATH
- EXISTING LONG TERM SITE No. 1
- EXISTING SHORT TERM SITE No. 1
- EXISTING CABIN SITE No. 1
- PROPOSED SHORT TERM SITE No. 1
- PROPOSED RELOCATABLE CABIN No. 1
- PROPOSED BOOM GATE
- PROPOSED SOIL WASTE DUMP POINT
- PROPOSED GAS STORAGE
- PROPOSED SEWER PUMP STATION
- PROPOSED BARBECUE AREA
- PROPOSED 1.8m HIGH COLORBOND FENCE
- PROPOSED 315kVA ELECTRICAL TRANSFORMER
- EXISTING TREE



REVISION		AMENDMENTS	
A	ISSUE FOR REVIEW AND COMMENT	03.03.15	M.W.
B	ISSUE FOR REVIEW AND COMMENT - AMENDED CHANGES FOLLOWING REVIEW MEETING	12.03.15	M.W.
C	ISSUE FOR REVIEW AND COMMENT - AMENDED CHANGES FOLLOWING COUNCIL MEETING	02.04.15	M.W.
CLIENT:		SHIRE OF ASHBURTON	
SYDNEY OFFICE:		83 - 89 Remwick Street, Redfern NSW 2016 Tel (02) 8396 6565 Fax (02) 8396 6564	
SOUTH COAST OFFICE:		49 Berry Street, Nowra NSW 2541 Tel (02) 44 230 566 Fax (02) 44 233 228 E: info@miengineers.com W: www.miengineers.com	
PROJECT:		OCEAN VIEW CARAVAN PARK, ONSLOW RE-DEVELOPMENT PROJECT	
DRAWING NAME:		DRAFT CONCEPT MASTER PLAN - STAGE 1	
DESIGNED:	M.W.	DRAWN:	A.S.
SHEET SIZE:	A1	SCALE:	1:500
DATE:	02.04.15	APPROVED:	G.S.
DRAWING NUMBER:	DN140178/01	REVISION:	C

DO NOT SCALE



LEGEND

- TYPICAL SITE LAYOUT (10m x 10m)
- SYNTHETIC GRASS OR CONCRETE AREA (3.7m x 5m)
- NOTE: LOCATION AND SIZE WILL VARY DUE TO SITE SHAPE
- PROPOSED RELOCATABLE CHAIN NO. 1
- PROPOSED LONG TERM SITE No. 1
- PROPOSED SHORT TERM SITE No. 1
- PROPOSED NON-POWERED SHORT TERM SITE No. 1
- PROPOSED RAISED KERB
- PROPOSED BOOM GATE
- PROPOSED SOIL WASTE DUMP POINT
- PROPOSED GAS STORAGE
- PROPOSED SEWER PUMP STATION
- PROPOSED BARBECUE AREA
- PROPOSED POWER HEAD
- PROPOSED STORMWATER PT
- PROPOSED LANDSCAPING
- PROPOSED BITUMEN SEALED ROADWAY
- PROPOSED CONCRETE FOOTPATH
- PROPOSED 315KV ELECTRICAL TRANSFORMER
- PROPOSED 1.8m FENCING
- EXISTING TREE



DO NOT SCALE

REVISION	AMENDMENTS	DATE	APP'D	DATE OF SURVEY	ORIGIN	HEIGHT OF DATUM	HORIZONTAL DATUM
A	ISSUE FOR REVIEW AND COMMENT	27.02.15	M.W.				
B	ISSUE FOR REVIEW AND COMMENT - MANAGERS RESIDENCE COMPL EX AMENDED	03.03.15	M.W.				
C	ISSUE FOR REVIEW AND COMMENT - AMENDED CHANGES FOLLOWING REVIEW MEETING	02.04.15	M.W.				

SYDNEY OFFICE	SOUTH COAST OFFICE
83 - 89 Remnick Street, Redfern 2016 Tel (02) 8396 6565 Fax (02) 8396 6564	49 Berry Street, Nowra NSW 2541 Tel (02) 44 230 566 Fax (02) 44 233 228
E : info@miengineers.com W : www.miengineers.com	

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DESIGNED	DRAWN	APPROVED
M.W	A.S	G.S
A1	1:500	02.04.15
DN140178/00		C

PROJECT	DRAWING NAME
OCEAN VIEW CARAVAN PARK, ONSLOW	DRAFT CONCEPT MASTER PLAN

CLIENT	SHIRE OF ASHBURTON
SHIRE OF ASHBURTON	

PROJECT	DRAWING NAME
OCEAN VIEW CARAVAN PARK, ONSLOW	DRAFT CONCEPT MASTER PLAN

LOT 312 TO BE UTILISED FOR NON-POWERED CAMPING SITES AND WASTE COLLECTION AREA WITH GATED ACCESS TO SECOND AVENUE

DESIGNED	DRAWN	APPROVED
M.W	A.S	G.S
A1	1:500	02.04.15
DN140178/00		C

Shire of Ashburton
2014/15 Schedule of Fees & Charges

S Denotes Statutory Fee

* Denotes GST Inclusive

GL CODE	FEE TYPE	GST SF	BASIS	Adopted Fees 2014/15
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ECONOMIC SERVICES

OCEANVIEW CARAVAN PARK

Powered Site

CPI01-000-033	Tourist Peak Season (No weekly or pensioner charge)	*	per night	47.00
CPI01-000-033	Short Term Off Season (Night, Week, 2 weeks)	*	per night	47.00
CPI01-000-033	Long Term - Lease Agreement	*	per week for first room,	309.00
CPI01-000-033	Long Term - Lease Agreement	*	per week for each extra room	
CPI01-000-033	Tourist Weekly Charge - Pensioner	*	per week including power	250.00

Note: This is available to long serving visitors who have received discount to date

Unpowered Site

CPI02-000-033	Tourist Peak Season (No weekly or pensioner charge)	*	per night	42.00
CPI02-000-033	Short Term Off Season (Night, Week, 2 weeks)	*	per night	42.00

****Unlikely to be available after power upgrade - all sites to be powered*

Periodical Lease Agreement

CPI03-000-033	Fixed Term Rent		per week	309.00
CPI03-000-033	Fixed Term Power		per power	36.00

*** Subject to power upgrade - power to be metered from then on and billed accordingly*

periodical Lease Agreement

CPI03-000-033	Fixed Term Rent		per week	310.00
CPI03-000-033	Fixed Term Power		per power	36.00

*** Subject to power upgrade - power to be metered from then on and billed accordingly*

***Subject to residents being permanent and in the park on 3rd September 2012.*

Cabins

CPI04-000-033	Cabin - 2 adults & 2 children (includes servicing twice weekly)	*	per night	155.00
CPI04-000-033	Additional Guest	*	per person per night	16.00

Note: No concessions

General Charges

CPI06-000-033	Gas Refill	*	per kilo	5.00
CPI06-000-033	Casual Shower	*	per shower	5.00
CPI05-000-033	Washing Machine Fee	*	per wash	4.00
CPI06-000-033	Boat Wash Facility	*	per wash	10.00