SHIRE OF ASHBURTON

ORDINARY COUNCIL MEETING

ATTACHMENTS
(Public Document)

Onslow Multi-Purpose Centre, Cnr McGrath Rd and Hooley Ave, Onslow

20 August 2014

Chief Executive Officer Decision Status Report

#	Council Meeting	Agenda Ref.	Report Title	Council Decision	Current Status
1	07/14	11.3	Ocean View Caravan Park Committee **MINUTE:** 11824	That Council endorse the following recommendations of the Ocean View Caravan Park Committee Meeting held on 15 July 2014: 7.1 REVIEW OF OCEAN VIEW CARAVAN PARK DRAFT MASTER PLAN PREPARED BY BRIGHTHOUSE CONSULTANTS (February 2013) This agenda item is now considered completed and future discussions will occur as part of agenda item 7.3. 7.3 DISCUSS PROPOSED STAGING AND EXTENT OF CARAVAN PARK DEVELOPMENT The Committee notes that HQ Management will attend the August meeting in Onslow and present a draft development proposal to the Committee – This will now incorporate 7.1 7.5 & 7.6 7.4 REVIEW INFORMATION REGARDING THE CARAVAN AND CAMPING ACTION PLAN PROVIDED BY TOURISM WA The Committee notes that a reply has not been received from Hon Brendon Grylls MLA, and requests the CEO to write to the Minister for Tourism and Minister for Regional Development. 7.5 OPPORTUNITY FOR FURTHER SUPPORT FROM CONSULTANTS: A) BRIGHTHOUSE CONSULTANTS, B) HESTER PROPERTY SOLUTIONS, C) TOURISM WA This agenda item is now considered completed and future discussions will occur as part of agenda item 7.3. 7.6 ALLOCATION OF $200,000 IN 2013/14 BUDGET TOWARD PURCHASE OF A MANAGER'S HOUSE The Committee has reviewed examples of designs provided at the May Committee Meeting and proposes that the 'Wisteria' design facility by Kent Corporation be used as a guiding design for the manager's residence/office, and be referred to HQ Management for inclusion in the development proposal. This agenda item is now considered completed and future discussions will occur as part of agenda item 7.3. 7.8 TOURISM PLANNING UPDATE The Committee notes the Tourism Planning Update.	**Progressing** As per Council Decision (August 2014)

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				7.9 CONSULTATION PAPER ON THE REVIEW OF THE CARAVAN PARKS AND CAMPING GROUNDS ACT 1995 The Committee notes the consultation taking place and resolves not to prepare a submission.	
2	05/14	18.1	Tom Price Town Centre Revitalisation **MINUTE:** 11807	That Council endorse the utilisation of the Tom Price Town Centre Revitalisation funds for: 1. In the first instance, "in-filling" the shopping area covered walkway roof panels; drainage; safety; and landscaping improvements; 2. If feasible and funding is adequate, an upgrade to lighting and installation of shade shelters in the town centre car parks; and 3. Acknowledge the concerns of the Pilbara Inland Chamber of Commerce in its letter of 15 May 2014. (ATTACHMENT 18.1)	**Completed** DRD approval for the Variation to the Financial Assistance Agreement (FAA) - to extend the completion date was received by the Shire on 21/7/14. All items from Council' resolution were incorporated in the approval (August 2014)
3	01/14	18.1	Confidential Item - Onslow Airport Finances And Related Matters **MINUTE:** 11742	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: (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. 2. Notes that works on the Project have reached an advanced stage of completion and now resolves that work should continue as expeditiously as possible to final completion and to a standard to satisfy the minimum requirements to provide for RPT services. All work to be done will be in	**Progressing** 1(a) Anticipated to be by the end of 2014 or early 2015. 2. Anticipated to be by the end of 2014 or early 2015. 7. Two hangers

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				accord with detailed estimates and expenditure and will follow all Council policies and statutory requirements. In addition, where necessary, variations be submitted to the WSIWG for approval before expenditure occurs. 7. Authorise the CEO to negotiate with the current lesees 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.	anticipated to remain (within industrial area on separate lots) and one being dismantled completely (due for removal from site by 31 July 2014). (August 2014)
4	03/14	13.2	Citizenship Ceremonies Policy REC02 – Revocation **MINUTE:** 11760	That Council revokes policy REC02 Citizenship Ceremonies and Councillors be invited to submit ideas for the development of a new Citizenship Ceremonies policy by the end of March 2014 so it can be referred back to Council by June 2014.	**Progressing** Procedure to be drafted for review by Shire President. (July 2014)
5	06/13	10.3	Review of Policy - Procedure for the Conduct of Public Question Time / Petitions / Deputations and Presentations (ELM07) **MINUTE:** 11537	That Council withdraw item '10.3 Review of Policy – Procedure for the Conduct of Public Question Time/Petitions/Deputations and presentations (ELM07)' and refer the item to a workshop with Council at a time chosen by the Shire President and the A/Chief Executive Officer.	**Progressing** Was to be included in the Policy Review for September – but will be an Agenda item for August. (August 2014)

Community Development Services Decision Status Report

#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
1	07/14	12.1	Lease Agreement between Shire of Ashburton and Mountain View Sporting Club for Tom Price Golf Course **MINUTE:** 11821	The officer recommendation be adopted and that Council: 1. Recognises the Mountain View Sporting Club Inc as a organisation whose objects of which are recreational and sporting, and the members of which are not entitled or permitted to receive and pecuniary profit from the body's transactions and are therefore exempt from the provisions of Section 3.58 of the Local Government Act 1995; 2. Accepts the attached Lease Agreement for the Mountain View Sporting Club Incorporate for a period of 5 years with a 5 year option over the Tom Price golf course for a fee of $550.00 (gst inclusive) per annum. 3. Authorise the Shire President and Chief Executive Officer to affix the common seal of the Shire of Ashburton to the Lease Agreement as per ATTACHMENT 12.1A and finalise the necessary lease arrangements.	In progress (July 2014)
2	07/14	12.2	Lease for Vic Hayton Memorial Swimming Pool Kiosk **MINUTE:** 11825	The officer recommendation be adopted and that Council: 1. Recognises the Tom Price Amateur Swimming Club Inc, as a organisation whose objects of which are recreational and sporting, and the members of which are not entitled or permitted to receive any pecuniary profit from the body's transactions and are therefore exempt from the provisions of Section 3.58 of the Local Government Act 1995; 2. Accepts the attached Licence Agreement for the Tom	In Progress (July 2014) See item 12 10/13 Minute 11665 below

#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
				Price Amateur Swimming Club Incorporate for a period of 2 years with a 2 year option over the Vic Hayton Memorial Swimming Pool Kiosk for a fee of $550.00 (gst inclusive) per annum. 3. Authorise the Shire President and Chief Executive Officer to affix the common seal of the Shire of Ashburton to the Licence Agreement as per ATTACHMENT 12.2B and finalise any other processes as required. 4. Remove the general fees and charges for the kiosk from the 2014/15 Schedule of Fees & Charges.	
3	07/14	12.3	Review of Donations Policy **MINUTE:** 11826	The officer recommendation be adopted and that Council accepts the reviewed Donation Policy, REC08, as per ATTACHMENT 12.3.	**Complete** (July 2014)
4	06/14	12.1	In Kind Sponsorship For Australasian Safari 2014 **MINUTE:** 11813	That Council approve an additional $7,500.00 in the 2014/15 Operational budget, GL 081877 to fund in-kind support for the 2014 Australasian Safari and Pilbara Regional Council community event in Onslow in September 2014.	**Complete** Money included in Donations budget for submission for 14/15 (June 2014)
5	06/14	12.2	Proposal To Upgrade Paraburdoo Sports Pavilion To Potentially Relocate And Accommodate The Lifestyle Centre Paraburdoo Incorporated	That unless sufficient funding can be secured to incorporate the gymnasium into the Paraburdoo CHUB, Council: 1. Considers capital works to the Paraburdoo Sports Pavilion and associated relocations of groups to accommodate The Lifestyle Centre Paraburdoo	**Ongoing** Waiting for final CHUB plans to see if new gym can be included (June 2014)

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			MINUTE: 11816	Incorporated in the 2015/16 financial budget; and 2. Support further negotiations with The Lifestyle Centre Paraburdoo to progress this matter. 3. Consult with existing Paraburdoo Sports Pavilion user groups.	
6	02/14	11.4	Adoption Of Shire Of Ashburton Disability Access And Inclusion Plan **MINUTE:** 11750	1. That Council endorses the revised Disability Access and Inclusion Plan as per ATTACHMENT 11.4 with the following amendments: a. The deletion of the last sentence in the third paragraph on page 3 of the Report (ie "The name was changed to provide more identity to our particular region and to discriminate from the Karratha region, which is also referred to as the "West Pilbara"".) b. The deletion of "Hamersley Ranges and" in the second line of the last paragraph on page 3 of the Report. 2. The Council consider in its Fees and Charges, the provision of free access to its facilities to persons who hold a Companion Card.	**Complete** DAIP submitted to Disability Services Commission and notification received that it is compliant with legislation. DAIP now on website and distributed to staff and Councillors (July 2014) DAIP sent to Disability Services. Returned with some feedback that needs be incorporated and sent back to DSC for final approval (June 2014) Delay in final submission – will be made June 2014 (June 2014)
7	02/14	11.2	Concept Plan For Paraburdoo	That Council:	**Ongoing**

#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
			Skate Park **MINUTE:** 11749	1. Accepts the draft concept plan for the Paraburdoo Skate Park as per ATTACHMENT 11.2C; and 2. Refers the project to the 2014/15 budget for consideration of a Council contribution; and 3. Notwithstanding (2), requests the CEO to explore funding opportunities for the Paraburdoo Skate Park, working on a cost of $600,000 for the skate park itself and a further $300,000 for additional amenities; and 4. Authorises the CEO, once full funding has been secured, to advertise by tender the final design and construction of the Paraburdoo Skate Park.	Funding application completed – waiting for letters of support. (July 2014) RTIO also happy to proceed with this option. Submission to Lottery West underway for reduced scope. Need to formalize submission to RTIO. $100,000 SOA contribution included in draft 14/15 budget (June 2014)
8	02/14	11.1	Community Request To Utilise Buildings At Camp David, Deepdale Drive, Pannawonica **MINUTE:** 11748	That Council: 1. Approves the use of buildings marked in ATTACHMENT 11.1A (ie Recreation Room, Laundry Room and Blocks B to I) of Camp David, Deepdale Drive, Pannawonica to enable them to be utilised by community organisations, such as the Pilbara Regiment and the Panna Men's Shed subject to RTIO gaining the relevant approvals.That all remaining buildings be demobilized and removed by 30 April 2014. 2. Require the removal of all remaining buildings at Camp	**Ongoing** No further update (May/June/July 2014) Documents for demobilisation of buildings that are to be removed have been received by Development and Regulatory Services (April 2014)

#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
				David by 30 April 2014.	
9	01/14	11.2	Naming Of Playground In Reserve 43565, Playing Fields In Reserve 39572 And Paraburdoo Swimming Pool **MINUTE:** 11733	That Council; 1. Endorse: 1.1. The playground area in Reserve 43565, commonly referred to as 'Meeka Park' being officially named 'The Paraburdoo Train Park'. 1.2. The playing fields in Reserve 39572, commonly referred to as 'Top Oval' being officially named 'Judy Woodvine Oval'. 1.3. The Paraburdoo swimming pool being officially named the 'Quentin Broad Swimming Pool'. 2. Note that the preferred names will be submitted to the Geographic Names Committee as per its Policy and Standards. 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.	**Ongoing** Notification from Landgate that Judy Woodvine Oval and Quentin Broad Pool were acceptable. Further agenda item being submitted to August Council meeting to accept "Train Park" (July 2014) Additional requested data submitted to Landgate, waiting for response (June 2014) Data still being collated for Landgate (April 2014)
10	01/14	11.1	Entry Statements Onslow, Paraburdoo And Tom Price, And Anzac Park Redevelopment For Paraburdoo.	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 Paraburdoo	**Ongoing** Funding submission being drafted for part funding for Tom Price Anzac Park. Discussions underway with

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			MINUTE: 11730	Entry statements and the Tom Price and Paraburdoo Anzac Parks; 2. Accepts the design concepts for the Onslow Entry Statement (attachment 11.1A), the Paraburdoo Entry Statement (attachment 11.1B), the Paraburdoo Anzac Park (attachment 11.1D) and the Tom Price Anzac Park (attachment 11.1E); 3. Allocates priority to the Tom Price and Paraburdoo Anzacs Parks and authorises the CEO to apply his best endeavors to identify and source external funding opportunities for these projects; and Considers a contribution to the costs of these projects as part of its 2014/15 budget deliberations.	possible external consultant for fundraising (July 2014) Information received that unsuccessful funding submission to PDC for Paraburdoo Anzac Park can be resubmitted. (June 2014)
11	12/13	11.3	Spending Priorities For Remaining Monies For Clem Thompson Pavilion And Oval Redevelopment **MINUTE:** 11722	That Council: 2. 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: a. Asphalt to disabled car parking bay and bus parking bay b. Sponsorship/naming signage c. Opening event d. Mag locks on Club room doors e. Additional roll on turf for warm-up field f. Lighting for warm up filed g. Pedestrian gate and footpath (next to vehicle access) h. Lights over cricket nets i. Curtains/blinds on club room doors j. Chilled water fountain k. Ice making machine	**Ongoing** No further update (June/July 2014) Work underway – anticipating most work to be completed by June 2014 (March 2014)

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				l. Benches in Club rooms m. Hooks on Club room walls n. Club names on Club room doors o. No smoking signage and butt bins p. Playground 3. 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. 3. Considered the sealing of the Bowling Club/Gym car park be as part as the 2014/2015 budget deliberations.	
12	10/13	11.2	Lease Premises By Tender - Vic Hayton Memorial Swimming Pool Kiosk, Tom Price **MINUTE:** 11665	That Council: 1. Approve the proposal to tender the lease for the Vic Hayton Memorial Swimming Pool Kiosk located on Willow Road, Tom Price with the criteria to be assessed using the following scale: a) Proposed rental payment (monthly in advance) 30% b) Proposed opening hours 40% c) Statement of Community and Pool Patron Benefit 30% 2. Remove the general fees and charges for the kiosk from the 2013/14 Schedule of Fees & Charges should a successful tenant be appointed to lease the Vic Hayton Memorial Swimming Pool Kiosk.	**Ongoing** Lease for Tom Price Swim Club to have exclusive use for Kiosk to go to July 2014 OCM (June 2014) Works commencing to make kitchen in kiosk complaint - should be completed by June 2014 (June 2014)
13	08/13	11.1	Response To Petition Presented 17 July 2013	That Council: 1. Accepts the petition presented at the Ordinary	**Ongoing** MOU still with police –

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			MINUTE: 11599	Meeting of Council 17 July 2013, requesting the installation of CCTV cameras in the Tom Price Mall. 2. Inform the Petitioners by way of press release the installation of the CCTV will be installed during 2013/2014.	progressing. Cameras to be installed late August (July 2014) Waiting on feedback from WA Police Dept re MOU for viewing of the footage. Draft management directive presented to Executive meeting (June 2014).
14	03/13	15.2	Lease For Onslow Rodeo Club **MINUTE:** 11468	That Council accepts the attached Lease Agreement ATTACHMENT 15.2, for a maximum of 3 years, renewable in 6 monthly increments, and a fee of $500 per annum (subject to CPI increases) for the Onslow Rodeo Club over Reserve 38264 (Lot 87 Onslow Road, Onslow).	**Ongoing** On hold because of Ring Road (June 2014)
15	11/12	15.3	Community Bus Tom Price **MINUTE:** 11360	That Council direct the CEO to present a further report on Community Bus for Tom Price to a Council meeting by March 2013.	**Ongoing** Waiting to hear from Councillor Fernandez if Nintirri are happy to take on this project. Cost of bus has been included in Capital Budget for 14/15 along with the income from a Lottery West grant. (June 2014)

#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
16	10/12	15.1	Graffiti Removal Policy **MINUTE:** 11330	That Council accepts the attached Graffiti Removal Policy.	**Ongoing** (June 2014) Policy accepted however, during a review of all policies by Local Laws Officer indicated wording of policy needs to be changed and the File number given to the Policy is incorrect. Will review and re-present to Council in 2013 (Nov 2013)

Corporate Services Decision Status Report

#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
1	07/14	13.1	Receipt of Financials and Schedule of Accounts for Month of May & June 2014 **MINUTE:** 11821	The officer recommendation be adopted and that Council: 1. Accepts the Financial Reports for May 2014 ATTACHMENT 13.1A; and 2. Notes the Schedule of Accounts and Credit Cards paid in June 2014 as approved by the Chief Executive Officer in accordance with delegation DA004 Payment from Municipal and Trust Funds as per ATTACHMENT 13.1B.	**Complete** (July 2014)
2	07/14	13.2	Dog Amendment Regulations 2014 **MINUTE:** 11827	That Council: Adopt the following areas as being declared dog exercise areas/prohibited areas; 1. Dog off-leash exercise areas • Reserve No. 30686, Lot 644 On Plan 214895 – Onslow • The foreshore between high and low watermarks west of First Avenue boat ramp to Four Mile Creek - Onslow • Reserve No. 40194, Lot 293 On Plan 14720 – Tom Price • Reserve No. 39907, Lot 323 On Plan 14565 - Tom Price • Reserve No. 39857, Lot 348 On Plan 29716 - Tom Price • Part of Reserve No. 44839, Lot 332 On Plan 15263 - Tom Price, being that portion adjacent to North Road as sign posted. • Reserve No. 39572, Lot 36 On Plan 15365 -	**Complete** (July 2014) Notice placed on Notice Boards and Shire Website. Signage was already in place.

#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
				Paraburdoo Places where dogs are prohibited absolutely • a public building, unless permitted by a sign; • a theatre or picture gardens; • all food premises and food transport vehicles; • a public swimming pool; and • a public toilet block or changing room; • a cemetery, unless otherwise provided for in the local governments local law relating to cemeteries. This resolution is subject to any written law and any law of the Commonwealth about assistance animals as defined in the Disability Discrimination Act 1992 (Commonwealth) section 9(2); and 2. Adopt the following area as being declared a dog off-leash exercise area in addition to the existing Council approved areas: • Reserve No. 39572, Paraburdoo.	The notice this area will be a dog exercise area advertised in West Australian 30 July 2014. Agenda item proposed for the September 2014 Council meeting.
3	07/14	13.3	2014 Review of Delegations	That Council adopt the Delegations of Authority Register as	**Complete**

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			of Authorisations, Council Approval Authorisations **MINUTE:** 11835	per ATTACHMENT 13.3A, and the Approved Authorisations as per ATTACHMENT 13.3B, as part of the 2014 annual review, except for DA06 - 8 Establishment, Renewal and Variation of All Lease Agreements Including User and Licence Agreements.	(July 2014)
4	04/14	13.1	Shire of Ashburton Office/Hall/Library Onslow - Concept Plans **MINUTE:** 11779	That Council: a. Note the community consultation received and commit to informing the community of the Council's position on that contribution; b. Endorse the suggested officer responses to the various community contribution issues raised for consideration; c. Endorse the Gresley Abas Concept Plan for the replacement Office/Hall & Library in Onslow; d. Allocate funding of $9.5 million in the 2014/15 budget (including a loan of up to $4m); e. Formally apply for the full $2m from the Community Development Fund (allocated to 'Customer Service Centre') for the project; and f. Authorise proceeding to a Design & Construct Tender for the Construction of Shire of Ashburton Office/Hall/Library complex in Onslow.	**Ongoing** Update of project sent to Councillors Via email 30 June 2014. Tenders were advertised for Architects and associated Consultants for this project on 2 August 2014. Closing date 15 August 2014. (August 2014)
5	03/14	13.4	Shire Of Ashburton Fencing Local Law 2014 **MINUTE:** 11769	1. Adopt the Shire of Ashburton Fencing Local Law 2014 as per ATTACHMENT 13.4 2. Endorse the purpose and effect of the Local Law being: The purpose of this Local Law is to provide for the regulation, control and management of fences within the	**Ongoing** Joint Standing Committee has determined that we did not consult with the Minister for Commerce and Parliament will need to determine if Local Law can proceed (expected

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				district. The effect of this Local Law is to— (a) regulate, manage and control fences; and (b) establish the standard of a sufficient fence according to land use. 3. Authorise the gazettal of the Shire of Ashburton Fencing Local Law 2014 in the Government Gazette. 4. Authorise the public notice advertisement, (after gazettal), of the commencement date of the Shire of Ashburton Fencing Local Law 2014. 5. Authorise the Shire President and the Chief Executive Officer to affix the Shire's Common Seal to the Shire of Ashburton Fencing Local Law 2014.	September 2014) (June 2014)
6	08/13	18.1	Probity Audit - Report To Be Provided **MINUTE:** 11629	1. Receive the report 'Carbone Report" as previously circulated; and 2. As a matter of priority request the new Chief Excutive Officer to provide a further report outlining a structured methodology to address the recommendations of the Carbone Report. 3. Form a working group comprising of the Shire President and Deputy President, with the capavity to co-opt other members to work with the Chief Excutive Officer to work through the recommendations of the Carbone Report in providing this report to Council as	**Ongoing** CEO provided advice to Councillors (by email) at end December 2013. Report included timeline for addressing issues raised by Carbone (May 2014)

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				required in Point 2. 4. Authorise the working group to add other areas of operational issues identified by the wroking group for the Chief Excutive Officer to address in the report to be prepared as required in Point 2.	
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; 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. (August 2014)
8	09/12	11.6	GRV rating of worker accommodation facilities and other selected capital improvements on mining and petroleum leases **MINUTE:** 11282	That Council 1. Adopt Draft Council Policy "Gross Rental Valuation Rating of Worker Accommodation Facilities and other Selected Capital Improvements on Mining and Petroleum Leases". 2. Implement a program of GRV rating Workers Accommodation Facilities and other GRV rateable improvements on mining tenements and petroleum licenses, within the constraints generated by existing "State Agreement" legislation; and 3. Instruct the Chief Executive Officer to proceed with implementing the policy in 1 above, in accordance with the procedures set out in the Department of Local	**Ongoing** Letters sent to owners of Worker accommodation facilities. Councillors advise via email 16 June 2014. (July 2014)

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				Government's publication "Guideline Number 2. Changing Methods of Valuation of Land (Revised March 2012)".	
9	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** (July 2014)

Development and Regulatory Services Status Report

#	Council Meeting	Agenda Ref.	Report Title	Council Decision	Current Status
1	07/14	14.1	Pannawonica Local Emergency Management Arrangements **MINUTE:** 11821	The officer recommendation be adopted and that Council endorses the Pannawonica Local Emergency Management Committee, Local Emergency Management Arrangements at ATTACHMENT 14.1 and these Local Emergency Arrangements be submitted to the State Emergency Management Committee (SEMC).	**Completed** LEMC Arrangements and associated sub plans will be sent to SEMC by 8/8/14 (August 2014)
2	07/14	14.2	Pannawonica LEMC Local Recovery Plan **MINUTE:** 11821	The officer recommendation be adopted and that Council endorses Pannawonica Local Emergency Management Committee, Local Recovery Plan at ATTACHMENT 14.2, as a sub plan of the Pannawonica LEMC Local Emergency Management Arrangements and the sub plan be submitted to the State Emergency Management Committee (SEMC).	**Completed** LEMC Arrangements and associated sub plans will be sent to SEMC by 8/8/14 (August 2014)
3	07/14	14.3	Pannawonica LEMC Local Evacuation Plan **MINUTE:** 11821	The officer recommendation be adopted and that Council endorses Pannawonica Local Emergency Management Committee, Local Evacuation Plan ATTACHMENT 14.3 as a sub plan of the Pannawonica LEMC Local Emergency Management Arrangements and the sub plan be submitted to the State Emergency Management Committee (SEMC).	**Completed** LEMC Arrangements and associated sub plans will be sent to SEMC by 8/8/14 (August 2014)
4	12/12	13.1	Paraburdoo Light Industrial Area	That Council:	**Ongoing**

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			Accommodation **MINUTE:** 11377	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.	Compliance Officer Meeting with Shire Media team to set out campaign and which department should carry cost. Setting dates for campaign, amnesty period and logical audits of all Shire Light Industrial Areas beginning with Tom Price, Paraburdoo, Pannawonica and lastly Onslow. Setting Regulatory Services team meetings in readiness for a team approach (Planning, Building & Health) to carrying out Audits and handling inquiries during amnesty period.

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					(July 2014)
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: • 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 or within the site; and; • any other matter relevant to the Council and the Department of Environment Regulation that would enable the withdrawal of Memorial M400302. 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.	**Ongoing** Coordinator of Health reviewing file and considerations as to better identifying site in company with Munro's. Finding a resolution as to best management of site in conjunction with Contaminated Sites Bureau. General condition of Rodeo grounds also needs addressing re – dumped tyres and scrap metal. (July, 2014)

Development and Regulatory Services Status Report – Planning Services

#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
1	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** AM26 map to be updated and amendment documents referred to the DoP for consideration. All Planning policies to be reviewed when new planner starts. (August 2014)
2	07/14	14.5	Consideration of Entry Statement to Onslow Rodeo Grounds **MINUTE:** 11821	The officer recommendation be adopted and that Council: 1. Approve Planning Application 14-30 subject to the following conditions: Conditions 1. The land use and development shall be undertaken generally in accordance with the material supplied with the application and the approved plans to the satisfaction of the Shire. 2. Further to Condition 1, if the development hereby approved is not substantially commenced within two years from the date	**Complete** Approval issued S&E Development to seek approval from DoL for works. (August 2014)

#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
				of approval, the approval shall lapse and be of no further effect. Advice Notes a. This is a Planning Approval only and does not remove the responsibility of the applicant/owner to comply with all relevant building, health and engineering requirements of the Shire, or with any requirements of the Shire of Ashburton Town Planning Scheme No. 7 or with the requirements of any external agency. 2. That Council approve the proposed entry statement in accordance with Clause 3.5 of the licence affecting the lot which requires prior approval for all works. 3. That Strategic and Economic Development seek formal approval from the Department of Lands for the proposed works given the site is a Crown Reserve.	
3	06/14	14.1	Amendment To Draft Local Planning Policy 29 (Development Plan) For Lot 381 Second Avenue, Onslow **MINUTE:** 11809	That Council allow the modification of Condition 3 of the 'Development Plan' attached to Draft Local Planning Policy 29 to indicate that a Coastal Hazard Risk Management and Adaptation Plan for Lot 381 Second Avenue, Onslow be prepared and implemented to the satisfaction of the Shire of Ashburton rather than the Department of Planning.	**Ongoing** Approved June OCM - needs to be advertised (August 2014)
4	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 planning Scheme No. 7, as summarised at ATTACHMENT 14.2F; and	**Ongoing** Maps need to be updated and then documentation referred to DoP for consideration.

#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
			MINUTE: 11776	**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: i. Deletion of the lot and road layout depicted on the proposed rezoning scheme map, at ATTACHMENT 14.2H; 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. 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; 3. Authorises the Chief Executive Officer and/ or the Shire's Officer's to prepare and amend; 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 Shire and Western Australian Planning Commission, including the deletion of the lot and road layout depicted on the proposed rezoning map; 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; 4. Forwards the relevant executed documents to the Western	See item 1 above. (August 2014)

#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
				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 5. Advises those who made submissions of the Council decision.	
5	12/13	14.5	Draft Landcorp Onslow Expansion Development Plan And Draft Amendments No. 21 And 22 To Planning Scheme No. 7 For Final Approval **MINUTE:** 11711	That Council: (A) ONSLOW EXPANSION DEVELOPMENT PLAN 1. Adopts the 'Schedule of Submissions ATTACHMENTS 14.5D & 14.5E prepared in response to the advertising of the draft Onslow Expansion Development Plan. 2. Adopts the draft Onslow Expansion Development Plan for 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. 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. (B) LOCAL PLANNING SCHEME AMENDMENT NO. 21 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	**Ongoing** Revised documents submitted to SOA, need to be reviewed and if changes are satisfactory, referred to the DoP for consideration. (August 2014)

#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
				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: a) Rezoning: 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	

#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
				reserve - portion only) to 'Urban Development zone. b) Amending the Scheme Maps accordingly. 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. 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. 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. (C) LOCAL PLANNING SCHEME AMENDMENT NO. 22 1. Endorses the Schedule of Submissions ATTACHMENT 14.5E prepared in response to the community consultation undertaken in relation to Amendment No. 22. 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. 22 to the Shire of Ashburton Local Planning Scheme No. 7 ("Scheme") by: a) Inserting new Clause 6.6.4 of the Scheme to read as follows: "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,	

#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
				development and subdivision will be in accordance with the R Code density of the development plan." b) Amending Clause 6.8 of the Scheme to read as follows: "6.8 Urban Development Zone 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. 6.8.2 Before considering any proposal for development of land (other than residential) 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. 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. 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." c) Amending the Scheme Maps by removing reference to the Residential Design Codes density to the Urban Development	

#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
				zone. d) Inserting new Clause 6.4.12 into the Scheme to read as follows: "6.4.12 The following Development Plans have been adopted under the Scheme by the local government and Western Australian Planning Commission: 6.4.12.1 Onslow Townsite Expansion Development Plan, as contained within Appendix 12 of the Scheme." e) Insert new Appendix 12 into the Scheme to read as follows: "Appendix 12 Development Plans adopted under the Scheme by the local government and Western Australian Planning Commission." 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. 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. 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.	
6	11/13	14.15	Draft 'Local Planning Policy - Lot 381 Second Avenue/Third Avenue Onslow' - For Adoption	That Council: 1. Notes the Schedule of Submissions as ATTACHMENT 14.15B and the proponent's response to the submissions as ATTACHMENT 14.15C to this Report.	**Ongoing** Needs to be advertised - see

#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
			MINUTE: 11686	2. Adopt *'Local Planning Policy - Lot 381 Second Avenue/Third Avenue Onslow'* modifed as required in Schedule of Submissions as ATTACHMENT 14.15B to this Report as a Local Planning Policy under the provisions of Cl. 2.3 of the Shire of Ashburton Local Planning Scheme No. 7 ('Scheme'). Authorise the Chief Executive Officer to finalise the documentation as required in 2. Above in order to finalise *'Local Planning Policy - Lot 381 Second Avenue/Third Avenue Onslow'* and once undertaken, advertise in accordance with the provisions of the Scheme.	item 3 above. (August 2014)
7	9/13	14.4	Draft Scheme Amendment No. 24 - Revised Provisions In Clause 7.3 - Onslow Coastal Hazard Area Provision And New Appendix 11 - For Final Approval **MINUTE:** 11630	That Council: 1. Pursuant to Part V of the Planning and Development Act 2005 ("Act"), and having considered the submissions lodged during the advertising period, adopt with modification for final approval, draft Amendment No. 24 ("draft Amendment") to Shire of Ashburton Town Planning Scheme No. 7 ("Scheme") as follows: 1. To replace and introduce a revised provision Clause 7.3 as follows: *"7.3 Onslow Coastal Hazard Area* *7.3.1 The Special Control Area applies to all land identified on the Scheme Map and as defined in Appendix 11.* *7.3.2 Applications for planning approval within the Special Control Area shall be assessed under Appendix 11 and all development shall conform to the requirements of Appendix 11.* *7.3.3 Applications for planning approval not in conformity with of Appendix 11 are prohibited."* 2. To replace and introduce a revised provision Clause 6.20.2 and Clause 6.20.3 as follows: *"6.20.2 In areas not subject to Onslow Coastal Hazard Area*	**Complete** Has been approved by the Minister; awaiting gazettel. (August 2014)

#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
				and where the Local Government considers the form of development the subject of a planning application to be potentially incompatible with land prone to flood and storm surge events, it must be satisfied that approval of such planning applications has regard to flood and storm surge events and may approve, with or without conditions, or refuse proposals at its discretion. *6.20.3 Prior to considering planning applications under Clause 6.20.2 the Local Government shall consult with the relevant agencies regarding the most up-to-date information available about potential flood and storm surge events as relevant to the land subject to particular applications for planning approval."* 3. Introduce a new provision of Appendix 11 as follows: *"APPENDIX 11* *Purpose:* • *To ensure that all development within the Onslow Coastal Hazard Area is designed and developed with finished floor levels to reflect the direction of State Planning Policy 2.6 and State Planning Policy 3.4.* *1. Land use definitions to be applied in this Appendix are those applicable to the predominant use of the specific proposal and not necessarily the various components of the overall land use. Note: For example, A dwelling may have sheds and a garage which can be approved at a minimum ground level of 2.5mAHD.* *2. For the purpose of Appendix 11, the following land use descriptions apply:* *i. 'Entertainment, recreation and culture' use means:* • *Clubrooms* • *Equestrian Centre* • *Private Recreation*	

#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
				• *Public Recreation* *ii. 'Commercial-strategic' use means:* • *Shop (greater than 150m2 GLA)* *iii. 'Commercial-non strategic' use means:* • *Caretaker's Dwelling* • *Display Home Centre* • *Entertainment Venue* • *Exhibition, Display and Outdoor Sales Facilities* • *Holiday Accommodation* • *Hotel* • *Market* • *Motel* • *Movable Dwelling* • *Motor Vehicle and/or Marine Repair* • *Motor Vehicle and/or Marine Sales & Hire* • *Motor Vehicle and/or Marine Service Station* • *Motor Vehicle and/or Marine Wrecking* • *Motor Vehicle Wash* • *Office* • *Outdoor Display* • *Reception Centre* • *Restaurant* • *Shop (less than 150m2 GLFA)* • *Showroom* • *Commerce continued* • *Take-away Food Outlet* • *Warehouse* • *Transient Workforce Accommodation* *'Health, welfare and community services-non strategic' use means:* • *Carpark*	

#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
				• *Childcare Service* • *Community Use* • *Consulting Rooms* • *Education Establishment* • *Funeral Parlour* • *Place of Animal Care* • *Place of Public Meeting, Assembly or Worship* *'Health, welfare and community services-strategic' use means:* • *Emergency Services* • *Hospital* • *Medical Centre* • *Nursing Home* • *Public Utility* *iv. 'Industry' means:* • *Abattoir* • *Agriculture* • *Arts and Crafts Centre* • *Harbour and Marina Facilities* • *Hire Service (Industrial)* • *Home Business* • *Home Occupation* • *Industry - Extractive* • *Industry - General* • *Industry - Light* • *Industry - Resource Processing* • *Industry - Rural* • *Industry - Service* • *Infrastructure* • *Intensive Agriculture* • *Research Laboratory*	

#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
				• *Stockyard* • *Storage facility/depot/laydown area* *v. 'Residential' means:* • *Aged or Dependent Persons Dwelling* • *Grouped Dwelling* • *Multiple Dwelling* • *Residential Building* • *Single House* • *'Temporary and/or transient' use means use and development that have a limited tenure and operation on land and may include:* • *caravan park;* • *transient workforce accommodation on land zoned Tourist;* • *car park; and* • *ablutions; or* • *other use only where the local government resolves that the particular development or use is consistent with the purposes of Appendix 11.* *3. Within the Onslow Coastal Hazard Area the following land use and development shall only be undertaken within the following finished floor levels to the satisfaction of the local government:* *i. All health, welfare and community services strategic use and development shall be at a minimum finished floor level of 6.4mAHD.* *ii. All commercial-strategic use and development shall be at a minimum finished floor level of 5.9mAHD.* *iii. Commercial-strategic use and development greater than 150m^2 (e.g. supermarket) shall be at a minimum finished floor level of 5.9mAHD unless storage either site is at 5.9mAHD or the applicant or landowner can secure an alternative site for storage at 5.9mAHD.*	

#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
				iv. All residential use and development shall be at a minimum finished floor level of 5.9mAHD. *v. All industry use and development shall be at a minimum finished floor level of 4.9mAHD.* *vi. All commercial-non strategic use and development shall be at a minimum finished floor level of 4.9mAHD.* *vii. All health, welfare and community services-non strategic use and development shall be at a minimum finished floor level of 4.9mAHD.* *viii. Temporary and/or transient use and development may be approved at a minimum finished floor level of 4mAHD. Where planning approval is issued, the use and development shall not remain beyond 31 December 2040. All such approved uses shall be removed from the land by 31 December 2040.* *ix. Entertainment, recreation and culture use may be at a minimum finished floor level of 2.5mAHD.* *4. All land subject of a planning approval within the Onslow Coastal Hazard Area shall have minimum finished ground level of 2.5mAHD.* *5. Any filling of land within the Onslow Coastal Hazard Area shall require the consent of the local government. There is a presumption against filling to achieve a finished ground level higher than 2.5mAHD.* *6. A planning approval within the Onslow Coastal Hazard Area shall include a condition that a memorial is placed on title that clearly defines that the development on the land may be subject to storm surge and flooding.* *7. Notwithstanding any Clause of Appendix 11, where land is specifically included in an adopted Municipal Inventory of Heritage Places or State Heritage Register, the local government may approve an application for planning approval*	

#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
				on land at a finished floor level less than that prescribed in Appendix 11 provided any: *i. such approval in keeping with the historic nature of the existing buildings; and* *ii. planning approval includes a memorial is on title as required in Clause 6.* *8. Notwithstanding Clause 3. of Appendix 11, upon application for planning approval to the local government for land either specifically referred to in a:* *i. commercial-non strategic use and development; or* *ii. industry use and development; or* *iii. health, welfare and community services-non strategic;* *may be considered by the local government at the minimum finished floor level described in the plan attached to Appendix 11 where:* *i. the application includes a strategy and management measures to:* *a) ensure that any storage, warehousing, electrical fittings/switchboards (but not including electrical power-points) are provided above 5.9mAHD;* *b) address how an approved use can be removed or adapted as the case may be by the date referred to in ii) below;* *ii. an approved use is removed or adapted as the case may be from the land as follows:* *a) where the finished floor level is between 4.0m - 4.8mAHD, the development shall be removed by 31 December 2040; and* *b) where the finished floor level is between 4.9m - 5.8mAHD, the development shall be removed or adapted by 31 December 2060.* *9. Where a planning approval is issued under Clause 7. of*	

#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
				Appendix 11 or where a temporary and/or transient use and development is approved, the local government shall not support subdivision unless it is an amalgamation of land." 4. To modify the Scheme Maps reflecting a modified *Onslow Coastal Hazard Area – Special Control Area* (as provided in **ATTACHMENT 14.4A** and **ATTACHMENT 14.4B**) 2. That the Council endorses the Schedule of Submissions (**ATTACHMENT 14.4C**) prepared in response to the community consultation undertaken in relation to Amendment No. 24. 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. That the Council refer Amendment No. 24 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. 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.	
8	9/13	13.6	Draft Wheatstone Fly In Fly Out Operations Village Detailed Area Plan - Council Consideration For Additional Information And Advertising	That Council: 1. Note the draft Detailed Area Plan (DAP) lodged by Chevron Australia Pty Ltd (Chevron) to guide the development of the Fly-in Fly-out (FIFO) Operations Village in Onslow, for the Wheatstone project as provided in ATTACHMENT 13.6. 2. Advise Chevron that prior to advertising the draft DAP, Council requires the following modifications and inclusion as 'conditions'	**Ongoing** Discussions regarding the DAP are on-going.

#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
			MINUTE: 11526	on the actual DAP to the satisfaction of the Acting Chief Executive Officer: • Ensuring that at least 25% of Chevron's operational workers reside independently in Onslow and define the actual number of staff to be accommodated at the Operations Village. • Define the schedule as to when accommodation for the 25% operational staff will reside independently to the Village. • Clarify the need for 9 ha of land for the village and why it necessitates such a significant proportion of land for recreational purposes when such facilities (such as 25m pool) are unavailable to the community of Onslow. • Confirm that operation of the Village will only commence when the new access Road is built and connected to Onslow Road. • Define maximum noise levels from the 'services and utilities' area of the Village to the future residential development to the north. • Limit access points/crossovers to the new Onslow Road to maximum of two crossovers. • Define temporary construction access that does not involve the use of 'residential' road within Onslow. 3. Advise Chevron that it is suggested that to be advertised the draft DAP be modified to address matters associated with the development and operation of the Village such as: • Liveable Neighbourhoods and Element R19 (gated communities). • Reasonable means to ensure that the operation of the Village will integrate with the community of Onslow. • Amending the SIS to correctly identify the ratio of FIFO village residents and independent Chevron residents.	(July 2014)

#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
				4. Once the modifications required in 2. above have been undertaken to the satisfaction of the Acting Chief Executive officer advertise the draft DAP for a minimum of 21 days and refer back to Council for determination. 5. Based on the correspondence received from Chevron Pty Ltd (ATTACHMENT 13.6A) and the representation to Council by the Team Leader, Government Approvals Technical Services, Wheatstone Project that Council provide Chevron Pty Ltd the opportunity to submit the modifications required in 2. above 'without prejudice' and include correspondence that defines the company's view on the matter in the community consultation to be undertaken in 4. above.	

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)	Maps need to be revised as per July OMC minutes and then documents referred to the DoP for consideration.
16	Rezone certain portions of Lot 16 on Deposited Plan 161140, Onslow Road, Onslow (Onslow Airport)	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	Amendment on hold at present (July 2014)

Amendment No.	Site or Issue	Initiation Date of Amendment by Council	Proposal	Current status
	to 'Mixed Business' Zone. (Stage 2)		Business' Zone. (Stage 2)	
21	Draft Amendment 21 comprises 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 future urban development. The density of subdivision and development is reflected in draft Development Plan.	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 future urban development. The density of subdivision and development is reflected in the draft Development Plan	Revised documentation has been submitted. Subject to the necessary modifications having been made, the amendment documents shall be submitted to the DoP for consideration.
22	Draft Amendment 22 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.	14 December 2012	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. The draft Amendment addresses potential noise impacts from Onslow Salt on	Revised documentation has been submitted. Subject to the necessary modifications having been made, the amendment documents shall be submitted to the DoP for consideration.

Amendment No.	Site or Issue	Initiation Date of Amendment by Council	Proposal	Current status
	Modifications to the Scheme are considered necessary to ensure that the density provisions of a development plan can be implemented. The draft Amendment addresses potential noise impacts from Onslow Salt on subdivisions and development in the form of a new 'Special Control Area' provision.		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 March2012	New Provision in the Shire of Ashburton Local Planning Scheme No. 7 – Clause Height of Buildings in the 'Commercial and Civic' Zone, Onslow.	Needs to be investigated – no action has been taken since resolution in February 2012 (July 2014)
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	Complete Has been approved and is awaiting gazettal.

Amendment No.	Site or Issue	Initiation Date of Amendment by Council	Proposal	Current status
25	Revised in the Shire of Ashburton Local Planning Scheme No. 7 – Onslow Aerodrome Environs Area Special Control Area'	19 September 2012	Revised in the Shire of Ashburton Local Planning Scheme No. 7 – Onslow Aerodrome Environs Area Special Control Area'	Needs to be investigated – no action has been taken since resolution in September 2012 (July 2014)
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	Considered at the October 2013 Council meeting and awaiting Scheme documents to refer to EPA.	Request from the Water Corporation to initiate an Amendment to the Scheme to provide for a 'Waste Water Buffer' and change of Scheme Reserve	Advertising ceased 17 June 2014. Will be sent to Council for recommendation re: final adoption in August or September (July 2014)

Infrastructure Services Decision Status Report

#	Council Meeting	Agenda Ref.	Report title	Council decision	Current status
1	07/14	15.1	Department of Parks and Wildlife – Request for Reduce Private Works Rates for Road Maintenance in Karijini and Millstream National Parks **MINUTE:** 11836	That Council: 1. Endorse the provision of maintenance works to Department of Parks and Wildlife during the 2014/15 financial year within 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.	**Ongoing** DPAW will be advised of the outcome and private works will be undertaken as required. (August 2014)
2	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** Public comments will be received until 20 August. (August 2014)
3	05/14	15.1	Discharged Rio Tinto of Maintenance Obligations for the Pannawonica-Millstream Road	That Council authorise the Chief Executive Officer to sign the Release of Maintenance Obligations letter to Rio Tinto for Pannawonica Millstream Rd and accept $2,258,689.00 ex GST as payment in lieu of its maintenance obligations of the road.	**Complete** (August 2014)

#	Council Meeting	Agenda Ref.	Report title	Council decision	Current status
			MINUTE: 11803		
4	10/13	14.11	In-Principle Support For Main Roads Wa To Control The Proposed Onslow Ring Road **MINUTE:** 11664	That Council: 1. Provide in-principle support for Main Roads WA (MRWA) to control the proposed Onslow Ring Road. 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** Meetings and discussions are continuing for further progress. (August 2014)
5	10/13	14.10	Award Of Rft 13/13 Provision Of Consultancy Services For Site Selection And Feasibility Study Of Onslow Waste Management Facility **MINUTE:** 11681	That Council: 1. Award the Contract 13/13 Provision of Consultancy Services for Site Selection and Feasibility Study of Onslow Waste Management Facility to Talis Consultants Pty Ltd for the lump sum of $97,600 (excluding GST). 2. Authorise the Chief Executive Officer to execute the relevant contract documentation.	**Ongoing** The Feasibility Study is to be completed and presented to Council in September 2014. (August 2014)
6	9/13	18.3	Confidential Item -Onslow Aerodrome Redevelopment Project Update **MINUTE:** 11661	That Council: 1. Accept the contents of the report. Send a delegation of Chief Executive Officer and Shire President meet with Senior Government Officials and Chevron Executives further negotiate funding.	**Ongoing** Item progressing as per Council resolution – Audit findings presented to Council at January OCM. (31 March 2014)

#	Council Meeting	Agenda Ref.	Report title	Council decision	Current status
7	10/12	18.3	Tom Price Royal Flying Doctor Air Strip **MINUTE:** 11336	That Council: 1. Rescinds previous decision from August 2012 Meeting (Minute 11272) 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." Alternate Motion: 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 maintenence 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.	**Ongoing** The Business Case is to be presented to Council in September 2014. (August 2014)
8	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** Waiting for Rio Tinto to sign off. (August 2014)

<table>
<tr><th>#</th><th>Council Meeting</th><th>Agenda Ref.</th><th>Report title</th><th>Council decision</th><th>Current status</th></tr>
<tr>
<td>9</td>
<td>05/13</td>
<td>14.1</td>
<td>Tender Criteria For Request For Tender For Supply Of Onslow And Tom Price Camp Facilities

MINUTE: 11529</td>
<td>That Council invite public tenders for the Supply of Onslow and Tom Price Camp Facilities for 3 year period plus an option for a further 2 years to be issued in accordance with the following evaluation criteria:
<table>
<tr><td>Experience and Capacity to Meet Requirements
Demonstrate the organisation has the skills, experience and capacity to provide the required services</td><td>10%</td></tr>
<tr><td>Ability to meet Specifications
Organisation can supply the required goods / service and ability to meet the technical specifications</td><td>20%</td></tr>
<tr><td>Effective Service Provision
The proposed service fully addresses all requirements and descriptions set out in the Specification</td><td>10%</td></tr>
<tr><td>Price
The proposed service is cost-effective and provides value for money</td><td>40%</td></tr>
<tr><td>Delivery Timeframes
Timeframe for the delivery of the proposed goods / service including addressing timing and delivery requirements specified in the Specification</td><td>20%</td></tr>
</table>
</td>
<td>Ongoing

Business Case being prepared to guide future of NVC.

(August 2014)</td>
</tr>
</table>

Strategic and Economic Development Decision Status Report

	Council Meeting	Agenda Ref.	Report Title	Council Decision	Current Status
1	07/14	16.1	Portion of Lot 16 Onslow road, Onslow (Lot 9000) - Outcome of Major Land Transaction Plan and Endorsement of Request for Tender for Sale of Land **MINUTE:** 11829	That Council: 1. Following close of submissions in respect to the Major Land Transaction for the proposed disposal of Portion of Lot 16 Onslow Road Onslow, noting that no submissions were received, proceeds with the undertaking or transaction as proposed so that it is not significantly different from what was proposed; 2. Delegate authority to the Chief Executive Officer to seek legal and probity advice in regards to the Request for Tender for Sale of Land and associated Contract of Sale for the disposal of portion of lot 16, Onslow Road, Onslow and make any necessary amendments to the Request for Tender for Sale of Land, including assessment criteria, and associated Contract of Sale documents providing the changes are not significantly different to the proposal outlined in the Major Land Transaction business plan; and 3. Delegate authority to the Chief Executive Officer to advertise the Request for Tender for Sale the sale of Lot 16 (Portion lot 9000) Onslow Road, Onslow for a period of no less than six weeks, with the following selection criteria: Price 50% Development Timeframe 20% Demonstrated Capacity 20% Relevant Experience 10%	**Ongoing** RFQ for Legal Advice and RFQ for Probity Services in relation to the proposed RFT for Sale of Land have been requested. RFQ Legal Advice has been appointed to McLeods Barristers and documents are being reviewed. RFQ Probity Services still to be decided. RFT for Sale of Land is set to be advertised by 31 August 2014. (7 August 2014)
2	07/14	16.2	In Principle Support for a Joint Development Between the Shire and the Department of Housing for Staff Housing in Onslow	The officer recommendation be adopted and that Council: 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	**Ongoing** First workshop between SoA and DoH has been

	Council Meeting	Agenda Ref.	Report Title	Council Decision	Current Status
			MINUTE: 11831	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 proposed partnership.	scheduled for 20th August in Perth. Kim Parks and Lee Reddell to attend. (7 August 2014)
3	07/14	16.3	Review of Onslow Construction Camp Operations **MINUTE:** 11832	The officer recommendation be adopted and that Council: 1. Acknowledges the independent report commissioned by the Shire of Ashburton in respect to the operation of the Onslow Construction Camp; 2. Provide delegation to the Chief Executive Officer to initiate an appropriate Expression of Interest or Tender process (as applicable) for the external management of the Onslow Construction Camp; 3. That the Expression of Interest or Tender process includes an assessment criteria that allows for direct comparison to be made between any submissions as received and the Options as provided within the independent report into the Onslow Construction Camp, including the Shire's requirement for ongoing accommodation; 4. That the financial benefits and/or dis-benefits of the Options contained within the independent report and any submissions received as result of the Expressions of Interest or Tender process are considered and reported to Council for further deliberation; 5. Provides delegation to the CEO to seek a short-term extension(s) of the ESS Management Contract after its expiry in October 2014, to allow time to review Expressions of Interest and provide the required 90 days' notice to terminate if required; 6. Provide delegation to the CEO to initiate a Tender for the	**Ongoing** Tender is being advertised 9 August 2014 for a period of 6 weeks, closing 22nd September 2014, as per Council Resolution. (7 August 2014)

	Council Meeting	Agenda Ref.	Report Title	Council Decision	Current Status
				supply of accommodation and ancillary units at both the Onslow Construction Camp and Nameless Valley Camp in accordance with the recommendation made in the attached business case; 7. Seeks to gain an immediate extension for the development approval (planning Application Ref. 20110654) for the continued use of the Onslow Construction Camp beyond the current development approval date of 11 August 2014.	
4	07/14	16.4	Onslow Aquatic Facility Project **MINUTE:** 11821	The 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** Tender is being developed for advertisement in August as per Council Decision; DoL have been requested to change purpose of land (August 2014)
5	02/14	18.2	Confidential Item - Carbone Report - Shire Accommodation Camps **MINUTE:** 11756	That Council: B. In regard to the Onslow Airport Camp: 1. Determine that it supports the principal of the continuation of Shire Accommodation Camps in Onslow (Onslow Aerodrome Camp) in light of the unique supply and demand scenario that presently exists; and 2. Requires Officers to prepare a Business Plan for Council review (including calling tenders for support financial information as required).	**Ongoing** Tender is being developed for advertisement in August as per Council Decision – Minute 11832 (August 2014)

	Council Meeting	Agenda Ref.	Report Title	Council Decision	Current Status
6	05/14	16.1	Consent to widen Onslow road into Lot 555 Onslow road, Onslow, Reserve 20632 Cemetery and Lot 500, Onslow road, Onslow, Reserve 19291 common and Lots 86, 87 & 88 Onslow road, Onslow, Reserve 38264 - Equestrian purposes **MINUTE:** 11804	That Council: 1. Seek formal confirmation from the Department of State Development as to which agency will provide the Shire of Ashburton with indemnity against any potential costs that might arise from the proposed widening of Onslow Road; 2. Once formal confirmation of indemnity is received, Council will provide the Department of State Development with the consent to widen Onslow Road into Lot 555 Onslow Road, Reserve 20632 “Cemetery” and Lot 500 Onslow Road, Reserve 19291 "Common" and Lots 86, 87, 88 Onslow Road, Reserve 38264 “Equestrian Purposes” as identified in the proposed design plans; 3. Apply to the Minister of Lands to excise the relevant areas of Lot 555 Onslow Road, Reserve 20632 “Cemetery” and Lot 500 Onslow Road, Reserve 19291 "Common" and Lots 86, 87, 88 Onslow Road, Reserve 38264 “Equestrian Purposes” from the current management orders held by the Shire of Ashburton; 4. Consent to the registration of an easement over portions of Lots 87 and 86 Onslow Road, Reserve 38264 for "Equestrian Purposes", Lot 555 Onslow Road, Reserve 20362 "Cemetery" and Lot 500 Onslow Road, Reserve 19291 "Common" for the installation of overhead power transmission lines (refer to latest version of map); and 5. Request Chevron to connect a power supply to Lot 87.	**Ongoing** Indemnity resolved. Proceed with easement and dedication of land as road as per s56 of LAA. (7 August 2014)
7	05/14	16.3	Support for a Proposed Joint Development partnership between the department of housing and the Shire for the development of staff housing in Onslow **MINUTE:** 11805	That Council: 1. Not support the joint development partnership proposal at this time; and 2. Would be willing to revisit the question if the Department o Housing can provide a more developed design, and a satisfactory program of how existing tenants will be treated	**Finalised** (August 2014)

	Council Meeting	Agenda Ref.	Report Title	Council Decision	Current Status
				as part of any redevelopment.	
8	05/14	16.4	Proposal from Ashburton Investments Pty Ltd to Lease the Onslow Sun Chalets **MINUTE:** 11801	That the Council: 1. Seeks clarification from the Minister for Lands with respect to the current Holiday Accommodation reservation applicable to Reserve 35889 and the minimum requirement for short term accommodation required as a condition of this reservation; 2. Prepares a Major Land Transaction Plan in respect to the proposal as received by Ashburton Investments Pty Ltd; 3. Requests the Chief Executive Officer to seek a review of the current independent valuation to ensure that the Council is fully aware of the value of this property; 4. Considers any submissions received in respect to the Major Land Transaction Plan.	**Ongoing** Shire Solicitors preparing Lease Agreement. (7 August 2014)
9	05/14	16.5	Endorsement of Onslow Basketball Courts Project Concept Design **MINUTE:** 11798	That Council: 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.	**Ongoing** D & C Tender is being developed for advertisement; land tenure is being progressed through DSD. (August 2014)
10	04/14	16.1	Ocean View Caravan Park Committee meeting **MINUTE:** 11784	That Council endorse the following recommendations of the Ocea View Caravan Park Committee Meeting held on 16 April 2014; 1. That officers investigate the ownership of the third party lot within the existing Caravan Park with the view to presenting	**Ongoing** Refer to Minutes presented at each Council meeting for update

	Council Meeting	Agenda Ref.	Report Title	Council Decision	Current Status
				to the Committee options on addressing this land inconsistency. **2.** Agenda Items: 8.1 REVIEW OF OCEAN VIEW CARAVAN PARK DRAFT MASTER PLAN PREPARED BY BRIGHTHOUSE CONSULTANTS (February 2013) 8.2 REVIEW OF CARAVAN PARKS AND CAMPING GROUNDS REGULATIONS 1197: SCHEDULE 7 – CARAVAN PARKS AND CAMPING GROUNDS 8.3 DISCUSS PROPOSED STAGING AND EXTENT OF CARAVAN PARK DEVELOPMENT 8.4 REVIEW INFORMATION REGARDING THE CARAVAN AND CAMPING ACTION PLAN PROVIDED BY TOURISM WA 8.5 OPPORTUNITY FOR FURTHER SUPPORT FROM CONSULTANTS: A) BRIGHTHOUSE CONSULTANTS, B) HESTER PROPERTY SOLUTIONS, C) TOURISM WA Agenda Items were noted and to be reconsidered at the next Committee Meeting once Committee Members have had a greater opportunity to study the reference documents and conduct a site visit. 3. 8.6 ALLOCATION OF $200,000 IN 2013/14 BUDGET TOWARD PURCHASE OF A MANAGER'S HOUSE Officers to provide examples of designs of a manager's residence within the $200k budget allocation.	(August 2014)

	Council Meeting	Agenda Ref.	Report Title	Council Decision	Current Status
11	02/14	13.1	Endorsement Of Paraburdoo Community Hub Design, Business Case And Operating Cost Model **MINUTE:** 11753	That Council: 1. Receives the concept design, proposed operating budget model and business case presented for Stage 2 of the Paraburdoo Community Hub (CHUB), seeking a grant of $6-7 million from the Pilbara Development Commission; and 2. Requests the Paraburdoo CHUB Working Group to revise the scale and scope of the proposed facility in line with the feedback received from the PDC board meeting held on 13 February 2014 in order for the business case to be resubmitted; and 3. Recognises that there will be an increased annual operating cost deficit for the new Paraburdoo CHUB, dependant on the final scope and cost of the building, and commits to the necessary deficit sum being incorporated into future Shire of Ashburton budgets; and 4. Recognises that loan borrowings are required to meet the capital cost of the new Paraburdoo CHUB and commits future budgets of the Shire of Ashburton to those consequential repayments; and 5. Recognises that an overall Shire rate increase, was estimated in the vicinity of 1.92-2.74% for the current design and operating/cost model, this was required in order to meet the financial commitments of the construction and ongoing operations of the new Paraburdoo CHUB, and depending on the eventual scope and scale design endorsed, Council commits to including the relevant rate increase within the Shire of Ashburton's future budgets; and 6. Notes that the Shire's long term financial estimates indicates that this project is affordable, but that Council will need to identify capital projects presently scheduled for 2014/15 or 2015/16, to defer until later financial years.	**Ongoing** Consultant is being procured to develop new business case with three design options (August 2014)

	Council Meeting	Agenda Ref.	Report Title	Council Decision	Current Status
12	01/14	13.4	Development Of Lot 16 Onslow Road, Onslow (Onslow Light Industrial Area - Airport Subdivision) **MINUTE:** 11737	That Council: 1. Endorse Option 1 – Sell 'As Is'; authorise the CEO to set appropriate sale conditions including prompt development of the site including provisions to provide utilities and other civil services to the Onslow Airport; 2. Authorise the CEO to publically seek submissions from potential purchasers and present a proposed model to Council for endorsement at the earliest opportunity. 3. Assessment criteria for the Tender are to be: a. Price 40% b. Development Time Frame 40% c. Demonstrated Capacity 10% d. Relevant Experience 10%	**Finalised** (August 2014)
13	11/13	13.4	Extension of Lease – Onslow Sun Chalets **MINUTES:** 11698	That Council: 1. Authorises the extension of the Onslow Chalets Lease with Ashburton Investments Pty Ltd until 30 June 2014 on the existing terms and Conditions; and 2. Advertise the extension in accordance with Section 3.58 Disposing of Property of the Local Government Act 1995; and 3. Should no objections be received to the extension Council delegate to the Chief Executive Officer the authority to enter into a Lease Agreement for the extension with Ashburton Investments Pty Ltd; and 4. Authorise the Shire President and the Chief Executive Officer to affix the Common Seal of the Shire of Ashburton to the Lease extension.	**Ongoing** Holding Over Clause being exercised. (August 2014)
14	11/13	18.3	Confidential Item - Onslow Sporting Precinct - Reserve 42090 **MINUTE:** 11709	That Council: 1. Supports the Change of Management order to "Public Works" for Reserve 42090 and transfer from Department of Education and Training to the Shire of Ashburton. 2. Delegate the CEO to proceed with Native Title negotiations with parties that have an interest in the land on the following	**Ongoing** Currently working with Department of Lands, Department of State

	Council Meeting	Agenda Ref.	Report Title	Council Decision	Current Status
				basis: i) Notify any representative Aboriginal/Torres Strait Islander bodies, registered Native Title bodies corporate and the Thalanyji people that the public works will take place in respect of the Reserve; and ii) Give notifiable parties described in (i) above an opportunity to comment on the proposed public works before they take place; iii) Meet with interested parties to understand their issues.	Development and Education Department – pending. NB Proposed purpose change to 'Recreation' at May 2014 Council Meeting. (August 2014)
15	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: 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.	**Progressing** Refer General Manager for update. (August 2014)
16	10/13	13.6	Changes To The Licence Agreement For The Tom Price Community Recreation Centre **MINUTE:** 11664	That Council: 1. Endorse a Deed of Variation to the Licence Agreement between the Shire of Ashburton and the Department of Education for the Tom Price Community Recreation Centre; and 2. Delegate authority to the Shire President and the Chief Executive Officer to prepare, sign and affix the Common Seal to a Deed of Variation to the excluded creche area from the Licence Agreement between the Shire of	**Finalised** (July 2014)

	Council Meeting	Agenda Ref.	Report Title	Council Decision	Current Status
				Ashburton and the Department of Education for the Tom Price Community Recreation Centre.	
17	9/13	13.6	Chevron's Air Quality Monitoring System Lease **MINUTE:** 11651	That Council: 1. Endorse Lease subject to the Agreement No. C1098725 to lease portion of land on Reserve No. 30686 Lot 644 Third Avenue Onslow (on the Oval) for the purpose of the Air Quality Monitoring System (AQMS); 2. A/CEO obtain formal approval from RDL to amend the Management Order over Reserve No 30686 giving the Shire of Ashburton 'power to lease'. 3. A/CEO to undertake advertising of the proposed disposal of property for public comment in accordance with S3.58 Local Government Act 1995 upon receipt of 'power to lease' from RDL. 4. Should no comment be received in response to the public advertisement of the proposal, delegate authority to the A/CEO to sign the lease agreement. 5. Advise Cheveron that planning approval is required for the AQMS.	**Ongoing** Documents sent back to SoA from DoL for minor word changes. Deed of Variation to be presented at August OCM (August 2014)
19	05/13	12.1	Proposed closure and transfer of part of Fortescue place, Paraburdoo and change purpose of reserve 42332 **MINUTE:** 11520	That Council: 1. Close the 3975sqm portion of Fortescue Place Paraburdoo road reserve for transfer to Reserve 42332 in compliance with Section 58 of the Land Administration Act 1997, in accordance with ATTACHMENT 12.1; 2. Advertise the closure and transfer of the Fortescue Place Paraburdoo road reserve in a locally circulating newspaper for a minimum period of 35 days inviting the public to comment, pursuant to Section 58 of the Land Administration Act 1997; 3. Require any objection received in response to the statutory advertising of the proposed closure or the land transferral be	**Ongoing** Dept of Land finalising request/change (August 2014)

	Council Meeting	Agenda Ref.	Report Title	Council Decision	Current Status
				referred back to Council for consideration; 4. Endorse the change of purpose of Reserve 42332 from 'Recreation' to 'Recreation and Child Care Centre'; 5. Authorise the Chief Executive Officer, subject to no objections being received from the public to the road closure and transfer, submit to the Minister for Lands a request to close the 3975sqm portion of Fortescue Place Paraburdoo road reserve for transfer to Reserve 42332 in accordance with ATTACHMENT 12.1, change the purpose of Reserve 42332 from 'Recreation' to 'Recreation and Child Care Centre' and seek power to lease the facilities constructed upon that reserve.	
20	12/08	13.12.408	Proposed Transfer of Emergency Services Building	That Council: 1. Council agree to transfer the tenure of the Onslow Emergency Service Building to FESA subject to:- i) FESA to become responsible for the outstanding loan on the facility and any financial outlay required for the transfer thereof; and ii) A condition being placed on the Management Order over the premises that they are to be used only to house the local Volunteer Emergency Services including the Marine Rescue Service. 2. The necessary procedures required to affect the transfer be implemented. 3. The present designation of Lot 971 in the Shire's Town Planning Scheme No.7 be amended to reflect the existing land use during the Planning Scheme review for Onslow. 4. The future need of the Onslow Emergency Services Building Management Committee and Instrument of Delegation DA503 be noted and in due course be discontinued.	**Ongoing** A full discovery process is underway, as DFES is stating that the Shire misrepresented the process to RDL. Unfortunately this item is not a high priority and continues to be reallocated when other priorities require urgent attention. (July 2014)

SHIRE OF ASHBURTON

OCEAN VIEW CARAVAN PARK COMMITTEE MEETING

Agenda

Onslow Multi-Purpose Centre, Cnr McGrath Rd & Hooley Avenue, Onslow

20 August 2014
Commencing at 8:00 am

AGENDA – OCEAN VIEW CARAVAN PARK COMMITTEE 20 AUGUST 2014

SHIRE OF ASHBURTON

OCEAN VIEW CARAVAN PARK COMMITTEE MEETING

Dear Councillor

Notice is hereby given that an Ocean View Caravan Park Committee Meeting of the Shire of Ashburton will be held on Wednesday 20 August 2014 at the Onslow Multi-Purpose Centre, Cnr McGrath & Hooley Avenue, Onslow commencing at 8.00 am.

The business to be transacted is shown in the Agenda.

Neil Hartley
CHIEF EXECUTIVE OFFICER

DISCLAIMER

The recommendations contained in the Agenda are subject to confirmation by Council. The Shire of Ashburton warns that anyone who has any application lodged with Council must obtain and should only rely on written confirmation of the outcomes of the application following the Council meeting, and any conditions attaching to the decision made by the Council in respect of the application. No responsibility whatsoever is implied or accepted by the Shire of Ashburton for any act, omission or statement or intimation occurring during a Council meeting.

AGENDA – OCEAN VIEW CARAVAN PARK COMMITTEE 20 AUGUST 2014

AGENDA – OCEAN VIEW CARAVAN PARK COMMITTEE 20 AUGUST 2014

1. DECLARATION OF OPENING

2. ATTENDANCE

2.1 PRESENT

Cr K White	Shire President, Onslow Ward
Cr A Eyre	Ashburton Ward
Cr L Thomas	Tableland Ward
Mr Neil Hartley	Chief Executive Officer
Ms A Serer	Executive Manager, Strategic & Economic Development

2.2 APOLOGIES

2.2 APPROVED LEAVE OF ABSENCE

3. ANNOUNCEMENT OF VISITORS

4. DECLARATION BY MEMBERS

That Councillors give due consideration to all matters contained in the Agenda presently before the meeting.

5. CONFIRMATION OF MINUTES OF PREVIOUS MEETING

That the minutes of the Ocean View Caravan Park held on 15 July 2014 be accepted as true and correct.

6. REFERENCE

6.1 TERMS OF REFERENCE

The Committee is to oversee and workshop the master plans and report back to Council with recommendations including and considering:

- Applying for funding from Royalties for Regions Infrastructure Fund for the upgrades to power, water and sewage and to liaise with Tourism WA to apply for grants for ablution blocks; and

- Allocating the $200k in the budget on the purchase of a manager's house.

Meeting cycle: Monthly or as required.

6.2 RECEIPT OF REFERENCE DOCUMENTS

a) Ocean View Caravan Park Draft Master Plan (Brighthouse, February 2013)
b) Business Case Study Ocean View Caravan Park (Brighthouse, April 2013)
c) Agenda Item 16.2 (Minute 11775) – Ordinary Meeting of Council 19 March 2014
d) Caravan Parks and Camping Grounds Regulations 1197 – Schedule 7

6.3 STATUTORY ENVIRONMENT

- Residential Parks (Long-Stay Tenants) Act 2006
- Caravan Parks and Camping Grounds Act 1995
- Caravan Parks and Camping Grounds Regulations 1997
    - Schedule 7 – Caravan parks and camping grounds
- Local Government Act 1995
    - S3.58, Disposing of property
    - S3.59, Commercial enterprises by local governments
- Health Act 1911
- Fair Trading Act 2010 (regarding bonds)
- Occupational Safety and Health Act 1984

7. AGENDA ITEMS

7.1 DISCUSS PROPOSED STAGING AND EXTENT OF CARAVAN PARK DEVELOPMENT

At the Committee meeting held on 21 May 2014 it was agreed that the upgrading and redevelopment of the caravan park be designed so it can be undertaken in stages, thus minimising the impacts upon residents, and providing an affordable annual program for the Shire of Ashburton to follow. The Shire's project managers (HQ Management - Mr Andrew Harvey) is progressing a program of redevelopment for the Committee's review.

A representative from HQ Management will be present at the Committee Meeting to outline progress with project management.

7.2 REVIEW INFORMATION REGARDING THE CARAVAN AND CAMPING ACTION PLAN PROVIDED BY TOURISM WA

The Tourism WA Action Plan highlights the State's priorities in regard to inter alia, caravan parks in the Pilbara. One of the Committee's specific terms of reference is to recommend to Council on the matter of external funding opportunities. At the Committee's recommendation, the Shire wrote to the Hon Brendon Grylls MLA (to ask him to pursue a change to current Tourism WA funding limitations for caravan park upgrades, to allow local government managed caravan parks, like the Ocean View Caravan Park in Onslow, to access recently announced funding opportunities) however no response was ever received.

The Shire has since written to the Minister for Tourism and Minister for Regional Development (30 July 2014) along the same lines. At the time of this agenda preparation, no response had been received. In addition, the WALGA Conference provided an additional opportunity to ask about this funding. The response was that there is no likelihood of funding within the next 12 months, and with little likelihood thereafter (unless the state government changes its Policy, or the Shire agrees to it, namely, to lease out the Caravan Park to thus meet that particular State Government grant application requirement).

7.3 RECOMMENDATIONS TO COUNCIL

The timing of the Committee meetings is anticipated to generally be the day preceding the monthly Council meeting. In order to expedite Council consideration of the Committee's recommendations (the Committee has no delegated authority) it is suggested the Committee recommendations for each of the above headings be accumulated under one heading, in order that this portion of the Committee Minutes can be quickly prepared and presented to the following day's Council meeting (noting that the formal minutes will be presented to Council in the next month's Council agenda).

8. NEXT MEETING

9. CLOSURE OF MEETING

SHIRE OF ASHBURTON

OCEAN VIEW CARAVAN PARK COMMITTEE MEETING

Minutes

CEO's Office, Shire of Ashburton Administration Building, Poinciana Street, Tom Price

15 July 2014
Commencing at 3:30 pm

SHIRE OF ASHBURTON

OCEAN VIEW CARAVAN PARK COMMITTEE MEETING

Dear Councillor

Notice is hereby given that an Ocean View Caravan Park Committee Meeting of the Shire of Ashburton will be held on Tuesday 15 July 2014 at the CEO's Office, Shire of Ashburton Administration Building, Poinciana Street, Tom Price commencing at 3.30 pm.

The business to be transacted is shown in the Agenda.

Neil Hartley
CHIEF EXECUTIVE OFFICER

DISCLAIMER

The recommendations contained in the Agenda are subject to confirmation by Council. The Shire of Ashburton warns that anyone who has any application lodged with Council must obtain and should only rely on written confirmation of the outcomes of the application following the Council meeting, and any conditions attaching to the decision made by the Council in respect of the application. No responsibility whatsoever is implied or accepted by the Shire of Ashburton for any act, omission or statement or intimation occurring during a Council meeting.

1. DECLARATION OF OPENING

The Chairperson declared the meeting open at 3.40pm

2. ATTENDANCE

2.1 PRESENT

Cr K White	Shire President, Onslow Ward
Cr A Eyre	Ashburton Ward
Cr L Thomas	Tableland Ward
Mr Neil Hartley	Chief Executive Officer
Ms A Serer	Executive Manager, Strategic & Economic Development

2.2 APOLOGIES

There were no apologies.

2.2 APPROVED LEAVE OF ABSENCE

There were no approved Leave of Absences.

3. ANNOUNCEMENT OF VISITORS

There were no visitors in attendance.

4. DECLARATION BY MEMBERS

That Councillors gave due consideration to all matters contained in the Agenda presently before the meeting.

5. CONFIRMATION OF MINUTES OF PREVIOUS MEETING

Committee Decision

MOVED: Cr Eyre **SECONDED: Cr Thomas**

That the Minutes of the Ocean View Caravan Park held on 20 and 21 May 2014 be accepted as true and correct.

CARRIED 3/0

6. REFERENCE

6.1 TERMS OF REFERENCE

The Committee is to oversee and workshop the master plans and report back to Council with recommendations including and considering:

- Applying for funding from Royalties for Regions Infrastructure Fund for the upgrades to power, water and sewage and to liaise with Tourism WA to apply for grants for ablution blocks; and

- Allocating the $200k in the budget on the purchase of a manager's house.

Meeting cycle: Monthly or as required.

6.2 RECEIPT OF REFERENCE DOCUMENTS

a) Ocean View Caravan Park Draft Master Plan (Brighthouse, February 2013)
b) Business Case Study Ocean View Caravan Park (Brighthouse, April 2013)
c) Agenda Item 16.2 (Minute 11775) – Ordinary Meeting of Council 19 March 2014
d) Caravan Parks and Camping Grounds Regulations 1197 – Schedule 7

6.3 STATUTORY ENVIRONMENT

- Residential Parks (Long-Stay Tenants) Act 2006
- Caravan Parks and Camping Grounds Act 1995
- Caravan Parks and Camping Grounds Regulations 1997
    - Schedule 7 – Caravan parks and camping grounds
- Local Government Act 1995
    - S3.58, Disposing of property
    - S3.59, Commercial enterprises by local governments
- Health Act 1911
- Fair Trading Act 2010 (regarding bonds)
- Occupational Safety and Health Act 1984

7. AGENDA ITEMS

7.1 REVIEW OF OCEAN VIEW CARAVAN PARK DRAFT MASTER PLAN PREPARED BY BRIGHTHOUSE CONSULTANTS (February 2013)

The Committee's core role is to oversee and workshop the master plans and report back to Council with its recommendations.

Taking into account the contributions from current caravan park residents and others, the Committee agreed at the Committee Meeting held on 21 May 2014, that the future development of the caravan park should reflect the design and philosophy of the existing facility.

This agenda item is now considered completed and future discussions will occur as part of agenda item 7.3.

7.2 REVIEW OF CARAVAN PARKS AND CAMPING GROUNDS REGULATIONS 1997: SCHEDULE 7 – CARAVAN PARKS AND CAMPING GROUNDS

At the Committee Meeting held on 21 May 20147 it was resolved that the regulatory environment of caravan parks be noted. This agenda item is now completed.

7.3 DISCUSS PROPOSED STAGING AND EXTENT OF CARAVAN PARK DEVELOPMENT

The Brighthouse Plan outlines the potential for staging to occur. The availability of funding may require the need for any upgrading to be staged, but also worthy of consideration is the cost/benefit outcomes which might promote an upgrade occurring as one continuous project (for example, improving the power supply will solve the power problems presently existing, but may not allow for increased patronage if there are other restrictors, like inadequate water supply or there are waste water disposal restrictions).

At the Committee meeting held on 21 May 2014 it was agreed that the upgrading and redevelopment of the caravan park be designed so it can be undertaken in stages, thus minimising the impacts upon residents, and providing an affordable annual program for the Shire of Ashburton to follow. Both the Committee Chair and the CEO have met with the Shire's project managers (HQ Management - Mr Andrew Harvey) and HQ Management is progressing a program of redevelopment for the Committee's review.

7.4 REVIEW INFORMATION REGARDING THE CARAVAN AND CAMPING ACTION PLAN PROVIDED BY TOURISM WA

The Tourism WA Action Plan is provided for the Committee's information as it highlights the State's priorities in regard to inter alia, caravan parks in the Pilbara.

One of the Committee's specific terms of reference is to recommend to Council on the matter of external funding opportunities. Also attached is clarification on the subject of funding availability to the Shire for the Ocean View Caravan Park upgrade. Unfortunately, the availability of funding information has been unclear from past discussions between the Shire and Tourism WA and this latest email specifically highlights the applicable inclusions/exclusions.

At the Committee Meeting held on 21 May 2014 it was resolved:

a) The Hon Brendon Grylls MLA be asked to pursue a change to current Tourism WA funding limitations for caravan park upgrades, to allow local government managed caravan parks,

like the Ocean View Caravan Park in Onslow, to access recently announced funding opportunities.

b) That any grant opportunities that become available, be pursued, to minimise the Shire's redevelopment cost commitment.

A copy of the correspondence sent to the Hon Brendon Grylls MLA is attached. No response was received at the time of the Agenda's preparation.

ATTACHMENT 7.4

7.5 OPPORTUNITY FOR FURTHER SUPPORT FROM CONSULTANTS: A) BRIGHTHOUSE CONSULTANTS, B) HESTER PROPERTY SOLUTIONS, C) TOURISM WA

The Committee after consideration of the issues, may wish to request the provision of advice from specialist consultants and/or government agencies.

At the Committee meeting held on 21 May 2014 it was resolved:

a) The Shire's contract project managers be requested to meet with the Committee, to enable an overall design to be progressed and the redevelopment implementation planning to commence.

b) The President and CEO endeavour to meet with the project managers prior to the next Committee meeting, in an effort to brief the consultants on the proposals of the Shire.

HQ Management has been briefed on the background and requirements for the redevelopment of the Ocean View Caravan Park, and arranged to meet with the Shire President on site during the week commencing 30 June 2014. HQ Management have been requested to provide a proposed brief for submission to the Committee for their review.

This agenda item is now considered completed and future discussions will occur as part of agenda item 7.3.

7.6 ALLOCATION OF $200,000 IN 2013/14 BUDGET TOWARD PURCHASE OF A MANAGER'S HOUSE

The Council has allocated within its current budget, $200,000 for a Caravan Park Manager's residence. One of the Committee's specific terms of reference is to recommend to Council on the question of allocating the $200k in the budget on the purchase of a manager's house.

At the Ocean View Caravan Park held on 15 April 2014 the Committee resolved that officers were to provide examples of designs of a manager's residence within the $200k budget allocation.

Copies of some transportable residential plans were presented at the Committee Meeting, along with estimated construction costs, transport, connections and other building fees to complete the residence. A major barrier to address is the power supply, which is already inadequate for the park's users. The improvement of this service will be necessary prior to the house being positioned, but the option of utilising the independent lot (Lot 312) owned freehold by the Shire could be used, which is serviced directly from the supply grid (water, power, etc).

At the Committee meeting held on 21 May 2014, the committee resolved:

a) That caravan park funding allocated within the 2013/14 budget be carried over to the 2014/15 financial year budget.

b) That the 2014/15 annual budget, and future budgets as required, incorporate suitable sums to enable the caravan park's upgrade redevelopment to occur in a staged process.

The proposed 2014/15 budget includes an allocation of $2 million from the Infrastructure Reserve for upgrades to the Caravan Park.

This agenda item is now considered completed and future discussions will occur as part of agenda item 7.3.

7.7 INVESTIGATE OWNERSHIP OF THE THIRD PARTY LOT WITHIN THE EXISTING CARAVAN PARK

At the Committee Meeting held on 21 May 2014 it was resolved that:

a) Notes that the land ownership issues do not appear to be an impediment to the redevelopment proposal, but that as a matter of prudence, a formal title search be undertaken as part of the planning process.

b) For heritage, the "blockhouse building" be suitably retained in the overall redevelopment.

The title search has been conducted and there are no impediments to the development of the park. This agenda item is now completed.

7.8 TOURISM PLANNING UPDATE

In September 2002, the Tourism Planning Taskforce was established to examine issues surrounding the trends of introducing residential components to tourism development on tourist zoned land and the strata titling of tourism developments. The Taskforce recommended an increased focus on land use planning for tourism, formulated at a regional and local level. The Taskforce also recommended a State framework that recognised the high value the community places on important sites, and emphasised the continuing use of these for tourism purposes.

The Tourism Planning Taskforce Report was endorsed by the Western Australia Planning Commission (WAPC) and that State Government in January 2006. It has subsequently undergone two reviews and the most recent version was adopted by the WAPC in January 2013. The guidelines have been produced to provide further assistance to local governments in preparing the tourism component of a local planning strategy. Attached is WAPC Planning Bulletin 49/2014 – Caravan Parks and the May 2014 Tourism Planning Guidelines.

For the Committee's consideration.

ATTACHMENT 7.8A
ATTACHMENT 7.8B

7.9 CONSULTATION PAPER ON THE REVIEW OF THE CARAVAN PARKS AND CAMPING GROUNDS ACT 1995

As part of implementing Recommendation One of the Western Australian Caravan and Camping Action Plan 2013-2018, the Department of Local Government and Communities has released a consultation paper to facilitate the development of new caravan parks and camping grounds

legislation. The consultation period runs from 30 May until 1 September 2014. The consultation paper and feedback form are attached.

For the Committee's consideration.

ATTACHMENT 7.9A
ATTACHMENT 7.9B

7.10 RECOMMENDATIONS TO COUNCIL

The timing of the Committee meetings is anticipated to generally be the day preceding the monthly Council meeting. In order to expedite Council consideration of the Committee's recommendations (the Committee has no delegated authority) it is suggested the Committee recommendations for each of the above headings be accumulated under one heading, in order that this portion of the Committee Minutes can be quickly prepared and presented to the following day's Council meeting (noting that the formal minutes will be presented to Council in the next month's Council agenda).

Committee Recommendation

MOVED: Cr Thomas **SECONDED: Cr Eyre**

Agenda Items:

7.1 REVIEW OF OCEAN VIEW CARAVAN PARK DRAFT MASTER PLAN PREPARED BY BRIGHTHOUSE CONSULTANTS (February 2013)
This agenda item is now considered completed and future discussions will occur as part of agenda item 7.3.

7.3 DISCUSS PROPOSED STAGING AND EXTENT OF CARAVAN PARK DEVELOPMENT
The Committee notes that HQ Management will attend the August meeting in Onslow and present a draft development proposal to the Committee – This will now incorporate 7.1 7.5 & 7.6

7.4 REVIEW INFORMATION REGARDING THE CARAVAN PARK AND CAMPING ACTION PLAN PROVIDED BY TOURISM WA
The Committee notes that a reply has not been received from Hon Brendon Grylls MLA, and requests the CEO to write to the Minister for Tourism and Minister for Regional Development.

7.5 OPPORTUNITY FOR FURTHER SUPPORT FROM CONSULTANTS: A) BRIGHTHOUSE CONSULTANTS, B) HESTER PROPERTY SOLUTIONS, C) TOURISM WA
This agenda item is now considered completed and future discussions will occur as part of agenda item 7.3.

7.6 ALLOCATION OF $200,000 IN 2013/14 BUDGET TOWARD PURCHASE OF A MANAGER'S HOUSE
The Committee has reviewed examples of designs provided at the May Committee Meeting and proposes that the 'Wisteria' design facility by Kent Corporation be used as a guiding design for the manager's residence/office, and be referred to HQ Management for inclusion in the development proposal. This agenda item is now considered completed and future discussions will occur as part of agenda item 7.3.

7.8 TOURISM PLANNING UPDATE
The Committee notes the Tourism Planning Update.

7.9 CONSULTATION PAPER ON THE REVIEW OF THE CARAVAN PARKS AND CAMPING GROUNDS ACT 1995

The Committee notes the consultation taking place and resolves not to prepare a submission.

CARRIED 3/0

8. NEXT MEETING

The next Ocean View Caravan Park Committee will be held on Wednesday 20 August 2014 at 8.00am in Onslow.

9. CLOSURE OF MEETING

The Chairperson closed the meeting at 4.28pm

Policy No: CORP_GOV **ELM07**

Policy Name:	**CONDUCT OF PUBLIC QUESTION TIME**
File No:	ELM07 LE.LL.10.00 (superseded)
Policy Purpose:	To outline the procedure for the conduct of public question time at ordinary and special meetings of council and to any committee that is open to the public.
Principles / Framework	Governance and Leadership
Application:	All Elected Members
Statutory Environment:	Local Government Act 1995 s5.24 – Question Time for Public Shire of Ashburton Standing Orders Local Law 2012
Minute Number:	Not Applicable
Approval Date:	Adopted at Ordinary Meeting of Council 20 April 1999 Reviewed at Ordinary Meeting of Council 19 February 2008 Reviewed at the Ordinary Meeting of Council 5 June 2013 Reviewed at the Ordinary Meeting of Council 20 August 2014

Public Question Time

The procedures for Public Question Time is set out in the Shire of Ashburton Standing Orders.

A provision for public question time is made at each meeting of Council, and at Committees that are open to the public.

On attendance at a Meeting, members of the public are required to be provided with the guidance document *Protocols - Public Question Time – Council Meetings (Governance Policy ELM07),* attached to this policy, which gives information on the conduct of Public Question Time.

Members of the public are required to submit their public questions in writing, preferably on the *Public Question Form (Governance Policy EML07*), attached to this policy. Public Question forms are to be available on the Shire website (www.ashburton.wa.gov.au), and at the venue of the Council/Committee Meeting immediately prior to meetings.

Question time is reserved for genuine questions only and is not intended to be used for the making of statements. Questions should ideally be submitted as early as possible prior to the meeting to enable research to be undertaken, thus enabling the most comprehensive response possible to be provided and avoiding the need to take the question(s) on notice.

[Signature]	[Print Name]
Signed	**Shire President**

Monitor and Review:	**Executive Officer CEO**
Last Review Date	5 June 2013
Next Review Date	**2 August 2016**

This policy is to remain in force until otherwise determined by the Council or superseded.

PROTOCOLS
PUBLIC QUESTION TIME – SHIRE OF ASHBURTON MEETINGS
(Governance Policy ELM07)

This information is provided to assist members of the public attending Meetings.

Important Points:

- The Public are most welcome at Shire of Ashburton Meetings. You are permitted to come and go from the meeting as you wish.

- The Local Government Act 1995 and Council Meeting Agenda specifically allow for "Question Time for the Public" (Committee Meeting's with delegated authority also have a question time).

- Question Time will be held in accordance with the legislated period of up to 15 minutes. You may submit questions for consideration at any relevant Council/Committee Meeting. Public Question Time is declared closed following the expiration of the allocated 15 minute time period, or earlier if there are no further questions. The Council by resolution though, may extend public question time after the minimum time for questions has elapsed, if required.

How to Submit a Public Question:

1. Public Questions are to be submitted on the **Public Question Form**.

2. You are entitled to ask up to two questions before other Members of the public will be invited to ask their questions.

3. If possible one Public Question Form per question / subject matter should be submitted.

4. If multiple pages are to be submitted, one Public Question Form should be attached to the front of the questions.

5. In order to have the most comprehensive answer provided, meeting attendees are encouraged to submit Public Question five working days prior to the Meeting by:

   - Email to Public.Questions@ashburton.wa.gov.au
   - Fax to the CEO on 9189 2252
   - Post to the CEO, Shire of Ashburton, PO Box 567 Tom Price WA 6751
   - Or via the website; www.ashburton.wa.gov.au

   Or alternatively you can submit your question by:

   - Placing the Public Question Form in the Question Tray on the day of the Meeting, at least ***15 minutes*** prior to the commencement of the Meeting.

6. Public Question forms are available on the Shire website (www.ashburton.wa.gov.au), and at the venue of the Council/Committee Meeting immediately prior to meetings.

7. To enable sufficient time for research, Public Questions (particularly complex questions requiring research) should be submitted at least 5 working days prior to the Council/Committee Meeting via email, mail, fax, Shire of Ashburton website or in person.

8. Members of the public are required to include their name, residential address and other contact details on the Public Question form. This information assists Administration with responding to Public Questions in a timely manner.

9. If the member of the public is unable to provide the question in writing, a Council employee will assist.

Guidance for Members of Public during Public Question Time at Council Meeting:

1. Members of the public will be invited to ask their question by the Chairperson, and are to follow directions in respect to time allocated. All questions are to be directed to the Presiding Member.

2. Any person asking a question will (if able) stand to give their name and read out the question and will be seated immediately on either the completion of the question or at the Chairperson's instruction.

3. Members of the public should not address elected members or officers individually unless invited to do so.

4. You are entitled to ask up to two questions before other members of the public will be invited to ask their questions. You shall have two minutes to submit a question.

5. The Chairperson may, at their discretion;
    a. Nominate a Member of the Council or an Officer to answer the question.
    b. Take a question on notice. In this case a written response will be provided as soon as possible and a summary of the response will be included in the agenda of the next appropriate meeting of the Council.
    c. Take written questions as correspondence and arrange for them to be responded to as normal business correspondence.
    d. Make a determination where there is concern about a question being offensive or defamatory, or where the person is making a statement (provided that all reasonable steps have been taken to phrase the matter into a reasonable question) that such questions will not be accepted or published.
    e. Decide that a public question shall not be responded to where the same or similar question was asked at a previous meeting, and answered.

6. Public Question Time is available only for asking questions and not for making statements. Any preamble to enable an understanding of the question should be minimised.

7. Please note that no debate or discussion will be permitted on any question or answer.

8. Members of the public are requested to respect the rights of others to speak and should not ask questions of or interrupt any other person asking a question or making a presentation.

9. Where an answer to a question is given at a meeting, a summary of the question and the answer is included in the minutes.

PUBLIC QUESTION FORM
(Governance Policy ELM07)

Public Questions (particularly complex questions requiring research) should be submitted 5 working days prior to the Meeting, either by:

- Email to; Public.Questions@ashburton.wa.gov.au
- Fax to the CEO on 9189 2252
- Post to the CEO, Shire of Ashburton, PO Box 567 Tom Price WA 6751
- Or via the website; www.ashburton.wa.gov.au

Or alternatively:

- Placing the Public Question Form in the Question Tray on the day of the Meeting, at least ***15 minutes*** prior to the commencement of the Meeting.

Note:

If possible one Public Question Form per subject matter should be submitted.

If multiple pages are to be submitted, one Public Question Form should be attached to the front of the questions.

Name: _____
Address: _____
Email:_____

Question:

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Policy **No: CORP_ORG**

Policy Name:	**REC08 COMMUNITY DONATIONS, GRANTS AND FUNDING POLICY**
File No:	**REC08** **OR.CM1**
Policy Purpose:	**To provide compliance with the Local Government Act 1995** **To outline the criteria for offering not-for-profit community, sporting, cultural and service groups and associations, and individuals financial assistance to deliver high quality programs, community events, facilities and/or services that directly benefit the residents of the Shire of Ashburton.** **To support community initiatives that strengthen the sense of community connectedness and sustainability in the Shire of Ashburton** **To enable the Shire to have a consistent and equitable approach in how it supports community and sporting groups** **To give clear guidelines, direction and information to community and sporting groups who wish to seek funding from the Shire of Ashburton**
Principles / Framework:	**Shire of Ashburton 10 Year Community Strategic Plan 2012 -2022 "Living Life"** **Goal 01- Vibrant and Active Communities** **Objective 01- Connected, Caring and Engaged Communities** **Objective 02- Active People, Clubs and Associations.**
Application:	**General public**
Statutory Environment:	**Section 6.7(2) Local Government Act 1995**
Minute No:	**11.11.28**
Approval Date:	**Adopted OCM 18 November 2008** **Reviewed OCM 16 July 2014** **Reviewed OCM 20 August 2014**

GENERAL CONDITIONS AND CRITERIA

- The applicant is to reside or operate within the Shire of Ashburton, OR be able to show a direct and substantial benefit to residents within the Shire of Ashburton
- Applications that are not connected with, and do not show direct benefit to, the Shire of Ashburton are unable to be considered
- Assistance is not available retrospectively
- All applications are to be in writing, and on the correct application form (Community Support Grants are to be submitted on SOA CD 039 Community Grants Application Form)
- Funds are to be used for the purpose for which they were approved
- Funds are to be used solely for the purpose of providing benefit to the residents of the Shire of Ashburton
- Due recognition is to be given to the Shire of Ashburton for its contribution towards the project/facility/activity/event
- Where required (Community Support Grants) applicants are to complete an acquittal report

AREAS OF ASSISTANCE

1. SMALL ASSISTANCE DONATIONS

- Small Assistance Donations may be provided for any purpose where an organisation/individual has not/could not otherwise have applied to the Shire of Ashburton for any other form of donation.
- Applicants may apply more than once in a financial year providing the total amount requested/donated does not exceed $500 (this includes cash and in-kind support such as donated venue hire)
- Applications can be submitted at any time, in writing, and can take up to 4 weeks to be processed – applicants are to allow sufficient time for this processing as donations are not approved retrospectively
- Donations for assistance with administrative and day-to-day running of groups and organisations are unable to be considered
- Local schools may apply for Small Assistance Donations
- If requested, financial statements showing that the donation was spent in accordance with the request are to be produced.

2. COMMUNITY SUPPORT GRANTS

- Applications are to be made on the relevant application form (SOA CD 039) available from the Shire/Community Development Offices
- Applications can be for cash and/or in-kind contributions as long as the total amount is no more than $2,500
- Funding is only available to incorporated community and sporting organisations
- Identified annual, town wide, signature events/organisations (including the Onslow Rodeo, Robe River Pannawonica Rodeo, Pannawonica Gala and Paraburdoo Red Dirt Rocks Committee) are eligible to apply for up to $5,000
- Applications are to be received before the advertised closing date. Late applications are unable to be considered
- Applicants can apply more than once each financial year as long as the total amount is less than $2,500 (this includes cash and in-kind donations such as venue hire)
- Applications are to be completed in full and signed by an Officer Bearer
- There are two funding rounds offered each year one in July (closing August) for projects from September to April, and one in February (closing March) for projects from April to August
- Applications are assessed by a panel consisting of one senior community development staff member and at least 2 Councillors, each from different wards.

- As part of the application process, applicants agree to submit an acquittal report, using the template SOA CD 041, within 4 weeks of the completion of the event/activity, containing
  - A detailed budget signed by the Treasurer and President of the organisation
  - An evaluation of the event/activity
  - Proof that the grant was expended according to the approved application
- Applications for events that could **not** have reasonably been anticipated within the advertised funding rounds are to be considered under Delegation
- Applications that could have been anticipated within the advertised funding rounds are unable to be considered (applicants in these situations are welcome to apply for a Small Assistance Donation)
- Decisions to allocate funding to a project is based on the following criteria
  - The extent to which the project directly benefits the residents of the Shire of Ashburton
  - Funding and/or contributions from other sources
  - Value for money

3. DONATIONS TO SCHOOLS

- The Shire of Ashburton is committed to supporting local schools and automatically makes an annual donation to each school, within its boundaries, using the following calculation
  - Base amount of $1,000
  - Plus $1.00 for each high school student (Includes Year 7 students)
  - Plus $0.70 for each primary school student (excludes Year 7 students)
  - Plus $0.20 for each pre-primary student
- Student numbers are calculated using figures from the Department of Education
- Donations are paid in May each year
- Schools who receive a donation under this policy are also eligible to apply for Small Assistance Donations (eg for hire of venue for school functions, special events, or donations towards student prizes)

[Signature] **Signed**	[Print Name] **Shire President**
Monitor and Review:	**Executive Manager, Community Development**
Last Review Date	OCM 16 July 2014
Next Review Date	October 2016

This policy is to remain in force until otherwise determined by the Council or superseded.

SHIRE OF ASHBURTON

MONTHLY STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2013 TO 30 JUNE 2014

TABLE OF CONTENTS

SHIRE OF ASHBURTON

STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2013 TO 30 JUNE 2014

	NOTE	June 2014 Actual $	June 2014 Y-T-D Budget $	2013/14 Revised Budget $	2013/14 Adopted Budget $	Variances Actuals to Budget $	Variances Actual Budget to Y-T-D %	
Operating								
Revenues/Sources								
Governance		5,129,459	1,326,807	1,326,807	1,045,749	3,802,652	286.60%	▲
General Purpose Funding		2,665,997	2,606,902	2,606,902	2,777,390	59,096	2.27%	
Law, Order, Public Safety		553,044	228,412	228,412	113,650	324,632	142.13%	▲
Health		252,112	272,500	272,500	238,006	(20,388)	(7.48%)	
Education and Welfare		1,630,948	1,701,500	1,701,500	1,836,000	(70,552)	(4.15%)	
Housing		309,807	845,683	845,683	771,364	(535,876)	(63.37%)	▼
Community Amenities		4,288,173	4,490,904	4,490,904	5,070,768	(202,731)	(4.51%)	
Recreation and Culture		5,562,971	6,067,254	6,067,254	5,760,257	(504,283)	(8.31%)	
Transport		20,205,291	24,016,112	24,016,112	20,779,522	(3,810,821)	(15.87%)	▼
Economic Services		6,395,161	6,495,131	6,495,131	7,139,983	(99,970)	(1.54%)	
Other Property and Services		6,234,022	7,176,482	7,176,482	11,808,775	(942,460)	(13.13%)	▼
		53,226,985	55,227,687	55,227,687	57,341,464	(2,000,702)	(3.62%)	
(Expenses)/(Applications)								
Governance		(4,528,428)	(4,351,116)	(4,351,116)	(4,419,043)	(177,312)	(4.08%)	
General Purpose Funding		(126,113)	(150,494)	(150,494)	(148,180)	24,381	16.20%	▼
Law, Order, Public Safety		(1,034,019)	(1,009,916)	(1,009,916)	(920,902)	(24,103)	(2.39%)	
Health		(765,962)	(815,270)	(815,270)	(797,405)	49,308	6.05%	
Education and Welfare		(395,996)	(531,316)	(531,316)	(611,387)	135,320	25.47%	▼
Housing		(728,315)	(738,099)	(738,099)	(606,923)	9,784	1.33%	
Community Amenities		(5,019,219)	(5,937,990)	(5,937,990)	(6,471,141)	918,771	15.47%	▼
Recreation & Culture		(5,858,335)	(6,050,028)	(6,050,028)	(6,530,279)	191,693	3.17%	
Transport		(8,286,721)	(9,544,848)	(9,544,848)	(9,989,080)	1,258,127	13.18%	▼
Economic Services		(3,494,949)	(3,541,184)	(3,541,184)	(2,426,664)	46,235	1.31%	
Other Property and Services		(6,086,420)	(5,894,757)	(5,894,757)	(10,604,069)	(191,663)	(3.25%)	
		(36,324,477)	(38,565,018)	(38,565,018)	(43,525,073)	2,240,541	(5.81%)	
Net Operating Result Excluding Rates		16,902,508	16,662,668	16,662,668	13,816,391	239,840	1.44%	
Adjustments for Non-Cash (Revenue) and Expenditure								
(Profit)/Loss on Asset Disposals		(3,951,981)	(4,526,636)	(4,526,636)	(4,697,127)	574,655	12.69%	▼
Movement in Leave Reserve (Added Back)		7,822	0	0	0	7,822	0.00%	
Movement in Deferred Pensioner Rates/ESL (non-current)		0	0	0	0	0	0.00%	
Movement in Employee Benefit Provisions (non-current)		(6,603)	0	0	0	(6,603)	0.00%	
Adjustment for Rounding		(4)	0	0	0	(4)	0.00%	
Depreciation on Assets		7,843,834	7,889,825	7,889,825	7,887,072	(45,991)	0.58%	
Capital Revenue and (Expenditure)								
Purchase Land Held for Resale		(370,204)	(1,682,000)	(1,682,000)	(1,818,500)	1,311,796	77.99%	▼
Purchase Land and Buildings		(4,177,699)	(6,583,231)	(6,583,231)	(8,654,385)	2,405,532	36.54%	▼
Purchase Furniture and Equipment		(162,744)	(278,100)	(278,100)	(515,451)	115,356	41.48%	▼
Purchase Plant and Equipment		(1,441,202)	(1,832,190)	(1,832,190)	(1,469,228)	390,988	21.34%	▼
Purchase Infrastructure Assets - Roads		(1,126,461)	(3,327,724)	(3,327,724)	(3,937,592)	2,201,263	66.15%	▼
Purchase Infrastructure Assets - Footpaths		0	0	0	(1,162,770)	0	0.00%	
Purchase Infrastructure Assets - Drainage		(51,132)	(670,000)	(670,000)	(670,000)	618,868	92.37%	▼
Purchase Infrastructure Assets - Parks & Ovals		(308,677)	(601,835)	(601,835)	(812,500)	293,158	48.71%	▼
Purchase Infrastructure Assets - Aerodromes		(15,873,005)	(17,562,261)	(17,562,261)	(15,226,121)	1,689,256	9.62%	
Purchase Infrastructure Assets - Other		(1,525,747)	(3,341,577)	(3,341,577)	(3,846,626)	1,815,830	54.34%	▼
Proceeds from Disposal of Assets		5,018,423	5,589,992	5,589,992	5,396,000	(571,569)	(10.22%)	▼
Repayment of Debentures		(1,556,915)	(1,556,914)	(1,556,914)	(1,556,915)	(1)	(0.00%)	
Proceeds from New Debentures		225,000	225,000	225,000	0	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)		(16,823,214)	(8,334,000)	(8,334,000)	(5,934,000)	(8,489,214)	(101.86%)	▲
Transfers from Restricted Asset (Reserves)		2,912,588	4,876,538	4,876,538	4,924,038	(1,963,950)	(40.27%)	▼
ADD Net Current Assets July 1 B/Fwd		153,995	3,039,866	3,039,866	3,039,866	(2,885,871)	94.93%	
LESS Net Current Assets Year to Date		10,251,391	3,365,749	3,365,749	(20,000)	6,885,642	204.58%	
Amount Raised from General Rates		(24,562,809)	(15,378,328)	(15,378,328)	(15,217,848)	(9,184,481)	59.72%	

SHIRE OF ASHBURTON

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2013 TO 30 JUNE 2014

	2012/13 B/Fwd Per 2013/14 Budget $	2012/13 B/Fwd Per Financial Report $	June 2014 Actual $	
NET CURRENT ASSETS				
Composition of Estimated Net Current Asset Position				
CURRENT ASSETS				
Cash - Unrestricted	33,252	219,020	6,906,378	*
Cash - Restricted Unspent Grants	1,942,555	1,715,278	1,942,555	*
Cash - Restricted Unspent Loans	1,516,777	1,522,742	1,518,933	
Cash - Restricted Reserves	9,996,395	9,996,395	23,907,021	**
Rates - Current	207,740	237,496	498,010	
Sundry Debtors	6,234,884	5,972,993	3,812,290	
Accrued Income	4,711,901	2,437,533	110,225	
Payments in Advance	0	53,978	0	
GST Receivable	715,933	1,338,117	117,492	
Provision For Doubtful Debts	(54,157)	(76,171)	(65,283)	
Inventories	117,303	156,559	156,559	
	25,422,583	23,573,940	38,904,180	
LESS: CURRENT LIABILITIES				
Sundry Creditors	(11,001,855)	(11,074,647)	(3,529,319)	
Accrued Expenditure	(234,697)	(590,448)	(142,000)	
PAYG Payable	(18,298)	(248,845)	(208,546)	
Payroll Creditors	(36,612)	0	0	
Withholding Tax Payable	(4,150)	0	0	
GST Payable	(66,816)	(603,173)	(2,329)	
Other Payables	(39,405)	(59,350)	(106)	
Restricted Funds	0	0	0	
Accrued Interest on Debentures	(30,000)	(29,496)	(30,000)	
Accrued Salaries and Wages	(340,000)	(300,935)	(287,096)	
Current Employee Benefits Provision	(923,151)	(825,318)	(862,856)	
Current Loan Liability	(390,982)	(1,556,916)	(1,540,356)	
	(13,085,966)	(15,289,128)	(6,602,608)	
NET CURRENT ASSET POSITION	12,336,617	8,284,812	32,301,572	
Less: Cash - Reserves - Restricted	(9,996,395)	(9,996,395)	(23,907,021)	
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	308,662	308,662	316,484	
Add Back : Current Loan Liability	390,982	1,556,916	1,540,356	
ESTIMATED SURPLUS/(DEFICIENCY) C/FWD	3,039,866	153,995	10,251,391	

Investment Accounts Balance		$
Restricted Cash Reserve	**	13,390,157
Muni Business Cash Reserve	*	3,000,000
Short Term Investment		8,900,000

SHIRE OF ASHBURTON
FOR THE PERIOD 1 JULY 2013 TO 30 JUNE 2014
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
Insurance Claim for Onslow Admin Building fire settled in late March, a lump payment of $4.7m received from LGIS.

Law, Order, Public Safety - Variance above budget expectations
Unbudgeted replacement of fire vehicle from FESA - value of vehicle also recognised as donation income.

Housing - Variance below budget expectations
Income expected from sale of vacant block on Hedditich Street in Onslow did not occur this financial year, carried over to 2014/15 year.

Transport - Variance below expectations.
Budgeted income for Onslow Airport Terminal construction not received this year. Pending approval of PIP finalisation, expect funds to be released first quarter of the new financial year.

Other Property & Services - Variance below budget expectations
Onslow Airport Camp income was lower than budget for the year due to under utilising of the accommodation facility.
Nameless Valley Camp income lower than budget for the year due to Rio Tinto relocating its transportable accommodation. Reduction in use of accommodation facility by contractors meant low income generated.

REPORTABLE OPERATING EXPENSE VARIATIONS

General Purpose Funding - Variance below budget expectations
Lower than expected admin allocations combined with delayed invoices for rating services provided by ITVision.

Education and Welfare - Variance below budget expectations
Lower spendings in both Eastern and Western sector youth activities due to under fundingin for 13/14 year.

Community Amenities - Variance below budget expectations
Under spending in all refuse sites, mainly Onslow Tip delayed for planned inspection.

Transport - Variance below budget expectations
Expenditure on road and foothpath maintenance works in Tom Price and Paraburdoo been lower than budget due to shortage of Shire Staff to maintain roads and footpaths.
Spending did not occur per budget for flood damage work due to funding availabilty.
Staff recruitment for Onslow Airport delayed till work on Terminal is completed in the new year 14/15.

REPORTABLE NON-CASH VARIATIONS

Profit/Loss On Asset Disposals
Profit on sale of assets below budget for the year due to deferred sale of Hedditich block in Onslow.

REPORTABLE CAPITAL EXPENSE VARIATIONS

Purchase of Land Held for Resale - Variance below budget expectations.
Expenditure budgeted for Tom Price Industrial & Residential land development partly progressed in the year, work carried over to new financial year.
Design and planning expenses for Onslow Industrial land commenced in line with budget, installation of services have not fully expended in the year and planned to be completed in 14/15 year.

Purchase of Land & Buildings - Variance below budget expectations.
Project initiation and concept design work had progressed in the year for Paraburdoo Child Care Facility. Construction work to commence in next year.
Other projects budgeted for 13/14 year did not commence and carried over to new year, includes Oceanview Caravan Park managers residence and Club & Facility support in Tom Price.

Purchase of Furniture & Equipment - Variance below budget expectations.
Planned expenditure for installation of CCTV in Tom Price & Paraburdoo been delayed and carried over to new year.
Under spending on purchase of office furniture and equipment in the year.

Purchase of Plant & Equipment - Variance below budget expectations.
Forecasted expenditure for two heavy plant purchases and a caravan trailer have been delayed, carried over to next year 14/15.

Purchase of Infrastructure Assets Roads - Variance below budget expectations.
Expenditure on road construction mainly works on Banjima Drive commenced in last quarter of the year and planned to to be completed in 14/15 year.

Purchase of Infrastructure Drainage - Variance below budget expectations.
Works Prog Paraburdoo Urban Drainage Reconstruct - work carried over to next year 14/15.

Purchases of Parks & Ovals - Variance below budget expectations.
Budgeted expenditure for Onslow Waste Water Re-use scheme did not occur in the year due to funding availability.
Work on RSL memorial in Tom Price deferred to 14/15 year.
Underspending on work budgeted for Tom Price Skate Park.

Purchase of Aerodromes - Variance above budget expectations.
Expenditure on Onslow Airport project work mainly terminal construction and screening equipment/converyor have been under budget in the year, carried over to next year for completion.

SHIRE OF ASHBURTON
FOR THE PERIOD 1 JULY 2013 TO 30 JUNE 2014
Report on Significant variances Greater than 10% and $20,000

Purchase of Infrastructure Assets Other - Variance below budget expectations.

Paraburdoo Town Redevelopment work under budget this year, work still progressing and expected to be completed in 14/15 year.
Tom Price/Paraburdoo Cricket Nets projects work planned for July/August of new financial year.
Four Mile Creek upgrade under budget due to funding availability.

REPORTABLE CAPITAL INCOME VARIATIONS

Proceeds from Disposal of Assets Variance below expectations.

Budgeted sale of vacant block on Hedditich Street in Onslow did not occur this financial year, expected to be disposed in 14/15 year.

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

Couple of unbudgeted transfers to reserve occurred in the year including insurance payment received for Onslow admin building, unspent grants & contributions received for projects that will commence in 2014/15 year.

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

Expected transfer from Reserves did not occur due to delay in commencement of projects combined with underspending.

Acquisitions of Assets

Capital Expenditure Progress Report at 30 June 2014

GL	Job	Description	Original Budget	Current Budget	Budget YTD	Spending YTD	Remaining Budget
OFFICE OF CEO							
Staff Housing							
097803	BC100	CAP - Airport House Onslow	0.00	0.00	0.00	0.00	0.00
097803	BC109	CAP - 335 First Ave Onslow	40,000.00	26,500.00	26,500.00	26,388.82	111.18
097803	BC127	CAP - 325 Third Ave Onslow	5,500.00	0.00	0.00	0.00	0.00
097803	BC136	CAP - 583 Third Ave Onslow	45,000.00	30,500.00	30,500.00	30,374.75	125.25
097803	BC142	CAP - 585 Third Ave Onslow	0.00	0.00	0.00	0.00	0.00
097803	BC163	CAP - 565 Brockman Ave Paraburdoo	2,500.00	1,500.00	1,500.00	0.00	1,500.00
097803	BC166	CAP - 571 Brockman Ave Paraburdoo	2,500.00	2,500.00	2,500.00	0.00	2,500.00
097803	BC169	CAP - 172 Hardy Ave PAraburdoo	32,500.00	20,000.00	20,000.00	17,402.23	2,597.77
097803	BC172	CAP - 39 Joffre Ave Paraburdoo	7,500.00	1,000.00	1,000.00	0.00	1,000.00
097803	BC175	CAP - 586 King Ave Paraburdoo	12,500.00	12,500.00	12,500.00	12,525.10	(25.10)
097803	BC178	CAP - 516 Lockyer Ave Paraburdoo	27,500.00	25,000.00	25,000.00	3,122.81	21,877.19
097803	BC181	CAP - 556 Margaret Ave Paraburdoo	2,500.00	1,499.00	1,500.00	0.00	1,499.00
097803	BC184	CAP - 90 Pilbara Ave Paraburdoo	2,500.00	1,000.00	1,000.00	0.00	1,000.00
097803	BC187	CAP - 56 Whaleback Ave Paraburdoo	22,500.00	22,500.00	22,500.00	27,007.98	(4,507.98)
097803	BC195	CAP - 398 Acalypha St Tom Price	0.00	0.00	0.00	0.00	0.00
097803	BC213	CAP - 178 Cassia St Tom Price	0.00	5,000.00	5,000.00	5,159.42	(159.42)
097803	BC216	CAP - 126 Cedar St Tom Price	0.00	3,400.00	3,400.00	3,429.91	(29.91)
097803	BC219	CAP - 215 Grevillea St Tom Price	10,000.00	8,000.00	8,000.00	8,107.69	(107.69)
097803	BC225	CAP - 1104B Jabbarup St Tom Price	0.00	49,000.00	49,000.00	71,732.25	(22,732.25)
097803	BC237	CAP - 17 Lilac St Tom Price	12,500.00	12,500.00	12,500.00	12,944.82	(444.82)
097803	BC240	CAP - 22 Lilac St Tom Price	15,000.00	1,000.00	1,000.00	0.00	1,000.00
097803	BC246	CAP - 758 Mungarra St Tom Price	0.00	0.00	0.00	0.00	0.00
097803	BC249	CAP - 98 Oleander St Tom Price	10,000.00	10,000.00	10,000.00	12,478.94	(2,478.94)
097803	BC252	CAP - 61 Pine St Tom Price	10,000.00	5,500.00	5,500.00	8,492.71	(2,992.71)
097803	BC255	CAP - 261 Poinciana St Tom Price	0.00	21,000.00	21,000.00	0.00	21,000.00
097803	BC258	CAP - 498 Sirus St Tom Price	0.00	3,300.00	3,300.00	3,294.07	5.93
097803	BC261	CAP - 1152 Tarwonga Crt Tom Price	25,000.00	20,000.00	20,000.00	0.00	20,000.00
097803	BC270	CAP - 1143 Yanagin Pl Tom Price	15,000.00	15,000.00	15,000.00	7,947.23	7,052.77
097800	BN144	Lot 394 Third Ave Onslow	2,100,000.00	0.00	0.00	0.00	0.00
			2,400,500.00	**298,199.00**	**298,200.00**	**250,408.73**	**47,790.27**
Human Resources							
042125		Test & Tag Machine	0.00	8,000.00	8,000.00	7,686.00	314.00
			0.00	**8,000.00**	**8,000.00**	**7,686.00**	**314.00**
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	**2,400,500.00**	**306,199.00**	**306,200.00**	**258,094.73**	**48,104.27**

Acquisitions of Assets

Capital Expenditure Progress Report at 30 June 2014

GL	Job	Description	Original Budget	Current Budget	Budget YTD	Spending YTD	Remaining Budget
COMMUNITY DEVELOPMENT							
Care of Families & Children							
080300	BN455	Paraburdoo Child Care	1,500,000.00	1,799,999.50	1,799,999.50	15,194.75	1,784,804.75
			1,500,000.00	**1,799,999.50**	**1,799,999.50**	**15,194.75**	**1,784,804.75**
Cultural Activities (East)							
113004		Infrastructure - Christmas Decorations	17,000.00	17,548.00	17,548.00	17,547.72	0.28
113005		Furniture & Equipment	0.00	0.00	0.00	0.00	0.00
			17,000.00	**17,548.00**	**17,548.00**	**17,547.72**	**0.28**
Public Halls - Civic Centre, Pavillion							
110004		Furniture & Fittings	2,000.00	2,000.00	2,000.00	0.00	2,000.00
117323	BC325	CAP - Ashburton Hall Paraburdoo	55,917.00	55,655.00	55,655.00	50,035.73	5,619.27
117323	BC327	CAP - Civic Centre Area W Tom Price	12,483.00	14,481.84	14,481.84	30,401.84	(15,920.00)
117323	BC329	CAP - Community Centre (rear of library) Tom Price	150,955.00	150,955.00	150,955.00	71,973.77	78,981.23
			221,355.00	**223,091.84**	**223,091.84**	**152,411.34**	**70,680.50**
Foreshore Areas - Onslow							
112864	C010	Works Prog Beadon Bay Boat Ramp	0.00	0.00	0.00	0.00	0.00
112864	C012	Onslow Boardwalk - Refurbish	500,000.00	2,146.91	2,146.91	0.00	2,146.91
112860	C014	Osprey Nest	0.00	15,000.00	15,000.00	8,302.20	6,697.80
112860	C015	Front Beach Furniture	0.00	17,609.00	17,609.00	21,960.00	(4,351.00)
112860	GE015	Four Mile Creek Upgrade	204,800.00	497,999.99	497,999.99	219,601.36	278,398.63
			704,800.00	**532,755.90**	**532,755.90**	**249,863.56**	**282,892.34**
Swimming Pool - Tom Price							
113343	BC335	CAP - Vic Hayton Memorial Pool	36,769.00	36,768.84	36,768.84	29,781.27	6,987.57
116294		Office Equipment	600.00	600.00	600.00	0.00	600.00
			37,369.00	**37,368.84**	**37,368.84**	**29,781.27**	**7,587.57**
Swimming Pool - Paraburdoo							
112968	BC345	CAP - Paraburdoo Swimming Pool	2,305.00	2,305.00	2,305.00	0.00	2,305.00
			2,305.00	**2,305.00**	**2,305.00**	**0.00**	**2,305.00**
Recreation Centre Tom Price							
112855		Furniture & Equipment	0.00	0.00	0.00	19,043.67	(19,043.67)
			0.00	**0.00**	**0.00**	**19,043.67**	**(19,043.67)**
Other Recreation & Sport							
112774	C035	Tom Price/ Parburdoo Cricket Nets	150,000.00	300,000.28	300,000.28	16,556.98	283,443.30
112774	C037	Meeka (Train) Park Construction	10,000.00	10,000.14	10,000.14	28,071.69	(18,071.55)
112774	C038	Bird Park, Tom Price	6,000.00	6,000.00	6,000.00	6,388.00	(388.00)
117343	BC352	CAP - Bowling Club/Fitness Building	0.00	368.58	368.58	10,180.26	(9,811.68)
117343	BC362	CAP - Sports Pavilion	0.00	0.00	0.00	0.00	0.00
117343	BC358	CAP - Tjilina No 2 Oval Willow Rd (Changerooms)	0.00	0.00	0.00	0.00	0.00
117343	BC366	CAP - Tennis Club Shelter	15,000.00	15,000.00	15,000.00	0.00	15,000.00
113018		Sporting Precinct Upgrade - Onslow	44,500.00	44,499.54	44,499.54	49,629.02	(5,129.48)
113228	BC375	CAP - Sports Pavilion De Grey Rd Paraburdoo	41,080.00	41,080.00	41,080.00	51,320.52	(10,240.52)
113228	BC377	CAP - Tennis Club Shelter Paraburdoo	0.00	0.00	0.00	0.00	0.00
113218	BC372	CAP - Multi-Purpose Building - Onslow	0.00	0.00	0.00	0.00	0.00
113014		Office Equipment	2,000.00	2,000.00	2,000.00	0.00	2,000.00
113230	BE352	Upgrade TP Gym & TP Bowling Club	55,275.00	55,275.49	55,275.49	33,452.74	21,822.75
113231	C070	Resurface Paraburdoo Tennis Courts	0.00	0.00	0.00	0.00	0.00
113234	C071	Sports Oval Shed Pannawonica	20,000.00	20,038.37	20,038.37	14,316.10	5,722.27
113234	C550	Paraburdoo New Sporting Building Feasibility Study	0.00	0.00	0.00	64,417.50	(64,417.50)
113234	GE023	Clem Thompson Oval Redevelopment	2,494,600.00	2,494,600.33	2,494,600.33	2,325,085.99	169,514.34
113234	GE024	Tom Price Sports Pavillion (New)	832,900.00	950,000.00	950,000.00	963,325.28	(13,325.28)
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	100,000.00	0.00	100,000.00
138101		Motor Vehicle Purchase	0.00	0.00	0.00	46,315.60	(46,315.60)
			3,771,355.00	**4,038,862.73**	**4,038,862.73**	**3,609,059.68**	**429,803.05**
Malls							
100050	C500	Paraburdoo Town Redevelopment	0.00	92,000.00	92,000.00	28,501.28	63,498.72
100050	C501	Paraburdoo Town Redevelopment	0.00	250,000.00	250,000.00	228,702.73	21,297.27
100051	GE014	Paraburdoo Town Redevelopment	1,209,325.00	1,209,325.00	1,209,325.00	227,118.22	982,206.78
100051	GE028	Para Town Revitalisation - Rio Projects	380,000.00	380,000.01	380,000.01	260,170.36	119,829.65
100051	GE029	Para Town Revitalisation - Rio Projects	0.00	4,265.56	4,265.56	4,265.56	0.00
100051	GE032	Para Town Revitalisation - Rio Projects	0.00	6,618.00	6,618.00	16,374.09	(9,756.09)
130105	C064	Para Town Revitalisation - Rio Projects	30,000.00	30,000.00	30,000.00	0.00	30,000.00
130106	C301	Paraburdoo Car Park Works	20,000.00	20,000.00	20,000.00	10,950.91	9,049.09
130106	C302	Paraburdoo Car Park Works	0.00	75,000.00	75,000.00	49,848.00	25,152.00
130106	C303	Paraburdoo Car Park Works	0.00	15,000.00	15,000.00	10,119.90	4,880.10
130106	GE033	Paraburdoo Car Park Works	0.00	5,000.00	5,000.00	0.00	5,000.00
			1,639,325.00	**2,087,208.57**	**2,087,208.57**	**836,051.05**	**1,251,157.52**
Other Community Amenities							
051984	C060	CCTV Tom Price & Paraburdoo	75,000.00	38,000.00	38,000.00	162.77	37,837.23
100031	C072	Entry Statement Onslow	10,000.00	10,000.00	10,000.00	813.01	9,186.99
100031	C073	Entry Statement Paraburdoo	10,000.00	10,000.00	10,000.00	0.00	10,000.00
100028		Asset New Other Community Furniture & Equip	28,500.00	28,500.00	28,500.00	15,751.00	12,749.00
107303		CAP - Bldg Prog/Other Community Amenities	0.00	0.00	0.00	0.00	0.00
			123,500.00	**86,500.00**	**86,500.00**	**16,726.78**	**69,773.22**
Parks and Ovals							
112744	C031	Upgrade Peter Sutherland Oval, Paraburdoo	30,000.00	30,000.00	30,000.00	26,476.31	3,523.69
112874	C028	Works Prog Area W Retic Replacement	0.00	0.00	0.00	916.74	(916.74)
112874	C057	Water Cooler Paraburdoo Skate Park	0.00	0.00	0.00	491.65	(491.65)
112874	C059	Fencing Tom Price Lions Park	55,000.00	55,000.00	55,000.00	28,927.57	26,072.43
113019		RSL Memorial Park - Tom Price	52,500.00	52,500.00	52,500.00	0.00	52,500.00
113040		Playground Upgrade (All Towns)	200,000.00	200,000.00	200,000.00	182,491.52	17,508.48
112740	C051	Area W Oval Power Board Upgrade	0.00	11,835.45	11,835.45	0.00	11,835.45
112741	C024	Works Prog Lions Park Construct Dog Exercise Area	10,000.00	10,000.00	10,000.00	1,281.69	8,718.31
112741	C047	Skate Park Tom Price	0.00	77,500.00	77,500.00	17,500.00	60,000.00
112741	C049	Onslow Waste Water Re-Use Scheme	70,000.00	70,000.00	70,000.00	0.00	70,000.00
112741	C053	Area W Master Plan	350,000.00	50,000.00	50,000.00	1,800.00	48,200.00
112741	C079	Basketball Courts Onslow (New)	0.00	0.00	0.00	0.00	0.00
112741	C300	Tom Price Skate Park Softfall & Lights	100,000.00	99,999.98	99,999.98	79,127.43	20,872.55
			867,500.00	**656,835.43**	**656,835.43**	**339,012.91**	**317,822.52**

Acquisitions of Assets

Capital Expenditure Progress Report at 30 June 2014

GL	Job	Description		Original Budget	Current Budget	Budget YTD	Spending YTD	Remaining Budget
Library - Paraburdoo								
112714		Furniture & Fittings		16,000.00	16,000.00	16,000.00	0.00	16,000.00
113838	BC400	CAP - Library Building		8,123.00	8,123.00	8,123.00	0.00	8,123.00
				24,123.00	**24,123.00**	**24,123.00**	**0.00**	**24,123.00**
Library - Tom Price								
115164		Furniture & Fittings		7,850.00	3,000.00	3,000.00	0.00	3,000.00
				7,850.00	**3,000.00**	**3,000.00**	**0.00**	**3,000.00**
			Total	**8,916,482.00**	**9,509,598.81**	**9,509,598.81**	**5,284,692.73**	**4,224,906.08**

Acquisitions of Assets

Capital Expenditure Progress Report at 30 June 2014

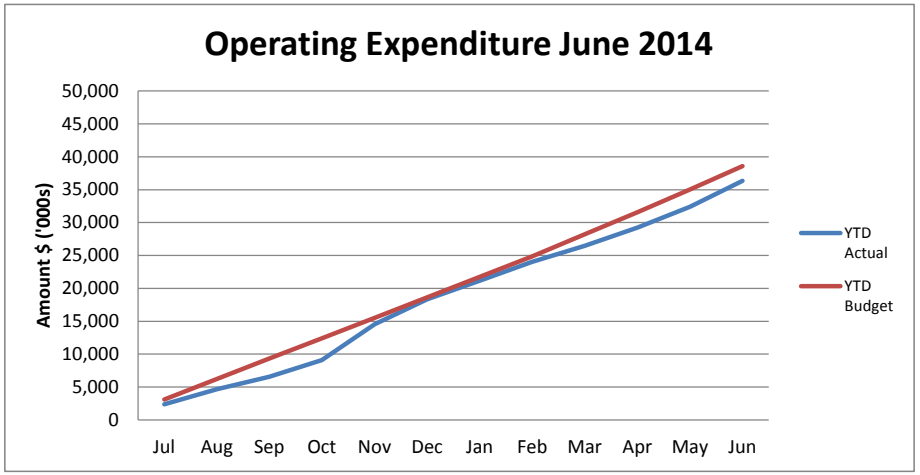
GL	Job	Description	Original Budget	Current Budget	Budget YTD	Spending YTD	Remaining Budget
CORPORATE SERVICES							
Business Improvement							
041501		Business Improvement Projects	288,500.00	90,000.00	90,000.00	78,520.30	11,479.70
			288,500.00	**90,000.00**	**90,000.00**	**78,520.30**	**11,479.70**
Administration General - Tom Price & Paraburdoo							
045964		Furniture & Fittings	6,000.00	3,000.00	3,000.00	0.00	3,000.00
045984		Office Equipment	3,000.00	3,000.00	3,000.00	0.00	3,000.00
045966		Office Renovations - Tom Price	31,500.00	15,000.00	15,000.00	10,180.97	4,819.03
			40,500.00	**21,000.00**	**21,000.00**	**10,180.97**	**10,819.03**
Administration General - Onslow							
040364		Office Equipment	1,000.00	0.00	0.00	0.00	0.00
040365		Telecommunications Equipment - Onslow Office	0.00	42,000.00	42,000.00	22,397.64	19,602.36
040369	BC015	CAP - Bldg Prog/Administration Building Onslow	360,235.00	19,270.20	19,270.20	19,270.20	0.00
040369	FC015	Onslow Administration Bldg - Construction After Fire	0.00	130,000.00	130,000.00	193,273.90	(63,273.90)
040369	FD015	Onslow Administration Building - Fire Demolition/Clean-up	0.00	1,940.00	1,940.00	4,077.86	(2,137.86)
040376	BN101	Planning & Design costs	0.00	0.00	0.00	6,492.50	(6,492.50)
040374		Furniture & Fittings	0.00	0.00	0.00	0.00	0.00
			361,235.00	**193,210.20**	**193,210.20**	**245,512.10**	**(52,301.90)**
Information Technology							
042464		Computer Equipment	50,000.00	15,000.00	15,000.00	9,946.10	5,053.90
			50,000.00	**15,000.00**	**15,000.00**	**9,946.10**	**5,053.90**
Cemeteries							
100016		Onslow Cemetery Upgrade	0.00	4,850.00	4,850.00	4,890.00	(40.00)
100018		Toilets Onslow Cemetry	0.00	0.00	0.00	929.00	(929.00)
			0.00	**4,850.00**	**4,850.00**	**5,819.00**	**(969.00)**
		Total	**740,235.00**	**324,060.20**	**324,060.20**	**349,978.47**	**(25,918.27)**
DEVELOPMENT & REGULATORY SERVICES							
Fire Prevention							
051704		Fire Control Vehicles	0.00	108,126.00	108,126.00	422,657.99	(314,531.99)
			0.00	**108,126.00**	**108,126.00**	**422,657.99**	**(314,531.99)**
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	5,400.00	5,400.00	5,400.00	2,342.33	3,057.67
			5,400.00	**5,400.00**	**5,400.00**	**2,342.33**	**3,057.67**
Animal Control Western Sector							
051755		Upgrade - Onslow Dog Pound	110,000.00	50,163.00	50,163.00	5,200.00	44,963.00
			110,000.00	**50,163.00**	**50,163.00**	**5,200.00**	**44,963.00**
		Total	**115,400.00**	**163,689.00**	**163,689.00**	**430,200.32**	**(266,511.32)**
STRATEGIC & ECONOMIC DEVELOPMENT							
Tourism & Area Promotion Eastern Sector							
134848	C600	Installation of Town Entry Signage	120,000.00	120,000.00	120,000.00	101,872.28	18,127.72
			120,000.00	**120,000.00**	**120,000.00**	**101,872.28**	**18,127.72**
Tourism & Area Promotion Onslow							
134948	BC440	CAP - Onslow Sun Chalets	0.00	6,760.73	6,760.73	1,392.42	5,368.31
134255	BE438	Ocean View Caravan Park Upgrade	0.00	0.00	0.00	1,550.00	(1,550.00)
			0.00	**6,760.73**	**6,760.73**	**2,942.42**	**3,818.31**
Museums							
114619	BC410	CAP - Building Prog Onslow Museum	99,999.00	0.00	0.00	0.00	0.00
114630		Furniture & Equipment	0.00	0.00	0.00	4,124.50	(4,124.50)
			99,999.00	**0.00**	**0.00**	**4,124.50**	**(4,124.50)**
Ocean View Caravan Park							
134255	BC438	CAP - Ocean View Caravan Park	200,000.00	200,000.00	200,000.00	2,008.00	197,992.00
			200,000.00	**200,000.00**	**200,000.00**	**2,008.00**	**197,992.00**
Tom Price Industrial Land Development							
140154	W658	Boonderoo Subdivision/Survey expenses - Lot 350	31,500.00	15,000.00	15,000.00	4,588.00	10,412.00
140164	W661	Design & Plan expenses - Boonderoo Lot 350	100,000.00	10,000.00	10,000.00	0.00	10,000.00
140174	W654	Services Installation - Boonderoo LIA subdivision (Lot 350	800,000.00	800,000.00	800,000.00	0.00	800,000.00
140174	W653	Services Installation - Boonderoo LIA subdivision (Lot 308	0.00	0.00	0.00	200,000.00	(200,000.00)
			931,500.00	**825,000.00**	**825,000.00**	**204,588.00**	**620,412.00**
Tom Price Residential Land Development							
140074	W652	Pilkena/Yaruga St - Subdivision	600,000.00	600,000.00	600,000.00	1,868.25	598,131.75
140077	C063	Purchase of "Lazy Land"	50,000.00	50,000.00	50,000.00	0.00	50,000.00
			650,000.00	**650,000.00**	**650,000.00**	**1,868.25**	**648,131.75**
Onslow Industrial Development							
147312		Subdivision Surveying & Plans	0.00	0.00	0.00	0.00	0.00
147315		Design & Plan Expenses	147,000.00	187,000.00	187,000.00	163,747.96	23,252.04
147318		Services Installation - Onslow Industrial Land	140,000.00	70,000.00	70,000.00	0.00	70,000.00
			287,000.00	**257,000.00**	**257,000.00**	**163,747.96**	**93,252.04**
TV & Radio Re-Broadcasting							
113784		Broadcasting Equipment	0.00	8,000.00	8,000.00	0.00	8,000.00
			0.00	**8,000.00**	**8,000.00**	**0.00**	**8,000.00**
Town Site Revitalisation - Eastern							
041046		Office Equipment	35,000.00	35,000.00	35,000.00	12,798.51	22,201.49
			35,000.00	**35,000.00**	**35,000.00**	**12,798.51**	**22,201.49**
		Total	**2,323,499.00**	**2,101,760.73**	**2,101,760.73**	**493,949.92**	**1,607,810.81**

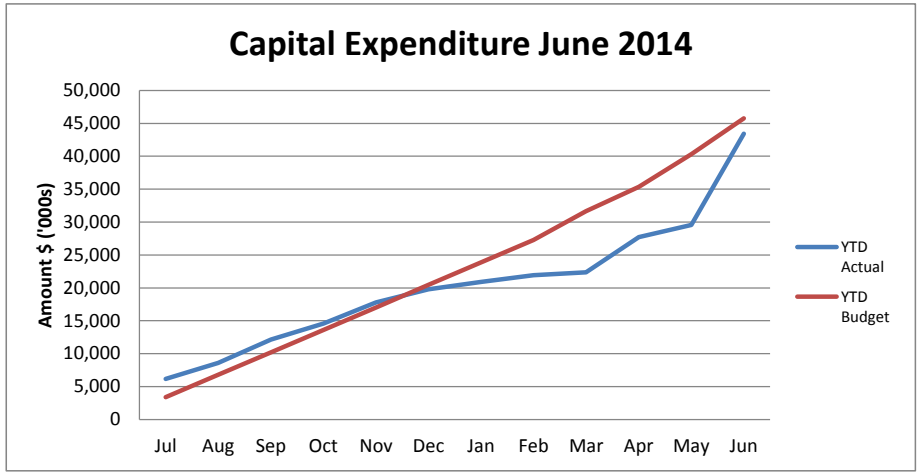
Acquisitions of Assets

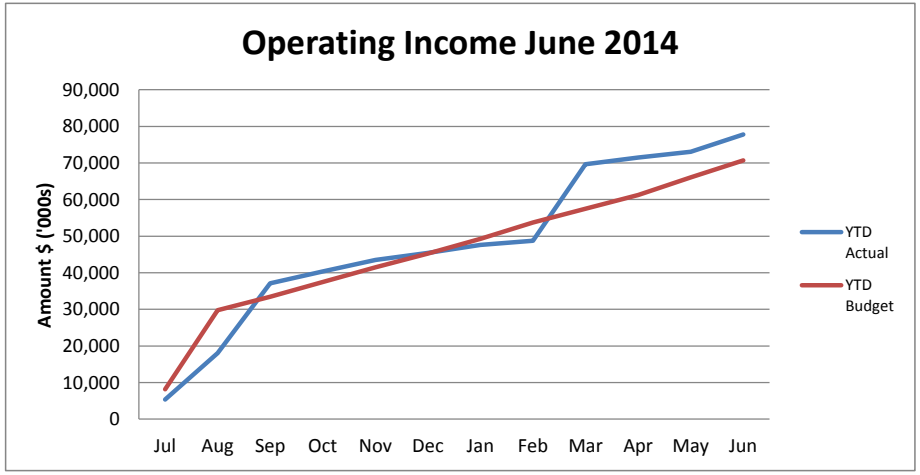
Capital Expenditure Progress Report at 30 June 2014

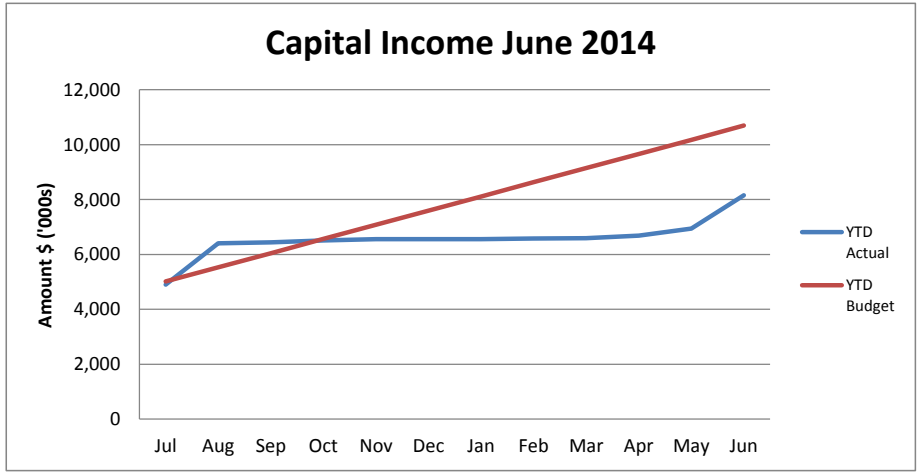
GL	Job	Description	Original Budget	Current Budget	Budget YTD	Spending YTD	Remaining Budget
INFRASTRUCTURE							
Depots							
127383	BC415	CAP - Depot Buildings Tom Price	0.00	12,000.00	12,000.00	0.00	12,000.00
127383	BC417	CAP - Depot Buildings Onslow	0.00	19,846.35	19,846.35	21,086.93	(1,240.58)
127383	BC419	CAP - Depot Buildings Paraburdoo	41,346.00	0.00	0.00	0.00	0.00
			41,346.00	**31,846.35**	**31,846.35**	**21,086.93**	**10,759.42**
Road Plant Purchases							
124954		Plant & Equipment Capital Expenditure	620,000.00	1,063,769.53	1,063,769.53	593,133.52	470,636.01
124964		Motor Vehicle	655,479.00	383,690.39	383,690.39	183,348.50	200,341.89
124966		Asset New Motor Vehicles Plant & Equipment	0.00	66,853.72	66,853.72	144,634.79	(77,781.07)
124956		Asset New Plant Plant & Equipment	175,000.00	183,000.00	183,000.00	28,431.71	154,568.29
			1,450,479.00	**1,697,313.64**	**1,697,313.64**	**949,548.52**	**747,765.12**
Onslow Airport							
120014	C400	Initial Expenses	0.00	0.00	0.00	0.00	0.00
120014	C401	Project Initiation	0.00	120,000.00	120,000.00	0.00	120,000.00
120014	C402	Airstrip Construction	8,247,520.00	10,014,907.00	10,014,906.99	9,870,654.19	144,252.81
120014	C403	Terminal Construction	5,778,601.00	5,212,302.00	5,212,302.01	4,701,362.52	510,939.48
120014	C404	Construction Camp	0.00	0.00	0.00	0.00	0.00
120014	C408	Screening Equipment & Conveyor system	1,200,000.00	1,000,000.00	1,000,000.00	119,542.04	880,457.96
120014	C410	Landside Facilities - PIP 3B	0.00	642,753.00	642,752.99	482,155.30	160,597.70
120014	C411	Water Main Diversion FAA	0.00	554,104.40	554,104.40	554,104.40	0.00
120014	C412	Instrument Approach FAA	0.00	7,789.00	7,789.00	7,788.54	0.46
120014	C413	PIP4 Emergency Services	0.00	0.00	0.00	25,351.01	(25,351.01)
120014	C414	Onslow Airport Outdoor Furniture	0.00	0.00	0.00	66,829.86	(66,829.86)
120015	C407	Emergency Evacuation Works - Wheatstone	0.00	10,405.38	10,405.38	45,217.11	(34,811.73)
			15,226,121.00	**17,562,260.78**	**17,562,260.77**	**15,873,004.97**	**1,689,255.81**
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	600,000.00	600,000.00	600,000.00	20,358.76	579,641.24
124470	C157	Draingage Mctnce Program CCTV	70,000.00	70,000.00	70,000.00	30,773.73	39,226.27
			670,000.00	**670,000.00**	**670,000.00**	**51,132.49**	**618,867.51**
Construction Streets, Roads, Bridges, Depots							
124440	C251	Capital Construction Onslow Street Lighting	30,000.00	75,000.00	75,000.00	0.00	75,000.00
124440	C260	Capital Construction TP & Para Street Lighting	70,000.00	0.00	0.00	0.00	0.00
124441	C225	Construction of Cattle Grids	80,000.00	60,000.00	60,000.00	54,630.82	5,369.18
124441	C229	Onslow Access Ring Rd - Desgin & Prelim	500,000.00	5,133.00	5,133.01	53,290.65	(48,157.65)
124450	C218	Weano/Banjima Drive Prep 10Km for seal SLK 00-10	2,787,590.00	2,782,471.00	2,782,470.99	679,105.17	2,103,365.83
124450	C230	Juna Downs RD	0.00	0.00	0.00	0.00	0.00
124460	C202	Nameless Valley Road Preliminaries	0.00	0.00	0.00	3,998.94	(3,998.94)
124460	C208	Reseals	400,000.00	400,000.00	400,000.00	329,115.92	70,884.08
124460	C210	Construct & Seal Carpark - Lions Park	0.00	5,120.00	5,120.00	5,119.88	0.12
124460	C216	Roebourne Wittenoom 47.94 - 58 Prep for Seal	0.00	0.00	0.00	0.00	0.00
124460	C219	Waterwise Verges and Gardens	70,000.00	0.00	0.00	1,200.00	(1,200.00)
			3,937,590.00	**3,327,724.00**	**3,327,724.00**	**1,126,461.38**	**2,201,262.62**
Maintenance Streets, Roads, Bridges, Depots							
124659		Road Counters	10,000.00	2,000.00	2,000.00	5,595.78	(3,595.78)
			10,000.00	**2,000.00**	**2,000.00**	**5,595.78**	**(3,595.78)**
Sanitation - General Refuse							
100025		Plant & Equipment Capital Expenditure	8,750.00	8,750.00	8,750.00	9,398.04	(648.04)
100024	C002	Works Prog Paraburdoo Refuse Site Upgrade	50,000.00	0.00	0.00	0.00	0.00
100024	C004	Works Prog Onslow Refuse Site Upgrade	500,000.00	0.00	0.00	0.00	0.00
100026	C003	Works Prog Onslow Refuse Transfer Station	400,000.00	0.00	0.00	0.00	0.00
100036	C065	Onslow Tip Closure	100,000.00	3,715.00	3,715.00	39,404.98	(35,689.98)
100036	C075	Onslow Liquid Waste	60,000.00	60,000.00	60,000.00	3,350.70	56,649.30
100036	C076	Onslow Waste Site Project - Feasibility Project	0.00	110,000.00	110,000.00	140,971.97	(30,971.97)
			1,118,750.00	**182,465.00**	**182,465.00**	**193,125.69**	**(10,660.69)**
Footpaths							
124530	C100	Works Prog Dual Pathway Onslow (C)	275,000.00	0.00	0.00	0.00	0.00
124530	C101	Works Prog Dual Pathway Paraburdoo (C)	502,600.00	0.00	0.00	0.00	0.00
124530	C102	Works Prog Dual Pathway Tom Price (C)	385,170.00	0.00	0.00	0.00	0.00
			1,162,770.00	**0.00**	**0.00**	**0.00**	**0.00**
		Total	**23,617,056.00**	**23,473,609.77**	**23,473,609.76**	**18,219,955.76**	**5,253,654.01**
Total YTD Capital Expenditure at 30 June 2014			**38,113,172.00**	**35,878,917.51**	**35,878,918.50**	**25,036,871.93**	**10,842,045.58**

Income and Expenditure Graphs

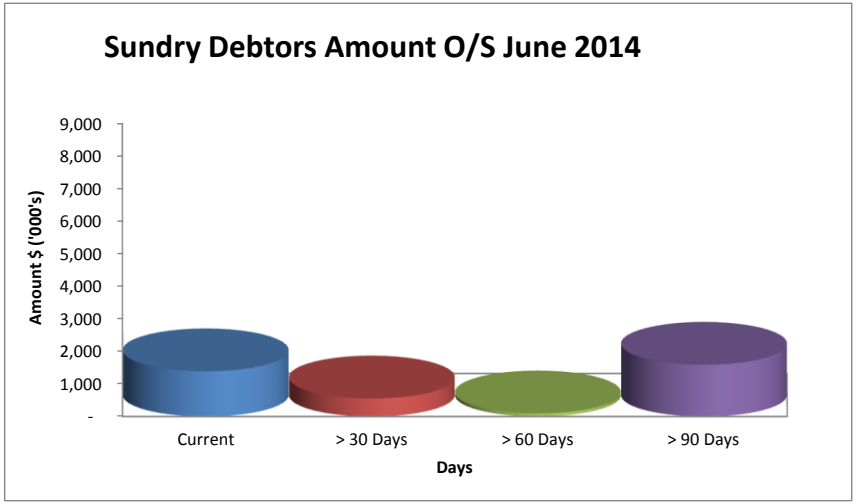


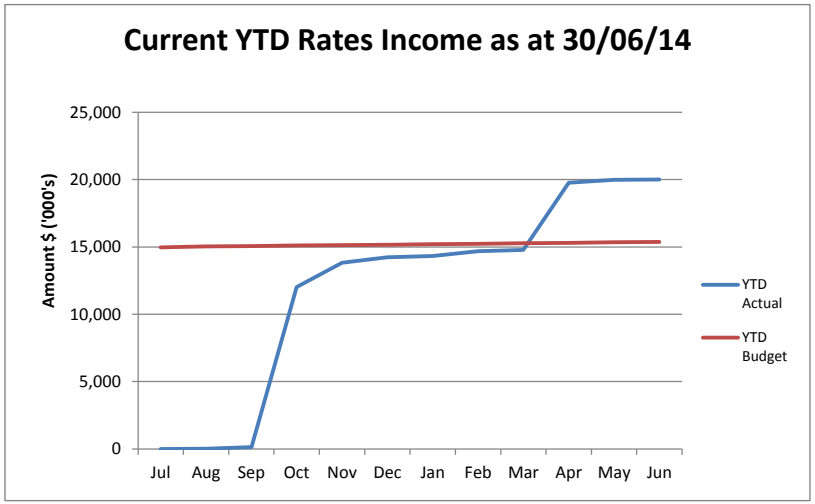


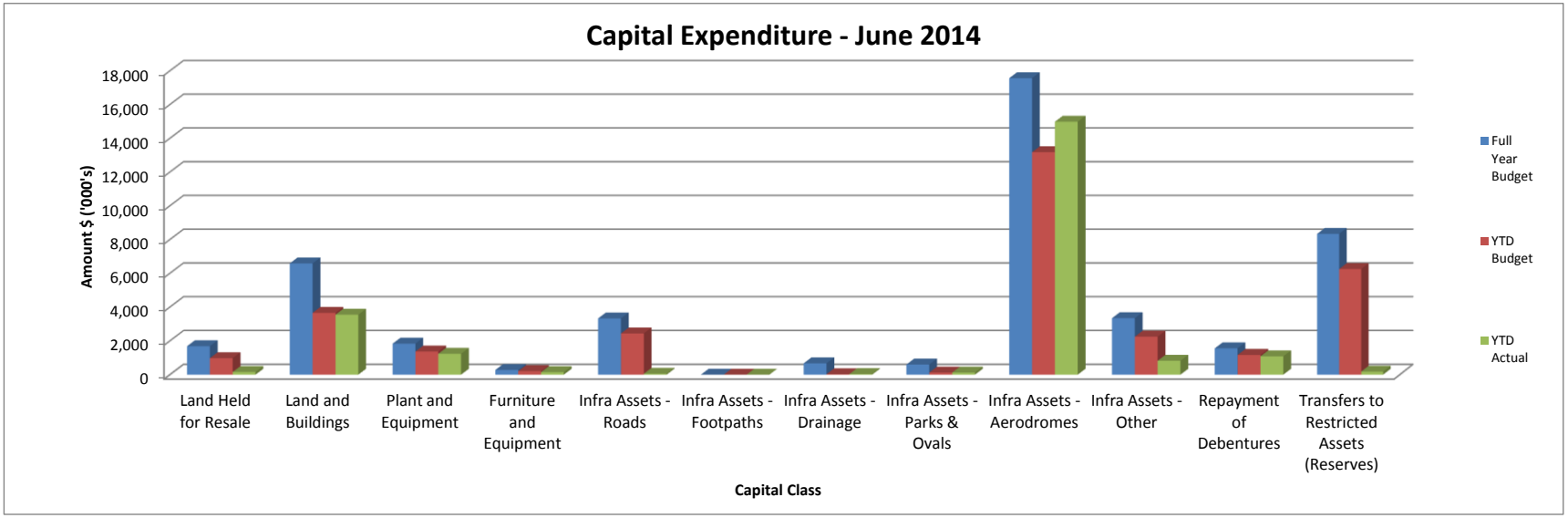




Other Graphs







Private Works Register to 30 June 2014

Private Works Job #	Job Description	Costs 30/06/2014 2013/14 Financial Year Costs	Life To Date Private Works Costs	Income 30/06/2014 2013/14 Financial Year Income	Life To Date Private Works Income	Profit/(Loss)	% Margin	Note
X001	Works Prog Private Works	32,194.49	234,468.01	7,952.61	490,378.25	255,910.24	109.15%	
X005	Private Works - Sealing Aggregate Production	0.00	0.00	0.00	0.00	0.00	0.00%	
X003	Kiss and Drop Tom Price	0.00	7,973.90	0.00	0.00	(7,973.90)	(100.00%)	
X004	Tom Price High School Car Park	0.00	0.00	0.00	0.00	0.00	0.00%	
X006	Private Works - Nameless Valley Aggregate	0.00	2,789.65	0.00	394,402.16	391,612.51	14038.05%	
X007	Nanutarra Munjina Rd	18,484.06	3,650,030.98	0.00	4,170,898.74	520,867.76	14.27%	
X008	Playground - Birds Park	0.00	8,802.00	0.00	0.00	(8,802.00)	(100.00%)	
X009	Private Works Nameless Valley Camp	2,106,225.29	6,489,744.03	2,144,373.35	7,201,555.60	711,811.57	10.97%	1
X010	Fortescue Falls Carpark	0.00	68,649.75	0.00	40,000.00	(28,649.75)	(41.73%)	
X011	P/Wks Mine Rd LIA Intersection Works	0.00	885,074.63	0.00	815,667.15	(69,407.48)	(7.84%)	
X012	Fuel Allocated to Contractors for Road Construction Jobs	0.00	88,162.86	0.00	56,058.44	(32,104.42)	(36.41%)	
X013	Rehabilitation works @ Bingarn Road	0.00	17,558.18	0.00	73,500.00	55,941.82	318.61%	
X014	Maintenance Grading of RTIO Access Tracks	0.00	22,322.62	0.00	20,735.00	(1,587.62)	(7.11%)	
		0.00	0.00	0.00	27,736.01	27,736.01	0.00%	
		0.00	0.00	0.00	1,360.00	1,360.00	0.00%	
X017	P/Wks Hire of Road Sweeper	4,540.30	7,791.72	14,377.38	53,139.56	45,347.84	582.00%	
X018	Onsolw Airport Aprol & Landing Node Extension	0.00	548,323.26	0.00	583,422.21	35,098.95	6.40%	
X019	Hamersley Gorge Works	170,314.40	1,610,656.68	284,269.18	1,620,447.39	9,790.71	0.61%	
X020	P/Wks Roadworks & Repairs Strothers Court Tom Price	0.00	0.00	0.00	140,000.00	140,000.00	0.00%	
XO21	Pump Out Sewer TP Town Centre	0.00	0.00	0.00	0.00	0.00	0.00%	
X022	P/Wks RTIO - S Fortescue Borefields Road Maintenance	0.00	0.00	0.00	0.00	0.00	0.00%	
X023	P/Wks RTIO - White Quarts Road Maintenance	0.00	3,285.54	0.00	14,866.00	11,580.46	352.47%	
X024	P/Wks - RTIO LIA Acces Road Improvements	84,255.00	891,717.16	289,489.11	1,170,837.43	279,120.27	31.30%	
X025	P/Wks - Hire of Grade	0.00	0.00	0.00	18,802.68	18,802.68	0.00%	
X026	P/Wks RTIO - Paraburdoo Camp Road Drainage	0.00	152,752.96	0.00	174,195.20	21,442.24	14.04%	
X027	P/Wks - RTIO Western Turner	0.00	1,675.55	0.00	0.00	(1,675.55)	(100.00%)	
X028	P/Wks - BHPB Juna Downs Rd	0.00	958,184.30	0.00	1,034,700.94	76,516.64	7.99%	
X029	P/Wks - Grading WaterCorp Roads	0.00	13,193.60	0.00	6,696.00	(6,497.60)	(49.25%)	
XO30	P/Wks - RTIO Paraburdoo Caravan Park	0.00	1,708,067.53	0.00	2,035,305.58	327,238.05	19.16%	
XO31	P/Wks - Nameless Valley Camp Extension	0.00	0.00	0.00	0.00	0.00	0.00%	
X032	Onslow Airport Camp	2,544,315.86	4,992,143.28	2,367,133.87	4,979,196.53	(12,946.75)	(0.26%)	
X033	P/Wks Gregory Way Subdivision	111,851.99	926,132.61	131,903.29	1,115,863.54	189,730.93	20.49%	
X034	P/Wks - IBN Wakathuni & Bellary	2,652.65	25,887.48	0.00	30,425.55	4,538.07	17.53%	
X035	P/Wks - RTIO Marandoo Roads	0.00	6,275.59	0.00	6,312.50	36.91	0.59%	
X036	Gardening and Maintenance Work Exp	373.12	1,398.60	2,471.50	5,439.52	4,040.92	288.93%	
X037	P/Wks BHPB - GNH/Coondewanna Intersection Upgrade	63,196.79	84,316.79	85,145.00	85,145.00	828.21	0.98%	
X038	Private Works - DEC & DSD	1,274.61	19,605.56	0.00	20,161.93	556.37	2.84%	
X039	Karingal Car Park	555,155.42	555,155.42	927,821.07	927,821.07	372,665.65	67.13%	
	Road works funded by external sources							
C202	Nameless Valley Road Preliminaries							
C203	Nameless Valley Road Construction	**5,694,833.98**	**23,982,140.24**	**6,254,936.36**	**27,315,069.98**	**3,332,929.74**	13.90%	
C230	Juna Downs RD							

Notes:

* The Life To Date figures provided in this report are effective from 1 July 2009. Council commeneced using SynergySoft in the 2007/08 financial year but did not commence utilising the Works Costing (Job) Ledger fully until the 2009/10 financial year.

Profit/Loss Summary

	Income	Expense	Profit/(Loss)
2013/14	6,254,936.36	5,694,833.98	560,102.38
2012/13	8,109,538.42	6,861,800.49	1,247,737.93
2011/12	5,097,443.07	5,097,391.14	51.93
2010/11	4,311,179.42	4,627,557.97	(316,378.55)
2009/10	3,541,972.71	1,700,556.66	1,841,416.05
	27,315,069.98	23,982,140.24	3,332,929.74

Notes:

1. The negative outcome for the Nameless Valey Camp is due to numerous allocations/recoveries for usage of the Camp not being processed and the Camp is not expected to make a profit as we brought the units from Millstream and set them up here to help cater for works like the Town Centre. Unfortunatly we still pay rental on Camp

LIST OF PAYMENTS FOR JULY 2014

Municipal Payments

Chq/EFT	Date	Name	Description		Amount
EFT25833	04/07/2014	100% Satisfaction	Please supply and install 2 Stainless Steel Bench Tops covers in the kitchen at the Tom Price Swimming Pool.	$	1,925.00
EFT25834	04/07/2014	A D Bloem	4th quarter fee April - June 2014	$	5,500.00
EFT25835	04/07/2014	ANN EYRE	4th quarter fee April - June 2014	$	5,500.00
EFT25836	04/07/2014	Abco Products	Cleaning products	$	322.94
EFT25837	04/07/2014	Alltrack WA Pty Ltd	Plant and equipment hire for work on the Banjima Drive sealing project Approximately $86,538 per week.	$	319,250.25
EFT25838	04/07/2014	Austral Mercantile Collections Pty Ltd	Comission and charges for debt collection	$	2,458.50
EFT25839	04/07/2014	BINNING PTY LTD	Plant and equipment hire for work on the Banjima Drive sealing project	$	53,550.00
EFT25840	04/07/2014	BLACK MIRACLE ENTERPRISES	Plumbing works at 811 Ashburton Court Paraburdoo	$	242.00
EFT25841	04/07/2014	BLACK SWAN STATE THEATRE COMPANY	Second payment for the theatre performance Midsummer.	$	3,300.00
EFT25842	04/07/2014	Bridgestone Australia WA Office	Bridgestone tyres	$	1,663.70
EFT25843	04/07/2014	Cecilia Fernandez	4th quarter fee April - June 2014	$	5,500.00
EFT25844	04/07/2014	Centrel Pty Ltd T/A BP Reliance Petroleum	Onslow Airport diesel deliveries	$	28,904.79
EFT25845	04/07/2014	DEFENCE HOUSING AUSTRALIA	Refunding overpayment on rates A7131	$	1,610.74
EFT25846	04/07/2014	DENISE GALLANAGH WOOD	Reimbursement of purchase of gas bottle for shire bbq	$	81.00
EFT25847	04/07/2014	DENNIS WRIGHT	4th quarter fee April - June 2014	$	5,500.00
EFT25848	04/07/2014	DICE SOLUTIONS	Electrical diagnostic and repair at Onslow business house	$	354.95
EFT25849	04/07/2014	David Gray & Company	Supply of MGB 240 litre green bins	$	3,319.36
EFT25850	04/07/2014	Dingo De Construction	Water cart hire for the month of May to water the LIA roads	$	6,919.00
EFT25851	04/07/2014	Doughlas Dias	4th quarter fee April - June 2014	$	5,500.00
EFT25852	04/07/2014	ESS Eastern Guruma Pty Ltd - Windawarri Lodge	Catering for Tom Price Community Association Inaugural Meeting at Windawarri Lodge, Tom Price	$	605.00
EFT25853	04/07/2014	Ess Gumula Pty Ltd - Rocklea Palms	Catering for the Ordinary Council meeting 18th June and PMG meeting 12th June	$	496.65
EFT25854	04/07/2014	FORCE POWER PTY LTD	Electrical diagnostic and repair at various locations in Tom Price and Paraburdoo	$	6,823.30
EFT25855	04/07/2014	Fuji Xerox Australia Pty Ltd	Drum Cartridges for Administration building printers	$	1,163.80
EFT25856	04/07/2014	GLH CONTRACTING	Hire of Caravan for June 2014	$	1,650.00
EFT25857	04/07/2014	GSK AIRCONDTIONING & REFRIGERATION	Supply and install air conditioners for the Sports Pavilion, library and Shire office in Paraburdoo	$	25,188.70
EFT25858	04/07/2014	Garrards Pty Ltd	Purchase of FMI Pump & Mosquito Fogger	$	19,910.00
EFT25859	04/07/2014	Gumala Aboriginal Corporation	Refunding overpayment of invoice 19937	$	120.00
EFT25860	04/07/2014	Gumala Contracting	Carry out all works as specified in the RFT 02/14, Installation of Shire and Town Entry Signs.	$	95,653.80
EFT25861	04/07/2014	HINCKLEY PTY LTD	Preparation of business case for Onslow Construction Camp	$	8,855.00
EFT25862	04/07/2014	Horizon Power	Energy supplies for locations in Onslow	$	31.26
EFT25863	04/07/2014	ISS Integrated Services Pty Ltd	Purchase of grocery items in Onslow	$	225.52
EFT25864	04/07/2014	Independent Valuers of Western Australia Pty Ltd	Valuation undertaken on new plan for Englobo lot 16 Onslow road for purpose of sale	$	3,300.00
EFT25865	04/07/2014	KARRATHA FLORIST	Wreath for ANZAC Day - Shire of Ashburton Onslow	$	165.00
EFT25866	04/07/2014	KI EQUIPMENT HIRE PTY LTD	Fuel and Administration costs	$	1,603.42
EFT25867	04/07/2014	Kath Collins	Reimbursement of Naidoc merchandise	$	57.00
EFT25868	04/07/2014	LGIS Property	Insurance costs for Clem Thompson Sports Pavilion	$	13,734.81
EFT25869	04/07/2014	Leadkinto Catering PTY LTD - Red Breeze	Catering for Joint Select Committee on Northern Australia 8 April 2014 & Chevron Airport Operation 27th May 2014	$	584.00
EFT25870	04/07/2014	Linton Rumble	4th quarter fee April - June 2014	$	9,250.00
EFT25871	04/07/2014	Lorraine Thomas	4th quarter fee April - June 2014	$	5,500.00
EFT25872	04/07/2014	MUZZYS HARDWARE - RED DAWN ENTERPRISES PTY LTD T/A	Hardware items	$	14.75
EFT25873	04/07/2014	ONSLOW SALT PTY LTD	Rates refund for assessment A1928 overpayment	$	197.40
EFT25874	04/07/2014	OUT OF BOUNDS AUSTRALIA PTY LTD	Design Print & Deliver Banners Tom Price	$	4,493.00
EFT25875	04/07/2014	PARABURDOO MENS SHED	Timber lectern	$	396.00
EFT25876	04/07/2014	PETER FOSTER	4th quarter fee April - June 2014	$	5,500.00
EFT25877	04/07/2014	PILBARA FOOD SERVICES P/L	1 CTN SMART MILK	$	24.80
EFT25878	04/07/2014	Paraburdoo Inn	Accommodation for councillors to attend OCM 17- 19 June 2014	$	1,953.00
EFT25879	04/07/2014	Pilbara Motor Group	Short paid previous invoice, GST component in this payment	$	45.89
EFT25880	04/07/2014	Protector Alsafe	Supply respirators with retainers and cartridges	$	225.99
EFT25881	04/07/2014	RAY WHITE EXMOUTH	Water usage charge for rental properties	$	535.66
EFT25882	04/07/2014	SAI GLOBAL LTD	Online select additions	$	170.01
EFT25883	04/07/2014	Savannah Engineers Pty Ltd	Repairs to Auger	$	533.50
EFT25885	04/07/2014	THE JAFFA ROOM / ARTISTRALIA	The great gasby	$	352.00
EFT25886	04/07/2014	TRACEY BOLLAND	Rent for 5b Maunsell Corner Onslow 01/07 - 31/07 2014	$	6,500.00
EFT25887	04/07/2014	Tenderlink.com	Tenderlink add for EOI 01/14 Supply of Security Screening Services at the Onslow Airport	$	165.00
EFT25888	04/07/2014	Test and Tag Supplies	SEA00PRO Seaward Primetest Elite Appliance Tester	$	8,351.20
EFT25889	04/07/2014	The Workwear Group - Neat and Trim	Uniform order for Staff members	$	495.55
EFT25890	04/07/2014	VICI PTY LTD	Sporting Equipment	$	1,510.85
EFT25891	04/07/2014	WALGA - WA LOCAL GOV. ASSOC.	Public Advertisement for Tenders, expression of interest, change to Laws, and position vacant	$	7,607.28
EFT25892	04/07/2014	WEST POINT TILING	Final payment of Bathroom renovation at 1143 Yanagin Pl in Tom Price.	$	5,302.00
EFT25893	04/07/2014	WILD THINGS ANIMAL CONTROL SOLUTIONS	Wild Dog Control Program June 2014	$	13,370.61

LIST OF PAYMENTS FOR JULY 2014

EFT25899	10/07/2014	100% Satisfaction	Supply and install of shed at 98 Oleander St	$	6,820.00
EFT25900	10/07/2014	ANL Lighting	Supply of clear bathroom lamps.	$	831.55
EFT25901	10/07/2014	AUSTRALIA POST	Postal charges	$	824.66
EFT25902	10/07/2014	Allmark & Associates Pty Ltd	Name badges for staff	$	379.50
EFT25903	10/07/2014	BARBITTA	12 page tourism flyer/promotion for Shire	$	2,442.00
EFT25904	10/07/2014	BOC Gases	Gas related products	$	370.11
EFT25905	10/07/2014	BORAL CONSTRUCTION MATERIALS GROUP LTD	Provide sprayed Bituminous Surfacings as per RFT 01/14.	$	345,783.56
EFT25906	10/07/2014	Bennetts Curtain Shop	Please supply curtains for 1104b Jabbarup Pl	$	3,773.42
EFT25907	10/07/2014	Bob Waddell Consultant	June Assistance with budgets and audits	$	3,044.25
EFT25908	10/07/2014	Byblos Constructions-Paraburdoo	Design and Construction of the Paraburdoo Indoor Cricket Facility	$	13,860.00
EFT25909	10/07/2014	CENTURION TRANSPORT CO PTY LTD	Freight charges	$	81.02
EFT25910	10/07/2014	Centrel Pty Ltd T/A BP Reliance Petroleum	Fuel for Onslow Airport	$	25,687.35
EFT25911	10/07/2014	Chantelle Salmeri	Consultancy work	$	450.00
EFT25912	10/07/2014	Child Support Agency	Payroll deductions	$	940.18
EFT25913	10/07/2014	Children's Book Council of Australia	Purchase of Children's Book Week	$	45.00
EFT25914	10/07/2014	Civic Legal Pty Ltd	Legal costs regarding Wittenoom	$	4,958.80
EFT25915	10/07/2014	DENISE GALLANAGH WOOD	Reimbursement of purchase of prizes for "bling your bra" competition	$	230.00
EFT25916	10/07/2014	DEPARTMENT OF PREMIER AND CABINET	Shire of Ashburton Town Planning Scheme No. 7 Amendment No. 20 gazettal	$	176.80
EFT25917	10/07/2014	Denver Technology	Support agreement and contract	$	1,177.00
EFT25918	10/07/2014	Design Collision Pty Ltd	Artwork, production, installation external sign at Clem Thompson	$	16,469.20
EFT25919	10/07/2014	ERA CONTRACTORS	Electrical work and repair to areas in Onslow	$	808.97
EFT25920	10/07/2014	FORCE POWER PTY LTD	Electrical work and diagnostic at locations in Tom Price and Paraburdoo	$	1,746.80
EFT25921	10/07/2014	Fuji Xerox Australia Pty Ltd	Payment of Lease and rentals on equipment	$	3,949.00
EFT25922	10/07/2014	HAYS SPECIALIST RECRUITMENT AUSTRALIA PTY LTD	Wages for D. Ward and K. Parks May-July	$	22,245.87
EFT25923	10/07/2014	HQ MANAGEMENT	RFDS Feasibility Study Business Case.	$	34,836.66
EFT25924	10/07/2014	ICONIC WATER SOLUTIONS PTY LTD	Repair screen motor on WWTP	$	1,188.00
EFT25925	10/07/2014	ISS Integrated Services Pty Ltd	Fuel and other related products	$	69.03
EFT25926	10/07/2014	IT Vision Australia Pty Ltd	Synergy Soft Database, budgeting tool & online training licences	$	13,263.01
EFT25927	10/07/2014	J A Glover	Outsourced work for media department	$	1,045.00
EFT25928	10/07/2014	J. Blackwood & Son Limited	Hardware and household products	$	377.30
EFT25929	10/07/2014	JOHN LALLY	Reimbursement travel expense from Dampier to Tom Price for community workshop June 11th	$	552.16
EFT25930	10/07/2014	JOHN LANG	Refund of planning fees less cost of building fee	$	147.50
EFT25931	10/07/2014	KEY2 CREATIVE	Online staff Induction Program portal for Shire Website	$	17,246.90
EFT25932	10/07/2014	KF & PD Burkett	Verge mowing 10K's on Weano Gorge Road.	$	1,760.00
EFT25933	10/07/2014	KI EQUIPMENT HIRE PTY LTD	Fuel and truck wash	$	1,029.28
EFT25934	10/07/2014	Kath Collins	Reimbursement of purchase for purple bra day	$	57.00
EFT25935	10/07/2014	LIFESTYLE WARDROBES WA	Supply wardrobe for 56 Whaleback Ave in Paraburdoo	$	1,617.00
EFT25936	10/07/2014	LYONS & PEIRCE KARRATHA	Supply tanks and pump pit for mobile camp trailers	$	2,046.00
EFT25937	10/07/2014	Lo-Go Appointments	Wages for Onslow Caravan Park managers	$	5,384.72
EFT25938	10/07/2014	MACKEREL ISLANDS PTY LTD	Day trip to Thevenard Island for June 2014 Fish 2 Feed program	$	3,020.00
EFT25939	10/07/2014	MCMAHON BURNETT TRANSPORT	freight	$	297.95
EFT25940	10/07/2014	MOTORPASS	381.15 litres	$	770.04
EFT25941	10/07/2014	MUZZYS HARDWARE - RED DAWN ENTERPRISES PTY LTD T/A	DYMARK LINEMARKING WHITE BL;ACK AND YELLOW	$	655.60
EFT25942	10/07/2014	Major Motors Pty Ltd	Purchase of new Shire vehicle	$	67,155.00
EFT25943	10/07/2014	Manning Pavement Services Pty Ltd	Undertake all works as described in the Plans and Specifications of RFT 08-14 Civil Works IGA Carpark Paraburdoo". Note: Tendered price includes provisional sums."	$	215,662.52
EFT25944	10/07/2014	McLeods	Preparation of business case for Onslow Construction Camp	$	2,153.11
EFT25945	10/07/2014	NORWEST CRAFT SUPPLIES	Art Supplies for 2014 Pannawonica Naidoc Art Activities	$	520.20
EFT25946	10/07/2014	ONSLOW LAUNDRY SERVICE	Laundry costs for June 2014	$	2,283.00
EFT25947	10/07/2014	Office Choice Malaga	Purchase of stationery	$	52.67
EFT25948	10/07/2014	Onslow General Store	Various grocery items	$	1,135.49
EFT25949	10/07/2014	Onslow Nursery & Garden Centre	Seedlings for community Garden in Onslow	$	195.00
EFT25950	10/07/2014	PILBARA FOOD SERVICES P/L	Administration office refreshments and consumables	$	266.35
EFT25951	10/07/2014	Pannawonica Craft Club	purple bra day	$	700.00
EFT25952	10/07/2014	Paraburdoo IGA	Cleaning Products, Vermin Control	$	37.43
EFT25953	10/07/2014	Pilbara Mechanical Services	Tyre repairs	$	151.25
EFT25954	10/07/2014	Pilbara Motor Group	Parts, service, and a new Shire vehicle purchase	$	55,583.00
EFT25955	10/07/2014	Power Vac Pty Ltd	Supply Nifty Nabbers UNPTNN90	$	368.00
EFT25956	10/07/2014	QUALITY PRESS	Stationary items	$	1,966.80
EFT25957	10/07/2014	Richard Repsevicius	Reimbursements for flights and car parking	$	1,025.00
EFT25958	10/07/2014	Road Signs Australia	To supply Signs and Posts as per Quote No; 00023314	$	22,858.00
EFT25959	10/07/2014	SAI GLOBAL LTD	Supply of CCTV Camera monitoring as requested	$	148.92
EFT25960	10/07/2014	SETON AUSTRALIA	Health safety equipment for Shire operated swimming pools	$	1,355.10
EFT25961	10/07/2014	Sigma Chemicals	Supply of chemicals	$	669.30
EFT25962	10/07/2014	Simmone Van Buerle	Reimbursement of refreshment purchase and sign holder	$	121.34

LIST OF PAYMENTS FOR JULY 2014

EFT25963	10/07/2014	Slater and Gordon Trust Account	Wittenoom asbestos claim legal costs	$	7,509.47
EFT25964	10/07/2014	St Johns Ambulance	First Aid Kit supplies for Pannawonica Activity Workers	$	472.49
EFT25965	10/07/2014	Staples Australia Pty Limited	Various Stationary Items for Tom Price Administration Office	$	137.33
EFT25966	10/07/2014	State Library of WA	Library supplies for Tom Price	$	1,525.79
EFT25967	10/07/2014	TOM PRICE BETTA ELECTRICAL	Supply of vacuum cleaner and steam mop	$	599.00
EFT25968	10/07/2014	The Educational Experience P/L	Purchase of crafts for programs run at the Onslow library as per attached order	$	496.32
EFT25969	10/07/2014	The Shell Company of Australia Ltd	Fuel supplies for Onslow Airport	$	17,900.73
EFT25970	10/07/2014	Thrifty Car Rental	Rental car for D. Wilkes	$	222.81
EFT25971	10/07/2014	Toll Express	Freight charges	$	1,117.48
EFT25972	10/07/2014	Toll Ipec Pty Ltd	Freight charges	$	3,916.35
EFT25973	10/07/2014	Tom Price Horse and Pony Club	Tom Price distribution March 2014 Inside Ashburton	$	500.00
EFT25974	10/07/2014	Tom Price Tyrepro	Service and parts	$	4,556.15
EFT25975	10/07/2014	Trick Electricks Pty Ltd	Supply and installation of General Aviation Apron Floodlight	$	35,794.00
EFT25976	10/07/2014	UPTEMPO DESIGN	T-shirts Pannawonica Naidoc Front & Back + Freight	$	460.35
EFT25977	10/07/2014	WA Library Supplies	Purchase of items for librarys	$	268.50
EFT25978	10/07/2014	WALGA - WA LOCAL GOV. ASSOC.	Advertising costs	$	2,812.12
EFT25979	10/07/2014	Westrac Pty Ltd	Various parts and service	$	2,656.36
EFT25980	10/07/2014	Whelans	Conversion of feature survey into data format in regards to Onslow ring road	$	968.00
EFT25981	17/07/2014	KHB Mobile mechanical PTY LTD	Replace parts and service of vehicles	$	5,569.45
EFT25982	17/07/2014	100% Satisfaction	Construction of new carport and fixing of storage shed at 17 Lilac St in Tom Price.	$	12,045.00
EFT25983	17/07/2014	ADVANCED WASTE WATER SYSTEMS PTY LTD	Supply of sewer treatment facility for Onslow airport terminal	$	30,800.00
EFT25984	17/07/2014	ANTONINO MENTA	Relocation reimbursements	$	1,864.05
EFT25985	17/07/2014	ASM ECLIPSE PTY LTD	Souvenir clothing and miscellaneous items	$	2,918.59
EFT25986	17/07/2014	Aerodrome Management Services Pty Ltd	Onslow Airport annual technical inspection	$	8,506.18
EFT25987	17/07/2014	Assetic Australia Pty	Bureau services	$	3,856.88
EFT25988	17/07/2014	Australian Taxation Office	Gst payable, fuel rebate, Gst receivable, FBT instalment	$	267,738.96
EFT25989	17/07/2014	Australian Taxation Office - PAYG	Monthly pay withholding for large withholders	$	208,546.00
EFT25990	17/07/2014	BG&E PTY LTD	progress claim	$	363.00
EFT25991	17/07/2014	BJ & A Building and Maintenance	Supply and install double glass doors and install door stops to jamb Painting included	$	2,136.20
EFT25992	17/07/2014	BLACK SWAN STATE THEATRE COMPANY	Midsummer performance fee.	$	2,200.00
EFT25993	17/07/2014	CENTURION TRANSPORT CO PTY LTD	Freight for various items	$	2,364.67
EFT25994	17/07/2014	CHELSEA HARDY	Reimbursement for items purchased for school holiday programme	$	154.61
EFT25995	17/07/2014	COATES HIRE	Hire of Generator's for works in Onslow and Tom Price	$	19,918.69
EFT25996	17/07/2014	Cab charge Australia	Cab charge costs for staff and councillors	$	642.41
EFT25997	17/07/2014	Coca-Cola Amatil (Aust) Pty Ltd	Refreshments for Tom Price administration building	$	613.99
EFT25998	17/07/2014	EMILY MURPHY T/A EM MEDIA & EVENTS	Balance of payment for EM Workshops and concert in Onslow for the July School Holidays	$	10,716.20
EFT25999	17/07/2014	ERA CONTRACTORS	Restore power to parks and recreation area in order for Circus event coming to town	$	143.00
EFT26000	17/07/2014	ESS THANLANYJI P/L	Neverfail water bottles for the Camp	$	248.86
EFT26001	17/07/2014	Fuji Xerox Australia Pty Ltd	Rental and lease of equipment	$	23,753.37
EFT26002	17/07/2014	HAYS SPECIALIST RECRUITMENT AUSTRALIA PTY LTD	Wages for recruitment staff	$	2,673.22
EFT26003	17/07/2014	HQ MANAGEMENT	Architectural design and site visit	$	10,776.52
EFT26004	17/07/2014	Hanson Construction Materials	Supply of concrete for hardstand at terminal	$	23,208.90
EFT26005	17/07/2014	Independent Valuers of Western Australia Pty Ltd	Full valuation of the Onslow Sun Chalets as per Council Meeting Minute # 11801.	$	6,050.00
EFT26006	17/07/2014	J. Blackwood & Son Limited	Cleaning and house hold products	$	1,707.02
EFT26007	17/07/2014	JANELLE L MORT	Produce a writing submission to secure funding from lottery west for Paraburdoo Skate Park	$	1,760.00
EFT26008	17/07/2014	JR & A Hersey Pty Ltd	Staff uniforms	$	164.83
EFT26009	17/07/2014	JUICEBOX CREATIVE PTY LTD	To design, supply & install 10 signs to hang from the town walkway ceiling.	$	27,416.40
EFT26010	17/07/2014	Jags Floor Coverings Pty Ltd	Please supply and install floor coverings at two shire properties	$	11,955.02
EFT26011	17/07/2014	KEITH PEARSON	Local government consultancy services	$	3,315.40
EFT26012	17/07/2014	KI EQUIPMENT HIRE PTY LTD	Fuel equipment hire	$	702.85
EFT26013	17/07/2014	LESTOK TOURS PTY LTD	Travel from Tom Price to Paraburdoo Airport (and return) for the Shire of Ashburton Employees	$	744.00
EFT26014	17/07/2014	LGMA (WA) DIVISION	LGMA North West Conference registration fees	$	85.00
EFT26015	17/07/2014	Landgate	Mining tenements, land enquiries	$	1,457.84
EFT26016	17/07/2014	MEDIA MONITORS PTY LTD	Monitoring service	$	959.16
EFT26017	17/07/2014	Mercure Hotel Perth	Accommodation for N. Hartley to attend meetings	$	756.00
EFT26018	17/07/2014	PETER FOSTER	Travel to attend OCM and return Tom Price to Paraburdoo	$	160.72
EFT26019	17/07/2014	PILBARA ACCESS PTY LTD	Scaffold hire progressive claim on temporary fencing	$	1,085.37
EFT26020	17/07/2014	PILBARA FOOD SERVICES P/L	Supplies for Depot consumables	$	72.10
EFT26021	17/07/2014	Pilbara Mechanical Services	Tyre repairs to Shire vehicles	$	858.00
EFT26022	17/07/2014	RAY WHITE EXMOUTH	Rent payment for staff accommodation Onslow	$	34,642.00
EFT26023	17/07/2014	Royal Flying Doctor Service	Casual dress day fundraising transfer for June	$	224.85
EFT26024	17/07/2014	Royal Wolf Trading	Accommodation hire Onslow airport	$	6,204.00
EFT26025	17/07/2014	SAFETY DIRECT SOLUTIONS	Safety equipment and kits	$	2,275.00
EFT26026	17/07/2014	SAI GLOBAL LTD	SAI Global standards for the CCTV Cameras	$	76.93
EFT26027	17/07/2014	ST JOHN AMBULANCE TOM PRICE	First aid kits for Shire vehicles	$	1,950.00

LIST OF PAYMENTS FOR JULY 2014

EFT26028	17/07/2014	Slater and Gordon Trust Account	Legal fees regarding Wittenoom	$	43,047.72
EFT26029	17/07/2014	Staples Australia Pty Limited	Office chair for the Infrastructure Services Office	$	262.58
EFT26030	17/07/2014	Szilvia Gerencser	Reimbursement for training costs	$	222.17
EFT26031	17/07/2014	T F Woollam & Son PTY LTD	variation HCV	$	45,308.68
EFT26032	17/07/2014	TALIS CONSULTANTS PTY LTD	Consultancy fees to complete works on the Onslow waste transfer station	$	48,616.82
EFT26033	17/07/2014	TOM PRICE BETTA ELECTRICAL	Heater for the Infrastructure Services Office	$	29.95
EFT26034	17/07/2014	TRACEY BOLLAND	Monthly rent for 5b Maunsell corner	$	6,500.00
EFT26035	17/07/2014	TUSS CONCRETE PTY LTD	Supply of cement for Banjima Drive project	$	20,173.73
EFT26036	17/07/2014	Tom Price Furniture Centre	Office chair purchase for Tom Price library	$	250.00
EFT26037	17/07/2014	UHY Haines Norton	Assistance with audit	$	22,632.72
EFT26038	17/07/2014	W C & E IT SERVICES - Tom Price Computer Services	Purchase of parts for service of printer	$	210.00
EFT26039	17/07/2014	WA Containers Services	Container hire costs	$	105.60
EFT26040	17/07/2014	WALGA - WA LOCAL GOV. ASSOC.	Advertisement for Request for Public Comment regarding the proposed development of Lot 16 Onslow Road, Onslow	$	186.58
EFT26041	17/07/2014	WURTH AUSTRALIA	Workshop consumables	$	1,355.71
EFT26042	17/07/2014	Westrac Pty Ltd	Parts and service for Shire plant items	$	1,580.04
EFT26043	17/07/2014	kim brown	Dog kennel refund	$	442.00
EFT26052	24/07/2014	ACACIA CONNECTION PTY LTD	EAP hours for June	$	341.00
EFT26053	24/07/2014	AIT Specialists Pty Ltd	Assistance on monthly fuel rebate calculations as required on BAS	$	1,459.48
EFT26054	24/07/2014	APV VALUERS & ASSET MANAGEMENT	Desktop valuation 2014 for land, buildings and site improvement assets.	$	4,290.00
EFT26055	24/07/2014	ARCHIVEWISE	Archiving boxes	$	146.40
EFT26056	24/07/2014	Abco Products	Cleaning and hygiene products	$	287.56
EFT26057	24/07/2014	All Rid Pest Management	White Ants pest control for Sports Pavilion in Paraburdoo	$	165.00
EFT26058	24/07/2014	Assetic Australia Pty	Annual Support and Maintenance (July 2014 - June 2015) for Assetic	$	29,914.50
EFT26059	24/07/2014	BINNING PTY LTD	Plant and equipment hire for work on the Banjima Drive sealing project	$	52,125.00
EFT26060	24/07/2014	CASTLEDINE GREGORY	Legal costs	$	521.40
EFT26061	24/07/2014	CCR Hose & Fittings (Zoskar P/L)	Parts and service for Shire equipment	$	264.00
EFT26062	24/07/2014	CENTURION TRANSPORT CO PTY LTD	Delivery freight charges	$	80.12
EFT26063	24/07/2014	COVS PARTS PTY LTD	Mechanical parts and service for Shire vehicles	$	886.41
EFT26064	24/07/2014	Chantelle Salmeri	Administration and project research services for S&D department	$	100.00
EFT26065	24/07/2014	Child Support Agency	Payroll deductions	$	683.11
EFT26066	24/07/2014	Civic Legal By Rockwell Olivier	Professional legal fees & disbursements of funds	$	91,940.50
EFT26067	24/07/2014	Coates Hire Operations Pty Ltd (TP)	Hire of mobile traffic lights, scissor lift, and message board	$	4,817.68
EFT26068	24/07/2014	DEPARTMENT OF LAND	Lease rental payment for 6 months light industrial area	$	275.00
EFT26069	24/07/2014	DICE SOLUTIONS	Connecting pump in WWTP	$	317.63
EFT26070	24/07/2014	DRAWING BOARDS	Final payment for the skateboard facilitator workshop for the July school holiday program	$	850.00
EFT26071	24/07/2014	Davric Australia Pty Ltd	Tom Price souvenirs for visitors centre	$	838.20
EFT26072	24/07/2014	Dingo De Construction	Water cart hire for the month of June to water the LIA roads	$	8,343.50
EFT26073	24/07/2014	Dingo Promotions	Staff uniforms	$	730.40
EFT26074	24/07/2014	ERA CONTRACTORS	Repair street lights in the pensioner units street.	$	1,955.11
EFT26075	24/07/2014	ESS THANLANYJI P/L	Mandays Charges for June	$	75,844.69
EFT26076	24/07/2014	FLEET FITNESS	Equipment for Onslow gym	$	1,598.58
EFT26077	24/07/2014	FORCE POWER PTY LTD	Electrical repair and diagnostic for locations in Tom Price and Paraburdoo	$	797.50
EFT26078	24/07/2014	FOXTEL MANAGEMENT PTY LTD - ONSLOW - 8796587	Foxtel Service for the Onslow aerodrome camp July 2014	$	6,703.50
EFT26079	24/07/2014	Fuji Xerox Australia Pty Ltd	Lease rental agreement of equipment hire	$	2,954.60
EFT26080	24/07/2014	Garrards Pty Ltd	Mosquito pest control products and water testing solution for Onslow	$	5,171.65
EFT26081	24/07/2014	HOLCIM (AUSTRALIA) PTY LTD	Supply of Dune Sand for Cemetery Burial	$	1,424.94
EFT26082	24/07/2014	HQ MANAGEMENT	Consultancy fees/project management Paraburdoo Childcare Centre and Onslow caravan park	$	4,898.03
EFT26083	24/07/2014	INITIAL HYGIENE / PINK HYGIENE SOLUTIONS	Sanitary disposal service for August 2014 in Tom Price	$	2,138.37
EFT26084	24/07/2014	IT Vision Australia Pty Ltd	Annual License fee and Rates functionality	$	84,927.70
EFT26085	24/07/2014	J. Blackwood & Son Limited	Cleaning and hygiene products	$	1,970.77
EFT26086	24/07/2014	Josh Byrne And Associates	Redesign of water wise demo garden including sourcing from multiple nurseries	$	3,520.00
EFT26087	24/07/2014	K2 Enterprises Pty Ltd	Works to Ashburton hall Tom Price community centre	$	56,022.62
EFT26088	24/07/2014	KINETIC COPYWRITING	Copywriting two "Inside Ashburton" stories July 14 issue	$	247.50
EFT26089	24/07/2014	Kleenheat Gas	Bulk LPG for Onslow Caravan Park	$	340.93
EFT26090	24/07/2014	Komatsu Australia Pty Ltd	Parts and service	$	2,872.55
EFT26091	24/07/2014	LINKLETTERS GRAPHIC DESIGN	Artwork for July 14 Inside Ashburton	$	1,034.00
EFT26092	24/07/2014	LYONS & PEIRCE KARRATHA	Plumbing works at various locations	$	3,573.19
EFT26093	24/07/2014	Lo-Go Appointments	Wages for Ocean View Caravan Park Managers	$	16,200.58
EFT26094	24/07/2014	MCMAHON BURNETT TRANSPORT	Charge for grader use & return from Shire	$	852.77
EFT26095	24/07/2014	MOBILE CAMPS AUSTRALIA PTY LTD	Supply of mobile camp accommodation for the Banjima Drive reconstruction project	$	20,630.50
EFT26096	24/07/2014	MUZZYS HARDWARE - RED DAWN ENTERPRISES PTY LTD T/A	Various hardware items for Shire related projects and needs	$	3,129.42
EFT26097	24/07/2014	Mahogany Creek Distributors	Supply of consumables for the Onslow welcome Bbq	$	545.00
EFT26098	24/07/2014	Major Motors Pty Ltd	Mechanical parts and service for Shire vehicles	$	820.00

LIST OF PAYMENTS FOR JULY 2014

EFT26099	24/07/2014	Melinda Smith	Refund of Kennel accommodation	$	15.00
EFT26100	24/07/2014	Morley Mower Centre	Supply of Stihl Blower	$	450.00
EFT26101	24/07/2014	NAMELESS JARNDUNMUNHA FESTIVAL	Funds in advance payment for the upcoming festival	$	27,500.00
EFT26102	24/07/2014	NTC Contracting	Watering Of Airport & Camp Road	$	940.50
EFT26103	24/07/2014	ONSITE RENTAL GROUP OPERATIONS (WA) (Statewide Equip Hire)	Generator and distribution board hire	$	2,195.46
EFT26104	24/07/2014	Onslow District Hospital	Drug and Alcohol tests for Onslow Aerodrome staff	$	35.00
EFT26105	24/07/2014	Onslow Tyre Service	Tyre repairs and service of Shire vehicles in Onslow	$	3,404.80
EFT26106	24/07/2014	PILBARA ACCESS PTY LTD	Progressive claim and dismantle of fencing	$	70.84
EFT26107	24/07/2014	PILBARA INSTITUTE	Staff training courses	$	580.00
EFT26108	24/07/2014	Pannawonica Youth Club	Donation for delivery of 'Inside Ashburton"	$	300.00
EFT26109	24/07/2014	Pilbara Motor Group	Mechanical parts and service for Shire vehicles	$	1,032.71
EFT26110	24/07/2014	Protector Alsafe	Protective clothing for staff members	$	202.92
EFT26111	24/07/2014	RED WEST PTY LTD T/A REDDOG TOOLS	Purchase of replacement tools	$	790.00
EFT26112	24/07/2014	ROZWAY SIGNS	"Camp Office" signage	$	127.60
EFT26113	24/07/2014	RUFFNUTS	Seat covers for Shire vehicles	$	1,244.80
EFT26114	24/07/2014	Rio Tinto - Pilbara Iron Company Services Pty Ltd	Electricity and water consumption supply for locations in Tom Price	$	14,028.18
EFT26115	24/07/2014	Royal Wolf Trading	Transportable accommodation hire June for Nameless Valley camp and Onslow airport2014	$	162,186.09
EFT26116	24/07/2014	SAFETY AND RESCUE EQUIPMENT	Safety equipment including safety harness anchor points, ladder and access bracket for portable ladder and Tom Price swimming pool, Bowling club and Bodyline gym	$	12,375.00
EFT26117	24/07/2014	SAS Locksmiths	Supply of deadlock and barrels for maintenance	$	1,433.12
EFT26118	24/07/2014	SOUTH WEST REMOVALS & STORAGE (DESKMASTER PTY LTD)	Relocation costs for new staff member	$	3,300.00
EFT26119	24/07/2014	STREET & GARDEN FURNITURE co. PTY LTD	Deposit on Cruiser park bench for Onslow	$	17,218.08
EFT26120	24/07/2014	Savannah Engineers Pty Ltd	Fabricate new internal stair case for the squash courts	$	12,303.50
EFT26121	24/07/2014	Seek Limited	SEEK AD for Facilities Officer in Onslow	$	280.50
EFT26122	24/07/2014	Simmone Van Buerle	Reimbursement for NAIDOC celebrations in Paraburdoo	$	375.07
EFT26123	24/07/2014	Sinewave Electrical Contractors	Electrician to investigate fault with score board	$	429.00
EFT26124	24/07/2014	StarTrack Retail Pty Ltd	Freight charges	$	300.12
EFT26125	24/07/2014	Sue Lennard	Reimbursement for various goods	$	153.97
EFT26126	24/07/2014	The Workwear Group - Neat and Trim	Uniform Work wear for staff members	$	3,363.95
EFT26127	24/07/2014	Toll Ipec Pty Ltd	Delivery charges	$	1,853.21
EFT26128	24/07/2014	Tom Price Dance Studio	Donation for distribution of "Inside Ashburton" & for purchase of trophies & medallions	$	1,000.00
EFT26129	24/07/2014	Tom Price Tyrepro	Service and repairs maintenance to Shire vehicles	$	3,645.65
EFT26130	24/07/2014	UHY Haines Norton	Audit costs & Analysis of FTB questionnaire	$	7,425.00
EFT26131	24/07/2014	UNIVERSITY OF TECHNOLOGY, SYDNEY	Training Registration Fee Course Executive Certificate in Event Management	$	5,103.00
EFT26132	24/07/2014	VISIMAX SAFETY PRODUCTS	Protective weather and visibility clothing	$	557.60
EFT26133	24/07/2014	WALGA - WA LOCAL GOV. ASSOC.	Advertising for the month on June	$	4,900.19
EFT26134	24/07/2014	WEST POINT TILING	Tiling of splashback at the Library in Paraburdoo.	$	3,630.00
EFT26135	31/07/2014	Louise Kirkby	Provision of a gymnastics session for Shire School Holiday program	$	300.00
EFT26136	31/07/2014	ANITA RYDER	Materials and facilitation of school holiday program workshops	$	2,275.00
EFT26137	31/07/2014	AUSTRALIAN AIRPORTS ASSOCIATION	Australian airports association membership 2014/15	$	572.00
EFT26138	31/07/2014	Abco Products	Cleaning products	$	1,748.99
EFT26139	31/07/2014	All Toilets	Supply of sachets for Ultra Fresh Toilet (Paraburdoo Tip)	$	290.40
EFT26140	31/07/2014	Alltrack WA Pty Ltd	Plant and equipment hire for work on the Banjima Drive sealing project	$	145,417.25
EFT26141	31/07/2014	BJ & A Building and Maintenance	Replace broken window	$	877.80
EFT26142	31/07/2014	CENTURION TRANSPORT CO PTY LTD	Transport freight costs	$	2,741.83
EFT26143	31/07/2014	CITY OF JOONDALUP	Replacement cost for lost or damaged goods from library	$	22.00
EFT26144	31/07/2014	COVS PARTS PTY LTD	Mechanical parts and service	$	608.08
EFT26145	31/07/2014	Cabcharge Australia	Cab Charge for staff and councillors	$	676.12
EFT26146	31/07/2014	Coates Hire Operations Pty Ltd (TP)	Re-program variable message boards.	$	1,056.00
EFT26147	31/07/2014	Collins Distributors	Souvenir jewellery for visitors centre	$	1,099.34
EFT26148	31/07/2014	Deb Walker	Reimbursement of material supplies for School holiday programme	$	39.17
EFT26149	31/07/2014	Denver Technology	IT Support lease and contract renewals	$	1,177.00
EFT26150	31/07/2014	EDUCATION WRITING BOARDS	Supply of glass fronted noticeboard	$	1,974.50
EFT26151	31/07/2014	ESS Eastern Guruma Pty Ltd - Windawarri Lodge	Catering for 16th July Council Meeting in Tom Price	$	396.44
EFT26152	31/07/2014	Elisha Bush	Poster Design for Tom Price Welcome Event August 2014	$	100.00
EFT26153	31/07/2014	Ess Gumula Pty Ltd - Rocklea Palms	Catering for NAIDOC celebrations 2014	$	320.00
EFT26154	31/07/2014	FEBRIVILLE PTY LTD	Final payment for umbrellas for Onslow	$	13,763.20
EFT26155	31/07/2014	FORCE POWER PTY LTD	Electrical diagnostic and repair to locations within Tom Price and Paraburdoo	$	4,917.00
EFT26156	31/07/2014	GITHANG'S WONGKA	Welcome to the Country delivery for NAIDOC Day celebrations	$	500.00
EFT26157	31/07/2014	HAYS SPECIALIST RECRUITMENT AUSTRALIA PTY LTD	Wages for recruitment staff	$	6,204.49
EFT26158	31/07/2014	ISS Integrated Services Pty Ltd	Catering for Pannawonica Naidoc Day Lunch 2014	$	4,031.50
EFT26159	31/07/2014	Institute of Public Works Engineering Australia	Subscription fee 12 months	$	2,750.00
EFT26160	31/07/2014	J. Blackwood & Son Limited	Supply of hardware and cleaning products	$	714.25
EFT26161	31/07/2014	JAPANESE TRUCK & BUS SPARES	Mechanical parts and service	$	761.60

LIST OF PAYMENTS FOR JULY 2014

EFT26162	31/07/2014	Jolly Good Auto Electrics	Replace pump on fuel trailer	$	1,248.90
EFT26163	31/07/2014	K2 Enterprises Pty Ltd	Works to Community Centre storage in Tom Price	$	45,963.42
EFT26164	31/07/2014	KATY BIFFIN	Reimbursement of purchase of shower curtains for ablution block at caravan park	$	84.00
EFT26165	31/07/2014	KAYLANI CORTESI	Reimbursement of miscellaneous items for firearms and handling training	$	133.70
EFT26166	31/07/2014	KEY2 CREATIVE	Outsourced Shire website update	$	1,518.00
EFT26167	31/07/2014	KI EQUIPMENT HIRE PTY LTD	Onslow fuel station equipment hire charges	$	681.93
EFT26168	31/07/2014	KIM & PEGGY BRYCE	Refund of powered site charge from Onslow caravan park	$	45.00
EFT26169	31/07/2014	Karratha International Hotel	Accommodation for T. Brokenshire to attend training	$	300.00
EFT26170	31/07/2014	Kyle & Company Solicitors	Assistance with rates department	$	6,050.00
EFT26171	31/07/2014	LIWA Aquatics	Conference registration fee and participation costs for pool managers	$	1,200.00
EFT26172	31/07/2014	Landgate	Charge for land valuations assistance	$	155.00
EFT26173	31/07/2014	Lo-Go Appointments	Ocean view caravan park managers wages	$	5,384.72
EFT26174	31/07/2014	MERRYL & RODGER MORRISSEY	Refund of payment for accommodation at Ocean View caravan park	$	45.00
EFT26175	31/07/2014	MUZZYS HARDWARE - RED DAWN ENTERPRISES PTY LTD T/A	SES purchases of hardware	$	160.50
EFT26176	31/07/2014	NOISE AND VIBRATION MEASUREMENT SYS	Supply of staff training course	$	1,265.00
EFT26177	31/07/2014	NUFURN PTY LTD	Max Tough - Commercial grade Blow Moulded Tables	$	3,738.79
EFT26178	31/07/2014	ONSITE RENTAL GROUP OPERATIONS (WA) (Statewide Equip Hire)	Generator and equipment hire	$	1,845.99
EFT26179	31/07/2014	ONSLOW CHAMBER OF COMMERCE	OCCI Membership 14/15	$	360.00
EFT26180	31/07/2014	Office Choice Malaga	Purchase of stationary items	$	361.52
EFT26181	31/07/2014	PARABURDOO RIDERS ASSOCIATION	Donation for assistance in the setup/ pack up of NAIDOC celebrations	$	200.00
EFT26182	31/07/2014	Paraburdoo IGA	Supply of catering for KidSport Information Session	$	33.43
EFT26183	31/07/2014	Parry's Merchants	Supply of consumables	$	89.40
EFT26184	31/07/2014	Pilbara Motor Group	Parts & Service	$	771.58
EFT26185	31/07/2014	QUALITY PRESS	Supply of business cards for shire staff	$	135.30
EFT26186	31/07/2014	SECTION51 PTY LTD	Registration fee for Grants & Funding course	$	990.00
EFT26187	31/07/2014	Sarah Wilson	Reimbursement of Fuel and Parking costs	$	37.00
EFT26188	31/07/2014	Savannah Engineers Pty Ltd	Remove old shed at netball courts	$	30,712.00
EFT26189	31/07/2014	Simmone Van Buerle	Reimbursement for purchase of refreshments for community association and information night	$	106.25
EFT26190	31/07/2014	Staples Australia Pty Limited	Various stationary items for Tom Price Offices	$	912.52
EFT26191	31/07/2014	Sue Lennard	Reimbursement of various goods and service	$	1,761.15
EFT26192	31/07/2014	The Workwear Group - Neat and Trim	Sup[ply of uniforms for staff members	$	727.07
EFT26193	31/07/2014	Thrifty Car Rental	Hire of car for Pannawonica Naidoc Performer	$	417.95
EFT26194	31/07/2014	Toll Ipec Pty Ltd	Freight charges	$	1,512.10
EFT26195	31/07/2014	Tyres 4U Pty Ltd	Supply of tyres	$	2,568.50
EFT26196	31/07/2014	Visit Merchandise Pty Ltd	Supply of souvenir items for Visitors Centre goods	$	3,464.74
EFT26197	31/07/2014	WA Containers Services	Transport of containers and storage of goods for staff relocation	$	792.00
EFT26198	31/07/2014	WALGA - WA LOCAL GOV. ASSOC.	Advertising costs	$	470.31
EFT26199	31/07/2014	Westrac Pty Ltd	Supply of parts and service for Shire plant items	$	996.67
			Total	**$**	**3,747,024.09**

Municipal Cheques

CHQ/EFT	Date	Name	Description		Amount
27646	04/07/2014	Kerry White	Fee Q4 APRI-JUNE 2014	$	22,375.00
27647	04/07/2014	ONSLOW TOURISM & PROGRESS ASSN INC	Advertising costs	$	4,354.72
27648	04/07/2014	Onslow Primary School P&C	Onslow welcome bbq- cooking for Pancake Breakfast on Saturday 22/06	$	500.00
27649	04/07/2014	PANNAWONICA P&C	donation for coffee machine	$	500.00
27650	04/07/2014	Pannawonica Craft Club	donation for embroidery machine	$	500.00
27651	04/07/2014	Pannawonica Swim Club	donation for gazebos and banner	$	500.00
27652	04/07/2014	REI Super	Superannuation contributions	$	2,008.08
27654	04/07/2014	TELSTRA	telephone costs	$	56,514.38
27655	04/07/2014	Water Corporation	Water usage & rates	$	5,679.10
27656	10/07/2014	C. Munro Contractors	Plumbing works at locations in Onslow	$	2,615.55
27657	10/07/2014	Horizon Power	Electricity supply for Onslow	$	28.00
27658	10/07/2014	Shire of Ashburton (Payroll Deductions)	Payroll deductions	$	4,508.02
27659	10/07/2014	TELSTRA	telephone costs	$	9,971.98
27660	17/07/2014	C. Munro Contractors	Plumbing works on Shire related projects	$	64,700.86
27661	17/07/2014	Department of Transport	REGO FLEET SCHEDULE	$	26,117.25
27662	17/07/2014	Horizon Power	Electricity costs in Onslow	$	74.02
27663	17/07/2014	Shire of Ashburton (Petty Cash)	Reimbursement to staff purchases for various items for visitors centre	$	101.40
27664	17/07/2014	TELSTRA	telephone costs	$	512.82
27665	17/07/2014	Water Corporation	Water consumption costs	$	411.93
27666	24/07/2014	C. Munro Contractors	Building of Ablution block in Onslow	$	48,429.12
27667	24/07/2014	Horizon Power	Electricity supply costs	$	2,112.63
27668	24/07/2014	Karratha Adventure Sports	Supply of sporting goods	$	85.60
27669	24/07/2014	Paraburdoo P & C Association	Donation for Distribution of "Inside Ashburton"	$	300.00
27670	24/07/2014	Shire of Ashburton (Payroll Deductions)	Payroll deductions	$	400.00
27671	24/07/2014	Tom Price Vet Clinic	Euthanasia costs	$	116.00
27672	31/07/2014	C. Munro Contractors	Pump and dump caravan dump point sat 05 July	$	1,683.10
27673	31/07/2014	Horizon Power	Electricity supply costs	$	15,767.83

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27674	31/07/2014	Karratha Adventure Sports	Supply of sporting equipment	$	79.80
27675	31/07/2014	PARABURDOO SAINTS FOOTBALL & SPORTING CLUB	NAIDOC celebrations- provision of bouncy castle and attendant	$	350.00
27677	31/07/2014	TELSTRA	Telephone costs	$	55,152.38
27678	31/07/2014	Shire of Ashburton (Petty Cash)	Petty cash replenishment Tom Price Administration	$	874.50
27679	31/07/2014	Shire of Ashburton	Planning application and building application fee	$	279.50
			Total	**$**	**327,603.57**

Trust Payments

CHQ/EFT	Date	Name	Description		Amount
EFT25894	04/07/2014	Apryl Longford	Staff housing bond refund	$	1,000.00
EFT25895	04/07/2014	BJK Publishing & Photography	Sales of photography prints for June 2014	$	200.50
EFT25896	04/07/2014	Felicia Mudge	Staff housing bond refund	$	500.00
EFT25897	04/07/2014	Frank Richardson	Sale of photographic prints for June	$	430.40
EFT25898	04/07/2014	Integrity Coach Lines (Aust) P/L	Coach line services for June 2014	$	980.90
202738	04/07/2014	North Tom Price Primary School P & C Association	Bond refunds for Sports Pavilion for Ladies night and School disco	$	1,700.00
202739	04/07/2014	PILBARA IRON COMPANY SERVICES	Key and hall hire bond refund for Yinhawanka Rio Tinto Sub Committee	$	600.00
202740	04/07/2014	Rio Tinto	Bond refund for Sports Pavilion	$	85.00
202741	04/07/2014	Shire of Ashburton	Airport terminal retention funds per airport reconciliation	$	110,225.29
EFT26044	23/07/2014	BRIAN CAMERON	Refund of housing bond	$	1,000.00
EFT26045	23/07/2014	CRUIZE CIALLILLA	Refund of Onslow Gym card bond	$	15.00
EFT26046	23/07/2014	HAYLEY BRINGDAL	Refund of housing bond	$	1,000.00
EFT26047	23/07/2014	Kristy Ranger	Refund of housing bond	$	600.00
EFT26048	23/07/2014	LESTOK TOURS PTY LTD	Tours for June booked thru Visitors centre less Shire commission	$	36,503.95
EFT26049	23/07/2014	PILBARA IRON COMPANY SERVICES	Key and Hall hire bond refund	$	600.00
EFT26050	23/07/2014	SAM CONTARINO	Refund for Onslow Gym card bond	$	15.00
EFT26051	23/07/2014	Tom Price Fire & Rescue	Refund of Sports Pavilion hire bond	$	1,100.00
202742	23/07/2014	Builders Registration Board of WA	BRB Levies for various building applications - originally paid through Trust to Creditor 462 (Shire of Ashburton) by error. Credit note to 462 raised and then re-entered to correct creditor.	$	17,502.08
202743	23/07/2014	Construction Training Fund	CITF levy collected for the month of May 2014 less Shire commission	$	20,654.52
202744	23/07/2014	Rio Tinto	Refund of bond for the Sports Pavilion	$	800.00
202745	23/07/2014	Shire of Ashburton	Commission for Lestok mine tours June 2014	$	627.59
			Total	**$**	**196,140.23**

Credit Card Payments

JUNE STATEMENTS

CHQ/EFT	Date	Name	Description		Amount
Anika Serer					
	01/07/2014	Rydges Hotel Perth - UNIR Hotels PTY LTD	Accommodation for A. Serer to attend FY15 Grant training 09/07 - 11/07 2014	$	441.00
			Total	**$**	**441.00**
Brian Cameron					
	05/06/2014	Qantas	Flights Paraburdoo to Perth for FIFO employee G. Rider 18/07/2014	$	357.00
	05/06/2014	Qantas	Flights Perth to Paraburdoo for FIFO employee G. Rider 18/07/2014	$	266.00
	13/06/2014	Qantas	Booking fee for change of flights L. Reddell to attending Planning meeting	$	154.00
	19/06/2014	Credit Card Purchasing One Off	BP Carnarvon Diesel fuel for vehicle AS77	$	101.71
	28/07/2014	Mercure Hotel Perth	Accommodation for G. Rider while attending a Walga training course 24/06 - 28/06 2014	$	626.26
	30/06/2014	Qantas	Flights Karratha to Perth and return for G. Smith to finalise relocation	$	1,133.01
			Total	**$**	**2,637.98**
Troy Davis					
	03/06/2014	Qantas	Flights Paraburdoo to Perth and return for FIFO employee B. Heggie 06/06 - 17/06 2014	$	655.78
	01/06/2014	Qantas	No information or paperwork given due to flight being booked with out T. Davis permission	$	291.00
	09/06/2014	Qantas	Flight change fee for T. Davis Paraburdoo to Perth and return to attend meetings	$	317.00
	13/06/2014	LIVE TAXIEPAY	Taxi fare for T. Davis while attending meetings in Perth for Onslow Waste, Taxi fare for T. Davis while attending meetings in Perth for Onslow Waste	$	34.85
	12/06/2014	Qantas	Flights Melbourne to Perth for FIFO employee P. Harding 06/06/2014	$	328.00

LIST OF PAYMENTS FOR JULY 2014

12/06/2014	Qantas	Flights Perth to Paraburdoo for FIFO employee P. Harding 07/06/2014	$	357.00
12/06/2014	Qantas	Flights Paraburdoo to Perth for P. Harding FIFO employee 23/06/2014	$	305.89
13/06/2014	MCabs Taxi	Taxi fare for T. Davis while attending meetings in Perth in regards to Onslow Waste and Onslow airport, Taxi fare for T. Davis while attending meetings in Perth in regards to Onslow Waste and Onslow airport	$	55.06
16/06/2014	LIVE TAXIEPAY	Taxi fare for T. Davis while attending meetings in Perth in regards to Onslow waste and Onslow airport, Taxi fare for T. Davis while attending meetings in Perth in regards to Onslow waste and Onslow airport	$	42.96
17/06/2014	LIVE TAXIEPAY	Taxi fare for T. Davis while attending meetings in Perth in regards to Onslow waste and Onslow airport, Taxi fare for T. Davis while attending meetings in Perth in regards to Onslow waste and Onslow airport	$	20.54
17/06/2014	LIVE TAXIEPAY	Taxi fare for T. Davis white attending meetings in Perth in regards to Onslow Waste and Onslow Airport, Taxi fare for T. Davis white attending meetings in Perth in regards to Onslow Waste and Onslow Airport	$	16.21
17/06/2014	LIVE TAXIEPAY	Taxi fare for T. Davis while attending meetings in Perth in regards to Onslow Waste and Onslow Airport, Taxi fare for T. Davis while attending meetings in Perth in regards to Onslow Waste and Onslow Airport	$	51.29
16/06/2014	MCabs Taxi	Taxi fare for T. Davis attending meetings in Perth in regards to Onslow waste and Onslow airport, Taxi fare for T. Davis attending meetings in Perth in regards to Onslow waste and Onslow airport	$	50.17
18/06/2014	MCabs Taxi	Taxi fare for T. Davis while attending meetings in regards to Onslow waste and Onslow airport, Taxi fare for T. Davis while attending meetings in regards to Onslow waste and Onslow airport	$	61.16
20/06/2014	Qantas	Flights from Paraburdoo to Perth and return for occasional FIFO worker A. Gimondo 12/07 - 14/07 2014	$	605.00
23/06/2014	LIVE TAXIEPAY	Taxi fare for T. Davis while attending meetings in Perth in regards to Onslow waste and Onslow airport, Taxi fare for T. Davis while attending meetings in Perth in regards to Onslow waste and Onslow airport	$	48.84
23/06/2014	MCabs Taxi	Taxi fare for T. Davis while attending meetings in Perth in regards to Onslow Waste and Onslow Airport, Taxi fare for T. Davis while attending meetings in Perth in regards to Onslow Waste and Onslow Airport	$	15.42
23/06/2014	B&W Taxi	Taxi fare for T. Davis while attending meetings in Perth in regards to Onslow waste and Onslow airport, Taxi fare for T. Davis while attending meetings in Perth in regards to Onslow waste and Onslow airport	$	12.77
24/06/2014	LIVE TAXIEPAY	Taxi fare for T. Davis while attending meetings in Perth in regards to Onslow waste and Onslow airport, Taxi fare for T. Davis while attending meetings in Perth in regards to Onslow waste and Onslow airport	$	34.41
24/06/2014	B&W Taxi	Taxi fare for T. Davis while attending meetings in Perth in regards to Onslow waste and Onslow airport, Taxi fare for T. Davis while attending meetings in Perth in regards to Onslow waste and Onslow airport	$	39.41
23/06/2014	Qantas	Flights Paraburdoo to Melbourne for contractor D. Ward due to his working period ending 26/06/2014	$	506.87
01/07/2014	Tradelink	Purchase of bathroom vanity for renovations to shire property	$	754.01
01/07/2014	Qantas	Flights Paraburdoo to Perth and return for J. Robbins attending Asset Management training 08/09 - 11/09 2014	$	545.02
01/07/2014	Qantas	Flights Paraburdoo to Perth and return for J. Robbins to attend Asset Management conference 11/08 - 14/08 2014	$	575.01
		Total	**$**	**5,723.67**
Neil Hartley				
04/06/2014	Qantas	Flights Perth to Karratha and return for FIFO employee R. Repsevicius 09/06 - 13/06 2014, Flights Perth to Karratha and return for FIFO employee R. Repsevicius 09/06 - 13/06 2014, Flights Perth to Karratha and return for FIFO employee R. Repsevicius 09/06 - 13/06 2014	$	778.78
05/06/2014	Qantas	Flights Karratha to Perth and return for Cr. White to attend PRC meeting and Walga week 03/08 - 18/085 2014	$	565.00
05/06/2014	Qantas	Flights Paraburdoo to Perth and return for Cr. Rumble to attend Walga week 05/08 - 09/08 2014	$	525.00
05/06/2014	Qantas	Flights time change cost Karratha to Perth and return for Cr. White to attend PCR meeting and Walga week 03/08 - 18/08 2014	$	261.00

LIST OF PAYMENTS FOR JULY 2014

	12/06/2014 Qantas	Flights Perth to Karratha and return for FIFO employee R. Repsevicius 23/06 - 27/06 2014, Flights Perth to Karratha and return for FIFO employee R. Repsevicius 23/06 - 27/06 2014, Flights Perth to Karratha and return for FIFO employee R. Repsevicius 23/06 - 27/06 2014	$	848.79
	13/06/2014 Qantas	Flights Paraburdoo to Perth and return for Cr. Dias to attend Walga week 05/08 - 09/08 2014	$	896.00
	13/06/2014 Qantas	Flights Karratha to Perth and return for Cr Eyre to attend Walga week 05/08 - 09/08 2014	$	986.00
	13/06/2014 Qantas	Flights Paraburdoo to Perth and return for Cr Thomas to attend PCR meeting 04/08 - 05/08 2014	$	656.00
	16/06/2014 Qantas	Flights Paraburdoo to Perth and return for N.Hartley to attend Transient Workforce Accommodation Workshop - WA Planning Commission 25/06 - 27/06 2014	$	995.78
	16/06/2014 Qantas	Flights Paraburdoo to Perth and return for N. Hartley to attend PDC Chevron / Gorgon update and DSD Temporary workers accommodation meetings 01/07 - 03/07 2014	$	656.00
	01/06/2014 Qantas	Flight change fee for N. Hartley attendance of Walga week and PRC meeting	$	51.00
	01/06/2014 Qantas	Flight change fee for N. Hartley attendance of Walga week and PRC meeting	$	77.00
	18/06/2014 PARABURDOO BISTRO	Dinner and refreshments for June Council meeting	$	991.50
	22/04/2014 Credit Card Purchasing One Off	Novotel Canberra accommodation for Cr. White to attend General Assembly of Local Government 14/06 - 19/06 2014	$	1,451.45
	22/04/2014 Credit Card Purchasing One Off	The Swanson Hotel Grand Mecure accommodation for Cr. White while attending National General Assembly of Local Government 19/06 - 20/06 2014	$	190.92
	24/06/2014 PASCAL PRESS	Purchase of 'Australia' gift books for Citizenship Ceremony	$	357.45
	24/06/2014 Qantas	Flights Karratha to Perth and return for Cr White to attend Steering group, Gorgan project update & Pilbara JDAP meetings 01/07 - 11/07 2014	$	1,006.00
	27/06/2014 Qantas	Flight change fee Paraburdoo to Perth and return for Cr Thomas to attend PRC meeting	$	447.01
	30/06/2014 Dropbox	Media drop box account for 30/06 - 31/07 2014 100GB	$	10.96
		Total	**$**	**11,751.64**
Frank Ludvico				
	14/05/2014 MYOB AUSTRALIA	Purchase of MYOB password recovery for the Tom Price Tourist Bureau	$	119.00
	05/06/2014 AUSTRALIAN INSTITUTE OF MANAGEMENT	Registration fee for L. Reddell to attend Contract Management Fundamentals 27/06/2014, Registration fee for L. Reddell to attend Contract Management Fundamentals 27/06/2014	$	690.00
	05/06/2014 AUSTRALIAN INSTITUTE OF MANAGEMENT	Registration fee for L. Reddell to attend Contract Planning & Administration training 18-19 August, Registration fee for L. Reddell to attend Contract Planning & Administration training 18-19 August	$	1,180.00
	04/06/2014 Qantas	Flights Perth to Paraburdoo and return for D. Sleby, potential strategic partnership manager	$	1,316.79
	04/06/2014 Virgin Australia	Flights Kununurra to Perth and return for D. Selby potential Strategic Partnership Manager	$	785.70
	05/06/2014 AGODA.COM	Accommodation for D. Selby potential Strategic Partnership Manager site visit 15/06/2014	$	180.00
	05/06/2014 Wotif.com HOLDING LTD	Rendezvous Grand Hotel Perth accommodation for L. Hannagan to attend meetings regarding the Onslow complex and the corporate plan 19/06 - 21/06 2014	$	386.50
	05/06/2014 Qantas	Flights Paraburdoo to Perth and return for L. Hannagan to attend meetings 19/06 - 21/06 2014	$	604.78
	05/06/2014 Qantas	Flights Karratha to Perth and return tor L. Reddell to attend training 26/06 - 30/06 2014	$	701.78
	05/06/2014 Qantas	Flights Paraburdoo to Perth and return for G. West to attend training 17/08 - 20/08 2014	$	525.00
	05/06/2014 Qantas	Flights Paraburdoo to Perth for L. Reddell to attend training 15/08/2014	$	266.00
	11/06/2014 Wotif.com HOLDING LTD	Travelodge accommodation for L. Hannagan to attend training and meetings 21/07 - 26/07 2014	$	990.50
	10/06/2014 Credit Card Purchasing One Off	Archival Survival purchase of archiving boxes	$	492.25
	11/06/2014 THE BLUE POD COFFEE CO. P/L	Restock of coffee pods for Tom Price administration building	$	400.00
	12/06/2014 Governance Institute of Australia	Registration fee for L. hannagan to attend Certificate in Governance & Risk Management training 22/07 - 24/07 2014	$	3,156.00
	12/06/2014 Qantas	Flights Paraburdoo to Perth and return for L. Hannagan to attend training and meetings 21/07 - 26/07 2014	$	605.00
	17/06/2014 COMPASS GROUP (AUSTRALIA) PTY LTD	Rocklea Palms accommodation for D. Sleby site visit 16/06/2014	$	173.01
	17/06/2014 Qantas	Flights Paraburdoo to Perth for K. Parks FIFO employee 19/06/2014	$	726.90
	18/06/2014 THE BLUE POD COFFEE CO. P/L	Coffee pod restock for administration building Tom Price	$	800.00

LIST OF PAYMENTS FOR JULY 2014

19/06/2014	Qantas	Flights Perth to Paraburdoo for FIFO employee K. Parks 23/06/2014	$	396.90
19/06/2014	Qantas	Flights Karratha to Perth and return for L. McGowan to attend workers compensation follow up appointments. 30/07 - 01/08 2014	$	505.00
24/06/2014	Qantas	Flights Perth to Paraburdoo and return for FIFO employee S. Byard 02/07 - 16/07 2014	$	1,026.01
24/06/2014	Future Media Pty Ltd	Purchase of All for one- The Meerkat way" safety training dvd"	$	436.15
25/06/2014	Qantas	Return flight Perth to Paraburdoo for L. Reddell to attend training 07/09/2014	$	276.01
26/06/2014	Qantas	Flights Paraburdoo to Perth and return for FIFO employee K. Parks	$	656.00
30/06/2014	Qantas	Flights Paraburdoo to Perth and return for A. Serer to attend PRC CFYIS grants funding training	$	1,026.01
01/07/2014	Royal Life Saving Society	Registration fee for G. Anderson to attend Pool Lifeguard training 10/08/2014	$	130.00
02/07/2014	AUSTRALIAN INSTITUTE OF MANAGEMENT	Registration fee for S. Gerencser to attend Professional Business Writing course 18/08 - 19/08 2014, Registration fee for S. Gerencser to attend Professional Business Writing course 18/08 - 19/08 2014	$	1,180.00
02/07/2014	AUSTRALIAN INSTITUTE OF MANAGEMENT	Registration fee for S. Gerencser to attend training Professional Executive Assistant course 11/08 - 12/08 2014, Registration fee for S. Gerencser to attend training Professional Executive Assistant course 11/08 - 12/08 2014	$	1,180.00
02/07/2014	Governance Institute of Australia	Registration fee for J. Fell to attend training Governance Essentials online course subscription	$	526.00
02/07/2014	Governance Institute of Australia	Registration fee for J. Fell to attend training Assessing, Analysing and Treating Risk online course subscription	$	526.00
01/07/2014	Qantas	Flights Karratha to Perth and return for S. Wright to attend synergy training & meetings 10/07 - 19/07 2014	$	919.02
01/07/2014	Qantas	Flights Paraburdoo to Perth and return for L. Reddell to attend training Planning Synergy Workshop 17/07 - 27/07 2014	$	117.00
		Total	**$**	**22,999.31**
Deb Wilkes				
16/06/2014	QBE TRAVEL	Flight Paraburdoo to Perth and return insurance for D. Wilkes 08/07 - 13/07 2014	$	12.00
16/06/2014	Qantas	Flights Paraburdoo to Perth and return for D. Wilkes to attend various meetings including Chevron 08/07 - 13/07 2014	$	707.00
18/06/2014	Coles Supermarkets - Karratha	Purchase of refreshments for the Onslow welcome event, Purchase of refreshments for the Onslow welcome event	$	168.65
19/06/2014	Credit Card Purchasing One Off	Purchase of visual aids and activity packs for Curtain University physical activity and mental health program	$	330.00
16/06/2014	ISS Integrated Services Pty Ltd	Pannawonica Tavern accommodation for S. Vanbuerle and J. Withers to attend Club and Capacity development meeting 18/06/2014	$	342.00
23/06/2014	Our Community Pty Ltd	Purchase of resource books for Club and Capacity Development community groups	$	1,008.00
26/06/2014	Airnorth	Flights Broome to Karratha and return for M. Bakar and T Bakar, guest performers for Naidoc week in Pannawonica	$	1,470.23
24/06/2014	Ess Gumula Pty Ltd - Rocklea Palms	Accommodation for D. Wilkes 23/06/2014 to attend CAG meeting	$	173.01
24/06/2014	Airnorth	Insurance for Naidoc week performers flights	$	19.90
26/06/2014	Credit Card Purchasing One Off	Purchase of kettle bell rack and kettle bells for Jims Gym in Onslow	$	865.00
		Total	**$**	**5,095.79**
		Total Credit Cards	**$**	**48,649.39**

	MUNICIPAL TOTALS	
EFT TRANSACTIONS	$	3,747,024.09
CHEQUES	$	327,603.57
CREDIT CARDS	$	48,649.39
	$	**4,123,277.05**
	TRUST TOTALS	
CHEQUES AND EFT TRANSACTION	$	196,140.23
	$	**196,140.23**

Onslow – Possible Street Names

	Thalanyji Language	English / Common Name	Meaning / Latin Name
	Plants (Trees & Shrubs)		
1	Bugardi	Snakewood	*Acacia xiphophylla (Shrub)*
2	Bulhari	Paperbark / Silver Cadjeput	*Melaleuca argentea (Tree)*
3	Gurrurdu	Coolibah	*Eucalyptus victrix (Tree)*
4	Ngajarri	Spinifex	*Triodia epactia (Shrub)*
5	Warlun	Black Mulga	*Acacia citrinovirdis (Shrub)*
6	Wilharri	Fitzroy Wattle	*Acacia ancistrocarpa (Shrub)*
7	Wirlu	River Red Gum	*Eucalyptus camaldulensis (Tree)*
8	Jurru	Flower	Flower of the Hakea plant or Coolibah tree
9	Tharrara	Leaf	Leaf
	Traditional Life		
10	Bugali	Shield	
11	Gurrjarda	Spear	
12	Mirru	Spear Thrower	
13	Thurna	Clapsticks	
14	Thawarda	Boomerang	
	Geographical		
15	Birdan		Onslow & Beadon Creek area
16	Malha		Rockhole located along North-West Coastal Highway
17	Mindurru		Ashburton River & Minderoo Station area
	Landscape		
18	Tharnardi	Beach, Coast	
19	Baba	Water	
20	Juru	Sun	
21	Bardara	Star	
22	Wirlarra	Moon	

23	Bilarna	Clouds
24	Garla	Fire
25	Guja	Mountain
26	Marna	Cave
27	Buwarla	Sandhill
28	Wabirri	Wind
29	Yardi	River
30	Mirri	Creek
31	Yungu	Rain
32	Marrabarna	Rainbow
33	Balgarra	Plains
34	Walybarda	Lightning

	Animals	
35	Balharda	Blue Tongue Lizard
36	Bilyguru	Fish
37	Birdibirdi	Butterfly
38	Bunggurdi	Kangaroo
39	Gabarla	Dog / Dingo
40	Jirdarra	Black Goanna
41	Majurn	Saltwater Turtle
42	Warrari	Fly / Native Bee
43	Minyimarra	Pink & Grey Galah
44	Wagurra	Crow
45	Warrirda	Wedge Tailed Eagle
46	Wimbil	Emu Chicks

	Time / Direction	
47	Gardaju	Night
48	Bilurn	Afternoon
49	Gardayi	Morning

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Asset Management | Environmental Services | Spatial Intelligence | Waste Management

FEASIBILITY STUDY

ONSLOW WASTE MANAGEMENT FACILITY

SHIRE OF ASHBURTON

July 2014

Project Number TW13023

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DOCUMENT CONTROL

Version	File Ref	Author	Reviewer
1a - Draft Released for Client Comment	TW13023 – Onslow Feasibility Study.1a	Alex Upitis Keith Rogers Kieran Garvey	Ronan Cullen
2a	TW13023 – Onslow Feasibility Study.2a	Alex Upitis Keith Rogers Kieran Garvey	Ronan Cullen

Executive Summary

Growth in Onslow is currently peaking as a result of the development of on and off-shore liquid natural gas (LNG) processing infrastructure. The town of Onslow has also been selected to support the construction and operation of the Ashburton North Strategic Industrial Area (ANSIA). The current Onslow Landfill is approaching the end of its operational life. Furthermore, surrounding land development is encroaching on the existing landfill facility, posing land use conflicts.

A Site Selection Study was completed by Talis in late 2013 for a new Waste Management Facility (WMF) to cater for the future needs of the Onslow catchment. The Site Selection Study process was undertaken utilising best practice siting and design principles to identify a Preferred Site for the new modern WMF. Arising from the extensive siting works, a Preferred Site was identified for a new modern WMF.

Talis Consultants (Talis) has been commissioned by the Shire to undertake a Feasibility Study for developing a modern WMF at the Preferred Site with the objective of carrying out a comprehensive Feasibility and Procurement Study to ascertain the most appropriate waste management facilities to be included within the Onslow WMF.

The Preferred Site is located on Lot 150 Onslow Road, Thalanyji, Western Australia, approximately 36km south of the town of Onslow. The Preferred Site has an area of approximately 150 hectares and is situated within a cadastral lot that is made up of multiple cadastral land parcels covering over 100,000ha and specified as Unallocated Crown Land. There is no formal access track to the Preferred Site location, however it is accessible by 4WD. To the north of the Preferred Site is a ridgeline approximately 3.1km in length and elevated approximately 20-30m higher than the surrounding flat landscape. The ridgeline creates a natural visual barrier for the construction and operation of the proposed WMF

To identify any potential barriers to the establishment of a landfill, Talis has compared the environmental and social attributes of the Preferred Site to the relevant aspects contained within the *Victorian EPA's BPEM for Landfills.* The Preferred Site was determined as a suitable location for the development of a WMF. However further detailed studies including Geotechnical, Hydrogeological and Flora and Fauna studies are required to obtain a greater understanding of the Preferred Site's ability to support the proposed development.

In preparation of the Feasibility Study, the key source of waste data was the *Waste Data Study for the Pilbara Region and Shire of Broome* (the Waste Data Study) which was prepared by Talis in 2012 on behalf of the Waste Authority of Western Australia. This was complemented by the Pilbara Waste Projection Models also prepared by Talis.

As shown in the Waste Data Study, a total of 10,740 tonnes of waste was generated within the Onslow Sub-Catchment Area in 2011-12. Due to the relatively low population, only 428 tonnes (4%) of the waste generated was Municipal Solid Waste (MSW). The large construction projects being undertaken within the area resulted in 6,848 tonnes (64%) of the waste arising within the Construction and Demolition (C&D) stream with the remaining 3,464 tonnes (32%) from the Commercial and Industrial (C&I) stream. Of the waste generated within the Onslow area, 81% was disposed of at public landfills and a further 11% to on-site facilities, giving a landfill diversion rate of 8%. None of the waste generated from the C&D stream was diverted from landfill.

With the rapid and extensive population growth forecast for Onslow, waste tonnages are projected to increase to approximately 32,700 tonnes by the year 2021-22. By this time, it is anticipated that

the construction phase of the LNG projects within the Onslow Sub-catchment Area will be completed which will significantly reduce waste generation. Waste volumes are then projected to rise again gradually to the 2034-35 leaving a projected 34,200 tonnes being generated within the Onslow Sub-catchment Area per annum in 2034-35.

Talis has identified a range of suitable waste management infrastructure components which would be capable of processing and/or disposing of the waste materials generated throughout the life of the WMF. These are:

- Class III Landfill
- Class IV Landfill
- Materials Recovery Facility
- C&D Recycling Facility
- Liquid Waste Facility
- Green Waste Processing Facility
- Primary Treatment of Problematic Wastes

In relation to the landfilling requirements the preferred option was determined to be a single cell built to Class IV standards, accepting both Class III and Class IV waste. There are a number of key reasons for this recommendation, including:

- Long term regional demand for Class IV landfill;
- Chevron's funding proposed for a Class IV landfill; and
- The capital costs of developing a Class IV landfill to accept both Class III and Class IV waste volumes over a 20 year period are relatively similar to the cost of developing separate landfills.

A significant factor in the capital costs of a Class IV landfill to accept both Class III and Class IV, is the ratio of Class III to Class IV waste over this period. The greater the Class III waste will mean that the choice would edge towards separate landfills. There are also several operational advantages in developing a Class IV landfill only.

Financial modelling was carried out for the WMF with an initial operating life of 20 years commencing in 2016/17. The total cost for all capital works during the 20 years development and operational life of the landfill is approximately $37.4 million. The most expensive component of the capital works is the ongoing installation of the basal lining system in each landfill cell.

Capital costs for the other waste infrastructure components were assumed to be incurred for first year of WMF operations: These are as follows:

- C&D Waste Facility $1.94M
- Green Waste Facility $0.21M
- Liquid Waste Facility $0.16M
- Waste Oil Facility $1.1M
- Tyre and Rubber Monocell $0.8M
- Materials Recovery Facility (MRF) $4.02M

Operational cost estimates for the various infrastructure components of the proposed WMF were also prepared. It is estimated that a total of 13 staff (including 6 MRF facility staff) would be required for the WMF operations. The total annual operating cost for the WMF is anticipated to be approximately $1.5M. Labour costs account for the highest proportion (31%) of operating expenditure.

Gate fee modelling carried out for the Class IV landfill determined that a break even cost per tonne across the life of the project would be $170.54. If the rate for Class III waste was reduced (as is common practice) to say 85% of the average gate fee ($144.96), the rate for Class IV would need to be increased to 160% ($272.86) in order to cover this reduction. Talis is of the view that these gate fees would be attractive to Class III waste generators in Onslow and Class IV waste generators in the wider Pilbara area.

Gate fee modelling for the MRF indicates that this facility would not be viable for the projected waste quantities. While some revenue would be generated through the sale of recyclables, this would only partly offset the capital and operating costs of the MRF. The inclusion of an MRF would be dependent on the introduction of a comingled recyclables collection in Onslow.

Gate Fee modelling for the other waste management components (C&D Waste Facility, Green Waste Facility, Liquid Waste Facility, Waste Oil Facility and Tyres and Rubber Monocell) demonstrate that the cost per tonne gate fee over the initial 20 year period was feasible for all except the green waste facility. The cost per tonne of providing a dedicated hardstand area and carrying out annual mulching of green waste would be extremely high based on the low tonnages of green waste projected over the life of the WMF.

In assessing potential Project Delivery Models, Talis determined that due to the *Contaminated Sites Act 2003* and the *Waste Avoidance and Resource Recovery Act 2007*, the land ownership was best secured by the Shire through a vesting for waste management purposes. Due to the Shire ownership of the Preferred Site, Talis recommends that the Shire should obtain the relevant land use approvals for the project. In addition, the Shire should control the design of the facility to ensure that potential liability risks are minimised as much as possible.

The Shire should seek the services of private waste services providers through the procurement process to finance the initial construction and undertake the operation of the WMF.

Talis recognises a variety of funding opportunities that the Shire may avail of to support the delivery of the project.

Recommendations

Based on the works undertaken in this Feasibility Study and its associated findings, Talis puts forward the following recommendations:

1. The Shire further considers the Preferred Site for the establishment of a WMF based on the information examined during this Study regarding the Preferred Site, its surroundings and the financial modelling undertaken.

2. The Shire engages with key waste generators that might utilise the various elements of the WMF to gather greater data on current and future feedstock/waste inputs. As a part of this process, the Shire should engage with all waste generators within the Onslow area as well as waste generators and waste services providers managing Class IV waste in the Pilbara.

3. The Shire undertakes all necessary specialist studies to assist in obtaining a greater understanding of the current conditions of the Preferred Site including:
    - Topographic survey;
    - Geotechnical investigation;
    - Hydrogeological assessment; and
    - Detailed Flora and Fauna investigations.

These works will identify any fatal flaws with the Preferred Site and will assist in the development of the relevant approval applications and design works for the WMF.

4. The Shire continues to consult with DPAW throughout the delivery of the proposed WMF.

5. The Shire seeks clarification on the appropriate town planning approval path and land procurement requirements for the project.

6. The Shire gives due consideration to the design advice provided within this report on the Preferred Site including:
    - Development of the WMF in accordance with the Master Plan; and
    - Striving for compliance with the Victorian EPA's BPEM for Landfills.

7. Based on the available waste data and projections, the WMF should be developed to include the following infrastructure components:
    - Class IV landfill accepting both Class III and Class IV waste
    - C&D Waste Facility
    - Liquid Waste Facility
    - Waste Oil Facility
    - Tyre and Rubber Monocell

8. At this moment in time, Talis recommends that the Shire does not prioritise the development of a MRF. However if community desire was such that the MRF was to be progressed, the Shire should examine the costs of providing a comingled recyclables kerbside collection together with the gate fee modelling of the MRF in this study.

9. Talis recommends the following Delivery Model Framework for the various stages of the Project:
    - Land Ownership – Shire responsibility
    - Approvals – Shire responsibility
    - Capital Funding – Private Sector responsibility
    - Facility Design – Shire responsibility
    - Facility Construction – Private Sector responsibility
    - Facility Operation – Private Sector responsibility
    - Post-Closure Management– Shire responsibility

10. The Shire prioritises the advancement of this Project Delivery Model Framework to prepare detailed Contract Terms Sheets which summarise the key scope, functions and requirements for all parties. As part of this process, the Shire should obtain legal, commercial and technical advice.

11. The Shire should further investigate funding opportunities for the development of the WMF, particularly through the Royalties for Regions program.

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Note to Reader

All costs shown and discussed within this Report are exclusive of Goods and Services Tax (GST) unless stated otherwise.

All Gate Fees listed in this document are break even on capital and operational expenditure and therefore exclude any profit margins. These are based on the current data on available tonnes.

List of Abbreviations and Acronyms

Acronym	Term
4WD	Four Wheel Drive
AHD	Australian Height Datum
ANSIA	Ashburton North Strategic Industrial Area
APC	Australian Packaging Covenant
BoM	Bureau of Meteorology
BPEM	Best Practise Environmental Management
C&D	Construction and Demolition
C&I	Commercial and Industrial
CGS	Regional Development Australia Fund
CLGF	Country Local Government Fund
CQA	Construction Quality Assurance
DEM	Digital Elevation Model
DER	Department of Environment Regulation
DMP	Department of Mines and Petroleum
DoW	Department of Water
DPaW	Department of Parks and Wildlife
EPA	Environmental Protection Authority
FMG	Fortescue Metals Group
GCL	Geosynthetic Clay Liner
GDA	Geocentric Datum of Australia
GST	Goods and Services Tax
HDPE	High Density Polyethylene
LNG	Liquefied Natural Gas
MGA	Map Grid of Australia
MRF	Materials Recovery Facility
MSW	Municipal Solid Waste
PRGS	Pilbara Regional Grants Scheme
RDAF	Community Grants Scheme
RFP	Regional Funding Program
RIP	Regional Investment Plan
SWMP	Strategic Waste Management Plan
TPS7	Town Planning Scheme Number 7
UCL	Unallocated Crown Land
WCS	Waste Classification System
WMF	Waste Management Facility

1 Introduction

1.1 Background

The town of Onslow is located within the Shire of Ashburton (the Shire) approximately 100km east of the North West Cape peninsula on the coast of Western Australia. The Shire currently owns and operates the Onslow Landfill which was established as a self-sufficient, fit for purpose facility located on the edge of town. The current Onslow Landfill is approaching the end of its operational life. Furthermore, surrounding land development is encroaching on the existing landfill facility, posing land use conflicts.

The Pilbara region has experienced significant growth in the last 15 years due to the rapid expansion of the resources industry, in particular in the mining and oil and gas sectors. In Onslow, this growth is currently peaking as a result of the development of on and off-shore liquefied natural gas (LNG) processing infrastructure. With deep water access and proximity to off-shore gas reserves, the town of Onslow has been selected to support the construction and operation of the Ashburton North Strategic Industrial Area (ANSIA). Onslow is therefore poised to undergo rapid development and population growth over the coming years.

Development of the ANSIA site, and specifically the Wheatstone Project, is anticipated to place strains on the town of Onslow's current infrastructure, with an additional 1,500 residents forecast in Onslow by 2016. This growth will place additional pressure on the waste facility through the generation of greater volumes and more complex waste streams.

Therefore, a new modern Waste Management Facility (WMF) is required to accommodate the anticipated growth in waste volumes within the area. Through the State Development Agreements, provisions have been made to improve infrastructure and critical services within Onslow to support the expanding community and also entice future industrial development. Key to the improvement in critical services is the development of a new modern WMF.

In light of this, the Shire recently undertook a siting selection study to identify a Preferred Site for the new WMF based on best practice siting and design principles. A number of sites were identified and assessed for suitability to accommodate the following waste management infrastructure:

- Class III landfill cell;
- Class IV landfill cell;
- Materials recovery facility (MRF);
- Construction & demolition (C&D) waste recycling facility;
- Liquid waste processing facility; and
- Green Waste facility.

Arising from the extensive siting works, a Preferred Site was identified for a new modern WMF.

Talis Consultants (Talis) has been commissioned by the Shire to undertake a Feasibility Study for developing a modern WMF at the Preferred Site.

1.2 Objectives and Scope of the Report

The objective of the study is to:

Carry out a comprehensive Feasibility and Procurement Study to ascertain the most appropriate waste management facilities to be included within the Onslow WMF

To satisfy the objective of the study, Talis has focused on:

- The suitability of the Preferred Site for development of a WMF;
- Technical and Financial viability of developing the various waste management facilities at the Preferred Site;
- Determining a preferred delivery model for the WMF; and
- Assessing potential funding opportunities.

1.3 Scope of the Report

To satisfy the objective of the Study, this report contains the following sections:

- Siting Selection Study and Preferred Site
- Current Waste Management Practices;
- Policy Frameworks;
- Waste generation;
- Capacity modelling;
- Infrastructure Design;
    - Site Master Plan;
    - Waste Infrastructure to be provided;
    - Supporting Site Infrastructure;
- Financial Modelling, including;
    - Capital costs;
    - Operational costs;
    - Gate fees;
- Contract Delivery Model;
- Funding Opportunities;
- Discussion; and
- Conclusions and Recommendations.

2 Site Selection Study

A Site Selection Study was completed by Talis in late 2013 for a new WMF to cater for the future needs of the Onslow catchment. The Site Selection Study process was undertaken utilising best practice siting and design principles to identify a Preferred Site for the new modern WMF. The following sections describe the process of the Site Selection Study and provide background information regarding the Preferred Site.

The initial phase of the Site Selection process involved defining Site Selection Criteria based on environmental, social and planning factors that governed the overall siting works. These include aspects such as distance from Onslow and separation distances from social and environmentally sensitive areas.

Following the adoption of Site Selection Criteria, constraints mapping was carried out utilising Geographical Information Systems (GIS) spatial modelling. As shown in **Table 2-1**, a suite of GIS layers covering social, environmental and planning factors were utilised to identify Sites of Interest that warranted further consideration by the Shire.

Table 2-1: Constraints Mapping Datasets

Key Factor	Spatial Layer	Layer Author
ENVIRONMENTAL	**Wetlands**	• Department of Parks and Wildlife (DPaW) formerly known as the Department of Conservation (DEC) • Department of Environment Regulation (DER) formerly known as the Department of Conservation (DEC) • Landgate
	Environmentally Sensitive Areas	• DPaW • DER
	Contaminated Sites	• DPaW • DER
	Acid Sulphate Soils	• DPaW • DER
	Threatened and Priority Fauna	• DPaW
	Declared Rare and Priority Flora	• DPaW
	Threatened and Priority Ecological Communities (TECs/PECs)	• DPaW
	Conservation Areas	• DPaW • DER
	Ramsar Sites	• DPaW • DER
	Geology	• Department of Mines and Petroleum (DMP) • Geoscience Australia
	Groundwater	• Department of Water (DoW)
	Floodplains	• Landgate • DoW • Bureau of Meteorology (BoM)
	Surface Water Hydrology	• Landgate • DoW • BoM
	Topography – Contours/Morphology	• Landgate
	Topography – Digital Elevation Model (DEM)	• Chevron

Key Factor	Spatial Layer	Layer Author
SOCIAL	**Surface Water Proclaimed Areas**	• DoW
	Public Drinking Water Source Areas	• DoW
	Aboriginal Heritage	• Department of Aboriginal Affairs
	European Heritage	• Heritage Council - State Heritage Office
	Aerial Imagery	• Landgate
PLANNING	**Mine Sites and Tenements**	• DMP • Landgate
	Cadastral Boundaries	• Landgate
	Land Tenure	• Landgate
	Town Planning Scheme Zones	• Western Australia Planning Commission
	Landuse/landmarks	• Landgate
	Airports	• Landgate
	Road and Rail Network	• Landgate • Main Roads Western Australia
	Underground Utilities and Industrial Features	• Landgate • DoW • Geoscience Australia • DMP

Based on the Site Selection Criteria adopted, Talis generated a Constraints Mapping Model for the study area which contained a range of environmental, planning and social data layers. A total of 12 Sites of Interest were identified through the mapping works and then further evaluated through Site visits. Following on from the Site visits, all Sites of Interest were then assessed through a Multi Criteria Analysis on a range of aspects including:

- Distance;
- Road Access;
- Separation Distances;
- Land Availability;
- Area;
- Environmental;
- Flooding;
- Vegetation Cover;
- Hydrogeology;
- Topography;
- Infrastructure;
- Soil Characteristics;
- Screening; and
- Onsite Capital Costs

The Multi Criteria Analysis was utilised as a decision making tool to assist stakeholders better understand the strengths, weaknesses and points of difference between the various sites being evaluated.

Based on the analysis undertaken, Talis identified 'Site 10' as the Preferred Site for the development of a modern WMF and is the subject of this Feasibility Study.

3 Preferred Site Desktop Study

3.1 Site Location

The Preferred Site is located on Lot 150 Onslow Road, Thalanyji, Western Australia. The Preferred Site is located approximately 36km south of the town of Onslow (**Figure 1**). An aerial photo of the Preferred Site is provided in **Figure 2**.

3.2 Site Description

The Preferred Site is approximately 150 hectares (ha) in area and is situated within Lot 150 Onslow Road, a cadastral lot that is made up of multiple cadastral land parcels covering over 100,000ha and specified as Unallocated Crown Land (UCL) (**Figure 3**). The previous land use for this UCL cadastral lot was as farming leasehold. The land is within a Proposed Conservation Area, which is in the process of being included into the Cane River Conservation Park and is therefore managed by the Department of Parks and Wildlife (DPaW).

The area proposed for the Preferred Site is located on the south-western side of a ridgeline approximately 3.1km in length and elevated approximately 20-30m higher than the surrounding flat landscape. The ridgeline creates a natural visual barrier for the construction and operation of the new WMF.

Figure 3 of Lot 150 shows the position of the Preferred Site in the middle to northern portion of the Lot. The centre point coordinates of the Preferred Site are 317042 East and 7575143 North (GDA MGA Zone 50).

3.3 Site Access

There is no formed access track to the Preferred Site location, however access is obtainable in 4WD. There is an existing track from a previous use off Onslow Road approximately 38km south of the Onslow townsite. This track penetrates 200m from Onslow Road and from which access via 4WD to the Preferred Site is achievable.

3.4 Surrounding Land Uses

Land tenure data provided by Landgate (**Figure 3)**, indicates that the surrounding land uses of Lot 150 is dominated by three major land uses. The western boundary of Lot 150 borders Crown land leased by a single corporation. The borders to the north and northeast are also Crown land, and are leased to a single Aboriginal corporation. The southeast borders of Lot 150 are adjacent to the Cane River Conservation Park. In addition to these three major surrounding land uses, numerous road reserves pass through Lot 150.

3.5 Separation Distances

The WA *Environmental Protection Authority's (EPA's) Guidance Statement No.3 - Separation Distances between Industrial and Sensitive Land Uses (June 2005)* contains the recommended separation distances between industrial land uses and sensitive receptors. Sensitive land uses are those which are sensitive to emissions from industrial and similar activities, and include residential developments, hospitals, schools, shopping centres and some public buildings (EPA, 2005). According to the *EPA Guidance Statement No. 3*, the recommended separation distance between sensitive receptors and sites used for waste management purposes varies according to the type of waste received and

the activities occurring on site. As shown in **Table 3-1**, the suggested separation distances for a Class IV secure landfill are assessed on a case by case basis.

Table 3-1: Recommended Separation Distances between Sensitive Land Uses and Proposed WMF

Category No.	Industry	Impacts					Recommended Separation Distance (m)
		Gaseous	Noise	Dust	Odour	Risk	
65	Secure landfill site (Class IV)	✓	✓	✓	✓	✓	Case by case

The nearest sensitive receptor to the Preferred Site is the homestead and airstrip of the Minderoo Station located approximately 20km to the south west. Due to the Preferred Site's isolation, and the significant distance to the nearest sensitive receptor, Talis is of the view that the current and future separation should be acceptable to the relevant approval authorities.

3.6 Reserves and Zoning

According to the Shire's Town Planning Scheme No 7 (TPS7) and associated mapping, the Preferred Site is located within a 'Conservation, Recreation and Nature Landscape' Reserve (**Figure 4**). According to the TPS7, *'The land shown as Scheme Reserves on the Scheme Maps (Reserves) is land which is intended to be used or developed for public purposes or other purposes indicated on the Scheme Maps.'*

The Preferred Site is located within the former Mount Minnie Pastoral Lease, a State Government-acquired proposed conservation park that was purchased in 1999. The original rationale for the acquisition of Mount Minnie was to expand to the adjoining Cane River Conservation Park, and increase the conservation values represented in the formal conservation reserve system. DPaW were recognised as key stakeholders during the Site Selection process, and have been involved in scoping future detailed site investigations. Talis and local DPaW staff visited numerous areas to undertake ground truthing of environmental constraints across the Identified Sites.

DPaW confirmed that the most significant feature of the proposed Conservation Park is that it would incorporate lands that occur across the boundary of the Pilbara bioregion into the Carnarvon bioregion.

Following on from the consultation with DPaW to date, Talis is of the view that the proposed WMF constructed and operated to best practice standard would not have a significant negative impact on the proposed conservation park or its current or future values. Talis recommends that the Shire continue to consult with DPaW throughout the delivery of the proposed WMF.

3.7 Planning Approval

The proposed WMF for the Preferred Site is likely to be deemed an 'Industry – noxious' land use under the TPS7 due to the proposed landfilling operations being '…subject to licensing as "Prescribed Premises" under the environmental Protection Regulations 1987 (as amended)'.

As stated previously, the Preferred Site is located within a mapped 'Conservation, Recreation and Natural Landscapes' Reserve. The TPS7 states under Section 3.2.1 that this type of Reserve…

'…is intended to accommodate a broad range of natural and modified land uses and development and may, subject to relevant approvals, include extractive or resource processing industry and infrastructure. Where applications for such development are considered by Local

Government, it shall have regard for other legislation and/or the advice of the relevant land owner/manager.'

In regards to the above Section, the TPS7 also notes that '*…the Crown, statutory authorities and local governments undertaking, constructing or providing public works are exempt from the requirements to obtain planning approval but are required to consult with the Local Government and to have regard to the intent of the scheme and local amenity.'*

This appears to be in reference to Section 6 of the *Planning and Development Act 2005* in which it states that:

1) *… nothing in this Act interferes with the right of the Crown, or the Governor, or the Government of the State, or a local government —*
   a) *to undertake, construct or provide any public work; and*
   b) *to take land for the purposes of that public work.*
2) *Rights referred to in subsection (1) are to be exercised having regard to —*
   a) *the purpose and intent of any planning scheme that has effect in the locality where, and at the time when, the right is exercised; and*
   b) *the orderly and proper planning, and the preservation of the amenity, of that locality at that time.*
3) *The responsible authority is to be consulted at the time when a proposal for any public work, or for the taking of land for a public work, is being formulated to ensure that the undertaking, construction, or provision of, or the taking of land for, the public work will comply with subsection (2).*

Talis is aware of other Local Government Authorities that have sought to utilise the Public Works exemption for the delivery of waste management infrastructure. Under Section 2 of the *Public Works Act 1902* there is a list of examples for what constitutes public work. These include works for infrastructure such as railways, hospitals, schools, quarries for public works, roads and '*…any building or structure of whatsoever kind which, in the opinion of the Governor (of Western Australia), is necessary for any public purpose*.'

While the *Public Works Act 1902* does not mention waste treatment in any form, Talis is of the belief that a WMF could readily be considered necessary for public purpose, however clarification on the Governor's opinion will need to be sought to confirm this.

Talis recommends that the Shire seeks clarification on the appropriate town planning approval path and land procurement requirements for the project.

3.8 Topography

Landgate is the Statutory Authority that maintains the State's official register of land ownership and survey information. Utilising a Digital Elevation Model (DEM) sourced from Landgate, the landform description for the Preferred Site is best described as flat, with minimal undulations or depressions. Based on the DEM and Spot Height Readings for the area, the high point of the Preferred Site is estimated to be 17m Australian Height Datum (AHD) close to eastern border, then sloping downward to the northwest, where over a distance of 1.2km the contour height drops to 15m AHD (**Figure 5**). This slope is calculated at a gradient averaging less than 1 degree indicating a relatively gentle slope.

To the north of the Preferred Site is a ridgeline approximately 3.1km in length and elevated approximately 20-30m higher than the surrounding flat landscape. The ridgeline creates a natural visual barrier for the construction and operation of the proposed WMF.

3.9 Geotechnical Assessment

Soils are loam to sandy loam with some pebble aggregations. No geotechnical data is currently available for the Preferred Site. Therefore, a potential 'fatal flaw' associated with the Preferred Site is its underlying geology. As the Preferred Site is located on Pindan Sand, there is the possibility that it has a thin layer of sandy gravel sized fractions of granular material overlying a much harder, cemented, almost rock-like stratum. Should a rock layer be present close to the surface then recovering indigenous soils for daily cover, restoration and other engineering purposes may prove difficult because there may be an insufficient depth of excavatable material available within the footprint of the Preferred Site.

Therefore, Talis recommends that a Geotechnical Investigation is carried out at the Preferred Site.

3.10 Hydrogeology and Groundwater Conditions

Currently, there is no publicly available groundwater data available for the Preferred Site. The landscape elevation gradually rises as it moves further inland from the Onslow townsite and the coastline. On this basis, it is anticipated that the depth to groundwater is greater the further inland. However, observations by Talis project staff during the site visit found that the Preferred Site while relatively flat, had one low area in the southwest corner of the Preferred site where water may accumulate. Prior to the day of the ground proofing site visit, conditions had been quite dry, but desiccated herbs were observed in the depression. This area also had a much higher density of shrubs, which may be an indication of a raised water table. It was concluded that this portion of the Preferred Site may be less suitable for use as a landfill.

Victorian EPA's Best Practise Environmental Management (BPEM) for Landfills specify a separation of 2m from the highest seasonal groundwater level to the bottom of the landfill. Therefore, Talis recommends that a Hydrogeological Investigation of the Preferred Site is undertaken.

3.11 Surface Water

The Preferred Site is relatively flat with a slight incline toward the southeast. There is no evidence of water bodies on, or in the immediate vicinity of, the Preferred Site. Based on available data, the Preferred Site is located outside of any mapped intertidal flood systems, with the nearest surface water feature being approximately 4km to the west (**Figure 6**).

3.12 Flora and Fauna

Based on the work undertaken by the Talis team (desktop and site inspection), the Preferred Site is located in the Cape Range Interim Biogeographic Regionalisation for Australia (IBRA) subregion and is mapped within the Cape Yannare Coastal Plain 98 Beard pre-European vegetation unit, defined as: *"Hummock grasslands, shrub steppe; kanji over soft spinifex & Triodia basedowii"*.

As outlined previously, the Preferred Site is within 1km of Onslow Road and has a red dune system between it and the road. These dunes have distinctly different flora and vegetation structure compared to the surrounding plains. The area is a low-lying plain dominated by Triodia basedowii grassland with sparse shrubs.

The vegetation onsite is fairly homogenous consisting of occasional Corymbia hamersleyana over Acacia bivenosa, Grevillea eriostachya sparse shrubland over Triodia epactia grassland. A small range of fauna species were also observed onsite: Military Dragon (Ctenophorus isolepis), White-winged Fairy-wren and Yellow-throated Miner. Tracks and diggings were recorded at a number of locations throughout the Preferred Site. These have been attributed to Monitors (Varanus spp.), and small macropods, where a determination was possible.

Overall, the vegetation at the Preferred Site appears to be ubiquitous with most Pilbara plains. Aside from the adjacent dune systems, there are no landscape features present within the Preferred Site that comprise known specific habitat for flora or fauna of conservation significance. There were no apparent unique or isolated formations that would increase the likelihood for the Preferred Site to support short-range endemic species.

Following on from the consultation with DPaW, Talis recommends that further detailed flora and fauna investigations are undertaken on the Preferred Site.

3.13 Heritage Sites

There are no European or Aboriginal heritage sites within or in the vicinity of the Preferred Site. The nearest heritage site is located approximately 5.5km to the northwest of the Preferred Site (**Figure 6**). In addition, the Preferred Site does not sit within any mapped Native Title Boundary.

3.14 Mining Tenements

The Preferred Site is not located within any category of mining tenement. The nearest mining tenement is an Exploration License Tenement (FMG Pilbara Pty Ltd, E0802404) located 1km to the east of the Preferred Site (**Figure 6**).

3.15 Comparison with Best Practise Siting Standards

To examine the suitability of the Preferred Site for landfilling activities, Talis assessed the information obtained from the Site Selection Study against the following documents:

- EPA Victoria's Best Practice Environmental Management Guidelines for the Siting, Design, Operation and Rehabilitation of Landfills (2010) (BPEM guidelines); and
- DER's Best Practice Environmental Management Guidelines for the Siting, Design, Operation and Rehabilitation of Landfills (2006) (DER BPEM guidelines).

The DER has continually supported the utilisation of the BPEM guidelines for metropolitan and major regional centre landfills throughout Western Australia. The BPEM guidelines aim to *"provide existing and future operators of landfills, planning authorities and regulating bodies with:*

- *Information on the potential impact of landfills on the environment and how this is to be assessed;*
- *A clear statement of environmental performance objectives of each segment of the environment; and*
- *Information on how to avoid or minimise environmental impacts, including suggested BPEM measures, to assist them to meet the objectives*."

To identify any potential barriers to the establishment of a landfill, Talis has compared the environmental attributes of the expansion area to the relevant aspects contained within the *Victorian EPA's BPEM for Landfills,* including:

- Buffer distance;
- Topography;
- Geological setting; and
- Flora and Fauna.

This assessment identifies the environmental attributes of the Preferred Site which currently meet best practice guidelines, as well as those requiring further investigation. The results of the assessment are presented in **Table 3-2**.

Table 3-2: Requirements set within the BPEM guidelines for landfill developments

Factor	Requirement/Guideline	Guideline met by Site	Key Comments	Further Action Required
Buffer Distance	500m from a residential development	Yes	Based on aerials, nearest residential dwelling is approximately 20kms to the southwest.	None.
	100m from a surface water body	Yes	Nearest surface water body is approximately 4km to the west.	None
	2m above the groundwater depth	Potentially	Lack of publicly available groundwater data for the Preferred Site.	Conduct Hydrogeological Investigation of the Preferred Site to further investigate groundwater.
	Buffer of 1500m for Aerodrome servicing piston-engine-propeller aircraft and buffer of 3000m for jet aircraft	Yes	Nearest runway is approximately 18km to the southwest associated with Minderoo Station.	None
Topography	Consider natural features which will reduce the visual impact of the landfill	Yes	Preferred Site is located on the south western side of a natural ridgeline which serves as appropriate visual screening from Onslow Road.	None
Geology and Soils	Prefer sites with naturally attenuating soils, such as sites in clayey areas, than those in sandy areas. Highly attenuating soils minimise the impacts of leachate on the soil and groundwater below the landfill.	Potentially	Preferred Site is located on Pindan Sand with soils described as loam to sandy loam with some pebble aggregations. Potential for the possibility that the thin layer of sandy gravel sized fractions of granular material are overlying a much harder, cemented, almost rock-like stratum	Conduct a Geotechnical Investigation of the Preferred Site to further investigate underlying geology.
	100m from a fault line.	None	Geoscience Australia data indicates that the nearest fault line is located over 30km from the Preferred Site.	None.

Factor	Requirement/Guideline	Guideline met by Site	Key Comments	Further Action Required
	Avoid soils and sediments exhibiting Acid Sulfate Soils (ASS) characteristics (DER's *General Guidance on Managing Acid Sulfate Soils 2003*)	None	No ASS soils present on or immediately adjacent to Preferred Site. DER data indicates nearest ASS risk soil is approximately 4km west of the Preferred Site.	None.
Flora and Fauna	Should not be located in the following areas: • Critical habitats of taxa and communities of flora and fauna; and • Areas where landfilling is likely to have a significant impact on threatened species and ecological communities as identified in the *Environmental Protection and Biodiversity Conservation Act 1999*, except with the approval of the Commonwealth Environment Minister.	Potentially	Site visits were conducted by members of the Talis team and ecological assessment consultancy Terratree Pty Ltd (Terratree) as part of the Preferred Site investigations. Observations from Terratree senior ecologist stated that 'aside from the adjacent dune systems, there are no landscape features present within the Preferred Site that comprise known specific habitat for flora or fauna of conservation significance.'	Following from the site visit, Terratree recommended that a full desktop survey should be done to refine the list of conservation significant flora and fauna that may occur over the Preferred Site.

Arising from the desktop assessment and site visit, the Preferred Site was determined as a suitable location for the development of a WMF due to a number of factors, including:

1. Potential ability to comply with best practice siting and design standards;
2. Considerable separation distances to sensitive premises; and
3. Provision for suitable area for current and future uses.

However, as mentioned previously further detailed studies including Geotechnical and Hydrogeological Studies of the Preferred Site are required to obtain a greater understanding of the Preferred Sites ability to support the development of a Modern WMF.

4 Current Waste Management Practices

The following section outlines the current waste management services provided in the Onslow area by the Shire and private sector including key waste streams, existing infrastructure and resource recovery initiatives.

4.1 Shire Waste Management Services

4.1.1 Onslow Landfill

The existing Onslow Landfill is the sole piece of public waste management infrastructure in the Onslow region. Onslow Landfill has an area of approximately 5.5 hectares and has been in operation since the late 1970s. The site is classified as a Prescribed Premises Category 64 'Class II Putrescible Landfill Site' pursuant to the *Environmental Protection Regulations 1987*. The current Licence Ref. L6808/1997/8 has recently been renewed.

Onslow Landfill is approaching the end of its operational life. The proposed development of residential lands to the north and east of the site and the development of the Onslow Ring Road through a portion of the landfill site require the Shire to cease landfilling operations and rehabilitate the landfill to best practice standards. A Rehabilitation Plan for the landfill is currently being prepared by the Shire.

Onslow Landfill currently accepts 100% of the waste managed by the Shire. This mostly arises from the Shire waste collections and domestic waste self-hauled. In addition, commercial waste from some surrounding premises is accepted.

The Shire undertakes some segregation of the following waste types once the waste is received at the landfill:

- Tyres;
- Wood;
- C&D waste;
- Whitegoods; and
- Scrap metals.

These streams are then stockpiled for collection by reprocessors. Greenwaste is also segregated at the landfill and is burnt in accordance with the site Licence when sufficient stockpile volumes accumulate. All other materials are landfilled at the site.

4.1.2 Key Waste Streams

The key waste streams accepted at Onslow Landfill consists of residential waste, including:

- Kerbside or vergeside collections,
- Waste which is self-hauled by residents and dropped off at the site;
- Waste from public places including from road verges, reserves, beaches, litter bins, events and street cleaning;
- Incidental Commercial waste collected via residential kerbside collections;
- Self-hauled Commercial waste from larger commercial premises; and
- Construction and Demolition waste arising from development activities within the Shire.

The Shire operates a weekly kerbside refuse collection service in the Onslow Townsite for residences and commercial premises. Waste is collected in mobile garbage bins (MGBs) and consists typically of mixed residential waste and incidental mixed commercial waste.

Mixed Commercial and Industrial (C&I) waste, which is generated from or is the direct result of commercial and industrial activities (and which is not Municipal Solid Waste (MSW) or C&D waste), is also accepted at Onslow Landfill. This is generally self-hauled or collected by small private waste collectors.

C&D Waste consists of materials generated as a result of construction, refurbishment or demolition activities. As with C&I Waste, this is generally self-hauled by residents, building contractors or small private waste collectors.

4.2 Resources Sector Waste

Up until 2008, Onslow was traditionally a small fishing, holiday and pastoral community supported by the growth of tourism and the salt industry, which had been the town's largest employer in recent years. However in the late 2000s, Onslow was recognised as a strategic location of interest to resource companies due to factors such as its location, deep-water access and proximity to off-shore gas reserves.

In October 2009, the State Government endorsed the commencement of investigations to create a Strategic Industrial Area at Ashburton North, which is 11km south-west of Onslow, to cater for proposed LNG and domestic gas processing as well as related downstream processing opportunities. It was planned that the Ashburton North Strategic Industrial Area (ANSIA) would promote regional development, provide a gas hub to utilise gas fields in the Carnarvon Basin and promote more diverse sources of domestic gas.

ANSIA includes six main land components:

- A Strategic Industry Area primarily planned for heavy hydrocarbons industries such as LNG plants and downstream industries such as ammonia and urea production;
- Port of Ashburton land area;
- Multi-user Infrastructure Corridors;
- General Industry Areas;
- Land for Transient Workforce Accommodation for the construction of major projects; and
- Additional industrial land still in planning.

There are currently two major resource projects being established in the ANSIA, the Wheatstone Project which is due to be commissioned in 2016 and the Macedon Project which was commissioned in 2013. The key waste streams generated by these projects are C&I waste from the operational Macedon Gas Plant and C&D waste from the Wheatstone Site development works. Talis is of the understanding that the waste currently generated from these industries is transported to Karratha or Perth for treatment and disposal.

However, with the anticipated rapid growth within the Onslow townsite and ANSIA, waste volumes are expected to significantly increase. It is expected that the development of the proposed best practice WMF which will be able to cater for the vast majority of these wastes, will attract such materials.

5 Policy Frameworks

The best practice approach to waste management outlined within this study aligns with the current State Waste Strategy released by the Waste Authority in March 2012. The development of a best practice WMF at the Preferred Site will form the basis of the Shire's waste management network and will assist in the reduction of waste to landfill through the utilisation of resource recovery and recycling infrastructure, therefore assisting in achieving landfill diversion targets set by the State.

5.1 State Waste Strategy

The *State Waste Strategy – Creating the Right Environment 2012*, developed pursuant to the *Waste Avoidance and Resource Recovery Act 2007*, aims to provide the required knowledge, infrastructure and incentives to change current behaviour to more sustainable waste management practices.

The five key objectives of the *State Waste Strategy* are to:

1. Initiate and maintain long-term planning for waste and recycling processing, and ensure access to suitably located land with buffers sufficient to cater for the State's waste management needs;
2. Enhance regulatory services to ensure consistent performance is achieved at waste infrastructure design and operation;
3. Develop and promote best practice guidelines, measures and reporting frameworks;
4. Use existing economic instruments to assist the financial viability of actions that divert waste from landfill and recover it as a resource; and
5. Communicate messages for behaviour change and promote its adoption, and acknowledge the success of individuals and organisations that act in accordance with the aims and principles in the Strategy and assist in its implementation.

The objectives are used to develop strategies relating to knowledge, infrastructure and incentives to support behavioural change in individuals, groups and organisations within Western Australia and develop sustainable waste management practices.

The proposed development of a new modern WMF aligns with the *State Waste Strategy* by:

- Providing 'best practice and continuous improvement' within waste management services;
- Showing the importance of effective partnerships between the community, local government including regional local governments, State Government and industry;
- Improving Local Government Authorities' performance against best practice outcomes relevant to their local circumstances; and
- Improving landfill practices and incentives to reduce waste to landfill.

5.2 Onslow Townsite Strategy (2011)

The *Onslow Townsite Strategy*, which was adopted by the Shire in July 2011, sets out the Shire's vision and the longer-term development for Onslow. The Onslow Townsite Strategy forms the basis for land use, zoning, subdivision and development, implemented through the statutory planning framework.

The Townsite Strategy identifies Onslow as a strategic location of interest to resource companies due to factors such as its location, deep-water access and proximity to off-shore gas reserves. The Townsite Strategy also recognises that current and proposed gas and LNG facilities at the Ashburton North Strategic Industrial Area will require a significant expansion of the town to accommodate plant workers and their families.

To accommodate the forecast population increase, Onslow's existing infrastructure requires upgrading, improving, replacing and complementing with additional infrastructure to support the residential, community and civic requirements of the anticipated population growth.

The development of Onslow WMF supports or aligns with three key objectives underpinning the Townsite Strategy including:

- Provide utility infrastructure in a coordinated, cost effective and timely manner;
- Provide community facilities and services in a coordinated and timely manner; and
- Ensure that resource and associated companies associated with Ashburton North utilise Onslow for operational purposes.

5.3 Pilbara Planning and Infrastructure Framework (2012)

The *Pilbara Planning and Infrastructure Framework (January, 2012),* prepared by the Western Australian Planning Commission defines a strategic direction for the future development of the Pilbara region over the next 25 years. The framework provides a context for the preparation of local planning strategies by local authorities. It seeks to ensure that development and change in the Pilbara is achieved in a way that improves people's lives and enhances the character and environment of the region.

The Pilbara Planning and Infrastructure Framework sets a number of Utility Infrastructure Priorities for 2015. The following Priorities are set with regard to waste management in the region:

1. Develop a system of townsite transfer stations;
2. Investigate recycling options in service hubs;
3. Continue to monitor and identify new waste management facilities or upgrade existing waste management facilities; and
4. Promote the implementation of improved waste management practices in aboriginal communities.

The development of the new Onslow WMF supports and/or aligns with the utility Infrastructure Priorities of the Infrastructure Framework.

6 Onslow Waste Generation

An important component of the Feasibility Study is to ensure that the proposed waste management facilities can adequately cater for current and future waste management demands. This section summarises the forecast modelling undertaken to determine the demand profile for the WMF over a 20 year lifespan, which is an industry standard for waste management facilities.

6.1 Pilbara Waste Data Study and Projection Model

The key source of waste data was the *Waste Data Study for the Pilbara Region and Shire of Broome* (the Waste Data Study) which was prepared by Talis in 2012 on behalf of the Waste Authority of Western Australia. The Waste Data Study was undertaken in order to assist in the gathering of data as an initial step in the advancement of waste management systems within the Pilbara Region and Shire of Broome (the Study Area).

The scope of the Waste Data Study was to identify, capture and present data for all the key waste streams, including MSW, C&I and C&D across the Study Area for the 2011/12 financial year across their entire life cycle from generation through to treatment and/or disposal. As the Waste Data Study covered all waste streams, data was gathered from:

- Local Governments;
- Private waste service providers; and
- Resource companies (major waste generators).

Following on from the Waste Data Study, Talis was commissioned by the Waste Authority and the Pilbara Development Commission to prepare waste stream projections across the Pilbara. These were undertaken using three growth rates, namely high, medium and low, which were based on population growth and development predictions from a number of sources.

The Waste Data Study and projection models are the only publically available data on waste generation and treatment covering all waste streams. Talis has compared these data sets to ensure that they align with the data collection as part of the Feasibility Study including that of the Shire and Chevron. Therefore, Talis has utilised the Waste Data Study and the Projection Model as the basis for this Feasibility Study as these are the most robust data available covering total waste generation within the Onslow Townsite.

6.1.1 Onslow Sub-Catchment Area

As part of the Waste Data Study, a variety of Sub-Catchment Areas were identified. The Onslow Sub-Catchment Area for the Waste Data Study was centred around the Onslow townsite and has an approximate radius of 100km totalling an area of 18,547km^2. In 2011/12 there were only a small number of onshore resource operations within the Sub-catchment Area, however this will increase with the development of gas and LNG facilities in ANSIA, approximately 11km west of Onslow. This was taken into account in the development of the waste projections.

6.1.2 Waste Classification System

To assist in the gathering and reporting of the waste data for the Study, Talis developed a Waste Classification System (WCS). The WCS consisted of a three-level coding system to classify each waste material in terms of Waste Stream, Sector and Material Type.

The WCS was firstly utilised to identify the source of the waste by grouping the material into one of three waste stream categories namely MSW, C&I and C&D. The second level of the WCS further

identifies the source of the waste by the sector of the economy within which the waste was generated. The key sectors in the Onslow Sub catchment Area include Domestic, Mining, Petroleum and Natural Gas Processing, Employee Camps and Other/Mixed Sectors.

The final classification within the WCS is Material Type, which reflects the composition of the waste. Each Material Type potentially arising within the Study Area was given a Material Type code within the range of 100 – 899.

The WCS has been utilised in the waste generation and capacity modelling works for the Feasibility Study.

6.2 Reported Waste Data

Waste generation for the Onslow Sub-Catchment as reported in the Waste Data Study for 2011-2012 is summarised in **Table 6-1**.

Table 6-1: Waste tonnage data recorded in 2011-12 financial year

	MSW	C&D	C&I	Total Waste
Onslow Sub-Catchment Area	428	6,848	3,464	**10,740**

As outlined above a total of 10,740 tonnes of waste was generated within the Onslow Sub-Catchment Area in 2011-12. Due to the relatively low population, only 428 tonnes (4%) of the waste generated was MSW. The large construction projects being undertaken within the area resulted in 6,848 tonnes (64%) of the waste arising within the C&D stream with the remaining 3,464 tonnes (32%) from the C&I stream.

Of the waste generated within the Onslow area, 81% was disposed of at public landfills and a further 11% to on-site facilities, giving a landfill diversion rate of 8%. None of the waste generated from the C&D stream was diverted from landfill.

6.3 Waste Projections

Traditionally, two methods are used to estimate future waste generation quantities. Population growth rates combined with per capita waste generation rates are utilised for MSW. Forecasting in economic and construction activities are utilised to project future C&I waste and C&D waste quantities.

In regional and remote areas such as the Onslow Sub-Catchment Area, use of past trends to predict future population and economic activity can be unreliable due to the impacts of individual projects. Therefore, scenario projections, based on a list of known and possible future initiatives and projects, are sometimes used as an alternative to projecting based on past trends. However, identifying up-coming projects over an extended period into the future is also very problematic.

Given its geographical isolation, relatively small population and typically large size of resource development projects in the Onslow Sub-Catchment Area, population is strongly influenced by growth in the resources sector. Most of the population is involved directly or indirectly in the resources industry. Such growth also results in increases in construction activity, producing C&D waste.

On balance, it is therefore considered that population provides the most reliable indicator for growth in waste generation in Onslow across all three waste streams.

6.3.1 Existing Forecasts

To project waste generation within the Onslow Sub-Catchment Area, high, moderate and low growth scenarios for population were used, producing three scenarios for waste generation. The high and low growth rates were taken from the Pilbara Cities Vision and WA Planning Commission projections respectively. The average annual growth rates for 2001-2011, published by the Australian Bureau of Statistics for the Shire of Ashburton was used to indicate moderate growth.

The Pilbara Cities Vision has an aspirational target for a population in the Pilbara of 140,000 by 2035. This growth scenario is based on the progressive expansion and diversification of the resources sector, producing an average annual growth rate of 4.2% for the Onslow Sub-Catchment Area.

The WA Planning Commission forecasts are based on trends in population since the 1980s under a range of scenarios (low growth Scenario A up to high growth Scenario E) incorporating factors such as fertility, mortality and migration. It provides population forecasts for the Pilbara ranging from 40,000 to 60,000 by 2035.

Impact of LNG Development

In the Onslow Sub-catchment Area, the high growth scenario includes the development of significant LNG infrastructure due to the large natural reserves in the region which are likely to result in LNG development in the future. This development may include on-shore or floating processing infrastructure. However, for the purpose of the Waste Data Study (and consequently the Feasibility Study), on-shore development had been incorporated into the waste projections. This increases the quantities of C&I and C&D waste over and above the quantities projected according to the published population growth. Therefore, for the C&I and C&D waste streams in the Onslow Sub-catchment Area, waste quantities equivalent to the anticipated LNG developments were added to the per capita waste projections.

In the Onslow Sub-catchment Area, 5 LNG trains were considered the equivalent of approximately 25 million tonnes per annum (Mtpa). Raw data gathered on the C&I and C&D waste generated per LNG train was utilised to obtain projections for waste generations under the high growth scenario. **Table 6-2** provides a summary of the growth rate scenarios forecast.

Table 6-2: Projected growth rates

Source	Scenario	Growth Rate
Pilbara Cities Vision	High	4.2%
ABS 2001-2011	Existing	3.3%
WA Planning Commission	Low	-2.9%

The range of potential growth rates forecast by the various sources is presented in **Table 6-2**. Talis proposes that the growth rate of 4.2% forecast by the Pilbara Cities Vision be adopted for the waste projections to be undertaken as part of this Feasibility Study. The forecast growth rate considers the development and expansion of the ANSIA for LNG and industrial use in the near future and therefore is seen by Talis as the most realistic growth rate for further utilisation within this Feasibility Study.

6.3.2 Waste Tonnage Projections

As outlined previously, Talis was jointly appointed by the Pilbara Development Commission and the Waste Authority to develop Pilbara Waste Projections Models which present the data collected as part of the Waste Data Study and Waste Generation and Treatment Projections. As part of this project, a Waste Projections Models was developed for the Onslow Sub-Catchment Area. This model has been used in this Feasibility Study to estimate waste generation projections during the operating life of the proposed WMF.

Total waste projections for the Onslow Sub-Catchment Area up to 2035 are presented in **Diagram 6-1** and detailed waste projections model, broken down by material type included in **Table A1** of **Appendix A**.

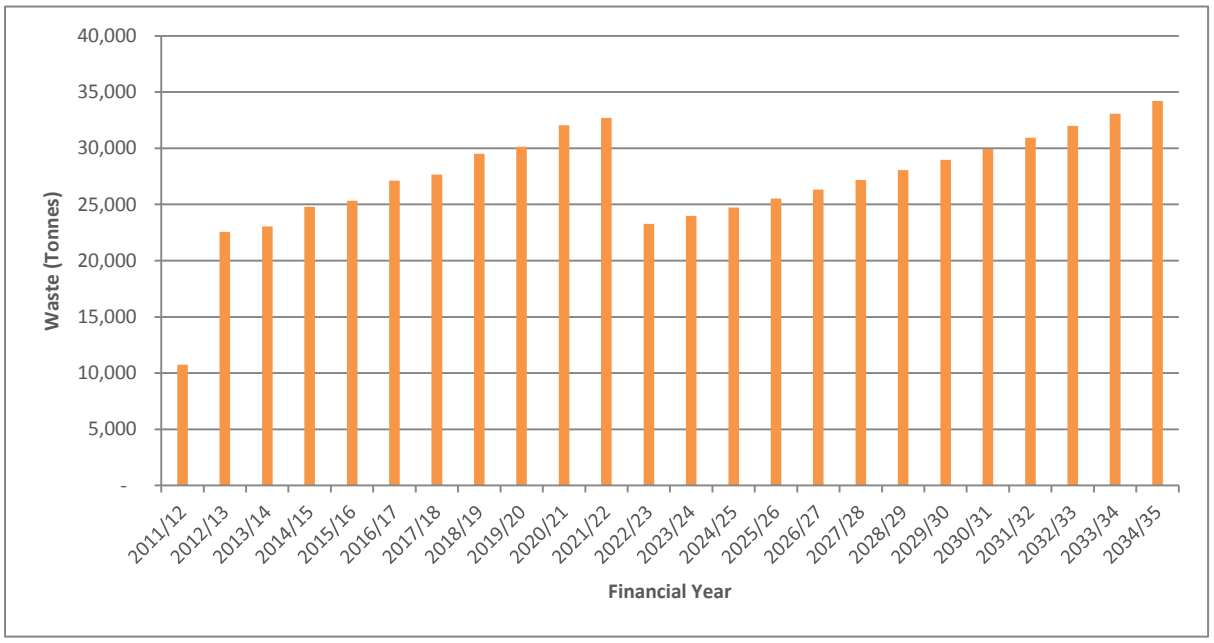


Diagram 6-1: Projected waste volumes to be generated within the Onslow Sub-Catchment Area

It is likely that waste tonnages generated by Petroleum and Natural Gas Processing Sector in the Onslow Sub-Catchment Area in 2011/12 were recorded in the Waste Data Study as waste from 'Other Mixed Sectors'. The Pilbara Waste Projections Model takes into account the waste generated from this sector through the development and expansion of the ANSIA. **Table 6-3** below presents the waste generation projections for the Onslow Sub-Catchment area. As can be seen, it is estimated that the most significant portion (approximately 50%) of the total waste generated in Onslow in 2016/17 will be from the Petroleum and Natural Gas Processing Sector. As mentioned previously this waste is not currently landfilled at Onslow Landfill and Talis understands that this waste is being transported to other licenced waste management facilities for treatment or disposal. It is anticipated that these volumes would be treated or disposed at the Onslow WMF once developed.

Table 6-3: Waste data projections by Sector 2011/12 to 2016/17

Sector	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
Domestic	2,822	2,941	3,066	3,195	3,331	3,472
Mining	1,772	1,720	1,670	1,621	1,573	1,527
Petroleum and Natural Gas Processing	0	11,370	11,370	12,651	12,651	13,932
Other/Mixed Sectors	5,912	5,739	5,571	5,407	5,249	5,095
Employee camps	235	245	255	266	277	289
Total (tonnes)	**10,740**	**22,565**	**23,039**	**24,814**	**25,329**	**27,146**

Waste tonnages are projected to increase to approximately 32,700 tonnes by the year 2021-22. By this time it is anticipated that the construction phase of the LNG projects within the Onslow Sub-catchment Area will be completed which will significantly reduce waste generation. Waste volumes are then projected to rise again gradually to the 2034-35 leaving a projected 34,200 tonnes being generated within the Onslow Sub-catchment Area per annum in 2034-35.

7 Capacity Modelling

Following on from the waste generation projections, Talis has undertaken capacity modelling works to determine the volume of material that could require treatment or disposal at the proposed WMF. For the purposes of this Feasibility Study, it is assumed that all of the waste generated within the Onslow Sub-Catchment Area as presented in **Table A1** of **Appendix A** will be collected and brought to the proposed WMF. This would be complemented with other materials generated from the wider region such as specialist hazardous materials requiring Class IV landfilling. In order to process this range of materials, several elements of waste management infrastructure will be required.

Based on the projected waste materials, Talis has identified a range of suitable waste management infrastructure components which would be capable of processing and/or disposing of the waste materials generated throughout the life of the WMF. These are:

- Class III Landfill
- Class IV Landfill
- Materials Recovery Facility
- C&D Recycling Facility
- Liquid Waste Facility
- Green Waste Processing Facility
- Primary Treatment of Problematic Wastes

7.1 Class III Landfill

A significant portion of the waste generated in the Onslow sub-catchment will be mixed waste, similar to that which is currently disposed of at the existing landfill in Onslow. This will be made up of a number of waste streams including Kerbside Refuse, Public Place Refuse, Mixed Organics and Mixed Refuse from the C&I and C&D Sectors. Given the relatively low annual volumes (10,000 tonnes) the development of a processing facility to segregate these waste streams into recyclables and residual waste would not be viable in Onslow. In addition, the relatively low volumes of mixed organics generated annually would not justify the development of an organic composting facility as part of the WMF. On this basis, these waste streams should be disposed of in a Class III landfill.

A Class III (Category 64 Landfill) is defined in the *Landfill Waste Classification and Waste Definitions (Department of Environment, 1996)* as *'A lined landfill, which may include leachate collection, designed to accept putrescible and inert wastes'.*

A Class III landfill would be licenced to accept most waste materials generated within the Onslow Sub-Catchment Area. The small percentage of waste materials that would not be permitted includes some hazardous and special wastes.

The construction of a best practice Class III landfill cell involves the following engineered systems:

- Lining System:
  - Single composite lining system including a GCL (geosynthetic clay liner) basal layer and containment layer.
- Environmental Controls:
  - Leachate collection and management incorporating a leachate drainage blanket and collection pipe network and evaporation pond;
  - Gas collection system including gas wells, pipes and vents; and
  - Surface water management system consisting of drains and evaporation pond.

- Capping System
  - Synthetic liner – low density polyethylene or GCL; and
  - Protective subsoils and top soil.

7.2 Class IV Landfill

A number of hazardous wastes are currently being generated in the Onslow Area, mainly by the Mining and Petroleum and Natural Gas Sectors. These materials include Mixed Commercial Hazardous waste, hydrocarbon contaminated materials, treated timber and contaminated soil. It is anticipated that volumes of these materials will increase significantly with the expansion of ANSIA. This waste is currently either stockpiled on site or transported to the Red Hill Landfill Facility in Perth which is the only licenced Class IV landfill facility in Western Australia.

A Class IV (Category 65 Landfill) is defined in the *Landfill Waste Classification and Waste Definitions (Department of Environment, 1996)* as *'A double-lined landfill with leachate collection, designed to accept contaminated soils and sludges (including encapsulated wastes)'*

The landfill facility proposed for the WMF at the Preferred Site would be designed and constructed to Class IV (Prescribed Premises Category 65) specification. Class IV landfills are deemed a secure landfill and are designed with a double composite lining system to capture any leaks within the primary leachate collection layer.

Due to the nature of these materials, a Class IV landfill lining system is required to provide a higher level of protection to the environment than a Class III landfill. This is achieved in a similar fashion to a Class III landfill but with additional protection layers in the lining system. For a Class IV landfill cell, constructed to best practice standards, the following would typically be required:

- Lining System:
  - Double composite lining system including double GCL basal layers, containment layers and a leak detection layer.
- Environmental Controls:
  - Leachate collection and management incorporating a leachate drainage blanket and collection pipe network and evaporation pond;
  - Gas collection system including gas wells, pipes and vents; and
  - Surface water management system consisting of drains and evaporation pond.
- Capping System
  - Synthetic liner – low density polyethylene or GCL; and
  - Protective subsoils and top soil

7.3 Materials Recovery Facility (MRF)

The anticipated increase in waste generation in the Onslow Sub-Catchment area will also see an increase in the generation of recyclable waste materials such as paper, plastics, cardboard, glass, ferrous metal and aluminium. These materials are currently disposed of in mixed refuse collections which are landfilled at Onslow Landfill. The introduction of a separate bin for collection of mixed or comingled recyclable materials would divert these materials from landfill in accordance with the Strategic Objectives of the WA Waste Strategy and facilitate resource recovery. The provision of a separate bin for collection of comingled recyclables is now common practice within the Perth Metropolitan Area and in selected Regional Centres.

Comingled recyclables and source separated materials (e.g. cardboard packaging from commercial premises) would be brought to a Materials Recovery Facility (MRF) for processing prior to sale to re-processors. The most common type of MRF is a 'Clean' MRF which processes only

comingled recyclables and does not accept general mixed refuse. Recyclable materials are separated into their various fractions (paper, plastic, glass, aluminium, etc) using a combination of labour (picking line) and mechanical plant such as conveyor belts, magnetic separators and screens. After sorting, the materials are then baled or stored loosely in designated bays prior to bulk transport to recyclable markets.

The recyclables generated within the Onslow Sub-Catchment Area would be taken to the MRF and processed for transport to Perth and on to overseas markets. The MRF would stockpile quantities of sorted recyclables until such a time that a sufficient volume is obtained to fill a haulage vehicle. Therefore, the MRF must be designed to include suitable storage space within or surrounding the MRF building.

7.4 Green Waste Processing Facility

Green waste generated within the Onslow Townsite is currently accepted at the Onslow Landfill where it is periodically burnt due to its low volumes. This material consists of grass cuttings, prunings, vegetation from clearings and untreated timber. While significant development is proposed in the Onslow Area in the coming years, the majority of this development will be in industrial sectors which will not generate significant volumes of green waste. Although a major increase in population will also occur, it is anticipated that a significant portion of this increase will be concentrated in the Chevron Village which will produce relatively small amounts of green waste in comparison to its number of inhabitants. As such it is expected that the generation of green waste during the lifetime of the WMF will be relatively low as present in the waste projections. On this basis, the proposed treatment of green waste would consist of periodic mulching and stockpiling. The mulched product would be made available for use in landscaped areas of the town or to provide free mulch for pick up by the community. The mulch could also be used to assist with the revegetation of the capped landfilled cells.

7.5 C&D Waste Recycling Facility

The largest waste volumes to be generated in Onslow over the next decade will be C&D waste. This will include mixed building rubble, concrete and mixed soil and sand. C&D waste represents the largest waste stream generated within the Onslow Sub-Catchment currently. This is predominantly as a result of the construction phase of Wheatstone LNG Project and the expansion of infrastructure at the Onslow Townsite. In order to divert this waste stream from landfill, a C&D recycling facility would be required as part of the Onslow WMF.

The C&D waste recycling facility would accept separated or mixed volumes of concrete, mixed soil and sand and mixed building rubble, generated as a result of construction or demolition activities. At a typical C&D recycling facility, crushing and screening plant is utilised to process inert materials into a usable product. The recycled products include a range of aggregate sizes used as road and footpath construction materials and clean sand. The C&D recycling facility would include designated areas for acceptance, stockpiling, processing, and sale/removal of recycled products.

7.6 Liquid Waste Processing Facility

The Shire has recently obtained Works Approval for a 135m^3/annum liquid waste pond to the south of the existing Onslow Landfill. This facility would consist of a rectangular pond, lined with high density polyethylene (HDPE) liner to prevent seepage into the groundwater. It is understood that, if developed, this would be a temporary facility which would cater for Onslow's needs until a new liquid waste facility has been developed at the proposed WMF. The Works Approval documentation for this facility states that the *'new pond has been sized to cater for current demand and some future*

increased demand'. The Shire has decided not to develop the temporary liquid waste pond and to utilise the City of Karratha's facility until the proposed WMF is operational.

As the waste projections used in this study do not include septage, it is proposed that the Liquid Waste Facility to be developed at the new WMF would be sized similarly to the proposed temporary facility but would have additional capacity to cater for biological grease and sludges which may not have been allowed for in the temporary facility design.

7.7 Primary Treatment of Problematic Wastes

Problematic wastes are wastes that have the potential to cause environmental damage and include Controlled Waste. Under specific conditions, these wastes can have acute environmental impacts. In the Onslow Area these wastes include waste oil, tyres, miscellaneous rubber and engine coolants.

7.7.1 Waste Oil

In the case of waste oil, it is common practice in waste transfer stations throughout WA to provide a waste oil facility where users dispose of the waste oil in a bunded tank. The waste oil is then collected by an approved reprocessor and transported to an appropriate recycling facility. Given the remote location of Onslow and the fact that a Class IV landfill will be developed as part of the WMF, it is proposed that waste oil would be mixed with sand and the mixture landfilled in the Class IV landfill.

7.7.2 Tyres and Other Rubbers

Due to the large proportion of unsealed roads throughout the Shire of Ashburton and the increasing volumes of traffic associated with the resources sector in recent years, it is anticipated that waste tyres will be generated in relatively large quantities in Onslow. At present, waste tyres are accepted and landfilled at Onslow Landfill.

In recent years the waste tyres have become a valuable resource with a number of applications including as a fuel for pyrolysis, production of aggregates and as construction material. While markets for recycling and reuse of tyres are currently not financially viable or available to Onslow given its remote location, it is important that any proposed management measures for waste tyres at the proposed WMF do not compromise the future resource potential. On this basis it is proposed that waste tyres will be placed in a dedicated monocell in accordance with best practice guidelines. It is also proposed that other rubbers such as conveyor belts will be landfilled with the tyres in this monocell. To reduce void space consumption a tyre baling shed will be developed to bale the tyres prior to landfilling. The monocell will essentially be a regularised excavated pit which does not require geosynthetic or low permeability liners. Monofilling of tyres and rubbers in this manner will provide tyre reprocessors with the option to extract these materials in a stable condition in the future.

7.7.3 Other Problematic Wastes

Other problematic wastes such as engine coolants are complex compounds and their treatment requirements can vary from site to site. It is anticipated that these wastes will not be produced in sufficient amounts to warrant the development of individual treatment facilities within the proposed WMF. It is therefore proposed that these wastes would either receive primary treatment on-site where they are generated or would be stored on site for collection by a specialist reprocessor.

7.8 Allocation to Treatment/Disposal Options

Based on the classification system and findings of the Pilbara Waste Data Study, it is anticipated that 38 individual waste materials will be generated in the Onslow Sub-catchment Area during the life of

the proposed WMF. Talis has allocated these waste types to the various components of waste management infrastructure discussed. This model is presented in **Table 7-1** for 2016/17, the anticipated year of commissioning. An extended version of this model to 2035 is included in **Table A2** of **Appendix A**.

It is important to note that the waste generation data and projections used in this Feasibility Study have been based on the findings of the Pilbara Waste Data Study which was prepared in 2012.

As outlined previously, the growth rate of the Pilbara including Onslow has been very dynamic due to the direct correlation with the investment and performance of the Resource Sector. This has a significant impact on the volume of waste that would require treatment at the proposed WMF. To conservatively take account of this study, Talis has included a variety of uplift contingencies as part of the feasibility to the waste tonnages allocated to each of the facilities based on the level of confidence in the data obtained as part of the Waste Data Study. If the project is to progress further, Talis recommends that the Shire engage with key waste generators that might utilise the various elements of the WMF to gather greater data on current and future feedstock/waste inputs. As a part of this process, the Shire should engage with:

- All waste generators within the Onslow area; and
- Waste generators and waste services providers managing Class IV waste

The following uplift contingencies have been applied to the various facilities:

- Class III Landfill 25%
- Class IV Landfill 50%
- Materials Recovery Facility 25%
- Green Waste Processing Facility 25%
- C&D Waste Recycling Facility 25%
- Liquid Waste Facility 25%
- Primary Treatment of Problematic Waste 25%

Table 7-1 summarises the various waste materials allocated to each of the associated facilities, various tonnages and uplift contingencies to be accepted in the first year of operation 2016/17.

Table 7-1: Proposed Treatment/Disposal Option, Material Type and Tonnage

Treatment / Disposal Option	WCS Code and Waste Material Type	Tonnes (2016-17)
Class III Landfill	212 - Contaminated Packaging	2
	302 - Kerbside refuse	172
	307 - Vergeside Hard waste	46
	308 - Public place refuse	120
	311 - Special event refuse	57
	801 - Mixed Refuse	2,077
	601 - Mixed building rubble [1]	4,246
	899 - Waste not otherwise specified	101
	403 - Mixed organics	2,907
	Sub-total	**9,728**
	Sub-total Including 25% Uplift Contingency	**12,160**
Class IV Landfill cell	216 - Mixed Commercial Hazardous	105
	217 - Hydrocarbon Contaminated Materials	58
	299 - Other Hazardous	1,734
	209 - Contaminated Soil- Hydrocarbon	176

	405 - Timber - treated	5
	Sub-total	**2,078**
	Sub-total Including 50% Uplift Contingency	**3,117**
Materials Recovery Facility (MRF)	302 – Comingled Recyclables [2]	74
	801 - Comingled Recyclables [3]	1,385
	309 - Public place recycling	0
	501 - Mixed Paper and Cardboard	435
	503 - Cardboard	19
	504 - Glass Packaging	12
	512 - Mixed Plastics	688
	514 - Non-Ferrous Metals - packaging	0
	802 - Comingled Recyclables	2
	807 - Waste gases and containers	15
	Sub-total	**2,630**
	Sub-total Including 25% Uplift Contingency	**3,287**
Construction & Demolition Waste Recycling Facility	601 - Mixed building rubble [4] (50% recovery)	4,246
	602 - Concrete	1,709
	612 - Mixed Soil and sand	2,899
	617 - Ferrous Metals (non-packaging)	300
	619 - Mixed Metals (non-packaging)	1,162
	Sub-total	**10,317**
	Sub-total Including 25% Uplift Contingency	**12,896**
Liquid Waste Processing Facility	103 - Biological Wastes - Grease wastes	28
	703 - Sludges	16
	Sub-total	**44**
	Sub-total Including 25% Uplift Contingency	**431**
Green Waste Facility	404 - Timber - untreated	230
	402 - Greenwaste	46
	Sub-total	**276**
	Sub-total Including 25% Uplift Contingency	**345**
Primary Treatment of Problematic Wastes	131 - Other Organic Chemicals - Engine Coolants	831
	183 - Miscellaneous - Waste tyres	50
	215 - Waste Oil	230
	124 - Oils and Emulsions - Oil/water mixtures	18
	125 - Oils and Emulsions - Oil sludges ie. Plate separators	283
	609 - Insulation	34
	611 - Rubbers - other	598
	Sub-total	**2,043**
	Sub-total Including 25% Uplift Contingency	**2,553**
Total Waste		**27,115**
Total Waste (including contingency uplifts)		**34,414**

Notes

1. Assuming 50% of '601-Mixed Rubble' is unsuitable for recycling/reprocessing
2. Assuming 30% of '302-Kerbside Refuse' is now diverted to Comingled Recyclables Collection
3. Assuming 40% of '801-Mixed Refuse' is now diverted to Comingled Recyclables Collection
4. Assuming 50% of '601-Mixed Rubble' is suitable for recycling/reprocessing

It can be seen from **Table 7-1** that the C&D Waste Recycling Facility will accept the largest proportion of waste produced within the Onslow Sub-Catchment Area in 2016-17. Talis has assumed that 50% of mixed building rubble will be captured and processed at the C&D waste recycling facility, with the remainder landfilled. Therefore, **Table 7-1** shows that the total tonnes of mixed building rubble is split between the Class III Landfill and the C&D Waste Recycling Facility.

As discussed in **Section 7.3,** it is assumed that a second bin for the collection of comingled recyclables would be introduced in Onslow to divert materials from landfill. **Table A1** in **Appendix A** presents projected quantities of '302-Kerbside Refuse' and '801-Mixed Refuse' of 245 and 3461 tonnes respectively. It is now assumed that 30% of '302-Kerbside Refuse' and 40% of '801-Mixed Refuse' would be diverted to the Comingled Recyclables collection.

7.9 Waste Treatment Model

The proposed Onslow WMF will be an integrated facility with waste streams undergoing pre-treatment, recycling and recovery, final treatment including disposal onsite or bulk storage for transport offsite for final treatment. The flow of various waste streams through the WMF is presented in **Diagram 7-1**.

Diagram 7-1: Waste Material Flow through the WMF

As can be seen in **Diagram 7-1**, the waste materials will flow through the various waste management components as follows and as presented in **Table 7-2**:

- **Class III Landfill:** Mixed refuse including general domestic and C&I waste, unrecoverable mixed building rubble and mixed organics will be disposed of directly in a Class III landfill;
- **Class IV Landfill:** Contaminated and hazardous wastes such as treated timber, hydrocarbon contaminated soils and mixed commercial hazardous materials in a Class IV landfill;

- **Materials Recovery Facility:** Source separated recyclables and kerbside collected comingled recyclables will be delivered to the MRF for processing. Based on experience and depending on the technology and resources employed, Talis has assumed that 80% of these materials will be recovered in the MRF and will be transported to recyclables markets. The remaining 20% will be contamination (residual waste), which will be landfilled onsite in the Class III landfill.
- **C&D Waste Recycling Facility:** Clean C&D Waste streams such as concrete and mixed soil and sand will be delivered to the C&D Recycling Facility for processing. This facility will also accept Mixed Building Rubble. As mentioned previously, Talis assumes that 50% of the total volume of Mixed Building Rubble will be recovered into clean fractions in the C&D recycling facility. The remaining residual waste from the processing of mixed rubble will be landfilled onsite in the Class III landfill.
- **Green Waste Processing Facility:** Green waste and untreated timber will be delivered directly to the green waste processing facility. Based on experience Talis anticipates that approximately 5% of this material will be contamination (residual waste), which will be landfilled onsite in the Class III landfill.
- **Liquid Waste Facility:** Septage and other liquid wastes such as biological greases and sludges will be disposed of directly at the liquid waste facility
- **Primary Treatment of Problematic Waste**: Treatment of these waste streams is broken down as follows:
    - Tyres and other miscellaneous rubbers will be placed in a tyre monocell;
    - Waste oils will be disposed of at the waste oil facility within the WMF where they will be mixed with sand or indigenous material in a sand:oil ratio of 4:1. This mixture will then be landfilled in the Class IV landfill.
    - For the remaining problematic wastes, namely engine coolants, plate separators and insulation, it is anticipated that these streams would require pre-treatment prior to final treatment or disposal. It is proposed that individual generators of these materials would provide the required pre-treatment for these streams within their own sites. Alternatively, these would be removed to appropriate facilities by specialists waste hauliers.

Table 7-2: Waste Treatment Materials Flow

Onsite Facility	Primary Feedstocks	Final Treatment Tonnes (2016-17)
Class III	• Class III Direct • Green Waste Contamination • MRF Contamination • Mixed C&D	18,595
Class IV	• Class IV Direct • Waste Oils – diluted with sand (4:1)	4,666
C&D Waste Recycling Facility	• Clean Inert C&D	11,069
Green Waste Processing Facility	• Green Waste	328
Liquid Waste Processing Facility	• Liquid Waste (Septage) • Liquid Waste (Other)	190
Primary Treatment of Problematic Waste	• Tyres and Rubber Monocell	810
Offsite	• MRF Recyclables • Mixed Scrap Metals • Other Problematic Waste	5,891

8 Infrastructure Design

The conceptual design works were prepared in accordance with relevant best practice standards to provide the Shire with sufficient information to make informed decisions regarding the development of the Preferred Site as a modern WMF.

8.1 Master Plan

To ensure that all potential future uses of the Preferred Site are identified and appropriately planned for, Talis has developed a Master Plan (**Drawing No. DG001** in **Appendix B**) of the Proposed WMF. In accordance with best practice standards, the layout of the Preferred Site should support safety, efficiency and resource recovery. The Master Plan identifies the areas on site to be used for waste management activities including:

- Landfill Area;
- MRF;
- Green Waste Processing Area;
- C&D Waste Recycling Area;
- Liquid Waste Facility;
- Waste Oil Facility;
- Stockpile areas; and
- Gate house and Weighbridge.

The most appropriate location for each of these categories was determined according to the constraints of the Preferred Site. This resulted in a logical progression from the front of the Preferred Site to the back, whereby the activities with the higher potential to visually and operationally impact the Preferred Site are located towards the rear of the Site. As mentioned in **Section 3.2** the Preferred Site is located on the south western side of a ridgeline approximately 3.1km in length. The ridgeline creates a natural visual barrier for the construction and operation of the new WMF. An area has also been designated within the Master Plan for Future Resource Recovery should the opportunity for this arise.

It should be noted that the following sections discuss the proposed facility design based on waste data projections with conservative contingencies included. As previously mentioned, given the dynamic nature of development in Onslow and uncertainties surrounding future resource industries, Talis recommends that the Shire engages with waste generators to gather greater data and secure tonnages though this process as this will affect the scale and suite of waste management infrastructure components to be included in the proposed WMF.

8.2 Landfill Facility

As discussed in **Section 7.1**, the majority of mixed waste accepted at the proposed WMF will be landfilled. The predicted waste types to be accepted indicate that two landfill facilities will be required, namely a Class III and Class IV landfill. In terms of spatial requirements, landfilling will encompass the largest proportion of area within the proposed WMF. Unlike the other waste infrastructure components, the landfill footprint will be progressively developed throughout the operating life of the facility.

Based on the projected waste tonnages, it is anticipated that the total void space requirement of the Class III landfill will be 484,000m^3 over the first 20 years of operation. The Class IV landfill will have a total void space requirement of 115,500m^3 over the same period. As the construction and operation of these landfill cells would be relatively similar, Talis has carried out an assessment of the

most appropriate means of developing the proposed landfill area to cater for these requirements. In addition, Talis has also assessed the option of just a Class III landfill facility.

The options assessed were:

- **Option 1**: Separate Class III and Class IV landfills;
- **Option 2:** A single landfill developed to Class IV standard but accepting Class III and Class IV type waste.
- **Option 3:** A Class IV landfill cell embedded within a Class III landfill; and
- **Option 4:** A Class III landfill only.

The following basic assumptions were factored into the assessment:

- The aboveground height of the landfill would be restricted to 16m so as not to create a visual impact above the height of the natural ridgeline;
- The footprint of the landfill will sink approximately 2m into the ground. If the geology does not permit this then there will have to be a bund around it to create the artificial in ground void space;
- The landfill would be developed in a number of cells to cater for an operating landfill life of 20 years. As shown in the Master Pan there is a considerable area of additional land within the Preferred Site available to cater for the future development of an equivalent area; and
- Daily cover throughout landfilling operations is assumed to be 10% of the total void space.

The findings of this assessment are summarised below:

Option 1: Separate Class III and Class IV landfills
A Class III landfill requires approximately 485,000m^3 of void space. Based on the assumptions outlined above this would occupy an area of 197m by 334m which equates to approximately 66,000m^2. The Class IV landfill will require a void space of 116,000m^3 with an area of 197m by 125m which equates to 25,000m^2.

Talis has prepared capital cost estimates for the development of separate Class III and IV landfills at the proposed WMF. These are presented in **Appendix C**.

The estimated cost of developing a Class III landfill to cater for Class III type waste for a period of 20 years is approximately $17.8M (excluding inflation and loan interest). The cost of developing a Class IV landfill for Class IV waste in the same period is approximately $12.5M.

Option 2: A single landfill developed to Class IV standard but accepting Class III and Class IV type waste
A combined landfill facility would provide a volume of approximately 600,000m^3. This would occupy an area of 215m by 365m which equates to 78,500m^2. The estimated cost of developing a Class IV landfill to accept both Class III and Class IV type waste for a period of 20 years is approximately $30.5M (excluding inflation and loan interest) as presented in **Appendix C**.

Option 3: Class IV landfill embedded as a monocell within Class III landfill
Theoretically it is possible to construct a Class IV cell within a Class III landfill but practically it would not be feasible to operate, given the projected ratio of Class III to Class IV waste volumes. This is very simply presented in the plan and cross section in **Diagram 8-1**.

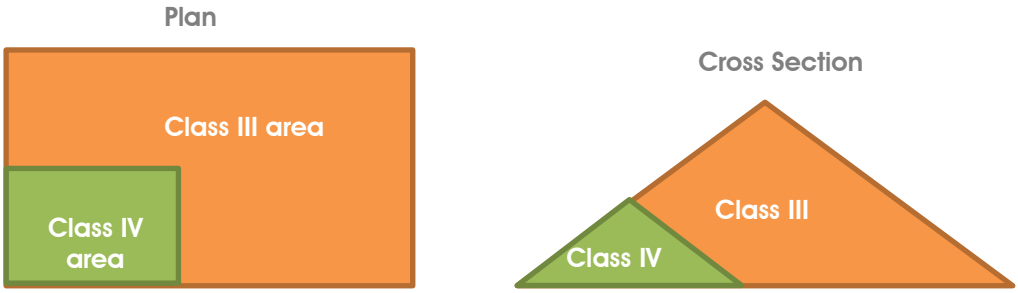


Diagram 8-1: Plan and Cross Section of Class IV monocell embedded in Class III Landfill

In order to gain access to a large percentage of the Class III void space, and still maximise the void space of the combined cell, the Class IV will have to be completely filled first which obviously will not happen. Also, from an operational perspective, there is a significant risk that there would be cross contamination from the Class IV into the Class III either by Refuse Collection Trucks (RCVs) or by the compactor or other operational plant.

Option 4: Class III Landfill only

The Shire could propose to construct a Class III landfill only which will cater for its own waste management requirements. The capital costs for such a facility over a 20 years period would be approximately $17.8M (excluding inflation and loan interest). Due to its Class IV waste requirements, the remaining $1.8M of funding from Chevron for the proposed WMF is dependent on the development of a Class IV landfill. If such as facility was not to be provided, it is anticipated that the remaining $1.8M funding would be withdrawn and the Shire would need to develop the proposed WMF without this financial assistance.

In addition to the current funding provisions, Chevron is also a possible long term client for the facility generating significant tonnes which can greatly reduce the operational cost per tonne for all waste accepted at the facility. Furthermore, due to the lack of competition for Class IV landfills in the area, Talis recognises a significant opportunity to attract other Class IV waste across the Pilbara and potentially further afield.

Preferred Option

Based on the above assessment Talis recommends that the Shire pursues **Option 2** with the development of a single cell to Class IV standards accepting both Class III and Class IV waste. There are a number of key reasons for this recommendation, including:

- Long term regional demand for Class IV landfill;
- Chevron's funding proposed for a Class IV landfill; and
- The capital costs of developing a Class IV landfill to accept both Class III and Class IV waste volumes over a 20 year period are largely similar to the cost of developing separate landfills.

A significant factor in the capital costs of a Class IV landfill to accept both Class III and Class IV, is the ratio of Class III to Class IV waste over this period. The greater the Class III waste will mean that the choice would edge towards separate landfills. If the 50% uplift contingency included in the amount of Class IV waste does not materialise then a combined landfill would prove more cost effective.

There are also a number of operational advantages in developing a Class IV landfill only including:

- Higher fuel consumption is likely to occur with the compactor, excavator and dump trucks for daily cover over two cells;
- Accounting and administration would be increased for two separate landfills;
- Increased environmental monitoring in the form of additional monitoring wells and sampling would be required for two operational landfills;
- The overall site layout of the facility would require separate routes between the landfills and the separate wheelwashes. This may lead to confusion amongst the drivers. Moreover, this would result in additional roadworks costs;
- Having two separate cells means that there is reduced operational flexibility, both financially and practically. The project spend will be higher with two landfills in the first construction period because both landfills are being developed. In addition, the area consumed per tonne of waste in the first years will be greater because the void space is more efficiently gained in the middle of the landfill. Consequently, the initial capital commitment will be greater as two inefficient areas (from a void space perspective) are being developed; and
- Leachate extraction pipework will be increased as one of the separate landfills will mean it will be farther away from the leachate evaporation lagoon.

On this basis, it is currently proposed that the landfill facility at the proposed WMF will be constructed to Class IV (Prescribed Premises Category 65) standard but accepting both Class III and Class IV waste. However, as per the recommendation discussed in **Section 8.1** prior to advancement of the detailed design of the WMF, the Shire should engage with waste generators and managers in the broader region regarding waste data and securing volumes for the facility.

8.3 Class IV Landfill (accepting Class III and Class IV waste)

Class IV landfills are deemed a secure landfill and are designed with a secondary liner to capture any leaks within the primary leachate collection layer.

In order to develop a cost model to assess the financial viability for the Landfill Facility a generic layout has been prepared. This is essential in order to determine the quantities of appropriate materials that will form the landfill and in doing so contribute to the cost of its development. In addition, a filling sequence has been created to establish a broad program for the construction and filling of the landfill and, in turn, spending profile for the facility.

The Preferred Site Master Plan has identified a general area for the landfill. This is shown in **Drawing No. DG002 (Appendix B)**. The area set aside for the landfill must also encompass various other elements of infrastructure such as:

- Perimeter access roadway around the landfill to enable vehicles to reach parts of the Preferred Site for maintenance and environmental monitoring;
- Surface water drainage to manage the collection of rainwater;
- Surface water evaporation/storage/soakage lagoon;
- Environmental monitoring wells; and
- Leachate lagoon.

In general a 30m wide buffer has been left from the boundary of the landfill as shown in the Master Plan to accommodate the aforementioned infrastructure. In addition, this is a standard DER licence requirement for landfill.

The landform at this stage is shown to be a rectangular shape. The primary driver for the shape at this pre-conceptual stage of the project is to employ a regular geometrical shape on which to perform volumetric calculations. For the next stage, the design of the landfill would be computer simulated

and a more realistic landform generated as a consequence. Therefore, the harsh geometry would probably be smoothed to permit the landfill to blend more sympathetically into the surrounding environment.

For this stage Talis has conservatively adopted a maximum pre-settlement height for the landfill to be 16m above ground level. This will ensure screening of the site operations by the ridge is maintained. There is potential to increase the height of the landfill which could increase the volume of waste landfilled per square metre of lining system. To facilitate the height increase however the footprint of the landfill would have to be widened. Talis recommends that this is further investigated as part of the detailed design works of the landfill.

The landfill has been divided into 8 cells or phases as shown in **Drawing No. DG005 (Appendix B)**. It is conventional to segregate the landfill into discrete areas to enable leachate management to be implemented more efficiently, but primarily to separate out the capital expenditure so that it is distributed throughout the project life cycle rather than incurring the capital expenditure as one single up front hit. This also avoids any long term risk of damage occurring to the basal lining system over what could be several decades.

The filling pattern of the landfill is influenced by the prevailing wind conditions. In this particular case the wind rose data obtained from the Bureau of Meteorology indicates that the wind in the morning is from the south and in the afternoon tends to develop from the west. The direction of the wind therefore determines that the most suitable landfill cell layout and filling pattern is to start in the southern most corner and develop Cells 1 through to 8 from the south to the north.

The design of the landfill has been considered in light of the guidelines contained within the *Victorian EPA's BPEM for Landfills*, the document of which has been approved for use in Western Australia. These influences are broken down into the following areas:

- Cells and filling pattern;
- Basal Lining System;
- Earthworks;
- Leachate Collection and Extraction;
- Landfill Operations; and
- Capping and Restoration.

A proportion of each of the above elements of the landfill will be undertaken for each cell.

8.3.1 Cells and filling pattern

The landfill development will be portrayed up to 2035 in 8 cells or phases. This forms the landfill development of the Preferred Site as a WMF.

The size of the cells is dependent on:

- The amount of waste to be deposited;
- The quantity of leachate that would be generated;
- Operations access issues; and
- Geometric shape of the restoration profile.

The exposed area of waste, whether operational or closed prior to restoration, will attract the production of leachate. A large percentage of rainwater falling on the landfill will be absorbed into the waste or evaporate. However, some will filter through to the base of the landfill to form leachate.

Its extraction and subsequent evaporation in a lagoon is the normal method of treatment in Western Australia. Minimising the size of the cell reduces the exposure area and the leachate that is formed.

Access to the cell is of paramount importance. Most kerbside collection vehicles are limited to gradients of 1:10. With shallow cells the concern of haul road length is not an issue, but where the waste is thick access over a small footprint is extremely difficult. For example where the waste attains a maximum thickness of around 16m then a haul route of 160m is needed to reach all elevations. Therefore, such lengths are not compatible with cell sizes of around 80 x 80m which may be more conducive to creating cells that would last about one year of filling.

The restoration profile for most land raised sites creates comparatively thin layers of waste at the edges increasing towards the middle. Consequently, more waste can be deposited where the restoration profile is highest. Towards the edge there is comparatively less of a return per square metre of landfill.

The pattern chosen for this assessment is consistent with all 8 cells having the same dimensions. This is usual because it makes operations and construction easier. The cells are split north and south to shed leachate collection to the edges of the landfill without establishing long lengths of collection pipes. As can be seen on **Drawing No. DG005 (Appendix B)**, the base of the Preferred Site is sloped from the centre to the northern and southern edges.

The quantity of waste that can be deposited in each cell will be the same due to the similar dimensions of each cell. However, each cell will not last the same amount of time before becoming full due to the anticipated increase in annual waste tonnages.

8.3.2 Basal Lining System

A Class IV landfill comprises a primary and a secondary basal lining system as presented in **Drawing No. DG006 (Appendix B)**. The primary lining system has direct contact with the leachate produced from the waste mass, while the secondary lining system is considered a failsafe in the event that the primary liner loses its integrity. The following layers make up the primary and secondary lining systems (increasing stratigraphically):

- **Layer 1: Geosynthetic Clay Liner (GCL)** – base and internal walls of cell
  This layer will form the secondary basal liner. Typically, this layer would be constructed using low permeability clay, however Talis anticipates that low permeability clay will be difficult to source within the Onslow area and has therefore prescribed the use of the GCL. A GCL is a woven fabric-like material which incorporates a powdered bentonite clay. Once the GCL becomes hydrated the clay powder within the fabric becomes almost impermeable. In accordance with the *Victorian EPA's BPEM for Landfills* a clay layer must have a minimum permeability of $1x10^{-9}$m/s. In this case, the GCL is expected to exceed this characteristic and maintain greater uniformity than engineered in-situ clay;
- **Layer 2: 2.0mm High Density Polyethylene (HDPE)** - base and internal walls of cell
  A 2.0mm layer of HDPE plastic geomembrane will be overlayed on the GCL to form a composite barrier. The HDPE liner rolls are welded together to form a solid structural barrier that captures and directs leachate towards the leachate sump within the cell;
- **Layer 3: Protection geotextile** - base and internal walls of cell
  Although the HDPE geomembrane is highly impermeable, its thinness creates a certain vulnerability from the overlying materials. To provide protection for this layer a thick geotextile will be placed on top. Its design will take into account the overall materials and the stress that builds up from the overlying waste;
- **Layer 4: Leak Detection Layer** - base and internal walls of cell

This layer consists of 0.5m of highly porous low calcareous gravel. Its use in the design of the lining system will be to transmit any leachate that has leaked to a collection sump. The leak detection layer forms the upmost layer of the secondary lining system. This layer acts as a buffer between the two composite liners so that if there is any accident when placing the first layer, the 500mm layer is sufficient to protect the underlying liner from damage;

- **Layer 5: Geosynthetic Clay Liner (GCL)** – base and internal walls of cell
  Another GCL layer will form the beginning of the primary phase of the lining system whereby the direct collection of leachate will be facilitated;
- **Layer 6: 2.0mm High Density Polyethylene (HDPE)** - base and internal walls of cell
  Similar to Layer 1 and Layer 2, a 2.0mm HDPE geomembrane will be overlayed by the GCL. It is this layer that will come into direct contact with leachate generated from the landfill. Leachate will be collected and directed to the landfill cell sump across the top of this layer;
- **Layer 7: Protection geotextile** - base and internal walls of cell
  As previously mentioned it is ideal to protect the HDPE geomembrane with a geotextile. However, protection of the HDPE geomembrane in this layer is of the utmost importance as Layer 8 will contain a gravel drainage medium which can damage or in extreme cases puncture the HDPE geomembrane; and
- **Layer 8: Gravel leachate drainage** - base of cell;
  0.5m of highly porous low calcareous gravel will be utilised as the drainage medium for the leachate to collect on the HDPE geomembrane. The gravel requires a permeability of approximately 1m/s and strength to prevent crushing and/or the subsequent breakdown which would reduce the permeability. The build-up of leachate at the base of the cell is discouraged by the *Victorian EPA's BPEM for Landfills* and a resilient leachate management system is therefore essential.

8.3.3 Earthworks

Each cell will have its base at between 2 and 3m below ground level. The internal side slopes around the edge of the landfill are assumed to be 1:3, subject to the ground investigation confirming the long term shear strength of the soils. The variation is primarily there to create a sloping base for any leachate to be channelled to the extraction points (sumps).

In order to obtain a material balance, it is essential to consider the volume of material required both for daily cover and landfill restoration in the future. As part of the earthworks, a suitable quantity of material must be excavated to be considered self-sufficient. During the initial construction of a cell, the surplus material will have to be stored in stockpiles for later use on site. A designated area will be allocated for the stockpiling of this material.

8.3.4 Leachate Collection and Extraction

The leachate collection layer formed by the imported gravel is further enhanced by the incorporation of a network of perforated HDPE pipes presented in **Drawing No. DG005 (Appendix B)**. There are two types in each cell. A primary collection pipe which runs down the centre of the cell in a shallow trough. Feeding into this are smaller bore secondary pipes spaced 15 to 20m apart. Working together, the gravel layer and collection pipes offer an effective long term solution for the quick extraction of leachate from the base of the landfill.

The *Victorian EPA's BPEM for Landfills* infers that the top of the leachate collection layer should have a geotextile layer to prevent fine particles from the waste mass filtering into the gravel and blocking the pore space and adversely affecting the permeability. However, conversely the filter geotextile can suffer from biological clogging which reduces the permeability anyway. The combination of a

highly porous gravel and leachate collection pipes ensures that there is sufficient redundancy in the system to accommodate deterioration over time.

The primary collection pipe is connected to an inclined extraction riser at the edge of the cell. A pump is lowered down to the bottom whereupon an electronic control activates the pump when sufficient fluid pressure is present. The leachate is then pumped to the surface where it is forced into a header pipe which runs around the perimeter of the landfill. As stated previously, the leachate is discharged into an evaporation lagoon located to the south of the proposed landfill. Here the leachate simply evaporates.

The leachate lagoon is excavated into the ground to a net depth of approximately 1.5m to allow sufficient freeboard for inadvertent overflows. The design of the lagoon in terms of area is based on the evaporation equation included with the *Victorian EPA's BPEM for Landfills*. The surrounding environment is protected from impact by the inclusion of a basal lining system to the same standard as that within the landfill.

The lagoon is securely fenced to prevent unauthorised access. It is conventional to install netting on the face of the lagoon such that should anyone fall in they can extricate themselves.

It should be noted that at this stage the exact design of the lagoon in accordance with the *Victorian EPA's BPEM for Landfills* has not be undertaken because this involves the completion of a water balance exercise for the entire duration of the Preferred Site. This is linked into computer modelling usually undertaken at the next design stage of the project.

8.3.5 Landfill Operations

As stated previously, daily cover is assumed to be obtained from the overburden soils. An allowance of 10% of the void space has been reserved for the Preferred Site operations.

As the placement of the daily cover is a continuous process the costs of this are usually accepted to be operational and carried out by the operational staff and vehicles. Alternative landfill cover material could also be utilised such as the Tarpomatic system, however this would have a higher capital cost. For conservation, Talis has modelled the use of the overburden soil for waste covering purposes.

Public access to the landfill cell will be prohibited due to health, safety and environmental risks. Community drop off facilities will be provided in town and potentially at the Preferred Site as well.

8.3.6 Capping and Restoration

The restoration and capping layer which covers the waste materials on completion of each cell is as follows (stratigraphically increasing):

- 300mm of porous material which acts as a temporary capping layer and, being sandy soils obtained from the overburden, will encourage gas to be collected under the low permeability layer;
- A GCL which will provide the rainwater exclusion layer for the landfill;
- A geonet layer to transmit any surface water that has filtered through the restoration soils towards the edge of the landfill;
- 1m thick layer of sandy soils obtained from the overburden used to protect the low permeability capping layer from desiccation and damage as well as providing a natural drainage layer; and

- 200mm topsoil layer. Prior to the development of each cell the topsoil will be stripped from the relevant area and stockpiled. On completion of the cell the topsoil will be excavated from the stockpile and placed on top of the restoration layer. Additional, seeding and vegetation may be necessary as part of any long term plans for the Preferred Site.

An integral part of the restoration of the Preferred Site is a system for surface water management. Essentially this will comprise a perimeter ditch that runs around the toe of the landfill and leads collected water to the lagoon at the south of the landfill. It is assumed that there is no natural topographic fall sufficient to encourage gravitational flow around the landfill, therefore additional earthworks will be necessary to excavate and locate the ditch.

The sides of the landfill slope up to 12m above the ground and have a design gradient of 1:5 the maximum stipulated in the *Victorian EPA's BPEM for Landfills* document. Thereafter they become shallower, with an average gradient of 1:10 but at no point flatter than 1:15 to ensure that the post settlement gradients are no less than 1:20.

8.3.7 Landfill Gas

As the capping layer incorporates a GCL then this would constrain the release of landfill gases. To mitigate against uncontrolled migration, a gas management system has been included. At this stage this comprises a system of vertical extraction wells connected by a header pipe to a flare where the gas can be burnt. However, it may be shown that the gas generated in this part of the site may be too irregular or insufficient to feed a flare. As such an aspirating cowl network may have to be installed in its place. A more detailed study would be required to determine which is the most appropriate course of action.

8.4 Materials Recovery Facility (MRF)

The MRF will comprise a steel industrial shed with a concrete floor and a sealed area surrounding the building for truck manoeuvres, as presented in **Drawing No. DG003 (Appendix B).** Kerbside Collection Vehicles access the MRF area by driving past the main site administration building and carpark and around the MRF building to reverse through a roller shutter door to the waste unloading area at the northern end of the building. Waste is tipped directly into a sunken storage pit which can accommodate approximately 2 days of storage without processing.

Waste is then fed automatically up to an elevated picking line, via a conveyor belt which is also sunken into the storage pit. It is proposed that the picking line would be operated by 6 picking staff. Individual recyclable fractions (paper, cardboard, plastic and glass) are positively picked by hand into waste receptacles located at ground level which can be lifted by forklifts. A magenetic conveyor near the end of the picking line is used to attract and pick metals from the conveyor belt. Residual (unpicked) waste materials are collected in a receptacle at the end of the picking line. This material will be landfilled.

Receptacles containing materials such as paper, cardboard, aluminium cans and plastics are then lifted periodically using a forklift and transferred into a waste baler. This will be used to compress the materials into dense bales for transport to a materials reprocessor. The bales are then removed from the extrusion area using a forklift and stacked in the bale storage areas within and outside the MRF. This bale storage areas has been sized to cater for up to 4 weeks for some streams in order to create a full truck load. Baled plastics and cans can be stored outside the MRF building. Baled paper and cardboard which would be more susceptible to perishing under prolonged sun exposure will be stored inside the building. Additional space has also been allocated for two rows of stacked bales in

all bale storage areas as it is imperative that the MRF has adequate storage to allow the operator to react to market changes.

Glass, which is not suitable for baling, will be stored in a designated bay or bunker on the opposite side of the building for bulk haulage to reprocessors.

Adjacent to the bale storage area will be the proposed MRF office. This will be a demountable type of relatively small size as the main site will have a larger accommodation block elsewhere.

It is anticipated that segregated and baled materials will be periodically loaded onto B-Double or articulated trucks when sufficient amounts for transportation accumulate. These trucks will be loaded via roller shutter door outside the western side of the building.

8.5 Green Waste Facility

Based on the waste tonnage projections, it is expected that the generation of green waste during the lifetime of the WMF will be relatively low. On this basis, the proposed treatment of green waste would consist of periodic mulching and stockpiling. The mulched product would be made available for use in landscaped areas of the town or to provided free of charge to the community for pick up from the site.

As presented in **Drawing No. DG004 (Appendix B)**, the green waste facility has therefore been designed to accommodate stockpiling of unprocessed green waste. The facility will also accommodate the separate stockpiling of untreated timber as in general, these waste streams create two different mulch products. As is common practice at waste management facilities throughout Western Australia, when sufficient amounts of green waste accumulate, a mulcher or shredder will be brought to site to process the green waste. Based on the anticipated volumes and the remoteness of Onslow, the stockpile area has been sized to cater for one year of storage of unmulched green and timber waste.

The Green Waste Facility will consist of a flat unsealed hardstand of approximately 110m x 40m. Timber and green waste will be stockpiled separately. In accordance with best practice standards for storage of green waste for mulching, the stockpile area will have a width of 10m and height of 3m. A stockpile length of 40m would be sufficient to cater for one year of storage. The timber stockpile will have similar dimensions but will be slightly higher at 4m to cater for one year of storage over the same area. A 30m x 40m cleared area for traffic movements will be maintained at the front end of the facility. A 30m x 40m processing area will also be maintained for processing and stockpiling of mulched material at the rear of the stockpiles. A 10m cleared area will be maintained between both stockpiles for front end loader or other plant manoeuvres.

8.6 C&D Waste Recycling Facility

The purpose of the C&D Recycling Facility will be to divert the anticipated volumes of mixed rubble and clean C&D streams from landfill.

Modern C&D Recycling facilities comprise extremely resilient fixed plant and equipment including heavy-duty conveyors, automated screening technology, trommels and crushers to recover concrete, wood, metals, glass, plastics and other salvaged building components.

Due to the current and forecasted levels of development activities in Onslow, these streams will represent the largest proportion of waste to be generated over the next decade, the anticipated quantities would not be sufficient to warrant the development of a permanent C&D Waste Recycling Facility. In remote areas such as Onslow where generated C&D waste volumes are relatively low, the most economical approach is to periodically process these materials on site.

It is therefore proposed that Mixed Building Rubble, Concrete and Mixed Soil and Sand would receive basic processing in the form of screening and crushing on site to derive aggregate and soil materials from them. Given that the Preferred Site has significant storage area available, it is proposed that these materials would be stockpiled separately onsite until sufficient quantities have accumulated to make the hiring of a screener and crusher viable. This could be on a 5 year basis. The proposed layout of the C&D Waste Facility is shown in **Drawing No. DG004 (Appendix B).**

In addition, given the anticipated volumes of scrap metals which will be generated in the Onslow area, it is proposed that these materials would also be stockpiled on the C&D waste hardstand. As is current practice at many transfer stations in the State, a metals reprocessor would periodically come to site to bale and transport scrap metal off site for recycling once a viable volume of material has accumulated or when market conditions are favourable.

The C&D Waste Facility will therefore consist of a flat unsealed hardstand of approximately 130m x 270m. Scrap Metals, mixed Building Rubble, Concrete and Mixed Soil and Sand would be stockpiled separately. The stockpile areas have been sized as follows to accommodate 5 years storage:

- 1 stockpile 20m wide x 4m high x 60m long for Scrap Metal;
- 1 stockpile 20m wide x 5m high x 175m long for Mixed Soil and Sand;
- 1 stockpile 20m wide x 5m high x 95m long for Concrete; and
- 3 stockpiles 20m wide x 5m high x 175m long for Mixed Building Rubble (It may also be possible to combine this into one stockpile but the separate stockpile approach may be more manageable).

A 130m x 30m cleared area for traffic movements will be maintained at the front end of the facility. A 130m x 55m processing area will also be maintained for processing at the rear of the stockpiles. A 5m cleared area will be maintained between stockpiles for front end loader or other plant manoeuvres.

8.7 Liquid Waste Facility

The design of the liquid waste facility has been based on the proposed temporary liquid waste pond on Macedon Road, to the south of the existing Onslow Landfill which was designed by IW Projects. The proposed layout of the Liquid Waste Facility is shown in **Drawing No. DG004 (Appendix B).** The facility has been designed as an aerobic evaporation pond where liquid waste tankers would reverse into a disposal area until they reach a wheel stop, at which point they would discharge the liquid waste onto a discharge tray which channels the liquid waste into the pond. Sunlight and oxygen naturally biodegrade the incoming organic matter and evaporation reduces the volume of liquid waste in the pond.

The proposed temporary facility has a capacity of 135m^3 per annum and has been sized *'to cater for current demand and some future increased demand'*. The proposed pond size of the temporary liquid waste pond is 20 x 20m.

Talis considers it prudent to increase the size of the pond from 20 x 20m in order to cater for biological grease and sludges which may not have been allowed for in the temporary facility design. The proposed design of the liquid waste pond at the WMF also incorporates a GCL liner as additional protection in the event of a puncture to the upper HDPE liner.

8.8 Primary Treatment of Problematic Wastes

8.8.1 Waste Oil Facility

The general principle proposed for management of waste oil accepted at the WMF is to absorb the oil in indigenous materials at a ratio of four parts sand to one part oil. In addition, quicklime can be added to stabilise the oil sand mix. This sand and oil mixture would then be disposed in the Class IV landfill.

The waste oil facility will consist of a shed and mixing pit surrounded by a sealed hardstand as presented in **Drawing No. DG004 (Appendix B)**. An indigenous soil/sand stockpile will also be located adjacent to the waste oil facility. As stated previously, the Shire has decided not to develop a temporary liquid waste pond and to utilise the City of Karratha's facility until the proposed WMF is operational.

Vehicles will reverse down the sealed area to the shed where the oil drums will be unloaded by forklift and stored in the building. The waste projections indicate that approximately 1.9m^3 of oil will be received per day, so the shed has been sized to accommodate approximately 2 weeks storage. For mixing of the sand and oil, sand will be placed in the bottom of the mixing pit and waste oil will be allowed to drain over the top of the sand. Another sand layer will be placed on top of this with quicklime. A back hoe will be used to mix the materials together. Once mixed the excavator and dump truck will transfer the mixture to the landfill for disposal.

8.8.2 Tyres and Rubber Monocell

The tyre and rubber monocell will consist of a shallow excavated pit with an approximate area of 20,000m^2 at the location shown in **Drawing No. DG004 (Appendix B)**. The depth to which these materials can be stored depends on the geological conditions present at the Preferred Site. The monocell would have a maximum depth of 3m. Given that there are no liner requirements for this monocell it is anticipated that it would be excavated in sections on a needs basis.

Filling of the monocell would be carried out in accordance with the recommended best practice guidelines set out in *'Review of Management of Used Tyres at Landfill Sites' (S3 Solutions, 2006)* which was commissioned by the then Department of Environment and Conservation, WA.

8.9 Supporting Site Infrastructure and Equipment

Apart from the waste management facilities previously mentioned, a number of pieces of supporting infrastructure and/or equipment will have to be constructed or installed.

8.9.1 Primary Access Route

From Onslow Road a new access route will be required running in a south westerly to north easterly direction. This should be an asphalt or concrete road suitable for the loads envisaged over a 30 year period. The construction of this road will be required in year 1.

8.9.2 Weighbridge and Gatehouse

A weighbridge and gate house will be required in order to manage the waste acceptance at the Preferred Site. As it's anticipated that waste materials may be transferred large distances by road to the WMF, a weighbridge of suitable size will be required. Given the anticipated waste volumes, one weighbridge for incoming and outgoing traffic is considered sufficient. The weighbridge and gatehouse will be required from year 1 of the project.

8.9.3 Office Accommodation

In lieu of the range of uses for the Preferred Site, staff volumes are anticipated to be varied at different times, therefore a separate additional office has been included and will be required from year 1 of the project. This office measures 26 x 20m and would be capable of holding all the proposed workers onsite. The office will also include a conference room and welfare facilities. In front there are 20 car parking spaces.

8.9.4 Wheelwash

It is conventional for landfills to have a wheelwash so that departing vehicles can clean their wheels and chassis thus avoiding transporting and dropping detritus onto the public roads that approach the landfill. Although it is possible to construct a bespoke system most sites purchase a proprietary system which is automatically and remotely operated.

The wheelwash will be located towards the end of the sealed section of access road to the landfill, to ensure that vehicles leaving the landfill do not travel on unsealed surfaces after the wheelwash.

8.9.5 Environmental Monitoring Points

An environmental monitoring program would have to be established to track the facility's emissions and would involve sampling and testing surface water points, gas and groundwater monitoring wells.

The groundwater regime and profile of the Preferred Site is currently unknown. Groundwater can act as a pathway to conduct gas and leachate from the landfill, should the lining system be breached, to potential receptors (albeit few and far between). It is likely that several wells will be required to penetrate the indigenous materials layer to access the underlying regional aquifer. Two monitoring bores are likely to be needed up hydraulic gradient and three down the hydraulic gradient. Their exact number and location will be concluded from a hydrogeological investigation and indeed would actually be installed as part of it.

The *Victorian EPA's BPEM for Landfills* document suggests that for facilities remote from receptors with a porous stratum the spacing between the gas monitoring wells around the perimeter of the Preferred Site is a maximum of 50m. With a perimeter approaching 1.2km this would mean approximately 25 wells being installed. Fortunately they will be shallow (circa around 5m) as they are only monitoring the overburden. The same wells can be used to sample the sporadic groundwater in this layer. However, this requirement seems extremely onerous and it is recommended that further discussions are held with the DER on this matter.

8.9.6 Perimeter access roadways

A roadway will be required to permit access to the perimeter of the landfill. This is not usually asphalt or concrete and it is often hardstanding or granular in structure. Most of the heavy vehicles travel down the main access route and then directly on to the waste via dedicated haul roads on the waste.

It is likely that perimeter access roadways will be installed commensurate with their need, such as on a cell by cell basis.

8.9.7 Fencing

A WMF poses significant Health and Safety Risks to the public and their unauthorised incursion should be avoided. To demonstrate that realistic measures have been introduced, a steel chain link security fence should be installed around the entire Preferred Site. To do otherwise exposes the Shire to

potential damage and injury that, in the future, could escalate into serious financial claims. Construction of the security fencing shall be undertaken at the earliest possible time during project commencement.

8.9.8 Equipment shed

A shed to act as a workshop and for storage of small pieces of equipment and tools is usually provided at landfills. This should be lockable to prevent theft. Often this would be a steel shipping container, although for the purpose of this study it is assumed to be something more significant such a 20m by 20m freestanding shed with a double door at one end mounted on a concrete plinth. This will be required from year 1.

8.9.9 Fire Tank

In the event of a fire on site, the remoteness of the location would probably mean that the fire tenders would not have a sufficient water reserve on board. As such an allowance should be included to build a fire tank to house the water supply. This would have to be located on a concrete foundation and would need to be constructed in year 1 of the project.

8.9.10 Equipment

To operate the Preferred Site as an efficient WMF a number of vehicles are required including:

- Compactor to compress the waste;
  - It is assumed that the compaction of the waste will create a waste density of 0.85 tonnes/m^3. Therefore, a special purpose vehicle will be essential;
- Back-hoe Excavator;
  - A wheeled or tracked 360 degree excavator will be needed to excavate overburden material from the stockpiles so that it can be transported to the active waste face for daily cover. This will also be used for mixing in the waste oil facility;
- Dump Truck;
  - A dump truck will be needed for haulage of daily cover materials from the stockpile and for the transport of mixed sand/oil from the waste oil facility to the landfill;
- Front end loader;
  - A front end loader will be required for the management of stockpiles in the C&D and Green Waste areas. This front end loader can also be used for bulk waste movements within the MRF;
- A waste baler will be required in the MRF;
- A forklift will be required for bale and receptacle moving operations within the MRF;
- A second forklift would be required for operations in the Waste Oil Facility; and
- Utility Vehicle;
  - A general utility vehicle is likely to prove invaluable to access the WMF and to convey small tools and equipment around the WMF (e.g. replacement leachate pumps).

These vehicles and plant will be required from year 1.

9 Financial Modelling

The financial modelling for the proposed WMF at the Preferred Site has been prepared in order to determine capital and operational costs profiles for each of the various waste types for the project lifespan of 20 years. As part of this process and to assist with analysis, Talis has also modelled Gate Fees (cost per tonne) for each of the materials. These components of the financial modelling are outlined in this section.

9.1 WMF Infrastructure Group

For the purposes of Financial Modelling, the proposed waste infrastructure to be provided in the Onslow WMF is to be grouped as follows:

- **Group 1 – Essential Infrastructure**: This is infrastructure which is either replacing or enhancing existing service which would be required from the first year of operations. Group 1 infrastructure comprises the following:
    - Class IV Landfill (including leachate pond and surface water pond);
    - Site Infrastructure (weighbridge, administration building, access roads, fencing etc.);
    - C&D Waste Facility;
    - Green Waste Facility;
    - Liquid Waste Facility;
    - Waste Oil Facility; and
    - Tyre and Rubber Monocell.
- **Group 2 – Optional Infrastructure**: This consists of the Materials Recovery Facility for the processing of source separated recyclables and kerbside collected comingled recyclables.
- **Group 3 – Future Resource Recovery and Treatment of Specialist wastes**. As described in **Section 8.1**, an area has been designated within the Master Plan for Future Resource Recovery should the opportunity for this arise. As the nature of this future infrastructure is currently unknown, it is excluded from the financial modelling.

9.2 Capital Costs

Capital costs for Group 1 and 2 Infrastructure are described in the following sections. The capital costs represent all expenses associated with the establishment of physical infrastructure items such as earthworks, road works and buildings. The procurement of machinery and equipment required for the WMF operations is also included in the capital costs. Amortisation of this plant and equipment is considered as part of the operating costs. The financial models utilised to determine the projected capital costs of the project are contained within **Section 9**. An annual inflation rate of 2.5% was applied to all the financial models for each facility proposed at the WMF.

Within each of the financial models, separate components are utilised to break down the associated costs of each facility. The building component represents the cost of establishing the sheds, offices and amenities. Earthworks may incorporate costings for stripping, stockpiling, re-spreading of soil, cut/fill work. The road works component includes the cost of sub-grade, sub-base and/or basecourse.

The equipment and machinery required before operation of the WMF can be initiated have been categorised as capital items.

9.2.1 Landfill Facility (Class IV standard)

As discussed in **Section 8.2** the preferred option to accommodate Class III and Class IV type waste over the life of the WMF is to develop a landfill to Class IV standard. The capital costs for the Class IV landfill facility represent all expenses associated with the establishment of physical infrastructure items such as earthworks, road works and buildings, landfill lining, leachate collection, surface water management, pond lining and the materials required for restoration to close the landfill. The financial model for the landfill has been based on the volumetric material requirements over its lifespan.

In addition to the general capital cost components previously mentioned, the landfill facility has specific items which relate to its capital costs including:

- The design of the landfill lining system is comprised of a primary and secondary lining system;
- Leachate collection will be undertaken utilising a network of HDPE pipes and pumps which will feed to the leachate pond;
- A surface water management system includes the cost of a network of open gullies and pipes/culverts to drain surface water from the landfilling activities to the surface water pond;
- The pond lining materials will be similar to that used in the landfill liner system;
- The restoration and rehabilitation component includes GCL and top soil layers combined with a geonet drainage layer. Sufficient seeding and landscaping has been included to provide stability to the capping restoration layers; and
- The landfill gas management system includes the supply and installation of a flare and associated piping network required to extract landfill gas.

The following plant and equipment is also included in the capital costs for the landfill:

- Compactor;
- Front End Loader;
- Dump truck
- Utility Vehicle with water cart;
- Wheelwash; and
- Weighbridge.

The following buildings and infrastructure are included in the capital costs for the landfill. These items also support the other Group 1 Infrastructure, however if the WMF was to be developed solely as a landfill these would be required regardless:

- Access Roads;
- Office and Administration Building;
- Car Park;
- Workshop/Garage Building;
- Site signage;
- Site fencing; and
- Gate.

Table 9-1 shows the cost breakdown of the capital components required to establish the landfill facility at the WMF.

Table 9-1: Component breakdown of landfill costs

	2016/17 - 2020/21	2021/22 - 2025/26	2026/27 - 2030/31	2031/32 - 2035/36	TOTAL (excl GST)	Percentage of TOTAL
Base Earthworks	$481,565	$163,606	$380,681	$395,181	**$1,421,033**	6%
Basal Lining System	$2,985,524	$1,004,985	$2,344,013	$2,459,289	**$8,793,811**	39%
Internal Bunding to Separate Cells	$37,391	$8,218	$27,312	$8,348	**$81,269**	0%
Leachate Extraction and Evaporation Pond	$2,732,960	$504,517	$1,245,909	$1,346,374	**$5,829,760**	26%
Surface Water Management	$239,649	$21,092	$64,251	$188,211	**$513,204**	2%
Restoration And Capping Layer	$219,094	$547,667	$763,854	$1,754,131	**$3,284,746**	15%
Miscellaneous	$111,846	$21,604	$47,914	$126,825	**$308,189**	1%
Infrastructure	$163,304	$89,836	$127,162	$192,883	**$573,185**	3%
Equipment	$1,240,000	$0	$0	$0	**$1,240,000**	6%
Weighbridge Plaza	$235,000	$0	$0	$0	**$235,000**	1%
Sub Total	**$8,446,332**	**$2,361,526**	**$5,001,097**	**$6,471,242**	**$22,280,196**	**100%**
Local Loading (50%)	$4,223,166	$1,180,763	$2,500,548	$3,235,621	**$11,140,098**	
Professional Services (8%)	$675,707	$188,922	$400,088	$517,699	**$1,782,416**	
Contingency (10%)	$844,633	$236,153	$500,110	$647,124	**$2,228,020**	
Total	**$14,189,839**	**$3,967,363**	**$8,401,842**	**$10,871,686**	**$37,430,730**	**(excl GST)**

Note: All costs shown in this table are exclusive of GST.

The capital cost estimates shown in **Table 9-1** are broken down into five year periods over the life of the landfill. The total cost for all capital works during the 20 years of operational life at the landfill is approximately $37.4 million. The table also shows the percentage of the total cost represented by each component required to establish the landfill.

It can be seen from **Table 9-1**, that the most expensive component of the capital works program across the life of the landfill is the ongoing installation of the basal lining system in each landfill cell. The basal lining system accounts for 39% of the capital costs and is the direct barrier between the landfill operations and the environment surrounding the landfill. The second most expensive aspect of the landfill is the leachate extraction and evaporation pond. In the case of a landfill constructed to Class IV standard, a leachate collection system is required within the leachate detection zone as well as on top of the basal lining system. In addition, the leachate evaporation lagoon is required to have the same double-composite lining system as the landfill cells which significantly increases the cost of this element. The leachate extraction and evaporation pond accounts for 26% of the capital cost.

It can be seen from **Table 9-1** that Talis has included provisions for local loading, professional services and contingency. Local loading has been set at 50% having regard to regional indices listed within the *Rawlinson's Australian Construction Handbook* and *The Cost of Doing Business in the Pilbara* (Australian Government, 2013). The indices are a broad indication of the cost variation within WA from Perth and are considered appropriate for this project.

A Professional Services loading of 8% has been applied to cater for consultancy and specialist services required to assist with approvals, design, project management and contract administration activities. In addition, a contingency of 10% has been incorporated into the capital cost estimate model.

Taking into account the local loading, contingency and professional services factors the overall capital cost estimate of the Class IV landfill is forecast to be $30.4 million. All costs referred to in this Report are exclusive of Goods and Services Tax (GST).

9.2.1.1 C&D Waste Recycling Facility

The capital cost breakdown for the development of the C&D Waste Facility is relatively simple. As the area is assumed to be flat, major earthworks are not required and the capital costs are made up of clearance of the required area and the placement of an unsealed hardstanding.

As the C&D materials will be stockpiled for up to 5 years, a front end loader will be required to create and maintain the stockpiles. The capital cost of this is included in the C&D Waste Facility. This front end loader will be used in other areas of the WMF however its main use will be in the C&D Waste Facility.

Capital costs for the C&D Waste Recycling Facility would be incurred for first year of WMF operations. The projected capital cost for the C&D Waste Recycling Facility is $1.94M.

9.2.1.2 Green Waste Facility

Similar to the C&D Waste Facility, the capital cost breakdown for the Green Waste Facility is relatively simple. As the area is assumed to be flat, major earthworks are not required and the capital costs are made up of clearance of the required area and the placement of an unsealed hardstanding.

These costs would be incurred for first year of WMF operations. The projected capital cost for the Green Waste Facility is $214,502.

9.2.1.3 Liquid Waste Facility

The capital costs associated with the development of the liquid waste facility include site clearance, the construction of an unsealed access road, earthworks, pond lining works and fencing.

These costs would be incurred for the first year of WMF operations. The projected capital cost for the Liquid Waste Facility is $159,694.

9.2.1.4 Waste Oil Facility

Capital costs for the waste oil facility include the construction of an unsealed access road, the supply and installation of a small building for housing of the waste oil drums, construction of a sealed hardstand area incorporating gullies and drainage works and the construction of low concrete retaining walls and slab to form the mixing pit for oil and sand.

The Waste Oil Facility will also require a dedicated forklift for unloading of drums within the shed. The backhoe and dumptruck will be periodically employed from the landfill to carry out mixing of sand and waste oil and disposal of this mixture to the landfill.

Capital expenditure for the waste oil facility would be incurred for the first year of WMF operations. The projected capital cost for the Waste Oil Facility is $1.1M.

9.2.1.5 Tyre and Rubber Monocell

The capital costs associated with the development of the tyre and rubber monocell include site clearance, the construction of an unsealed access road, earthworks to construct the monocell, supply and installation of a small building to have a tyre baler which has also been included in the capital costs.

Capital expenditure for the tyre and rubber monocell would be incurred for the first year of WMF operations. The projected capital cost for the tyre and rubber monocell is approximately $800,000.

9.2.2 Group 2 Infrastructure

9.2.2.1 Materials Recovery Facility

The MRF, if developed, would require capital costs for site clearance, construction of a ground floor slab, a large framed and metal clad building with associated utilities (water, electricity, etc.), a concrete apron surrounding the building, unsealed hardstands and sealed hardstands with associated drainage works.

The fixed plant and equipment costs would include the picking line infrastructure, a perforator and waste baler. A dedicated forklift would be required for the movement of bales and waste receptacles within the MRF. A front end loader would also be required periodically for loading of loose waste from bunkers, however, this could be carried out by the front end loader required for the C&D/Green Waste Facility as an incidental task to its primary function. As such, a dedicated front end loader would not be required for the MRF.

The projected capital cost for the Materials Recovery Facility is $4.028M.

9.3 Operational Costs

As part of the study, Talis prepared operational cost estimates (**Section 9**) for the proposed WMF operations. The operational cost estimates were generated utilising a range of datasets including

operational budgets, previous projects undertaken by Talis and general industry knowledge/experience. This included obtaining costs for:

- Labour;
- Consumables;
- Machinery and Vehicle amortisation;
- Utility Services; and
- Additional operating expenditure.

The key plant items required have been included with the capital cost items and amortisation within the operational costs to cover the replacement cost of the item over a designated period of time. In this case, the amortisation has been calculated differently for each item of machinery or vehicle depending on operational activities and expected life. **Table 9-2** outlines Talis' approach to calculating the amortisation for the machinery and vehicles.

Table 9-2: Amortisation descriptions for machinery and vehicles

Amortised Item	Capital Cost (excl GST)	Description of Amortisation
Landfill Compactor	$800,000	8 years, 96 monthly repayments, 5% interest, residual of $0 at end of life
Dump Truck	$220,000	8 years, 96 monthly repayments, 5% interest, residual of $0 at end of life
Front End Loader	$320,000	8 years, 96 monthly repayments, 5% interest, residual of $0 at end of life
Backhoe Excavator	$150,000	8 years, 96 monthly repayments, 5% interest, residual of $0 at end of life
Forklift	$40,000	8 years, 96 monthly repayments, 5% interest, residual of $0 at end of life
Utility Vehicle with Water cart	$70,000	8 years, 96 monthly repayments, 5% interest, residual of $0 at end of life
MRF (conveyor and picking line equipment)	$250,000	8 years, 96 monthly repayments, 5% interest, residual of $0 at end of life
MRF Baler	$160,000	8 years, 96 monthly repayments, 5% interest, residual of $0 at end of life
MRF Perforator	$60,000	8 years, 96 monthly repayments, 5% interest, residual of $0 at end of life
Tyre Baler	$60,000	8 years, 96 monthly repayments, 5% interest, residual of $0 at end of life
Weighbridge	$130,000	20 years, 240 monthly repayments, 5% interest, residual of $0 at end of life

From **Table 9-2** it can be seen it has been assumed that no residual machinery or vehicle value will remain once the amortisation period ends, which Talis believes to be conservative.

As is common practice in the operation of integrated waste management facilities, plant and resources will be allocated and spread over the various components of infrastructure. The following plant and resources are proposed to cover the operations of the Group 1 Infrastructure.

Table 9-3: Plant and Resource Requirements

Infrastructure Group	Plant	Resources
Group 1	• Weighbridge • Waste Compactor • Backhoe Excavator • Dump Truck • Front End Loader • Forklift	• Site Coordinator • Weighbridge Attendant • Waste Compactor Operator • Backhoe Excavator Driver • Dump Truck Driver • Front End Loader • General Operative/Forklift Operator
Group 2	• Picking Line • Forklift (MRF)	• 6 x Operatives • Forklift Operative

In order to estimate the labour costs associated with the operation of each WMF infrastructure component, the above resources have been allocated across the WMF as presented in **Table 9-4**. The percentages allocated to each WMF area are also used to calculate the proportion of fuel costs and amortisation attributable.

Based on the resource allocations presented in **Table 9-4** a total of 13 staff would be required for the Group 1 and 2 Infrastructure operations.

Plant and resources required for the MRF have been considered independently from the other areas. Based on the anticipated annual waste throughput of the MRF, it is estimated that 6 picking line operatives, each working 24 hours per week, would be sufficient to operate the picking line. One of these operatives would act as a leading hand in the MRF. Input to the MRF from other plant and resources such as the Site Supervisor and the front end loader would be required from time to time, however their input would be incidental to their primary function and are therefore considered negligible.

Table 9-4: Allocation of Plant and Resources

	Landfill	Associated Site Infrastructure	C&D Waste facility	Liquid Waste facility	Green Waste Facility	Waste Oil Facility	Tyre Baling and Monocell	MRF	TOTAL	No. of Employees
Weighbridge Attendant	100%								100%	1
Waste Compactor Operator	100%								100%	1
Backhoe Excavator Driver	30%					15%	5%		50%	1
Dump Truck Driver	25%					25%			50%	
Front End Loader	30%		60%		10%				100%	1
Forklift Operator (MRF)								100%	100%	1
Picking Line Staff x 6								80%	80%	6
Site Coordinator	35%	20%	20%	5%	5%	10%	5%		100%	1
General Operative/Forklift Operator			15%	10%	5%	50%	20%		100%	1

Table 9-5: Summary of Operating Expenditure

Item	Landfill	Green Waste Facility	C&D Waste Facility	Liquid Waste Facility	Waste Oil Facility	Tyre and Rubber Moncell	MRF	Total (excl GST)	Percent of Total
Labour	$201,538	$14,663	$60,088	$11,213	$70,150	$21,275	$385,250	**$378,925**	31%
Consumables	$160,570	$7,280	$21,840	$3,038	$51,400	$1,001	$19,400	**$245,129**	20%
Machinery & Vehicles	$185,658	$5,661	$33,968	-	$13,448	$14,670	$107,440	**$253,406**	20%
Utility Services	$6,000	-	-	-	$4,800	$4,800	$6,000	**$15,600**	1%
Additional Operating Expenditure	$32,500	$10,000	$300,000	$2,000	-	-	-	**$344,500**	28%
Total	**$586,266**	**$37,604**	**$415,896**	**$16,251**	**$139,798**	**$41,746**	**$518,090**	**$1,237,560**	100%
Local Loading (20%)	$117,253	$7,521	$83,179	$3,250	$27,960	$8,349	$103,618	**$247,512**	
Total incl. Local Loading (20%)	**$703,519**	**$45,125**	**$499,075**	**$19,501**	**$167,757**	**$50,095**	**$621,708**	**$1,485,072**	

9.3.1 Summary of Operating Expenditure

Detailed Operating budgets for each part of the WMF are included in **Appendix D**. **Table 9-5** represents a summary of the itemised operational costs associated with the WMF. A local loading of 20% for operating costs has been included.

The total annual operating cost for Group 1 and 2 infrastructure is anticipated to be approximately $1.5M as shown in **Table 9-5**. Labour costs account for the highest proportion (31%) of operating expenditure across all infrastructure except the C&D Waste Facility where the cost of periodic crushing and screening (Additional Operating Expenditure) are far greater than the costs of all other aspects.

9.4 Gate Fees

Talis has undertaken Gate Fee modelling based on the projected tonnages to be accepted at the WMF by each of the proposed facilities and the capital and operational expenditure which will be incurred. The modelling determines the break-even Gate Fee required for the various waste infrastructure components for each year of operation of the WMF.

9.4.1 Landfill Gate Fee

Intervals of 5 and 10 years were used to represent the modelled Gate Fees for the landfill facility and its associated site infrastructure. A 20 year period was also utilised to represent the whole of landfill life. The modelled Gate Fees are presented in **Table 9-6. Appendix E** shows the detailed cost model used to generate these Gate Fees for the landfill.

Table 9-6: Landfill Gate Fee

5 Year Period	Tonnes	Total Cost	Average $/Tonne
2016/17 - 2020/21	83,986	$25,375,395	$302.14
2021/22 - 2025/26	84,079	$8,175,735	$97.24
2026/27 - 2030/31	92,781	$13,164,567	$141.89
2031/32 - 2035/36	108,437	$16,260,272	$149.95
10 Year Period	**Tonnes**	**Total Cost**	**Average $/Tonne**
2016/17 - 2025/26	168,065	$33,551,130	$199.63
2026/37 - 2035/36	201,218	$29,424,839	$146.23
20 Year Period	**Tonnes**	**Total Cost**	**Average $/Tonne**
2016/17 - 2035/36	369,283	$62,975,969	$170.54

From **Table 9-6** it can be seen that the average Gate Fee required to break even across the operational life of the landfill is $170.54/tonne. As significant capital expenditure ($15M) will be required in the year of commissioning to construct the initial cells of the landfill and the associated site infrastructure (roads, fencing, etc.) the gate fee for the initial 5 year period is substantially higher at $302.14/tonne.

9.4.2 Adjustment of Landfill gate for Class III and IV Wastes

The Gate Fee modelling carried out in **Section 9.4.1** for the landfill applies the same Gate Fee to Class III and Class IV waste. It is common practice at landfills to adjust the gate fee structure such that a higher gate fee is imposed for more hazardous materials in order to offset the costs of general putrescible wastes. Sensitivity analysis carried out on the landfill gate fee over the 20 year life is presented on **Table 9-7** and demonstrates that if the rate for Class III waste was reduced to 85% of

the average gate fee ($144.96), the rate for Class IV waste would need to be increased to 160% ($272.86) of the average gate fee in order to cover the costs.

Table 9-7: Adjustment of Landfill gate for Class III and IV Wastes 2016/17 – 2035/36

	Class III	Class IV	Total
Average Gate Fee (2016/17 - 2035/36)	$151.57		
Tonnes Accepted	290,982	78,301	369,283
% of Total	79%	21%	100%
Total Cost			**$62,975,969**
Adjusted % of Gate Fee	85%	160%	
Adjusted Gate Fee	**$144.96**	**$272.86**	

9.4.3 Other Landfill Gate Fee Scenarios

Modelling of the Landfill Gate Fee was also carried out under the following scenarios and as presented in **Table 9-8**:

- **Scenario 1**: This is the Landfill Gate Fee as modelled in **Section 9.4.1**.
- **Scenario 2**: This scenario examines the reduction in gate fee if the costs of providing the Site Infrastructure works (i.e. the site access road, administration building, site fencing) were excluded from the Gate Fee Model. This scenario could arise if the Shire was to obtain funding for the Site Infrastructure works to support the landfill. This would reduce the average landfill gate fee over the life of the landfill to $131.57.
- **Scenario 3**: This scenario examines the reduction in gate fee if a lower standard (unsealed) access road was provided as part of the site Infrastructure. This would reduce the upfront capital costs by $1.7M and reduce the average landfill gate fee over the life of the landfill to $147.08.
- **Scenario 4**: This scenario examines the reduction in gate fee if no Class IV waste was accepted at the landfill. In this instance a Class III standard landfill would suffice. This would reduce the capital costs of the landfill by $12.7M over the 20 year operating period. However, conservatively assuming that the operating costs would remain the same, and taking into account the fact that the total amount of waste landfilled would reduce by 21%. The resultant gate fee would only decrease by $2.85/tonne over the 20 year operating period. It should also be noted that the exclusion of a Class IV landfill would also lead to increased operational expenditure for the management of waste oil as the proposed method of mixing with soil and landfill could not be carried out.

Table 9-8: Landfill Gate Fee Scenarios over 20 year period

	Scenario	Total Waste Landfilled	Total Capex*	Total Opex	Gate Fee (Over 20 year period without inflation) $/tonne
1	Landfill and Associated Site Infrastructure	369,283	$37,969,588	$18,081,499	$151.78
2	Site Infrastructure excluded	369,283	$30,504,665	$18,081,499	$131.57
3	Reduced Standard of access roads	369,283	$36,232.874	$18,081,499	$147.08
4	Class III waste only	290,982	$25,255,940	$18,081,499	$148.94

** Capex Costs in this table do not include inflation throughout the phased development of the landfill in order to compare like with like*

9.4.4 Other Group 1 Infrastructure Gate Fees

Gate fee modelling was also carried out for the other Group 1 Infrastructure over the life of the WMF. It was assumed that these facilities would be constructed prior to the anticipated year of commissioning, 2016/17. For consistency it was assumed that their capital costs be recouped through the gate fee during the first 10 year period of operations (2016/17 - 2025/26). The average gate fees for two 10 year intervals are presented in **Table 9-9**. **Appendix E** shows the detailed cost model used to generate these Gate Fees for the Group 1 Infrastructure.

Table 9-9: Group 1 Infrastructure Modelled Gate Fees

Facility	Average Cost/Tonne (2016/17 - 2025/26)	Average Cost/Tonne (2026/27 - 2035/36)
Green Waste Facility	$507.64	$645.37
C&D Waste Facility	$71.40	$69.61
Liquid Waste Facility	$186.49	$168.88
Waste Oil Facility	$799.90	$448.89
Tyre and Rubber Monocell	$131.66	$58.60

The modelled gate fees for each facility are discussed below:

- **Green Waste:** The modelled gate fee for acceptance of green waste is considered extremely high when compared to the current gate fee of $46/tonne for commercial green waste at the Shire of Roebourne's Seven Mile Waste Facility in Karratha. This is as a result of the low volumes of green waste which will be accepted by the WMF. It is projected that the volumes of green waste generated will also reduce over the second 10 year period. On this basis it may be prohibitive to provide the green waste facility as part of the WMF. Alternative options for management of green waste, given the projected low volumes, would include direct landfilling or stockpiling on top of the landfill after which mulching would be carried out and the product could be used as part of the capping works.
- **C&D Waste:** The modelled gate fee for the acceptance of C&D Waste over the life of the facility is approximately $70/tonne. This is comparable to the current gate fee of $70/tonne at the Shire of Roebourne's Seven Mile Waste Facility in Karratha. It would be possible to adjust this modelled gate fee to charge lower for clean waste streams and higher for mixed C&D wastes. There will also be revenue potential through the sale of recycled aggregate when streams are periodically processed. Alternatively, this material could be stockpiled onsite and used by the Shire for various applications.
- **Liquid Waste Facility:** The modelled gate fee for the acceptance of liquid waste is considered high in comparison to $76.36 at the Shire of Roebourne's Seven Mile Waste Facility in Karratha. However, there are limited alternative options for management of liquid waste generated in Onslow.
- **Waste Oil:** Assuming an average density of waste oil of 0.9t/m^3, the $799.90/ tonne average cost per tonne for the first 10 year period would equate to a gate fee of $0.72/Litre. This is comparable to the current gate fee of $0.80/litre at the Shire of Roebourne's Seven Mile Waste Facility in Karratha.
- **Tyre and Rubber Monocell:** The modelled gate fee for the acceptance of tyres and rubber is considered attractive in comparison to the fee of $568/tonne for commercial tyres and rubbers at the Shire of Roebourne's Seven Mile Waste Facility in Karratha. The Shire of Roebourne also accepts residential tyres free of charge for a maximum of four (4WD) tyres. The proposed gate fee at Onslow WMF could be adjusted to incorporate a similar charging mechanism.

9.4.5 MRF Gate Fee

Gate fee modelling was carried out for the MRF over the life of the WMF. It was assumed that the MRF would be constructed prior to the anticipated year of commissioning, 2016/17 and that the capital costs be recouped through the gate fee during the first 10 year period of operations (2016/17 - 2025/26). The detailed cost model used to generate these Gate Fees for the MRF is presented in **Appendix E**. The average gate fees for two 10 year intervals are presented in **Table 9-10**.

It should be noted that no cost has been assumed for landfilling the residual material (anticipated to be 20% of inputs) arising from MRF operations.

Table 9-10: MRF Modelled Gate Fees

Facility	Average Cost/Tonne (2016/17 - 2025/26)	Average Cost/Tonne (2026/27 - 2035/36)
MRF	$507.64	$645.37

The gate fees presented in **Table 9-10** demonstrate that the cost of providing a MRF would be extremely high. This is as a result of the high capital and operational costs required to construct and operate the facility and the relatively low volumes of waste material that would be processed by the facility. The gate fees presented above however do take account of the potential revenue that would be gained through the sale of recyclables. These are presented in **Table 9-11** for 2016/17 and demonstrate that approximately $441,448 could be generated from the sale of recyclables in 2016/17. In calculating this revenue, Talis has assumed that the recyclables would be back-hauled from the WMF to Perth free of charge. If haulage costs are incurred this may significantly reduce the potential revenue.

Table 9-11: Potential Revenue from Sale of recyclables in 2016/17

Recyclable	2016/17 MRF Output (tonnes)	Current Market Rate per Tonne*	Potential Revenue
Mixed Paper and Cardboard	986.26	$110	$108,489
Cardboard	43.36	$110	$4,770
Glass Packaging	26.39	$40	$1,056
Mixed Plastics	1,557.58	$200	$311,516
Non-Ferrous Metals - packaging	1.04	$1,560	$1,626
	2,614.63		**$427,456**

**Due to fluctuations in market rates these have been estimated based on an averages from a number of sources*

The gate fee required for the MRF to break even, taking into account revenue from the sale of recyclables has been calculated for 2016/17 as presented in **Table 9-12**.

Table 9-12: Cost of recycling in 2016/17

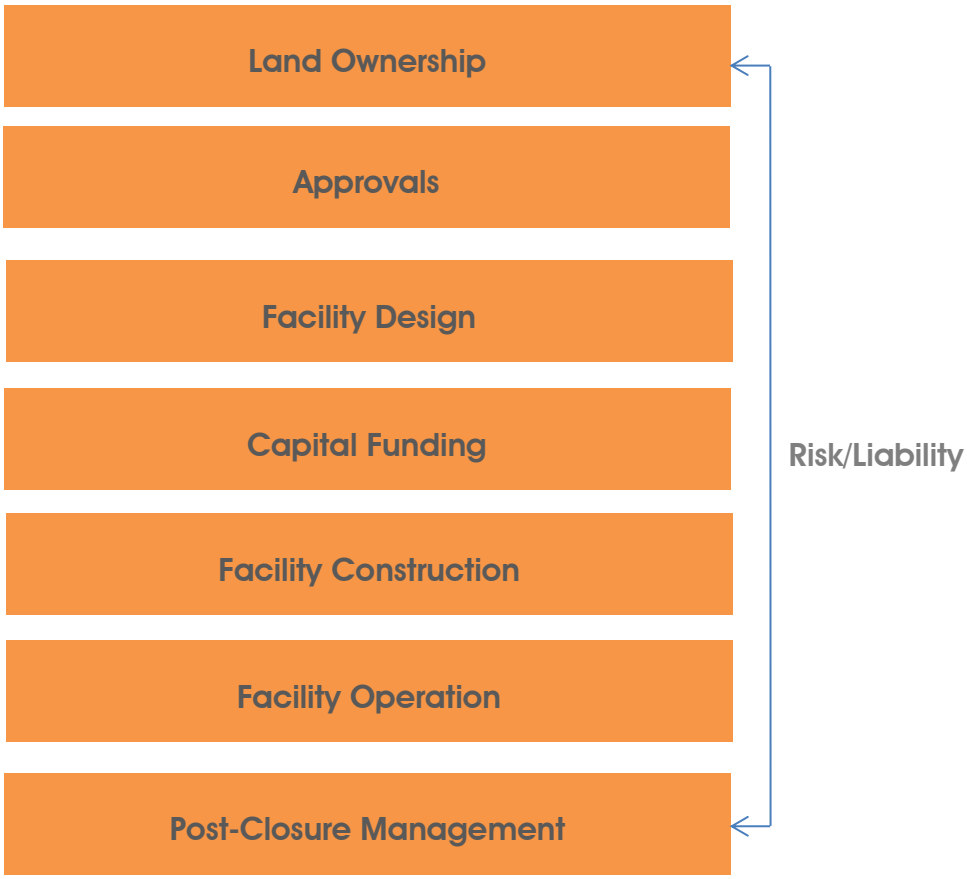
Facility	Unit	Amount
Waste Tonnages to MRF (2016/17)	tonnes	3,287
Capital and Operating Costs (2016/17)	$	$1,024,492
Potential revenue from sale of recyclables (2016/17)	$	$441,448
Actual Capital and Operating Costs of MRF (2016/17)	$	$583,045
Cost Per Tonne (2016/17) – excluding revenue from recyclables	$/tonne	$311.68
Cost Per Tonne (2016/17) – including revenue from recyclables	$/tonne	$181.64
Cost Landfilling Recyclables if MRF not Provided	$	$560,564
Loss due to MRF Recycling in 2016/17	**$**	**36,485**

For 2016/17 the cost per tonne would reduce from $311.68 to $181.64 when revenue from the sale of recyclables is taken into account. If a MRF is not to be provided at the proposed WMF, recyclable materials would be collected as part of the mixed refuse collection and would be landfilled. The cost of landfilling these materials in 2016/17 would be $560,564 (using the average landfill gate fee over life of WMF). Therefore providing the MRF service would result in a loss of $36,485 in 2016/17 presented in **Table 9-12**. On this basis, the MRF would not be viable from a financial perspective.

10 Project Delivery Model

As part of the Feasibility Study, Talis has investigated the options for a Project Delivery Model to develop a framework that could be further advanced as the project develops. The key focus at this stage is to determine which aspects of the project would be delivered in-house by the Shire and which aspects may be best delivered through specialist contracts.

To assist in this process, Talis determined the key stages required throughout the lifetime of the WMF from development through to closure (**Diagram 9-1**). There are a variety of risks and associated liabilities across the life cycle of a WMF, which is a key aspect in determining a Preferred Project Delivery Model Framework. As part of this process, Talis considered who would be best placed to manage these risks and liabilities. The Preferred Delivery Model Framework for each of the various stages of the life cycle for the WMF is discussed in the following sections.



10.1 Land Ownership

As outlined previously, the proposed WMF site is currently located on Unallocated Crown Land managed by the DPaW as former leasehold. Talis recommends that the Preferred Site should be vested in the Shire for waste management purposes in accordance with provisions of the *Local Government Act 1995*. Talis recognises this as a key requirement to ensure that the Shire can satisfy its waste management commitments that are specified within the *Waste Avoidance and Resource Recovery Act 2007* (WARR Act). These state that:

'subject to this Act and the Environmental Protection Act 1986, a local government may provide, or enter into a contract for the provision on its behalf of, waste services (where a waste service includes the provision and management of waste facilities, machinery for the disposal of waste and processes for dealing with waste)"

By the Shire securing and retaining ownership of the Preferred Site through a vesting for waste management purposes, it will minimise any potential risks associated with the ceasing of operation and not gaining access to the Preferred Site.

As outlined previously, there are a variety of risks associated with the WMF with the key environmental risk of contamination or pollution which will decrease post operating but may never be fully eliminated. The key activities associated with this risk will be the Class III and Class IV landfill cells. Regardless of who operates (fills) these cells, long term liabilities will continue for the foreseeable future. At this stage, it is anticipated that the Shire will contract out the operations of the WMF and across the life of the WMF, there could be multiple operators. The *Contaminated Sites Act 2003* specifies the hierarchy of responsibility for contamination. Section 25 of *the Contaminated Site Act 2003* specifies the polluter pays provision – ie the party that causes the pollution is responsible. In relation to a landfill that can be hard to achieve as there can be multiple parties involved in the construction and operation of the facility that may have contributed to the contamination. In addition, the contamination may only happen after the activity took place. Therefore, the party responsible may not even be operating. In the case that Section 25 cannot be enacted, then Section 27 comes into force. Section 27 specifies that where a polluter cannot be identified or is no longer solvent, then responsibility falls back on to the landowner.

Based on the above interpretation of the *Contaminated Site Act 2003*, Talis is of the view that unless a contractor was to be offered an endless contract for the operation of the WMF, then the ownership of the land should be held by the Shire. Talis has concerns regarding how attractive it would be to the market for such a long term contract which would then include long term ownership. In addition, Talis would hold concerns regarding the potential for all waste generators within the region to have to pay exorbitant rates for waste management services due to a contractor taking on such risks in an area where there is limited opportunity for healthy competition for waste services.

Therefore, Talis recommends that the Shire secures and retains ownership of the Preferred Site.

10.2 Approvals

The approvals required for the WMF can be categorised into key groupings including land use approvals and operational approvals. The key approvals for each category are as follows:

- Land Use Approvals:
    - Environmental Impact Assessment – Referral to the Environmental Protection Authority
    - Planning Approval
    - Clearing Permit
- Operational:
    - Works Approval; and
    - Licence

Talis recommends that the Shire should secure all the Land Use Approvals and work in conjunction with the Contractor to secure the Works Approval and Licence. There are a variety of reasons why Talis puts forward this recommendation including:

- To ensure that the Shire's ownership and design risk profile is managed to acceptable levels;

- Concerns about how acceptable or attractive the project will be to the market without the land use approvals previously secured; and
- The requirement for data exchange between the Shire and also the Contractor as part of the process which will help the Shire ensure that the facility is designed, constructed and operated to best practice standards.

10.3 Facility Design

As mentioned in **Section 10.1**, with the Shire owning the lands on which the WMF is to be constructed, post-closure liabilities associated with the facility will ultimately become the responsibility of the Shire as landowner. For this reason it is imperative that the Shire has a degree of control in ensuring that these liabilities are managed and minimised.

Talis is of the belief that one of the most effective ways of achieving this is by the Shire designing the WMF in accordance with the best practice environmental management guidelines. The Shire would also be providing Construction Quality Assurance (CQA) during the construction works to ensure that the works are executed in accordance with the technical specifications and best practice design standards. This is particularly imperative as the landfill asset will be transferred to the Shire in the long term.

If the facility was to be designed by a private contractor for their own operation, there is a risk that they may seek to provide lower design and construction standards as short-term cost saving measures. This would result in an increased risk of long-term environmental liability, which would ultimately become the responsibility of the Shire. In addition, as some elements of the facility, particularly landfill cells, will be developed on a phased basis, it will be important that best practice design standards are maintained throughout these phases which are likely to be constructed by different construction contractors.

The costs of design and of Construction Quality Assurance (CQA) of the facility would be relatively minor in comparison to the overall capital costs of the WMF development.

Another key point is that as the Shire is responsible for obtaining the various approvals, design details will be required for the Approval Authorities to assess the applications.

10.4 Capital Funding

This stage is specifically concerned with the provision of capital funding for the construction of the WMF. The financial modelling carried out in **Section 9** indicates that the initial capital cost of developing the proposed WMF will be in the region of $23.2M prior to the commencement of operations in 2016/17 (assuming initial landfill cells and all other facilities). Following on from discussions with the Shire, there is a preference for the capital costs to be secured by a Contractor who would recover their investment over the life of the landfill operation through the gate fee.

While it is acknowledged that government grants and other funding opportunities may be available to the Shire which would not apply to a private contractor, Talis believes that any funding received by the Shire for the WMF would be best utilised by the Shire in carrying out enabling works (site clearance, construction access roads, etc.) in advance to support the main construction works by a private contractor.

In the future as the WMF progresses, the Shire may review this arrangement depending of its financial capabilities and strategic objectives.

10.5 Facility Construction

The development of the WMF will involve the construction of complex civil engineering elements such as the installation of low permeability liners, construction of leachate and landfill gas management systems and installation of mechanical plant for the materials recovery facility. Given the Shire's limited plant, resources and experience in construction of specialist engineering infrastructure, it is considered that construction of the WMF would be best undertaken by an experienced contractor.

10.6 Facility Operation

The successful operation of a modern WMF such as that proposed for Onslow, requires specialist knowledge and experience. The Shire currently does not have the technical knowledge and experience in-house to operate the proposed WMF and securing and maintaining such staffing resources would prove challenging for the Shire. Talis is also aware that the Shire currently experiences a high turnover in staff. Under these circumstances, training and development of Shire staff in the skills necessary to operate the proposed WMF is likely to be protracted and expensive. In addition, the governance model, administration systems and lack of flexibility associated with Local Governments are not always conducive to the demands of operating a modern WMF, especially in the case of a single facility.

Talis recognises a variety of advantages that private waste service providers have over Local Governments in the operation of waste management facilities, including but not limited to:

- Waste management services are part of their core business;
- Pool of specialised and experienced staff to draw from;
- Greater access to latest international technology and expertise;
- Advanced operational systems including administration, environmental and health and safety;
- Greater operational flexibility resulting in:
    - simpler decision making processes;
    - ability to adjust to altering project demands;
    - ability to attract and retain staff;
- Competitively priced services; and
- Greater ability to secure funding for new investments.

For these reasons, Talis recommends that the Onslow WMF should be operated by a private waste service provider appointed through a procurement process. Private sector operators of waste management infrastructure have a number of advantages over local government operators.

10.7 Post-closure Management of Facility

Upon closure of the WMF, operations such as the MRF, green waste and C&D processing areas can be decommissioned with minimal environmental risks remaining. However, in the case of the proposed landfill, until the waste has sufficiently decomposed or stabilised such that it no longer presents a significant risk to the environment, the landfill must be managed to prevent any environmental impact.

The main tasks associated with the post-closure management of the landfill will be maintenance and monitoring and will include:

- maintenance of landfill cap;
- maintenance and operation of leachate collection and treatment system;

- maintenance and operation of landfill gas extraction system;
- environmental monitoring and reporting on:
    - groundwater;
    - surface water;
    - landfill gas;
    - leachate; and
    - settlement.

As the landfill will be developed on a phased basis, it is possible that different private contractors will be responsible for the operation of various phases over its filling life. For example, if the final two cells were to be developed and operated by one private waste service provider, there would be no incentive for this contractor to assume responsibility for the post-closure management of the previously filled cells. In addition, where waste from a newer cell has been filled against the slope of an older cell, an overlap in operating footprint is created which can present issues in terms of delineating responsibility for management of emissions within that footprint, particularly during the post-closure phase.

It is also important to note that as the WMF is expected to operate for a period of at least 50 years, with a 30 year post-closure monitoring period, there is far greater certainty that the Shire would still be in place as a functioning authority throughout this period, than a private company which would be more susceptible to market conditions and commercial decisions to relocate or cease operations in the area.

For these reasons, responsibility for its post-closure management should rest with the Shire as the landowner, however, the monitoring equipment may be included within the operational contract during the operational life of the landfill. As these activities will continue beyond the income producing period of the landfill, funds should be allocated during the operational life of the landfill to provide for aftercare management. This is achieved by allocating a percentage of the gate fee throughout the operating life of the facility to a Post-Closure Management Fund.

10.8 Summary of Preferred Delivery Models

From a technical perspective, Talis' recommended Delivery Model Framework for the various stages of the project is summarised in **Table 10-1** below. A key determinant in this process, is the Shire's ownership of the land.

Table 10-1: Summary of Preferred Delivery Model

Stage	Preferred Delivery Model
Land Ownership	Shire
Approvals	Shire
Capital Funding	Private
Facility Design	Shire
Facility Construction	Private
Facility Operation	Private
Post-Closure Management	Shire

Talis recommends that the Shire prioritises the advancement of this Project Delivery Model Framework to prepare detailed Contract Terms Sheets which summarise the key scope, functions and requirements for all parties. As part of this process, the Shire should obtain legal, commercial and technical advice.

11 Funding Opportunities

To assist in the implementation of waste management infrastructure requirements, the Shire may wish to investigate funding opportunities from State and Federal sources. The following section outlines several potential funding opportunities that can be utilised for waste management purposes.

11.1 Regional Funding Program (Regional Investment Plan)

In 2009, the Waste Authority approved the establishment of the Regional Funding Program (RFP) to assist local and regional councils in the implementation of their Strategic Waste Management Plans (SWMPs). To participate in the Pilot Phase of the RFP in 2009, local governments were required to prepare a Regional Investment Plan (RIP) and obtain financial assistance for the implementation of a number of the key recommendations included within the SWMP.

Following on from the success of the Pilot Phase, the Waste Authority committed to continuing to provide financial assistance through the RFP for Local Government Authorities from 2011 to 2016. The program consists of two streams as follows:

- Fixed Funding Stream with funding available from July 2011 until June 2013; and
- Competitive Bid Funding Stream with funding available from December 2013 until March 2016.

To participate in the Fixed Funding Stream of the RFP, local governments were required to prepare a revised SWMP which identified key waste related priorities and subsequent projects/initiatives over the five year period of the funding program.

Following on from revising the SWMP, local governments developed the RIP which outlined how the fixed funding provided through the RFP would be utilised. Currently, RIPs are being assessed by the Waste Authority to determine whether projects/initiatives put forward by local governments within their RIPs comply with the State Waste Strategy targets.

It is anticipated that to be considered an eligible project/initiative for the competitive funding stream, the Shire would have to satisfy the following criteria by demonstrating that the project/initiative would:

- Make a measurable contribution towards meeting State Waste Strategy targets;
- Clearly identify the contribution that the proposed project will make towards improvement in waste avoidance, resource recovery or disposal;
- Be a new initiative or value add to an existing activity;
- Provide or lead to a benefit to the whole region;
- Achieve continuous improvement in waste avoidance, resource recovery or disposal;
- Meet or make a significant advance towards meeting current industry best practice in waste management services and infrastructure;
- Clearly outline project deployment and management and define project objectives, deliverables, key milestones and anticipate outcomes;
- Demonstrate that the necessary materials, technology, services, time, skills and expertise are available to complete the project on time and within budget;
- Where applicable, demonstrate that end markets have been or can be established;
- Clearly outline how the project will be funded;
- Clearly outline the environmental, social and economic impacts (both positive and negative); and

- Clearly outline how the benefits of the project will be communicated to relevant stakeholders.

The RFP is currently closed, however, it is possible that this funding program would be re-opened in the near future.

11.2 Royalties for Regions

The object of Royalties for Regions funding is to promote and facilitate economic, business and social development in regional WA. The *Royalties for Regions Act 2009* ensures that the State distributes 25% of the State's mining and onshore petroleum royalties each year to regional areas. The objective of this Act is to promote and facilitate economic, business and social development through investment in projects, infrastructure and community services within Western Australia.

The Royalties for Regions funds are allocated to projects and initiatives for the following purposes:

- To provide infrastructure and services in regional Western Australia;
- To develop and broaden the economic base of regional Western Australia; and
- To maximise job creation and improve career opportunities in regional Western Australia.

Royalties for Regions distributes benefits to regional communities through two supporting funds which include:

- The Country Local Government Fund; and
- The Regional Grants Scheme.

11.2.1Country Local Government Fund

The Country Local Government Fund (CLGF) is utilised to address the infrastructural needs across the non-metropolitan local government sector. Within this sector the CLGF aims to:

- Address infrastructural needs and support capacity building;
- Improve the financial sustainability of a local government through improved asset management;
- Provide financial assistance to local governments which choose to amalgamate voluntarily; and
- Assist groups of local governments to fund regionally significant infrastructure projects.

To be considered eligible for the CLGF, the project or initiative must be related to infrastructural asset creation, preservation or renewal and meet the following criteria:

- Be a strategic regional project;
- Participate in a regional planning process;
- Be agreed upon and supported, including financially, by all members of the regional group;
- Be well advanced in their regional project planning; and
- The CLGF expenditure must be directly related to the delivery of capital works.

11.2.2 Regional Grants Scheme

The Regional Grants Scheme (RGS) is an initiative of Royalties for Regions that is administered by the State's nine Regional Development Commissions with support from the Department of Regional Development and Lands. The Shire is located within the jurisdiction of the Pilbara Development Commission who administers the Pilbara Regional Grants Scheme (PRGS).

Funding is available to community, public and private organisations to assist the development of infrastructure, services and community projects. This includes funding for the provision of headworks and the development and establishment of services and programs.

To be considered eligible for the PRGS, the project or initiative must demonstrate that it will result in a positive economic, social and/or environmental outcome and align with the following criteria:

- Must fit within the framework of the Pilbara Development Commission's Strategic Plan;
- Applicants should demonstrate a high level of financial commitment to the project;
- The project should have the support of key regional stakeholders;
- The project should promote partnerships between community/business sector and government;
- The project should reflect a commitment to local decision-making and planning;
- The project should demonstrate its capacity for meeting ongoing operating and maintenance costs; and
- The proponent should demonstrate that detailed project planning has been completed including all approvals being in place or achievable in a short timeframe and be completed in a timely manner.

11.3 Regional Development Australia Fund

The Regional Development Australia Fund (RDAF) is administered by the Federal Department of Regional Australia, Local Government, Arts and Sport and supports the infrastructure needs of regional Australia, in particular for priority capital infrastructure projects. The RDAF funds will ensure that projects have a broad regional impact and support communities within regional areas. Eligibility for the RDAF must align with the following criteria:

- The applicant must be an eligible local government that receives funding under the General Purpose component of the local government Financial Assistance Grants;
- The Projects must be for the construction of new infrastructure, or the refurbishment or upgrade of existing infrastructure;
- The project must provide community benefit, economic growth or supports the environment; and
- The project must demonstrate viability with proof of approvals, co-contributions, planning and costings.

11.4 Australian Packaging Covenant

The Australian Packaging Covenant (APC) is an initiative which aims to change the culture of business to design more sustainable packaging, increase recycling rates and reduce packaging litter. The covenant is an agreement between government, industry and community groups to find and to fund solutions to address packaging sustainability issues.

The APC provides funding to projects which contribute towards the achievement of the following goals:

- Design — packaging optimised to achieve resource efficiency and reduced environmental impact without compromising product quality and safety;
- Recycling — The efficient collection and recycling of packaging; and
- Product Stewardship — a demonstrated commitment to product stewardship by the supply chain and other signatories.

Funding for projects is only available to APC signatories. Projects may be instigated and managed by industry or government, individually or jointly, and be local, regional or national in focus.

Projects may encompass infrastructure developments, educational programmes, field trials, new technologies or expansion of services to new business sectors, new communities or across a broader geographical region. To be eligible for funding, besides being a signatory, the following selection principles should be utilised within the project:

- Focus on achieving the goals of the APC;
- Focus on priority areas identified in the Covenant's Strategic Plan;
- Demonstrates product stewardship;
- Be cost efficient in achieving goals; and
- Information learnt from the project/process to be made available for wider use.

Funding applications are received by the APC annually and only accepted for a short time each year.

11.5 Community Grant Scheme

The Community Grants Scheme (CGS) is administered by the Waste Authority and provides funding support for waste initiatives under Objective 5 of the State Waste Strategy which states, *"Develop and support programs and initiatives, including awards, that acknowledge, celebrate and reward excellence in waste avoidance, resource recovery and reduced landfilling behaviours and outcomes and that contribute to the implementation of this Strategy".*

The funding is provided from the Waste Avoidance and Resource Recovery Account, which in turn receives revenue generated from a levy on waste landfilled within the Perth Metropolitan Area.

Organisations that are eligible to apply for CGS funding include not-for-profit groups and incorporated community based organisations in Western Australia. Partnerships between community groups and local governments are also acceptable, but the community group must be the CGS applicant and be responsible for managing and completing the project. The local government authority is encouraged to provide in-kind or financial support to the group.

To be eligible for funding, a project must:

- Help protect or enhance the environmental quality of a locality by implementing the following principles:
  - Avoid the creation of waste;
  - Re-use an item for a new purpose;
  - Efficiently recycle an item to produce new component parts for a new item;
  - Recover the energy from a product;
  - Dispose of items in a responsible manner for the best environmental outcome;
- Involve the applicant, and ideally the local community, in its implementation and use;
- Involve a financial or labour contribution from the applicant; and
- Be located within Western Australia.

The funding opportunities mentioned within this section may be utilised by the Shire to implement improved waste management services within its jurisdiction.

12 Discussion

The objective of the Feasibility Study was to assess the technical and financial aspects of developing a WMF at the Preferred Site and to ascertain the most appropriate waste management facilities to be included within the Onslow WMF. In addition, a preferred Project Delivery Model for the WMF was investigated.

Based on the available data pertaining to the site characteristics, which has been examined both throughout the Site Selection Study and the Feasibility Study, Talis believes that it is technically feasible to develop a WMF in accordance with best practice standards at the Preferred Site. The key infrastructure component to be included in the WMF will be a Class IV landfill facility. Further detailed site investigations will be required to determine the geotechnical, hydrogeological and flora and fauna conditions of the Preferred Site in order to confirm its suitability for landfill development.

The proposed master plan and conceptual design of the WMF prepared for this Feasibility Study has been designed to accommodate waste streams and tonnages based on waste data projections developed through the Pilbara Waste Data Study and the Pilbara Waste Projections Project. These studies are considered the most reliable sources of waste data currently available for the Onslow and Pilbara areas. Given the dynamic nature of development in Onslow and uncertainties surrounding future resource industry development, Talis has applied conservative contingencies to these waste tonnage projections. In order to have greater confidence in the anticipated waste quantities and further refine the waste flow model for the WMF, it will be imperative that the Shire engages with waste generators in the region during the advancement of the conceptual and detailed design of the WMF, to obtain the most up-to-date waste data and seek to secure tonnages for the WMF. This will affect the scale and suite of waste management infrastructure components to be included in the proposed WMF.

Gate fee modelling has been carried out on the separate waste infrastructure components of the WMF in order to independently investigate their viability. The key component of the WMF will be a landfill facility which will accept both Class III and Class IV waste. Financial modelling of the capital costs associated with the development of the landfill has determined that it would be more economical to develop a Class IV landfill (accepting both Class III and Class IV waste), than separate Class III and IV landfills. This is based on the projected waste quantities and contingencies modelled and should therefore be confirmed through the waste data gathering described above. There is also anecdotal evidence to suggest that the actual volumes of Class IV waste generated in the Pilbara are being under-reported and that Class IV wastes are currently being stockpiled on the generator's sites awaiting a viable option for disposal. If this is the case then this would strengthen the case for developing the landfill to Class IV standard.

Gate fee modelling carried out for the Class IV landfill determined that a break even cost per tonne across the life of the project would be $170.54. If the rate for Class III waste was reduced to say 85% of the average gate fee ($144.96), the rate for Class IV would need to be increased to 160% ($272.86) in order to cover this reduction. Based on our experience in landfill operations and charges, Talis is of the view that the Gate Fee proposed for landfilling, while high in the initial years of operations due to the upfront capital costs, would be attractive to Class III waste generators in the Onslow region considering that current gate fee for C&I waste at the existing Onslow landfill is $50 per m^3 which equates to approximately $165 per tonne (assuming a density of 0.3t/m^3 for uncompacted mixed waste). The Class III gate fee for the proposed WMF could be further split to impose a higher charge for C&I waste in order to reduce the gate fee for MSW.

The gate fee of $272.93 for Class IV waste (assuming an 85%:160% split was adopted) would also be attractive to Class IV waste generators in both Onslow and the Pilbara Region considering that the equivalent gate fee at Red Hill Landfill in Perth is $170/tonne (including landfill levy) and this is the only Class IV landfill in the State. Landfilling of Pilbara generated waste in Perth obviously incurs significant transportation costs.

The modelled Gate Fee of the C&D Facility and the tyre and rubber monocell over the life of the WMF are considered relatively low and could be adjusted to reduce the Gate Fee of other components such as the liquid waste facility. It is estimated, based on the projected tonnages of mixed metal that will be generated in the area, that approximately $400,000 per annum in revenue could be generated through the sale. This revenue could also be used to offset the gate fee of other WMF components.

Arising from Gate Fee modelling for the Green Waste Facility, it was determined that the cost per tonne of providing a dedicated hardstand area and carrying out annual mulching would be extremely high. This is attributable to the low tonnages of green waste projected over the life of the WMF. If these tonnages transpire it would be more cost effective to landfill green waste. However, if a community will exists to provide a green waste recycling service which would generate reusable mulch, then the costs of providing this service could be absorbed by the Shire or covered through the gate fees of other WMF components.

Gate Fee modelling for the MRF indicates that this facility would not be viable for the projected waste quantities. The provision of a MRF would require substantial up front capital investment. While some revenue would be generated through the sale of recyclables, this would only partly offset operating costs of the MRF. It should also be noted that the inclusion of a MRF would be dependent on the introduction of a comingled recyclables collection in Onslow. Given the remote location of Onslow and its relatively low population, Talis believes that this service is not currently expected by the community. At this moment in time, Talis recommends that the Shire does not prioritise the development of a MRF. However, similarly to the Green Waste Facility, if the community desire to provide a comingled recyclables collection and MRF arises, then the costs of providing this service could be absorbed by the Shire or covered through the gate fees of other WMF components.

13 Conclusions and Recommendations

13.1 Conclusions

The following key conclusions have been drawn from the Feasibility Study:

- Growth in Onslow is currently peaking as a result of the development of on and off-shore liquid natural gas (LNG) processing infrastructure. The town of Onslow has also been selected to support the construction and operation of the Ashburton North Strategic Industrial Area (ANSIA). The current Onslow Landfill is approaching the end of its operational life. Furthermore, surrounding land development is encroaching on the existing landfill facility, posing land use conflicts.

- Development of the ANSIA site, and specifically the Wheatstone Project, is anticipated to increase the town's population to 1,500 residents by 2016. This growth will place additional pressure on the waste facility through the generation of greater volumes and more complex waste streams. A new modern WMF is therefore required to accommodate the anticipated growth in waste volumes within the area.

- A Site Selection Study was completed by Talis in late 2013 for a new WMF to cater for the future needs of the Onslow catchment. The Site Selection Study process was undertaken utilising best practice siting and design principles to identify a Preferred Site for the new modern WMF.

- The Preferred Site is located on Lot 150 Onslow Road, Thalanyji, Western Australia, approximately 36km south of the town of Onslow. The Preferred Site has an area of approximately 150 hectares and is situated within a cadastral lot that is made up of multiple cadastral land parcels covering over 100,000ha and specified as Unallocated Crown Land. There is no formal access track to the Preferred Site location, however it is accessible by 4WD.

- To the north of the Preferred Site is a ridgeline approximately 3.1km in length and elevated approximately 20-30m higher than the surrounding flat landscape. The ridgeline creates a natural visual barrier for the construction and operation of the proposed WMF

- The Preferred Site is located within a 'Conservation, Recreation and Nature Landscape' Reserve. DPAW confirmed that the most significant feature of the proposed Conservation Park is that it would incorporate lands that occur across the boundary of the Pilbara bioregion into the Carnarvon bioregion. Following on from the consultation with DPAW to date, Talis is of the view that the proposed WMF constructed and operated to best practise standard would not have a significant negative impact on the proposed conservation park or its current or future values.

- To identify any potential barriers to the establishment of a landfill, Talis has compared the environmental and social attributes of the Preferred Site to the relevant aspects contained within the *Victorian EPA's BPEM for Landfills.* The Preferred Site was determined as a suitable location for the development of a WMF. However further detailed studies including Geotechnical, Hydrogeological and Flora and Fauna studies are required to obtain a greater understanding of the Preferred Site's ability to support the proposed development.

- The existing Onslow Landfill is the sole piece of public waste management infrastructure in the Onslow region. Onslow Landfill currently accepts 100% of the waste managed by the Shire. The Shire undertakes some segregation of waste types and streams such as tyres, C&D waste, and scrap metals.
- There are currently two major resource projects being established in the ANSIA, the Wheatstone Project which is due to be commissioned in 2016 and the Macedon Project which was commissioned in 2013. Talis is of the understanding that the waste currently generated from these industries is transported to Karratha or Perth for treatment and disposal. It is expected that the development of the proposed best practice WMF which will be able to cater for the vast majority of these wastes, will attract such materials.
- The proposed development of the WMF aligns with the *State Waste Strategy – Creating the Right Environment 2012.* It also supports or aligns with the objectives underpinning the *Onslow Townsite Strategy*, which sets out the Shire's vision and the longer-term development for Onslow. The development of the WMF also supports and/or aligns with the utility Infrastructure Priorities of the *Pilbara Planning and Infrastructure Framework*.
- The key source of waste data was the *Waste Data Study for the Pilbara Region and Shire of Broome* (the Waste Data Study) which was prepared by Talis in 2012 on behalf of the Waste Authority of Western Australia. This was complemented by the Pilbara Waste Projection Models also prepared by Talis.
- A total of 10,740 tonnes of waste was generated within the Onslow Sub-Catchment Area in 2011-12 as recorded in the Waste Data Study. Due to the relatively low population, only 428 tonnes (4%) of the waste generated was MSW. The large construction projects being undertaken within the area resulted in 6,848 tonnes (64%) of the waste arising within the C&D stream with the remaining 3,464 tonnes (32%) from the C&I stream. Of the waste generated within the Onslow area, 81% was disposed of at public landfills and a further 11% to on-site facilities, giving a landfill diversion rate of 8%. None of the waste generated from the C&D stream was diverted from landfill.
- The Waste Projection Models are the only publically available data on waste generation and treatment covering all waste streams. Therefore, Talis has utilised the Waste Data Study and the Projection Model as the basis for this Feasibility Study as these are the most robust data available covering total waste generation with the Onslow Townsite.
- The high growth rate scenario of 4.2% forecast by the Pilbara Cities Vision was adopted for the waste projections for this Feasibility Study. This forecast growth rate considers the development and expansion of the ANSIA for LNG and industrial use in the near future and therefore is seen by Talis as the most realistic growth rate.
- It is estimated that the most significant portion (approximately 50%) of the total waste generated in Onslow in 2016/17 will be from the Petroleum and Natural Gas Processing Sector. This waste is not currently landfilled at Onslow Landfill and Talis understands that this waste is being transported to other licenced waste management facilities for treatment or disposal. It is anticipated that these volumes would be treated or disposed at the Onslow WMF once developed.
- Waste tonnages are projected to increase to approximately 32,700 tonnes by the year 2021-22. By this time, it is anticipated that the construction phase of the LNG projects within the Onslow Sub-catchment Area will be completed which will significantly reduce waste

generation. Waste volumes are then projected to rise again gradually to the 2034-35 leaving a projected 34,200 tonnes being generated within the Onslow Sub-catchment Area per annum in 2034-35.

- Talis has identified a range of suitable waste management infrastructure components which would be capable of processing and/or disposing of the waste materials generated throughout the life of the WMF. These are:
    - Class III Landfill
    - Class IV Landfill
    - Materials Recovery Facility
    - C&D Recycling Facility
    - Liquid Waste Facility
    - Green Waste Processing Facility
    - Primary Treatment of Problematic Wastes

- It is anticipated that 38 individual waste materials will be generated in the Onslow Sub-catchment Area during the life of the proposed WMF. Talis has allocated these waste types to the various components of waste management infrastructure. The proposed facility design is based on waste data projections with conservative contingencies included due to the dynamic nature of development in Onslow and uncertainties surrounding future resource industries.

- A significant portion of the waste generated in the Onslow sub-catchment will be mixed waste, similar to that which is currently disposed of at the existing landfill in Onslow. Given the relatively low annual volumes (10,000 tonnes) the development of a processing facility to segregate these waste streams into recyclables and residual waste would not be viable in Onslow. In addition, the relatively low volumes of mixed organics generated annually would not justify the development of an organic composting facility as part of the WMF.

- Hazardous wastes are currently being generated in the Onslow Area, mainly by the Mining and Petroleum and Natural Gas Sectors. Some of this material is Class IV waste which is currently either stockpiled on site or transported to the Red Hill Landfill Facility in Perth which is the only licenced Class IV landfill facility in Western Australia.

- In relation to the landfilling requirements the preferred option was determined to be a single cell built to Class IV standards, accepting both Class III and Class IV waste. There are a number of key reasons for this recommendation, including:
    - Long term regional demand for Class IV landfill;
    - Chevron's funding proposed for a Class IV landfill; and
    - The capital costs of developing a Class IV landfill to accept both Class III and Class IV waste volumes over a 20 year period are relatively similar to the cost of developing separate landfills.

- A significant factor in the capital costs of a Class IV landfill to accept both Class III and Class IV, is the ratio of Class III to Class IV waste over this period. The greater the Class III waste will mean that the choice would edge towards separate landfills. There are also several operational advantages in developing a Class IV landfill only.

- The introduction of a separate bin for collection of mixed or comingled recyclable materials would divert recyclable materials from landfill in accordance with the Strategic Objectives of the WA Waste Strategy. The provision of a separate bin for collection of comingled

recyclables is now common practice within the Perth Metropolitan Area and in selected Regional Centres. The recyclables generated within the Onslow Sub-Catchment Area would be taken to the MRF and processed for transport to Perth and on to overseas markets.

- Due to the projected low volumes of green waste which will be generated in Onslow over the life of the WMF, the proposed treatment of green waste would consist of periodic mulching and stockpiling. The mulched product would be made available for use in landscaped areas of the town or to provide free mulch for pick up by the community.

- The largest waste volumes to be generated in Onslow over the next decade will be C&D waste. In order to divert this waste stream from landfill, a C&D recycling facility would be required as part of the Onslow WMF. Crushing and screening plant would be periodically hired at the WMF to process inert materials into a usable product.

- Other waste management infrastructure to be included in the WMF will include a liquid waste facility, the design of which is based on the proposed temporary liquid waste pond on Macedon Road. A waste oil facility should also be provided where waste oil would be mixed with sand and this mixture then landfilled. A monocell should also be provided to cater for landfilling of baled tyres and rubber.

- The various waste management components of the WMF would be supported by associated site infrastructure including access roads, drainage, site office and fencing. In order to operate the WMF, several plant items will be required including a landfill compactor, backhoe, front end loader, forklift and a utility vehicle. Sharing of this plant across the various waste management components will be required.

- Financial modelling was carried out for the WMF with an initial operating life of 20 years commencing in 2016/17. The total cost for all capital works during the 20 years development and operational life of the landfill is approximately $37.4 million. The most expensive component of the capital works is the ongoing installation of the basal lining system in each landfill cell.

- Capital costs for the other waste infrastructure components were assumed to be incurred for first year of WMF operations: These are as follows:

    - C&D Waste Facility $1.94M
    - Green Waste Facility $0.21M
    - Liquid Waste Facility $0.16M
    - Waste Oil Facility $1.1M
    - Tyre and Rubber Monocell $0.8M
    - Materials Recovery Facility $4.02M

- Operational cost estimates for the various infrastructure components of the proposed WMF were also prepared. It is estimated that a total of 13 staff (including 6 MRF facility staff) would be required for the WMF operations. The total annual operating cost for the WMF is anticipated to be approximately $1.5M. Labour costs account for the highest proportion (31%) of operating expenditure.

- Gate fee modelling carried out for the Class IV landfill determined that a break even cost per tonne across the life of the project would be $170.54. If the rate for Class III waste was reduced (as is common practice) to say 85% of the average gate fee ($144.96), the rate for Class IV would need to be increased to 160% ($272.86) in order to cover this reduction. Talis

is of the view that these gate fees would be attractive to Class III waste generators in Onslow and Class IV waste generators in the wider Pilbara area.

- Gate fee modelling for the MRF indicates that this facility would not be viable for the projected waste quantities. While some revenue would be generated through the sale of recyclables, this would only partly offset the capital and operating costs of the MRF. The inclusion of an MRF would be dependent on the introduction of a comingled recyclables collection in Onslow.

- Gate Fee modelling for the other waste management components (C&D Waste Facility, Green Waste Facility, Liquid Waste Facility, Waste Oil Facility and Tyres and Rubber Monocell) demonstrate that the cost per tonne gate fee over the initial 20 year period was feasible for all except the green waste facility. The cost per tonne of providing a dedicated hardstand area and carrying out annual mulching of green waste would be extremely high based on the low tonnages of green waste projected over the life of the WMF.

- In assessing potential Project Delivery Models, Talis determined that due to the *Contaminated Sites Act 2003* and the *WARR Act 2007*, the land ownership was best secured by the Shire through a vesting for waste management purposes.

- Due to the Shire ownership of the Preferred Site, Talis recommends that the Shire should obtain the relevant land use approvals for the project. In addition, the Shire should control the design of the facility to ensure that potential liability risks are minimised as much as possible.

- The Shire should seek the services of private waste services providers through the procurement process to finance the initial construction and undertake the operation of the WMF.

- Talis recognises a variety of funding opportunities that the Shire may avail of to support the delivery of the project.

13.2 Recommendations

Based on the works undertaken in this Feasibility Study and its associated findings, Talis puts forward the following recommendations:

1. The Shire further considers the Preferred Site for the establishment of a WMF based on the information examined during this Study regarding the Preferred Site, its surroundings and the financial modelling undertaken.

2. The Shire engages with key waste generators that might utilise the various elements of the WMF to gather greater data on current and future feedstock/waste inputs. As a part of this process, the Shire should engage with all waste generators within the Onslow area as well as waste generators and waste services providers managing Class IV waste in the Pilbara.

3. The Shire undertakes all necessary specialist studies to assist in obtaining a greater understanding of the current conditions of the Preferred Site including:
    - Topographic survey;
    - Geotechnical investigation;
    - Hydrogeological assessment; and
    - Detailed Flora and Fauna investigations.

    These works will identify any fatal flaws with the Preferred Site and will assist in the development of the relevant approval applications and design works for the WMF.

4. The Shire continues to consult with DPAW throughout the delivery of the proposed WMF.

5. The Shire seeks clarification on the appropriate town planning approval path and land procurement requirements for the project.

6. The Shire gives due consideration to the design advice provided within this report on the Preferred Site including:
    - Development of the WMF in accordance with the Master Plan; and
    - Striving for compliance with the *Victorian EPA's BPEM for Landfills*.

7. Based on the available waste data and projections, the WMF should be developed to include the following infrastructure components:
    - Class IV landfill accepting both Class III and Class IV waste
    - C&D Waste Facility
    - Liquid Waste Facility
    - Waste Oil Facility
    - Tyre and Rubber Monocell

8. At this moment in time, Talis recommends that the Shire does not prioritise the development of a MRF. However if community desire was such that the MRF was to be progressed, the Shire should examine the costs of providing a comingled recyclables kerbside collection together with the gate fee modelling of the MRF in this study.

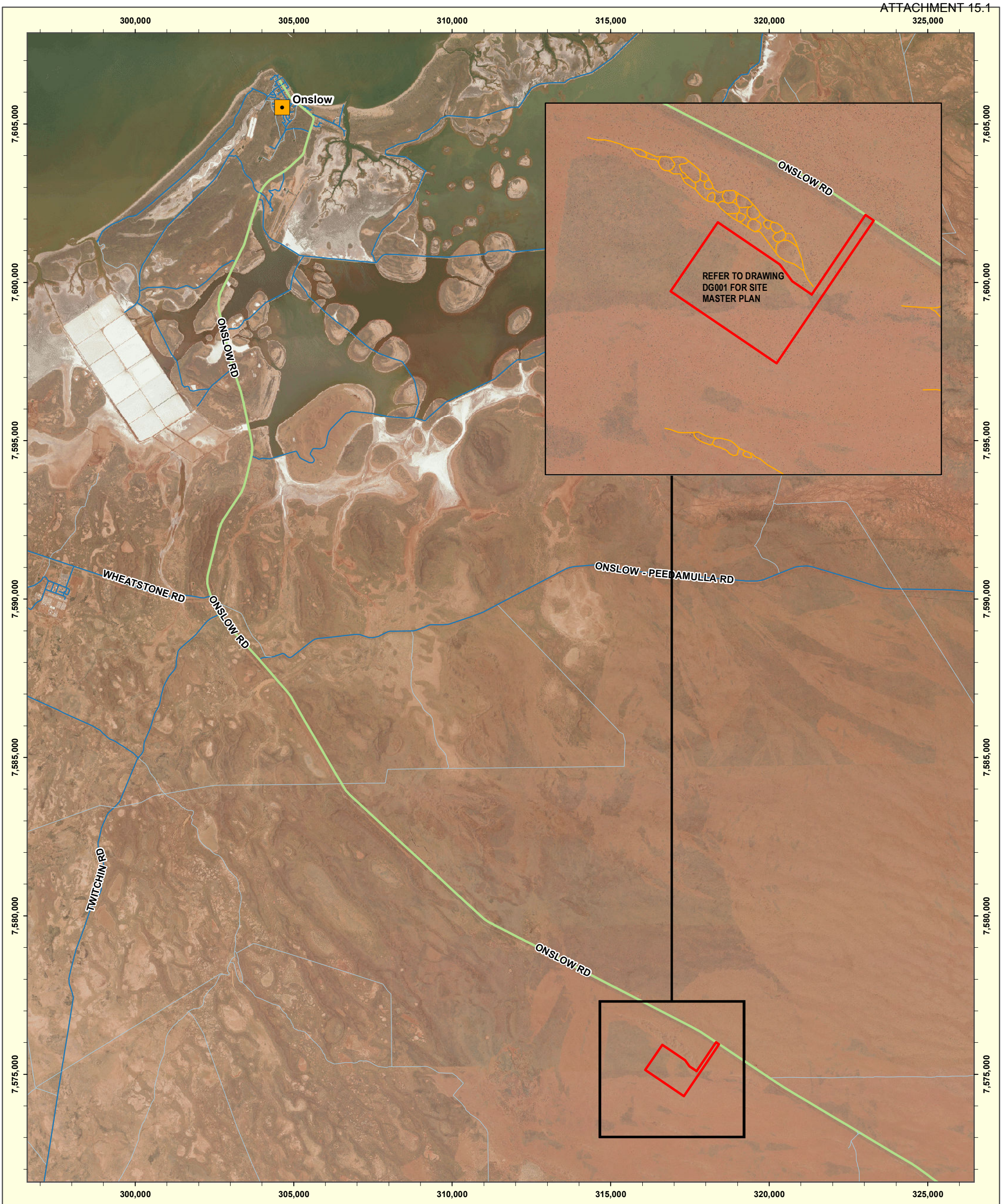
9. Talis recommends the following Delivery Model Framework for the various stages of the Project:
    - Land Ownership – Shire responsibility
    - Approvals – Shire responsibility
    - Capital Funding – Private Sector responsibility

- Facility Design – Shire responsibility
- Facility Construction – Private Sector responsibility
- Facility Operation – Private Sector responsibility
- Post-Closure Management– Shire responsibility

10. The Shire prioritises the advancement of this Project Delivery Model Framework to prepare detailed Contract Terms Sheets which summarise the key scope, functions and requirements for all parties. As part of this process, the Shire should obtain legal, commercial and technical advice.

11. The Shire should further investigate funding opportunities for the development of the WMF, particularly through the Royalties for Regions program.

Figures



LEGEND

- Proposed Waste Management Facility Site Boundary
- Natural Ridgeline
- Track
- Minor Road
- Main Road

Site Locality

Onslow Waste Management Feasability Study

N

0 1 2 4 6 8
Kilometers

Coordinate System: GDA 1994 MGA Zone 50
Projection: Transverse Mercator, Datum: GDA 1994, Units: Meter

Scale (A3) 1:110,000	Prepared: R Cullen	Project No: TW13023
Date: 20/06/2014	Checked: J Botterill	
Figure 01	Reviewed: K Garvey	
	Revision: Rev A	

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316,000 316,500 317,000 317,500 318,000 318,500

7,576,000

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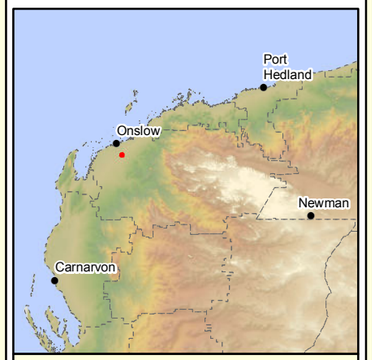
ONSLOW RD

LEGEND

- Proposed Waste Management Facility Site Boundary
- Main Road



Site Aerial

Onslow Waste Management Feasability Study

N
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Coordinate System: GDA 1994 MGA Zone 50
Projection: Transverse Mercator, Datum: GDA 1994, Units: Meter

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Meters

Scale @ A1:	1:8,000	Prepared:	R Cullen
Date:	20/06/2014	Checked:	J Botterill
Revision:	Rev A	Reviewed:	K Garvey
Project No:	TW13023		

Figure 02

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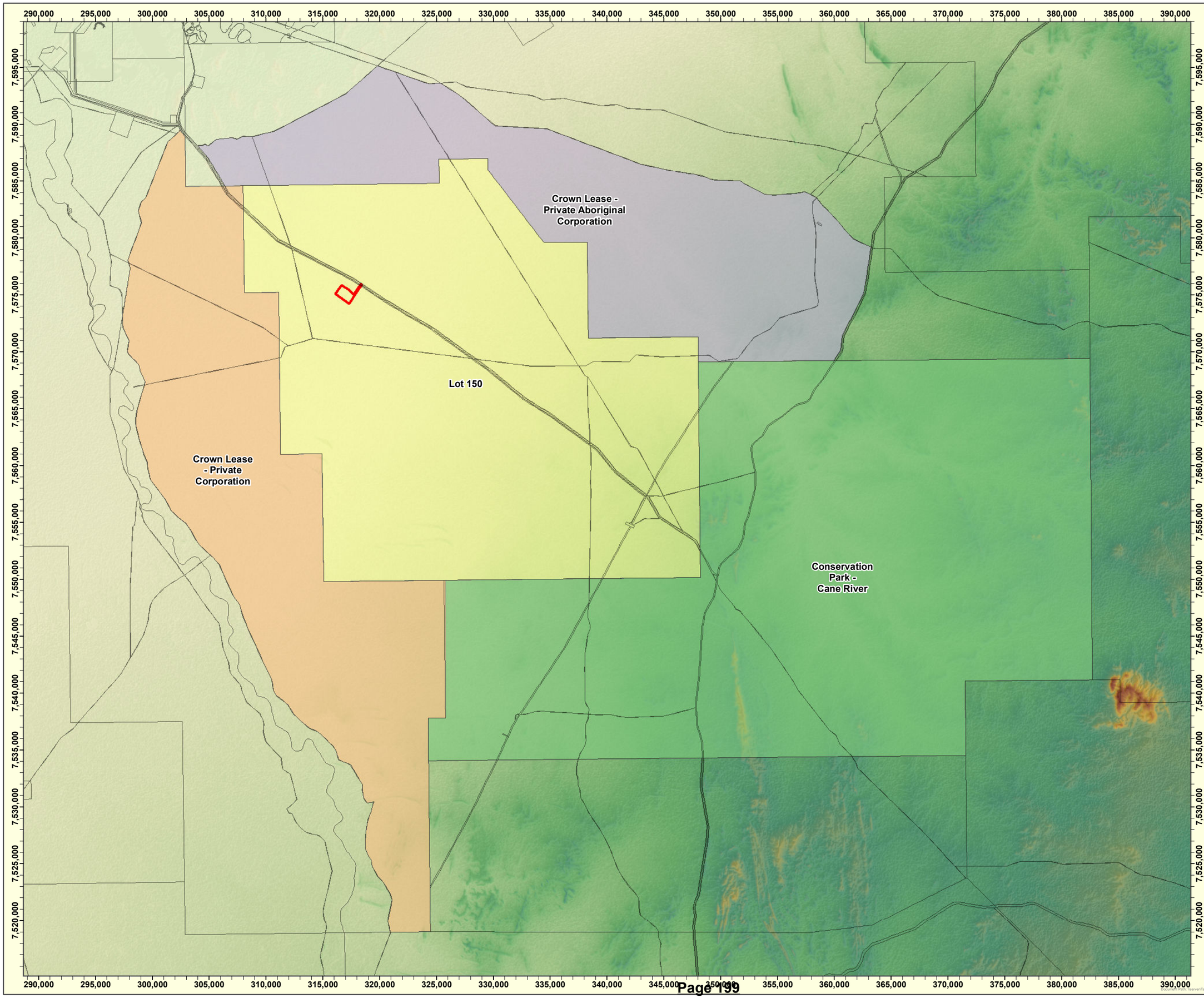
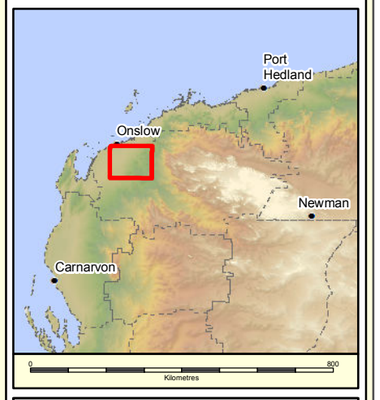


LEGEND

- Proposed Waste Management Facility Site Boundary
- Cadastral Boundary

Surrounding Land Use

- Conservation Park - Cane River
- Crown Lease - Private Aboriginal Corporation
- Crown Lease - Private Corporation
- Lot 150



Cadastral Boundaries and Surrounding Land Use

Onslow Waste Management Feasability Study

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Projection: Transverse Mercator, Datum: GDA 1994, Units: Meter

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Kilometers

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Date:	20/06/2014	Checked:	J Botterill
Revision:	Rev A	Reviewed:	K Garvey
Project No:	TW13023		

Figure 03

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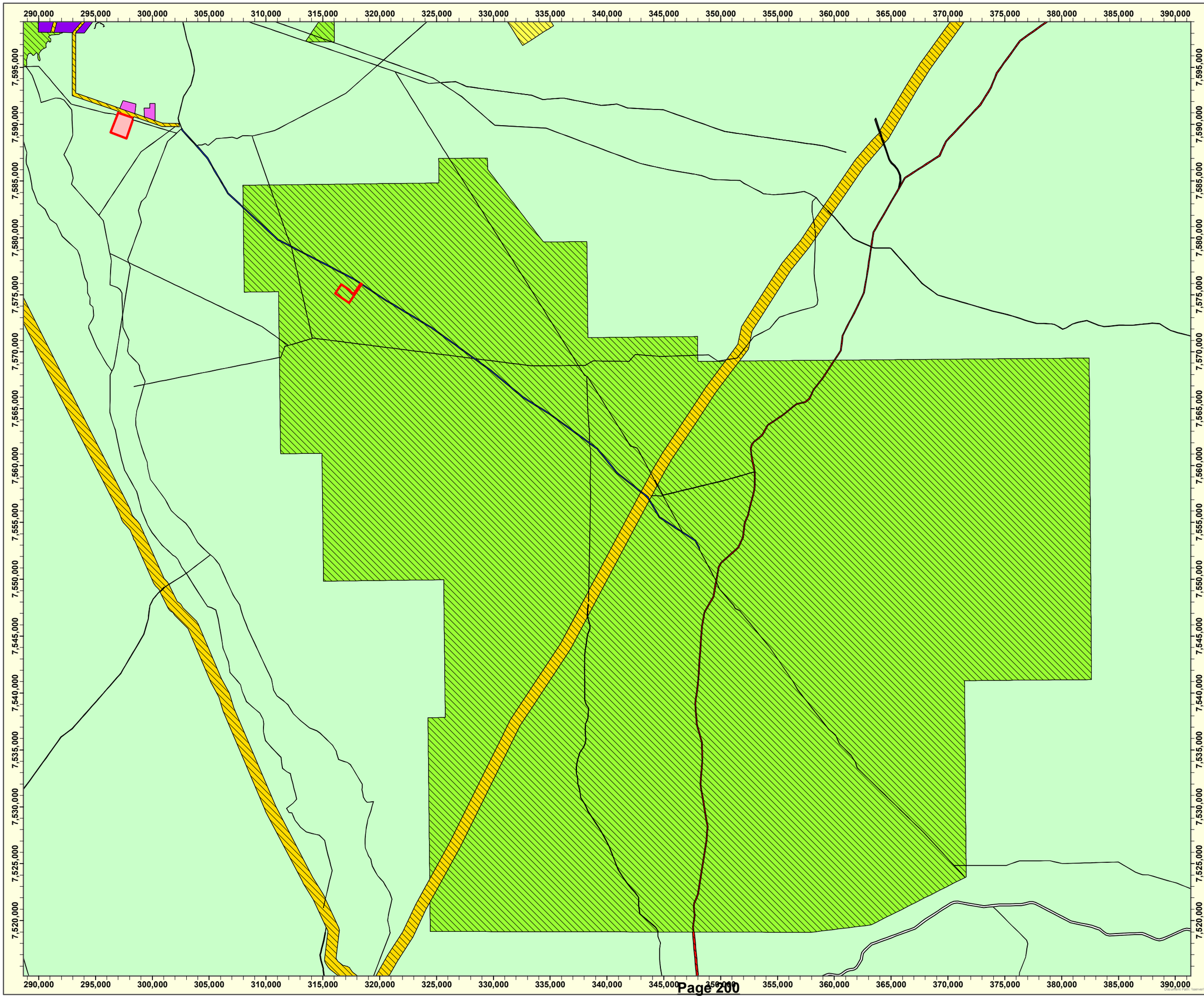

LEGEND

Proposed Waste Management Facility Site Boundary

Ashburton Local Planning Scheme

- RURAL
- CONSERVATION, RECREATION\& NATURE LANDSCAPE
- DISTRICT ROAD
- INDUSTRY
- LOCAL ROAD
- OCEAN
- OTHER PURPOSES
- PUBLIC PURPOSES
- SPECIAL USE
- STATE/REGIONAL ROAD
- STRATEGIC INDUSTRY

Ashburton Local Planning Scheme Zoning

Onslow Waste Management Feasability Study

Coordinate System: GDA 1994 MGA Zone 50
Projection: Transverse Mercator, Datum: GDA 1994, Units: Meter

0 1 2 4 6 8 10 12 14
Kilometers

Scale @ A1:	1:300,000	Prepared:	R Cullen
Date:	20/06/2014	Checked:	J Botterill
Revision:	Rev A	Reviewed:	K Garvey
Project No:	TW13023		

Figure 04

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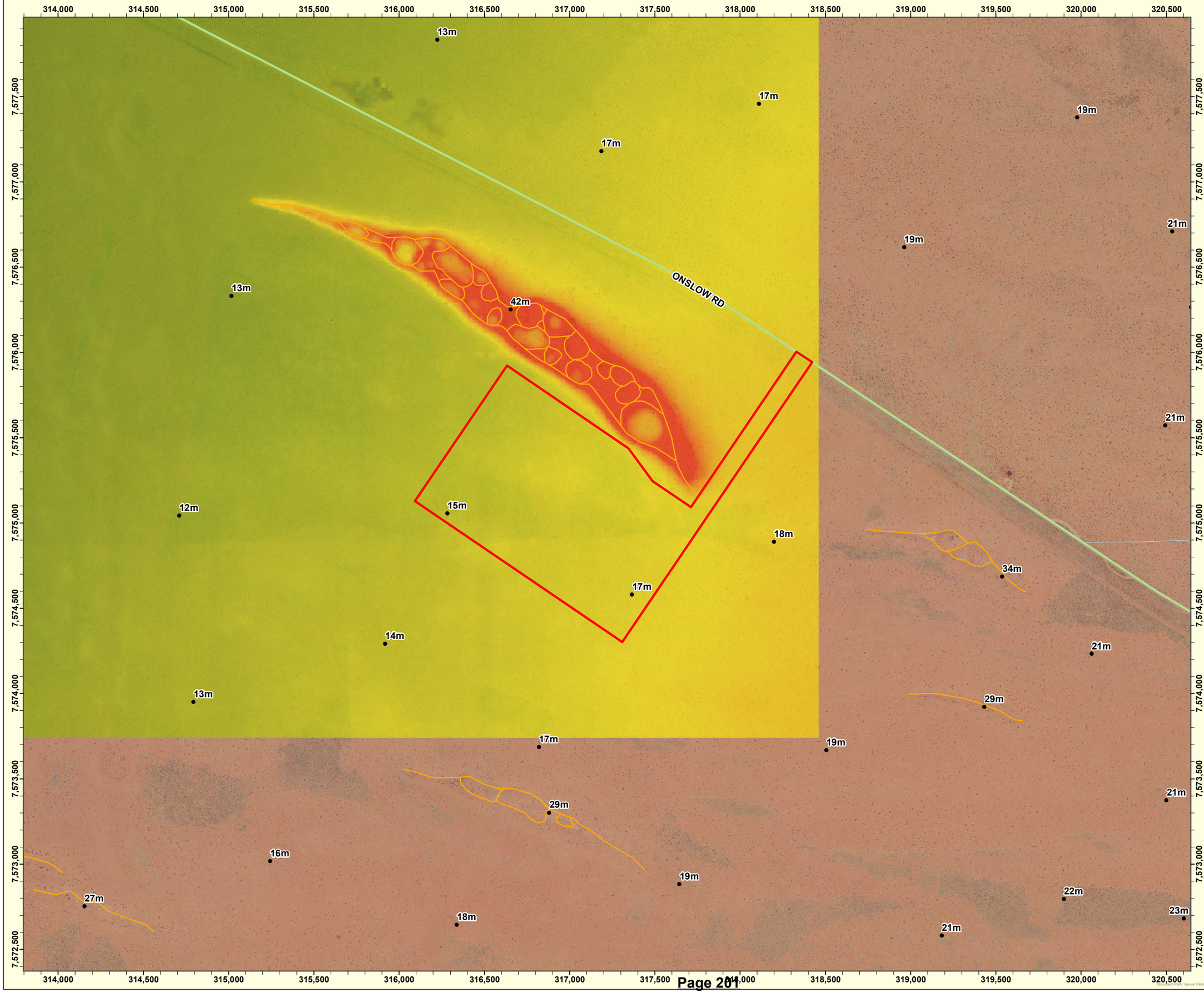
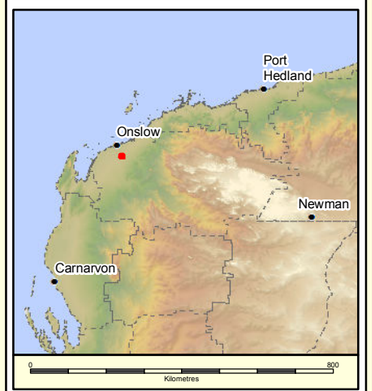


LEGEND

- Proposed Waste Management Facility Site Boundary
- Track
- Main Road
- Natural Ridgeline

Elevation Point

- Spot Height



Site Topography

Onslow Waste Management Feasability Study

Coordinate System: GDA 1994 MGA Zone 50
Projection: Transverse Mercator, Datum: GDA 1994, Units: Meter

0 100 200 400 600 800 1,000
Meters

Scale @ A1:	1:20,000	Prepared:	R Cullen
Date:	20/06/2014	Checked:	J Botterill
Revision:	Rev A	Reviewed:	K Garvey
Project No:	TW13023		

Figure 05

talis delivering solutions

315,000

320,000

7,580,000

7,575,000

7,570,000

MP08 - 10

EXPLORATION LICENCE

ONSLOW RD

EXPLORATION LICENCE

EXPLORATION LICENCE

LEGEND

- Proposed Waste Management Facility Site Boundary
- Track
- Main Road
- Aboriginal Heritage Site
- Mining Tenements
- Surface Water Body

Nearest Constraints

Onslow Waste Management Feasability Study

Coordinate System: GDA 1994 MGA Zone 50
Projection: Transverse Mercator, Datum: GDA 1994, Units: Meter

0 200 400 800 1,200 1,600 2,000
Meters

Scale @ A1:	1:40,000	Prepared:	R Cullen
Date:	20/06/2014	Checked:	J Botterill
Revision:	Rev A	Reviewed:	K Garvey
Project No:	TW13023		

Figure 06

talis delivering solutions

Appendix A – Waste Stream Projections

Table A1 - Waste Stream Projections

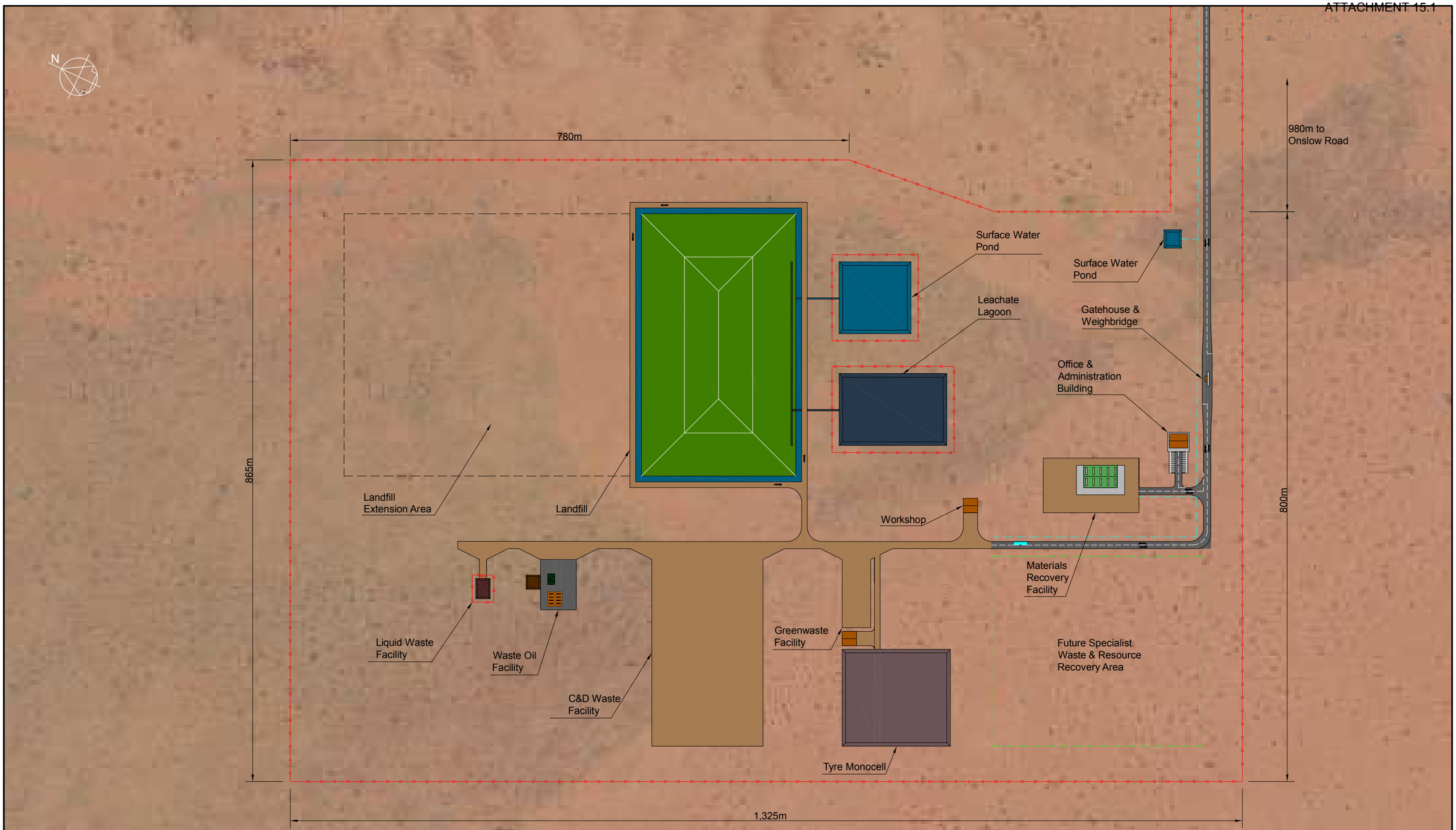
	Quantity (tonnes)																							
	Recorded data	Projections																						
Material Type	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
103 - Biological Wastes - Grease wastes	13.7	14.3	14.9	21.3	21.9	28.4	29.1	35.6	36.4	42.9	43.8	50.4	51.3	52.3	53.3	54.3	55.4	56.5	57.7	58.9	60.2	61.5	62.9	64.4
124 - Oils and Emulsions - Oil/water mixtures	14.6	15.3	15.9	16.6	17.3	18.0	18.8	19.6	20.4	21.3	22.2	23.1	24.1	25.1	26.2	27.3	28.4	29.6	30.9	32.2	33.5	35.0	36.4	38.0
125 - Oils and Emulsions - Oil sludges ie. Plate separators	229.7	239.4	249.5	260.1	271.1	282.6	294.5	307.0	320.0	333.5	347.7	362.4	377.7	393.7	410.4	427.7	445.8	464.7	484.4	504.9	526.2	548.5	571.7	595.9
131 - Other Organic Chemicals - Engine Coolants	101.0	105.3	109.8	467.5	472.4	830.5	835.8	1,194.4	1,200.1	1,559.2	1,565.4	1,925.0	1,931.7	1,938.8	1,946.1	1,953.7	1,961.7	1,970.0	1,978.7	1,987.7	1,997.1	2,006.9	2,017.1	2,027.7
183 - Miscellaneous - Waste tyres	40.4	42.1	43.8	45.7	47.6	49.7	51.8	53.9	56.2	58.6	61.1	63.7	66.4	69.2	72.1	75.2	78.3	81.7	85.1	88.7	92.5	96.4	100.5	104.7
201 - Ewaste	-	-	-	7.6	7.6	15.3	15.3	22.9	22.9	30.5	30.5	38.1	38.1	38.1	38.1	38.1	38.1	38.1	38.1	38.1	38.1	38.1	38.1	38.1
209 - Contaminated Soil- Hydrocarbon	142.9	148.9	155.2	161.8	168.7	175.8	183.2	191.0	199.1	207.5	216.3	225.4	235.0	244.9	255.3	266.1	277.4	289.1	301.3	314.1	327.4	341.2	355.7	370.7
212 - Contaminated Packaging	1.8	1.9	2.0	2.1	2.2	2.2	2.3	2.4	2.5	2.6	2.8	2.9	3.0	3.1	3.3	3.4	3.5	3.7	3.8	4.0	4.2	4.4	4.5	4.7
214 - Batteries- Miscellaneous	2.4	2.5	2.6	9.0	9.1	15.6	15.7	22.1	22.3	28.8	28.9	35.4	35.5	35.7	35.9	36.1	36.2	36.4	36.6	36.8	37.1	37.3	37.5	37.8
215 - Waste Oil	186.7	194.6	202.8	211.4	220.4	229.7	239.4	249.6	260.1	271.1	282.6	294.6	307.1	320.0	333.6	347.7	362.4	377.8	393.8	410.4	427.8	445.9	464.8	484.5
216 - Mixed Commercial Hazardous	-	-	-	52.3	52.3	104.7	104.7	157.0	157.0	209.4	209.4	261.7	261.7	261.7	261.7	261.7	261.7	261.7	261.7	261.7	261.7	261.7	261.7	261.7
217 - Hydrocarbon Contaminated Materials	47.4	49.4	51.5	53.7	56.0	58.4	60.8	63.4	66.1	68.9	71.8	74.8	78.0	81.3	84.8	88.3	92.1	96.0	100.0	104.3	108.7	113.3	118.1	123.1
299 - Other Hazardous	-	949.6	949.6	1,342.0	1,342.0	1,734.4	1,734.4	2,126.9	2,126.9	2,519.3	2,519.3	1,962.1	1,962.1	1,962.1	1,962.1	1,962.1	1,962.1	1,962.1	1,962.1	1,962.1	1,962.1	1,962.1	1,962.1	1,962.1
302 - Kerbside refuse	199.6	208.0	216.8	226.0	235.6	245.5	255.9	266.8	278.0	289.8	302.1	314.9	328.2	342.1	356.6	371.7	387.4	403.8	420.9	438.7	457.3	476.6	496.8	517.8
307 - Vergeside Hard waste	37.1	38.7	40.3	42.0	43.8	45.7	47.6	49.6	51.7	53.9	56.2	58.6	61.1	63.6	66.3	69.1	72.1	75.1	78.3	81.6	85.1	88.7	92.4	96.3
308 - Public place refuse	97.5	101.6	105.9	110.4	115.0	119.9	125.0	130.3	135.8	141.5	147.5	153.8	160.3	167.1	174.1	181.5	189.2	197.2	205.5	214.2	223.3	232.8	242.6	252.9
309 - Public place recycling	0.1	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.4	0.4	0.4
311 - Special event refuse	46.4	48.4	50.4	52.6	54.8	57.1	59.5	62.0	64.7	67.4	70.3	73.2	76.3	79.6	82.9	86.4	90.1	93.9	97.9	102.0	106.3	110.8	115.5	120.4
402 - Greenwaste	37.1	38.7	40.3	42.0	43.8	45.7	47.6	49.6	51.7	53.9	56.2	58.6	61.1	63.6	66.3	69.1	72.1	75.1	78.3	81.6	85.1	88.7	92.4	96.3
403 - Mixed organics	117.3	2,479.7	2,484.9	2,692.7	2,698.3	2,906.6	2,912.7	3,121.4	3,128.1	3,337.4	3,344.6	1,197.1	1,204.9	1,213.1	1,221.6	1,230.5	1,239.7	1,249.3	1,259.4	1,269.9	1,280.8	1,292.1	1,304.0	1,316.4
404 - Timber - untreated	-	230.4	230.4	230.4	230.4	230.4	230.4	230.4	230.4	230.4	230.4	-	-	-	-	-	-	-	-	-	-	-	-	-
405 - Timber - treated	-	-	-	2.5	2.5	5.0	5.0	7.5	7.5	10.0	10.0	12.5	12.5	12.5	12.5	12.5	12.5	12.5	12.5	12.5	12.5	12.5	12.5	12.5
501 - Mixed Paper and Cardboard	9.5	426.2	426.6	430.8	431.2	435.5	436.0	440.2	440.8	445.1	445.7	33.8	34.4	35.1	35.8	36.5	37.3	38.1	38.9	39.7	40.6	41.5	42.5	43.5
503 - Cardboard	15.6	16.2	16.9	17.6	18.4	19.1	20.0	20.8	21.7	22.6	23.6	24.6	25.6	26.7	27.8	29.0	30.2	31.5	32.8	34.2	35.7	37.2	38.7	40.4
504 - Glass Packaging	0.0	7.3	7.3	9.5	9.5	11.7	11.7	13.8	13.8	16.0	16.0	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8
512 - Mixed Plastics	0.8	680.1	680.1	683.9	683.9	687.7	687.8	691.6	691.6	695.4	695.4	19.9	20.0	20.0	20.1	20.2	20.2	20.3	20.3	20.4	20.5	20.5	20.6	20.7
514 - Non-Ferrous Metals - packaging	0.4	0.4	0.4	0.4	0.4	0.5	0.5	0.5	0.5	0.5	0.6	0.6	0.6	0.6	0.7	0.7	0.7	0.8	0.8	0.8	0.9	0.9	0.9	1.0
601 - Mixed building rubble	6,903.0	7,195.2	7,499.8	7,817.2	8,148.1	8,493.0	8,852.5	9,227.2	9,617.8	10,024.9	10,449.2	10,891.5	11,352.5	11,833.1	12,334.0	12,856.0	13,400.2	13,967.4	14,558.6	15,174.9	15,817.2	16,486.7	17,184.6	17,912.0
602 - Concrete	-	1,709.4	1,709.4	1,709.4	1,709.4	1,709.4	1,709.4	1,709.4	1,709.4	1,709.4	1,709.4	-	-	-	-	-	-	-	-	-	-	-	-	-
609 - Insulation	-	-	-	16.9	16.9	33.7	33.7	50.6	50.6	67.4	67.4	84.3	84.3	84.3	84.3	84.3	84.3	84.3	84.3	84.3	84.3	84.3	84.3	84.3
611 - Rubbers - other	251.3	373.7	384.8	485.1	497.1	598.4	611.5	713.9	728.1	831.7	847.1	840.2	857.0	874.5	892.7	911.7	931.6	952.2	973.7	996.2	1,019.5	1,043.9	1,069.3	1,095.8
612 - Mixed Soil and sand	-	2,899.3	2,899.3	2,899.3	2,899.3	2,899.3	2,899.3	2,899.3	2,899.3	2,899.3	2,899.3	-	-	-	-	-	-	-	-	-	-	-	-	-
617 - Ferrous Metals (non-packaging)	136.8	142.6	148.6	220.8	227.3	300.1	307.2	380.5	388.2	462.2	470.6	545.3	554.4	563.9	573.8	584.2	595.0	606.2	617.9	630.1	642.9	656.1	669.9	684.4
619 - Mixed Metals (non-packaging)	-	1,124.2	1,124.2	1,142.9	1,142.9	1,161.7	1,161.7	1,180.4	1,180.4	1,199.2	1,199.2	93.8	93.8	93.8	93.8	93.8	93.8	93.8	93.8	93.8	93.8	93.8	93.8	93.8
703 - Sludges	-	-	-	7.9	7.9	15.8	15.8	23.7	23.7	31.5	31.5	39.4	39.4	39.4	39.4	39.4	39.4	39.4	39.4	39.4	39.4	39.4	39.4	39.4
801 - Mixed Refuse	2,093.7	3,067.6	3,160.0	3,256.3	3,356.6	3,461.3	3,570.3	3,683.9	3,802.4	3,925.9	4,054.6	3,303.4	3,443.2	3,589.0	3,740.9	3,899.2	4,064.3	4,236.3	4,415.6	4,602.5	4,797.4	5,000.4	5,212.1	5,432.7
802 - Comingled Recyclables	1.5	1.5	1.6	1.7	1.8	1.8	1.9	2.0	2.1	2.2	2.2	2.3	2.4	2.5	2.7	2.8	2.9	3.0	3.1	3.3	3.4	3.5	3.7	3.9
807 - Waste gases and containers	12.1	12.6	13.1	13.7	14.3	14.9	15.5	16.2	16.9	17.6	18.3	19.1	19.9	20.7	21.6	22.5	23.5	24.5	25.5	26.6	27.7	28.9	30.1	31.4
899 - Waste not otherwise specified	-	-	-	50.6	50.6	101.2	101.2	151.8	151.8	202.4	202.4	253.1	253.1	253.1	253.1	253.1	253.1	253.1	253.1	253.1	253.1	253.1	253.1	253.1
Total (tonnes)	10,740	22,565	23,039	24,814	25,329	27,146	27,706	29,569	30,177	32,091	32,752	23,351	24,068	24,815	25,595	26,407	27,254	28,136	29,056	30,015	31,014	32,056	33,142	34,274

Table A2 - Allocation of Waste Streams to Proposed Inrastructure

		Quantity (tonnes)																						
Material Type and Facility Type	**Recorded data**	**Projections**																						
CLASS III LANDFILL CELL	**2011/12**	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**2020/21**	**2021/22**	**2022/23**	**2023/24**	**2024/25**	**2025/26**	**2026/27**	**2027/28**	**2028/29**	**2029/30**	**2030/31**	**2031/32**	**2032/33**	**2033/34**	**2034/35**	**2035/36**
212 - Contaminated Packaging	1.8	1.9	2.0	2.1	2.2	2.2	2.3	2.4	2.5	2.6	2.8	2.9	3.0	3.1	3.3	3.4	3.5	3.7	3.8	4.0	4.2	4.4	4.5	4.7	4.9
302 - Kerbside refuse	139.7	145.6	151.8	158.2	164.9	171.9	179.1	186.7	194.6	202.9	211.5	220.4	229.7	239.5	249.6	260.2	271.2	282.7	294.6	307.1	320.1	333.6	347.8	362.5	377.2
307 - Vergeside Hard waste	37.1	38.7	40.3	42.0	43.8	45.7	47.6	49.6	51.7	53.9	56.2	58.6	61.1	63.6	66.3	69.1	72.1	75.1	78.3	81.6	85.1	88.7	92.4	96.3	100.3
308 - Public place refuse	97.5	101.6	105.9	110.4	115.0	119.9	125.0	130.3	135.8	141.5	147.5	153.8	160.3	167.1	174.1	181.5	189.2	197.2	205.5	214.2	223.3	232.8	242.6	252.9	263.2
311 - Special event refuse	46.4	48.4	50.4	52.6	54.8	57.1	59.5	62.0	64.7	67.4	70.3	73.2	76.3	79.6	82.9	86.4	90.1	93.9	97.9	102.0	106.3	110.8	115.5	120.4	125.3
801 - Mixed Refuse	1,256.2	1,840.6	1,896.0	1,953.8	2,014.0	2,076.8	2,142.2	2,210.4	2,281.4	2,355.5	2,432.7	1,982.0	2,065.9	2,153.4	2,244.5	2,339.5	2,438.6	2,541.8	2,649.4	2,761.5	2,878.4	3,000.3	3,127.3	3,259.6	3,392.0
601 - Mixed building rubble	3,451.5	3,597.6	3,749.9	3,908.6	4,074.0	4,246.5	4,426.2	4,613.6	4,808.9	5,012.4	5,224.6	5,445.8	5,676.3	5,916.5	6,167.0	6,428.0	6,700.1	6,983.7	7,279.3	7,587.4	7,908.6	8,243.4	8,592.3	8,956.0	9,319.7
899 - Waste not otherwise specified	-	-	-	50.6	50.6	101.2	101.2	151.8	151.8	202.4	202.4	253.1	253.1	253.1	253.1	253.1	253.1	253.1	253.1	253.1	253.1	253.1	253.1	253.1	253.1
403 - Mixed organics	117.3	2,479.7	2,484.9	2,692.7	2,698.3	2,906.6	2,912.7	3,121.4	3,128.1	3,337.4	3,344.6	1,197.1	1,204.9	1,213.1	1,221.6	1,230.5	1,239.7	1,249.3	1,259.4	1,269.9	1,280.8	1,292.1	1,304.0	1,316.4	1,328.7
Sub-total	**5,147.5**	**8,254.0**	**8,481.1**	**8,970.9**	**9,217.6**	**9,727.8**	**9,995.9**	**10,528.3**	**10,819.6**	**11,376.2**	**11,692.6**	**9,386.8**	**9,730.6**	**10,088.9**	**10,462.4**	**10,851.7**	**11,257.5**	**11,680.5**	**12,121.3**	**12,580.9**	**13,059.8**	**13,559.1**	**14,079.5**	**14,621.9**	**15,164.3**
Contingency (Uplift)	***25%***	***10,317.5***	***10,601.4***	***11,213.6***	***11,522.0***	***12,159.8***	***12,494.9***	***13,160.4***	***13,524.5***	***14,220.2***	***14,615.8***	***11,733.5***	***12,163.2***	***12,611.1***	***13,078.0***	***13,564.7***	***14,071.9***	***14,600.6***	***15,151.7***	***15,726.1***	***16,324.8***	***16,948.9***	***17,599.4***	***18,277.4***	***18,955.4***
CLASS IV LANDFILL CELL																									
216 - Mixed Commercial Hazardous	-	-	-	52.3	52.3	104.7	104.7	157.0	157.0	209.4	209.4	261.7	261.7	261.7	261.7	261.7	261.7	261.7	261.7	261.7	261.7	261.7	261.7	261.7	261.7
217 - Hydrocarbon Contaminated Materials	47.4	49.4	51.5	53.7	56.0	58.4	60.8	63.4	66.1	68.9	71.8	74.8	78.0	81.3	84.8	88.3	92.1	96.0	100.0	104.3	108.7	113.3	118.1	123.1	128.1
299 - Other Hazardous	-	949.6	949.6	1,342.0	1,342.0	1,734.4	1,734.4	2,126.9	2,126.9	2,519.3	2,519.3	1,962.1	1,962.1	1,962.1	1,962.1	1,962.1	1,962.1	1,962.1	1,962.1	1,962.1	1,962.1	1,962.1	1,962.1	1,962.1	1,962.1
209 - Contaminated Soil- Hydrocarbon	142.9	148.9	155.2	161.8	168.7	175.8	183.2	191.0	199.1	207.5	216.3	225.4	235.0	244.9	255.3	266.1	277.4	289.1	301.3	314.1	327.4	341.2	355.7	370.7	385.8
405 - Timber - treated	-	-	-	2.5	2.5	5.0	5.0	7.5	7.5	10.0	10.0	12.5	12.5	12.5	12.5	12.5	12.5	12.5	12.5	12.5	12.5	12.5	12.5	12.5	12.5
Sub-total	**190.3**	**1,147.9**	**1,156.3**	**1,612.4**	**1,621.5**	**2,078.3**	**2,088.2**	**2,545.8**	**2,556.6**	**3,015.1**	**3,026.8**	**2,536.7**	**2,549.4**	**2,562.6**	**2,576.4**	**2,590.8**	**2,605.8**	**2,621.5**	**2,637.8**	**2,654.8**	**2,672.5**	**2,690.9**	**2,710.2**	**2,730.2**	**2,750.3**
Contingency (Uplift)	***50%***	***1,721.9***	***1,734.5***	***2,418.6***	***2,432.2***	***3,117.4***	***3,132.3***	***3,818.7***	***3,834.8***	***4,522.6***	***4,540.1***	***3,805.0***	***3,824.1***	***3,843.9***	***3,864.6***	***3,886.2***	***3,908.7***	***3,932.2***	***3,956.7***	***3,982.1***	***4,008.7***	***4,036.4***	***4,065.2***	***4,095.3***	***4,125.4***
MATERIALS RECOVERY FACILITY																									
302 - Kerbside refuse (30% recovery)	59.9	62.4	65.0	67.8	70.7	73.7	76.8	80.0	83.4	86.9	90.6	94.5	98.5	102.6	107.0	111.5	116.2	121.1	126.3	131.6	137.2	143.0	149.0	155.3	161.7
801 - Mixed Refuse (40% Recovery)	837.5	1,227.1	1,264.0	1,302.5	1,342.7	1,384.5	1,428.1	1,473.6	1,521.0	1,570.4	1,621.8	1,321.4	1,377.3	1,435.6	1,496.4	1,559.7	1,625.7	1,694.5	1,766.3	1,841.0	1,918.9	2,000.2	2,084.8	2,173.1	2,261.3
309 - Public place recycling	0.1	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.4	0.4	0.4	0.4
501 - Mixed Paper and Cardboard	9.5	426.2	426.6	430.8	431.2	435.5	436.0	440.2	440.8	445.1	445.7	33.8	34.4	35.1	35.8	36.5	37.3	38.1	38.9	39.7	40.6	41.5	42.5	43.5	44.5
503 - Cardboard	15.6	16.2	16.9	17.6	18.4	19.1	20.0	20.8	21.7	22.6	23.6	24.6	25.6	26.7	27.8	29.0	30.2	31.5	32.8	34.2	35.7	37.2	38.7	40.4	42.0
504 - Glass Packaging	0.0	7.3	7.3	9.5	9.5	11.7	11.7	13.8	13.8	16.0	16.0	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8
512 - Mixed Plastics	0.8	680.1	680.1	683.9	683.9	687.7	687.8	691.6	691.6	695.4	695.4	19.9	20.0	20.0	20.1	20.2	20.2	20.3	20.3	20.4	20.5	20.5	20.6	20.7	20.8
514 - Non-Ferrous Metals - packaging	0.4	0.4	0.4	0.4	0.4	0.5	0.5	0.5	0.5	0.5	0.6	0.6	0.6	0.6	0.7	0.7	0.7	0.8	0.8	0.8	0.9	0.9	0.9	1.0	1.0
802 - Comingled Recyclables	1.5	1.5	1.6	1.7	1.8	1.8	1.9	2.0	2.1	2.2	2.2	2.3	2.4	2.5	2.7	2.8	2.9	3.0	3.1	3.3	3.4	3.5	3.7	3.9	4.0
807 - Waste gases and containers	12.1	12.6	13.1	13.7	14.3	14.9	15.5	16.2	16.9	17.6	18.3	19.1	19.9	20.7	21.6	22.5	23.5	24.5	25.5	26.6	27.7	28.9	30.1	31.4	32.7
Sub-total	**937.3**	**2,434.0**	**2,475.4**	**2,528.1**	**2,573.0**	**2,629.5**	**2,678.3**	**2,738.9**	**2,791.9**	**2,856.8**	**2,914.4**	**1,527.2**	**1,589.8**	**1,655.0**	**1,723.0**	**1,793.9**	**1,867.8**	**1,944.8**	**2,025.1**	**2,108.8**	**2,196.0**	**2,286.9**	**2,381.7**	**2,480.4**	**2,579.2**
Contingency (Uplift)	***25%***	***3,042.5***	***3,094.2***	***3,160.1***	***3,216.3***	***3,286.9***	***3,347.9***	***3,423.6***	***3,489.9***	***3,571.0***	***3,643.1***	***1,908.9***	***1,987.2***	***2,068.8***	***2,153.8***	***2,242.4***	***2,334.8***	***2,431.0***	***2,531.4***	***2,636.0***	***2,745.0***	***2,858.6***	***2,977.1***	***3,100.5***	***3,224.0***
CONSTRUCTION & DEMOLITION WASTE RECYCLING FACILITY																									
601 - Mixed building rubble (50% recovery)	3,451.5	3,597.6	3,749.9	3,908.6	4,074.0	4,246.5	4,426.2	4,613.6	4,808.9	5,012.4	5,224.6	5,445.8	5,676.3	5,916.5	6,167.0	6,428.0	6,700.1	6,983.7	7,279.3	7,587.4	7,908.6	8,243.4	8,592.3	8,956.0	9,319.7
602 - Concrete	-	1,709.4	1,709.4	1,709.4	1,709.4	1,709.4	1,709.4	1,709.4	1,709.4	1,709.4	1,709.4	-	-	-	-	-	-	-	-	-	-	-	-	-	-
612 - Mixed Soil and sand	-	2,899.3	2,899.3	2,899.3	2,899.3	2,899.3	2,899.3	2,899.3	2,899.3	2,899.3	2,899.3	-	-	-	-	-	-	-	-	-	-	-	-	-	-
617 - Ferrous Metals (non-packaging)	136.8	142.6	148.6	220.8	227.3	300.1	307.2	380.5	388.2	462.2	470.6	545.3	554.4	563.9	573.8	584.2	595.0	606.2	617.9	630.1	642.9	656.1	669.9	684.4	698.8
619 - Mixed Metals (non-packaging)	-	1,124.2	1,124.2	1,142.9	1,142.9	1,161.7	1,161.7	1,180.4	1,180.4	1,199.2	1,199.2	93.8	93.8	93.8	93.8	93.8	93.8	93.8	93.8	93.8	93.8	93.8	93.8	93.8	93.8
Sub-total	**3,588.3**	**9,473.0**	**9,631.3**	**9,881.0**	**10,053.0**	**10,316.9**	**10,503.8**	**10,783.2**	**10,986.2**	**11,282.5**	**11,503.1**	**6,084.8**	**6,324.4**	**6,574.2**	**6,834.6**	**7,105.9**	**7,388.8**	**7,683.7**	**7,991.0**	**8,311.3**	**8,645.2**	**8,993.2**	**9,356.0**	**9,734.1**	**10,112.2**
Contingency (Uplift)	***25%***	***11,841.3***	***12,039.2***	***12,351.2***	***12,566.2***	***12,896.1***	***13,129.7***	***13,479.0***	***13,732.8***	***14,103.1***	***14,378.8***	***7,606.0***	***7,905.5***	***8,217.8***	***8,543.2***	***8,882.4***	***9,236.0***	***9,604.6***	***9,988.7***	***10,389.1***	***10,806.5***	***11,241.5***	***11,695.0***	***12,167.6***	***12,640.3***
LIQUID WASTE PROCESSING FACILITY																									
103 - Biological Wastes - Grease wastes	13.7	14.3	14.9	21.3	21.9	28.4	29.1	35.6	36.4	42.9	43.8	50.4	51.3	52.3	53.3	54.3	55.4	56.5	57.7	58.9	60.2	61.5	62.9	64.4	65.8
703 - Sludges	-	-	-	7.9	7.9	15.8	15.8	23.7	23.7	31.5	31.5	39.4	39.4	39.4	39.4	39.4	39.4	39.4	39.4	39.4	39.4	39.4	39.4	39.4	39.4
Sub-total	**13.7**	**14.3**	**14.9**	**29.2**	**29.8**	**44.2**	**44.9**	**59.3**	**60.0**	**74.5**	**75.3**	**89.8**	**90.8**	**91.7**	**92.7**	**93.8**	**94.8**	**96.0**	**97.1**	**98.4**	**99.6**	**101.0**	**102.4**	**103.8**	**105.2**
Contingency (Uplift)	***25%***	***17.9***	***18.6***	***36.5***	***37.3***	***55.2***	***56.1***	***74.1***	***75.0***	***93.1***	***94.2***	***112.3***	***113.5***	***114.6***	***115.9***	***117.2***	***118.5***	***120.0***	***121.4***	***122.9***	***124.5***	***126.2***	***127.9***	***129.7***	***131.6***
GREEN WASTE PROCESSING																									
404 - Timber - untreated	-	230.4	230.4	230.4	230.4	230.4	230.4	230.4	230.4	230.4	230.4	-	-	-	-	-	-	-	-	-	-	-	-	-	-
402 - Greenwaste	37.1	38.7	40.3	42.0	43.8	45.7	47.6	49.6	51.7	53.9	56.2	58.6	61.1	63.6	66.3	69.1	72.1	75.1	78.3	81.6	85.1	88.7	92.4	96.3	100.3
Sub-total	**37.1**	**269.1**	**270.7**	**272.4**	**274.2**	**276.1**	**278.0**	**280.0**	**282.1**	**284.3**	**286.6**	**58.6**	**61.1**	**63.6**	**66.3**	**69.1**	**72.1**	**75.1**	**78.3**	**81.6**	**85.1**	**88.7**	**92.4**	**96.3**	**100.3**
Contingency (Uplift)	***25%***	***336.4***	***338.4***	***340.5***	***342.8***	***345.1***	***347.5***	***350.0***	***352.6***	***355.4***	***358.2***	***73.2***	***76.3***	***79.6***	***82.9***	***86.4***	***90.1***	***93.9***	***97.9***	***102.0***	***106.3***	***110.8***	***115.5***	***120.4***	***125.3***
PRIMARY TREATMENT OF PROBLEMATIC WASTES																									
215 - Waste Oil	186.7	194.6	202.8	211.4	220.4	229.7	239.4	249.6	260.1	271.1	282.6	294.6	307.1	320.0	333.6	347.7	362.4	377.8	393.8	410.4	427.8	445.9	464.8	484.5	504.1
124 - Oils and Emulsions - Oil/water mixtures	14.6	15.3	15.9	16.6	17.3	18.0	18.8	19.6	20.4	21.3	22.2	23.1	24.1	25.1	26.2	27.3	28.4	29.6	30.9	32.2	33.5	35.0	36.4	38.0	39.5
131 - Other Organic Chemicals - Engine Coolants	101.0	105.3	109.8	467.5	472.4	830.5	835.8	1,194.4	1,200.1	1,559.2	1,565.4	1,925.0	1,931.7	1,938.8	1,946.1	1,953.7	1,961.7	1,970.0	1,978.7	1,987.7	1,997.1	2,006.9	2,017.1	2,027.7	2,038.4
125 - Oils and Emulsions - Oil sludges ie. Plate separators	229.7	239.4	249.5	260.1	271.1	282.6	294.5	307.0	320.0	333.5	347.7	362.4	377.7	393.7	410.4	427.7	445.8	464.7	484.4	504.9	526.2	548.5	571.7	595.9	620.1
183 - Miscellaneous - Waste tyres	40.4	42.1	43.8	45.7	47.6	49.7	51.8	53.9	56.2	58.6	61.1	63.7	66.4	69.2	72.1	75.2	78.3	81.7	85.1	88.7	92.5	96.4	100.5	104.7	109.0
611 - Rubbers - other	251.3	373.7	384.8	485.1	497.1	598.4	611.5	713.9	728.1	831.7	847.1	840.2	857.0	874.5	892.7	911.7	931.6	952.2	973.7	996.2	1,019.5	1,043.9	1,069.3	1,095.8	1,122.3
609 - Insulation	-	-	-	16.9	16.9	33.7	33.7	50.6	50.6	67.4	67.4	84.3	84.3	84.3	84.3	84.3	84.3	84.3	84.3	84.3	84.3	84.3	84.3	84.3	84.3
Sub-total	**823.7**	**970.3**	**1,006.7**	**1,503.3**	**1,542.7**	**2,042.6**	**2,085.5**	**2,588.9**	**2,635.5**	**3,142.8**	**3,193.5**	**3,593.2**	**3,648.2**	**3,705.5**	**3,765.3**	**3,827.6**	**3,892.5**	**3,960.2**	**4,030.8**	**4,104.3**	**4,180.9**	**4,260.8**	**4,344.1**	**4,430.9**	**4,517.7**
Contingency (Uplift)	***25%***	***1,212.9***	***1,258.3***	***1,879.1***	***1,928.4***	***2,553.3***	***2,606.9***	***3,236.2***	***3,294.4***	***3,928.5***	***3,991.8***	***4,491.5***	***4,560.3***	***4,631.9***	***4,706.6***	***4,784.5***	***4,865.7***	***4,950.3***	***5,038.5***	***5,130.4***	***5,226.2***	***5,326.0***	***5,430.1***	***5,538.6***	***5,647.1***
TOTAL	**10,738**	**22,563**	**23,036**	**24,797**	**25,312**	**27,115**	**27,675**	**29,524**	**30,132**	**32,032**	**32,692**	**23,277**	**23,994**	**24,742**	**25,521**	**26,333**	**27,179**	**28,062**	**28,981**	**29,940**	**30,939**	**31,981**	**33,066**	**34,198**	**35,329**
TOTAL + CONTINGENCY		***28,490***	***29,085***	***31,400***	***32,045***	***34,414***	***35,115***	***37,542***	***38,304***	***40,794***	***41,622***	***29,730***	***30,630***	***31,568***	***32,545***	***33,564***	***34,626***	***35,733***	***36,886***	***38,089***	***39,342***	***40,649***	***42,010***	***43,430***	***44,849***

Appendix B – Drawings

DG001	Site Master Plan
DG002	Landfill Facility Layout
DG003	Weighbridge, Office and Material Recovery Facility
DG004	C&D Facility, Green Waste Facility, Liquid Waste and Waste Oil Management Areas
DG005	Landfill Cell Layout
DG006	Class IV Basal Lining, Restoration and Capping System
DG007	Materials Recovery Facility Internal Layout



NOTE
REFER TO DRAWING NOs. DG002, DG003, DG004, DG005, DG006 AND DG007 FOR INDIVIDUAL WASTE MANAGEMENT INFRASTRUCTURE DETAILS

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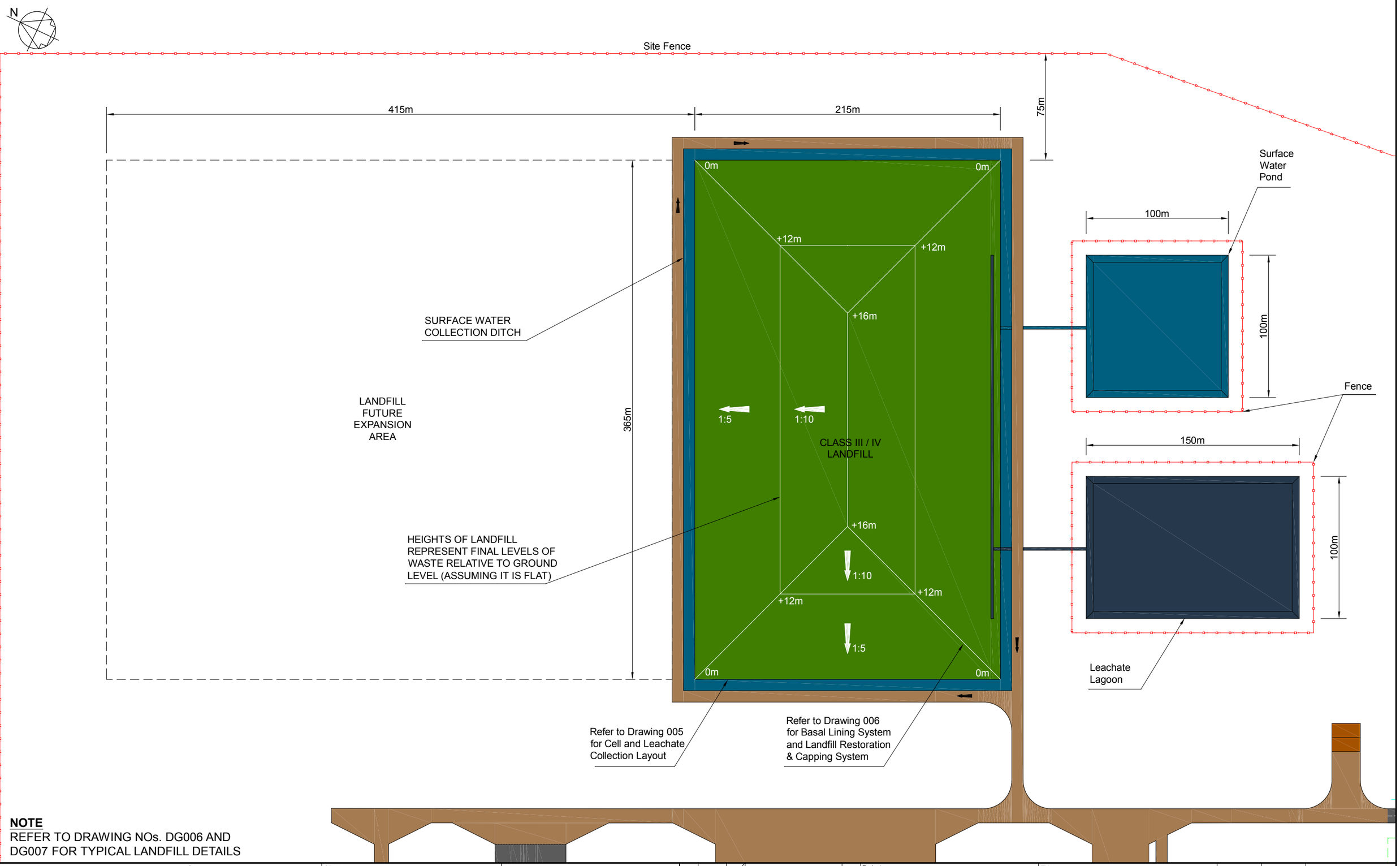
No.	Date	Drwn / Chk	Amendment / Issue	App.
A	4/06/14	AU / KG	Draft Report Issue	KR

Project: Onslow Waste Management Facility Feasibility Study

Title: Site Master Plan

Drawn by:	AU	Job No:	TW13023
Checked by:	KG	File No:	TW13023DG001
Approved by:	KR	Drg. No: 001	Rev: A
Scale:	1:5000		
Date:	4/06/14		



NOTE
REFER TO DRAWING NOs. DG006 AND
DG007 FOR TYPICAL LANDFILL DETAILS

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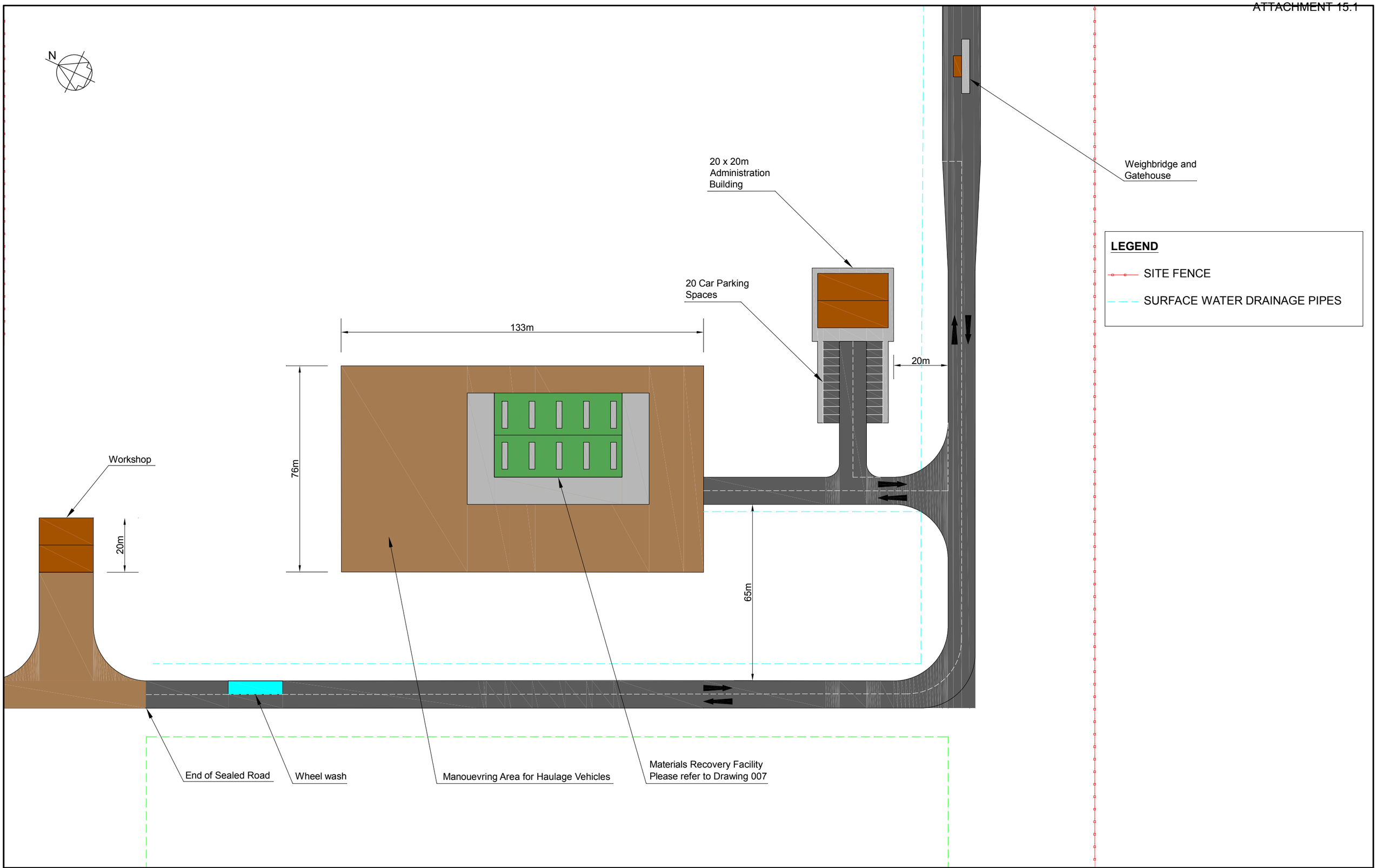
No.	Date	Drawn / Chk	Amendment / Issue	App.
A	4/06/14	AU / KG	Draft Report Issue	KR

Project: Onslow Waste Management Facility Feasibility Study

Title: Landfill Facility Layout

Drawn by:	AU	Job No:	TW13023
Checked by:	KG	File No:	TW13023DG002
Approved by:	KR	Drg. No: 002	Rev: A
Scale:	1:2500		
Date:	4/06/14		



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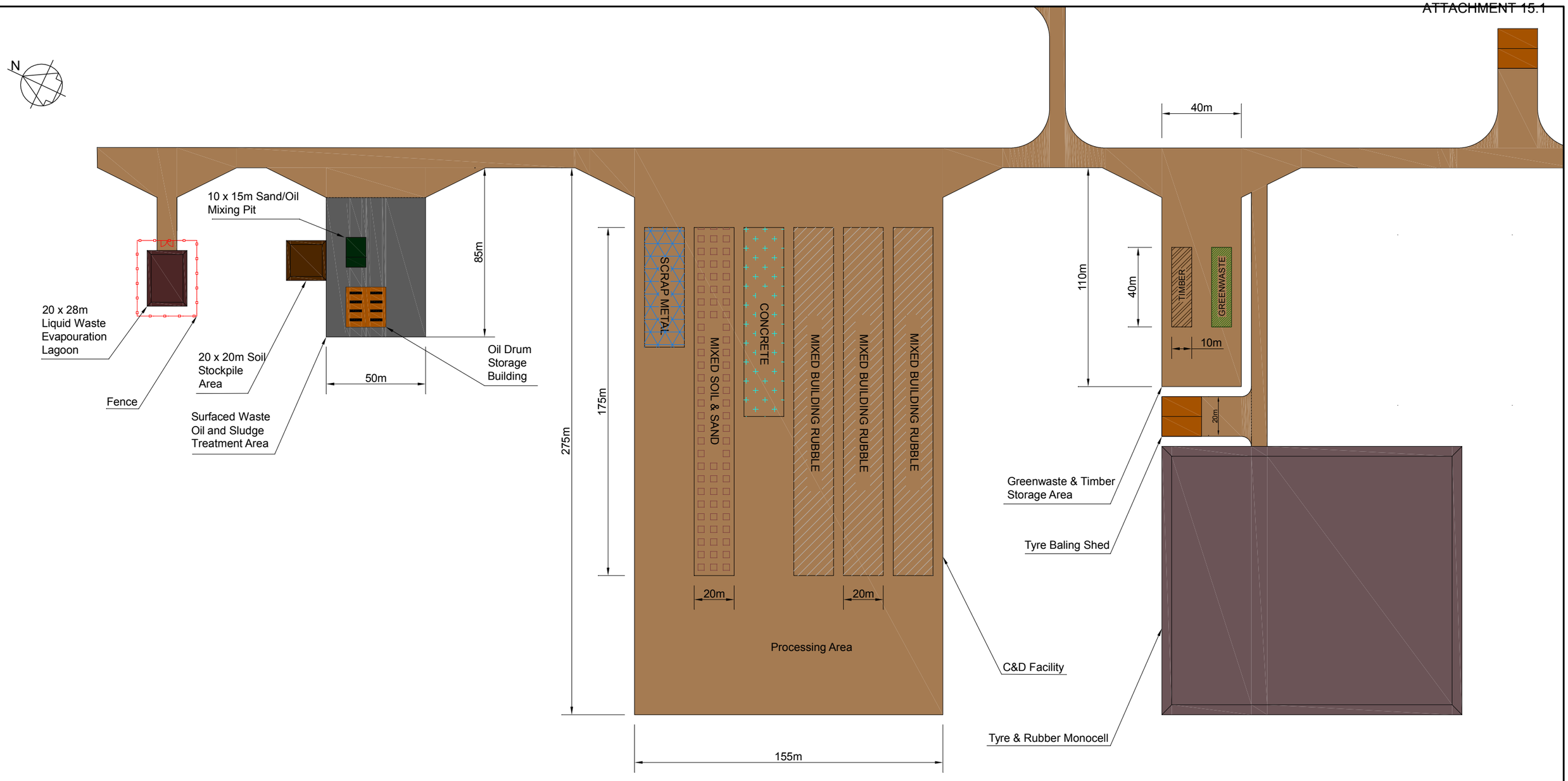
No.	Date	Drwn. / Chk.	Amendment / Issue	App.
A	4/06/14	AU / KG	Draft Report Issue	KR

Project: Onslow Waste Management Facility Feasibility Study

Title: Weighbridge, Office and Materials Recovery Facility

Drawn by:	AU	Job No:	TW13023
Checked by:	KG	File No:	TW13023DG003
Approved by:	KR	Drg. No: 003	Rev: A
Scale:	1:1250		
Date:	4/06/14		



Notes

Stockpile size for Greenwaste has been calculated with a height of 3m.
Stockpile size for Timber has been calculated with a height of 4m.
Stockpile sizes for Mixed Building Rubble, Concrete and Mixed Soil & Sand has been calculated with a height of 5m.

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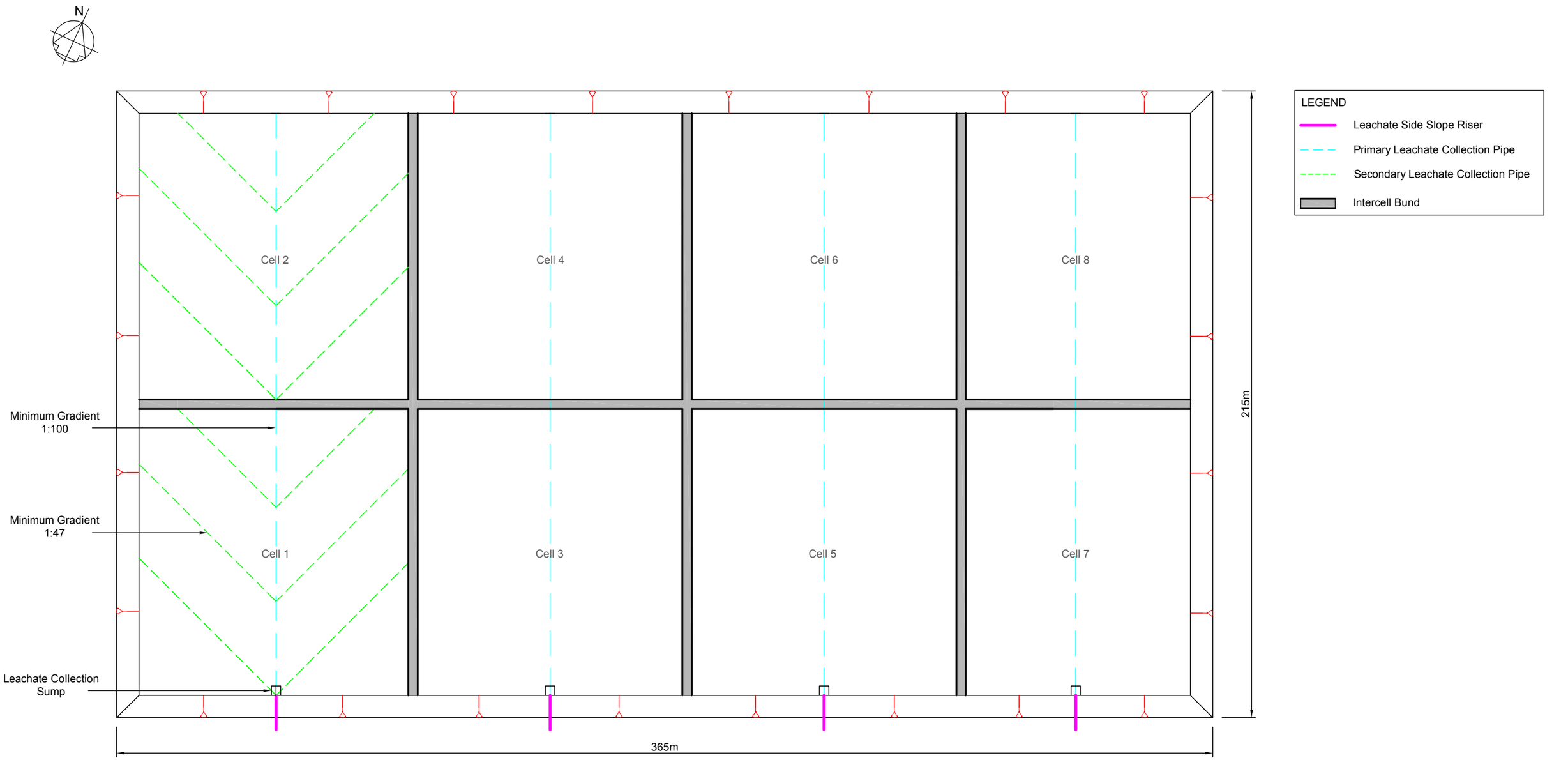
No.	Date	Dwn / Chk	Amendment / Issue	App.
A	4/06/14	AU / KG	Draft Report Issue	KR

Project: Onslow Waste Management Facility Feasibility Study

Title: C&D, Greenwaste, Liquid Wastes and Waste Oil Management Areas

Drawn by:	AU	Job No:	TW13023
Checked by:	KG	File No:	TW13023DG004
Approved by:	KR	Drg. No: 004	Rev: A
Scale:	1:2000		
Date:	4/06/14		



NOTES

- All cells will contain primary and secondary leachate pipes
- Average depth of landfill below ground level will be 2.3m
- Cells will be constructed as needed

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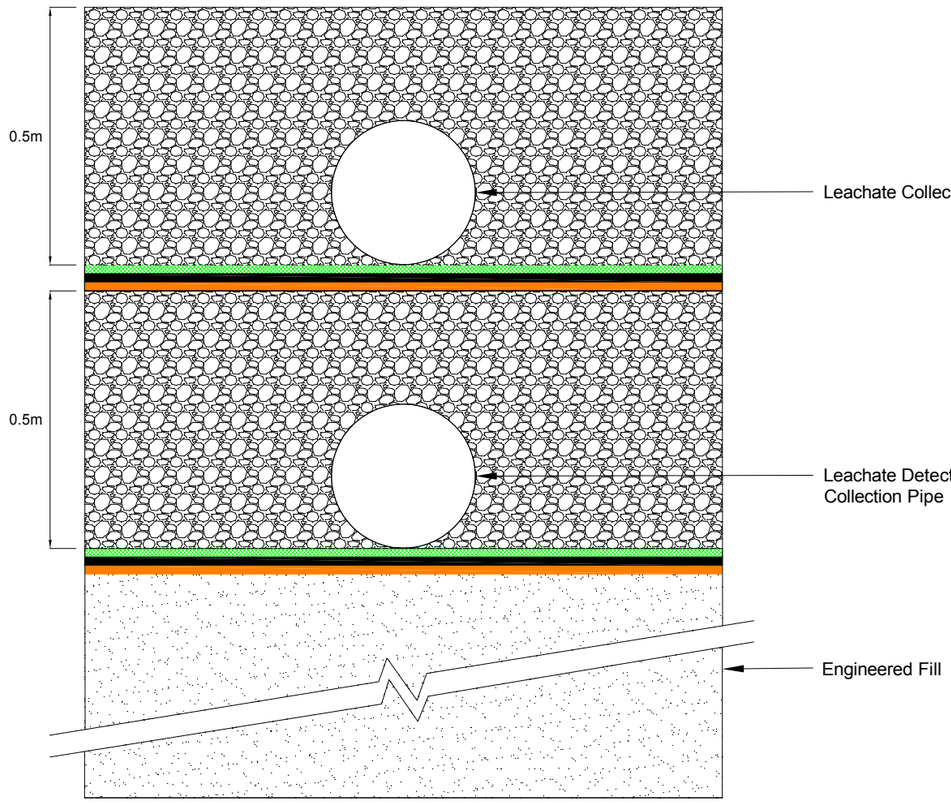
No.	Date	Drwn / Chkd	Amendment / Issue	App.
A	6/5/14	AU / KG	Draft Report Issue	KR

Project: Onslow Waste Management Facility Feasibility Study

Title: Landfill Cell Layout

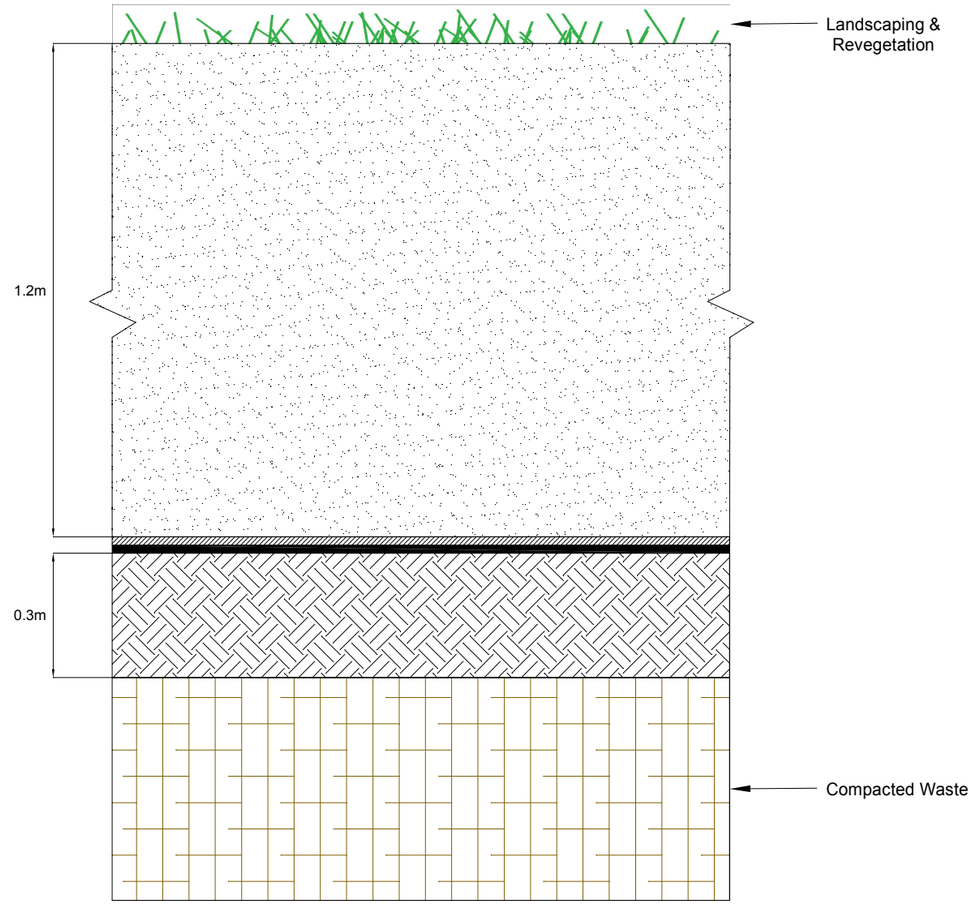
Drawn by:	AU	Job No:	TW13023
Checked by:	KG	File No:	TW13023DG005
Approved by:	KR	Drg. No: 005	Rev: A
Scale:	1:1250		
Date:	6/5/14		

Class IV Landfill Basal Liner System



- Layer 8: Leachate Drainage Stone
- Layer 7: Protection Geotextile
- Layer 6: 2.0mm HDPE Geomembrane
- Layer 5: Geosynthetic Clay Liner
- Layer 4: Leak Detection Stone
- Layer 3: Protection Geotextile
- Layer 2: 2.0mm HDPE Geomembrane
- Layer 1: Geosynthetic Clay Liner

Class IV Restoration & Landfill Capping System



- Layer 4: Restoration Layer
- Layer 3: Geonet Drainage Layer
- Layer 2: LLPE Geomembrane
- Layer 1: Bedding Layer

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NOTES

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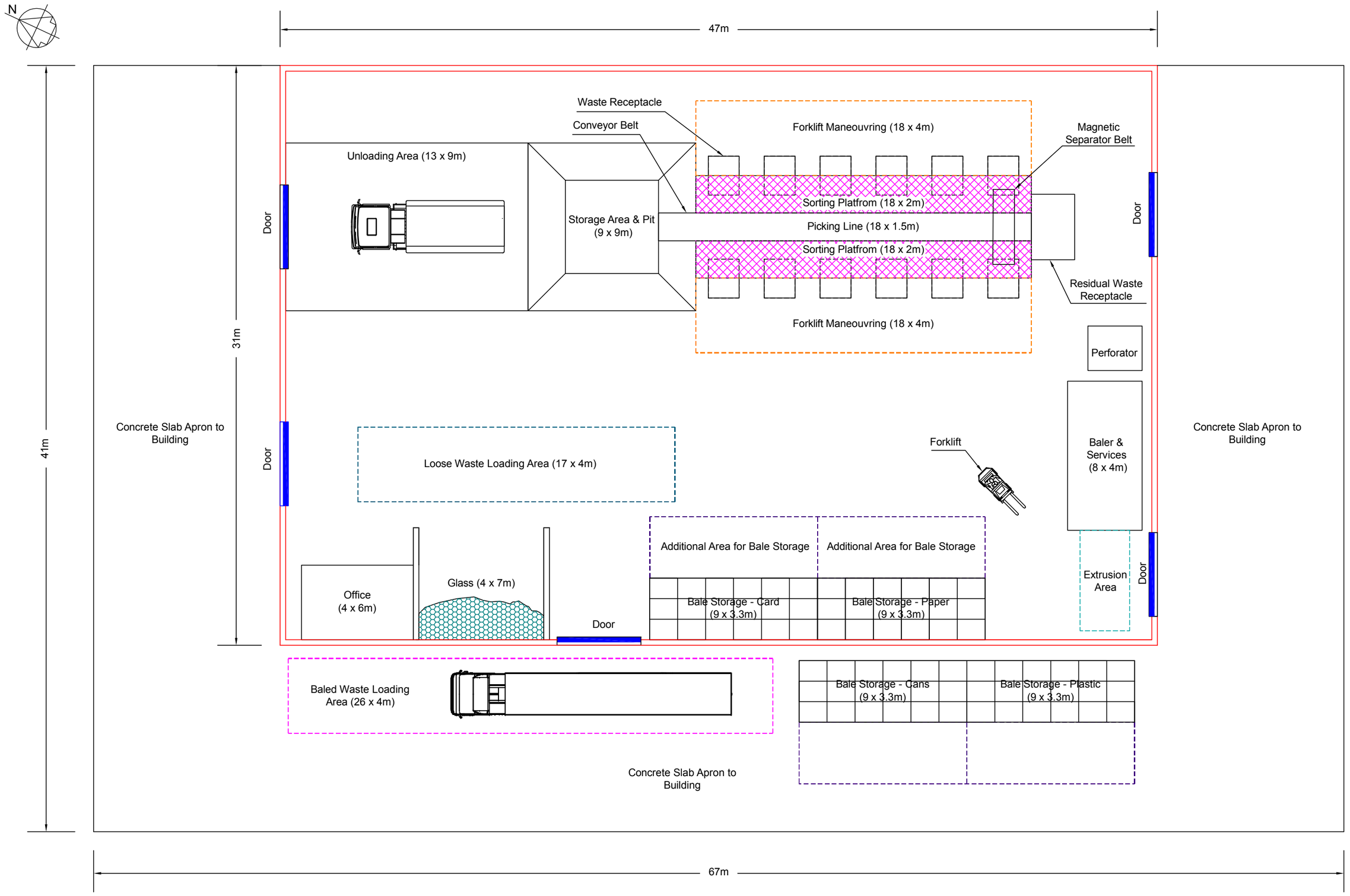
No.	Date	Drawn / Chk	Amendment / Issue	App.
A	7/5/14	AU / KG	Draft Report Issue	KR

Project: Onslow Waste Management Facility Feasibility Study

Title: Class IV Basal Lining, Restoration & Capping System

Drawn by:	AU	Job No:	TW13023
Checked by:	KG	File No:	TW13023DG006
Approved by:	KR	Drg. No: 006	Rev: A
Scale:	N.T.S		
Date:	7/5/14		



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No.	Date	Drawn / Chk	Amendment / Issue	App.
A	4/06/14	AU / KG	Draft Report Issue	KR

Project: Onslow Waste Management Facility Feasibility Study

Title: Materials Recovery Facility Internal Layout

Drawn by:	AU	Job No:	TW13023
Checked by:	KG	File No:	TW13023DG007
Approved by:	KR	Drg. No: 007	Rev: A
Scale:	1:200		
Date:	4/06/14		

Appendix C – Capital Costs

Class III Only Landfill - Capital Costs

No	Description	Unit	Rate	Quantity	Total
1	**Base Earthworks**				
	General Site Clearance	m^2	1	60,013	60,013
	Excavation of Overburden Soils & Stockpile	m^3	6.7	140,868	943,816
	Sub- Total				1,003,829
2	**Basal Lining System**				
	Supply and install GCL	m^2	16	60,013	960,204
	Supply and install 2mm HDPE geomembrane	m^2	7	60,013	420,091
	Supply and install protection geotextile	m^2	9	60,013	540,117
	Sub- Total				1,920,412
3	**Internal Bunding to Separate Cells**				
	Excavate from stock & Fill to internal bunds	m^3	12.7	5,187	65,875
	Sub- Total				65,875
4	**Leachate Extraction and Evapouration Pond**				
	Supply and install 500mm leachate coll. layer	m^3	72	18,004	1,296,275
	Supply and install 300mm HDPE coll pipe	m	250	728	182,000
	Supply and install 200mm HDPE coll. pipe	m	158	3,603	569,254
	Supply and install inclined riser	m	812	77	62,373
	Supply and install pump and connect to header	No	7000	8	56,000
	Supply and install 400mm HDPE header pipe	m	400	1,112	444,875
	Excavate overburden soils & stockpile to leachate lagoon	m^3	6.7	15,000	100,500
	Excavate from Stock to form bedding layer	m^3	10.8	3,000	32,400
	Supply and install GCL for liner	m^2	16	10,000	160,000
	Supply and install 2mm HDPE geomembrane	m^2	7	10,000	70,000
	Supply and install security fencing	m^2	187	480	89,760
	Supply and install security gate	No	1265	1	1,265
	Supply and install cut off valve	No	10750	1	10,750
	Sub- Total				3,075,452
5	**Surface Water Management**				
	Excavate and line perimeter ditch	m	63.55	1,162	73,857
	Excavate and line upper ditches	m	35.18	521	18,329
	Supply and install spillway	m	240	68	16,320
	Supply and install 600mm diameter concrete pipe Culvert	No	2796	1	2,796
	Supply and install headwall	No	743	1	743
	Excavate evapouration soakage lagoon	m^3	6.7	15,000	100,500
	Supply and install cutoff valve	No	10760	1	10,760
	Supply and install security fencing	m	187	480	89,760
	Supply and install security gate	No	1265	1	1,265
	Sub- Total				314,330
6	**Restoration And Capping Layer**				
	Excavate from Stock to form bedding layer	m^3	10.8	18,346	198,140
	Supply and Install low permeability geomembrane	m^2	7	61,154	428,078
	Supply and install geonet drainage layer	m^3	6	61,154	366,924
	Excavate from stock and fill 1.2m to form restoration layer	m^3	6.7	78,864	528,391
	Supply and install landscaping, vegetation, etc	m^2	7.32	67,174	491,716
	Sub- Total				2,013,249
7	**Miscellaneous**				
	Supply and install 8m gravel based perimeter road	m^2	25.6	10,546	269,965
	Sub- Total				269,965
8	**Infrastructure**				
	Supply and install perimeter monitoring wells	No	5000	12	60,000
	Supply and install gas management	m2	4.2	70,424	295,780
	Extend power cables to leachate extraction	m	240	400	96,000
	Sub- Total				451,780
9	**Equipment**				
	Compactor	No	800000	1	800,000
	Backhoe	No	150000	1	150,000
	Dump Trcuk	No	220000	1	220,000
	Supply utility vehicle and water cart	No	70000	1	70,000
	Sub- Total				1,240,000
10	Weighbridge Plaza				
	Supply and install bypass lanes	m2	60	1,050	63,000
	Supply and install weighbridge and foundations	No	160000	1	160,000
	Supply and install weighbridge office	No	12000	1	12,000
	Sub- Total				235,000
				Cost	**10,589,891**
				Local Loading (50%)	**5,294,945**
				Professional Services (8%)	**847,191**
				Contingency (10%)	**1,058,989**
				Total Cost	**17,791,017**

Class IV Landfill Only - Capital Costs

No	Description	Unit	Rate	Quantity	Total
1	**Base Earthworks**				
	General Site Clearance	m^2	1	21,835	$21,835
	Excavation of Overburden Soils & Stockpile	m^3	6.7	45,709	$306,249
	Sub- Total				$328,084
2	**Basal Lining System**				
	Supply and install GCL for lower liner	m^2	16	20,935	$334,953
	Supply and install 2mm HDPE geomembrane for lower liner	m^2	7	20,935	$146,542
	Supply and install protection geotextile for underliner	m^2	9	20,935	$188,411
	Supply and Install Leachate Detection Layer	m^3	72	10467.29	$753,645
	Supply and install GCL for upper liner	m^2	16	20,935	$334,953
	Supply and install 2mm HDPE geomembrane for upper liner	m^2	7	20,935	$146,542
	Supply and install protection geotextile for upper liner	m^2	9	20,935	$188,411
	Sub- Total				$2,093,458
3	**Internal Bunding to Separate Cells**				
	Excavate from stock & Fill to internal bunds	m^3	12.7	1980	$25,146
	Sub- Total				$25,146
4	**Leachate Extraction and Evapouration Pond**				
	Supply and install 500mm leachate coll. layer	m^3	72	10467.29	$753,645
	Supply and install 300mm HDPE coll pipe	m	250	440	$110,000
	Supply and install 200mm HDPE coll. pipe	m	158	1029	$162,644
	Supply and install inclined riser	m	812	68	$55,216
	Supply and install pump and connect to header	No	7000	8	$56,000
	Supply and install 400mm HDPE header pipe	m	400	694	$277,675
	Excavate overburden soils & stockpile to leachate lagoon	m^3	6.7	15000	$100,500
	Excavate from Stock to form bedding layer	m^3	10.8	3000	$32,400
	Supply and install GCL for liner	m^2	16	10000	$160,000
	Supply and install 2mm HDPE geomembrane	m^2	7	10000	$70,000
	Supply and install security fencing	m^2	187	480	$89,760
	Supply and install security gate	No	1265	1	$1,265
	Supply and install cut off valve	No	10750	1	$10,750
	Sub- Total				$1,879,855
5	**Surface Water Management**				
	Excavate and line perimeter ditch	m	63.55	744	$47,293
	Excavate and line upper ditches	m	35.18	263	$9,252
	Supply and install spillway	m	240	80	$19,200
	Supply and install 600mm diameter concrete pipe Culvert	No	2796	1	$2,796
	Supply and install headwall	No	743	1	$743
	Excavate evapouration soakage lagoon	m^3	6.7	15000	$100,500
	Supply and install cutoff valve	No	10760	1	$10,760
	Supply and install security fencing	m	187	480	$89,760
	Supply and install security gate	No	1265	1	$1,265
	Sub- Total				$281,570
6	**Restoration And Capping Layer**				
	Excavate from Stock to form bedding layer	m^3	10.8	45,709	$493,656
	Supply and Install low permeability geomembrane	m^2	7	21,569	$150,984
	Supply and install geonet drainage layer	m^3	6	21,569	$129,414
	Excavate from stock and fill 1.2m to form restoration layer	m^3	6.7	28,928	$193,821
	Supply and install landscaping, vegetation, etc	m^2	7.32	25151.25	$184,107
	Sub- Total				$1,151,982
7	**Miscellaneous**				
	Supply and install 8m gravel based perimeter road	m^2	25.6	900	$23,045
	Sub- Total				$23,045
8	**Infrastructure**				
	Supply and install perimeter monitoring wells	No	5000	7	$35,000
	Extend power cables to leachate extraction	m	240	644.1882	$154,605
	Sub- Total				$189,605
9	**Equipment**				
	Compactor	No	800000	1	$800,000
	Backhoe	No	150000	1	$150,000
	Dump Trcuk	No	220000	1	$220,000
	Supply utility vehicle and water cart	No	70000	1	$70,000
	Sub- Total				$1,240,000
10	**Weighbridge Plaza**				
	Supply and install bypass lanes	m2	60	1,050	$63,000
	Supply and install weighbridge and foundations	No	160000	1	$160,000
	Supply and install weighbridge office	No	12000	1	$12,000
	Sub- Total				$235,000
				Cost	**$7,447,745**
				Local Loading (50%)	**$3,723,873**
				Professional Services (8%)	**$595,820**
				Contingency (10%)	**$744,775**
				Total Cost	**$12,512,212**

Combined Class III and IV Landfill - Capital Costs

							2016/17	2016/17	2017/18	2017/18	2018/19	2018/19	2019/20	2019/20	2020/21	2020/21	2021/22	2021/22	2022/23	2022/23	2023/24	2023/24	2024/25	2024/25	2025/26	2025/26	2026/27	2026/27	2027/28	2027/28	2028/29	2028/29	2029/30	2029/30	2030/31	2030/31	2031/32	2031/32	2032/33	2032/33	2033/34	2033/34	2034/35	2034/35	2035/36	2035/36	2036/37	2036/37
							1	1	2	2	3	3	4	4	5	5	6	6	7	7	8	8	9	9	10	10	11	11	12	12	13	13	14	14	15	15	16	16	17	17	18	18	19	19	20	20	21	21
	Inflation	2.50%					1		1.025		1.05		1.08		1.10		1.13		1.16		1.19		1.22		1.25		1.28		1.31		1.34		1.38		1.41		1.45		1.48		1.52		1.56		1.60		1.64	
No	Description	Unit	Rate	Quantity	Total (ex. Inflation)	Total (incl. Inflation)	Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total
							Cell 1				Cell 2				Cell 3				Cell 4								Cell 5						Cell 6								Cell 7							
1	**Base Earthworks**																																														
	Excavation of Overburden Soils & Stockpile	m^3	6.7	170,708	$1,143,742	$1,421,033	23730	$158,994			23,015	$162,007			21,711	$160,564			21,056	$163,606							21,711	$186,205					21056	$194,476							19,439	$198,176	18,853	$197,005				
	Sub-Total				$1,143,742	$1,421,033		$158,994				$162,007				$160,564				$163,606								$186,205						$194,476								$198,176		$197,005				
2	**Basal Lining System**																																														
	Supply and install GCL for lower liner	m^2	16	70,424	$1,126,780	$1,400,414	9843	$157,495			9,499	$159,680			8,953	$158,115			8,640	$160,309							8,953	$183,365					8640	$190,557							8,074	$196,561	7,787	$194,329				
	Supply and install 2mm HDPE geomembrane for lower liner	m^2	7	70,424	$492,966	$612,681	9843	$68,904			9,499	$69,860			8,953	$69,176			8,640	$70,135							8,953	$80,222					8640	$83,369							8,074	$85,996	7,787	$85,019				
	Supply and install protection geotextile for underliner	m^2	9	70,424	$633,814	$787,733	9843	$88,591			9,499	$89,820			8,953	$88,940			8,640	$90,174							8,953	$103,143					8640	$107,189							8,074	$110,566	7,787	$109,310				
	Supply and install Leachate Detection Layer	m^2	72	35,212	$2,535,255	$3,150,930	4922	$354,364			4,750	$359,280			4,476	$355,760			4,320	$360,696							4,476	$412,572					4320	$428,754							4,037	$442,263	3,894	$437,241				
	Supply and install GCL for upper liner	m^2	16	70,424	$1,126,780	$1,400,414	9843	$157,495			9,499	$159,680			8,953	$158,115			8,640	$160,309							8,953	$183,365					8640	$190,557							8,074	$196,561	7,787	$194,329				
	Supply and install 2mm HDPE geomembrane for upper liner	m^2	7	70,424	$492,966	$612,681	9843	$68,904			9,499	$69,860			8,953	$69,176			8,640	$70,135							8,953	$80,222					8640	$83,369							8,074	$85,996	7,787	$85,019				
	Supply and install protection geotextile for upper liner	m^2	9	70,424	$633,814	$787,733	9843	$88,591			9,499	$89,820			8,953	$88,940			8,640	$90,174							8,953	$103,143					8640	$107,189							8,074	$110,566	7,787	$109,310				
	Install Anchor Trench	m	30	1,110	$33,300	$41,226	198	$5,940			194	$6,115			88	$2,904			88	$3,051							88	$3,368					88	$3,627							177	$8,080	174	$8,141				
	Sub-Total				$5,045,864	$6,361,814		$940,788				$1,064,114				$1,042,126				$1,064,780								$1,196,870						$1,214,503								$1,256,583		$1,232,180				
3	**Internal Bunding to Separate Cells**																																														
	Excavate from stock & fill to internal bunds	m^3	12.7	5,524	$70,160	$81,269	1134	$14,402			582	$7,766			1,086	$15,224			558	$8,218							1,092	$17,753					546	$9,559							432	$8,348	0	$0				
	Sub-Total				$70,160	$81,269		$14,402				$7,766				$15,224				$8,218								$17,753						$9,559								$8,348		$0				
4	**Leachate Extraction and Evapouration Pond**																																														
	Supply and install 500mm leachate coll. layer	m^3	72	35,212	$2,535,255	$3,150,930	4922	$354,364			4,750	$359,280			4,476	$355,760			4,320	$360,696							4,476	$412,572					4320	$428,754							4,037	$442,263	3,894	$437,241				
	Supply and install 300mm HDPE coll pipe	m	250	738	$184,576	$232,408	94	$23,500			91	$23,902			94	$25,940			91	$26,383							94	$30,082					91	$31,361							94	$35,758	91	$35,482				
	Supply and install 200mm HDPE coll. pipe	m	158	3,959	$625,554	$786,165	495	$78,194			495	$82,153			495	$86,312			495	$90,681							495	$100,095					495	$107,792							495	$118,982	495	$121,956				
	Supply and install inclined riser	m	812	39	$31,883	$39,100	10	$7,971			0	$0			10	$8,798			0	$0							10	$10,203					0	$0							10	$12,128	0	$0				
	Supply and install pump and connect to header	No	7000	4	$28,000	$34,339	1	$7,000			0	$0			1	$7,727			0	$0							1	$8,961					0	$0							1	$10,651	0	$0				
	Supply and install 400mm HDPE header pipe	m	400	310	$124,000	$151,217	103	$41,200			0	$0			38	$16,778			0	$0							87	$44,547					0	$0							80	$48,692	0	$0				
	Supply and install leak detection collection pipe	m	250	738	$184,576	$231,966	92	$23,072			92	$24,240			92	$25,467			92	$26,757							92	$29,534					92	$31,805							92	$35,107	92	$35,985				
	Supply and install leak detection riser	m	812	39	$31,883	$39,100	10	$7,971			0	$0			10	$8,798			0	$0							10	$10,203					0	$0							10	$12,128	0	$0				
	Excavate overburden soils & stockpile to leachate lagoon	m^3	6.7	15,000	$100,500	$100,500	15000	$100,500																																						
	Excavate from Stock to form bedding layer	m^3	10.8	3,000	$32,400	$32,400	3000	$32,400																																						
	Supply and install GCL for lower liner	m^2	16	10,000	$160,000	$160,000	10000	$160,000																																						
	Supply and install 2mm HDPE lower geomembrane	m^2	7	10,000	$70,000	$70,000	10000	$70,000																																						
	Supply and install protection geotextile	m^2	9	10,000	$90,000	$90,000	10000	$90,000																																						
	Supply and install leakage detection layer	m^2	72	5,000	$360,000	$360,000	5000	$360,000																																						
	Supply and install GCL for upper liner	m^2	16	10,000	$160,000	$160,000	10000	$160,000																																						
	Supply and install 2mm HDPE upper geomembrane	m^2	7	10,000	$70,000	$70,000	10000	$70,000																																						
	Supply and install 200mm HDPE leak coll. pipe	m	158	100	$15,800	$15,800	100	$15,800																																						
	Supply and install leak detection riser	m	812	5	$4,060	$4,060	5	$4,060																																						
	Supply and install security fencing	m^2	187	480	$89,760	$89,760	480	$89,760																																						
	Supply and install security gate	No	1265	1	$1,265	$1,265	1	$1,265																																						
	Supply and install cut off valve	No	10750	1	$10,750	$10,750	1	$10,750																																						
	Sub-Total				$4,167,569	$5,067,360						$488,235				$539,979				$554,127								$646,197						$599,213								$791,304		$690,864				
5	**Surface Water Management**																																														
	Excavate and line perimeter ditch	m	63.55	1,211	$76,971	$103,982							263	$17,909			203	$14,596			50	$4,497							86	$7,171					86	$7,722							86	$9,526	192	$19,506	211	$23,072
	Excavate and line upper ditches	m	35.18	620	$21,812	$31,854							0	$0			0	$0			0	$0							250	$11,540					0	$4,374							88	$4,828	51	$2,868	143	$8,243
	Supply and install upper spillway	m	7485	4	$29,940	$45,726							0	$0			0	$0			0	$0							1	$9,821					0	$0							1	$11,674	1	$11,966	1	$12,285
	Supply and install lower Spillway	m	7324	4	$29,296	$44,742							0	$0			0	$0			0	$0							1	$9,610					0	$0							1	$11,423	1	$11,709	1	$12,007
	Supply and install spillway connecting pipe	m	178	240	$42,720	$65,244							0	$0			0	$0			0	$0							60	$14,013					0	$0							60	$16,657	60	$17,074	60	$17,500
	Supply and install 600mm diameter concrete pipe Culvert	No	2796	1	$2,796	$3,011							1	$3,011			0	$0			0	$0																										
	Supply and install headwall	No	743	1	$743	$800							1	$800			0	$0			0	$0																										
	Excavate evapouration soakage lagoon	m^3	6.7	15,000	$100,500	$108,228							15000	$108,228			0	$0			0	$0																										
	Supply and install cutoff valve	No	10760	1	$10,760	$11,587							1	$11,587			0	$0			0	$0																										
	Supply and install security fencing	m	187	480	$89,760	$96,662							480	$96,662			0	$0			0	$0																										
	Supply and install security gate	No	1265	1	$1,265	$1,362							1	$1,362			0	$0			0	$0																										
	Sub-Total				$436,563	$517,198								$239,646				$14,596				$4,497								$52,155						$12,097								$53,163		$43,123		$71,982
6	**Restoration And Capping Layer**													$0			0																														
	Excavate from Stock to form bedding layer	m^3	10.8	21,420	$231,336	$324,984							1798	$20,910			2514	30,720			1,746	$22,926							3484	$49,371					1765	$26,927							3,610	$60,811	2429	$41,936	4033.5185	$71,387
	Supply and install low permeability geomembrane	m^2	7	71,400	$499,800	$702,127							5993	$45,175			8180	66,371			5,953	$48,532							11614	$106,666					5882	$58,176							12,034	$131,382	8097	$90,606	13445.061	$154,230
	Supply and install geonet drainage layer	m^2	6	71,400	$428,400	$601,823							5993	$38,722			8180	56,889			5,953	$42,456							11614	$91,428					5882	$49,865							12,034	$112,613	8097	$77,662	13445.061	$132,138
	Excavate from stock and fill 1.2m to form restoration layer	m^3	6.7	94,514	$633,246	$842,056							7890	$56,926			10755	81,526			7,459	$59,405							14252	$125,289					7374	$69,808							14,756	$154,201	10353	$110,892	16760.462	$184,009
	Supply and install landscaping, vegetation, etc	m^2	7.32	80,220	$587,213	$813,757							7277	$57,361			9712	80,433			6,556	$57,403							12372	$118,827					6526	$67,495							12,801	$146,141	9321	$109,070	14757.993	$177,017
	Sub-Total				$2,379,994	$3,285,747								$219,096				$231,939				$231,722								$540,182						$274,271								$480,709		$718,443		
7	**Miscellaneous**																																														
	Supply and install 8m gravel based perimeter road	m^2	25.6	9,546	$244,365	$307,485	1768	$45,261			1,736	$46,691			704	$19,893			704	$20,900							704	$23,070					704	$24,844							1,624	$63,260	1,592	$63,564				
	Sub-Total				$244,365	$307,485		$45,261				$46,691				$19,893	0	0	704	$20,900								$23,070						$24,844								$63,260		$63,564				
8	**Infrastructure**																																														
	Supply and install perimeter monitoring wells	No	5000	12	$60,000	$60,000	12	$60,000			0	$0			0	$0																																
	Supply and install gas management	m^2	4.2	70,424	$295,780	$399,496							9843	$44,521		$0	9499	45,139					8,953	$44,697				$0	8640	$47,611				$0	8953	$53,130								$0	8,640	$56,595	8074	$54,209	7787.3382	$53,594
	Extend power cables to leachate extraction	m	240	400	$96,000	$113,688	150	$36,000			0	$0			86	$22,783			0	$0							86	$26,421					0	$0							78	$28,485	0	$0				
	Sub-Total				$355,780	$513,184		$36,000				$0		$44,521		$22,783		45,139		$0		$44,697						$26,421		$47,611				$0		$53,130								$0		$56,595		$54,209		$53,594
9	**Equipment**																																														
	Compactor	No	$ 800,000.00	1	$800,000	$800,000	1	$800,000			0	$0			0	$0			0	$0							0	$0					0	$0							0	$0	0	$0				
	Backhoe	No	$ 150,000.00	1	$150,000	$150,000	1	$150,000			0	$0			0	$0			0	$0							0	$0					0	$0							0	$0	0	$0				
	Dump Truck	No	$ 220,000.00	1	$220,000	$220,000	1	$220,000			0	$0			0	$0			0	$0							0	$0					0	$0							0	$0	0	$0				
	Supply utility vehicle and water cart	No	$ 70,000.00	1	$70,000	$70,000	1	$70,000			0	$0			0	$0			0	$0							0	$0					0	$0							0	$0	0	$0				
	Sub-Total				$1,090,000	$1,090,000		$1,090,000				$0		$0		$0		$0		$0		$0						$0		$0				$0		$0								$0		$0		$0		
10	**Weighbridge Plaza**																																														
	Supply and install bypass lanes	m^2	$60.00	1,050	$63,000	$63,000	1050	$63,000																																						
	Supply and install weighbridge and foundations	No	$160,000.00	1	$160,000	$160,000	1	$160,000																																						
	Supply and install weighbridge office	No	$12,000.00	1	$12,000	$12,000	1	$12,000																																						
							0	$0																																						
	Sub-Total				$235,000	$235,000		$235,000				$0		$0		$0		$0		$0		$0						$0		$0				$0		$0								$0		$0		$0		
						Cost	$18,157,339	$22,279,459		$4,487,744		$1,716,151		$903,254		$1,745,169		$75,374		$1,702,226		$262,322						$2,080,014		$931,348				$2,023,207		$837,498								$2,950,566		$2,328,748		$547,501		$824,391
						local Loading (50%)	$9,078,769	$11,139,730		$2,243,872		$858,075		$451,627		$872,584		$37,687		$851,113		$131,161						$1,040,007		$465,674				$1,011,603		$418,749								$1,475,283		$1,164,374		$273,750		$412,196
						Professional Services (8%)	$1,452,601	$1,782,357		$359,020		$137,292		$72,260		$139,614		$6,030		$136,178		$20,986						$166,401		$74,508				$161,856		$67,000								$236,045		$186,300		$43,800		$65,951
						Contingency (10%)	$1,815,754	$2,227,946		$448,774		$171,615		$90,326		$174,517		$7,537		$170,223		$26,232						$208,001		$93,135				$202,321		$83,750								$295,057		$232,875		$54,750		$82,439
						Total Cost	$30,504,463	$37,429,532		$7,539,410		$2,883,133		$1,517,467		$2,931,884		$126,628		$2,859,740		$440,700						$3,494,423		$1,564,665				$3,398,987		$1,406,997								$4,956,951		$3,912,297		$919,801		$1,384,977

Site Infrastructure - Capital Costs

No	Description	Unit	Rate	Quantity	Total
1	**Base Earthworks**				
	General Site Clearance	m^2	$1.00	954,000	954,000
	Sub- Total				954,000
2	**Access Road**				
	Supply and install unsealed 8mwide access road to gate	m^2	$25.60	6,000	153,600
	Supply and install unsealed 8mwide access road from gate	m^2	$25.60	10,000	256,000
	Supply and install 10m wide gravel based road from wash	m^2	$25.60	6,000	153,600
	Sub- Total				563,200
4	**Welfare and Office**				
	Supply and install office and welfare accommodation	No	$130,000.00	1	130,000
	Supply and install car parking	m^2	$60.00	900	54,000
	Supply and install kerbing	m	$38.00	136	5,168
	Supply and install gullies	No	$150.00	6	900
	Supply and install paving slabs and sub base for pedestrian	m^2	$40.00	530	21,200
	Supply and install Septic Tank	No	$6,290.00	1	6,290
	Sub- Total				217,558
5	**Workshop**				
	Supply and install workshop	m^2	$550.00	400	220,000
	Supply and install ground floor slab	m^2	$267.00	620	165,540
	Sub- Total				385,540
6	**Miscellaneous**				
	Supply and install Gen Set to provide electricity	No	$50,000.00	1	50,000
	Supply and install cable run to various facilities	m	$200.00	1,200	240,000
	Supply and install site signage	No	$1,000.00	50	50,000
	Supply and install 2.1m high security fence around site	m	$187.00	5,050	944,350
	Supply and install gate	No	$2,500.00	2	5,000
	Sub- Total				1,289,350
				Cost	**3,409,648**
				Local Loading (50%)	**1,704,824**
				Professional Services (8%)	**272,772**
				Contingency (10%)	**340,965**
				Total Cost	**5,728,209**

C&D Waste Facility - Capital Costs

No	Description	Unit	Rate	Quantity	Total
1	**Base Earthworks**				
	General Site Clearance	m^2	1	43,400	43,400
	Sub- Total				43,400
2	**C&D Area**				
	Supply and install unsealed hardstanding	m^2	25.6	43,400	1,111,040
	Sub- Total				1,111,040
				Cost	**1,154,440**
				Local Loading (50%)	**577,220**
				Professional Services (8%)	**92,355**
				Contingency (10%)	**115,444**
				Total Cost	**1,939,459**

Green Waste Facility - Capital Costs

No	Description	Unit	Rate	Quantity	Total
1	**Base Earthworks**				
	General Site Clearance	m^2	1	4,800	4,800
	Sub- Total				4,800
2	**Green Waste Area**				
	Supply and install unsealed hardstanding	m^2	25.6	4,800	122,880
	Sub- Total				122,880
				Cost	**127,680**
				Local Loading (50%)	**63,840**
				Professional Services (8%)	**10,214**
				Contingency (10%)	**12,768**
				Total Cost	**214,502**

Liquid Waste Facility - Capital Costs

No	Description	Unit	Rate	Quantity	Total
1	**Base Earthworks**				
	General Site Clearance	m^2	1	0	0
	Sub- Total				0
2	**Access to Evapouration lagoon**				
	Supply and install unsealed roadway	m^2	25.6	700	17,920
	Concrete unloading apron	m^2	100	100	10,000
	Sub- Total				27,920
3	**Evapouration Lagoon**				
	Excavate overburden soils & stockpile to leachate lagoon	m^3	6.7	3,162	21,185
	Excavate from Stock to form bedding layer	m^3	10.8	185	1,996
	Supply and install GCL for liner	m^2	16	616	9,856
	Supply and install 2mm HDPE geomembrane	m^2	7	616	4,312
	Anchor Trench	m	30	96	2,880
	Double layer of HDPE down discharge tray	m^2	7	30	210
	Supply and install security fencing	m^2	187	136	25,432
	Supply and install security gate	No	1265	1	1,265
	Sub- Total				67,136
				Cost	**95,056**
				Local Loading (50%)	**47,528**
				Professional Services (8%)	**7,604**
				Contingency (10%)	**9,506**
				Total Cost	**159,694**

Waste Oil Facility - Capital Costs

No	Description	Unit	Rate	Quantity	Total
1	**Base Earthworks**				
	General Site Clearance	m^2	1	4,200	4,200
	Sub- Total				4,200
2	**Access to Building and mixing area**				
	Supply and install unsealed roadway	m^2	25.6	1,250	32,000
	Supply and install sealed area	m^2	60	2,950	177,000
	Supply and install kerbing	m	26	170	4,420
	Supply and install gullies	No	1500	6	8,500
	Supply and install drainage pipe	m	178	80	14,240
	Excavate soakage lagoon	m^3	6.7	600	4,020
	Sub- Total				240,180
3	**Building**				
	Supply and install building	m^2	560	400	224,000
	Supply and install roller shutters	No	17000	3	51,000
	Sub- Total				275,000
4	**Mixing Pit**				
	Excavate soils and dispose	m^3	6.7	295	1,977
	Supply and install concrete slab	m^2	267	150	40,050
	Supply and install Retaining walls	m^2	485	80	38,800
	Excavate from stock and place behind ret walls	m^3	13.7	120	1,644
	Supply and install barrier down sides	m	100	30	3,000
	Sub- Total				85,471
5	**Equipment**				
	Forklift	No	$ 40,000.00	1	40,000
	Drum attachment	No	5000	2	10,000
	Sub- Total				50,000
				Cost	**654,851**
				Local Loading (50%)	**327,425**
				Professional Services (8%)	**52,388**
				Contingency (10%)	**65,485**
				Total Cost	**1,100,149**

Tyre and Rubber Monocell - Capital Costs

No	Description	Unit	Rate	Quantity	Total
1	**Base Earthworks**				
	General Site Clearance	m^2	1	20,353	20,353
	Excavation of Overburden Soils & Stockpile for pit	m^3	6.7	20,353	136,365
	Sub- Total				156,718
2	**Tyre Baling Shed**				
	Supply and install Tyre Baling shed	m^2	550	400	220,000
	Supply and install unsealed roadway	m^2	25.6	1,036	26,522
	Supply and install unsealed front apron	m^2	25.6	505	12,928
	Sub- Total				259,450
3	**Equipment**				
	Supply Baler		60000	1	60,000
	Sub- Total				60,000
				Cost	**476,168**
				Local Loading (50%)	**238,084**
				Professional Services (8%)	**38,093**
				Contingency (10%)	**47,617**
				Total Cost	**799,962**

Materials Recycling Facility - Capital Costs

No	Description	Unit	Rate	Quantity	Total
1	**Base Earthworks**				
	General Site Clearance	m^2	1	0	0
	Sub- Total				0
2	**Building**				
	Supply and install MRF Building	m^2	990	1,457	1,442,430
	Supply and install fast acting roller shutter doors	m^2	19000	5	95,000
	Supply and install prefabricated building	No	12000	1	12,000
	Supply and install sprinkler system	m^2	82	1,457	119,474
	Sub- Total				1,668,904
3	**Access Road**				
	Supply and install sealed surface	m^2	60	470	28,200
	Supply and install kerbing	m	38	110	4,180
	Supply and install gullies	No	1500	2	3,000
	Supply and install Drainage pipe, excavate trench and back	m	178	80	14,240
	Sub- Total				49,620
4	**Storage and hardstanding**				
	Concrete Apron	No	100	1,290	129,000
	Supply and install gullies	No	1500	4	6,000
	Sub- Total				135,000
5	**Machinery - Fixed**				
	Supply and install Sorting Line and receptacles	No	$ 250,000.00	1	250,000
	Supply and install Perforator	No	$ 40,000.00	1	40,000
	Supply and install compactor baler	No	$ 160,000.00	1	160,000
	Sub- Total				450,000
6	**Equipment**				
	Forklift	No	$ 40,000.00	1	40,000
	Sub- Total				40,000
7	**Misecellaneous**				
	Supply and install cable from main	m	200	70	14,000
	Supply and install water tank for sprinkler	No	40000	1	40,000
	Sub- Total				54,000
				Cost	**2,397,524**
				Local Loading (50%)	**1,198,762**
				Professional Services (8%)	**191,802**
				Contingency (10%)	**239,752**
				Total Cost	**4,027,840**

Appendix D – Operating Costs

Combined Class III and IV Landfill - Operational Costs

	Quantity	Unit	Rate	Amount	Comments
Labour					
Site Coordinator	0.35	$/year	$ 80,500.00	$ 28,175.00	Annual Rate of $70,000 plus 15% cost of employment
Weighbridge Attendant	1.00	$/year	$ 57,500.00	$ 57,500.00	Annual Rate of $50,000 plus 15% cost of employment
Compactor Operator	1.00	$/year	$ 74,750.00	$ 74,750.00	Annual Rate of $65,000 plus 15% cost of employment
Backhoe Operator	0.30	$/year	$ 74,750.00	$ 22,425.00	Annual Rate of $65,000 plus 15% cost of employment
Dump truck Operator	0.25	$/year	$ 74,750.00	$ 18,687.50	Annual Rate of $65,000 plus 15% cost of employment
			Sub Total	$ 201,537.50	
Consumables					
PPE	2.90	Item	$ 500.00	$ 1,450.00	$500 per person
Compactor Fuel Costs	2,912	$/hour	$ 40.00	$ 116,480.00	8 hours operpation, 7 days per week for 52 weeks
Dumper Truck Fuel Costs	728	$/hour	$ 20.00	$ 14,560.00	2 hours operpation, 7 days per week for 52 weeks
Backhoe Fuel Costs	1,456	$/hour	$ 15.00	$ 21,840.00	4 hours operpation, 7 days per week for 52 weeks
Utility Vehicle with Watercart	728	$/hour	$ 5.00	$ 3,640.00	2 hours operpation, 7 days per week for 52 weeks
Printing Paper	52	$/week	$ 50.00	$ 2,600.00	
			Sub Total	$ 160,570.00	
Machinery and Vehicles					
Ammortisation Compactor	12.00	$/month	$ 10,127.94	$ 121,535.23	8 years, 96 monthly repayments, 5% interest, $800,000 capital cost, residual of $0 at end of life
Compactor Maintenance	4	$/year	$ 5,000.00	$ 20,000.00	
Ammortisation Dump Truck	12	$/month	$ 2,785.18	$ 696.30	6 years, 72 monthly repayments, 5% interest, $220,000 capital cost, residual of $0 at end of life
Dump Truck Maintenance	4	$/year	$ 2,000.00	$ 2,000.00	
Ammortisation Backhoe Excavator	12	$/month	$ 1,898.99	$ 6,836.36	8 years, 96 monthly repayments, 5% interest, $150,000 capital cost, residual of $0 at end of life
Backhoe Excavator Maintenance	4	$/year	$ 2,000.00	$ 2,400.00	
Ammortisation Utility Vehicle Water Cart	12	$/month	$ 886.19	$ 10,634.33	6 years, 72 monthly repayments, 5% interest, $70,000 capital cost, residual of $0 at end of life
Utility Vehcile Water Cart Maintenance	4	$/year	$ 1,000.00	$ 4,000.00	
Ammortisation Weighbridge	12	$/month	$ 1,055.93	$ 1,055.93	20 years, 240 monthly repayments, 5% interest, $130,000 capital cost, residual of $0 at end of life
Weighbridge Maintenance	1	$/year	$ 1,500.00	$ 1,500.00	
Weighbridge Software & Maintenance	1	$/year	$ 15,000.00	$ 15,000.00	
			Sub Total	$ 185,658.15	
Utility Services					
Power	12	$/month	$ 400.00	$ 4,800.00	
Telecommunications	12	$/month	$ 100.00	$ 1,200.00	
			Sub Total	$ 6,000.00	
Additional Operating Expenditure					
Environmental Monitoring	1	Item	$ 17,500.00	$ 17,500.00	
Maintenance	1	Item	$ 15,000.00	$ 15,000.00	
			Sub Total	$ 32,500.00	
TOTAL				**$ 586,265.65**	
	Local Loading		**20%**	**$ 117,253.13**	
	TOTAL (Including Local Loading)			**$ 703,518.78**	

C&D Waste Facility - Operational Costs

	Quantity	Unit	Rate	Amount	Comments
Labour					
General Operative	0.15	$/year	$ 63,250.00	$ 9,487.50	Annual Rate of $55,000 plus 15% cost of employment
Site Coordinator	0.20	$/year	$ 80,500.00	$ 16,100.00	Annual Rate of $70,000 plus 15% cost of employment
Front Loader Operator	0.60	$/year	$ 57,500.00	$ 34,500.00	Annual Rate of $65,000 plus 15% cost of employment
			Sub Total	$ 60,087.50	
Consumables					
Front End Loader Fuel Costs	1,092.00	$/hour	$ 20.00	$ 21,840.00	3 hours operation, 7 days per week for 52 weeks
			Sub Total	$ 21,840.00	
Machinery and Vehicles					
Ammortisation Front End Loader	12.00	$/month	$ 4,051.17	$ 29,168.46	8 years, 96 monthly repayments, 5% interest, $320000 capital cost, residual of $0 at end of life
Front End Loader Maintenance	4.00	$/year	$ 2,000.00	$ 4,800.00	Annual Maintenance multiplied by % usage in C&D Waste Facility
			Sub Total	$ 33,968.46	
Additional Operating Expenditure					
Crushing and Screening carried out every 5 years	0.20	$/year	$ 1,500,000.00	$ 300,000.00	
			Sub Total	$ 300,000.00	
TOTAL				**$ 415,895.96**	
	Local Loading		**20%**	**$ 83,179.19**	
	TOTAL (Including Local Loading)			**$ 499,075.15**	

Green Waste Facility - Operational Costs

	Quantity	Unit	Rate	Amount	Comments
Labour					
General Operative	0.05	$/year	$ 63,250.00	$ 3,162.50	Annual Rate of $55,000 plus 15% cost of employment
Site Coordinator	0.05	$/year	$ 80,500.00	$ 4,025.00	Annual Rate of $70,000 plus 15% cost of employment
Front Loader Operator	0.10	$/year	$ 74,750.00	$ 7,475.00	Annual Rate of $65,000 plus 15% cost of employment
			Sub Total	$ 14,662.50	
Consumables					
Front End Loader Fuel Costs	364.00	$/hour	$ 20.00	$ 7,280.00	1 hours operation, 7 days per week for 52 weeks
			Sub Total	$ 7,280.00	
Machinery and Vehicles					
Ammortisation Front End Loader	12.00	$/month	$ 4,051.17	$ 4,861.41	8 years, 96 monthly repayments, 5% interest, $320000 capital cost, residual of $0 at end of life
Front End Loader Maintenance	4.00	$/year	$ 2,000.00	$ 800.00	Annual Maintenance multiplied by % usage in Green Waste Facility
			Sub Total	$ 5,661.41	
Additional Operating Expenditure					
Annual Mulching	1.00	$/year	$ 10,000.00	$ 10,000.00	
			Sub Total	$ 10,000.00	
TOTAL				**$ 37,603.91**	
	Local Loading		**20%**	**$ 7,520.78**	
	TOTAL (Including Local Loading)			**$ 45,124.69**	

Liquid Waste Waste Facility - Operational Costs

	Quantity	Unit	Rate	Amount	Comments
Labour					
General Operatives	0.05	$/year	$ 63,250.00	$ 3,162.50	Annual Rate of $55,000 plus 15% cost of employment
Site Coordinator	0.10	$/year	$ 80,500.00	$ 8,050.00	Annual Rate of $70,000 plus 15% cost of employment
			Sub Total	$ 11,212.50	
Liner					
Liner Replaced every 8 years	12	$/month	$ 253.20	$ 3,038.38	8 years, 96 monthly repayments, 5% interest, $20,000 capital cost, residual of $0 at end of life
			Sub Total	$ 3,038.38	
Additional Operating Expenditure					
General Maintenance and repairs		Item	$ 2,000.00	$ 2,000.00	
			Sub Total	$ 2,000.00	
TOTAL				**$ 16,250.88**	
	Local Loading		**20%**	**$ 3,250.18**	
	TOTAL (Including Local Loading)			**$ 19,501.06**	

Waste Oil Facility - Operational Costs

	Quantity	Unit	Rate	Amount	Comments
Labour					
Site Coordinator	0.10	$/year	$ 80,500.00	$ 8,050.00	Annual Rate of $70,000 plus 15% cost of employment
Backhoe Operator	0.15	$/year	$ 69,000.00	$ 10,350.00	Annual Rate of $65,000 plus 15% cost of employment
Forklift Operator	0.50	$/year	$ 69,000.00	$ 34,500.00	Annual Rate of $65,000 plus 15% cost of employment
Dump truck Operator	0.25	$/year	$ 69,000.00	$ 17,250.00	Annual Rate of $65,000 plus 15% cost of employment
			Sub Total	$ 70,150.00	
Consumables					
Backhoe Fuel Costs	728	$/hour	$ 15.00	$ 10,920.00	2 hours operation, 7 days per week for 52 weeks
Fork Lift Fuel Costs	2,184	$/hour	$ 5.00	$ 10,920.00	6 hours operation, 7 days per week for 52 weeks
Dump Truck Fuel Costs	728	$/hour	$ 20.00	$ 14,560.00	2 hours operation, 7 days per week for 52 weeks
Quicklime for Oil and Sand Mixture	100	$/tonne	$ 150.00	$ 15,000.00	
			Sub Total	$ 51,400.00	
Machinery and Vehicles					
Ammortisation Backhoe	12	$/month	$ 1,898.99	$ 3,418.18	8 years, 96 monthly repayments, 5% interest, $150,000 capital cost, residual of $0 at end of life
Backhoe Maintenance	4	$/year	$ 2,000.00	$ 1,200.00	
Ammortisation Forklift	12	$/month	$ 506.40	$ 3,038.38	8 years, 96 monthly repayments, 5% interest, $40,000 capital cost, residual of $0 at end of life
Forklift Maintenance	4	$/year	$ 1,000.00	$ 2,000.00	
Ammortisation Dump Truck	12	$/month	$ 1,000.00	$ 3,000.00	8 years, 96 monthly repayments, 5% interest, $220,000 capital cost, residual of $0 at end of life
Dump Truck Maintenance	1	$/year	$ 3,164.98	$ 791.25	
			Sub Total	$ 13,447.80	
Utility Services					
Power	12.00	$/month	$ 200.00	$ 2,400.00	
Water	12.00	$/month	$ 200.00	$ 2,400.00	
			Sub Total	$ 4,800.00	
TOTAL				**$ 139,797.80**	
	Local Loading		**20%**	**$ 27,959.56**	
	TOTAL (Including Local Loading)			**$ 167,757.37**	

Tyres and Rubber Monocell - Operating Costs

	Quantity	Unit	Rate	Amount	Comments
Labour					
Site Coordinator	0.05	$/year	$ 80,500.00	$ 4,025.00	Annual Rate of $70,000 plus 15% cost of employment
Backhoe Operator	0.05	$/year	$ 69,000.00	$ 3,450.00	Annual Rate of $65,000 plus 15% cost of employment
Forklift Operator	0.20	$/year	$ 69,000.00	$ 13,800.00	Annual Rate of $65,000 plus 15% cost of employment
			Sub Total	$ 21,275.00	
Consumables					
Backhoe Fuel Costs	364	$/hour	$ 15.00	$ 273.00	1 hours operation, 7 days per week for 52 weeks
Fork Lift Fuel Costs	728	$/hour	$ 5.00	$ 728.00	2 hours operation, 7 days per week for 52 weeks
			Sub Total	$ 1,001.00	
Machinery and Vehicles					
Ammortisation Backhoe	12	$/month	$ 1,898.99	$ 1,139.39	8 years, 96 monthly repayments, 5% interest, $150,000 capital cost, residual of $0 at end of life
Backhoe Maintenance	4	$/year	$ 2,000.00	$ 400.00	
Ammortisation Forklift	12	$/month	$ 506.40	$ 1,215.35	8 years, 96 monthly repayments, 5% interest, $40,000 capital cost, residual of $0 at end of life
Forklift Maintenance	4	$/year	$ 1,000.00	$ 800.00	
Ammortisation Tyre Baler	12	$/month	$ 759.60	$ 9,115.14	8 years, 96 monthly repayments, 5% interest, $220,000 capital cost, residual of $0 at end of life
Tyre Baler Maintenance	1	$/year	$ 2,000.00	$ 2,000.00	
			Sub Total	$ 14,669.89	
Utility Services					
Power	12.00	$/month	$ 200.00	$ 2,400.00	
Water	12.00	$/month	$ 200.00	$ 2,400.00	
			Sub Total	$ 4,800.00	
TOTAL				**$ 41,745.89**	
	Local Loading		**20%**	**$ 8,349.18**	
	TOTAL (Including Local Loading)			**$ 50,095.07**	

MRF - Operational Costs

	Quantity	Unit	Rate	Amount	Comments
Labour					
MRF Leading Hand	1.00	$/year	$ 80,500.00	$ 80,500.00	Annual Rate of $70,000 plus 15% cost of employment
Forklift Operator	1.00	$/year	$ 74,750.00	$ 74,750.00	Annual Rate of $65,000 plus 15% cost of employment
Picking Line Operative	4.00	$/year	$ 57,500.00	$ 230,000.00	Annual Rate of $50,000 plus 15% cost of employment
			Sub Total	$ 385,250.00	
Consumables					
PPE	4.00	Item	$ 500.00	$ 2,000.00	$500 per person
Forklift Fuel Costs	1,820.00	$/hour	$ 5.00	$ 9,100.00	5 hours operation, 7 days per week for 52 weeks
Baling Wire	3,500.00	$/tonne baled	$ 2.00	$ 7,000.00	
Printing Paper	52.00	$/week	$ 25.00	$ 1,300.00	
			Sub Total	$ 19,400.00	
Machinery and Vehicles					
Ammortisation Forklift	12	$/month	$ 506.40	$ 6,076.76	8 years, 96 monthly repayments, 5% interest, $40,000 capital cost, residual of $0 at end of life
Forklift Maintenance	4	$/year	$ 1,000.00	$ 4,000.00	
Ammortisation MRF Conveyor Belt and Receptacles	12	$/month	$ 3,164.98	$ 37,979.76	8 years, 72 monthly repayments, 5% interest, $250,000 capital cost, residual of $0 at end of life
MRF Conveyor Belt and Receptacles Maintenance	1	$/year	$ 15,000.00	$ 15,000.00	
Ammortisation Baler	12	$/month	$ 2,025.59	$ 24,307.05	8 years, 96 monthly repayments, 5% interest, $160,000 capital cost, residual of $0 at end of life
Baler Maintenance	2	$/year	$ 5,000.00	$ 10,000.00	
Ammortisation Perforator	12	$/month	$ 506.40	$ 6,076.76	8 years, 72 monthly repayments, 5% interest, $40,000 capital cost, residual of $0 at end of life
Perforator Maintenance	2	$/year	$ 2,000.00	$ 4,000.00	
			Sub Total	$ 107,440.33	
Utility Services					
Power	12.00	$/month	$ 200.00	$ 2,400.00	
Telecommunications	12.00	$/month	$ 100.00	$ 1,200.00	
Water	12.00	$/month	$ 200.00	$ 2,400.00	
			Sub Total	$ 6,000.00	
TOTAL				**$ 518,090.33**	
	Local Loading		**20%**	**$ 103,618.07**	
	TOTAL (Including Local Loading)			**$ 621,708.40**	

Appendix E – Gate Fee Modelling

Gate Fee Model- Landfill

	Unit Rate	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Waste	**Unit**																				
Class III and IV Waste	Tonnes	15,277	15,627	16,979	17,359	18,743	19,156	15,539	15,987	16,455	16,943	17,451	17,981	18,533	19,108	19,708	20,334	20,985	21,665	22,373	23,081
Total Waste	***Tonnes***	***15,277***	***15,627***	***16,979***	***17,359***	***18,743***	***19,156***	***15,539***	***15,987***	***16,455***	***16,943***	***17,451***	***17,981***	***18,533***	***19,108***	***19,708***	***20,334***	***20,985***	***21,665***	***22,373***	***23,081***
Costs																					
Capital Costs																					
Landfill	$	$ 7,539,415		$ 2,873,057	$ 845,483	$ 2,931,884	$ 631,132	$ 2,859,740	$ 475,309	$ -	$ -	$ 3,442,401	$ 993,465	$ -	$ 3,398,979	$ 566,997	$ -	$ -	$ 3,780,952	$ 4,752,360	$ 2,338,374
Associated Infrastructure		$ 7,464,923	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Operational Costs																					
Inflation	**2.5%**	**1.00**	**1.03**	**1.05**	**1.08**	**1.10**	**1.13**	**1.16**	**1.19**	**1.22**	**1.25**	**1.28**	**1.31**	**1.34**	**1.38**	**1.41**	**1.45**	**1.48**	**1.52**	**1.56**	**1.60**
Landfill	$	$ 703,519	$ 721,107	$ 739,134	$ 757,613	$ 776,553	$ 795,967	$ 815,866	$ 836,263	$ 857,169	$ 878,599	$ 900,564	$ 923,078	$ 946,155	$ 969,808	$ 994,054	$ 1,018,905	$ 1,044,378	$ 1,070,487	$ 1,097,249	$ 1,124,680
Associated Infrastructure		$ 4,320	$ 4,428	$ 4,539	$ 4,652	$ 4,768	$ 4,888	$ 5,010	$ 5,135	$ 5,264	$ 5,395	$ 5,530	$ 5,668	$ 5,810	$ 5,955	$ 6,104	$ 6,257	$ 6,413	$ 6,573	$ 6,738	$ 6,906
Total Cost	***$***	***$ 15,712,176***	***$ 725,535***	***$ 3,616,730***	***$ 1,607,748***	***$ 3,713,205***	***$ 1,431,986***	***$ 3,680,616***	***$ 1,316,706***	***$ 862,433***	***$ 883,994***	***$ 4,348,494***	***$ 1,922,211***	***$ 951,964***	***$ 4,374,743***	***$ 1,567,155***	***$ 1,025,162***	***$ 1,050,791***	***$ 4,858,012***	***$ 5,856,347***	***$ 3,469,961***
Gate Fee																					
Cost Per Tonne	$/tonne	$ 1,028.472	$ 46.428	$ 213.010	$ 92.616	$ 198.113	$ 74.754	$ 236.871	$ 82.360	$ 52.411	$ 52.176	$ 249.185	$ 106.905	$ 51.366	$ 228.944	$ 79.518	$ 50.417	$ 50.073	$ 224.237	$ 261.763	$ 150.340

Summary

5 Year Period	Tonnes	Total Cost	Average $/Tonne
2016/17 - 2020/21	83,986	$ 25,375,395	$ 302.14
2021/22 - 2025/26	84,079	$ 8,175,735	$ 97.24
2026/27 - 2030/31	92,781	$ 13,164,567	$ 141.89
2031/32 - 2035/36	108,437	$ 16,260,272	$ 149.95
10 Year Period			
2016/17 - 2025/26	168,065	$ 33,551,130	$ 199.63
2026/37 - 2035/36	201,218	$ 29,424,839	$ 146.23
20 Year Period			
2016/17 - 2035/36	**369,283**	$ 62,975,969	**$ 170.54**

Gate Fee Model - Green Waste Facility

	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Inflation Rate 2033/34	2034/35	2035/36
																		2.50%		
Costs																				
Capital Costs																				
Initial Capex	$214,502	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Capex spread over 10 years	$21,450	$21,450	$21,450	$21,450	$21,450	$21,450	$21,450	$21,450	$21,450	$21,450	$21,450	$0	$0	$0	$0	$0	$0	$0	$0	$0
Operational Costs																				
Inflation Rate	1.00	1.03	1.05	1.08	1.10	1.13	1.16	1.19	1.22	1.25	1.28	1.31	1.34	1.38	1.41	1.45	1.48	1.52	1.56	1.60
Opex	$45,125	$46,253	$47,409	$48,594	$49,809	$51,054	$52,331	$53,639	$54,980	$56,355	$57,763	$59,208	$60,688	$62,205	$63,760	$65,354	$66,988	$68,663	$70,379	$72,139
Total Costs	**$66,575**	**$67,703**	**$68,859**	**$70,045**	**$71,259**	**$72,505**	**$73,781**	**$75,089**	**$76,430**	**$77,805**	**$79,214**	**$59,208**	**$60,688**	**$62,205**	**$63,760**	**$65,354**	**$66,988**	**$68,663**	**$70,379**	**$72,139**
Waste																				
Total Waste	345	348	350	353	355	358	73	76	80	83	86	90	94	98	102	106	111	116	120	125
Gate Fee																				
Cost Per Tonne	**$192.92**	**$194.83**	**$196.73**	**$198.63**	**$200.51**	**$202.39**	**$1,007.59**	**$983.82**	**$960.72**	**$938.28**	**$916.48**	**$657.20**	**$646.27**	**$635.53**	**$624.96**	**$614.57**	**$604.35**	**$594.31**	**$584.43**	**$575.66**
Av. Cost Per Tonne (2016/17 - 2025/26)	**$507.64**																			
Av.Cost Per Tonne (2026/27 - 2035/36)	**$645.37**																			

Gate Fee Model - C&D Waste Facility (including Scrap Metal Area)

	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Inflation Rate 2033/34	2034/35	2035/36
																		2.50%		
Costs																				
Capital Costs																				
Initial Capex	$1,939,459	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Capex spread over 10 years	$193,946	$193,946	$193,946	$193,946	$193,946	$193,946	$193,946	$193,946	$193,946	$193,946	$193,946	$0	$0	$0	$0	$0	$0	$0	$0	$0
Operational Costs																				
Inflation Rate	1.00	1.03	1.05	1.08	1.10	1.13	1.16	1.19	1.22	1.25	1.28	1.31	1.34	1.38	1.41	1.45	1.48	1.52	1.56	1.60
Opex	$499,075	$511,552	$524,341	$537,449	$550,886	$564,658	$578,774	$593,244	$608,075	$623,276	$638,858	$654,830	$671,201	$687,981	$705,180	$722,810	$740,880	$759,402	$778,387	$797,847
Total Costs	**$693,021**	**$705,498**	**$718,287**	**$731,395**	**$744,832**	**$758,604**	**$772,720**	**$787,189**	**$802,021**	**$817,222**	**$832,804**	**$654,830**	**$671,201**	**$687,981**	**$705,180**	**$722,810**	**$740,880**	**$759,402**	**$778,387**	**$797,847**
Waste																				
Total Waste	12,896	13,130	13,479	13,733	14,103	14,379	7,606	7,906	8,218	8,543	8,882	9,236	9,605	9,989	10,389	10,807	11,242	11,695	12,168	12,640
Gate Fee																				
Cost Per Tonne	**$53.74**	**$53.73**	**$53.29**	**$53.26**	**$52.81**	**$52.76**	**$101.59**	**$99.57**	**$97.60**	**$95.66**	**$93.76**	**$70.90**	**$69.88**	**$68.88**	**$67.88**	**$66.89**	**$65.91**	**$64.93**	**$63.97**	**$63.12**
Av. Cost Per Tonne (2016/17 - 2025/26)	**$71.40**																			
Av.Cost Per Tonne (2026/27 - 2035/36)	**$69.61**																			

Gate Fee Model - Liquid Waste Facility

	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Inflation Rate 2033/34	2034/35	2035/36
																		2.50%		
Costs																				
Capital Costs																				
Initial Capex	$159,694	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Capex spread over 10 years	$15,969	$15,969	$15,969	$15,969	$15,969	$15,969	$15,969	$15,969	$15,969	$15,969	$15,969	$0	$0	$0	$0	$0	$0	$0	$0	$0
Operational Costs																				
Inflation Rate	1.00	1.03	1.05	1.08	1.10	1.13	1.16	1.19	1.22	1.25	1.28	1.31	1.34	1.38	1.41	1.45	1.48	1.52	1.56	1.60
Opex	$19,501	$19,989	$20,488	$21,001	$21,526	$22,064	$22,615	$23,181	$23,760	$24,354	$24,963	$25,587	$26,227	$26,882	$27,554	$28,243	$28,949	$29,673	$30,415	$31,175
Total Costs	**$35,471**	**$35,958**	**$36,458**	**$36,970**	**$37,495**	**$38,033**	**$38,585**	**$39,150**	**$39,730**	**$40,324**	**$40,932**	**$25,587**	**$26,227**	**$26,882**	**$27,554**	**$28,243**	**$28,949**	**$29,673**	**$30,415**	**$31,175**
Waste																				
Total Waste	190	191	209	210	228	229	247	248	250	251	252	254	255	256	258	260	261	263	265	267
Gate Fee																				
Cost Per Tonne	**$186.49**	**$188.17**	**$174.38**	**$176.01**	**$164.38**	**$165.97**	**$156.02**	**$157.57**	**$159.14**	**$160.72**	**$162.31**	**$100.92**	**$102.87**	**$104.84**	**$106.82**	**$108.82**	**$110.83**	**$112.85**	**$114.88**	**$116.96**
Av. Cost Per Tonne (2016/17 - 2025/26)	**$168.88**																			
Av.Cost Per Tonne (2026/27 - 2035/36)	**$114.21**																			

Gate Fee Model - Waste Oil Facility

	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Inflation Rate 2033/34	2034/35	2035/36
																		2.50%		
Costs																				
Capital Costs																				
Initial Capex	$1,100,149	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Capex spread over 10 years	$110,015	$110,015	$110,015	$110,015	$110,015	$110,015	$110,015	$110,015	$110,015	$110,015	$110,015	$0	$0	$0	$0	$0	$0	$0	$0	$0
Operational Costs																				
Inflation Rate	1.00	1.03	1.05	1.08	1.10	1.13	1.16	1.19	1.22	1.25	1.28	1.31	1.34	1.38	1.41	1.45	1.48	1.52	1.56	1.60
Opex	$167,757	$171,951	$176,250	$180,656	$185,173	$189,802	$194,547	$199,411	$204,396	$209,506	$214,744	$220,112	$225,615	$231,255	$237,037	$242,963	$249,037	$255,263	$261,644	$268,185
Total Costs	**$277,772**	**$281,966**	**$286,265**	**$290,671**	**$295,188**	**$299,817**	**$304,562**	**$309,426**	**$314,411**	**$319,521**	**$324,758**	**$220,112**	**$225,615**	**$231,255**	**$237,037**	**$242,963**	**$249,037**	**$255,263**	**$261,644**	**$268,185**
Waste																				
Total Waste	310	323	336	351	365	381	397	414	431	450	469	489	509	531	553	577	601	627	653	680
Gate Fee																				
Cost Per Tonne	**$897.06**	**$873.63**	**$850.93**	**$828.94**	**$807.63**	**$786.99**	**$766.98**	**$747.58**	**$728.78**	**$710.54**	**$692.86**	**$450.53**	**$443.04**	**$435.68**	**$428.43**	**$421.31**	**$414.31**	**$407.42**	**$400.65**	**$394.64**
Av. Cost Per Tonne (2016/17 - 2025/26)	**$799.90**																			
Av.Cost Per Tonne (2026/27 - 2035/36)	**$448.89**																			

Gate Fee Model - Tyres and Rubber Monocell

	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Inflation Rate 2033/34	2034/35	2035/36
																		2.50%		
Costs																				
Capital Costs																				
Initial Capex	$799,962	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Capex spread over 10 years	$79,996	$79,996	$79,996	$79,996	$79,996	$79,996	$79,996	$79,996	$79,996	$79,996	$79,996	$0	$0	$0	$0	$0	$0	$0	$0	$0
Operational Costs																				
Inflation Rate	1.00	1.03	1.05	1.08	1.10	1.13	1.16	1.19	1.22	1.25	1.28	1.31	1.34	1.38	1.41	1.45	1.48	1.52	1.56	1.60
Opex	$50,095	$51,347	$52,631	$53,947	$55,296	$56,678	$58,095	$59,547	$61,036	$62,562	$64,126	$65,729	$67,372	$69,057	$70,783	$72,553	$74,366	$76,226	$78,131	$80,084
Total Costs	**$130,091**	**$131,344**	**$132,627**	**$133,943**	**$135,292**	**$136,674**	**$138,091**	**$139,543**	**$141,032**	**$142,558**	**$144,122**	**$65,729**	**$67,372**	**$69,057**	**$70,783**	**$72,553**	**$74,366**	**$76,226**	**$78,131**	**$80,084**
Waste																				
Total Waste	810	829	960	980	1,113	1,135	1,130	1,154	1,180	1,206	1,234	1,262	1,292	1,324	1,356	1,390	1,425	1,462	1,501	1,539
Gate Fee																				
Cost Per Tonne	**$160.58**	**$158.42**	**$138.18**	**$136.61**	**$121.57**	**$120.39**	**$122.22**	**$120.90**	**$119.56**	**$118.20**	**$116.83**	**$52.07**	**$52.13**	**$52.18**	**$52.20**	**$52.20**	**$52.17**	**$52.13**	**$52.06**	**$52.03**

Gate Fee Model - Materials Recovery Facility

																		Inflation Rate		2.50%
	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Costs																				
Capital Costs																				
Initial Capex	$4,027,840	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Capex spread over 10 years	$402,784	$402,784	$402,784	$402,784	$402,784	$402,784	$402,784	$402,784	$402,784	$402,784	$402,784	$0	$0	$0	$0	$0	$0	$0	$0	$0
Operational Costs																				
Inflation Rate	1.00	1.03	1.05	1.08	1.10	1.13	1.16	1.19	1.22	1.25	1.28	1.31	1.34	1.38	1.41	1.45	1.48	1.52	1.56	1.60
Opex	$621,708	$637,251	$653,182	$669,512	$686,250	$703,406	$720,991	$739,016	$757,491	$776,429	$795,839	$815,735	$836,129	$857,032	$878,458	$900,419	$922,930	$946,003	$969,653	$993,894
Total Costs	**$1,024,492**	**$1,040,035**	**$1,055,966**	**$1,072,296**	**$1,089,034**	**$1,106,190**	**$1,123,775**	**$1,141,800**	**$1,160,275**	**$1,179,213**	**$1,198,623**	**$815,735**	**$836,129**	**$857,032**	**$878,458**	**$900,419**	**$922,930**	**$946,003**	**$969,653**	**$993,894**
Waste																				
Total Waste	3,287	3,348	3,424	3,490	3,571	3,643	1,909	1,987	2,069	2,154	2,242	2,335	2,431	2,531	2,636	2,745	2,859	2,977	3,101	3,224
Gate Fee																				
Cost Per Tonne	**$311.69**	**$310.65**	**$308.44**	**$307.26**	**$304.96**	**$303.64**	**$588.69**	**$574.58**	**$560.86**	**$547.51**	**$534.53**	**$349.39**	**$343.94**	**$338.56**	**$333.26**	**$328.02**	**$322.86**	**$317.76**	**$312.74**	**$308.28**
Av. Cost Per Tonne (2016/17 - 2025/26)	**$411.83**																			
Av.Cost Per Tonne (2026/27 - 2035/36)	**$348.93**																			

WHEATSTONE PROJECT

LEASE CONTRACT No.

C1098725

BETWEEN

SHIRE OF ASHBURTON

and

CHEVRON AUSTRALIA PTY LTD
ABN 29 086 197 757

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This LEASE is made the day of 2013

by the following parties:

SHIRE OF ASHBURTON ABN 45503070070

a body corporate pursuant to the Local Government Act 1995

of PO Box 567, Tom Price, Western Australia ("**Lessor**") and

CHEVRON AUSTRALIA PTY LTD (ABN 29 086 197 757), of Level 24, QV.1 Building, 250 St Georges Terrace, Perth, Western Australia ("**Lessee**").

BACKGROUND:

A. The Lessor acts as the management body of the Reserve.

B. The Lessor has agreed to grant to and the Lessee, as operator of the Wheatstone Project, has agreed to take a lease of the Land.

C. This Lease records the agreed terms and conditions of the lease of the Land to the Lessee.

OPERATIVE PART:

The Lessor leases the Land to the Lessee and the Lessee accepts the Land on lease for the Term and subject to the Encumbrances and the terms and conditions of this Lease, subject to consent of the Minister.

1. DEFINITIONS AND INTERPRETATION

1.1 Definitions

In this Lease unless the contrary intention appears:

"**Affiliates**" means any legal entity which controls, is controlled by, or is under common control with, another legal entity. An entity is deemed to "control" another if it owns directly or indirectly more than fifty per cent of either of the following:

(A) the shares entitled to vote at a general election of directors of such other entity; and

(B) the voting interest in such other entity if such entity does not have either shares or directors.

Affiliates of the Lessee expressly include Chevron Corporation;

"**Annexure**" means the annexure within this Lease;

"Business Day" means a day other than a Saturday, Sunday or public holiday in Perth, Western Australia.

"**Claim**" means any claim, liability, loss, demand, damage, lien, cause of action of any kind, order, subpoena, obligation, cost, royalty, fee, assessment, duty, charge, penalty, fine, judgment, interest and award (including recoverable legal counsel fee and cost of litigation of the Person asserting the claim), whether arising by law, contract, tort, voluntary settlement or in any other manner.

"**Consequential Losses**" means loss of profit (whether actual, direct, indirect, anticipated or otherwise), loss of revenue, loss of product, loss of expected savings, loss of income, rent or holding costs, loss of expected production, opportunity costs, loss of business (including loss or reduction of goodwill or opportunity) and damage to reputation (regardless of whether any or all of these things are considered to be indirect or consequential losses or damage), punitive or exemplary damages and any consequential loss or damage in contract, tort (including negligence), under any statute or otherwise arising from or related in any way to this Lease or its subject matter, however caused;

"**CPI Rent Review Date**" means any of the rent review dates mentioned at Item 9 of the Schedule;

"**Dispute**" means any dispute or controversy arising out of this Lease, including a Claim under this Lease and any dispute or controversy regarding the existence, construction, validity, interpretation, enforceability, termination or breach of this Lease, whether based in contract, tort or in any other manner.

"**Encumbrances**" means the encumbrances (if any) mentioned at Item 2 of the Schedule;

"**Exhibit**" means an exhibit within this Lease;

"**Fixed Rent Review Date**" means any of the rent review dates mentioned at Item 8 of the Schedule;

"**Further Term**" means the term of renewal mentioned at Item 7 of the Schedule;

"**GST**" has the same meaning as the GST Act;

"**GST Act**" means *A New Tax System (Goods and Services Tax) Act 1999 (Cth)*;

"Index" means the Consumer Price Index (CPI) as published by the Australian Bureau of Statistics for Perth (All Groups) or any substitute therefor accepted by the Government of the Commonwealth of Australian from time to time as a measure of the increase in the cost of living.

"**Insolvency Event**" means the happening of any one of the following events:

(A) an application is made to a court that the Lessee be wound up or a provisional liquidator be appointed or that it be wound up voluntarily or by the Court or a provisional liquidator or administrator is appointed;

(B) the Lessee proposes to enter into or enters into any form of arrangement (whether formal or informal) with its creditors or any of them;

(C) a receiver or receiver and manager is appointed to any of the assets of the Lessee;

(D) the Lessee becomes insolvent or is unable to pay its debts within the meaning of the Corporations Act 2001; or

(E) the Lessee becomes an insolvent under administration as defined in the Corporations Act 2001;

"**Land**" means the land mentioned at Item 1 of the Schedule;

"**Lease**" means this Lease and any extension or variation of this Lease;

"**Lessee's Proportion of the Outgoings**" means the same proportion that the area of the Land bears to the total lettable area of the Land as at the commencement of the relevant Outgoings Year;

"Minister" means the Minister for Lands, a body corporate under section 7 of the *Land Administration Act 1997*;

"**Outgoings**" means the outgoings mentioned at Item 4 of the Schedule;

"**Person**" means an individual, corporation, company, association, partnership, state, statutory corporation, government entity or any other legal entity;

"**Permitted Use**" means the permitted use of the Land mentioned at Item 5 of the Schedule;

"**Rent**" means the rent mentioned at Item 3 of the Schedule;

"**Schedule**" means the schedule annexed which forms part of this Lease;

"**Term**" means the term of the Lease mentioned at Item 6 of the Schedule;

"**Wheatstone Project**" means the hydrocarbon facilities, including liquefied natural gas, domestic gas facilities and related infrastructure required to produce, store, transport and/or load liquefied natural gas, domestic gas and other hydrocarbons to be constructed and operated by the Lessee in a hydrocarbon precinct at the Ashburton North Strategic Industrial Area.

1.2 Interpretation

In this Lease unless the contrary intention appears:

(A) words importing the singular include the plural and vice versa;

(B) words importing any gender include the other genders;

(C) other grammatical forms of defined words and expressions have corresponding meanings;

(D) references to persons include corporations and bodies politic;

(E) references to a person include the legal personal representatives, successors and assigns of that person;

(F) a reference to a statute, ordinance, code or other law includes regulations and other statutory instruments under it and consolidations, amendments, re-enactments or replacements of any of them (whether of the same or any other legislative authority having jurisdiction);

(G) references to this or any other agreement include this Lease as varied or replaced and notwithstanding any change in the identity of the parties;

(H) references to writing include any mode of representing or reproducing words in tangible and permanently visible form and includes facsimile transmissions;

(I) an obligation of two or more parties binds them jointly and severally;

(J) if a word or expression is defined, cognate words and expressions have corresponding definitions;

(K) references to an association, body or authority which is reconstituted, amalgamated, reconstructed or merged or the functions of which have become exercisable by any other person, association, body or authority in its place shall be taken to refer to the person, association, body or authority established or constituted in its place or by which its functions have become exercisable;

(L) reference to any thing is a reference to the whole or any part of it and a reference to a group of things or persons is a reference to any one or more of them;

(M) reference to a month and cognate terms means a period commencing on any day of a calendar month and ending on the corresponding day in the next succeeding calendar month, but if a corresponding day does not occur in the next succeeding calendar month the period shall end on the first day of the next succeeding calendar month;

(N) references to this document includes any schedules, annexures and exhibits;

(O) headings are inserted for ease of reference only and shall be ignored in construing this Lease;

(P) references to time are to local time in Perth, Western Australia;

(Q) where time is to be reckoned from a day or event that day or the day of that event shall be excluded;

(R) the word "include" used when introducing a list of items does not limit the meaning of the words to which the list relates to those items or to items of a similar kind; and

(S) a provision of this Lease must not be construed to the disadvantage of a party merely because that party was responsible for the preparation of this Lease or the inclusion of the provision in this Lease.

2. PAYMENT OF RENT AND OUTGOINGS

2.1 The Lessee shall pay the Rent to the Lessor annually in advance and the Lessee's Proportion of the Outgoings, if any, upon presentation of a compliant Tax Invoice. The Lessee shall pay to the Lessor undisputed Tax Invoice amounts within thirty days from Lessee's receipt of the Tax Invoice.

2.2 The Lessee shall promptly pay to the relevant entity all utility and other charges which are separately assessed in respect of the Land including electricity, telephone, gas, installation charges and rents.

2.3 The Lessor shall estimate the annual Outgoings for the Land and provide a copy of the estimate of the Lessee's Proportion of the Outgoings to the Lessee on or before 1 July during each year of the Term. The Lessor's estimate of the annual Outgoings shall be adjusted at 30 June during each year of the Term and pro-rated if the period is less than 12 months. The Lessee shall pay to the Lessor any shortfall between actual Lessee's Proportion of the Outgoings incurred in the preceding Outgoings Year and the estimate of the Lessee's Proportion of the Outgoings within 30 days of being notified of a shortfall by the Lessor. The Lessor shall promptly refund to the Lessee any Outgoings paid by the Lessee during the preceding outgoing period in excess of the actual Outgoings.

2.4 The Lessor reserves the right at its absolute discretion to exclude water, drainage and sewerage rates, and land tax from the operation of clause 2.3 and to seek payment of those charges levied in respect of the Land from the Lessee provided a Tax Invoice is first provided to the Lessee.

3. MAINTENANCE, REPAIR AND CLEANING

3.1 The Lessee shall maintain the Land so that the Land is maintained in good condition PROVIDED THAT the Lessee shall not be liable for fair wear and tear or damage or defects not caused by the Lessee.

3.2 The Lessee shall build and maintain the Air Quality Monitoring Station in accordance with approved Development Applications as set out in Item 5 of the Schedule.

3.3 The Lessee shall perform the Lessee's obligations mentioned in clause 3.1 in a proper and workmanlike manner and with materials of the same or similar quality to those used at the date of commencement of the Term.

3.4 The Lessee shall:

(A) keep the Land clean and free from rubbish;

(B) promptly remove any rubbish of a kind not removed by the local authority.

3.5 Alterations:

(A) Approved Alterations:

(1) The Lessor approves and consents to the Lessee making the following alterations and additions ("Approved Alternations") to the Land: all things necessary to undertake the Permitted Use.

(B) Other Alterations. Other than the Approved Alterations, the Lessee shall not make any alterations or additions to any part of the Land without the prior written consent of the Lessor, approval not to be unreasonably withheld.

4. USE OF THE LAND

4.1 The Lessee shall not use the Land or any part of the Land for any purpose other than the Permitted Use.

4.2 The Lessee acknowledges and agrees that the Lessee:

(A) has not relied on any warranty or representation from the Lessor as to how the Land may be used;

(B) is aware of all prohibitions or restrictions on the use of the Land;

(C) shall obtain all necessary approvals, permits or licences to carry on the Lessee's business on the Land; and

(D) shall comply with all lawful requirements and orders of any authority having jurisdiction over the Land and all laws applying to the Land and the use and occupation of the Land.

4.3 The Lessee shall be liable for the costs of any structural works to the Land which are required because of the nature of the Lessee's business or the Lessee's use and occupation of the Land.

5. INSURANCE

5.1 The Lessee shall, during the Term and any Further Term, effect and maintain with an insurer acceptable to the Lessor in respect of the Land:

(A) in the name of the Lessee and noting the Lessor and any mortgagee's interest for their respective rights and interests, public liability insurance to a sum insured of not less than $10 million;

(B) insurance of the Lessee's property to the full insurable value against all risks of physical loss or damage;

(C) workers compensation insurance against the Lessee's liability, whether arising at common law or by virtue of any relevant statute relating to workers compensation or employer's liability by any person employed by the Lessee;

PROVIDED THAT for so long as the Lessee is Chevron Australia Pty Ltd and the Lessee self insures against the risks required to be covered by this clause 5.1, then the Lessee's obligation to effect and maintain insurance as set out in this clause 5.1 shall be satisfied.

5.2 If required by the Lessor, the Lessee shall provide to the Lessor a copy its self administered claims letter evidencing its insurance with respect to this Lease.

5.3 The Lessee shall not do or omit to do any act which might increase the rate of premium or render any insurance effected or maintained by the Lessee in respect of the Land void or voidable or whereby any claim on the policy may be reduced or payment withheld either in whole or in part.

5.4 The Lessee shall comply with all the terms, warranties and conditions of the insurance policies effected in relation to the Land or the requirements of the insurer in respect of the insurance taken out by the Lessee or in respect of which the Lessor has advised the Lessee of the terms.

6. INDEMNITY

6.1 The obligation of the Lessee to indemnify the Lessor and the Minister under this Lease or by any law is unaffected by the obligation of the Lessee to effect insurance or by the holding by the Lessee of a licence, permit or authority from any government agency or authority and the obligation of the Lessee to indemnify is paramount.

6.2 The Lessee indemnifies the Lessor and the Minister against any loss, liability, cost, charge or expense incurred or suffered by the Lessor, its employees, officers or agents or recovered or made against the Lessor, arising from or in connection with:

(A) any damage to the Land or any loss of or damage to property caused by any act or omission of the Lessee or its employees, agents, contractors, customers or invitees;

(B) any injury that the Lessee or any other person may sustain when using or entering or near the Land or any appliance connected with the Land caused by the Lessee;

(C) the use or occupation of the Land by the Lessee or its employees, agents, contractors, customers or invitees;

(D) a default by the Lessee of this Lease including legal costs and expenses on a full indemnity basis; and

(E) any work carried out by or on behalf of the Lessee or its servants, agents or contractors under this Lease,

PROVIDED THAT the Lessee's indemnity in this clause 6.2 is only applicable to the extent that the Lessee caused or contributed to the loss, liability, cost, charge or expense.

6.3 The indemnities provided by the Lessee under this clause 6 are:

(A) not affected by:

(1) the Lessor re-entering the Land or otherwise terminating this Lease;

(2) the Lessor accepting the Lessee's repudiation;

(3) the Lessee abandoning or vacating the Land; or

(4) the conduct of either party constituting a surrender of this Lease by operation of law; and

(B) a continuing obligation, separate and independent from the other obligations of the Lessee and which shall survive the expiry or termination of this Lease.

6.4 It shall not be necessary for the Lessor to incur any expense or make any payment before enforcing a right of indemnity under this clause 6.

6.5 In no event will either party be liable to the other and each waives and releases the other from all liability for Consequential Losses.

7. COSTS

7.1 The Lessee must indemnify the Lessor for, and on demand, provided that supporting tax invoices are supplied by the Lessor to the Lessee for verification must pay to the Lessor all payments including but not limited to, Legal Fees, which the Lessor pays or is liable to pay in connection with or incidental to:

(A) the instructions for negotiation, preparation, execution, stamping, and any necessary registration, of this Document.

7.2 The Lessee shall pay to the Lessor all the Lessor's reasonable costs, fees and expenses which may be payable, expended, incurred or sustained by the Lessor in respect of or incidental to:

(A) compliance by the Lessor with the provisions of section 81 of the Property Law Act 1969 notwithstanding that the Lessee may have applied to the Court (whether successfully or not) for relief pursuant to section 81(2) of the Property Law Act 1969; and

(B) the withdrawal of any caveat claiming an interest in the Land and lodged over the Land pursuant to this Lease where the Lease is terminated as a consequence of a default by the Lessee.

8. LESSEE OBLIGATIONS

8.1 The Lessee shall not:

(A) do anything in or about the Land which is illegal, noxious, offensive or audibly or visually a nuisance to the Lessor or the owner or occupier of a property adjoining the Land;

(B) carry out works which interfere with or obstruct access to, other than the Lessee's security controls, or overload any service running through or serving the Land including power, water, gas, telecommunications, fire equipment and sewerage;

(C) construct or place any sign or advertisement, other than the Lessee's company badging, on any part of the Land without the Lessor's prior written consent; or

(D) lodge, register or permit to exist an absolute caveat on the title to the Land.

8.2 The Lessee shall comply with and observe at the expense of the Lessee all present and future acts, regulations and by-laws and all orders and requirements of any statutory, public or other competent authority which relate to the Lessee's use of the Land.

9. LESSOR'S RIGHTS

9.1 The Lessor or a person authorised by the Lessor may enter the Land at all times and without notice if there is an emergency, but otherwise at all reasonable times after giving the Lessee at least 7 days notice of entry to:

(A) view the state of repair of the Land and to ensure the Lessee's compliance with this Lease;

(B) maintain or repair the Land or maintain, repair or alter any service running through or serving the Land; or

(C) comply with any requirement or notice of any authority in relation to the Land for which the Lessee is not responsible under this Lease.

9.2 The Lessor or a person authorised by the Lessor may, after giving the Lessee reasonable notice, enter the Land at all reasonable times to allow prospective purchasers or tenants of the Land to inspect the Land.

9.3 The Lessor may grant rights of support or enter into any arrangement or agreement or restrictive covenant with any owner, lessee, tenant, or occupier of or person interested in any land adjacent or near to the Land or with any public authority having jurisdiction over the Land and may dedicate, transfer, grant, or create any land, easement, privilege or restrictive covenant in favour of any person, any adjoining or neighbouring land, or any public authority having jurisdiction over the Land and this Lease will be deemed to be subject to each agreement, arrangement, right, easement, privilege or restrictive covenant, provided that any such agreement, arrangement, right, easement, privilege or restrictive covenant does not materially affect the Lessee's use and enjoyment of the Land.

9.4 The Lessor may create or allow to exist any mortgage, charge, lien, trust or power over the Land or Building or assign or otherwise dispose of or deal with the Land or the Lessor's rights under this Lease as the Lessor sees fit.

9.5 The Lessor may do anything which should have been done by the Lessee under this Lease but which has not been done to a standard acceptable to the Lessor and, for this purpose, the Lessor and its contractors, employees and agents may enter the Land and remain on the Land for as long as is necessary.

9.6 All acts and things which the Lessor is required or empowered to do under this Lease may be done by the Lessor or the solicitor, agent, contractor or employee of the Lessor.

9.7 The Lessor reserves the right to grant any lease or leases of other parts of the Land for the same purpose or purposes for which the Lessee is entitled to use the Land pursuant to this Lease.

10. DEFAULT AND TERMINATION

10.1 The obligations:

(A) to pay Rent and the Lessee's Proportion of the Outgoings under clause 2;

(B) to maintain and repair the Land under clause 3;

are essential terms of this Lease but this clause does not imply that this Lease contains no other essential terms.

10.2 If:

(A) the Lessee repudiates or commits a fundamental breach of this Lease;

(B) subject to the original valid invoice for the monies payable being submitted to the Lessee, any Rent or Outgoings or other monies

payable in accordance with this Lease remain unpaid for 60 days after notice of non-payment is given by the Lessor to the Lessee;

(C) a breach of the Lessee's covenants, other than those specified in Clause 10.2(b), is not remedied to the Lessor's reasonable satisfaction within 30 days (or such longer period agreed by the parties) after notice of the breach is given by the Lessor to the Lessee;

(D) a judgment, order or an encumbrance is enforced or becomes enforceable against any property of the Lessee; or

(E) the Lessee is subject to an Insolvency Event,

then the Lessor may terminate this Lease by re-entering the Land without notice to the Lessee.

10.3 Sections 80 and 82 of the Property Law Act 1969 are expressly excluded from this Lease.

10.4 The acceptance of Rent, Outgoings or other monies payable in accordance with this Lease by the Lessor is not a waiver of a preceding breach or an acceptance of the repudiation of this Lease by the Lessee. Any attempt by the Lessor to mitigate its loss is not surrender by operation of law or a waiver of the Lessee's breach or an acceptance of the Lessee's repudiation of this Lease.

11. EXPIRY OF THE TERM AND HOLDING OVER

11.1 On the expiry or earlier termination of this Lease or any period of holding over the Lessee shall vacate the Land, leave the Land in a condition complying with the Lessee's covenants contained in this Lease and surrender to the Lessor, all keys and other access devices of the Lessor.

11.2 When the Land is vacated by the Lessee pursuant to clause 11.1, the Lessee shall remove the Lessee's property from the Land and make good in a proper and workmanlike manner any damage caused by such removal and the Lessee shall not be required to otherwise return the Land to the condition existing at the commencement of the term.

11.3 On or prior to the expiry or earlier termination of this Lease or any period of holding over, if the Lessee has lodged a caveat on the title to the Land, the Lessee shall withdraw such caveat.

11.4 In consideration of the Lessor granting the Lessee the Lessee's rights under this Lease, the Lessee irrevocably appoints the Lessor and every officer of the Lessor to be the attorney of the Lessee in the name and on behalf of the Lessee and as the act and deed of the Lessee to sign and lodge at Landgate:

(A) a withdrawal of any absolute caveat lodged by or on behalf of the Lessee at any time during the term or any Further Term;

(B) a withdrawal of any caveat lodged by or on behalf of the Lessee and not withdrawn on the expiry or earlier termination of this Lease; and

(C) a surrender of this Lease on the termination of this Lease prior to the expiry of the Term or any further Term.

and the Lessee:

(D) undertakes to ratify all that the attorney does or causes to be done under or by virtue of this clause; and

(E) indemnifies the Lessor in respect of:

(1) any loss arising from any act done under or by virtue of this clause; and

(2) the Lessor's costs and expenses of and incidental to:

(a) the withdrawal of any caveat lodged by or on behalf of the Lessee affecting the Land or the Land; and

(b) registering this Lease in order to exercise the power of attorney contained in this clause.

11.5 For each day that the Lessee does not comply with its obligation under this Lease to:

(A) vacate the Land; or

(B) remove the Lessee's property

the Lessee shall pay to the Lessor as liquidated damages an amount equivalent to 1/365th of all monies payable by the Lessee under this Lease in the preceding 12 month period.

11.6 If the Lessee with the consent of the Lessor continues in possession of the Land after the expiry of the Term, then the Lessee shall be a monthly tenant of the Land paying a monthly rent equivalent to the Rent payable during the period immediately preceding the expiry of the Term and such monthly tenancy may be terminated by either party giving to the other at least 1 months' notice of such termination.

12. FIXED RENT REVIEW

12.1 Not Used.

13. CPI RENT REVIEW

If:

(A) in determining the Current CPI:

(1) the Consumer Price Index number is not published; or

(2) in the opinion of the Lessor there is a material change in the basis of assessment of the Consumer Price Index; or

(B) in determining the Previous CPI, no Consumer Price Index number was published within a period of FOUR (4) months prior to:

(1) the immediately preceding Rent Review Date; or

(2) if there is no preceding Rent Review Date, the date of commencement of the Term;

the Lessor may appoint an actuary from the Fellows of the Institute of Actuaries of Australia to determine:

(C) for the Current CPI, an index number which reflects the prevailing levels of prices for the Perth Metropolitan area at that Rent Review Date; or

(D) for the Previous CPI, an index number which reflects the prevailing levels of prices for the Perth Metropolitan area at:

(1) the immediately preceding Rent Review Date; or

(2) if there is no preceding Rent Review Date, the date of commencement of the Term;

and

(E) the actuary's certificate will be:

(1) final and binding on the Lessor and the Lessee; and

(2) used to determine the Current CPI or the Previous CPI as appropriate; and

(F) the Lessor and the Lessee must pay the actuary's costs and expenses in equal shares.

The following formula shall be the basis of any adjustment under this clause;

$R_n = R_b \times (CPI_n/CPI_b)$

Where;

R_n	=	The Rent chargeable for the forthcoming year
R_b	=	The Base Rent (Item 4 of the Schedule: $15,000.00)
CPI_n	=	The Consumer Price Index, All Groups Perth (ABS ref 6401.0, Table 5) for the latest published quarter immediately preceding the anniversary date.
CPI_b	=	The Consumer Price Index as above, for the March 2013 quarter.

14. OPTION TERM

If the Lessee wishes to take a lease of the Land for the Further Term and gives to the Lessor notice to that effect at least three (3) months prior to the expiration of the Term but not earlier than six (6) months prior to the expiration of the Term and at the time of giving the notice and at the expiration of the Term:

14.1 there shall be no outstanding breach of the Lessee's covenants under this Lease of which the Lessor has given the Lessee written notice;

14.2 the Lessor's rights of re-entry shall not have arisen; and

14.3 there shall not have been any breach of the Lessee's covenants during the initial term of the Lease which was not remedied within 14 days of written notice being given requiring the default to be remedied,

THEN the Lessor shall at the reasonable cost of the Lessee grant to the Lessee a lease of the Land for the Further Term at a Rent determined in accordance with this Lease but otherwise upon the same terms and conditions other than the right of renewal contained in this clause.

15. ASSIGNMENT AND SUBLETTING

15.1 The Lessee shall be entitled to sub-let the Land to any person and on such terms as the Lessee determines in its absolute discretion.

15.2 Subject to clause 15.4, the Lessee may not assign the Land to any person without the Lessor's prior written consent and the consent of the Minister for Lands

15.3 The Lessor may not unreasonably withhold its consent to a proposed assignment of this Lease if:

(A) the Lessor is satisfied that the proposed assignee is a respectable and responsible person of good financial standing, the onus being on the Lessee to satisfy the Lessor in this respect;

(B) all Rent and Outgoings and any other monies due have been paid and there is no existing unremedied breach or default of this Lease on the part of the Lessee;

(C) the Lessee procures the execution of a deed of assignment by the proposed assignee to which the Lessor is a party and which has been prepared by the Lessor's solicitors at the reasonable cost of the Lessee;

(D) the deed of assignment contains a covenant by the assignee to pay all Rent and Outgoings and to perform and observe the Lessee's covenants in accordance with this Lease;

(E) the Lessee has paid to the Lessor:

(1) the Lessor's reasonable expenses incurred in making enquiries to satisfy itself concerning the matters specified in clause 15.2(a); and

(2) the Lessor's reasonable costs and expenses in connection with the approval, preparation, negotiation and execution of the deed of assignment;

(B) any guarantee, security bond or bank guarantee reasonably required by the Lessor to be provided by the assignee is provided;

(C) the Lessee has withdrawn any caveat lodged by the Lessee in respect of the Lessee's leasehold interest in the Land; and

(D) all rent reviews due as, at or within 30 days after the date of assignment of the Land have been completed to the Lessor's satisfaction.

15.4 The Lessee shall be entitled to assign the benefit of this Lease to a related body corporate (as defined in Section 50 of the Corporations Act) subject to the assignee entering into a deed of covenant or assignment with the Lessor to be bound by the terms of this Lease in a form reasonably required by the Lessor.

15.5 The Lessee shall not without the prior consent in writing of the Lessor hold the Lessee's interest in this Lease on trust for any party other than pursuant to the trust (if any) described in this Lease nor declare a trust of the Lessee's interest pursuant to this Lease nor in the event of approval of a trust by the Lessor vary, amend, alter or revoke the terms contained in any trust deed or add to or vary the beneficiaries nor distribute or join in the distribution of any or all of the capital of such trust or in any way vest such trust and any such holding or declaration, variation, amendment, alteration or revocation, addition or variation, distribution or vesting shall be deemed to be an assignment to which the provisions of this clause apply.

15.6 In the event of assignment, the Lessee will remain liable for its obligations.

15.7 Notwithstanding the provisions in clauses 15.2 and 15.3, the Lessee may assign all of its rights, title and interests under this Lease to any of its Affiliates, individually or any number of them without the Lessor's prior written consent provided that the Lessee first notifies the Lessor of the identity of the proposed assignee.

16. TERMINATION WITHOUT CAUSE

16.1 Lessee may terminate all or part of this Lease at any time by giving Lessor not less than ninety days' notice of termination. Termination under this Section is effective on the ninetieth day following receipt Lessor's receipt of the notice when Lessee has also vacated the Land.

16.2 If Lessee terminates this Lease under Section 16.1, Lessee shall pay Lessor for that portion of the Rent and Outgoings that is properly due prior to termination and Lessee vacating the land.

17. RELEASE

17.1 The Lessee:

(A) agrees to occupy, use and keep the Land at the risk of the Lessee; and

(B) releases the Lessor and the Minister, to the full extent permitted by law, from any liability:

(1) for loss of or damage to the Lessee's property including liability for loss of profit and other consequential losses where such loss or damage arises out of the state of the Land or the Lessee's occupation or use of the Land; and

(2) for the failure of any equipment, plant or machinery affecting or providing services to the Land or for their ineffectual operation or for any damage or loss caused by or arising out of them or for the interruption of any services, including the supply of air conditioning, electricity, gas and water.

17.2 The obligations of the Lessee under this clause continue after the expiration or earlier determination of this Lease in respect of any act, deed, matter or thing occurring before the expiration or earlier determination of this Lease.

18. EFFECT OF EXECUTION

18.1 This Lease shall be binding upon each person who has executed it notwithstanding:

(A) the failure of any person named as a party to execute it; or

(B) the avoidance or unenforceability of any part of this Lease.

19. NOTICES

19.1 All notices, requests, demands, consents, approvals, agreements or other communications to or by a party to this Lease:

(A) shall be in writing and:

(1) if served or made in person or by post addressed to:

(a) the address of the recipient shown in this Lease;

(b) if the recipient is a corporation, its registered office, postal address or principal place of business; or

(c) any other address as the recipient may have notified the sender; or

(2) if served by facsimile, addressed to any facsimile number nominated by the recipient to the sender.

(B) may be signed:

(1) if given by a natural person, by the sender or the sender's solicitor; or

(2) if given by a corporation, by a director, secretary, manager or solicitor for the sender;

(C) is deemed duly given or made;

(1) if served or made in person or by post, when delivered to the recipient; or

(2) if served or made by facsimile, upon transmission being completed,

but if delivery or receipt is later than 4.00pm on a Business Day in the place to which the communication is sent, it is deemed to have been duly given or made at the commencement of business on the next Business Day in that place.

19.2 The Lessee shall forthwith deliver to the Lessor copies of all notices, orders or summonses relating to or which could relate to the Land received by the Lessee from any person, local government or public authority.

19.3 The Lessee shall give to the Lessor prompt notice in writing of any accident to or defect or want of repair to any part of the Land and of any circumstances likely to be or cause any danger, risk or hazard to the Land or any person on the Land of which the Lessee is or ought to be aware.

20. GOODS AND SERVICES TAX

20.1 Definitions and interpretation

In this clause terms that are defined in the *A New Tax System (Goods and Services Tax) Act 1999* have the same meaning in this clause.

20.2 Prices do not include GST.

The price for each Taxable Supply fixed or determined under this Document does not include GST.

20.3 Recipient of Taxable Supply must pay GST.

The recipient of a Taxable Supply made under this Document must pay to the supplier, in addition to the price for that Taxable Supply fixed or determined under this Document, the amount of any GST the supplier pays or is liable to pay on the Taxable Supply.

20.4 Recipient must pay GST at same time as price for Taxable Supply.

Subject to clause 20.5, the recipient of a Taxable Supply under this Document must pay to the supplier the amount of any GST that it is liable to pay to the supplier under clause 20.3:

(A) at the same time; and

(B) in the same manner

as the recipient is obliged to pay the price for that Taxable Supply.

20.5 Supplier to provide Tax Invoice

The supplier of a Taxable Supply is required to provide in a timely manner a Tax Invoice to the recipient, and the recipient is only required to pay the GST amount in clause 20.4 provided a Tax Invoice has been provided.

20.6 Adjustment event

If a party becomes aware of an adjustment event, that party agrees to notify the other party as soon as practicable after becoming so aware, and the parties agree to take whatever steps are necessary, including the issue of an adjustment note, and to make whatever adjustments are required to ensure that any GST or additional GST on that supply or any refund of any GST (or part thereof) is paid within fourteen (14) days of the supplier satisfying itself that the adjustment event has occurred.

20.7 Reimbursement

If any party is entitled under this Document to be reimbursed or indemnified by another party for a cost or expense incurred in connection with this Document, the reimbursement or indemnity payment must not include any GST component of the cost or expense for which an input tax credit may be claimed by the party entitled to be reimbursed or indemnified, or by its representative member or joint venture operator.

21. MISCELLANEOUS

21.1 Time shall be of the essence of this Lease in all respects and no extension or variation thereof shall operate as a waiver of this provision.

21.2 The powers conferred on the Lessor by or under any legislation are in addition to the Lessor's rights pursuant to this Lease except to the extent such powers are inconsistent with this Lease.

21.3 The Lessor may exercise the Lessor's powers or enforce any of the Lessee's covenants in this Lease without any proof of default by the Lessee or any notice being required (other than as provided for in this Lease) and notwithstanding any laches, neglect or previous waiver by the Lessor in

respect of any of the Lessee's covenants or the exercise of the Lessor's powers.

21.4 This Lease constitutes the entire agreement between the parties and contains all of the representations, warranties, covenants and agreements of such parties and there are no other oral statements, representations, undertakings, covenants or agreements between the parties expressed or implied.

21.5 This Lease may be amended or varied only by agreement in writing signed by the parties.

21.6 No waiver of any provision of this Lease by any of the parties shall be effective unless it is in writing and then such waiver shall be effective only in the specific instance and for the purpose for which it was given.

21.7 If any of the terms and provisions of this Lease are determined to be invalid or unenforceable by any court such determination and consequential severance (if any) shall not invalidate the rest of this Lease which shall remain in full force and effect as if such terms and provisions had not been made a part of this Lease.

21.8 This Lease may be executed in any number of counterparts each of which is an original and all of which constitute one and the same instrument.

21.9 GOVERNING LAW AND RESOLUTION OF DISPUTES

(A) **Governing Law.** This Lease is governed by and interpreted under the laws of Western Australia, without regard to its choice of law rules.

(B) **Resolution of Disputes.** If any Dispute arises out of, or in relation to this Lease, and if the Dispute cannot be resolved by direct negotiations, either Party must initiate mediation by giving notice to the other. If the Dispute is not resolved by mediation within sixty days from the date of the notice requiring mediation, either Party must initiate binding arbitration by giving notice to the other.

(C) **Arbitration Proceedings.** The following provisions shall apply to arbitration proceedings pursuant to Section 21.9(B):

(1) The place of arbitration will be Onslow, Western Australia.

(2) Any arbitration of dispute will be conducted under the Commercial Arbitration Act 1985 (WA).

(3) The Parties shall submit true copies of all documents considered relevant with their respective statement of Claim or defense, and any counterclaim or reply. Neither Party may compel the other to produce additional documents. The maximum number of witnesses each Party may call to give evidence is three witnesses of fact and one expert witness.

(4) The arbitrator(s) does not have the power to award, nor shall the arbitrator(s) award, any punitive, indirect or consequential damages (however denominated). All arbitration fees and costs shall be paid at the discretion of the arbitrator(s). Each Party shall pay its own costs of legal representation and witness expenses.

(5) The arbitrator(s) must render a reasoned award in writing. The award is final and binding, and the Parties waive any right to appeal under the Commercial Arbitration Act 1985 (WA).

(6) The Dispute will be resolved as quickly as possible. The arbitration award must be issued within three months from completion of the hearing, or as soon as possible thereafter.

(7) The terms of this arbitration agreement are enforceable under the Commercial Arbitration Act 1985 (WA). Any Disputes arising from the enforceability of this arbitration agreement shall be brought only in the Supreme Court of Western Australia and each Party consents to the exclusive jurisdiction of the Supreme Court of Western Australia for that purpose parties within 30 days as described above, the parties may exercise their rights at law.

Executed by **SHIRE OF ASHBURTON** (ABN 45503070070):

Chief Executive Officer

NEIL HARTLEY
Full Name of Chief Executive Officer (please print)

K.M White
Shire President

KERRY MARLENE WHITE
Full Name of Shire President (please print)

SHIRE OF ASHBURTON COMMON SEAL 549

Executed by **CHEVRON AUSTRALIA PTY LTD** (ABN 29 086 197 757) in accordance with section 127 of the *Corporations Act 2001* (Cth):

Signature of Director

Eric S. Dunning
Full Name of Director (please print)

Signature of Director/Secretary

COLIN BECKETT
Full Name of Director/Secretary (please print)

SCHEDULE

1. LAND

A portion of Reserve 30686, Lot 644 Onslow of up to 210 square metres with the site indicated by the black rectangle on the left hand side of the plan in the Annexure, bearing coordinates as set out below:

AQMS Potential Location Points		
ID	**Easting**	**Northing**
1	304563.58	7605795.75
2	304550.84	7605798.32
3	304554.00	7605814.01
4	304566.74	7605811.44

2. ENCUMBRANCES

Not used

3. RENT

The annual rent for the first year is $15,000.00 (exclusive of GST)

4. OUTGOINGS

4.1 The Lessee's contribution to all outgoings, taxes and charges levied against the Land, including:

(A) water, drainage and sewerage rates;

(B) land tax;

(C) water consumption;

(D) fire services;

(E) common area lighting and power (if any);

(F) security;

(G) toilet requisites;

(H) charge or outgoing levied against the Land, ; and

(I) Any other item as requested and approved in writing between the Lessor and the Lessee.

5. PERMITTED USE

5.1 Construction and installation of air quality monitoring station as detailed in the Development Application to be made by the Lessee to the Lessor; and

5.2 Operation and maintenance of air quality monitoring station as detailed in the Development Application to be made by the Lessee to the Lessor; and

5.3 Any related ancillary purposes including modification of the air quality monitoring station.

5.4 Any modifications other than that described in Items 5.1, 5.2 and 5.3 will require the prior approval of the Lessor and the Minister if applicable.

6. TERM

A term commencing on and from the date the Lease is approved by the Minister for Lands and further executed by both parties. The term will expire 10 (TEN) years from date of commencement.

7. FURTHER TERM

A further term of 5 (FIVE) years; and

A further term of 5 (FIVE) years.

8. FIXED RENT REVIEW DATES

Not Applicable

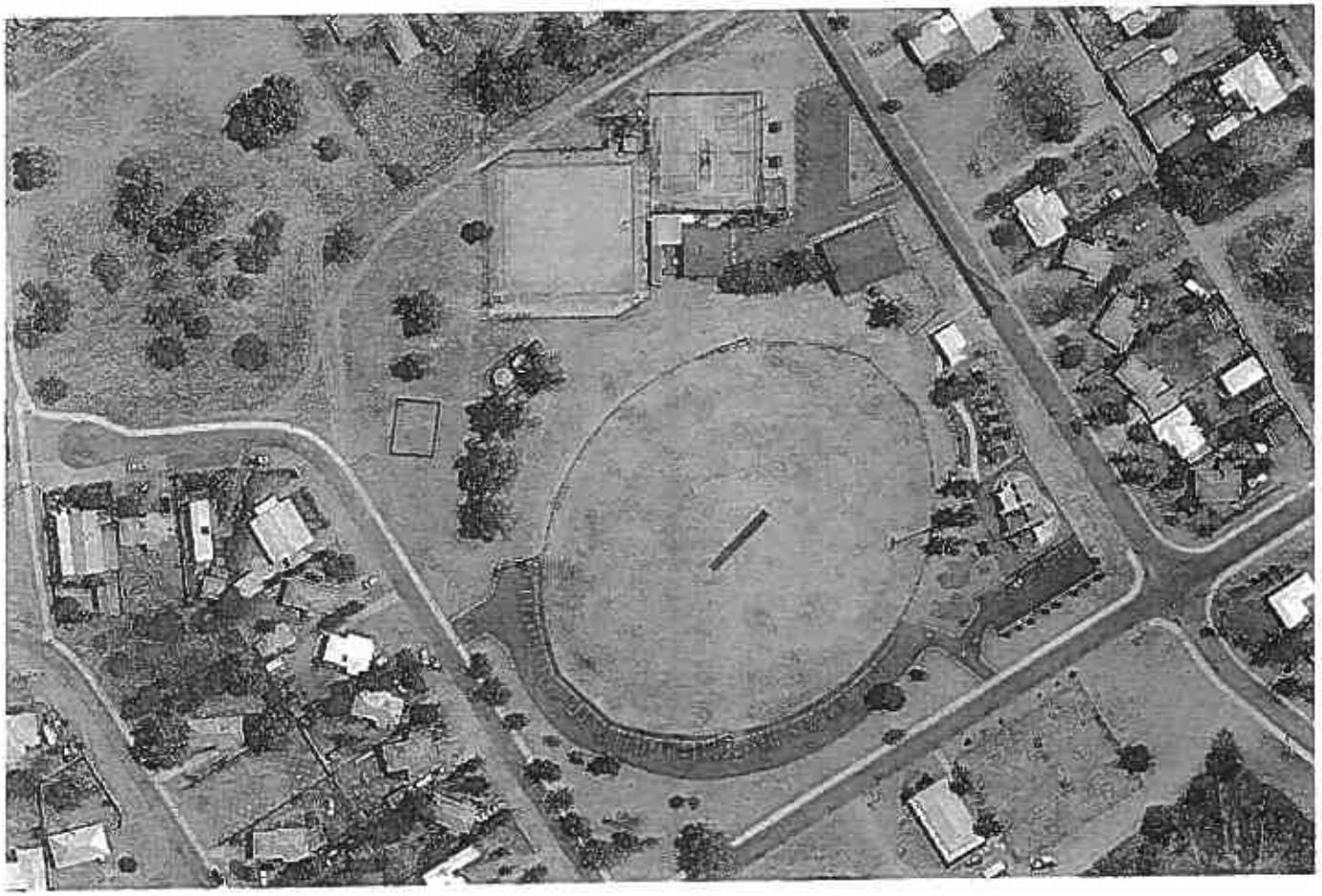
9. CPI RENT REVIEW DATES

On each anniversary of the commencement of the Term throughout the Term and any Further Term.

10. SECURITY BOND

NIL.

ANNEXURE: PLAN OF THE LAND



WHEATSTONE PROJECT

VARIATION DEED TO LEASE CONTRACT No. C1098725

BETWEEN

SHIRE OF ASHBURTON

AND

CHEVRON AUSTRALIA PTY LTD
ABN 29 086 197 757

Effective Date **2014**

VARIATION DEED TO LEASE CONTRACT No. C1098725

This Deed ("**Variation Deed**") dated as of 2014 (the "**Effective Date**") is made by and between:

SHIRE OF ASHBURTON (ABN 45503070070)

a body corporate pursuant to the Local Government Act 1995

of PO Box 567, Tom Price, Western Australia ("**Lessor**") and

CHEVRON AUSTRALIA PTY LTD (ABN 29 086 197 757), of Level 24, QV.1 Building, 250 St Georges Terrace, Perth, Western Australia ("**Lessee**").

RECITALS

A. The Lessor and the Lessee ("**Parties**") are parties to the Lease Contract No. C1098725 entered into on 5 March 2014 in respect of a portion of Reserve 30686, Lot 644 Onslow ("**Lease**").

B. The term of the Lease will commence on the date the Lease is approved by the Minister for Lands. The Minister for Lands requires amendments to be made to the Lease before the Minister for Lands will give that approval.

C. In accordance with clause 21.5 of the Lease, the Parties agree to amend the Lease as set out in this Variation Deed, including by making the amendments required by the Minister for Lands.

OPERATIVE PART

1. INDEMNITY, CLAUSE 6

1.1 Clause 6.1 of the Lease is deleted and replaced with the following:

"6.1 The obligation of the Lessee to indemnify the Lessor and the Minister under this Lease or by any law is unaffected by the obligation of the Lessee to effect insurance or by the holding by the Lessee of a licence, permit or authority from any government agency or authority and the obligation of the Lessee to indemnify is paramount."

1.2 Clause 6.2 of the Lease is amended by deleting all of the first paragraph before paragraph (A) and replacing it with the following:

"6.2 The Lessee indemnifies the Lessor and the Minister against any loss, liability, cost, charge or expense incurred or suffered by the Lessor, its employees, officers or agents or recovered or made against the Lessor, arising from or in connection with:"

2. ASSIGNMENT AND SUBLETTING, CLAUSE 15

Clause 15.2 of the Lease is deleted and replaced with the following:

"15.2 Subject to clause 15.4, the Lessee may not assign the Lease to any person without the Lessor's prior written consent and the consent of the Minister."

3. RELEASE, CLAUSE 17

Clause 17.1 (B) of the Lease is amended by deleting all of the first paragraph before paragraph (1) and replacing it with the following:

"(B) releases the Lessor and the Minister, to the full extent permitted by law, from any liability:"

4. NOTICES, CLAUSE 19

Clause 19 of the Lease is amended by insertion of a new clause 19.4, as follows:

"19.4 **Lessor's Tax Invoices.** The Lessor shall include all of the following information in every Tax Invoice issued under this Lease:

(A) Address the Tax Invoice to Chevron Australia Pty Ltd ABN 29 086 197 757.

(B) Reference the title and contract number of this Lease.

(C) The amount due in Australian dollars.

(D) If applicable, all the following:

(1) Information required to comply with GST in accordance with Clause 20 of the Lease. Such GST is to be shown as a separate line item on the tax invoice.

(2) The Lessor's Australian Business Number (A.B.N.), and if applicable, other tax registration number. If the Lessor is not entitled to an A.B.N., a "Statement by Supplier" (in the form issued by the Australian Taxation Office) must accompany the invoice if requested by the Lessee.

(E) If the Tax Invoice includes any Outgoings, documentation to support the calculation of the Outgoings.

(F) Send Tax Invoice to: Chevron Australia Pty Ltd, Attn: Wheatstone Central Environment Team, ABU Accounts Payable, Level 7, 216 St Georges Terrace, Perth, Western Australia 6000 or, electronically to abuaccpay@chevron.com.

5. EFFECTIVE DATE

This Variation Deed is effective on and from the Effective Date.

6. INTERPRETATION

6.1 All other terms and conditions in the Lease remain unchanged and effective as agreed by the Parties. The Lease, as amended by this Variation Deed, remains in full force and effect. If, however, there is any inconsistency between the provisions of this Variation Deed and provisions of the Lease, the provisions of this Variation Deed will prevail to the extent of the inconsistency.

6.2 Clauses 1 and 21 of the Lease apply to this Variation Deed, *mutatis mutandis*, as if set out in full in this Variation Deed.

The Parties have executed this Variation Deed in duplicate as evidenced by the following signatures of authorised representatives of the Parties:

Executed by:
SHIRE OF ASHBURTON
(ABN 45 503 070 070):

Signature:

Name:

Title: Chief Executive Officer

Signature:

Name:

Title: Shire President

Executed by:
CHEVRON AUSTRALIA PTY LTD
(ABN 29 086 197 757) in accordance with section 127 of the *Corporations Act 2001* (Cth):

Signature:

Name: Eric S. Dunning

Title: Director

Signature:

Name: COLIN BECKETT

Title: Director / ~~Secretary~~

Rpt Mortgage Only v12.x

Your Reference: Order No 25734 this
Our Reference: 201406033 PM:pm
Date of Issue: 9 July 2014
Enquiries: Ph 9271 9500

COMMERCIAL VALUATION REPORT

Prepared by Independent Valuers of WA

For

Shire of Ashburton

Onslow Sun Chalets
60 Second Avenue, Onslow WA 6710

INDEPENDENT VALUERS OF WESTERN AUSTRALIA
PO Box 277 Mt Lawley WA 6929
Tel (08) 9271 9500 Fax (08) 9271 9555
Emailadmin@ivwa.com.au

INDEPENDENT VALUERS OF WESTERN AUSTRALIA PTY LTD (ACN 147 630 064)
ATF LAMBERT TRADING TRUST (ABN 14 131 536 781)

EXECUTIVE SUMMARY

Property Address	**60 Second Avenue Onslow WA 6710 the**	
Title Details	Lot	588
	Deposited Plan	190235
	Volume	LR 3041
	Folio	931
Registered Proprietor	Crown Land Title	
	Status Order/Interest – Reserve Under Management Order	
	Primary Interest Holder - Shire of Ashburton	
Encumbrances	See main report	
Last Sale (Within Last 3 years)	Not applicable	
Current Contract of Sale	Not applicable	
Current Tenancy Details	Deed of Renewal Dated 15 January 2014 Commencing 1 January 2014 expiring 30 June 2014 for a term of 6 months at a rental of $3482.60 + GST per month.	
Proposed Lease	10 year lease with a 10 year option at a rental of $140,000 pa inclusive of expansion and refurbishment.	
Zoning	Zone	Commercial and Civic
	Local Authority	Shire of Ashburton

Description "As Is"

Building Type	Motel and Chalets
Built About	1980s & 1970s
Walls	Motel – brick veneer
	Chalets – metal deck/colorbond
Roofs	Motel – metal deck
	Chalets – asbestos reinforced fibre cement
Number of Storeys	1
Current Use	Motel and Chalets

Buildings

Existing Buildings	No
2 Bedroom Chalets	9
Stansard Motel Rooms	2
Double Motel Rooms	2
Triple Room Motel Unit	1
Laundry	1
Managers House	1
Garden and Pool Equip't Shed	1
Pool and Enclosure	1

Land Area 1.4325 ha

General Comments

The chalets and manager's house appear to date to the 1970's and are located across the front or southern portion of the property. Appearing to date to the 1980s the motel rooms, office and reception adjoin the Second Avenue boundary and a located between the entry and western boundary. The majority of the northern section of the property overlooking the ocean is undeveloped.

Occupied by a tenant the property continues to be operated as a motel and appears to be tidily maintained.

Description of Proposed Improvements

Plans have not been provided and it is proposed to convert three of the chalets into 8 berth dormitories and refurbish the 4 motel units. The existing units are to be connected to sewer and the work is to be completed in 2 stages with the first comprising the refurbishment.

The second stage includes the purchase and of 5 new buildings and connection to services include sewer over 6 months. In the process the landscaping is to be upgraded and all work completed in 12 months.

Proposed New Buildings	Bldgs	Rooms	Total
Self Contained Motel Rooms	3	10	10
Motel Rooms (No bathroom)	1	5	5
Ablution Block	1		
Total New Rooms			15

The buildings are to be purchased from Perth and plans provided indicate they will be typical of similar buildings used extensively in the Pilbara as outlined below.

Building Type	Motel rooms of modular construction
Walls	Colorbond or similar
Roof	Colorbond or similar
Number of Storeys	1
Proposed Use	Motel rooms

This is low key compared to the expansion proposed in 2012 which comprised 45 en suite motel rooms in 19 buildings. The combination of dormitories and new rooms is described tourist orientated that resembles a typical NW (north west) motel.

Purpose

Lease and rental negotiations

Interest Valued

Leasehold interest in an estate in fee simple subject to encumbrances which affect the use or value of the leasehold interest (if any) registered on the Title at the date of search and to lease agreements and special conditions noted elsewhere in this report.

Date of Valuation

9 June 2014

Market Rental Value "As Is and Inclusive of Approval of the Proposed Expansion and Refurbishment"	**$140,000pa exclusive of GST and outgoings**

INDEPENDENT VALUERS OF WESTERN AUSTRALIA

VALUER

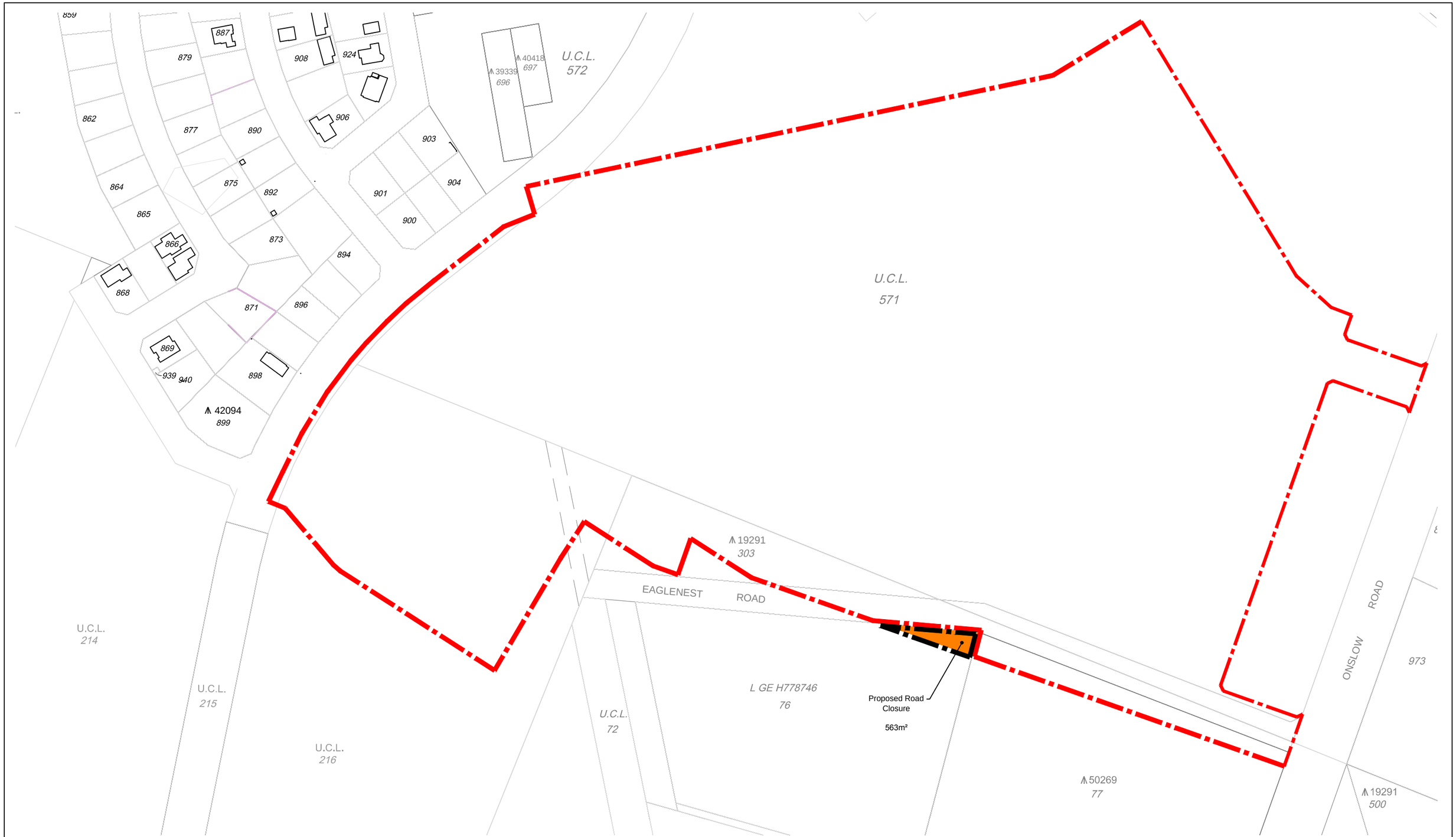
Peter Murphy AAPI
Senior Valuer
Certified Practising Valuer
Licensed Valuer 487 (WA)

AUTHORISED FOR ISSUE

Ross Lambert AAPI AAPI
Managing Director
Certified Practising Valuer
Licensed Valuer 44131 (WA)

"Liability limited by a scheme approved under Professional Standards Legislation"

All data provided in this summary are wholly reliant on and must be read in conjunction with the information provided in the following report. It is a synopsis only designed to provide a brief overview and must not be acted on in isolation.



0 50 100 m
1:2500

0 300 600 m
1:15000

This concept has been prepared for the purpose of meeting client specifications. The drawing does not constitute an invitation,agreement or contract (or any part thereof) of any kind whatsoever.

Although care has been taken in the compilation of this drawing by The Planning Group WA Pty Ltd, all parties associated with the proposed property development disclaim all responsibility for any errors or omissions. The right is reserved to change the plan at any time.

Liability is expressly disclaimed by The Planning Group WA Pty Ltd for any loss or damage which may be sustained by any person acting on any visual impression gained from this drawing.

STAGE 1 SUBDIVISION

SUBJECT SITE

ROAD CLOSURE AREA

ONSLOW DEVELOPMENT AREAS
ROAD CLOSURE - STATUS
STAGE 1
LANDCORP

Date: 12 June 2014 Designer: CH
Scale: 1:2500 @ A3 Drawn: TC
Drawing No. 711-010 SU LOWER YIELD ROAD CLOSURE 120614.dwg

TOWN PLANNING AND URBAN DESIGN

Level 7, 182 St Georges Terrace
Perth Western Australia 6000
PO Box 7375 Cloisters Square
Perth Western Australia 6850
Telephone +61 08 9289 8300
Facsimile +61 08 9321 4786
www.tpgwa.com.au
The Planning Group WA Pty Ltd
ABN 36 097 273 222

Government of **Western Australia**
Department of **Lands**

Our ref: L00195-2014, Job 140733.
Enquiries: Jamie Cossmann, ph 6552 4583
Email: jamie.cossmann@lands.wa.gov.au

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

Dear Mr Hartley

ONSLOW POWER AND WATER UPGRADES – PROPOSED ROAD WIDENING – ONSLOW ROAD

It is understood that Council is seeking clarification as to which agency will be responsible for potential costs that might arise from the proposed widening of Onslow Road, this matter being raised at its 21 May 2014 Ordinary Meeting.

The proposed widening is necessary to support the upgrade of Onslow's power and water supplies. It will also support Main Roads Western Australia's longer term requirements for Onslow Road.

In requesting the Minister for Lands to dedicate land as a road and on the Minister granting that request, the Shire would normally be liable under s56(4) of the *Land Administration Act 1997* to indemnify the Minister against any claim for compensation in respect of that land in an amount equal to the amount of all costs and expenses reasonably incurred by the Minister in considering and granting the Shire's request.

In this case, the Minister for Lands will also rely on the indemnity and commitments provided by Chevron Australia Pty Ltd under the *Ashburton North State Development Agreement (Wheatstone Project)* to recover costs.

Please note that once the land is dedicated as a road, the existing proclamation of Onslow Road as a main road will apply to the widened road and as such, the responsibility for care, control and management of the road will rest with the Commissioner of Main Roads.

Gordon Stephenson House, 140 William Street Perth Western Australia 6000 PO Box 1143 West Perth Western Australia 6872
Telephone (08) 6552 4400 Facsimile (08) 6552 4417 Freecall: 1800 735 784 (Country only)
Email: info@lands.wa.gov.au Website: www.lands.wa.gov.au
ABN: 68 565 723 484

For further enquiries please contact Jamie Cossmann, Project Officer, Major Projects, Department of Lands on telephone (08) 6552 4583.

Yours sincerely

Darren Corr
Manager
Major Projects
Department of Lands

5 August 2014

Cc: Chevron Australia Pty Ltd
Main Roads Western Australia

Government of **Western Australia**
Department of **State Development**

Enquiries: James Bear - Ph 9222 0447 Fax 9222 0555
Email: james.bear@dsd.wa.gov.au

Neil Hartley
Chief Executive Officer
Shire of Ashburton
PO Box 567
Tom Price WA 6751

Dear Neil

COUNCIL MEETING 21 MAY 2014 - ITEM 16.1 RECOMMENDATIONS

I refer to the minutes of the Shire of Ashburton Council Meeting on 21 May 2014, specifically Item 16.1 regarding the widening of the Onslow Road reserve, and our subsequent conversation in Tom Price on 27 May 2014.

We appreciate the Council endorsing the recommendations consenting to the excision of land from Shire managed reserves which will allow the Onslow Road reserve to be widened. As you are aware the widening of this road reserve is essential to the power and water upgrade projects which will service and allow the residential and commercial expansion of the town.

We also appreciate the Shire supporting the registration of an easement over a portion of Lot 87 "the stables", Lot 555 "the cemetery", Lot 86 and Lot 303 to house the overhead power transmission lines. The road reserve will only be widened to the fence line of Lot 87 and an easement will be placed over a portion of the lot (as shown on the attached maps) to minimise the impact on the property, as per the request of the Shire President. This proposal will allow the Shire and occupants of the stables to continue to enjoy the full use of the property.

As discussed with you in Tom Price on 27 May, we consider Recommendation 5 "Request Chevron to connect a power supply to Lot 87" to be an unreasonable recommendation. While Chevron is obligated to fund and deliver the power and water upgrades under the State Development Agreement, this recommendation has not previously been discussed with Chevron or ourselves, and we see this as outside the scope of Chevron's obligations.

We also understand that the Shire would not be entitled to compensation for the portion of Lot 87 proposed to be dedicated as a road, nor for the portion intended to be subject to an easement as the land itself is Crown land with a management order to the Shire, and not owned in freehold by the Shire.

As for the indemnity for the Shire to provide a Council resolution consenting to the dedication/widening of the road itself, we are currently working with the

Level 6, 1 Adelaide Terrace East Perth Western Australia 6004
Telephone +61 8 9222 0555 Facsimile +61 8 9222 0505
www.dsd.wa.gov.au
wa.gov.au
ABN 90 199 516 864

Department of Lands and Main Roads to resolve this and will be in contact with the Shire soon regarding the next steps in the road dedication process.

If you have any questions regarding this matter please contact me directly.

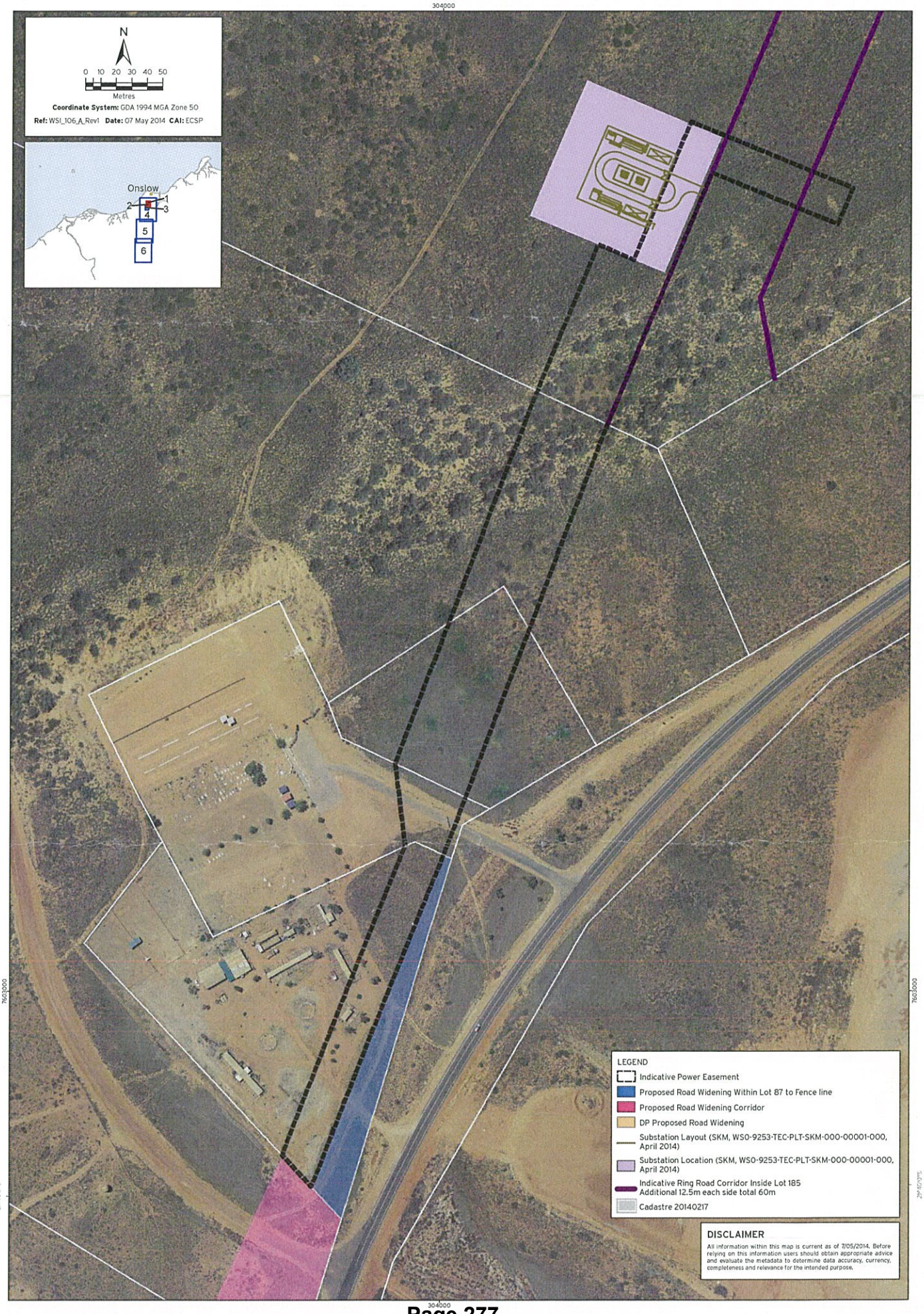
Yours sincerely

for Chris Clark
Executive Director
STRATEGIC INFRASTRUCTURE

30 May 2014

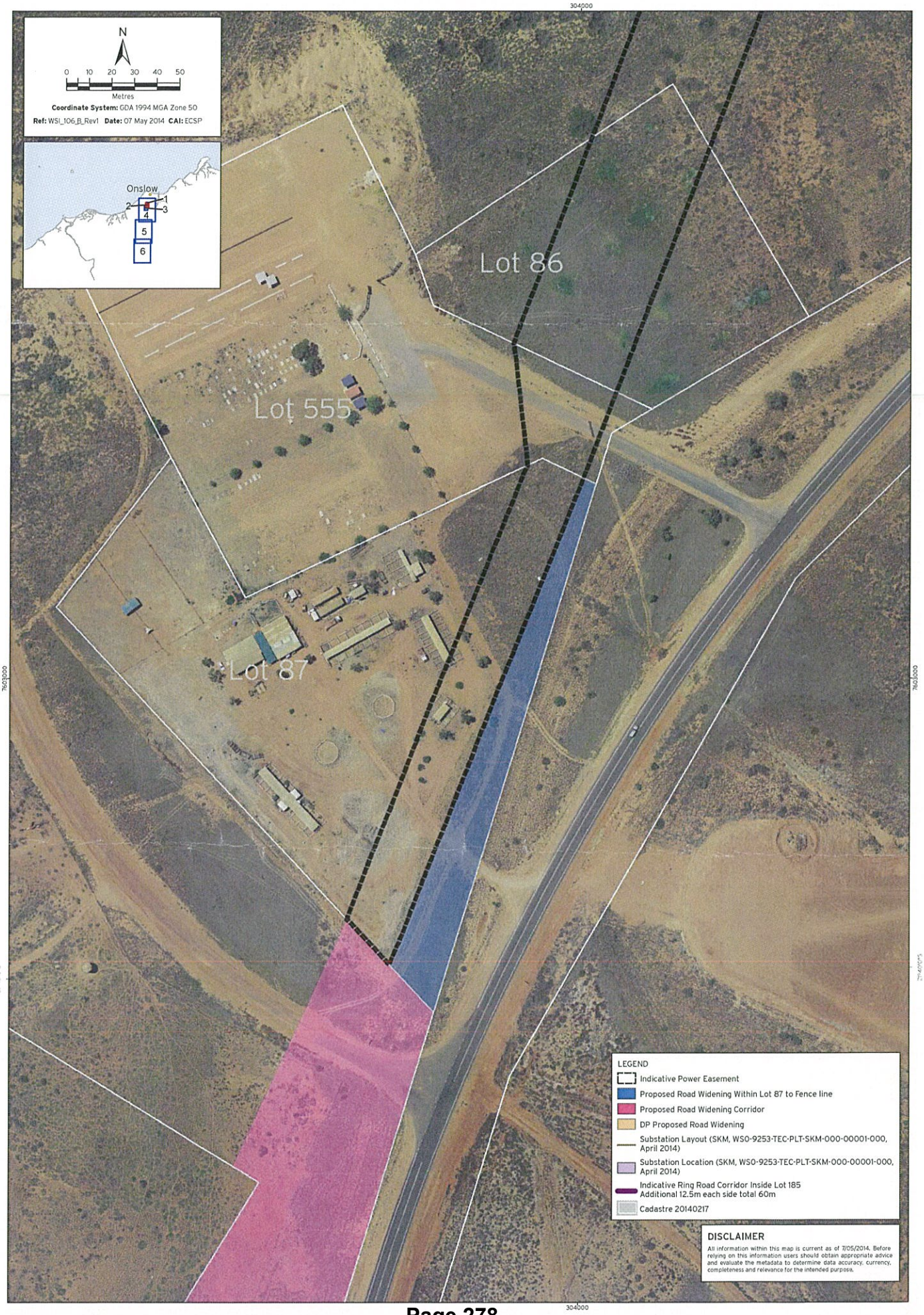
SOCIAL INFRASTRUCTURE OPIUP POWER CORRIDOR

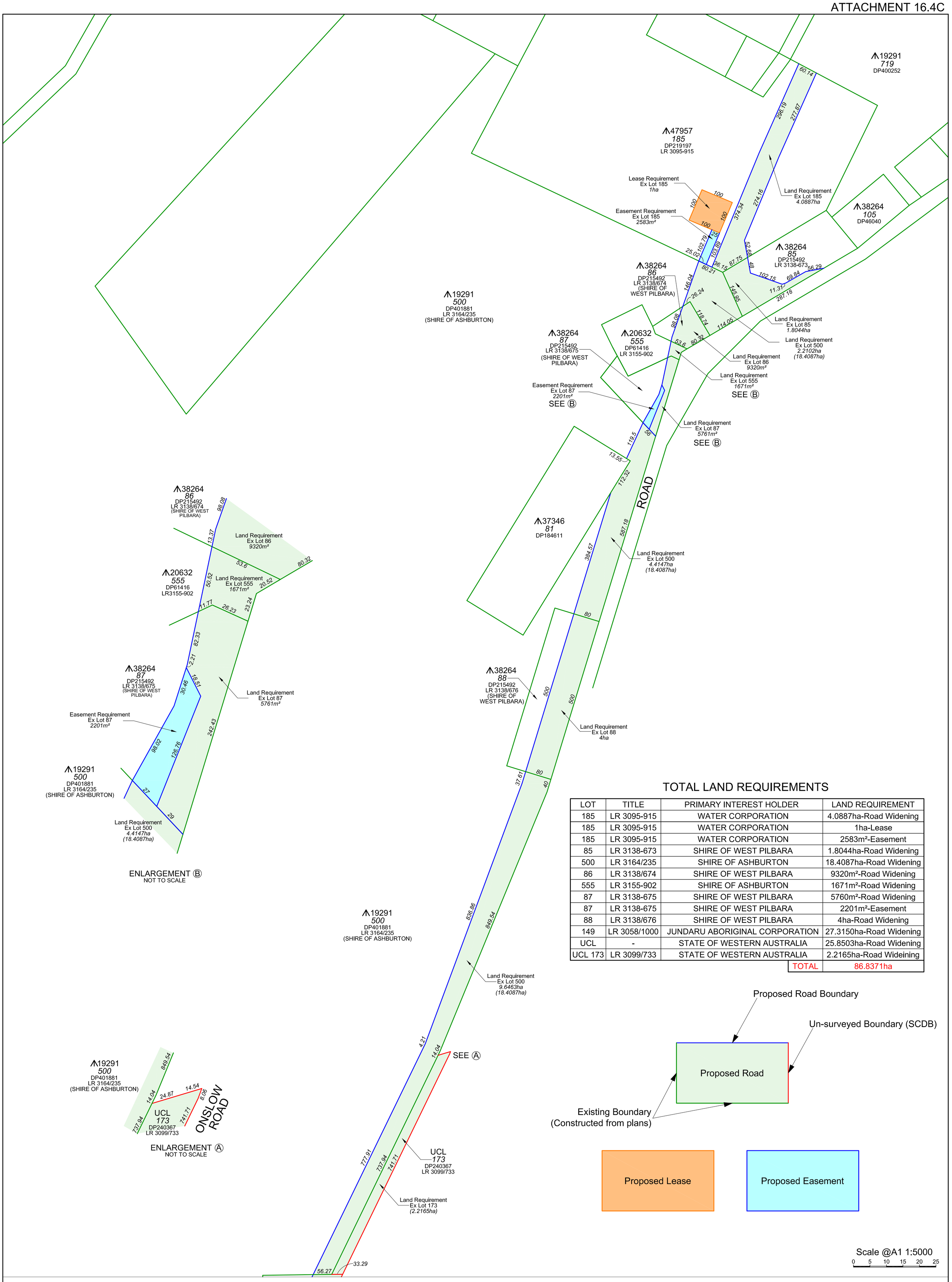
MAP 1 of 6



SOCIAL INFRASTRUCTURE OPIUP POWER CORRIDOR

MAP 2 of 6





TOTAL LAND REQUIREMENTS

LOT	TITLE	PRIMARY INTEREST HOLDER	LAND REQUIREMENT
185	LR 3095-915	WATER CORPORATION	4.0887ha-Road Widening
185	LR 3095-915	WATER CORPORATION	1ha-Lease
185	LR 3095-915	WATER CORPORATION	2583m²-Easement
85	LR 3138-673	SHIRE OF WEST PILBARA	1.8044ha-Road Widening
500	LR 3164/235	SHIRE OF ASHBURTON	18.4087ha-Road Widening
86	LR 3138/674	SHIRE OF WEST PILBARA	9320m²-Road Widening
555	LR 3155-902	SHIRE OF ASHBURTON	1671m²-Road Widening
87	LR 3138-675	SHIRE OF WEST PILBARA	5760m²-Road Widening
87	LR 3138-675	SHIRE OF WEST PILBARA	2201m²-Easement
88	LR 3138/676	SHIRE OF WEST PILBARA	4ha-Road Widening
149	LR 3058/1000	JUNDARU ABORIGINAL CORPORATION	27.3150ha-Road Widening
UCL	-	STATE OF WESTERN AUSTRALIA	25.8503ha-Road Widening
UCL 173	LR 3099/733	STATE OF WESTERN AUSTRALIA	2.2165ha-Road Wideining
		TOTAL	86.8371ha

SEE SHEET 2

118000-2.0-06082014-MGA94-P.dwg

VER.	DATE	BY	AMENDMENTS
1.0	12.06.2014	RMM	Issued for Information
2.0	8.8.2014	JC	Additional Land Requirements

Notes:

1. True position of Boundary is subject to a re-establishment survey.
2. Dimensions, Areas and Offsets subject to re-establishment survey.

JBA SURVEYS
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Ph: 9450 7188 Fax: 9450 7199
email: admin@jbasurveys.com.au
web: www.jbasurveys.com.au

CLIENT:

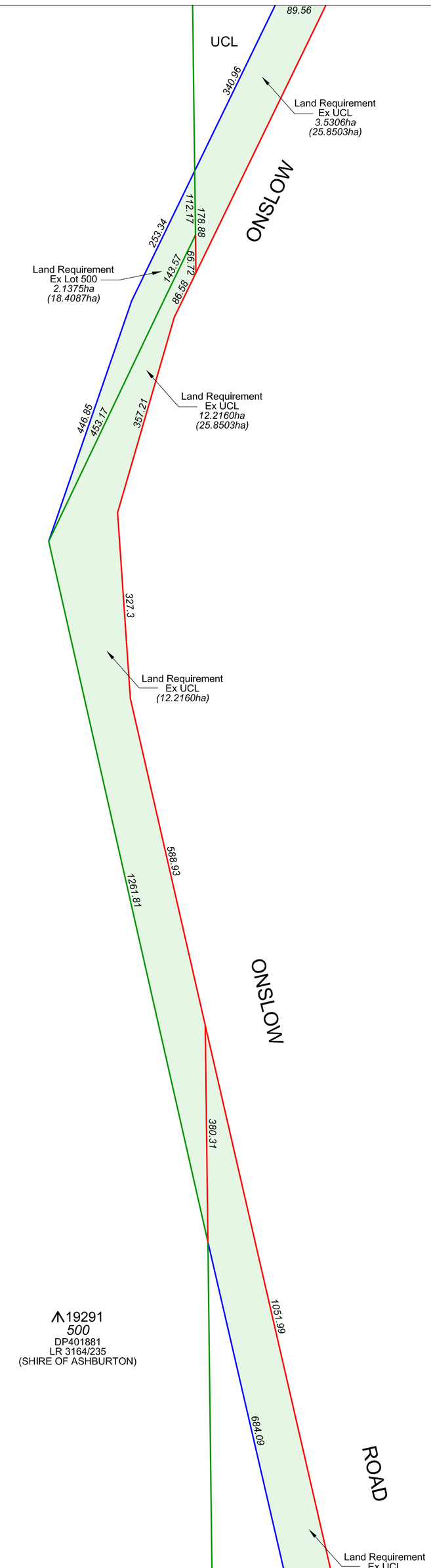
JOB NO: 118000 | TITLE: LAND REQUIREMENTS

PROJECT:
PROPOSED ROAD WIDENING
ONSLOW ROAD
ONSLOW & PEEDAMULLA

SURVEYOR: - | DATE OF SURVEY: - | DRAWN BY: RMM | APPROVED BY: NRW

DATUM
VERT: N/A
HORIZ: MGA94
SCALE: 1:5000
DWG NO: 118000-LR1 | VER: 2.0
SHEET NO: 1 OF 3 | A1

SEE SHEET 1



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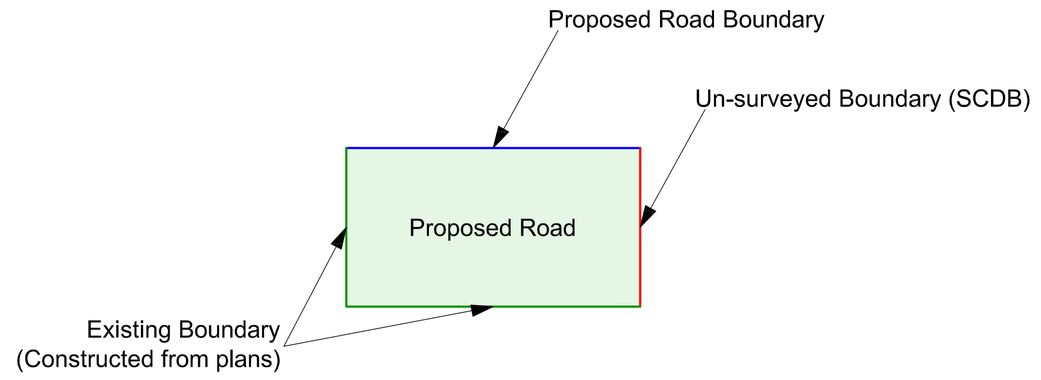

Scale @A1 1:5000
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SEE SHEET 3

118000-2.0-06082014-MGA94-P.dwg

VER.	DATE	BY	AMENDMENTS
1.0	12.06.2014	RMM	Issued for Information
2.0	8.8.2014	JC	Additional Land Requirements

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CLIENT:

JOB NO: 118000 | TITLE: LAND REQUIREMENTS

PROJECT:
PROPOSED ROAD WIDENING
ONSLOW ROAD
ONSLOW & PEEDAMULLA

SURVEYOR: - | DATE OF SURVEY: - | DRAWN BY: RMM | APPROVED BY: NRW

DATUM
VERT: N/A
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SCALE: 1:5000
DWG NO: 118000-LR1 | VER: 2.0
SHEET NO: 2 OF 3 | A1

SEE SHEET 2

19291
500
DP401881
LR 3164/235
(SHIRE OF ASHBURTON)

ONSLOW ROAD

1500.02
1595.33

Land Requirement
Ex Lot 149
(27.3150ha)

149
DP220384
LR 3058/1000
(JUNDARU ABORIGINAL CORPORATION)

293.48
337.42
270.81

152
DP220265
CL 56/1967

800.65
691.42
72.31

ONSLOW ROAD

Proposed Road Boundary
Un-surveyed Boundary (SCDB)
Proposed Road
Existing Boundary
(Constructed from plans)

TOTAL LAND REQUIREMENTS

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Scale @A1 1:5000
0 5 10 15 20 25

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DATUM
VERT: N/A
HORIZ: MGA94
SCALE: 1:5000

DWG NO: 118000-LR1 | VER: 2.0

SHEET NO: 3 OF 3 | A1

SURVEYOR: - | DATE OF SURVEY: - | DRAWN BY: RMM | APPROVED BY: NRW

JOINT STANDING COMMITTEE ON DELEGATED LEGISLATION

Your Ref: LE.LL
Our Ref: 3924:16:SV

Councillor Kerry White
President
Shire of Ashburton
P.O Box 567
TOM PRICE WA

By email: soa@ashburton.wa.gov.au, attention Ms Leanne Lind

14 August 2014

Dear President

Shire of Ashburton Fencing Local Law 2014

I refer to the above Local Law.

The Joint Standing Committee on Delegated Legislation considered this Local Law at its meeting on 13 August 2014.

For the reasons outlined in the Committee's further letter to you dated 14 August 2014, the Committee has resolved not to recommend to Parliament that this law be disallowed on the basis that the Shire failed to follow section 3.12 of the *Local Government Act 1995* (**LG Act**).

However, as noted in our letter dated 15 May 2014, the Committee identified the following issues with the Local Law and seeks specific undertakings that you will address these matters.

Clause 6.3(a) and (b) – Form of Notices

Clause 6.3 states:

> ***6.3 Form of Notices***
>
> *For the purpose of this local law –*
>
> *(a) the form of the infringement referred to in sections 9.16 and 9.17 of the Local Government Act 1995 is to be in or substantially in the Form 2 of Schedule 1 of the Local Government (Functions and General) Regulations 1996; and*
>
> *(b) the form of the withdrawal of infringement notice referred to in section 9.20 of the Local Government Act 1995 is to be in or substantially in the Form 3 in Schedule 1 of the Local Government (Functions and General) Regulations 1996.*

PARLIAMENT HOUSE PERTH WESTERN AUSTRALIA 6000
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EMAIL (GENERAL OFFICE): council@parliament.wa.gov.au

Given neither regulation 26 nor 27 of the *Local Government (Functions and General) Regulations 1996* or sections 9.16 or 9.17 of the *Local Government Act 1995* refer to Forms 2 and 3 in terms of substantial compliance, the words '*or substantially in*' should be deleted from clause 6.3(a) and (b).

Abbreviated references to Australian standards

There are a number of abbreviated references to 'AS1170', 'AS2870-1996' and 'AS2870-2011' in the Local Law. References to standards should, as a matter of practice, refer to the full title of the standard for the sake of certainty.

Committee requests

The Committee requests that the Council of the Shire of Ashburton provide an undertaking to:

a) Amend the Local Law to delete '*or substantially in*' from clauses 6.3(a) and (b) within 12 months.

b) Amend the Local Law to refer to the full title of Standards within 12 months.

c) Not enforce clauses 6.3(a) and (b) in a manner contrary to the undertakings.

d) Make all consequential amendments arising from the undertakings.

e) Provide the Committee with a copy of the minutes of the meeting at which the Council resolves to provide the undertakings.

f) Where the Local Law is made publicly available, whether in hard copy or electronic form, that the law be accompanied by a copy of these undertakings.

g) Provide access to Standards referred to in the Local Law at a Shire office and public libraries, and advise on your website where the Standards can be accessed free of charge.

The Committee requests the Council's response to the above requests by **Friday, 5 September 2014**.

The Notice of Motion to disallow this Local Law was tabled in the Legislative Council on 14 August 2014. This is a precautionary procedure to protect the Committee's ability to disallow the law if the undertakings are not provided. (The *Interpretation Act 1984* procedure requires that the notice to disallow must be tabled by 14 August 2014). The Committee will consider rescinding this notice to disallow if the Shire provides the above undertakings.

If you have any questions, please contact Suzanne Veletta, Advisory Officer (Legal), on 9222 7250 or at delleg@parliament.wa.gov.au.

Yours sincerely

Peter Abetz

Mr Peter Abetz MLA
Chairman

dg.3924.140814.let.001.kw (A462189)

JOINT STANDING COMMITTEE ON DELEGATED LEGISLATION

Your Ref: LE.LL
Our Ref: 3924:16:SV

Councillor Kerry White
President
Shire of Ashburton
P.O Box 567
TOM PRICE WA

By email: soa@ashburton.wa.gov.au, attention Ms Leanne Lind

14 August 2014

Dear President

Shire of Ashburton Fencing Local Law 2014

The Joint Standing Committee on Delegated Legislation considered the above Local Law at its meeting on 13 August 2014.

The Committee resolved not to recommend to Parliament that the Local Law be disallowed. The reason for this decision is that there is legal uncertainty as to whether the Local Law is *made under* section 5 of the *Dividing Fences Act 1961*(DF Act) and is therefore invalid because the Shire did not provide the Minister for Commerce with a copy of the proposed local law and Statewide notice as required by section 3.12 of the *Local Government Act 1995* (LG Act). There is uncertainty as to whether there is any law making power in section 5 of the DF Act. The Committee has written to the Minister for Local Government in relation to this issue.

While the Committee is not recommending disa llowance of the Lo cal Law, the Council should consider this legal uncertainty and your exposure to a possible challenge to the validity of the law. The Council could address this risk by regazetting the law.

Any future local law should be made following the procedure in section 3.12 of the LG Act, taking the cautious approach of providing the Minister for Commerce with a copy of the documents, and should address the issues with the Local Law noted in our further letter to you dated 14 August 2014.

If you have any questions, please contact Suzanne Veletta, Advisory Officer (Legal), on 9222 7250 or at delleg@parliament.wa.gov.au.

Yours sincerely

Mr Peter Abetz MLA
Chairman

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