

SHIRE OF ASHBURTON

ORDINARY COUNCIL MEETING

**ATTACHMENTS
(Public Document)**

**Civic Centre, Tanunda Street
Tom Price**

17 July 2013

Chief Executive Officer Decision Status Report

#	Council Meeting	Agenda Ref.	Report Title	Council Decision	Current Status
1	05/13	10.3	2011/2012 Annual Electors Meeting Minutes Minute: 11514	That Council receive the minutes of the 2011/2012 Annual Electors Meeting held on Wednesday 10 April 2013 as per ATTACHMENT 10.3.	Completed (April 2013)
2	12/12	17.2	Confidential Shire Of Ashburton Probity Audit - Update On Actions 4Minute: 11387	That Council: 1. Recieve the report contained in ATTACHMENT 17.2 "Shire of Ashburton Probity Report - Action Plan." 2. Subject to the Department of Local Government approval make the Department of Local Government Shire of Ashburton 2012 Probity Compliance Audit Report available to the public.	Ongoing (March 2013)
3	11/12 09/12	10.3 10.1	Councillor Portfolios - Portfolio Leader's Personal Performance Agreement Minute: 11342 Councillor Portfolios Policy and Portfolio Leader's Personal Performance Agreement Minute: 11277	That Council: 1. Approve the <i>'Portfolio Leader's Personal Performance Agreement'</i> for the Transport (Public Transport and Roads); and 2. The six (6) month trial period commences with the endorsement of the <i>'Portfolio Leader's Personal Performance Agreement'</i> and instructs the Chief Executive Officer to provide a review report back to Council. That Council: 1. Conducts a six month trial with the Transport (Public Transport and Roads), Indigenous Affairs and Tourism portfolios following the processes and procedures outlined in the draft Policy and the "Portfolio Leaders Personal Performance Agreement". 2. Instructs the Chief Executive Officer to provide a review report back to Council in March 2013 on the progress of the trial.	Ongoing (Dec 2012) Personal Agreements to be bought back to Council for endorsement. (Oct 2012) With suspension of Council this item will be re-instated when Council resumes.

#	Council Meeting	Agenda Ref.	Report Title	Council Decision	Current Status
4	10/12	18.1	Tom Price and Paraburdoo Hospitals Minute: 11334	That Council: 1. Direct the CEO to write to the WA Minister for Health, Pilbara Cities and RDA as soon as possible, outlining Council's concerns for both hospitals and seek assurances as to services provided, and information on the future of hospital services proposed for the residents of Tom Price and Paraburdoo. 2. Report back to Council any response received from the WA Minister for Health in respect of these issues.	A response has been received by Dept of Health – Agenda Item for June Council Meeting. (May 2013)
5	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 maintenance costs. 3. On the basis of 2. above and should capital funds be located, then Council agree in principle to accept ownership responsibility of the airstrip. 4. A Business Plan is to be brought back to Council for approval.	Ongoing (March 2013)

#	Council Meeting	Agenda Ref.	Report Title	Council Decision	Current Status
6	11/11	10.2	Karratha – Tom Price Road Minute: 11061	That Council: <ol style="list-style-type: none"> 1. Endorses the proposal to complete the construction and sealing of the road between Tom Price and Karratha. 2. Directs the Chief Executive Officer to complete a comprehensive business plan which quantifies the benefits of the upgrade of the Karratha to Tom Price Road which will also provide a document for applying for funding. 3. Directs the Chief Executive Officer to provide to Council, by or before March 2012, a strategic lobbying process that targets stakeholders, level of lobbying, media campaign, etc. 	Complete WA Regional Freight Transport Network Plan released 16 May 2013 shows link in 2020+ timeframe (May 2013) Draft report received early June. Lobbying strategy to be presented at November 2012 meeting. (Sept 2012)

Organisational Development Decision Status Report

#	Council Meeting	Agenda Ref.	Report Title	Council Decision	Current Status
1	05/13	10.4	Delegation DA049 - Staff and Employee Property Lease Contracts Minute: 11515	That Council amend delegation DA049 - Staff and Employee Property Lease Contracts by increasing the delegation amount from \$500,000 to \$800,000 pa.	COMPLETED
2	05/13	10.5	Chief Executive Officer Recruitment Minute: 11516	<p>That Council:</p> <ol style="list-style-type: none"> 1. That Council Raise item Agenda Item 17.1 Chief Executive Officer Recruitment (Minute No. 11386) – Ordinary Meeting of Council 12 December 2012 from the table 2. Appoint WALGA Workplace Solutions to act as its HR Consultant in the Chief Executive Officer Recruitment process 3. Appoint the Commissioner with delegated power to: <ol style="list-style-type: none"> a. Appoint and liaise with WALGA Workplace Solutions to act as its HR Consultant in the Chief Executive Officer Recruitment process b. Review the necessary documentation and accept the Chief Executive Officer current Position Description and KPI's as per ATTACHMENT 10.5A and ATTACHMENT 10.5B. c. Approve an agreed salary package (set a suitable salary package that complies with the determination under section 7A of the Salaries and Allowances Act 1975. d. Authorise the advertising of the Chief Executive Officer position and act as the contact point for any enquiries. e. Undertake all necessary steps to provide a short list of 3 applicants for the returning Council to consider. 	<p style="text-align: center;">MOVED</p> <p>WALGA APPOINTED</p> <p>PACKAGE REVIEWED</p> <p>PACKAGE ADVERTISED 18.05.13</p>

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				f. Deal with any routine procedural matters that may arise in the course of implementing the recruitment process.	
3	05/13	17.2	Confidential Item - Staff Acting Arrangements Minute: 11534	That Council accept the contract extension for A/Chief Executive Officer as per ATTACHMENT 17.2.	SIGNED FILED PEEM COMPLETED

Corporate Services Decision Status Report

#	Council Meeting	Agenda Ref.	Report Title	Council Decision	Current Status
1	05/13	11.2	October 2013 Ordinary Election - Appointment of Electoral Commission Minute: 11518	<ol style="list-style-type: none"> 1. Declare, in accordance with section 4.20(4) of the Local Government Act 1995, the Electoral Commissioner to be responsible for the conduct of the 2013 Ordinary Election; 2. Determine in accordance with section 4.6.1(2) of the Local Government Act 1995 that the method of conducting the election will be as a postal election; and 3. Make provision in the 2013/14 Budget for the expenditure of \$16,000 on costs associated with the 2013 Ordinary Election. 	Letter sent to the Electoral Commission advising our intention to utilise their services 20 May 2013.
2	05/13	11.3	Audit Contract - 2012/2013 - 2014/2015 Minute: 11519	That Council appoint Mr David Tomasi (Registered Company Auditor 15274) of UHY Haines Norton Chartered Accountants to undertake Audits for the Shire of Ashburton for the period 2012/2013 to 2014/2015 at a total fee of \$85,500 (GST inc) for three years plus disbursements.	Letter sent advising of appointment as Auditor 20 May 2013.
3	Special Meeting 05/13	6.3	Tender Rft 01/13 Demolition Of Buildings Minute: 10	<p>That Council:</p> <ol style="list-style-type: none"> 1. Award Tender RFT01/13 Demolition of Buildings in Onslow to Archer Builders Pty Ltd for the sum of \$208,789.00 (inc GST); and 2. Authorise the Commissioner and Acting Chief Executive Officer to execute the relevant contract documentation and affix the Shire's Common Seal to the contract. 	Letter of confirmation sent to Archers and contracts have been executed by all parties.

#	Council Meeting	Agenda Ref.	Report Title	Council Decision	Current Status
4	04/13	11.1	Onslow Temporary Offices Minute: 11479	That Council: 1. Endorse the proposed solution to utilise existing Shire owned properties Lot 307 First Avenue and Lot 263 Second Avenue in Onslow for the purpose of providing office accommodation for Shire staff on a temporary basis until such time as replacement offices, hall and library are rebuilt.	Work is now underway to make the premises suitable for office space and to move 1 transportable office from Second Avenue site and hire 1 additional transportable office.
5	04/13	11.7	2012/2013 Budget Review Minute: 11485	That Council: 1. Adopts the 2012/2013 Budget Review as per ATTACHMENT 11.7A 2. Adopts the Budget adjustments as per amended ATTACHMENT 11.7B	
6	03/13	11.3	Adoption Of The Shire Of Ashburton Local Government Property Local Law 2013 Minute: 11451	That Council: 1. Adopt the Shire of Ashburton Local Government Property Local Law 2013 as per ATTACHMENT 11.3C in accordance with the provisions of the Local Government Act. 2. Authorise the Shire of Ashburton Local Government Property Local Law 2013 gazettal in the Government Gazette. 3. Authorise the public notice advertisement, (after gazettal), of the date of the Shire of Ashburton Local Government Property Local Law 2013. 4. Authorise the Commissioner and the A/Chief Executive Officer to affix the Common Seal to the Shire of Ashburton Local Government Property Local Law 2013.	Signed and sent for printing in the Government Gazette. Ongoing. COMPLETE (May 2013)

#	Council Meeting	Agenda Ref.	Report Title	Council Decision	Current Status
7	03/13	11.4	Adoption Of The Shire Of Ashburton Parking And Parking Facilities Local Law 2013 Minute: 11452	That Council: 1. Adopt the Shire of Ashburton Parking and Parking Facilities Local Law 2013 as per ATTACHMENT 11.4B in accordance with the provisions of the Local Government Act. 2. Authorise the Shire of Ashburton Parking and Parking Facilities Local Law 2013 gazettal in the Government Gazette. 3. Authorise the public notice advertisement, (after gazettal), of the date of the Shire of Ashburton Parking and Parking Facilities Local Law 2013. 4. Authorise the Commissioner and the Acting Chief Executive Officer to executive the relevant documentation and affix the Common Seal to the Shire of Ashburton Parking and Parking Facilities Local Law 2013.	Signed and sent for printing in the Government Gazette. Ongoing. COMPLETE (May 2013)
8	02/13	11.1	Adoption of the Shire of Ashburton Cemeteries Local Law 2013 Minute: 11429	That Council: 1. Adopt the Shire of Ashburton Cemeteries Local Law 2013 as per ATTACHMENT 11.1B in accordance with the provisions of the Local Government Act. 2. Authorise the local law's gazettal in the Government Gazette. 3. Authorise the public notice advertisement, (after gazettal), of the date of the Shire of Ashburton Cemeteries Local Law 2013. 4. Authorise the affixing of the Common Seal to this local law NOTE: An amendment to point 4 of the Resolution of	Signed and sent for printing in the Government Gazette. Ongoing. COMPLETE (May 2013)

#	Council Meeting	Agenda Ref.	Report Title	Council Decision	Current Status
				<p>Agenda Item "11.1 Adoption Of The Shire Of Ashburton Cemeteries Local Law 2013"was made following Agenda Item "11.3 Adoption of the Shire of Ashburton Activities on Thoroughfares and Public Places and Trading Local Law 2013."</p> <p>That Council:</p> <ol style="list-style-type: none"> 1. Amend Council Minute: 11.1 Adoption of the Shire of Ashburton Cemeteries Local Law 2013 resolution 4 from "Authorise the affixing of the Common Seal to this local law" to "Authorise the Commissioner and the A/Chief Executive Officer to affix the Shires Common Seal to the Shire of Ashburton Cemeteries Local Law 2013." <p>REASON FOR CHANGE OF RECOMENDATION: Previous authorisation for affixing the Common Seal was incorrect.</p>	
9	02/13	11.3	<p>Adoption of the Shire of Ashburton Activities on Thoroughfares and Public Places and Trading Local Law 2013</p> <p>Minute: 11431</p>	<ol style="list-style-type: none"> 1. Adopt the Shire of Ashburton Activities on Thoroughfares and Public Places and Trading Local Law 2013 as per ATTACHMENT 11.3B in accordance with the provisions of the Local Government Act. 2. Authorise the local law's gazettal in the Government Gazette. 3. Authorise the public notice advertisement, (after gazettal), of the date of the Shire of Ashburton Activities on Thoroughfares and Public Places and Trading Local Law 2013. 4. Authorise the Commissioner and the A/Chief Executive Officer to affix the Shires Common Seal to the Shire of Ashburton Activities on thoroughfares and public 	<p>Signed and sent for printing in the Government Gazette.</p> <p>Ongoing.</p> <p>COMPLETE (May 2013)</p>

#	Council Meeting	Agenda Ref.	Report Title	Council Decision	Current Status
				places and trading Local Law 2013.	
10	02/13	11.4	Adoption of the Shire of Ashburton Extractive Industries Local Law 2013 Minute: 11432	<ol style="list-style-type: none"> 1. Adopt the Shire of Ashburton Extractive Industries Local Law 2013 as per ATTACHMENT 11.4A in accordance with the provisions of the Local Government Act. 2. Authorise the local law's gazettal in the Government Gazette. 3. Authorise the public notice advertisement, (after gazettal), of the date of the Shire of Ashburton Extractive Industries Local Law 2013. 4. Authorise the Commissioner and the A/Chief Executive Officer to affix the Shires Common Seal to the Shire of Ashburton Extractive Industries Local Law 2013. 	<p>Signed and sent for printing in the Government Gazette.</p> <p>Ongoing.</p> <p>COMPLETE (May 2013)</p>
11	01/13	11.1	Shire of Ashburton Standing Orders Local Law 2012 Minute: 11398	That Council adopt, in accordance with the provisions of the Local Government Act, the Shire of Ashburton Standing Orders Local Law 2012 as per ATTACHMENT 11.1B.	<p>Signed and sent for printing in the Government Gazette.</p> <p>Ongoing.</p> <p>COMPLETE (May 2013)</p>
12	01/13	11.2	Shire of Ashburton Dogs Local Law 2012 Minute: 11399	That Council adopt, in accordance with the provisions of the Local Government Act, the Shire of Ashburton Dogs Local Law 2012 as per ATTACHMENT 11.2B.	<p>Signed and sent for printing in the Government Gazette.</p> <p>Ongoing.</p> <p>COMPLETE (May 2013)</p>
13	12/12	11.2	Proposal To Make Shire Of Ashburton Health Local Law 2012	<p>That Council:</p> <ol style="list-style-type: none"> 1. Note the submission received from the EDPH setting out the recommendations for consideration to the proposed 	Signed and sent for printing in the Government Gazette.

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			Minute: 11368	<p>Shire of Ashburton Health Local Law 2012.</p> <p>2. Makes the proposed Shire of Ashburton Health Local Law 2012, as per ATTACHMENT 11.2A which incorporates the recommendations as outlined by the EDPH, in accordance with section 324(1) (a) Health Act 1911, for submission to the Executive Director Public Health for consent.</p> <p>3. Provide the local law (original plus 2 copies) (signed by the President and CEO) to the EDPH for consent.</p> <p>4. That Council approve the application of the Shire's Common Seal to the Health Local Law.</p>	Ongoing. COMPLETE (May 2013)
14	10/12	11.3	<p>Policy And Procedure Review And Development Project</p> <p>Minute: 11312</p>	That Council adopts the proposed Policy Content and Approval Matrix.	To be presented to Executive Team 14 March 2013
15	10/12	16.2	<p>Paraburdoo Shire Office Opening Hours</p> <p>Minute: 11339</p>	That Council direct the CEO to report back at the 21 November 2012 Ordinary Meeting of Council Meeting with a strategy to maintain advertised opening hours for the Paraburdoo Shire office.	Policy Drafted and with Execs for review.
16	09/12	11.3	Shire of Ashburton Activities on thoroughfares and Public Places and Trading Local Laws 2012	That Council gives Statewide public notice that it intends to make the Shire of Ashburton Activities on Thoroughfares and Public Places and Trading Local Law 2012, as contained in the ATTACHMENT 11.3B.	COMPLETE (May 2013)

#	Council Meeting	Agenda Ref.	Report Title	Council Decision	Current Status
			Minute: 11279		
17	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 Government's publication "Guideline Number 2. Changing Methods of Valuation of Land (Revised March 2012)".	Ongoing (September 2012)
18	09/12	18.1	Nameless Festival Public Holiday - Tom Price Minute: 11295	That Council: 1. Support in principle a "Local Public Holiday" for Tom Price residents to celebrate Nameless Jarndunmunha Festival. 2. Delegate to the CEO to investigate what is involved with celebrating a local public holiday on the Monday following the Nameless Festival Sunday, and report back to Council what is involved. 3. Authorise the CEO to commence a community consultation process to identify support for this proposal in the Tom Price Community, and report back	Ongoing (September 2012)

#	Council Meeting	Agenda Ref.	Report Title	Council Decision	Current Status
				to Council with the results.	
19	09/12	16.1	Shire of Ashburton five (5) forward capital works plan 2010/2011 to 2014/2015 - amendment Minute: 11299	That Council amend the Shire of Ashburton Forward Capital Works Plan (2010/11 to 2014/15) and reschedule the Paraburdoo Town Centre Re-vitalisation Project from 2010/11 and 2011/12 to 2012/13.	Ongoing (Jan 2013)
20	09/11	16.2	Confidential Item – Rating of Resources Projects Minute: 11038	That Council: 1. That Council provide the following comment to WALGA on the State Government Draft Policy Guidelines: Application of Gross Rental Valuation to Resource Projects: 1.1. Its preference is the removal of all discriminatory restrictions to Council rating from all State Agreement Acts. This is the best solution and allows Resource Companies to be treated in a similar way to all other ratepayers. 1.2. The Draft Policy Guideline needs to provide a clear definition of Infrastructure which must include Aerodromes, Storage Tanks, Railway Lines, Pipelines and Wharfs. 1.3. The measurement of geographic proximity of Maintenance Workshops to facilities and infrastructure needs to be removed. All buildings should be able to be rated on a GRV basis. 1.4. Regardless of any Policy determination Council should not be precluded from negotiating funding from organisations operating in the Shire. 2. Instructs the Chief Executive Officer to use his best endeavours to lobby for an increase the rating restrictions contained in Section 6.30 of the Local	Comment received from Peter Kyle – assessing whether further advice necessary (March 2012) Shire will write to Peter Kyle asking him for a legal opinion on what discriminatory rates mean as it pertains to Agreement Acts. Ongoing (Jan2012) Additional Legal opinion is being sought (Apr 2012)

#	Council Meeting	Agenda Ref.	Report Title	Council Decision	Current Status
				Government Act 1995.	
21	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 (Jan 2012) Initial discussions are being held with the Shire of East Pilbara in order to establish that Shires attitude to proposals. Documentation has been collected now being reviewed by EMCS (March 2011)

Strategic and Economic Development Decision Status Report

#	Council Meeting	Agenda Ref.	Report Title	Council Decision	Current Status
1	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 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.	May 2013: <i>Advertisement in Pilbara News has been arranged as required by Land Administration Act</i>
2	Special 05/13	6.2	Endorsement Of The Memorandum Of Understanding (Mou) Between The Shire Of Ashburton And Onslow	That Council refer the matter of "Endorsement of the Memorandum of Understanding (MOU) between the Shire of Ashburton and Onslow Salt Pty Ltd Defining Land Use A]and Asset Access on adjoining and overlapping Leases/Land to facilitate the diversion of the Onslow Town Water Main" to a future Council Meeting when all details have been received.	May 2013 This has been delayed due to complications with aligning easement

#	Council Meeting	Agenda Ref.	Report Title	Council Decision	Current Status
			Minute: 11433	Proposed use 30% Statement of Community Benefit for Proposed Use 20%	
6	12/08	13.12.408	Proposed Transfer of Emergency Services Building	That :- 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.	May 2013 - 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.
7	09/12	15.3	update on the Paraburdoo Sporting and Community Hub Minute: 11294	That Council: 1. Acknowledge the comments contained in ATTACHMENT 15.3A in the minutes by Cr Dias. 2. Discuss all points submitted by Cr Dias with Cr Rumble and Dias, document all variations from the points submitted by Cr Dias including reasons and contingency plans in place should there be any shortfall due to reasons being out of Shire control. 3. Acknowledge the progress of the concept plans for the Paraburdoo Sporting and Community Hub as tabled in ATTACHMENT 15.3B. Discuss any modifications to the plans with Cr Dias and Rumble before the	No further update (April 213) Waiting to hear if funding applications to Royalties for

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				<p>November Council Meeting and have the modified plans tabled at the November meeting.</p> <p>4. Submit a funding application within the next 2 weeks.</p>	<p>Regions have been successful(March 2013)</p> <p>No further update (Dec 2012)</p> <p>Concept Plans accepted by Council at Nov 2012 meeting. Funding applications currently with Pilbara Cities for approval (Nov 2012)</p> <p>Ongoing communication with Pilbara Cities (October 2012)</p> <p>Pilbara Cities funding EOI submitted 28 September 2012. Negotiations with Rio re co-contributions continuing. Meeting held with Councillor</p>

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					Dias 27 September 2012 to discuss plans. Roxby scheduled to come to Paraburdoo 16 and 17 October to conduct community consultation (September 2012)
8	12/11	15.1	Report into Paraburdoo Community and Sports Facilities Minute: 11100	That Council: <ol style="list-style-type: none"> 1. Accepts the attached report titled "Paraburdoo Community and Sporting Facilities Study". 2. Direct the Chief Executive Officer (CEO) to begin prioritising the contents of the report, and seeking accurate Whole of like cosings for the projects. 3. Council requests the CEO to develop a building concept plan consistent with Paraburdoo Community and Sporting Facilities Study and report back to Council. 	No further update (March 2013) Management/Feasibility study underway by ABV Consultants (Feb 2013) Expressions of Interest/Quotes for the development of a Management Plan being sourced (Jan 2013) Meeting held with RTIO (Dec 2012) Concept Plans accepted by Council at Nov 2012 meeting.

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					<p>Funding applications currently with Pilbara Cities for approval (Nov 2012)</p> <p>Block plans presented to Council. Feedback obtained. Final plans being prepared (October 2012)</p> <p>Draft plans presented to Council September 2012. Community Consultations planned for 16 and 17 October. (September 2012)</p> <p>Meeting held with Roxby, ongoing dialogue and feedback from the Shire and Rio on designs (August</p>

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					<p>2012)</p> <p>Meeting with Roxby scheduled for August 13th (July 2012)</p> <p>Draft plans received from Roxby. Community Consultation to be held June 18th 2012 (June 2012)</p> <p>Briefing meeting held with Roxby March 2012 to progress concept plans (April 2012)</p> <p>Initial meeting held with Roxby Feb 2012. Brief to be sent to them March 2012 (March 2012)</p> <p>No update was provided. (Feb 2012)</p>

Technical Services Decision Status Report

#	Council Meeting	Agenda Ref.	Report title	Council decision	Current status
1	05/13	16.1	<p>New business of an urgent nature - applying Shire Common Seal to financial assistance agreement - Country Local Government Fund - Paraburdoo Town Centre Upgrade Stage 1</p> <p>Minute: 11531</p>	<p>That Council authorise the Commissioner and the A/Chief Executive Officer to execute the relevant documentation and affix the Shire's Common Seal on the "Financial Assistance Agreement – Country Local Government Fund 2010-11 Paraburdoo Town Centre Upgrade Stage 1" as per ATTACHMENT 16.1.</p>	<p>Documentation executed and forwarded to Department of regional Planning and Land.</p> <p>(May 2013)</p>
2	04/13	13.11	<p>Cancellation Of Deed Of Variation To Environmental Health Service Agreement With Department Of Health</p> <p>Minute: 11498</p>	<p>That Council advise the Department of Health that the Shire of Ashburton:</p> <ol style="list-style-type: none"> 1. Agrees to the termination of the Deed of Variation No 1 to the Service Agreement No C05683 between the Shire of Ashburton and the Department of Health (dated 1 May 2012) (ATTACHMENT 13.11) in relation to providing Environmental Health Services to Aboriginal Communities, and 2. Supports the redirection of the \$40,000 funding provided for in the Deed of Variation, referred to in 1 above, to the IBN Corporation for the purposes of undertaking Environmental Health 	<p>Department of Health advised in writing of Council's decision. Finalised.</p> <p>(May 2013)</p>

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				Services in Aboriginal settlements within the Shire.	
3	10/12	16.1	Paraburdoo Light Industrial Area Accommodation. Minute: 11338	That Council direct the Chief Executive Officer to investigate unauthorised accommodation in Paraburdoo Light Industrial Area and take appropriate action.	Inspections undertaken by Principal Building Surveyor, Town Planning and Environmental Health. Subject of report to December Council Meeting. Owners in breach of regulatory controls have been advised to remedy breaches under threat of prosecution. (May 2013)
4	08/12	13.4	Mine road Tom Price – Dedication of road. Minute: 11261	<ol style="list-style-type: none"> 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. 	Awaiting response from RDL. (May 2013)
5	08/12	17.1	Confidential Item – Onslow waste – liquid Waste. Minute: 11265	<ul style="list-style-type: none"> • Reallocate \$50,000 from the Onslow Refuse Site closure (CO65) • Apply for all necessary permits to receive liquid wastes at Reserve 38337. • Declare a fee for liquid waste disposal at the Onslow Tip at \$0.20/L. • Determine to only accept kitchen wastes from the Onslow township, or any Council controlled facilities. • In order to support the Onslow community in the short term to provide up to \$20,000 for 	Interim arrangements made for liquid waste disposal. Design of new facility completed and DEC licence has been obtained. Town Planning approval and quotation for construction obtained. New Eco liquid waste liner has been purchased and is in Onslow waiting for instillation. (April 2013)

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				<p>subsidised transport costs.</p> <ul style="list-style-type: none"> Request the CEO to report back to council on the progress of this matter at the November 2012 council meeting. 	<p>Questions being sought for earthworks</p> <p>(May 2013)</p>
6	08/12	18.1	<p>Tourist signage – Tom Price – Paraburdoo road & Karajini road.</p> <p>Minute: 11252</p>	<ol style="list-style-type: none"> Subject to Main Roads confirmation of this arrangement, agree to remove the signage from the Tom Price and Karajini Tourist Bays and thereafter Main Roads WA will be responsible for the development and upkeep of both areas. Allocate \$5000 for the removal of the signage from the tourist lay-bys in the 2012-2013 budget. 	<p>Letter sent to Main Roads WA seeking their agreement to action.</p> <p>(September 2012)</p> <p>Awaiting response MRWA</p> <p>(March 2013)</p> <p>New letter sent to MRWA</p> <p>(April 2013)</p> <p>To be placed into 213-214 budget.</p> <p>(May 2013)</p>
7	02/12	13.1	<p>Close Road no. 1644 from Mount Florence Homestead To Hamersley Homestead.</p> <p>Minute: 11111</p>	<p>That Council:</p> <ol style="list-style-type: none"> In accordance with section 58 of the Land Administration Act 1997 publishes the public notice of intention to close road number 1644 as defined in the government gazette notice of April 1904, in a newspaper circulating in its district, and invite representations on the proposed closure within a period of 35 days from the publication. That should no objections be received the council delegate to the Chief Executive 	<p>Notice of the proposed closure was advertised in the Pilbara Times – public notices on the 7 March 2012 and relevant information was placed on the SOA website. Public comment time closes 11 April 2012.</p> <p>(March 2012)</p> <p>Advertised in the Pilbara News.</p> <p>(April 2012)</p> <p>Final processes to be completed this month.</p>

#	Council Meeting	Agenda Ref.	Report title	Council decision	Current status
				Officer the power to resolve to make request to the Minister to close the road.	(May 2012) At the final administrative process. (June 2012) Follow up letter sent. (January 2013) Contacted Minister's office via email – still in process. (February 2013) Minister response that this will be looked at after elections. (May 2013)
8	03/09	15.03.01	Mosquito management plan	That Council: 1. Formalise a mosquito control program for the Shire of Ashburton. 2. Approve the unbudgeted capital expenditure of \$23,000 on mosquito control program assets.	A draft operating plan has been devised with Onslow Salt. A briefing can now be presented to Council – available timeslot is likely to be in February 2012. (December 2011) To be submitted to Council at the July 2013 meeting. (May 2013)
9	04/08	10.04.08	Relocation of Onslow landfill	1. That the new Onslow landfill site be located adjacent to Onslow road, 17km from Onslow as identified as site 3 by the consultant, Sinclair Knight Mertz in its report titled 'Onslow landfill options' subject to environmental approvals being forthcoming. 2. That following relevant approvals being	EOI delayed but to occur in June 2011. (June 2011) EOI advertised and will close 22 nd (July 2011) EOI received and being evaluated (August 2011) Opening discussions with chevron about joint use (Sept

#	Council Meeting	Agenda Ref.	Report title	Council decision	Current status
				<p>obtained for site 3, the site be used as the new Onslow landfill site. A further transfer station is established on the existing landfill site in eagle nest rd. following closure and rehabilitation of that site.</p> <p>3. That funds amounting to \$100,000 be transferred from the urban road maintenance account no e121045 (spent to date \$135,000 from budget \$410,000) and that a new account be established to carry out further investigative works on site 3 prior to seeking approvals and final design.</p>	<p>2011)</p> <p>Discussions continuing, but need at Onslow is becoming increasingly urgent.(Oct 2011)</p> <p>Opened discussion with Landcorp and Chevron regarding a waste site in ANSIA. Contingency plans are being developed for a waste transfer station at Onslow. (November 2011)</p> <p>Discussions with Landcorp about long term plan continuing – and contingency plan being developed for a transfer station at Onslow – discussions held with potential operators (December 2011)</p> <p>Opportunity identified to secure up to three years at Onslow tip by refining final finished levels and copping strategies. It will involve a widening of the footprint into adjoining lands if approvals are obtained.</p> <p>(February 2012)</p> <p>Continuing.</p> <p>(March 2012)</p> <p>Further discussion with DSD and Chevron about securing a new tip site near ANSIA.</p> <p>(May 2012)</p> <p>A closure strategy for Onslow Tip has been prepared. Still working on the new tip location strategy.</p>

#	Council Meeting	Agenda Ref.	Report title	Council decision	Current status
					<p>(June 2012)</p> <p>Original preferred site on Minderoo Station not to be pursued because of objections of land owner. New site options being assessed. Design of transfer station commenced.</p> <p>(March 2013)</p> <p>PIP application to Chevron for funding to identify new landfill site and prepare business plan has been finalised. Is to be considered by Chevron and DSD at meeting on 30 June 2013.</p> <p>(May 2013)</p>

Planning Decision Status Report

#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
1	05/13	13.1	Proposal By LandCorp For The Shire To Relinquish The Management Orders Over The Land, Subject To A Development Lease, Onslow Minute: 11521	Agrees to relinquish the Management Orders over part Lot 303 (R19291) as shown on the Whelans plan 13995-25a Rev8 – Onslow Townsite Revitalisation and Expansion Project - Proposed Development Lease Plan as per ATTACHMENT 13.1B.	LandCorp advised of Council's resolution. No further action required.
2	05/13	13.2	Draft Local Planning Policy - Regional Residential Design Code Variations - Wapc Response Minute: 11522	That Council: 1. Council adopts the draft Local Planning Policy – Regional Residential Design Code Variations as a draft Local Planning Policy under the provisions of clause. 2.3 of the Shire of Ashburton Local Planning Scheme No. 7 and be advertised in accordance with clause 2.31 of the Scheme.	
3	05/13	13.3	Request For Comment - Iron Ore (Hamersley Range) Agreement Act 1963 - Nbw Phase 2 Variation - Detailed Proposal Minute: 11523	That Council: 1. In regard to correspondence received from the Department of State Development (DSD) dated 11 April 2013 (ATTACHMENT 13.3C) seeking comment on Hamersley Iron Pty Ltd's request for State approval to temporarily vary its accommodation arrangements for its Nammuldi Below Water Table (NBWT) Phase 2 Project, that Council respond as follows: a) Council notes and endorses previous correspondence dated 7 July 2011 and 31 October 2012 from the (then) Chief Executive Officer (note ATTACHMENT 13.3A and ATTACHMENT 13.3B) to DSD on matters concerning NBWT Phase 2 Project; and b) Council opposes Hamersley Iron Pty Ltd's request to vary its accommodation arrangements associated with the NBWT Phase 2 Project until the State of Western Australia has undertaken an	Department of State Development advised of Council's resolution. No further action required.

#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
				independent social impact assessment that addresses the impacts on Tom Price along with the potential 'lost' social and economic benefits of not promoting such accommodation within the Tom Price townsite.	
4	05/13	13.4	<p>Planning Application - Additional Consulting Room To The Tom Price Medical Centre Building (Transportable Building) Rear Of Lot 854 Central Road, Tom Price</p> <p>Minute: 11524</p>	<p>That Council:</p> <ol style="list-style-type: none"> 1. APPROVE Application for Planning Approval made by RIO Tinto Iron Ore Pty Ltd to construct and use a building as a medical examination building (transportable building) in accordance with the submitted plans and subject to the following conditions: <ol style="list-style-type: none"> 1. This Planning Approval lapses if the development is not substantially commenced by 8 May 2014. 2. The land use and development shall be undertaken generally in accordance with the approved plans, in a manner that is deemed to comply with the to the satisfaction of the Shire of Ashburton. 3. Prior to occupation of the building, parking arrangements as provided for in ATTACHMENT 13.4B shall be established within the Court Street road reserve at the cost of the developer to the satisfaction of the Shire of Ashburton. 4. Plans shall be submitted with the Building Permit are to show details of stormwater and roof run-off disposal to the satisfaction of the Shire of Ashburton. 5. The building shall be connected to a reticulated water supply and reticulated sewer to the satisfaction of Pilbara Iron Infrastructure prior to occupation of the development. <p>Advice Notes</p> <ol style="list-style-type: none"> a. Further to this approval, the Applicant may be required to submit working drawings and specifications to comply with the requirements of Part 4 of 	<p>Planning Approval issued in accordance with Council's resolution.</p> <p>No further action required.</p>

#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
				<p>the Building Regulations, 1989 (as amended) and the Health Act, 1911 (as amended) which are to be approved by the Shire's Principal Building Surveyor and Principal Environmental Health Officer prior to the issue of the Building Licence.</p> <p>b. Rights of appeal are also available to you under the Planning and Development Act 2005 (as amended) against the decision of Council, including any conditions associated with this decision. Any such appeal must be lodged within 28 days of the date of this decision to the State Administrative Tribunal (telephone 9219 3111 or 1300 306 017).</p>	
5	05/13	13.5	<p>Draft Scheme Amendment No. 24 - Revised Provisions In Clause 7.3 - Onslow Coastal Hazard Area Provision And New Appendix 11 - Extension Of Time For Consideration</p> <p>Minute: 11525</p>	<p>That Council:</p> <ol style="list-style-type: none"> 1. Request the Minister for Planning to extend the statutory assessment period for a Scheme Amendment No. 24 for an additional 60 days in order to allow the Shire to further consult with State departments and in particular, the Department of Planning and the Department of Transport on the nature and structure of the Amendment. 2. Should the Minister agree to 1. above, request the Chief Executive Officer to again write to the Department of Planning and the Department of Transport requesting that specifically provide written advice to Council in relation to the matters outlined in this report. 	<p>Minister for Planning advised of Council's resolution.</p> <p>Council will be advised of the Minister's response in a further report to Council.</p>
6	05/13	13.6	<p>Draft Wheatstone Fly In Fly Out Operations Village Detailed Area Plan - Council Consideration For Additional Information And Advertising</p> <p>Minute: 11526</p>	<p>That Council:</p> <ol style="list-style-type: none"> 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' on the actual DAP to the satisfaction of the Acting Chief Executive Officer: <ul style="list-style-type: none"> • Ensuring that at least 25% of Chevron's operational workers reside 	<p>Chevron advised of Council's resolution.</p> <p>Council will be advised of the Chevron's response.</p>

#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
				<p>independently in Onslow and define the actual number of staff to be accommodated at the Operations Village.</p> <ul style="list-style-type: none"> • 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. <p>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:</p> <ul style="list-style-type: none"> • 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. 	

#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
				<p>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.</p> <p>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.</p>	
7	05/13	13.7	<p>Adoption Of Draft 'Local Planning Policy - 'Beadon Bay Village Concept Plan' For Lots 557 & 563 Beadon Creek Road And Lots 555 & 556 Parsley Street, Onslow</p> <p>Minute: 11527</p>	<p>That Council:</p> <ol style="list-style-type: none"> 1. Adopt 'Local Planning Policy - 'Beadon Bay Village Concept Plan' as amended (ATTACHMENT 13.7B) as a Local Planning Policy under the provisions of the Shire of Ashburton Local Planning Scheme No.7 ('Scheme'). 2. Give public notice of Council's decision as is required by the Scheme; and 3. Advise Master Plan SA Pty Ltd and Discovery Parks Pty Ltd of Council's decision. 4. Authorise the A/Chief Executive to consider Planning Applications 20130074(P) and 20130081(P) under Instrument of Delegation DA35 (Certain planning functions relating to the Shire of Ashburton Planning Scheme No 7). 	<p>Advertising of the adopted Draft 'Local Planning Policy - 'Beadon Bay Village Concept Plan' has been undertaken in accordance with Council's resolution.</p> <p>No further action required.</p>
8	05/13	13.8	Rft 06/13 Clem Thompson Sports Precinct And Associated Works	<p>That Council:</p> <ol style="list-style-type: none"> 1. Award RFT06/13 "Clem Thompson Sports Precinct And Associated Works" to Earthcare Landscapes for the sum of \$2,212,269.11 	

#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
			Minute: 11528	(excluding GST), and 2. Authorise the Commissioner and the A/Chief Executive Officer to execute the relevant documentation for RTF06/13 and affix the common seal of the Shire of Ashburton to the documentation.	

Development Assessment Panel Decisions (Pilbara Joint Development Assessment Panel)

Planning Approval issued for Construction of infrastructure comprising fibre optic communications cabling, water and wastewater pipelines within the Multi User Access and Infrastructure Corridor commencing at Onslow Road, Ashburton North, Shire of Ashburton (24 April 2013)

Planning Approval issued for demolition of 'heritage listed building' & construction of a three (3) level hotel/restaurant at Lots 256-258 Second Avenue, Onslow, Shire of Ashburton (30 May 2013)

Scheme Amendments Status

Amendment No.	Site or Issue	Initiation Date of Amendment by Council	Proposal	Current status
1	Lot 300 Boonderoo Road, Tom Price	18 March, 2008	Rezoning from 'Parks, Recreation and Drainage' Reserve to 'Mixed Business' zone	Gazetted 16 July, 2010
2	Modification to Transient Workforce Accommodation provisions of Scheme	Not Initiated – 18 March 2008, Council resolved: "That Council requests further information for the options of transient workforce accommodation before making a decision.	Modification to Scheme to reflect the Local Planning Policy – Transient Workforce Accommodation	No further action undertaken by Council.
3	The zoning table modification	16 December, 2008	The zoning table be modified as follows: (a) Identifying 'Aged or Dependent Persons Dwelling' as a 'D' use class in the 'Community' zone.	Gazetted 1 November, 2009
4	Lot 854 Court Street, Tom Price, Lots 1049 and 1050 Gungarri Circuit and Lot 1053 Ceron Street, Tom Price.	16 September, 2008	Lot 854 Court Street, Tom Price rezoned from 'Parks, Recreation and Drainage' to 'Community zone' with Lots 1049 and 1050 Gungarri Circuit and Lot 1053 Ceron Street, Tom Price rezoned from 'Parks, Recreation and Drainage' to Residential R20.	Gazetted 1 December, 2009
5	Lot 327 Warara Street, Tom Price Lots 3010 to 3015 (inclusive) and Lot 3017 (Central Avenue and Jacaranda Drive)	19 May 2009	Rezoning Lot 854 Court Street/Central Road, Tom Price from 'Parks, Recreation and Drainage' reserve to 'Community' zone; and Rezoning Lots 1049 & 1050 Gungarri Circuit and Lot 1053 Ceron Street, Tom Price from 'Parks, Recreation and Drainage' reserve to 'Residential' zone with a Residential Planning Codes density zoning of R20; and Amending the Scheme Maps accordingly.	Gazetted 13 April, 2010
6	Modification to Cl 6.11.4 (Mixed Business, Industry or Industrial/Mixed Business Development Zones which are below 2 000 m2)	19 July 2009	Modifying Clause 6.11.4 of the Scheme to read as follows: <i>"Local Government, in considering applications for subdivision/ amalgamation of land shall not recommend approval of lots in the Mixed Business, Industry or</i>	Gazetted 22 June, 2010

Amendment No.	Site or Issue	Initiation Date of Amendment by Council	Proposal	Current status
			<i>Industrial/Mixed Business Development Zones which are below 2 000 m2 or include battleaxe access legs unless the subdivision/ amalgamation proposes connection to reticulated sewer, water, power and drainage and is land included in an approved Development Plan pursuant to Clause 6.4 of the Scheme”.</i>	
7	Rezone Lot 603, 604 and 606 Rocklea Road Paraburdoo to Residential R50	17 November 2010	Rezone Lot 603, 604 and 606 Rocklea Road Paraburdoo to Residential R50	Adopted for final approval by Council on 20 July 2011 and referred to WAPC/Minister
8	Zoning Table modification	17 November, 2009	Modify the Zoning Table to make 'transient workforce accommodation' an 'X' use in the Strategic Industry zone	Gazetted 15 February 2012
9	Amendment to establish a 'Special Control Area' for the ANSIA.	15 December, 2009	Amendment to establish a 'Special Control Area' for the Ashburton North SIA.	Gazetted 21 December, 2010
10	Rezone portion of Part Lot 152 and Part Lot 153 Onslow Road, to 'Strategic Industry' zone, 'Other Purposes – Infrastructure' reserve and 'Special Use – Transient Workforce Accommodation' zone.	15 December 2010	Rezone portion of Part Lot 152 and Part Lot 153 Onslow Road, to 'Strategic Industry' zone, 'Other Purposes – Infrastructure' reserve and 'Special Use – Transient Workforce Accommodation' zone.	Gazetted 22 November 2011
11	Rezone Part Location 303, Onslow Road, Onslow from 'Strategic Industrial zone to 'Rural' zone.	15 December 2010	Rezone Part Location 303, Onslow Road, Onslow from 'Strategic Industrial zone to 'Rural' zone.	Gazetted 9 January 2012
12	Amend Clause 6.6 of the Scheme for Tom Price and Paraburdoo.	18 August 2010	Amend Clause 6.6 of the Scheme for Tom Price and Paraburdoo.	Gazetted 15 February 2012
13	Amend Clause 6.6 of the Scheme for Onslow (R12.5 sites).	22 September 2010	Amend Clause 6.6 of the Scheme for Onslow/Amend to R20.	Scheme documents referred to WAPC and Minister for Final Approval
14	Amend the Scheme to allow Transient Workforce Accommodation an 'A' use in the Commercial and Civic Zone.	16 February 2011	Amend the Scheme to allow Transient Workforce Accommodation an 'A' use in the Commercial and Civic Zone.	Scheme documents referred to WAPC and Minister for Final Approval

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)	Documentation prepared and referred to the EPA. If no objection, AM15 will be advertised for 42 days and referred back to Council.
16	Rezone certain portions of Lot 16 on Deposited Plan 161140, Onslow Road, Onslow (Onslow Airport) to 'Mixed Business' Zone. (Stage 2)	16 March 2011	Rezone certain portions of Lot 16 on Deposited Plan 161140, Onslow Road, Onslow (Onslow Airport) from Public Purposes 'Airport' Reserve to 'Mixed Business' Zone. (Stage 2)	Documentation currently being prepared.
17	Rezone Part Location 303, Onslow Road, Onslow from 'Rural' zone to 'Strategic Industrial zone to and 'Special Use – Transient Workforce Accommodation' zone.	14 December 2011	Rezone Part Location 303, Onslow Road, Onslow from 'from 'Rural' zone to 'Strategic Industrial zone to and 'Special Use – Transient Workforce Accommodation' zone.	Scheme documents prepared and awaiting signature from Commission and CEO, along with Council Seal
18	Rezone Part Location 303, Onslow Road, Onslow from 'Rural' zone to Industrial zone.	14 December 2011	Rezone Part Location 303, Onslow Road, Onslow from 'Rural' zone to Industrial zone.	Scheme documents prepared and awaiting signature from Commission and CEO, along with Council Seal
19	Various lots/reserves in Onslow townsite	14 December 2012	Rezone various lots/reserves in the Onslow Townsite to residential zone with either R codings of R12.5/30 or R20	Gazetted 11 September 2012
20	Rezoning of Lot 50 Nameless Valley Drive, Tom Price from 'Rural Living' zone to Special Use – transport depot'	15 February 2012	Rezoning of Lot 50 Nameless Valley Drive, Tom Price from 'Rural Living' zone to Special Use – transport depot.	Document prepared by proponent and forwarded to EPA for assessment.
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	Documentation currently being prepared by LandCorp.

Amendment No.	Site or Issue	Initiation Date of Amendment by Council	Proposal	Current status
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. 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.	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 subdivisions and development in the form of a new 'Special Control Area' provision.	Documentation currently being prepared by LandCorp.
23	New Provision in the Shire of Ashburton Local Planning Scheme No. 7 – Clause Height of Buildings in the 'Commercial and Civic' Zone, Onslow	21 March 2012	New Provision in the Shire of Ashburton Local Planning Scheme No. 7 – Clause Height of Buildings in the 'Commercial and Civic' Zone, Onslow.	Documentation currently being prepared.
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	Documentation prepared and being advertised until 29 March 2013.
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'	Documentation currently being prepared.

Community Development Services Decision Status Report

#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
1	03/13	15.1	Reallocation Of Funds To Audit Playgrounds And Undertake Playground Upgrades Minute: 11467	That Council: <ol style="list-style-type: none"> 1. Reallocates \$20,000.00 from GL Code: CO53 (Softfall Onslow Playgrounds) to GL Code: 100123 (Consultants) for a professional playground audit on all Shire playgrounds to be conducted. 2. Following the completed Audit a prioritised plan detailing repairs and/or replacements required to ensure all Shire playgrounds meet appropriate Australian Standards, be presented to Council for endorsement. 	Playright have indicated they will not be able to undertake the audit until June/July. Funding has been requested in the 13/14 and 14/15 budgets to upgrade playgrounds once the audit is completed (May 2013) Transfer of funds to Consultants budget completed. Final quote received. PO raised. Negotiating start date (April 2013) Request made to finance to transfer funds. (March 2013)
2	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).	Rodeo Club are waiting on legal advice before proceeding with this matter. It is important to note that the Rodeo Club had already occupied the Stables grounds some time ago without having a legal

#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
					<p>lease. The Shire is aware of this and has requested they complete these procedures ASAP as they are there illegally (May 2013)</p> <p>Rodeo Club have not returned lease – they have it on the agenda for discussion at their committee meeting in early May (April 2013)</p> <p>Lease sent to Rodeo Club for sign off (March 2013)</p>
3	03/13	15.3	Clem Thompson Oval Redevelopment Minute: 11469	That Council: 1. Approves the attached Concept Plans as per ATTACHMENT 15.3 for the redevelopment of the Clem Thompson Oval.	<p>EarthCare have been appointed as successful tenderer. An onsite meeting will be held late May with construction expected to commence early June (May 2013)</p> <p>Tenders have been called for construction of the Oval development. Close 29 April 2013 (April 2013)</p> <p>Plans accepted by Council.</p>

#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
					Planning for redevelopment now underway (March 2013)
4	11/12	15.1	Shire of Ashburton Volunteer Policy Minute: 11358	That Council adopts the Volunteer Policy as per ATTACHMENT 15.1.	<p>Policy has been reviewed by the Executive Management Group (and is ready for adoption (May 2013)</p> <p>Policy did not go to April Council meeting (April 2013)</p> <p>Policy to go to April Council meeting (March 2013)</p> <p>Policy ready to go back to Council (Jan 2013)</p> <p>No further update (Dec 2012)</p> <p>Attachment accidentally not included with Agenda Item. Policy to be re-presented to Council in early 2013 (Nov 2012)</p>
5	11/12	15.3	Community Bus Tom Price	That Council direct the CEO to present a further report on Community Bus for Tom Price to a Council meeting by March 2013.	No further update. Waiting for Councillor Fernandez to return to see if she wishes

#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
			Minute: 11360		to progress this (Dec 2012) Item to go back before Council in March 2013 (Nov 2012)
6	10/12	18.2	ANZAC Memorial Park - Paraburdoo Minute: 11335	That Council: 1. Support in principle the upgrading of the current Anzac Park facilities in Paraburdoo to include a statue or monument. 2. Direct the CEO, to conduct public consultation with the residents of Paraburdoo to determine what monument or otherwise would be appropriate for their Anzac Park. 3. Authorize the CEO, to investigation funding grants available for Anzac Park upgrades. 4. Direct the CEO to report back to Council once this has been done with some draft plans and ideas of what can be constructed in Memorial Park, Anzac Place in Paraburdoo.	Smith Sculptors will be conducting community consultation and presenting to the Councillors at the July Council meeting (May 2013) No further update (April 2013) Concept plans underway. To be presented to Council in June (March 2013) No further update (Dec 2012) Meeting held with Smith Sculptors to commence this project (October 2012)
7	10/12	15.1	Graffiti Removal Policy Minute: 11330	That Council accepts the attached Graffiti Removal Policy.	No further update (Dec 2012) Policy accepted however, during a review of all

#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
					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)
8	09/12	18.1	NAMELESS FESTIVAL PUBLIC HOLIDAY - TOM PRICE	That Council: 1. Support in principle a "Local Public Holiday" for Tom Price residents to celebrate Nameless Jarndunmunha Festival. 2. Delegate to the CEO to investigate what is involved with celebrating a local public holiday on the Monday following the Nameless Festival Sunday, and report back to Council what is involved. 3. Authorise the CEO to commence a community consultation process to identify support for this proposal in the Tom Price Community, and report back to Council with the results.	Feedback from the community has been negative to date, but no formal consultation has yet been conducted. (May 2013)
9	05/12	15.3	Entry Statement Tom Price Minute: 11196	That Council directs the CEO to undertake community consultation, through workshops on the concept plans.	Smith Sculptors will be conducting community consultation and presenting to the Councillors at the July Council meeting (May 2013) Will be agenda item for the

#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
					<p>June 2013 Council Meeting (April 2013)</p> <p>Will go back to June Council meeting to seek approval to source funding (March 2013)</p> <p>No further update (Dec 2012)</p>
10	05/12	15.4	<p>Entry Statement Onslow</p> <p>Minute: 11197</p>	That Council directs the CEO to undertake community consultation, through workshops on the concept plans.	<p>Smith Sculptors will be presenting to the Councillors at the July Council meeting (May 2013)</p> <p>Will be agenda item for the June 2013 Council Meeting (April 2013)</p> <p>Will go back to June Council meeting to seek approval to source funding (March 2013)</p> <p>No update expected until</p>

#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
					<p>early 2013 (September 2012)</p> <p>No update (August 2012)</p> <p>Community consultation undertaken July 2012. 15 people attended community session. Very positive feedback. Need to identify and source funding (July 2012)</p> <p>Community consultations planned for Friday July 20th 2012 (June 2012)</p>
11	05/12	15.8	Peace Park Tom Price Minute: 11200	<p>That Council:</p> <ol style="list-style-type: none"> 1. Accepts the concept plans for the Peace Park Tom Price. 2. Directs the CEO to undertake community consultation and source funding for Stage 1 of the Peace Park. 	<p>Funding avenues unsuccessful to date. (May 2013)</p> <p>Liaising with designers (Smith Sculptors) for funding avenues. No further update (April 2013)</p> <p>Funding sources still being identified (March 2013)</p> <p>Funding sources being</p>

#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
					<p>identified (Jan 2013)</p> <p>No further update (Dec 2012)</p> <p>No further update (October 2012)</p> <p>Meeting with Smith Sculptors to discuss final plans schedule for 8 October 2012 (September 2012)</p> <p>Funding sources currently being identified (August 2012)</p> <p>Community consultation undertaken July 2012. 8 young people, and 3 community members attended consultation sessions. 2 Aboriginal Elders were consulted on-site in the current RSL Anzac Park. In addition, about 30 people discussed the plans outside the Coles shopping Centre</p>

#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
					<p>people attended community session. Very positive feedback. Need to identify and source funding (July 2012)</p> <p>Community consultations planned for Wednesday July 18th 2012 (June 2012)</p>
12	03/12	16.1	<p>Donation to North Tom Price and Paraburdoo Primary School for the Purchase of IT Equipment</p> <p>Minute: 11161</p>	<p>That Council:</p> <ol style="list-style-type: none"> 1. Recognises that IT equipment is important and that the recommendation only recognises two of the Shire's primary schools. 2. All of the Shire's schools be contacted for a proposal for funds for IT equipment that can be considered in Council's Budgetary process. 	<p>Still waiting to hear from Lottery West about the grant application. (May 2013)</p> <p>No further update (March 2013)</p> <p>Funding application for Funding application submitted to Lottery West (Feb 2013)</p> <p>Projector and Screen currently being completed (Jan 2013)</p> <p>No further update (October 2012)</p>

#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
					<p>Funding sources for screen and projector currently being identified (September 2012)</p> <p>50% of cost of new screen and projectors for Tom Price High School was approved in the 2012 -2013 budget. Principal of the school was informed and was very pleased. Donation money was approved in the 2012 -2013 for the annual donations to all schools (approx. \$1,200) (August 2012)</p> <p>No update (July 2012)</p> <p>Only two schools replied. Tom Price SHS requested items already budgeted in 2012 -2013 Capital budget (Data projector and screen for Drama room). Paraburdoo Primary school had no specific requests but would appreciate money to assist with</p>

#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
					renovations for a computer lab. (June 2012) Letter to be sent to all schools April 2012
13	03/12	16.2	Leasing of Lot 302 Second Avenue, Onslow – Community Services Minute: 11162	That Council: 1. Directs the CEO to negotiate with the Department of Regional Development and Lands to lease Lot 302 Second Ave, Onslow. 2. Directs the CEO to negotiate a sub-lease of Lot 302 Second Avenue directly to VSwans for the purpose of a youth drop-in centre conditional on upgrade works being undertaken. 3. VSwans to be advised that they are responsible for all costs and planning approvals to bring the building up to required standards.	All correspondence has now been received and lease is currently being drafted (May 2013) No further update (April 2013) Approval granted from DSD, waiting for lease agreement (March 2013) Still awaiting information from DRD (Feb 2013) Have requested update from DRD on progress (Dec 2012) No further update (October 2012) No further updates from DRD (September 2012)

#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
					<p>No further updates from DRD (August 2012)</p> <p>DRD has sent correspondence to say approval for change of use of property has been granted but still waiting on documentation from them to allow lease to be prepared. VSwans have been notified of situation (July 2012)</p> <p>Still waiting for RDL to transfer lease to the Shire to enable this to progress (June 2012)</p> <p>Meeting with VSwans scheduled for April 2012 to progress</p>
14	02/12	15.3	<p>Leasing of Lot 302 Second Avenue, Onslow – Community Services</p> <p>Minute: 11129</p>	<p>That Council:</p> <ol style="list-style-type: none"> 1. Request the Chief Executive Officer to advise the Department of Regional Development and Lands (RDL) and VSwans that: <ol style="list-style-type: none"> a) The Shire it does not wish to lease Lot 302 Second Avenue, Onslow. b) That in reaching the decision not to lease, the Shire 	<p>See minute 11162 (April 2012)</p> <p>VSwans notified of outcome February 2012 (March 2012)</p>

#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
				<p>undertook an inspection of the building and concluded that it is not a suitable standard to enable it to be used a Community Facility (Youth Drop-In Centre). For it potentially be considered appropriate for such use, the following minimum improvements would be necessary to take it to a suitable standard:</p> <ul style="list-style-type: none"> • review and possible replacement of all utilities to the building, especially electricity supplies; • gantries removed; • upgrading of existing toilets and installation of a disabled toilet; • assessment of potential contamination; • installation of an emergency exit at the rear of the building; and • installation of parking bays to comply with planning requirements. <p>c) Matters that would also need to be taken into account to make the building comfortable would include (but not limited to):</p> <ul style="list-style-type: none"> • energy efficiency improvements of the building; • lining and insulation of walls; • adequate lighting; and • installation of appropriate air-conditioning. <p>d) In addition to b) and c) above (which are not exhaustive assessments), Planning Approval, Building Licence and possibly Health approval from the Shire would be necessary. Approval from Heritage Council may also be required. By way of</p>	

#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
				<p>information, Planning Approval may not be a straight forward matter due to the concerns raised by neighbours in 1988 when the unauthorized use of the building as 'Youth Drop-In Centre' was undertaken. It is likely that for any approval to issue, a limit of hours of use would need to be considered to ensure that no unreasonable impact on neighbours would occur.</p> <p>e) Council would not object to VSwans obtaining a direct lease (from RDL), however the improvements referred to b) and c) along with statutory approvals in d) would need to be obtained before the commencement of the use.</p>	
15	02/12	15.5	<p>Surrender of Leases for Ashburton Race Club</p> <p>Minute: 11131</p>	<p>That Council:</p> <ol style="list-style-type: none"> Note the surrender of the leases by the Ashburton Race Club to Reserves 38264 and 21235. Instruct the CEO to enter into negotiations to lease Reserves 398264 and 21235. 	<p>See Item 2 above (May 2013)</p> <p>Lease developed for Rodeo Club, waiting for Rodeo Club to returned signed copy (April 2013)</p> <p>Lease for Reserve 21235 with Rodeo Club for sign off (has been approved by Council) (March 2013)</p> <p>Council approved lease for Enduro Club over Reserve 21235 in January 2013 (Feb 2013)</p>

#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
					<p>Agenda Item for February Council meeting to accept the Lease for the Enduro Club) (Jan 2013)</p> <p>No further update (Dec 2012)</p> <p>Correspondence form DRL has approved change of use for the Reserve. Copy of lease forwarded to Enduro Club for signature. Signed lease will need to be sent to Minister for approval (Nov 2012)</p> <p>No further update (October 2012)</p> <p>Lease for Rodeo Club currently being drafted (September 2012)</p> <p>Still waiting for Rodeo Club to discuss their lease requirements. (August 2012)</p> <p>Lease drafted for Enduro</p>

#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
					<p>Club for Stables Lease, but still waiting to hear if change of use for that reserve has been approved. Have met with representatives from the Rodeo Club to explain that only a month by month lease can be offered. Lease still to be drafted(July 2012)</p> <p>No responses were received from any other community groups. Onslow Endurro Club currently has a copy of the draft lease for feedback. Still waiting for Land use to be changed to allow lease to be finalised (June 2012)</p> <p>Advertisements calling for interested community groups to assume the leases will be placed in the March 2012 Onslow Times (March 2012)</p>

#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
16	08/09	11.08.12	Location of Entry Statement – Tom Price	<p>Council appoint Crs Fernandez, Musgrave and Bloem, the Executive Manager, Community & Economic Services Larry Softley and the Executive Manager, Engineering Services, Jeff Breen to a working group for the purpose of looking at all the options for the establishment of the Tom Price Town Entry Statement.</p> <p>June 2011 – Council Noted. Funds for the project had been allocated and the project needs to be completed.</p>	<p>See minute 11196 above (June 2012)</p> <p>Meeting held with Smith Sculptors March 2012. Ongoing (April 2012)</p> <p>Waiting for finalised cost estimate from designers (March 2012)</p> <p>Meeting held with designers Dec 2011</p> <p>Contact made with Mike Fisher from Savannah Engineering to see the entry statement constructed by them. Apparently this was commissioned by Larry Softly, Savannah Engineering completed a sign but this has not been paid for. This project will now be transferred to Community Development – Deb Wilkes to re-initiate. (Nov 2011)</p> <p>No further progress (Sept 2011) & Oct 2011.</p> <p>Transferred from Community to Engineering.</p>

#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
					<p>Geoff Brayford to re-initiate. (August 2011)</p> <p>Meeting with Mike Fisher and Mark Eaglesham to discuss design/implementation of rock painted by local Aboriginal Artist as a feature of the entry statement. Mike Fisher to develop conceptual plans for presentation to Councillors. PRC has commissioned consultants to report back on a common approach to information bay and town signage from a tourism perspective. It was decided by the Tom Price Entry Statement Working Group to await the outcomes of the PRC consultant. (Sept 2010)</p>

Operations Decision Status Report

#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status										
1	06/13	14.1	Execution of the Water Mains Relocation Agreement Between Water Corporation and Shire of Ashburton Minute: 11561	That Council: 1. Authorise the Commissioner and Acting Chief Executive Officer to execute the Water Mains Relocation Agreement between the Water Corporation and the Shire of Ashburton by signing the Agreement and affixing the Shire's Common Seal. 2. Delegate the authority to the Acting Chief Executive Officer to execute the relevant bank guarantee up to value of \$1.28 million documentation including the Form of Bank Guarantee set out in Schedule 4 of the Agreement.	Agreement has been signed by A/CEO and Commissioner and sent to Water Corporation for signing.										
2	05/13	14.1	Tender Criteria For Request For Tender For Supply Of Onslow And Tom Price Camp Facilities Minute: 11529	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 border="1"> <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</td> <td>20%</td> </tr> </table>	Experience and Capacity to Meet Requirements Demonstrate the organisation has the skills, experience and capacity to provide the required services	10%	Ability to meet Specifications Organisation can supply the required goods / service and ability to meet the technical specifications	20%	Effective Service Provision The proposed service fully addresses all requirements and descriptions set out in the Specification	10%	Price The proposed service is cost-effective and provides value for money	40%	Delivery Timeframes	20%	Tender under construction.
Experience and Capacity to Meet Requirements Demonstrate the organisation has the skills, experience and capacity to provide the required services	10%														
Ability to meet Specifications Organisation can supply the required goods / service and ability to meet the technical specifications	20%														
Effective Service Provision The proposed service fully addresses all requirements and descriptions set out in the Specification	10%														
Price The proposed service is cost-effective and provides value for money	40%														
Delivery Timeframes	20%														

#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
				Timeframe for the delivery of the proposed goods / service including addressing timing and delivery requirements specified in the Specification	
3	05/13	14.2	Affixing The Common Seal To The Department Of Regional Development And Lands 'Easement In Gross' Document For The Paraburdoo Landfill Site MINUTE: 11530	That Council authorise the Commissioner and A/Chief Executive Officer to affix the Shire's Common Seal to the Easement in Gross documents from the Department of Regional Development and Lands relating to the access to the Paraburdoo landfill site.	Awaiting signing at the July Council Meeting in Tom Price.
4	Special 0513	6.1	Award Of Contract 04/13 - Provision Of Bituminous And Asphalt Supply And Services For Onslow Aerodrome And Associated Works Minute: 8	That Council: 1. Award the Contract 04/13 Provision of Bituminous and Asphalt Supply and Services for Onslow Aerodrome and Associated Works, option 1C 3B to Boral Resources (WA) Ltd to a value not exceeding \$5,781,313.00 (excluding GST). 2. Authorise the Commissioner and Acting Chief Executive Officer to execute the relevant contract documentation and affix the Shire's Common Seal to the contract. 3. Delegate a provisional contingency to the Acting Chief Executive Officer for the execution of the awarded contract to a value not exceeding \$578,130.00 (excluding GST), and the use of the contingency be reported back to Council as an Agenda Item each month.	Letter of acceptance sent to Boral. Contract Agreement has been developed and sent to Boral for signing.
5	04/13	14.1	Rft 03/13 - Supply And Delivery Of Refuse Truck Minute: 11506	That Council: 1. Approve the purchase of the Isuzu FVZ 1400 Refuse Truck and McDonald Johnston compactor in accordance as per Tender RFT 03/13 for \$369,754.00 (Inclusive of	Isuzu Refuse Truck has been ordered from Major Motors in accordance with the Council Decision.

#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
6	04/13	16.2	<p>New Business Of An Urgent Nature - Rescind Of Motion For Agenda Item 6.1 Special Meeting 21 March 2013 - Onslow Aerodrome Runway Construction - Design And Methodology For Pavement And Bituminous Works</p> <p>Minute: 11509</p>	<p>GST) from Major Motors.</p> <p>Council Decision</p> <p>MOVED: Commissioner R Yuryevich</p> <p>That Council rescind the motion from Special Meeting of Council 21 March 2013 for Agenda Item 6.1.</p> <p><i>“That Council:</i></p> <ol style="list-style-type: none"> <i>1. Receive ARRB Group Ltd Contract Report – The use of sea water in Onslow aerodrome pavement construction.</i> <i>2. Endorse ARRB Group Ltd Contract Report – Section 6.1.1 – Risk mitigation measures 5, 6, 7, 8, and 9 with attributed costs of \$520,000 plus provisional sum of \$50,000 (Ex GST).</i> <i>3. Endorse the construction of the aerodrome runway pavement using sea water, providing all primary risk mitigation measures as recommended in ARRB Group Ltd Contract Report Section 6.1.1 are adopted throughout construction.</i> <i>4. Endorse ARRB Group Ltd Contract Report – Section 6.2 – Risk mitigation measures 1,2 and 4, providing ARRB Group Ltd confirm that, in the event of supply delays, it remains a practical mitigation measure to cover the</i> 	<p>As per Item # 4.</p> <p>Tenders for the Provision of Bituminous and Asphalt Supply and Services for Onslow Aerodrome and Associated Works were invited from the WALGA preferred supplier list using the E-Quote system. Tender evaluation and recommendations were completed prior to the 1 May 2013 Special Meeting of Council. Contract awarded to Boral WA.</p>

#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
				<p><i>subbase with geotextile fabric and achieve the desired mitigation outcome with attributed costs of \$335,000 (Ex GST).</i></p> <p>5. Negotiate with the Onslow Social Infrastructure Working Group to obtain the additional funds of to undertake the revised runway works.</p> <p>6. Invite public tenders for the Provision of Bituminous and Asphalt Supply and Services for Onslow Aerodrome and Associated Works, to be issued in accordance with the following evaluation criteria:</p> <p>a) Relevant Experience 10%</p> <p>b) Demonstration of ability to meet required timeframes 20%</p> <p>c) Demonstration of ability to meet required specifications 30%</p> <p>d) Occupational Health Safety Management 10%</p> <p>e) Tendered Price 30%"</p> <p>CARRIED BY ABSOLUTE MAJORITY 1/0</p>	

#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
				<p>Council Decision</p> <p>MOVED: Commissioner R Yuryevich</p> <p>That Council:</p> <ol style="list-style-type: none"> 1. Receive ARRB Group Ltd Contract Report – The use of sea water in Onslow aerodrome pavement construction. 2. Endorse ARRB Group Ltd Contract Report – Section 6.1.1 – Risk mitigation measures 5, 6, 7, 8, and 9 with attributed costs of \$520,000 plus provisional sum of \$50,000 (Ex GST). 3. Endorse the construction of the aerodrome runway pavement using sea water, providing all primary risk mitigation measures as recommended in ARRB Group Ltd Contract Report Section 6.1.1 are adopted throughout construction. 4. Endorse ARRB Group Ltd Contract Report – Section 6.2 – Risk mitigation measures 1,2 and 4, providing ARRB Group Ltd confirm that, in the event of supply delays, it remains a practical mitigation measure to cover the subbase with geotextile fabric and achieve the desired mitigation outcome with attributed costs of \$335,000 (Ex GST). 5. Negotiate with the Onslow Social Infrastructure Working Group to obtain the additional funds of to undertake the revised runway works. 	

#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
				<p>6. Invite tenders from the WALGA preferred supplier list for the Provision of Bituminous and Asphalt Supply and Services for Onslow Aerodrome and Associated Works, to be issued in accordance with the following evaluation criteria:</p> <ul style="list-style-type: none"> a) Relevant Experience 10% b) Demonstration of ability to meet required timeframes 20% c) Demonstration of ability to meet required specifications 30% d) Occupational Health Safety Management 10% e) Tendered Price 30% <p style="text-align: right;">CARRIED 1/0</p>	
7	03/13	6.1	<p>Onslow Aerodrome Runway Construction - Design And Methodology For Pavement And Bituminous Works</p> <p>Minute: 7</p>	<p>That Council:</p> <ol style="list-style-type: none"> 1. Receive ARRB Group Ltd Contract Report – The use of sea water in Onslow aerodrome pavement construction. 2. Endorse ARRB Group Ltd Contract Report – Section 6.1.1 – Risk mitigation measures 5, 6, 7, 8, and 9 with attributed costs of \$520,000 plus provisional sum of \$50,000 (Ex GST). 	<p>Negotiations underway with OSIWG for additional funding.</p> <p>As per Item # 2, tenders have been invited through</p>

#	Council Meeting (mm/yy)	Agenda Ref.	Report Title	Council Decision	Current Status
				<ol style="list-style-type: none"> 3. Endorse the construction of the aerodrome runway pavement using sea water, providing all primary risk mitigation measures as recommended in ARRB Group Ltd Contract Report Section 6.1.1 are adopted throughout construction. 4. Endorse ARRB Group Ltd Contract Report – Section 6.2 – measures 1,2 and 4, providing ARRB Group Ltd confirm that, in the event of supply delays, it remains a practical mitigation measure to cover the subbase with geotextile fabric and achieve the desired mitigation outcome with attributed costs of \$335,000 (Ex GST). 5. Negotiate with the Onslow Social Infrastructure Working Group to obtain the additional funds of to undertake the revised runway works. 6. Invite public tenders for the Provision of Bituminous and Asphalt Supply and Services for Onslow Aerodrome and Associated Works, to be issued in accordance with the following evaluation criteria: <ol style="list-style-type: none"> a) Relevant Experience 10% b) Demonstration of ability to meet required timeframes 20% c) Demonstration of ability to meet required specifications 30% d) Occupational Health Safety Management 10% e) Tendered Price 30% 	the WALGA preferred supplier list using the E-Quote system. Tender evaluation and recommendations have been completed prior to the 1 May 2013 Special Meeting of Council.
8	02/13	6.3	<p>Tender Award - RFT 18/12 Supply And Installation Of Aerodrome Lighting - Onslow Aerodrome</p> <p>Minute: 6</p>	<p>That Council:</p> <ol style="list-style-type: none"> 1. Award tender RFT 18/12 - for the Supply and Installation of Aerodrome Lighting at the Onslow Aerodrome to Trick Electrics Alternative Two for \$442,000 (excluding GST). 2. Authorise the Commissioner and the Acting Chief Executive Officer to execute the relevant documentation for contract RFT 18/12 and affix the Shire's Common Seal to contract RFT 18/12. 	Tender awarded to Trick Electrics. Contract documents are pending signing and the affixing of the Common Seal.

29th May 2013

Frank Ludovico
Acting CEO, Shire of Ashburton
PO Box 567, Tom Price, WA, 6751

Dear Frank,

RE: LANDCORP'S COMMUNITY LIAISON GROUP

I refer to our correspondence regarding an invitation to be a part of a proposed Community Liaison Group (CLG) in Onslow.

As you are well aware, Onslow is considered a strategic location given its proximity to gas reserves and a number of oil and gas projects currently operating in the area. As a response to the projected growth of the Onslow town site, the Shire of Ashburton has endorsed the Onslow Expansion Plan, which identifies key local and state government initiatives to enable the growth in coming years.

LandCorp has recently received conditional subdivision approval to proceed with the construction of a residential land release in Onslow. As we gear up to start construction in mid-2013, we will be establishing a Community Liaison Group as a mechanism to further our communication and engagement with the community regarding the residential expansion.

We have identified the opportunity for an elected member to be a member of this CLG. As the elected members are currently not in office, I would ask you to nominate someone to be a proxy in their position until such time as they are reinstated

The aim of the Community Liaison Group includes:

- The ability for LandCorp to provide information direct to the community and receive important feedback on key issues and to raise awareness and maximise understanding of decisions taken throughout the development and construction of new residential precincts.
- The opportunity for the community to feed through issues, thoughts and ideas and receive information from LandCorp regarding all aspects and impacts of its residential expansion plans in Onslow.

It is anticipated the Onslow CLG will initially meet monthly, with a regular schedule of meetings to be determined in consultation with CLG members. The first meeting will be held on Friday 7 June 2013, with a time and venue in Onslow to be confirmed. Terms of Reference for the Onslow CLG have been drafted and are attached for your review.

On behalf of LandCorp and the project team, I look forward to working with the elected members of the Shire of Ashburton. An Agenda for the first meeting will be distributed shortly however if you have any questions in the meantime regarding the CLG or the Terms Of Reference, please do not hesitate to contact me.

Yours sincerely

Jacinta Harvey
Community Relations Manager (Pilbara)
Jacinta.harvey@landcorp.com.au
PH; 0429770119

Onslow Community Liaison Group Terms of Reference

LandCorp is establishing a Community Liaison Group (CLG) to provide a mechanism to communicate and engage with the community of Onslow regarding the development of new residential precincts as part of the wider Onslow expansion plan.

The CLG is not a decision making body and it is not a requirement that a consensus always be reached amongst members on issues discussed.

LandCorp expectations of the Community Liaison Group

- Provide information to the community and receive feedback regarding the development and construction of new residential precincts in Onslow.
- To raise awareness and maximise understanding of decisions taken throughout the development and construction of the project.

Community expectations of the Community Liaison Group

- Opportunity for the community to feed through issues, thoughts and ideas and receive information from LandCorp regarding all aspects and impacts of its residential expansion plans in Onslow.

Vision for the Community Liaison Group

A community that is informed and engaged on relevant issues related to LandCorp's residential expansion in Onslow.

Guiding principles and values

Members of the CLG are committed and agree to:

1. Being open and honest
2. Understanding and respecting that the CLG has an advisory function
3. Letting all people have their say. No personal attacks
4. Respecting confidences of a personal nature that may arise during discussions
5. Communicating with the broader community and the organisations you represent, bringing views of those consulted back to the CLG
6. Working together and accepting and embracing differences
7. Keeping things business-like - not personal or political
8. Maintaining confidentiality as required
9. Resolving issues and differences before leaving meetings or advising the chair of issues and concerns
10. Authorised media only

Structure of the Community Liaison Group

Membership

LandCorp will have two permanent members on the CLG, the Pilbara Community Relations Manager (Facilitator) and the Project Manager responsible for delivering the Onslow development. From time to time, other LandCorp representatives will attend CLG meetings, when appropriate.

The community representative members will be selected based on their capacity to represent a wide variety of community views and the ability to report back to the broader community. Representatives are invited to nominate a delegate to attend in their absence however this delegate must represent the same section of the community. Representatives must ensure that delegates are briefed on all aspects of the CLG and be provided with CLG guidelines prior to attending.

Selection criteria for members

Representatives from the community will be selected based on their capacity to demonstrate the following

criteria:

- Ability to commit to a minimum term of 12 months
- Reliability; must attend at least 75% of meetings. Notice must be given if unable to attend
- Understanding of and capacity to voice the issues, concerns and views of the community
- Access to a broader community network and are able to look beyond personal interests
- Agree to the publication of their name, the community group they represent and their contact details to the wider community

Community Liaison Group members

1. Chamber of Commerce (Vice President and Proxy)
2. School Principal (Primary School)
3. Shire President (may also be a Councillor)
4. Shire Representative (Shire Executive)
5. Local Tourism Association Representative
6. Thalanyji Representative
7. Health Sector Representative
8. Open Position – to be publically advertised

Terms of membership

Members of the Community Liaison Group will have ongoing membership on the CLG for as long as they remain interested and committed to the group and continue to meet the criteria for selection of members. Membership of the group will be reviewed at the end of each Calendar year. CLG member positions will be advertised if members repeatedly miss meetings or if proxies continue to attend in place of members.

Meeting frequency

The CLG will initially meet monthly starting in June 2013. A calendar of meetings will be developed in consultation with members and in line with major milestones and approvals associated with LandCorp's Project. Meetings will be held in Onslow, with venues to be confirmed.

Meeting structure

Meetings will be semi-structured and facilitated and Chaired by LandCorp. CLG members will be required to verbally report at meetings about their dissemination of information through represented community networks and feedback they have received.

Invitations for input into the CLG meeting agendas and discussion items will be co-ordinated by LandCorp's Pilbara Community Relations Manager. Draft notes shall be forwarded to members approximately ten working days after the meeting and will include information for distribution to the community (i.e. meeting summary).

Promotion of the Community Liaison Group

All members of the CLG agree that their membership of the CLG can be promoted to the wider community by LandCorp. This will occur through:

- Profiles of members in the media
- Newsletters and flyers
- Landcorp publications

For all enquiries regarding LandCorp's Community Liaison Group please contact:

Jacinta Harvey

Community Relations Manager - Pilbara

Suite 49 Karratha Business Centre

5

Sharp Avenue Karratha

6714

T: 0891850620 M: 0429 770 119 E: Jacinta.Harvey@landcorp.com.au

Onslow Community Liaison Group



Minutes of Meeting

MEETING #1

Date 07.06.2013
Time 1.00-3.00pm
Venue Onslow Resource Centre (Corner of Third and McRae Avenue)

Attendees

Paul Ferrante	LandCorp
Ben Graham	LandCorp
Jacinta Harvey	LandCorp
TBA	Elected Member
Amanda O'Halloran	Shire of Ashburton
Ann Eyre	Onslow Tourism Association
Hayley Brett	Onslow Chamber of Commerce
Jakki Barry	Onslow Primary School
Kimberley Eaton	Onslow Salt

Apologies

Bruce Strahan	Community Member
Leslie French	Onslow Hospital
TBA	Thalanyji
TBA	Shire of Ashburton Councillor

Agenda items

1. Introductions Jacinta
 - a. Apologies; Bruce Straugh, Lesley French
 - b. An elected member will be invited to participate in this group. Council is reinstated on the 10th of June. On the request of Frank Ludovico (acting CEO) a request for representation will be put to the councillors at the July council meeting.
 - c. No other government agencies have been invited to take part in this working group. Some may be invited to present on specific items.
 - d.
2. Terms of Reference Jacinta
 - A working group or sounding board
 - Communication – both ways
 - Certain aspects of the project will discussed openly at the group however the final decisions are made internally at LandCorp as part of the project management process.

The group accepted the Term of Reference

Minutes of Meeting

3. Project update

Ben G

- Received subdivisional approval for 220 lots (300 new homes) and the 9ha Chevron Superlot for operational workforce in March.
- Stage 1 Development (structure) Plan was approved in March.
- A larger development plan for future expansion has begun. There are still many constraints on these future expansion areas; WWTP buffer, future sites for other services (schools, hospital), reserves, and heritage. Will be going out for advertising shortly. The land has been rezoned to urban development for future proofing of the town so as stage 1 begins to sell, work is underway to bring on stage 2 and so forth.
- Stage 1 has been split into 3 stages; 1a - 95 lots. 1b - 70 lots 1c - 56 and 13 Group Housing sites. Some have been allocated to Department of Housing for key service worker accommodation.
- The development site will need to be built up to 5.9m AHD in accordance to the adopted coastal setback policy for Onslow residential development. A cut to fill scenario will move fill from some part of the development to others to achieve that height requirement.
- Lots range in size but average 400m². Will accommodate a 4x2 home with approved setbacks. The feedback received has been a preference for larger lots and lock and leave housing stock. The range of lots should accommodate all the needs of the community, but can be reviewed in future stages.
- Through the development Plan, lots greater than 450m², allows granny flat to be built and rented out. Previously this has only allowed for a family member to reside in the granny flat. New rules now allow this to be rented out to tackle the affordability. All council approvals need to be met.
- Heritage issues have now been finalised and geotechnical work has begun. Results are in. Some high density rock may impact cost of works on site.
- LandCorp will soon finalise the transaction of sale of the land from State lands Services.
- Tender for civil contractor has been released. Submissions close beginning of July and contract will be awarded shortly after.
- The Onslow Chamber of Commerce has the details of the contractors tendering for the work for members to access. Similarly contractors have the details of the CCI members to contact as part of the requirement to get local quotes.
- Fully construction will then begin end of July / early August. Construction will begin on 1a and earthworks on 1b&1c.
- Titles (when people can begin building their house) will be available first quarter next year.
- Sales process will begin in the second half of this year, allowing people to spend as much time as possible with builder for building licenses and design guidelines.

4. Priorities for this meeting

Paul F

Defining a local

- Lesson learnt from other towns.
 - There has always been more buys than land due to pent up demand.

Minutes of Meeting

- LandCorp aims to give a heads up or preference to locals in the sales process

Lengthy discussion on what a local is with the group.

Possible order of preference for sales release as discussed and agreed on by the group. LandCorp will feed this information back internally to sales team.

Round 1 – Owner Occupier

- a) Owner occupier from Onslow (local 12months in Onslow)*
- b) Owner Occupier from outside of Onslow*

Round 2 – Local Business

- a) Local Business – from Onslow (local already existing)*
- b) Local Business – from outside of Onslow (but locally based / new business)*

Round 3 – Investors

Purchaser would have to live in the dwelling for a minimum of 12 months from practical completion date.

- This forum maybe used as a ‘reference checking’ of the applications for sale of lots. Privacy terms and conditions will need to be checked. A probity auditor will also be used in the process. Buyers will be advised that the applications will be reviewed by local committee.
- Considerations will also be made to first home buyers. Some lots may be put aside for first home buys. Criteria for first home buyer are to live in the property for the first 12months.
- Conscious was that the group would to speak to wider community about the above possible criteria and feed any feedback to LandCorp.

Design Guidelines

- A document that guides design, build time and environmental responsiveness for builders and the consumer.
- This will be a guide for new building in Onslow based on the feedback from the community.
- LandCorp has done extensive work throughout the Pilbara and documented it in the Pilbara Vernacular Handbook. LandCorp has worked with the Shire and community to extract elements that will be relevant to Onslow.
- LandCorp will work with the builders on how to integrate these with designs for Onslow.
- The Shire will adopt these Design Guidelines that will be applicable shire wide and not just for the LandCorp subdivision.
- Feedback will be sort from the wider community and builders before adopted.
- General consensus from the CLG is that design guidelines will be a helpful tool for the Shire and the wider community.
- Existing housing stock will not have to renovate their house to adhere to the adopted guidelines. However if they knock over one home and apply for a DA to build 2 or more in its place they will have to adhere to them.

Street and Park Naming

- These don’t need to be finalised until just before titles are issues. The process is lengthy and will need to be submitted to the shire for consideration. A few ways to consider names;
 - Names the shire already has approved from Landgate.
 - Old Onslow names

Minutes of Meeting

- Thalanji names

- A theme is usually determined to guide the names of the new streets and parks
- Decision will be ultimately made through the naming committee in Landgate (state government)
- Names may also be determined as part of the Native Title negotiations.
- Dual name may also be considered from both side of the heritage.
- A suggestion was also made to consider the flowers of the region, with dual names
- Other interpretive elements might be included in the parks or walkways

5. General Business

Ben G

- Expression of interest form is available (see attached). This information will be used to guide the sales plan. The form does not register you for a block of land, but does register your details with the Real Estate Agent; Exmouth Cape Reality
- Chevron's Lot allocation was discussed; Chevron will pre purchase the 9ha super lot and 50 lots throughout Stage 1. The lots vary and are salt and peppered throughout the estate, no more than 2 next to each other. This pre purchase also gives LandCorp the capacity to borrow money to progress with the development.
- There will also be some allocations for GROH Housing – Teachers, police etc through Department of Housing. There has been no formal request for social housing at this stage. A coloured legend on the sales plan lot plan will indicate which are Chevron, GROH and social lots.
- Standard LandCorp build times were also discussed.
- Also clarification was given that when titles are issued this ensued purchases that power and water has been secured for the lots.
- Clarification was made that LandCop are not constructing a workers camp. In the civil works contract tender we have asked for two things
 - Pricing including accommodating the workforce at the shire's camp near the airport or other like Discovery Parks short stay accommodation
 - Price the option of building a temporary camp onsite (1c) for the duration of construction – 50to70 man camp. Approvals are currently being sought from the council should there be no other options by the time construction begins in July.

6. Frequency of meeting

Jacinta

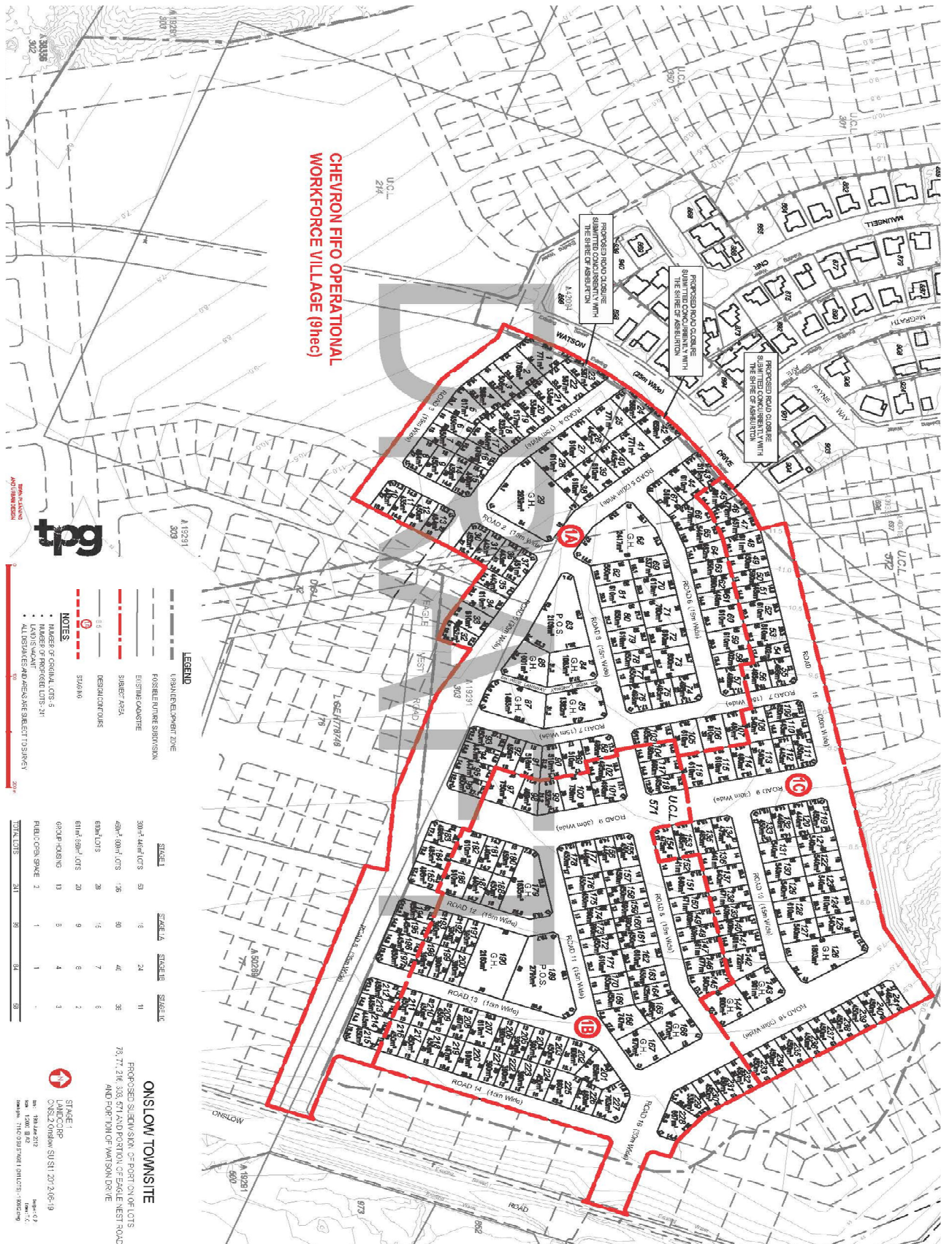
- During the day, appx 1pm
- Not Wednesdays
- Not School holidays
- Not when other CRG meetings are on (Chevron, BHP)

Possibly last weekend in July – dates to be confirmed

7. Meeting Close

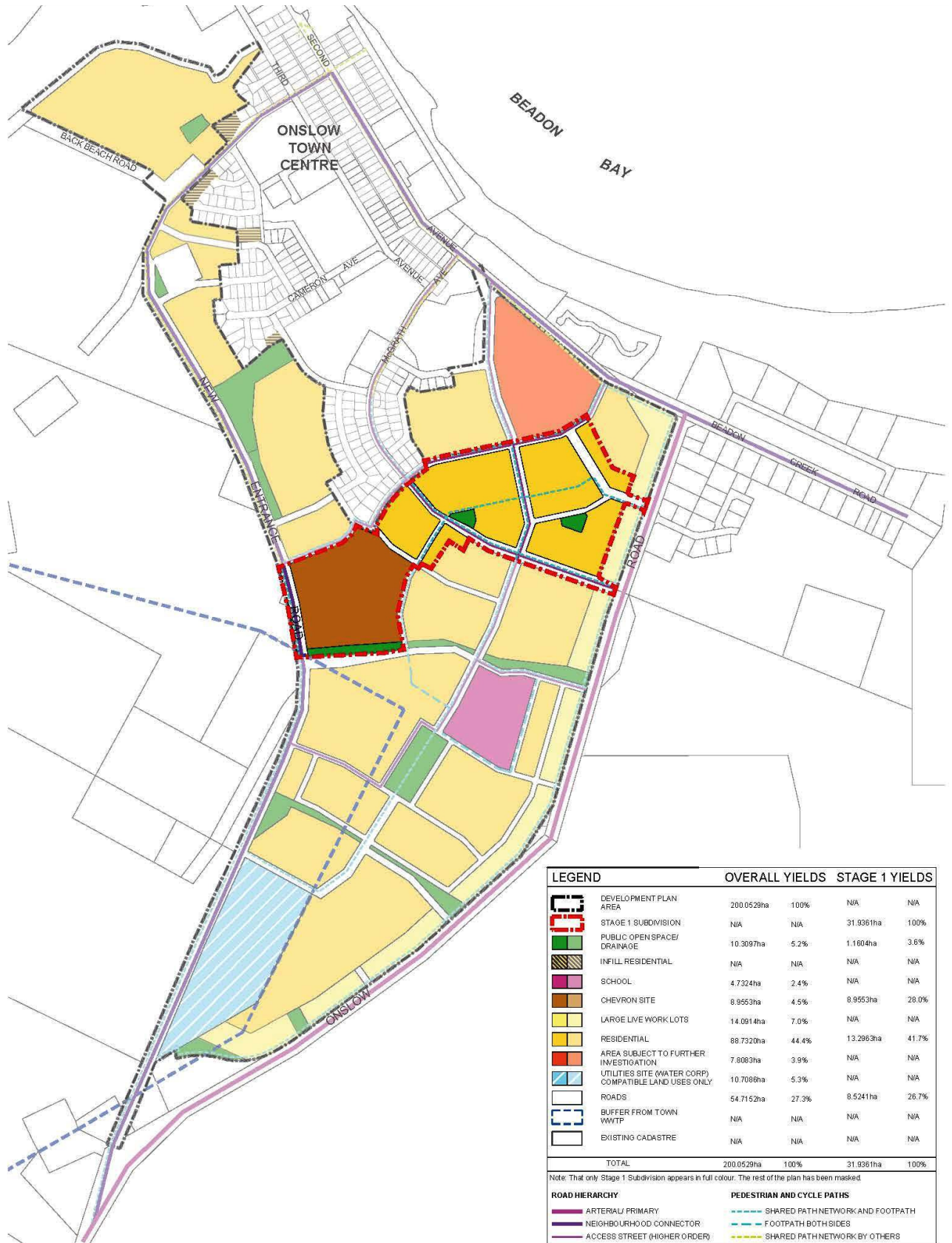
Jacinta

Minutes of Meeting





Minutes of Meeting





SHIRE OF ASHBURTON
MONTHLY STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2012 TO 31 MAY 2013

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SHIRE OF ASHBURTON

STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2012 TO 31 MAY 2013

NOTE	May 2013 Actual \$	May 2013 Y-T-D Budget \$	2012/13 Revised Budget \$	2012/13 Adopted Budget \$	Variences Actuals to Budget \$	Variences Actual Budget to Y-T-D %	
Operating							
Revenues/Sources							
Governance	492,606	881,742	1,054,700	1,054,700	(389,136)	(44.13%)	▼
General Purpose Funding	2,359,831	2,468,950	2,654,800	2,649,800	(109,119)	(4.42%)	
Law, Order, Public Safety	99,371	109,875	122,570	122,570	(10,504)	(9.56%)	
Health	211,418	186,652	234,000	234,000	24,766	13.27%	▲
Education and Welfare	130,150	630,500	805,000	805,000	(500,350)	(79.36%)	▼
Housing	279,392	39,852	42,400	42,400	239,540	601.07%	▲
Community Amenities	5,283,356	6,365,487	6,740,980	6,870,980	(1,082,131)	(17.00%)	▼
Recreation and Culture	1,577,534	6,742,855	7,068,592	7,078,092	(5,165,321)	(76.60%)	▼
Transport	19,415,616	36,116,632	38,484,046	36,606,675	(16,701,016)	(46.24%)	▼
Economic Services	2,187,629	2,019,139	2,238,500	2,446,500	168,490	8.34%	
Other Property and Services	9,928,060	12,104,645	13,418,340	13,418,340	(2,176,585)	(17.98%)	▼
	<u>41,964,963</u>	<u>67,666,329</u>	<u>72,863,928</u>	<u>71,329,057</u>	<u>(25,701,365)</u>	<u>(37.98%)</u>	
(Expenses)/(Applications)							
Governance	(3,654,984)	(3,932,157)	(4,458,953)	(4,453,953)	277,173	7.05%	
General Purpose Funding	(141,060)	(141,414)	(156,140)	(156,140)	354	0.25%	
Law, Order, Public Safety	(804,094)	(850,650)	(923,202)	(923,202)	46,556	5.47%	
Health	(641,555)	(752,152)	(818,136)	(818,136)	110,597	14.70%	▼
Education and Welfare	(487,997)	(692,667)	(743,081)	(743,081)	204,670	29.55%	▼
Housing	(528,345)	(341,575)	(433,505)	(433,505)	(186,770)	(54.68%)	▲
Community Amenities	(4,762,208)	(5,945,651)	(6,446,854)	(6,395,939)	1,183,443	19.90%	▼
Recreation and Culture	(4,779,231)	(5,559,102)	(6,103,239)	(6,114,156)	779,871	14.03%	▼
Transport	(7,768,323)	(7,303,933)	(7,953,252)	(7,908,652)	(464,390)	(6.36%)	
Economic Services	(1,937,130)	(2,055,406)	(2,294,423)	(2,309,423)	118,276	5.75%	
Other Property and Services	(6,687,467)	(12,173,775)	(13,322,611)	(13,322,612)	5,486,308	45.07%	▼
	<u>(32,192,394)</u>	<u>(39,748,483)</u>	<u>(43,653,396)</u>	<u>(43,578,799)</u>	<u>7,556,089</u>	<u>(19.01%)</u>	
Net Operating Result Excluding Rates	9,772,569	27,917,845	29,210,532	27,750,258	(18,145,276)	(65.00%)	
Adjustments for Non-Cash							
(Revenue) and Expenditure							
(Profit)/Loss on Asset Disposals	(3,934,085)	0	0	0	(3,934,085)	0.00%	
Movement in Leave Reserve (Added Back)	4,606	0	0	0	4,606	0.00%	
Movement in Deferred Pensioner Rates/ESL (non-current)	0	0	0	0	0	0.00%	
Movement in Employee Benefit Provisions (non-current)	0	0	0	0	0	0.00%	
Adjustment for Rounding	3	0	0	0	3	0.00%	
Depreciation on Assets	6,869,394	6,105,935	6,663,700	6,663,700	763,459	(12.50%)	▲
Capital Revenue and (Expenditure)							
Purchase Land Held for Resale	(281,275)	(1,966,665)	(1,990,000)	(1,990,000)	1,685,390	85.70%	▼
Purchase Land and Buildings	(4,296,499)	(8,884,379)	(8,948,140)	(10,342,140)	4,587,880	51.64%	▼
Purchase Furniture and Equipment	(327,334)	(709,853)	(833,500)	(789,500)	382,519	53.89%	▼
Purchase Plant and Equipment	(2,527,996)	(3,503,762)	(3,737,722)	(3,619,722)	975,766	27.85%	▼
Purchase Infrastructure Assets - Roads	(2,639,804)	(3,113,288)	(3,114,500)	(3,114,500)	473,484	15.21%	▼
Purchase Infrastructure Assets - Parks & Ovals	(790,819)	(1,561,902)	(1,564,000)	(1,162,770)	771,083	49.37%	▼
Purchase Infrastructure Assets - Drainage	(251,559)	(860,000)	(860,000)	(860,000)	608,441	70.75%	▼
Purchase Infrastructure Assets - Footpaths	0	(1,162,770)	(1,162,770)	(1,586,500)	1,162,770	100.00%	▼
Purchase Infrastructure Assets - Aerodromes	(19,219,980)	(31,251,329)	(33,470,506)	(31,915,225)	12,031,349	38.50%	▼
Purchase Infrastructure Assets - Other	(1,775,757)	(8,088,067)	(8,450,500)	(8,453,000)	6,312,310	78.04%	▼
Proceeds from Disposal of Assets	8,336,541	11,007,943	11,078,100	11,078,100	(2,671,402)	(24.27%)	▼
Repayment of Debentures	(369,429)	(337,997)	(368,892)	(368,892)	(31,432)	(9.30%)	
Proceeds from New Debentures	0	0	0	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)	(232,293)	(5,605,653)	(7,661,158)	(6,161,158)	5,373,360	95.86%	▼
Transfers from Restricted Asset (Reserves)	1,775,077	8,521,997	9,357,000	9,239,000	(6,746,920)	(79.17%)	▼
ADD Net Current Assets July 1 B/Fwd	2,167,230	2,322,934	2,322,934	2,322,934	(155,704)	6.70%	
LESS Net Current Assets Year to Date	<u>7,803,271</u>	<u>1,941,654</u>	<u>(225,007)</u>	<u>0</u>	<u>5,861,617</u>	<u>301.89%</u>	
Amount Raised from Rates	<u>(15,524,681)</u>	<u>(13,110,665)</u>	<u>(13,304,415)</u>	<u>(13,309,415)</u>	<u>(2,414,016)</u>	<u>18.41%</u>	

This statement is to be read in conjunction with the accompanying notes.

Material Variances SymbolAbove Budget Expectations
Below Budget Expectations▲
▼Greater than 20,000 and greater than 10%
Less than 20,000 and less than 10%

SHIRE OF ASHBURTON

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2012 TO 31 MAY 2013

	2011/12 B/Fwd Per 2012/13 Budget \$	2011/12 B/Fwd Per Financial Report \$	May 2013 Actual \$
NET CURRENT ASSETS			
Composition of Estimated Net Current Asset Position			
CURRENT ASSETS			
Cash - Unrestricted	595,567	251	(1,506,544) *
Cash - Restricted Unspent Grants	400,000	400,000	2,200,399 *
Cash - Restricted Unspent Loans	1,581,953	2,500,000	1,522,742
Cash - Restricted Reserves	8,437,983	8,115,252	6,572,468 **
Rates - Current	129,301	156,275	224,492
Sundry Debtors	3,389,044	3,389,045	10,153,190
Accrued Income	982,135	1,038,084	0
Payments in Advance	0	72,185	0
GST Receivable	518,245	555,162	630,692
Provision For Doubtful Debts	(95,795)	(54,157)	(54,157)
Inventories	154,065	117,303	117,303
	<u>16,092,498</u>	<u>16,289,400</u>	<u>19,860,585</u>
LESS: CURRENT LIABILITIES			
Sundry Creditors	(3,399,842)	(3,809,985)	(3,698,230)
Accrued Expenditure	(182,000)	(451,107)	(182,000)
PAYG Payable	(165,327)	(165,327)	0
Payroll Creditors	0	0	0
Withholding Tax Payable	0	0	(4,150)
GST Payable	(323,278)	(323,278)	(837,127)
Other Payables	(126,562)	(150,156)	2,095
Restricted Funds	0	0	0
Accrued Interest on Debentures	(33,378)	(33,378)	0
Accrued Salaries and Wages	(296,107)	(303,647)	0
Current Employee Benefits Provision	(958,198)	(923,151)	(923,151)
Current Loan Liability	0	(368,891)	583,236
	<u>(5,484,692)</u>	<u>(6,528,920)</u>	<u>(5,059,327)</u>
NET CURRENT ASSET POSITION	10,607,806	9,760,480	14,801,258
Less: Cash - Reserves - Restricted	(8,437,983)	(8,115,252)	(6,572,468)
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	153,111	153,111	157,717
Add Back : Current Loan Liability	0	368,891	(583,236)
ESTIMATED SURPLUS/(DEFICIENCY) C/FWD	<u>2,322,934</u>	<u>2,167,230</u>	<u>7,803,271</u>
Investment Accounts Balance			
		\$	
Restricted Cash Reserve **		928,713	
Muni Business Cash Reserve *		1,300,000	

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 below budget expectations

Contribution income of \$605k expected in first quarter did not occur. Negotiations with Rio Tinto are occurring to finalise funds.

Health - Variance above budget expectations

Annual food premises registration fees for 12/13, all invoiced in July. Budget was phased over 12 months.

Education and Welfare - Variance below budget expectations

Grant funding for Western & Eastern sector youth activities - No income sourced 2012/2013 as insufficient staff to source & apply for available grants.

Housing - Variance above budget expectations

Unbudgeted income generated from charging departments for shire employees/councillors & contractors using Willow Transit House while in Tom Price.

Community Amenities - Variance below budget expectations

Grant Income of \$1.1m for Paraburdoo Town Redevelopment budgeted for first quarter - funds expected prior to year end

Recreation and Culture - Variance below budget expectations

Contribution income in Other Recreation & Sport for both western & eastern sectors did not occur as expected - No income sourced 2012/2013 as insufficient staff to source & apply for available grants.

Transport - Variance below expectations.

YTD funding received for Onslow Airport lower than budgeted - outstanding claims to be submitted to funding sources.

Other Property & Services - Variance below budget expectations

YTD income for Private Works lower than budget:

Nameless Valley camp works for October invoiced in November. Projected income to 30 June 2013 will exceed expenditure.

Hammersley Gorge works anticipated to re-commence in Feb/March 2013 - Delay in scope issue for additional works.

Onslow Airport Camp, not operational until first week of November.

Gregory Way Subdivision works initiated in November.

REPORTABLE OPERATING EXPENSE VARIATIONS

Health - Variance below budget expectations

Expenditure on Statutory Services (Health Inspections) salaries and superannuation lower than forecasted, not resourced as predicted.

Education and Welfare - Variance below budget expectations.

Lower spendings in western sector youth activities due to lower funding than expected.

Housing - Variance above below expectations.

Building maintenance program is ahead of budget.

SHIRE OF ASHBURTON
FOR THE PERIOD 1 JULY 2012 TO 31 MAY 2013
Report on Significant variances Greater than 10% and \$20,000

Community Amenities- Variance below budget expectations

Expenditure on Cultural Activities (East & West) salaries & superannuation lower than budgeted.
Consultant/Projects costs in Other Community Amenities yet to be expended.

Recreation and Culture - Variance below budget expectations.

Spending on cultural activities lower than budget.
Celebrations & Events expenditure in Cultural Activities (West) lower than expected.

Other Property & Services - Variance below budget expectations.

Lower than expected expenditure in private works area:
Delay with Hamersley Gorge work due to scope issues for additional work.
Onslow Airport camp has incurred lower than expected expenditure.
RioTinto initiated Gregory Way Subdivision project in November, bulk costing will occur in November to February 2013 period.

REPORTABLE NON-CASH VARIATIONS

Depreciation on Assets - Variance above budget expectations.

Depreciation underestimated in budget - Major infrastructure & new housing projects added to Asset Register at 30th June 2012.

REPORTABLE CAPITAL EXPENSE VARIATIONS

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

YTD expenditure on land developments lower than budget - contractors yet to submit invoice for payment.

Purchase of Land & Buildings - Variance below budget expectations.

Shire Housing Project at Poinsetta Street Tom Price has progressed - Calls for tender have been advertised in West Australian newspaper.

Purchase of Plant & Equipment - Variance below budget expectations.

Purchases for Plants & Equipment have slowly progressed.

Furniture & Equipment - Variance below budget expectations.

Second phase of AIMS was budgeted for August - spending now deferred till June 2013.
Virtual Desktop Project cost have also been deferred.

Purchase of Infrastructure Assets Roads - Variance below budget expectations.

Expenditure incurred on Roads is for on going projects:
Weano/Banjima Drive Prep 10Km - Works expected to continue through to June 2013.
No expenditure expected for Road Reseals until May/June 2013.

Purchase of Infrastructure Assets Footpaths - Variance below budget expectations.

No works can commence on footpaths until current CLGF 2 funding is spent.

Purchase of Infrastructure Drainage - Variance below budget expectations.

Works Prog Paraburdoo Urban Drainage Reconstruct - Remainder now scheduled for later 2013 following drainage works on the TP Sporting Precinct.
Onslow Drainage Third Avenue - This is unlikely to commence until April onwards to prevent cyclone season problems.

Purchases of Parks & Ovals - Variance below budget expectations.

Area W Master Plan - Anticipated expenditure in 2013/2014.
Tender is being prepared for Tom Price Tennis Court, expenditure expected to occur June 2013.

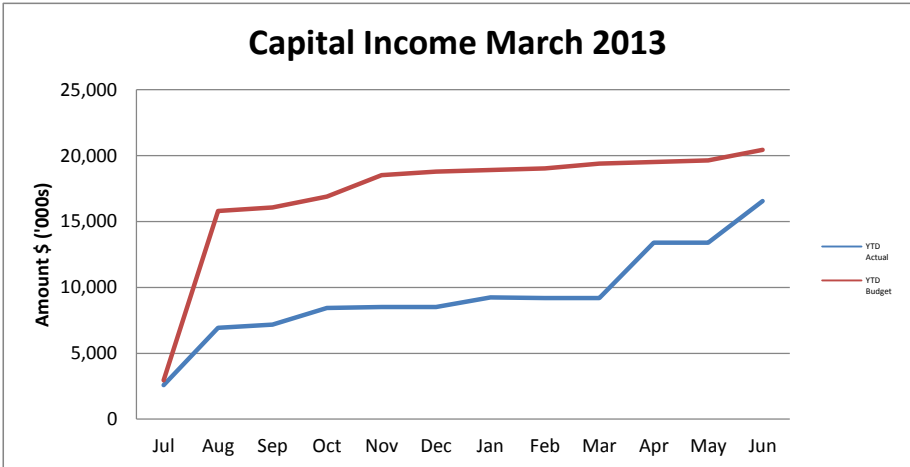
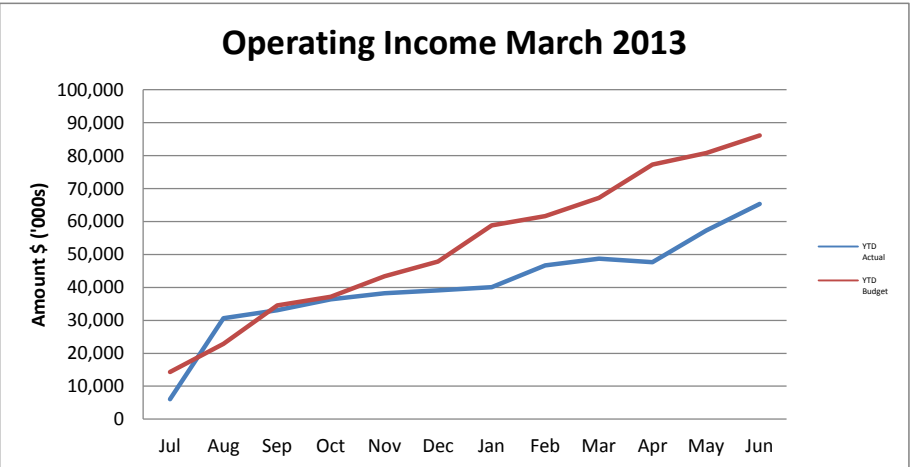
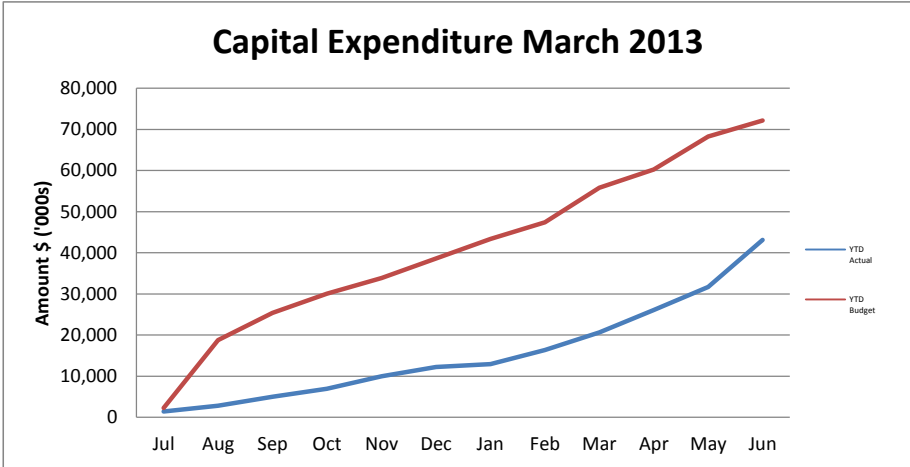
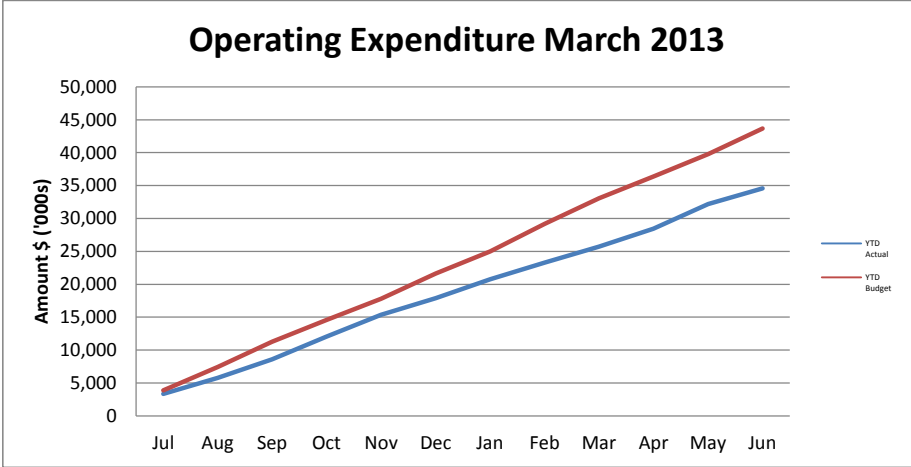
Purchase of Aerodromes - Variance above budget expectations.

Onslow Airport Construction - The budget phasing was based on estimates. Actual project cost is well underway and

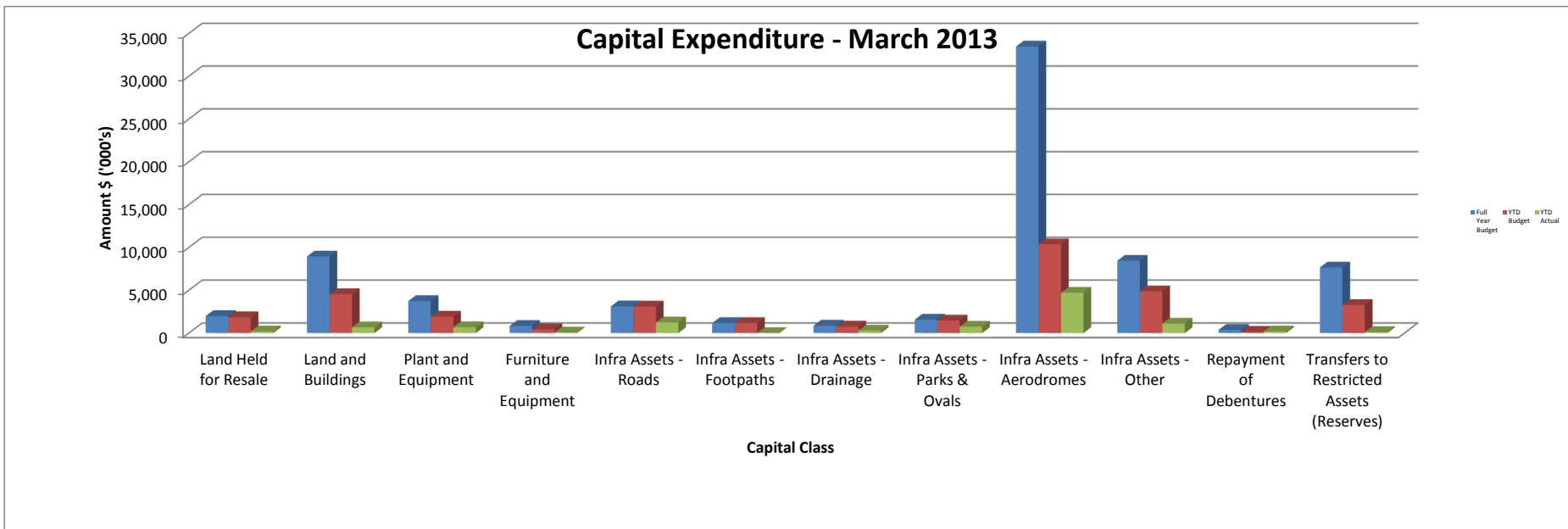
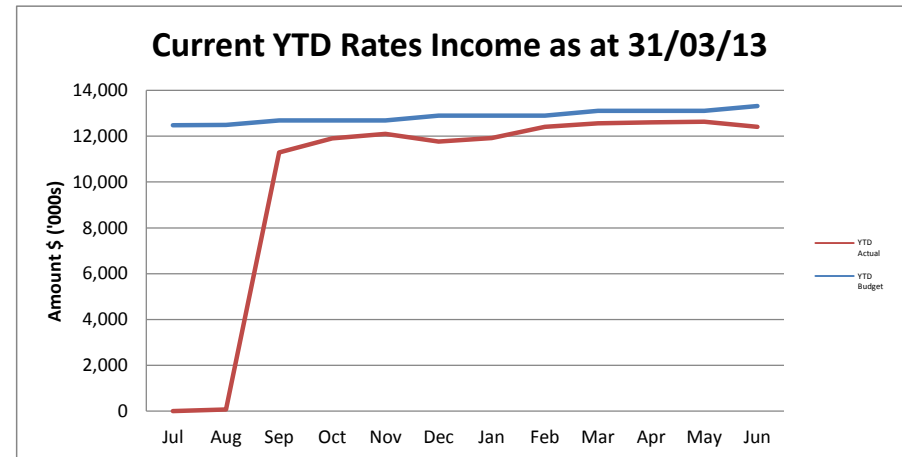
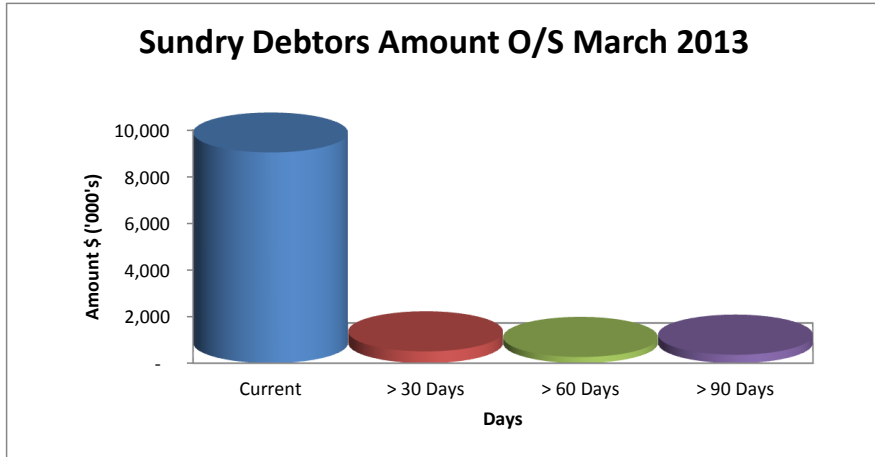
Purchase of Infrastructure Assets Other - Variance below budget expectations.

Two projects that contribute most to variance are the Sporting Precinct Upgrade Onslow and Tom Price Town Centre.

Income and Expenditure Graphs



Other Graphs



Private Works Register to 31 May 2013

Private Works Job #	Job Description	Start Date	Finish Date	Private Works Income #	Income Description	Costs				Life To Date Private Works Costs	Income				Life To Date Private Works Income	Profit/(Loss)	% Margin
						31/05/2013	30/06/2012	30/06/2011	30/06/2010		31/05/2013	30/06/2012	30/06/2011	30/06/2010			
						2012/13	2011/12	2010/11	2009/10		2012/13	2011/12	2010/11	2009/10			
Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year		
Costs	Costs	Costs	Costs	Income	Income	Income	Income	Income	Income	Income	Income	Income	Income	Income	Income		
X001	Works Prog Private Works	1/07/2009		XI01	Private Works Income Other	34,692.70	21,211.60	72,177.70	64,225.27	192,307.27	2,335.75	35,796.80	208,368.68	233,216.01	479,717.24	287,409.97	149.45%
X005	Private Works - Sealing Aggregate Production	1/07/2009				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
X003	Kiss and Drop Tom Price	1/07/2009				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
X004	Tom Price High School Car Park	1/07/2009				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
X006	Private Works - Nameless Valley Aggregate	1/07/2009				0.00	0.00	0.00	0.00	2,789.65	0.00	0.00	0.00	394,402.16	394,402.16	140.00%	
X007	Nanutarra Munjina Rd	1/07/2009		XI07	Nanutarra Munjina Rd	1,689.28	18,254.66	2,234,086.69	1,372,039.47	3,626,070.10	0.00	0.00	1,727,729.11	2,443,169.83	4,170,898.74	544,828.84	15.03%
X008	Playground - Birds Park	27/11/2009				0.00	0.00	0.00	8,802.00	8,802.00	0.00	0.00	0.00	0.00	0.00	(8,802.00)	(100.00%)
X009	Private Works Nameless Valley Camp	10/03/2010		XI09	Private Works Nameless Valley Camp	2,783,125.31	1,992,973.29	699,350.31	252,700.27	5,728,149.18	2,158,730.00	1,979,894.00	79,732.00	413,373.82	4,631,729.82	(1,096,419.36)	(19.14%)
X010	Fortescue Falls Carpark	30/06/2010				0.00	5,606.28	63,043.47	0.00	68,649.75	0.00	0.00	40,000.00	40,000.00	0.00	(28,649.75)	(41.73%)
X011	P/Wks Mine Rd LIA Intersection Works	14/10/2010		XI11	P/Wks Mine Rd LIA Intersection Works	0.00	45,624.52	839,250.11	0.00	885,074.63	0.00	7,076.46	808,590.69	0.00	815,667.15	(69,407.48)	(7.84%)
X012	Fuel Allocated to Contractors for Road Construction Jobs	30/11/2010		XI12	Income from Contractors for fuel for Road Construction	0.00	49,698.99	38,463.87	0.00	88,162.86	0.00	56,058.44	0.00	0.00	56,058.44	(32,104.42)	(36.41%)
X013	Rehabilitation works @ Bingam Road	22/03/2011		XI13	Rehabilitation works @Bingam Road	0.00	310.00	17,248.18	0.00	17,558.18	0.00	0.00	73,500.00	0.00	73,500.00	56,941.82	318.61%
X014	Maintenance Grading of RTIO Access Tracks	7/04/2011		XI14	Maintenance Grading of RTIO Access Tracks	2,009.96	0.00	20,312.66	0.00	22,322.62	0.00	(5,545.00)	26,280.00	0.00	20,735.00	(1,587.62)	(7.11%)
		18/04/2011		XI15	Hire of Rubbish Truck	0.00	0.00	0.00	0.00	0.00	0.00	261.01	25,200.00	2,275.00	27,736.01	0.00	0.00%
		18/04/2011		XI16	Miss Private Works for MRWA	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,360.00	0.00	1,360.00	0.00	0.00%
X017	P/Wks Hire of Road Sweeper	29/08/2011		XI17	P/Wks - Inc Hire of Road Sweeper	2,619.45	631.97	0.00	0.00	3,251.42	11,658.00	7,482.00	3,892.00	15,536.00	38,568.00	35,316.67	1086.19%
X018	Onsolw Airport Aprol & Landing Node Extension	19/04/2011		XI18	Onsolw Airport Aprol & Landing Node Extension	2,325.00	89,723.00	456,275.26	0.00	548,323.26	0.00	101,078.47	482,343.74	0.00	583,422.21	35,098.95	6.40%
X019	Hamerley Gorge Works	27/04/2011		XI19	Hamerley Gorge Works	119,903.39	999,193.34	187,347.72	0.00	1,306,446.45	156,147.42	357,832.06	734,183.20	0.00	1,248,162.68	(58,283.77)	(4.46%)
X020	P/Wks Roadworks & Repairs Strothers Court Tom Price	29/08/2011		XI20	Roadworks & Repairs Strothers Court Tom Price	0.00	0.00	0.00	0.00	0.00	0.00	0.00	140,000.00	0.00	140,000.00	0.00	0.00%
X021	Pump Out Sewer TP Town Centre	16/05/2011		XI21	Pump Out Sewer TP Town Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
X022	P/Wks RTIO - S Fortescue Borefields Road Maintenance	11/07/2011		XI22	P/Wks INC RTIO - S Fortescue Borefields Road Maint	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
X023	P/Wks RTIO - White Quarts Road Maintenance	11/07/2011		XI23	P/Wks INC RTIO White Quarts Road Maintenance	0.00	3,285.54	0.00	0.00	3,285.54	0.00	14,866.00	0.00	0.00	14,866.00	11,580.46	352.47%
X024	P/Wks - RTIO LIA Access Road Improvements	11/07/2011		XI24	P/Wks INC RTIO LIA Access Rd Improvements	87,856.49	698,083.77	0.00	0.00	785,940.26	273,879.70	607,468.82	0.00	0.00	881,348.52	95,468.06	12.14%
X025	P/Wks - Hire of Grader	11/07/2011		XI25	P/Wks Inc - Hire of Grader	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16,384.50	16,384.50	0.00%
X026	P/Wks RTIO - Paraburdoo Camp Road Drainage	11/07/2011		XI26	P/Wks Inc RTIO - Paraburdoo Camp Road Drainage	152,752.96	0.00	0.00	0.00	152,752.96	126,740.00	0.00	0.00	0.00	126,740.00	(26,012.96)	(17.03%)
X027	P/Wks - RTIO Western Turner	14/07/2011		XI27	P/Wks - INC RTIO Western Turner	1,675.55	0.00	0.00	0.00	1,675.55	0.00	0.00	0.00	0.00	0.00	(1,675.55)	(100.00%)
X028	P/Wks - BHPB Juna Downs Rd	22/09/2011		XI28	P/Wks INC - BHPB Juna Downs Road	0.00	958,184.30	0.00	0.00	958,184.30	0.00	1,034,700.94	0.00	0.00	1,034,700.94	76,516.64	7.99%
X029	P/Wks - Grading WaterCorp Roads	23/02/2012		XI29	Income - Grading WaterCorp Roads	3,387.19	10,108.77	0.00	0.00	13,495.96	0.00	0.00	0.00	0.00	0.00	(13,495.96)	(100.00%)
X030	P/Wks - RTIO Paraburdoo Caravan Park	6/03/2012		XI30	P/Wks Inc - RTIO Paraburdoo Caravan Park	895,874.18	813,090.55	0.00	0.00	1,708,964.73	1,134,832.31	900,473.27	0.00	0.00	2,035,305.58	326,340.85	19.10%
X031	P/Wks - Nameless Valley Camp Extension	6/03/2012		XI31	P/Wks Inc - Nameless Valley Extension	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
X032	Onslow Airport Camp	11/07/2012		XI32	Onslow Airport Camp Income	1,563,030.02	0.00	0.00	0.00	1,563,030.02	2,128,922.66	0.00	0.00	0.00	2,128,922.66	565,892.64	36.20%
X033	P/Wks Gregorv Way Subdivision	30/07/2012		XI33	P/Wks Gregorv Way Subdivision	474,289.65	0.00	0.00	0.00	474,289.65	257,521.77	0.00	0.00	0.00	257,521.77	(216,767.88)	(45.70%)
X034	P/Wks - IBN Wakatanni & Bellary	30/09/2012		XI34	P/Wks Inc IBN Wakatanni & Bellary	23,647.09	0.00	0.00	0.00	23,647.09	30,425.55	0.00	0.00	0.00	30,425.55	6,778.46	28.67%
X035	P/Wks - RTIO Marandoo Roads			XI35	P/Wks Inc - RTIO Marandoo Roads	6,275.59	0.00	0.00	0.00	6,275.59	6,312.50	0.00	0.00	0.00	6,312.50	36.91	0.59%
X036	NTPPS Gardening			XI36	NTPPS Gardening	919.28	0.00	0.00	0.00	919.28	2,106.02	0.00	0.00	0.00	2,106.02	1,186.74	129.09%
X037	P/Wks BHPB - GNH/Coondewanna Intersection Upgrade			XI37	P/Wks Inc - BHPB - GNH/Coondewanna Intersection U	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
X038	Private Works - DEC			XI38	Private Works - DEC Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
	Road works funded by external sources					0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
C202	Nameless Valley Road Preliminaries																
C203	Nameless Valley Road Construction					6,156,073.09	5,706,180.58	4,627,557.97	1,700,556.66	18,190,368.30	6,305,996.18	5,097,443.07	4,311,179.42	3,541,972.71	19,256,591.38	1,066,223.08	5.86%
C230	Juna Downs RD																

Notes: The Life To Date figures provided in this report are effective from 1 July 2009. Council commenced 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)
2012/13	6,305,996.18	6,156,073.09	149,923.09
2011/12	5,097,443.07	5,706,180.58	(608,737.51)
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
	19,256,591.38	18,190,368.30	1,066,223.08

LIST OF PAYMENTS FOR JUNE 2013

Municipal Payments

Chq/EFT	Date	Name	Description	Amount
EFT20679	30/05/2013	A + M MEDICAL SERVICES	First Aid Supplies	-255.09 CSH
EFT20680	30/05/2013	ALL U NEED ROOFING	Replace old roof, patio and carport with no colour bond	-19800.00 CSH
EFT20681	30/05/2013	Aerodrome Management Services Pty Ltd	Line marketing at Onslow Airport	-22079.75 CSH
EFT20682	30/05/2013	Alltrack WA Pty Ltd	Plant hire at Onslow Airport	-498613.00 CSH
EFT20683	30/05/2013	Amar Auto Electrics	Various auto parts and repairs	-95.90 CSH
EFT20684	30/05/2013	BT Equipment	Various auto parts and repairs	-137.85 CSH
EFT20685	30/05/2013	Barnetts Architectural Hardware	Various hardware	-3300.00 CSH
EFT20686	30/05/2013	Budget Car and Truck Rental	Car hire	-2319.75 CSH
EFT20687	30/05/2013	CENTURION TRANSPORT CO PTY LTD	Freight charges	-67.52 CSH
EFT20688	30/05/2013	COATES HIRE - ONSLOW	Plant hire at Onslow Airport	-69669.34 CSH
EFT20689	30/05/2013	COLLINS BOOKSELLERS KARRATHA	Library stock	-452.99 CSH
EFT20690	30/05/2013	COVS PARTS PTY LTD	Various auto parts and repairs	-53.39 CSH
EFT20691	30/05/2013	Cancer Council WA	Donation	-265.00 CSH
EFT20692	30/05/2013	Chadson Engineering	Various auto parts and repairs	-778.80 CSH
EFT20693	30/05/2013	Coates Hire Operations Pty Ltd (TP)	Plant hire at Onslow Airport	-9240.00 CSH
EFT20694	30/05/2013	Cullity's - The Laminex Group	Shower partition for the Bowling Club/Gym in Tom Price	-1628.00 CSH
EFT20695	30/05/2013	DATAKOM SYSTEMS (W.A) P/L	Aims enhancement	-6338.75 CSH
EFT20696	30/05/2013	DENISE WRIGHT	Reimbursement for expenses	-188.91 CSH
EFT20697	30/05/2013	DIRECT TRADES SUPPLY P/L	Various hardware	-6476.00 CSH
EFT20698	30/05/2013	Denver Technology	Management Services	-10237.74 CSH
EFT20699	30/05/2013	Department of Planning Operating Account (DAP)	DAP application	-3376.00 CSH
EFT20700	30/05/2013	Dingo De Construction	Plant hire for Tom Price tip	-108469.00 CSH
EFT20701	30/05/2013	E & MJ Rosher Pty Ltd	Various auto parts and repairs	-2118.85 CSH
EFT20702	30/05/2013	ESS Compass Group	Overpayment	-152.00 CSH
EFT20703	30/05/2013	EXMOUTH CIVIL PTY LTD	Plant hire at Onslow Airport	-155993.19 CSH
EFT20704	30/05/2013	Farinosi & Sons Mitre 10	Various hardware	-127.00 CSH
EFT20705	30/05/2013	GETAWAY OUTDOORS	Esky	-342.00 CSH
EFT20706	30/05/2013	GLH CONTRACTING	Grading maintenance	-44678.80 CSH
EFT20707	30/05/2013	GRIFFIN PLANT HIRE PTY LTD	Plant hire at Onslow Airport	-68444.75 CSH
EFT20708	30/05/2013	Gumala Contracting	Overpayment	-90.00 CSH
EFT20709	30/05/2013	Hanson Construction Materials	Sndcem chrt 6%	-8687.25 CSH
EFT20710	30/05/2013	Hema Map Pty Ltd	Visitor centre stock	-1348.49 CSH
EFT20711	30/05/2013	IT Vision Australia Pty Ltd	It Vision support	-682.00 CSH
EFT20712	30/05/2013	IW PROJECTS	Liquid waste pond design and works in Onslow	-15400.00 CSH
EFT20713	30/05/2013	J. Blackwood & Son Limited	Cleaning Supplies	-1062.02 CSH
EFT20714	30/05/2013	JACKIE MACMUNN	Reimbursement for expenses	-861.70 CSH
EFT20715	30/05/2013	JAPANESE TRUCK & BUS SPARES	Various auto parts and repairs	-581.35 CSH
EFT20716	30/05/2013	JR & A Hersey Pty Ltd	Duct tape	-845.84 CSH
EFT20717	30/05/2013	KEITH PEARSON	Reimbursement for expenses	-681.70 CSH
EFT20718	30/05/2013	Kleenheat Gas	Gas	-1053.84 CSH
EFT20719	30/05/2013	Komatsu Australia Pty Ltd	Various auto parts and repairs	-637.92 CSH
EFT20720	30/05/2013	L. J. Hooker	Rent	-8477.99 CSH
EFT20721	30/05/2013	LATRO SOUTHERN PTY LTD	Professional fees	-15070.00 CSH
EFT20722	30/05/2013	LESLEY CLEMENS	Refund	-15.00 CSH
EFT20723	30/05/2013	LOCALISE PTY LIMITED	Corporate challenge	-28572.50 CSH
EFT20724	30/05/2013	M. JOYCE CRANE HIRE	Plant hire at Onslow Airport	-2779.43 CSH
EFT20725	30/05/2013	MCMAHON BURNETT TRANSPORT	Freight charges	-574.34 CSH
EFT20726	30/05/2013	MODUS COMPLIANCE P/L	Final Inspection for Certificate of Construction Compliance	-2607.86 CSH
EFT20727	30/05/2013	MUZZYS HARDWARE - RED DAWN ENTERPRISES PTY LTD T/A	Various hardware	-3643.64 CSH
EFT20728	30/05/2013	Margaret Rowe	Reimbursement for expenses	-168.05 CSH
EFT20729	30/05/2013	Modern Teaching Aids Pty Ltd	Craft equipment	-84.37 CSH
EFT20730	30/05/2013	NTC Contracting	Grading maintenance	-17112.87 CSH
EFT20731	30/05/2013	ONSITE RENTAL GROUP OPERATIONS (WA) (Statewide Equip Hire)	Plant hire at Onslow Airport	-23697.30 CSH
EFT20732	30/05/2013	ONSLOW LAUNDRY SERVICE	Laundrying Costs	-2788.75 CSH
EFT20733	30/05/2013	Office Choice Malaga	Stationary order	-266.00 CSH
EFT20734	30/05/2013	Onslow - Karratha Courier Services	Freight charges	-1025.00 CSH
EFT20735	30/05/2013	Onslow Development	Plant hire at Onslow Airport	-33687.50 CSH
EFT20736	30/05/2013	PCS - PILBARA CONCRETE SERVICE	Supply of concrete	-1298.00 CSH
EFT20738	30/05/2013	Pilbara Motor Group	Purchase of a new vehicle	-35244.66 CSH
EFT20739	30/05/2013	Prime Corporate Psychology Services T/A Primexl	Counselling session	-341.00 CSH
EFT20740	30/05/2013	Protector Alsafe	Staff uniforms	-223.42 CSH
EFT20741	30/05/2013	RCR RESOURCES	Plant hire for Paraburdoo Sports Pav	-3836.80 CSH
EFT20742	30/05/2013	REMOTE WATER SERVICES	Purchase of 20IDrums	-550.00 CSH
EFT20743	30/05/2013	Rob Paull & Associates	Professional Services Rendered May 2013	-10590.90 CSH
EFT20744	30/05/2013	Royal Wolf Trading	Sea container hire	-46662.00 CSH
EFT20745	30/05/2013	SAI GLOBAL LTD	Purchase of health regulation	-334.44 CSH
EFT20746	30/05/2013	SCANIA	Safety air cleaner	-244.20 CSH
EFT20747	30/05/2013	SYMMETRICAL GROUP	Fix the air conditioner motor at 1104b Jabbarup Pl in Tom Price	-3595.35 CSH
EFT20748	30/05/2013	Scribal Group Pty Ltd T/as Carbonrib Wa Pty Ltd	Coffee mugs	-413.64 CSH
EFT20749	30/05/2013	Sinewave Electrical Contractors	Various electrical work at Paraburdoo sports pav	-23485.00 CSH
EFT20750	30/05/2013	Slater-Gartrell Sports	Netball poles	-574.20 CSH
EFT20751	30/05/2013	Staples Australia Pty Limited	Stationary order	-316.25 CSH
EFT20752	30/05/2013	Sunny Sign Company Pty Ltd	Purchase of signs	-488.16 CSH
EFT20753	30/05/2013	Susanna Tope	Entertainment for School holiday programs	-650.00 CSH
EFT20754	30/05/2013	T W BYWATERS	Plant hire at Onslow Airport	-3300.00 CSH
EFT20755	30/05/2013	T-QUIP	Rope and joint head	-335.70 CSH
EFT20756	30/05/2013	TOM PRICE TYREPRO	Various auto parts and repairs	-4040.00 CSH
EFT20757	30/05/2013	The Educational Experience P/L	Library stock	-311.19 CSH
EFT20758	30/05/2013	The Pilbara Clean Machine	Various auto parts and repairs	-1320.00 CSH

LIST OF PAYMENTS FOR JUNE 2013

EFT20759	30/05/2013	The Workwear Group - Neat and Trim	Staff uniforms	-583.50 CSH
EFT20760	30/05/2013	Tom Price Betta Electrical	New TV	-921.80 CSH
EFT20761	30/05/2013	Tom Price Tyres	Engine Oil	-990.00 CSH
EFT20762	30/05/2013	Trick Electricks Pty Ltd	Various electrical work	-1048.19 CSH
EFT20763	30/05/2013	WALGA - WA LOCAL GOV. ASSOC.	Advertisement	-26130.04 CSH
EFT20764	30/05/2013	Water 2 Water	Service water filtration system	-2438.43 CSH
EFT20765	30/05/2013	Western Australian Treasury Corporation	Loan 117 - Capital	-41703.01 CSH
EFT20766	30/05/2013	Westrac Pty Ltd	Various auto parts and repairs	-75.09 CSH
EFT20767	30/05/2013	Whelans	Project management and surveying services	-38049.00 CSH
EFT20768	30/05/2013	Wren Oil	Waste oil	-381.15 CSH
EFT20769	30/05/2013	ZOE MCGOWAN	Reimbursement of expenses	-64.39 CSH
EFT20770	06/06/2013	ACEAM Asset Management Practitioners	Asset Management programme	-17242.50 CSH
EFT20771	06/06/2013	AGEST	Superannuation contributions	-266.61 CSH
EFT20772	06/06/2013	Activ8me	Satellite Broadband	-359.90 CSH
EFT20773	06/06/2013	Aerodrome Management Services Pty Ltd	Consulting, design and training	-17894.68 CSH
EFT20774	06/06/2013	Alltrack WA Pty Ltd	Plant hire at Onslow Airport	-256784.00 CSH
EFT20775	06/06/2013	Amar Auto Electrics	Various auto parts and repairs	-636.50 CSH
EFT20776	06/06/2013	Animal Care Equipment & Services Pty Ltd	Dog tidy containers	-3300.00 CSH
EFT20777	06/06/2013	Australian Super	Superannuation contributions	-6428.86 CSH
EFT20778	06/06/2013	BT - SUPERWRAP PERSONAL SUPER PLAN	Superannuation contributions	-132.76 CSH
EFT20779	06/06/2013	BT Financial Group - Darlene Cook	Superannuation contributions	-166.38 CSH
EFT20780	06/06/2013	BT Financial Group - Rachael Pleasance	Superannuation contributions	-175.38 CSH
EFT20781	06/06/2013	BT Financial Group - Terina Bycroft	Superannuation contributions	-413.66 CSH
EFT20782	06/06/2013	BT SUPER FOR LIFE - Kimberlee C Kite	Superannuation contributions	-357.26 CSH
EFT20783	06/06/2013	BT SUPER FOR LIFE - SHANE THOMAS	Superannuation contributions	-329.19 CSH
EFT20784	06/06/2013	BT Super - Catherine Anne Dale	Superannuation contributions	-457.53 CSH
EFT20785	06/06/2013	BUSS (QUEENSLAND) PTY LTD BUSS Q	Superannuation contributions	-765.90 CSH
EFT20786	06/06/2013	Bob Waddell Consultant	Assistance with Shire corporate business plan	-371.25 CSH
EFT20787	06/06/2013	Budget Car and Truck Rental	Car hire	-5180.10 CSH
EFT20788	06/06/2013	Byblos Constructions-Tom Price	install new air conditioning pads and floats to Community Centr	-3542.00 CSH
EFT20789	06/06/2013	CBus Super	Superannuation contributions	-4485.50 CSH
EFT20790	06/06/2013	CLEVER PATCH PTY LTD	Craft materials	-889.02 CSH
EFT20791	06/06/2013	COATES HIRE - ONSLOW	Plant hire at Onslow Airport	-377.52 CSH
EFT20792	06/06/2013	COMMANDER AUSTRALIA LIMITED	Network charges	-468.32 CSH
EFT20793	06/06/2013	CROWN PERTH	Staff training	-271.75 CSH
EFT20794	06/06/2013	Care Super	Superannuation contributions	-935.96 CSH
EFT20795	06/06/2013	Chemsearch Australia	Supply cartoon Tuff Scrub	-566.83 CSH
EFT20796	06/06/2013	Coates Hire Operations Pty Ltd (TP)	Transport charge	-1378.01 CSH
EFT20797	06/06/2013	Connection Magazines	Subscription	-45.00 CSH
EFT20798	06/06/2013	DEPENDABLE LAUNDRY SOLUTIONS	Top loader coin machine	-3509.00 CSH
EFT20799	06/06/2013	DICE SOLUTIONS	Faulty sweep fan controller	-533.50 CSH
EFT20800	06/06/2013	DIRECT TRADES SUPPLY P/L	Various hardware	-228.69 CSH
EFT20801	06/06/2013	Dean and Jane Hathaway Superfund	Superannuation contributions	-401.12 CSH
EFT20802	06/06/2013	Dell Computer Ltd	It equipment	-12276.00 CSH
EFT20803	06/06/2013	Denver Technology	Professional services	-1584.00 CSH
EFT20804	06/06/2013	Department of Environment & Conservation	Annual park pass	-1079.82 CSH
EFT20805	06/06/2013	E & MJ Rosher Pty Ltd	Various auto parts and repairs	-2079.10 CSH
EFT20806	06/06/2013	EMPLUS	Superannuation contributions	-131.30 CSH
EFT20807	06/06/2013	ERA CONTRACTORS	Repair Power fault in Shed and repair faulty A/C	-813.35 CSH
EFT20808	06/06/2013	EXMOUTH CIVIL PTY LTD	Plant hire at Onslow Airport	-29887.00 CSH
EFT20809	06/06/2013	Envirobook	Library stock	-259.08 CSH
EFT20810	06/06/2013	Fuji Xerox Australia Pty Ltd	Lease and rental agreement	-3173.72 CSH
EFT20811	06/06/2013	Geotech Materials Testing Services	Labour hire at Onslow airport	-22025.65 CSH
EFT20812	06/06/2013	HOLCIM (AUSTRALIA) PTY LTD	Concrete	-1845.75 CSH
EFT20813	06/06/2013	Hanson Construction Materials	Sndcem cht 6%	-37508.90 CSH
EFT20814	06/06/2013	Hesta Super Fund	Superannuation contributions	-152.78 CSH
EFT20815	06/06/2013	Hitachi Ltd	Various auto parts and repairs	-423.30 CSH
EFT20816	06/06/2013	Host Plus Executive Super	Superannuation contributions	-3358.58 CSH
EFT20817	06/06/2013	ISS Intergrated Services-Perth	Supply of fuel and other parts	-31.00 CSH
EFT20818	06/06/2013	Intrust Super	Superannuation contributions	-497.68 CSH
EFT20819	06/06/2013	J. Blackwood & Son Limited	Supply of paper towels toilets rolls	-2957.14 CSH
EFT20820	06/06/2013	JR & A Hersey Pty Ltd	Purchase of magic trees	-350.07 CSH
EFT20821	06/06/2013	KEN SMITH	Refund	-180.00 CSH
EFT20822	06/06/2013	KEY2 CREATIVE	SOA Miscellaneous website contents updates	-445.50 CSH
EFT20823	06/06/2013	LGISWA	Actual wages adjustment	-6688.00 CSH
EFT20824	06/06/2013	LOCALISE PTY LIMITED	Operations Department plan	-2024.00 CSH
EFT20825	06/06/2013	Lo-Go Appointments	Labour hire	-2151.18 CSH
EFT20826	06/06/2013	Lyons & Pierce Karratha	Various plumbing repairs	-9039.61 CSH
EFT20827	06/06/2013	MTAA Superannuation Fund	Superannuation contributions	-335.83 CSH
EFT20828	06/06/2013	McDOWELL EXEC. SUPER PLAN	Superannuation contributions	-1721.25 CSH
EFT20829	06/06/2013	Miles Glass & Flyscreens	Supply mirror	-236.50 CSH
EFT20830	06/06/2013	Morley Mower Centre	Various auto parts and repairs	-104.00 CSH
EFT20831	06/06/2013	Municipal Employees Union	Payroll deductions	-19.40 CSH
EFT20832	06/06/2013	NEVILLE DONALDSON	Reimbursement for expenses	-538.60 CSH
EFT20833	06/06/2013	Nationwide Superannuation Fund	Superannuation contributions	-401.12 CSH
EFT20834	06/06/2013	Nexus WA	Freight charges	-141.11 CSH
EFT20835	06/06/2013	Northern Edge Consultants P/L	Consultancy for Ocean View Caravan Park	-8004.96 CSH
EFT20836	06/06/2013	ONSITE RENTAL GROUP OPERATIONS (WA) (Statewide Equip Hire)	Plant hire at Onslow Airport	-590.70 CSH
EFT20837	06/06/2013	ONSLow PLAYGROUP	Distribution of May and June Inside Ashburton	-250.00 CSH
EFT20838	06/06/2013	Office Choice Malaga	Shire stationary	-181.50 CSH
EFT20839	06/06/2013	Onslow Tyre Service	Various auto parts and repairs	-3871.60 CSH
EFT20840	06/06/2013	PILBARA ACCESS PTY LTD	Hire of shire for Onslow shire office	-3732.30 CSH

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EFT20841	06/06/2013	PILBARA FOOD SERVICES P/L	Bottled water	-655.88 CSH
EFT20842	06/06/2013	Panorama Australia Pty Ltd	DVD The Pilbara	-236.50 CSH
EFT20843	06/06/2013	Paraburdoo Amateur Swimming Club	Distribution of May's Inside Ashburton	-300.00 CSH
EFT20844	06/06/2013	Paraburdoo IGA	Magazines for Library	-36.75 CSH
EFT20845	06/06/2013	Protector Alsafa	Staff uniforms	-774.24 CSH
EFT20846	06/06/2013	Q SUPER	Superannuation contributions	-1755.02 CSH
EFT20847	06/06/2013	QUALITY PRESS	Shire stationary	-1058.20 CSH
EFT20848	06/06/2013	RAY WHITE EXMOUTH	Water usage 12.12.2012- 14.5.2013	-926.55 CSH
EFT20849	06/06/2013	REI Super	Superannuation contributions	-899.96 CSH
EFT20850	06/06/2013	Rob Paull & Associates	Professional services rendered	-10890.00 CSH
EFT20851	06/06/2013	SIGNATURE SUPER	Superannuation contributions	-304.83 CSH
EFT20852	06/06/2013	SOA Depot Social Club	Payroll deductions	-75.00 CSH
EFT20853	06/06/2013	SUMMIT SUPERANNUATION	Superannuation contributions	-381.38 CSH
EFT20854	06/06/2013	Sarah Wilson	Reimbursement for expenses	-38.01 CSH
EFT20855	06/06/2013	Sinewave Electrical Contractors	Replace existing Flood Lights , Replace existing Pole top lights ar	-15648.60 CSH
EFT20856	06/06/2013	Southern Wire	Hardware supplies	-46772.16 CSH
EFT20857	06/06/2013	Staples Australia Pty Limited	Shire stationary	-1327.74 CSH
EFT20858	06/06/2013	Star Track Express Pty Ltd	Freight charges	-137.07 CSH
EFT20859	06/06/2013	Statewide Super	Superannuation contributions	-492.00 CSH
EFT20860	06/06/2013	THE CARPENTER AND TONKIN SUPERANNUATION FUND	Superannuation contributions	-56.72 CSH
EFT20861	06/06/2013	TOM PRICE DANCE STUDIO	Distribution of inside Ashburton	-500.00 CSH
EFT20862	06/06/2013	The Workwear Group - Neat and Trim	Staff uniforms	-1829.41 CSH
EFT20863	06/06/2013	Toll Ipec Pty Ltd	Freight Charges	-338.10 CSH
EFT20864	06/06/2013	Tom Price Betta Electrical	Purchase of Still Camera	-617.90 CSH
EFT20865	06/06/2013	Tom Price Medical Centre	Employee medical	-172.60 CSH
EFT20866	06/06/2013	Trick Electricks Pty Ltd	Supply and installation of aircraft landing lights at Onslow Aeroc	-98386.20 CSH
EFT20867	06/06/2013	VERNICE PTY LTD	Plant hire at Onslow Airport	-53020.00 CSH
EFT20868	06/06/2013	WA Hino Sales and Service	Purchase of a new Short Dump	-84209.05 CSH
EFT20869	06/06/2013	WA Local Government Super Plan	Superannuation contributions	-49203.08 CSH
EFT20870	06/06/2013	WALGA - WA LOCAL GOV. ASSOC.	Advertisement	-5118.63 CSH
EFT20871	06/06/2013	WURTH AUSTRALIA	Various goods for Tom Price Depot	-823.90 CSH
EFT20872	06/06/2013	Westrac Pty Ltd	Various auto parts and repairs	-68.62 CSH
EFT20873	06/06/2013	Westscheme Division of Australian Super	Superannuation contributions	-3443.93 CSH
EFT20874	13/06/2013	ARTY BRELLAS PTY LTD	Artist facilitation for Passion of the Pilbara Festival	-6545.00 CSH
EFT20875	13/06/2013	AUSTRALIA POST	Postage	-11.35 CSH
EFT20876	13/06/2013	Amanda O'Halloran	Reimbursement for expenses	-111.84 CSH
EFT20877	13/06/2013	Amar Auto Electrics	Various auto parts and repairs	-395.00 CSH
EFT20878	13/06/2013	Australian Taxation Office - PAYG	Monthly PAYG Tax	-468160.78 CSH
EFT20879	13/06/2013	BAGMASTERS AUSTRALIA	Stationary	-163.90 CSH
EFT20880	13/06/2013	BJ & A Building and Maintenance	Fix Brocken Bathroom window at 279 Carob st	-459.80 CSH
EFT20881	13/06/2013	BLUE FORCE PTY LTD	Alarm monitoring service	-111.10 CSH
EFT20882	13/06/2013	BT Equipment	Various auto parts and repairs	-1131.78 CSH
EFT20883	13/06/2013	BYFORDS BUILDING PROJECTS	Various building repairs	-32817.73 CSH
EFT20884	13/06/2013	Bennetts Curtain Shop	Timber blinds	-3423.75 CSH
EFT20885	13/06/2013	Bill Hardy	Reimbursement for expenses	-50.00 CSH
EFT20886	13/06/2013	Black Ice Group Pty T/A Black Ice Sunglasses	Kids Sunglasses	-499.51 CSH
EFT20888	13/06/2013	CARDIACTIVE - HEALTH ON THE MOVE	Skin Cancer Assessment	-706.20 CSH
EFT20889	13/06/2013	CCR Hose & Fittings (Zoskar P/L)	Various auto parts and repairs	-170.23 CSH
EFT20890	13/06/2013	CENTURION TRANSPORT CO PTY LTD	Freight charges	-1408.70 CSH
EFT20891	13/06/2013	COATES HIRE - ONSLOW	Plant hire at Onslow Airport	-2102.94 CSH
EFT20892	13/06/2013	COMMANDER AUSTRALIA LIMITED	Network charges	-63.77 CSH
EFT20893	13/06/2013	CONTRACT CONTROL INTERNATIONAL PTY LTD	Staff training	-4312.00 CSH
EFT20894	13/06/2013	Cardno Geotech Pty Ltd	Labour hire at Onslow airport	-9701.76 CSH
EFT20895	13/06/2013	Civic Legal Pty Ltd	Legal advice	-11667.81 CSH
EFT20896	13/06/2013	DAMPIER PORT AUTHORITY	Lease at 16 Parliament place	-1372.80 CSH
EFT20897	13/06/2013	DICE SOLUTIONS	Repaired ice machine	-518.87 CSH
EFT20898	13/06/2013	DIRECT TRADES SUPPLY P/L	Reticulation parts	-3836.78 CSH
EFT20899	13/06/2013	DMS	Consulting services	-4118.40 CSH
EFT20900	13/06/2013	DSATCO MULCH	Mulch	-3105.00 CSH
EFT20901	13/06/2013	David Gray & Company	Bin lids	-5434.00 CSH
EFT20902	13/06/2013	Davric Australia Pty Ltd	Purchase of Mugs	-368.50 CSH
EFT20903	13/06/2013	Direct Office Furniture	Various furniture	-555.00 CSH
EFT20904	13/06/2013	Discovery HolidayParks - Onslow	Purchase of Gas	-270.00 CSH
EFT20905	13/06/2013	E & MJ Roshier Pty Ltd	Various auto parts and repairs	-207.35 CSH
EFT20906	13/06/2013	ERA CONTRACTORS	Electrical assistance for outages in Tamerisk unit	-1373.23 CSH
EFT20907	13/06/2013	ESS Eastern Guruma Pty Ltd - Windawarri Lodge	Refreshments for various meetings	-169.28 CSH
EFT20908	13/06/2013	FORCE POWER PTY LTD	Install Metal Hand dryers and Power Points	-3960.00 CSH
EFT20909	13/06/2013	Fortuna Free Formers	Supply bench top for the Civic Centre in Tom Price	-543.02 CSH
EFT20910	13/06/2013	Fuji Xerox Australia Pty Ltd	Paper supply	-206.25 CSH
EFT20911	13/06/2013	HANNAH HIGHFEILD	Reimbursement for expenses	-144.56 CSH
EFT20912	13/06/2013	HAYDN ROWAN	Reimbursement for expenses	-164.75 CSH
EFT20913	13/06/2013	Hanson Construction Materials	Purchase of sndcm cmt 6%	-19522.25 CSH
EFT20914	13/06/2013	Hema Map Pty Ltd	Purchase of maps	-55.92 CSH
EFT20915	13/06/2013	ISS Integrated Services Pty Ltd	Purchase of fuel	-267.80 CSH
EFT20916	13/06/2013	J A Glover	Contractor fees	-15043.98 CSH
EFT20917	13/06/2013	J. Blackwood & Son Limited	Purchase of First aid kit	-463.44 CSH
EFT20918	13/06/2013	JR & A Hersey Pty Ltd	Purchase of gloves	-2772.73 CSH
EFT20919	13/06/2013	Jacki REMIHANA	Reimbursement for expenses	-118.13 CSH
EFT20920	13/06/2013	Josh Byrne And Associates	Supply and installation irrigation system at Onslow School garde	-28939.00 CSH
EFT20921	13/06/2013	KATE DAUGENBAUGH	Reimbursement for expenses	-533.23 CSH
EFT20922	13/06/2013	LATRO SOUTHERN PTY LTD	Legal advice	-6716.60 CSH
EFT20923	13/06/2013	LIFESTYLE WARDROBES WA	Purchase of wardrobes	-9440.00 CSH

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EFT20924	13/06/2013	Lyons & Pierce Karratha	Various plumbing repairs	-924.47 CSH
EFT20925	13/06/2013	MINERALOGY PTY LTD	Rates refund	-1147.79 CSH
EFT20926	13/06/2013	MOBILE CONCRETING SOLUTIONS PTY LTD	Supply of concrete	-10843.49 CSH
EFT20927	13/06/2013	MOTORPASS	Purchase of Fuel	-5022.99 CSH
EFT20928	13/06/2013	MUTINY GOLD LIMITED	Rates refund	-500.27 CSH
EFT20929	13/06/2013	Mercure Hotel Perth	Staff training	-263.70 CSH
EFT20930	13/06/2013	Mitro Pty Ltd	Full public liability at Onslow Passion of the Pilbara Fest	-26730.00 CSH
EFT20931	13/06/2013	Modern Teaching Aids Pty Ltd	Equipment for youth programs	-240.46 CSH
EFT20932	13/06/2013	Morley Mower Centre	Various auto parts and repairs	-405.15 CSH
EFT20933	13/06/2013	Municipal Employees Union	Payroll deductions	-19.40 CSH
EFT20934	13/06/2013	ONSLow LAUNDRY SERVICE	Linen supply	-3012.75 CSH
EFT20935	13/06/2013	OUTER BOUNDS PHOTOGRAPHY	Professional Photographic Service	-4180.00 CSH
EFT20936	13/06/2013	Onslow - Karratha Courier Services	Freight charge	-535.50 CSH
EFT20937	13/06/2013	Onslow Mechanical	Various auto parts and repairs	-3755.13 CSH
EFT20938	13/06/2013	Onslow Sun Chalets	Accommodation for contractors	-1715.00 CSH
EFT20939	13/06/2013	Onslow Supermarket	Refreshments for various meetings	-1204.63 CSH
EFT20940	13/06/2013	PANORAMA CATERING	Refreshments for various meetings	-10868.00 CSH
EFT20941	13/06/2013	PILBARA FOOD SERVICES P/L	Refreshments for kitchen	-313.18 CSH
EFT20942	13/06/2013	PILBARA INSTITUTE	Staff training	-1458.90 CSH
EFT20943	13/06/2013	Paraburdoo IGA	Refreshments for various meetings	-87.85 CSH
EFT20944	13/06/2013	Pilbara Mechanical Services	Various auto parts and repairs	-586.30 CSH
EFT20945	13/06/2013	Pilbara Motor Group	Various auto parts and repairs	-3063.82 CSH
EFT20946	13/06/2013	Port Printing Works	Shire stationary	-1028.50 CSH
EFT20947	13/06/2013	Pritchard Francis P/L	Provision of civil services advice with the Shires Stormwater syst	-1430.00 CSH
EFT20948	13/06/2013	Protector Alsafé	Staff uniforms	-535.48 CSH
EFT20949	13/06/2013	RAY WHITE EXMOUTH	Rent for Onslow properties	-32138.95 CSH
EFT20950	13/06/2013	RED 11 PTY LTD	Kingston 64GB SDXC Class 10 Flash Card	-1867.58 CSH
EFT20951	13/06/2013	Red Breeze Bistro & Cafe	Refreshment for various meetings	-796.70 CSH
EFT20952	13/06/2013	Rio Tinto - Pilbara Iron Company Services Pty Ltd	Electricity usage to 30.4.2013	-229.46 CSH
EFT20953	13/06/2013	Royal Wolf Trading	Transportable hire	-212422.65 CSH
EFT20954	13/06/2013	SAI GLOBAL LTD	Australian standard	-68.81 CSH
EFT20955	13/06/2013	SAS Locksmiths	Supply of new locks and keys	-194.70 CSH
EFT20956	13/06/2013	SHANON THOMPSON	Donation	-500.00 CSH
EFT20957	13/06/2013	SHAW RIVER MANGANESE LTD	Rates refund	-2981.83 CSH
EFT20958	13/06/2013	SOA Depot Social Club	Payroll deductions	-65.00 CSH
EFT20959	13/06/2013	SYMMETRICAL GROUP	Inspect generator at Tom Price Tip	-578.16 CSH
EFT20960	13/06/2013	Seton Australia	Purchase of Vacuum	-649.00 CSH
EFT20961	13/06/2013	Shire of Roebourne	Staff contribution	-6630.00 CSH
EFT20962	13/06/2013	Sigma Chemicals	Purchase of 15ltr Drum	-204.90 CSH
EFT20963	13/06/2013	Sinewave Electrical Contractors	Repairs the Air Con at Ashburton Hall	-445.50 CSH
EFT20964	13/06/2013	Site Ware Direct	Sqwincher quick stix orange	-56.58 CSH
EFT20965	13/06/2013	Southern Wire	Capped Corner End Post Strainer	-4013.90 CSH
EFT20966	13/06/2013	Staples Australia Pty Limited	Stationary Items	-1170.05 CSH
EFT20967	13/06/2013	T-QUIP	Broom	-534.60 CSH
EFT20968	13/06/2013	THE HONDA SHOP	Various auto parts and repairs	-142.80 CSH
EFT20969	13/06/2013	TIRITIRI MATANGI PTY LTD T/A BRIGHTHOUSE	Design of Master plan for Ocean View Caravan park	-7324.63 CSH
EFT20970	13/06/2013	TOLL EXPRESS	Freight charges	-170.91 CSH
EFT20971	13/06/2013	TOLL FAST	Freight charges	-455.43 CSH
EFT20972	13/06/2013	TOM PRICE TYREPRO	Various auto parts and repairs	-360.00 CSH
EFT20973	13/06/2013	TPG Town Planning & Urban Design	Onslow town centre urban design	-836.00 CSH
EFT20974	13/06/2013	TRACEY BOLLAND	Rent for Onslow properties	-6500.00 CSH
EFT20975	13/06/2013	The Pilbara Clean Machine	Car detailing	-2705.12 CSH
EFT20976	13/06/2013	Toll Ipec Pty Ltd	Freight charges	-1979.18 CSH
EFT20977	13/06/2013	Tom Price Medical Centre	Staff medicals	-30.00 CSH
EFT20978	13/06/2013	WA Local Government Super Plan	Superannuation contributions	-215.07 CSH
EFT20979	13/06/2013	WEST POINT TILING	Supply, install tiling and carpentry work to the Crib room and Tc	-14256.00 CSH
EFT20980	13/06/2013	Water 2 Water	Repairs to water system at Paraburdoo Depot	-57.75 CSH
EFT20981	14/06/2013	BINNING PTY LTD	Plant hire at Karijini	-85934.20 CSH
EFT20982	14/06/2013	DVA FABRICATIONS	Purchase of new service desk and storage cabinets	-12625.00 CSH
EFT20983	14/06/2013	PAPERMAZE SCRAPBOOKING SUPPLIES	Equipment of July school holiday programs	-300.00 CSH
EFT20984	14/06/2013	The Shell Company of Australia Ltd	Purchase of Fuel	-32886.72 CSH
EFT20985	14/06/2013	WA LIMESTONE	Supply of Road base for Onslow Airport	-1070313.67 CSH
EFT20986	20/06/2013	ACEAM Asset Management Practitioners	Work done on modelling and valuations	-19398.30 CSH
EFT20987	20/06/2013	AFlex Technology (NZ) Ltd	Replacement inflatable slide	-1927.75 CSH
EFT20988	20/06/2013	AIT Specialists Pty Ltd	Professional Services	-3579.09 CSH
EFT20989	20/06/2013	ANGIE MACHURA	Refund	-10.00 CSH
EFT20990	20/06/2013	ANL Lighting	Supply of lights	-3166.30 CSH
EFT20991	20/06/2013	AUSTRALIA POST	Postage	-1247.45 CSH
EFT20992	20/06/2013	Aerodrome Management Services Pty Ltd	Onslow Aerodrome ARO coverage	-42125.60 CSH
EFT20993	20/06/2013	All Rid Pest Management	Pest control	-2659.80 CSH
EFT20994	20/06/2013	Austral Mercantile Collections Pty Ltd	Debt Collection	-5179.20 CSH
EFT20995	20/06/2013	Australian Taxation Office	GST Payable	-191426.39 CSH
EFT20996	20/06/2013	BOC Gases	Purchase of Gas	-388.60 CSH
EFT20997	20/06/2013	BONNIE'S CATERING SERVICES	Refreshments for various meetings	-690.00 CSH
EFT20998	20/06/2013	BT Equipment	RHS Door window with tinting	-458.89 CSH
EFT20999	20/06/2013	Bob Waddell Consultant	Consultant services	-297.00 CSH
EFT21000	20/06/2013	Byblos Constructions-Tom Price	Various building repairs	-4840.00 CSH
EFT21001	20/06/2013	CASTLEDINE GREGORY	Legal advice	-1300.51 CSH
EFT21002	20/06/2013	CCR Hose & Fittings (Zoskar P/L)	Various auto parts and repairs	-218.72 CSH
EFT21003	20/06/2013	CHEFMASTER AUSTRALIA	Supply box of roaddise collection bags	-135.20 CSH
EFT21004	20/06/2013	Cardno Geotech Pty Ltd	Undercharge of invoice	-127.90 CSH
EFT21005	20/06/2013	Central Pty Ltd T/A BP Reliance Petroleum	Purchase of Fuel	-127768.86 CSH
EFT21006	20/06/2013	Coca-Cola Amatil (Aust) Pty Ltd	Kitchen refreshments	-222.90 CSH

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EFT21007	20/06/2013	DANPROUD PHOTOGRAPHY	Royalty Free Stock Photo Licence	-1425.00 CSH
EFT21008	20/06/2013	DATAKOM SYSTEMS P/L (QLD)	Progress payment over 3 year for IT equipment and services	-54453.38 CSH
EFT21009	20/06/2013	DIRECT TRADES SUPPLY P/L	Various hardware	-1848.41 CSH
EFT21010	20/06/2013	Danielle Sbona	Bond	-15.00 CSH
EFT21011	20/06/2013	Dell Computer Ltd	IT equipment	-2848.04 CSH
EFT21012	20/06/2013	Direct Office Furniture	Purchase of new office chair	-215.00 CSH
EFT21013	20/06/2013	ESS Eastern Guruma Pty Ltd - Windawarri Lodge	Refreshments for various meetings	-546.93 CSH
EFT21014	20/06/2013	ESS THANLANYJI P/L	Manday for March and May	-230260.67 CSH
EFT21015	20/06/2013	EXMOUTH CIVIL PTY LTD	Plant and labour hire for Onslow airport	-7095.00 CSH
EFT21016	20/06/2013	FORCE POWER PTY LTD	Area W Kiosk/Change rooms Switchboard Upgrade	-3025.00 CSH
EFT21017	20/06/2013	FOXTEL MANAGEMENT PTY LTD - ONSLOW - 8796587	Foxtel Onslow Camp	-6540.00 CSH
EFT21018	20/06/2013	FOXTEL MANAGEMENT PTY LTD - TOM PRICE - 8796454	Foxtel subscription	-5160.00 CSH
EFT21019	20/06/2013	FUELFIX	Replace the Wiggins Nozzle	-2389.75 CSH
EFT21020	20/06/2013	FUJITSU GENERAL (AUST) PTY LTD	New aircon for 556 Margaret Ave in Paraburadoo	-741.51 CSH
EFT21021	20/06/2013	Fiona Keneally T/A Fiona Breen	Reimbursement for expenses	-910.70 CSH
EFT21022	20/06/2013	Fire Rescue Safety Australia Pty Ltd	Purchase of AustriAlpin Steel Screw Gate Karabiner	-365.75 CSH
EFT21023	20/06/2013	Fuji Xerox Australia Pty Ltd	Support service	-6800.98 CSH
EFT21024	20/06/2013	GLOBAL SYNTHETICS PTY LTD	ProFab Ultra staple fibre non-woven needle punched geotextile	-58960.00 CSH
EFT21025	20/06/2013	GRACE DUFFY	Reimbursement for expenses	-106.11 CSH
EFT21026	20/06/2013	GUMALA INVESTMENTS	Bond	-440.00 CSH
EFT21027	20/06/2013	Galvin Hardware	Various hardware	-306.63 CSH
EFT21028	20/06/2013	Garrards Pty Ltd	Purchase of bottle of aqua	-3045.04 CSH
EFT21029	20/06/2013	HOLCIM (AUSTRALIA) PTY LTD	Purchase of Concrete	-3362.13 CSH
EFT21030	20/06/2013	HQ MANAGEMENT	Phase 2 Design Management and Approvals - EXTENSION TO CC	-16186.74 CSH
EFT21031	20/06/2013	Hanson Construction Materials	Supply of PMP and SNDCEM CHT 6%	-10520.73 CSH
EFT21032	20/06/2013	Hitachi Ltd	Various auto parts and repairs	-1047.41 CSH
EFT21033	20/06/2013	IBN CORPORTATION ATF IBN CHARITABLE TRUST	Bond	-1070.00 CSH
EFT21034	20/06/2013	Independent Valuers of Western Australia Pty Ltd	Land valuation	-220.00 CSH
EFT21035	20/06/2013	J. Blackwood & Son Limited	Paper towel and Garage bags	-876.77 CSH
EFT21036	20/06/2013	JAMES PEARSE HERBERT	Election fees	-80.00 CSH
EFT21037	20/06/2013	JOSH BESTENBREUR	Bond	-200.00 CSH
EFT21038	20/06/2013	Jakamo Remote Service Pty	Works associated with WWTP Applications at Onslow Airport C	-2574.29 CSH
EFT21039	20/06/2013	Josh Byrne And Associates	Onslow Recycled Water Scheme, Passion of the Pilbara, Onslow	-14740.06 CSH
EFT21040	20/06/2013	KI EQUIPMENT HIRE PTY LTD	Purchase of Fuel	-227.76 CSH
EFT21041	20/06/2013	Karratha Smash Repairs	Repairs to vehicle tray	-1969.62 CSH
EFT21042	20/06/2013	Kleenheat Gas	Gas	-191.00 CSH
EFT21043	20/06/2013	LINKLETTERS GRAPHIC DESIGN	Newsletter printing	-2882.00 CSH
EFT21044	20/06/2013	MAYDAY EARTHMOVING	Plant hire for Onslow airport	-26374.08 CSH
EFT21045	20/06/2013	MCMAHON BURNETT TRANSPORT	Freight charges	-18224.94 CSH
EFT21046	20/06/2013	MEGAN WALSH	Reimbursement for expenses	-538.97 CSH
EFT21047	20/06/2013	MICHAEL DUNNE - Mower man	Mowing lawns in Onslow	-443.00 CSH
EFT21048	20/06/2013	MOBILE CONCRETING SOLUTIONS PTY LTD	Purchase of Road base	-120907.49 CSH
EFT21049	20/06/2013	Machinery Warehouse	Various auto parts and repairs	-1288.00 CSH
EFT21050	20/06/2013	Mercure Hotel Perth	Staff training	-742.20 CSH
EFT21051	20/06/2013	Michelle Walker	Refund	-380.00 CSH
EFT21052	20/06/2013	Nexus WA	Freight charges	-107.85 CSH
EFT21053	20/06/2013	OUT OF BOUNDS AUSTRALIA PTY LTD	Purchase of banner	-10001.00 CSH
EFT21054	20/06/2013	OUTER BOUNDS PHOTOGRAPHY	Passion of the Pilbara photographs	-323.59 CSH
EFT21055	20/06/2013	Office Choice Malaga	Shire stationary	-795.52 CSH
EFT21056	20/06/2013	Onslow - Karratha Courier Services	Freight charges	-93.59 CSH
EFT21057	20/06/2013	Onslow Mechanical	Various auto parts and repairs	-287.65 CSH
EFT21058	20/06/2013	Onslow Primary School	Donation	-1088.00 CSH
EFT21059	20/06/2013	Onslow Sun Chalets	Staff training	-555.00 CSH
EFT21060	20/06/2013	PCS - PILBARA CONCRETE SERVICE	Supply of concrete	-649.00 CSH
EFT21061	20/06/2013	PINK HYGIENE SOLUTIONS	Hire of sanitary bins	-1022.07 CSH
EFT21062	20/06/2013	PLANET SMART PTY LTD	Supply of decking and bollards for four mile creek	-15200.19 CSH
EFT21063	20/06/2013	PROMO SELECT	Balloons and Art Set up	-853.60 CSH
EFT21064	20/06/2013	PROTECTOR FIRE SERVICES PTY LTD	Service the fire extinguishers at various locations	-15141.73 CSH
EFT21065	20/06/2013	Pannawonica Primary School	Donation	-1063.00 CSH
EFT21066	20/06/2013	PathWest Lab Medicine WA	Staff medicals	-105.01 CSH
EFT21067	20/06/2013	Pilbara Motor Group	Various auto parts and repairs	-2879.87 CSH
EFT21068	20/06/2013	Protector Alsaf	Staff uniforms	-121.13 CSH
EFT21069	20/06/2013	QUALITY PRESS	Business cards	-135.30 CSH
EFT21070	20/06/2013	RAW DANCE COMPANY P/L	Holiday workshop program part payment	-8800.00 CSH
EFT21071	20/06/2013	RETRAVISION KARRATHA	Purchase of TV	-429.00 CSH
EFT21072	20/06/2013	RFF	Project Management relief for Megan Walsh	-9999.99 CSH
EFT21073	20/06/2013	ROZWAY SIGNS	Purchase of signs	-616.00 CSH
EFT21074	20/06/2013	RYLAN PTY LTD T/as RYLAN CONCRETE	Day Rate to Install Kerb and Mob Demob to Site	-15400.00 CSH
EFT21075	20/06/2013	Rio Tinto - Pilbara Iron Company Services Pty Ltd	Install circuit breaker TP oval T14	-10368.60 CSH
EFT21076	20/06/2013	Rob Paull & Associates	Professional Services	-16912.50 CSH
EFT21077	20/06/2013	SAS Locksmiths	New keys and locks	-102.30 CSH
EFT21078	20/06/2013	SHINER BILLY JAMES PANTLING	Clean and box up office equipment	-420.00 CSH
EFT21079	20/06/2013	SIGNATURE MUSIC	Supply and Operate Sound and Lighting	-7517.40 CSH
EFT21080	20/06/2013	SYMMETRICAL GROUP	Electrical works at Tom Price Mall	-1092.30 CSH
EFT21081	20/06/2013	Seasons of Perth	Staff training	-584.00 CSH
EFT21082	20/06/2013	Shire of Derby/ West Kimberley	Contribution Long Service Leave	-1613.14 CSH
EFT21083	20/06/2013	Sinewave Electrical Contractors	Various electrical work at Paraburadoo sports pav	-24182.40 CSH
EFT21084	20/06/2013	Staples Australia Pty Limited	Shire stationary	-668.22 CSH
EFT21085	20/06/2013	Star Track Express Pty Ltd	Freight charges	-137.07 CSH
EFT21086	20/06/2013	TOM PRICE & PARABURDOO BUSINESS ASSOCIATION	Karijini Dinner Experience	-520.00 CSH
EFT21087	20/06/2013	TOM PRICE TYREPRO	Various auto parts and repairs	-1048.50 CSH
EFT21088	20/06/2013	TOTAL PLUMBING & EXCAVATIONS PTY LTD	Temp Valve for HWU	-55.00 CSH

LIST OF PAYMENTS FOR JUNE 2013

EFT21089	20/06/2013	Talk Ultimate Entertainment	Entertainment Package for passion of the Pilbara	-10615.00 CSH
EFT21090	20/06/2013	The Shell Company of Australia Ltd	Bond	-440.00 CSH
EFT21091	20/06/2013	The Workwear Group - Neat and Trim	Staff uniforms	-1013.91 CSH
EFT21092	20/06/2013	Tom Price Senior High School	Donation	-1217.00 CSH
EFT21093	20/06/2013	Tourism Council WA	Subscription	-778.00 CSH
EFT21094	20/06/2013	Turf Guru	Overpayment	-96.00 CSH
EFT21095	20/06/2013	UHY Haines Norton	Financial and management reporting workshop	-4840.00 CSH
EFT21096	20/06/2013	Vinidex Pty Limited	900 stormPRO SN8 PP 5.90m	-26462.70 CSH
EFT21097	20/06/2013	WA LIMESTONE	Supply of limestone	-4581.50 CSH
EFT21098	20/06/2013	WA Library Supplies	Library stock	-2982.45 CSH
EFT21099	20/06/2013	Wajon Publishing Company	Visitor centre stock	-139.50 CSH
EFT21100	20/06/2013	Western Australian Treasury Corporation	Interest for loan 119	-13451.16 CSH
EFT21101	20/06/2013	Westrac Pty Ltd	Various auto parts and repairs	-961.58 CSH
EFT21102	20/06/2013	ZOE MCGOWAN	Reimbursement for expenses	-250.60 CSH
EFT21103	25/06/2013	N-COM PTY LTD	Installation of Digital TV in Onslow	-106808.31 CSH
EFT21104	27/06/2013	100% Satisfaction	New shed a Tom Price Depot	-28875.00 CSH
EFT21105	27/06/2013	ALCOLIZER PTY LTD	Wall Mount Breath Tester	-4950.00 CSH
EFT21106	27/06/2013	ARCHER BUILDERS	Demotion and salvage on Onslow Shire Office	-208789.00 CSH
EFT21107	27/06/2013	ARCHIVEWISE	Storage costs	-17.15 CSH
EFT21108	27/06/2013	ARLO BRAGG	Reimbursement for expenses	-85.11 CSH
EFT21109	27/06/2013	Alltrack WA Pty Ltd	Plant hire for Onslow airport	-68407.00 CSH
EFT21110	27/06/2013	BJ & A Building and Maintenance	Work at Paraburdoo Pavilion due to Fire	-51807.80 CSH
EFT21111	27/06/2013	BONNIE'S CATERING SERVICES	Refreshments for various meetings	-260.00 CSH
EFT21112	27/06/2013	BROADCAST AUSTRALIA	Facilities leasing	-818.16 CSH
EFT21113	27/06/2013	Budget Car and Truck Rental	Car hire	-2852.53 CSH
EFT21114	27/06/2013	CARROLL & RICHARDSON FLAGWORLD T/A CARROLL & RICHARDSON	Sponsors flags for Passion of the Pilbara Festival	-3449.60 CSH
EFT21115	27/06/2013	CENTURION TRANSPORT CO PTY LTD	Freight charges	-1106.88 CSH
EFT21116	27/06/2013	CLAIRE WALLER	Reimbursement for expenses	-136.37 CSH
EFT21117	27/06/2013	COATES HIRE - ONSLOW	Plant hire for Onslow airport	-85457.39 CSH
EFT21118	27/06/2013	COATESHIRE OPERATIONS P/L	Plant hire for Onslow airport	-5739.89 CSH
EFT21119	27/06/2013	CROWN PERTH	Staff training	-277.75 CSH
EFT21120	27/06/2013	Cardno Geotech Pty Ltd	Mobilisation and demobilisation at Onslow Airport	-20778.88 CSH
EFT21121	27/06/2013	Civic Legal Pty Ltd	Legal advice	-23302.74 CSH
EFT21122	27/06/2013	Coca-Cola Amatil (Aust) Pty Ltd	Refreshments for Shire office kitchen	-262.60 CSH
EFT21123	27/06/2013	DATACOM SYSTEMS (W.A) P/L	AIMS Enhancements	-46064.98 CSH
EFT21124	27/06/2013	DOMINIC CARBONE & ASSOCIATES	Consulting services	-11935.00 CSH
EFT21125	27/06/2013	Dell Computer Ltd	IT equipment	-10978.00 CSH
EFT21126	27/06/2013	Denver Technology	Network engineer	-11668.00 CSH
EFT21127	27/06/2013	E & MJ Roshier Pty Ltd	Various auto parts and repairs	-1535.85 CSH
EFT21128	27/06/2013	EARTHCARE LANDSCAPES	Tom Price Sport Pavilion Landscaping	-160268.56 CSH
EFT21129	27/06/2013	EN SUF	Library stock	-450.00 CSH
EFT21130	27/06/2013	ERA CONTRACTORS	Various electrical work	-590.68 CSH
EFT21131	27/06/2013	ESS THANLANYJI P/L	Cleaning of Airport Toilets and Terminal	-488.68 CSH
EFT21132	27/06/2013	Elisha Bush	Shire of Ashburton Annual report	-1600.00 CSH
EFT21133	27/06/2013	Fuji Xerox Australia Pty Ltd	IT equipment	-681.48 CSH
EFT21134	27/06/2013	GBC Fordigraph Pty Ltd	IT equipment	-148.50 CSH
EFT21135	27/06/2013	GLH CONTRACTING	Maintenance grading various roads	-52338.89 CSH
EFT21136	27/06/2013	GREENWAY ENTERPRISES	Lawn feed	-41631.15 CSH
EFT21137	27/06/2013	GRIFFIN PLANT HIRE PTY LTD	Wet hire for Onslow Airport	-23694.00 CSH
EFT21138	27/06/2013	HOLCIM (AUSTRALIA) PTY LTD	Supply of concrete	-15840.00 CSH
EFT21139	27/06/2013	Ironcat Earthmoving Tyres	Purchase of new tyres	-8800.00 CSH
EFT21140	27/06/2013	J. Blackwood & Son Limited	Various equipment Fence posts, garage bags	-211.61 CSH
EFT21141	27/06/2013	JR & A Hersey Pty Ltd	Staff uniforms	-296.01 CSH
EFT21142	27/06/2013	Jason Signmakers	Purchase of signs	-447.48 CSH
EFT21143	27/06/2013	K MART KARRATHA	Canvas	-25.00 CSH
EFT21144	27/06/2013	K2 Enterprises Pty Ltd	Bi Fold doors	-15185.28 CSH
EFT21145	27/06/2013	KEY2 CREATIVE	Update and Re-Design of Shire of Ashburton Website	-8800.00 CSH
EFT21146	27/06/2013	KI EQUIPMENT HIRE PTY LTD	Purchase of fuel	-9415.02 CSH
EFT21147	27/06/2013	KINETIC COPYWRITING	Passion of the Pilbara article	-1303.50 CSH
EFT21148	27/06/2013	Kleenheat Gas	Gas	-1136.24 CSH
EFT21149	27/06/2013	LESTOK TOURS PTY LTD	Transfers to Paraburdoo airport	-780.00 CSH
EFT21150	27/06/2013	LEVERAGE CONSULTING ASIA-PACIFIC P/L	Conversion od SOA Documents for AIMS	-726.00 CSH
EFT21151	27/06/2013	Landgate	Land enquiry	-24.00 CSH
EFT21152	27/06/2013	Lyons & Pierce Karratha	Various plumbing repairs to a number of locations	-18107.86 CSH
EFT21153	27/06/2013	M. JOYCE CRANE HIRE	Crane hire	-314.74 CSH
EFT21154	27/06/2013	MACDONALD JOHNSTON ENGINEERING COMPANYY	Various auto parts and repairs	-358.27 CSH
EFT21155	27/06/2013	MARGARET RIVER FENCING	Removal and construction of the Tom Price Tennis Court Fence	-99709.09 CSH
EFT21156	27/06/2013	MAYDAY EARTHMOVING	Plant hire for Onslow airport	-16500.00 CSH
EFT21157	27/06/2013	MCAHON BURNETT TRANSPORT	Freight charges	-1851.01 CSH
EFT21158	27/06/2013	MEL HOWARD	Reimbursement for expenses	-5.00 CSH
EFT21159	27/06/2013	MODUS COMPLIANCE P/L	Car hire for Modus	-127.24 CSH
EFT21160	27/06/2013	MUZZYS HARDWARE - RED DAWN ENTERPRISES PTY LTD T/A	Various hardware for May	-7135.76 CSH
EFT21161	27/06/2013	McIntosh & Sons	Various auto parts and repairs	-390.22 CSH
EFT21162	27/06/2013	Melissa May	Reimbursement for expenses	-702.69 CSH
EFT21163	27/06/2013	Modern Teaching Aids Pty Ltd	Purchase of craft for programs run at the Paraburdoo Library as per attached order form	-53.57 CSH
EFT21164	27/06/2013	Municipal Employees Union	Payroll deductions	-19.40 CSH
EFT21165	27/06/2013	Municipal Workcare Scheme	Refund of overpayment	-247.50 CSH

LIST OF PAYMENTS FOR JUNE 2013

EFT21166	27/06/2013	NWSP	Repair works to broken water pipes	-709.61 CSH
EFT21167	27/06/2013	Northern Transport - NTC Contracting	Transport	-3991.90 CSH
EFT21168	27/06/2013	ONSITE RENTAL GROUP OPERATIONS (WA) (Statewide Equip Hire)	Plant hire for Onslow airport	-33162.27 CSH
EFT21169	27/06/2013	OUT OF BOUNDS AUSTRALIA PTY LTD	Purchase of 3 banners	-973.00 CSH
EFT21170	27/06/2013	Onslow - Karratha Courier Services	Freight charges	-5703.69 CSH
EFT21171	27/06/2013	Onslow Development	Dry hire for Onslow Airport	-24200.00 CSH
EFT21172	27/06/2013	Onslow Mechanical	Various auto parts and repairs	-909.75 CSH
EFT21173	27/06/2013	PANNAWONICA VOLUNTEER FRs	Donation	-500.00 CSH
EFT21174	27/06/2013	PANORAMA CATERING	Refreshments for various meetings	-397.53 CSH
EFT21175	27/06/2013	PCS - PILBARA CONCRETE SERVICE	Supply of concrete	-13640.00 CSH
EFT21176	27/06/2013	PETA HAYTO	Reimbursement for expenses	-544.00 CSH
EFT21177	27/06/2013	PILBARA ACCESS PTY LTD	6 month hire of fencing	-1178.10 CSH
EFT21178	27/06/2013	PILBARA FOOD SERVICES P/L	Refreshment for staff kitchen	-209.50 CSH
EFT21179	27/06/2013	PINK HYGIENE SOLUTIONS	Sanitary hire	-948.34 CSH
EFT21180	27/06/2013	PROTECTOR FIRE SERVICES PTY LTD	Accommodation reimbursement for fire equipment services	-1496.00 CSH
EFT21181	27/06/2013	Paraburdoo IGA	Refreshment for various meetings	-85.95 CSH
EFT21182	27/06/2013	Paraburdoo Inn	Accommodation for councillors	-420.00 CSH
EFT21183	27/06/2013	Pilbara Motor Group	Various auto parts and repairs	-2590.94 CSH
EFT21184	27/06/2013	Protector Alsofa	Staff uniforms	-371.89 CSH
EFT21185	27/06/2013	Q SUPER	Super Contribution	-2024.81 CSH
EFT21186	27/06/2013	QUALITY PRESS	Inside Ashburton	-3703.70 CSH
EFT21187	27/06/2013	RED 11 PTY LTD	Adobe Acrobat 11 Government License	-4089.25 CSH
EFT21188	27/06/2013	RSA	Engineering fee to review & certify footing	-275.00 CSH
EFT21189	27/06/2013	Rio Tinto - Pilbara Iron Company Services Pty Ltd	Electricity usage - April	-644.39 CSH
EFT21190	27/06/2013	Royal Life Saving Society	Staff training	-700.00 CSH
EFT21191	27/06/2013	Royal Wolf Trading	Transportable hire at Onslow Airport	-266165.42 CSH
EFT21192	27/06/2013	SAFE (SAVING ANIMALS FROM EUTHANASIA)INC	Donation	-119.80 CSH
EFT21193	27/06/2013	SOA Depot Social Club	Payroll deductions	-55.00 CSH
EFT21194	27/06/2013	ST JOHN AMBULANCE TOM PRICE	First aid kits	-1270.00 CSH
EFT21195	27/06/2013	STATE EMERGENCY SERVICES -TOM PRICE	Donation	-500.00 CSH
EFT21196	27/06/2013	SYBA SIGNS	Purchase of signs	-548.90 CSH
EFT21197	27/06/2013	SYMMETRICAL GROUP	Install main switchboard at L327 Warara Street	-21676.00 CSH
EFT21198	27/06/2013	Savannah Engineers Pty Ltd	Hire of crank	-1485.00 CSH
EFT21199	27/06/2013	Sophie Jane	Entertainment at Passion of the Pilbara	-3112.90 CSH
EFT21200	27/06/2013	Southern Wire	Labour hire	-3960.00 CSH
EFT21201	27/06/2013	Staples Australia Pty Limited	Various stationery	-1056.08 CSH
EFT21202	27/06/2013	TOLL EXPRESS	Freight charges	-412.61 CSH
EFT21203	27/06/2013	TOM PRICE TYREPRO	Various auto parts and repairs	-885.00 CSH
EFT21204	27/06/2013	TUSS CONCRETE PTY LTD	Operator hours of machines at various locations	-202816.51 CSH
EFT21205	27/06/2013	The Workwear Group - Neat and Trim	Staff uniforms	-962.90 CSH
EFT21206	27/06/2013	Toll Ipec Pty Ltd	Freight charge	-3527.46 CSH
EFT21207	27/06/2013	Tom Price Betta Electrical	New aircon	-679.00 CSH
EFT21208	27/06/2013	Tom Price Hotel Motel	Accommodation for Jenni Law	-239.50 CSH
EFT21209	27/06/2013	Tom Price Senior High School	Donation	-300.00 CSH
EFT21210	27/06/2013	Trick Electricks Pty Ltd	Connection of power to the ESS officer	-1051.05 CSH
EFT21211	27/06/2013	Trisley's Hydraulic Services P/L	Chlorine	-1848.00 CSH
EFT21212	27/06/2013	UHY Haines Norton	Financial Management review	-30839.52 CSH
EFT21213	27/06/2013	Vinidex Pty Limited	Conduits order for the Tom Price Sports Pavilion.	-2098.80 CSH
EFT21214	27/06/2013	WALGA - WA LOCAL GOV. ASSOC.	Staff training	-1206.50 CSH
EFT21215	27/06/2013	WASTE MANAGEMENT ASSOCIATION OF AUSTRALIA	Membership	-545.00 CSH
EFT21216	27/06/2013	WELLTECH	Mega fill hire	-8525.00 CSH
EFT21217	27/06/2013	WOOD & GRIEVE ENGINEERS Limited	Site inspections	-5170.00 CSH
EFT21218	27/06/2013	WURTH AUSTRALIA	Plant hire for Onslow airport	-353.93 CSH
EFT21219	27/06/2013	West Coast Roofing Australia Pty Ltd	Re-roof at 215 Grevillea St in Tom Price	-26950.00 CSH
EFT21220	27/06/2013	Westrac Pty Ltd	Various auto parts and repairs	-882.29 CSH
EFT21221	28/06/2013	COOPER & OXLEY BUILDERS PTY LTD	TP Sports Pavilion Progress claim 7	-1294669.20 CSH
EFT21222	28/06/2013	PETER KYLE	Reimbursement for expenses	-9001.30 CSH
TOTAL				-\$ 8,987,559.29

Municipal Cheques

CHQ/EFT	Date	Name	Description	Amount
27004	30/05/2013	C. Munro Contractors	Grease waste from assorted Onslow businesses	-6710.77 CSH
27005	30/05/2013	City of Melville	Lost library items	-25.30 CSH
27006	30/05/2013	Spotless Facility Services Pty Ltd	Refund	-400.50 CSH
27007	30/05/2013	Tom Price Furniture Centre	Cash Register	-528.00 CSH
27008	06/06/2013	ACCOUNTANTS SUPER	Superannuation contributions	-1148.00 CSH
27009	06/06/2013	AMP Corporate Superannuation (SuperLeader)	Superannuation contributions	-1943.06 CSH
27010	06/06/2013	AMP LIFE LIMITED	Superannuation contributions	-1700.45 CSH
27011	06/06/2013	AUSTSAFE SUPER	Superannuation contributions	-438.70 CSH
27012	06/06/2013	AXA - Generations Personal Super Plan	Superannuation contributions	-1162.77 CSH
27013	06/06/2013	Asgard Wealth Solutions Super	Superannuation contributions	-132.25 CSH
27014	06/06/2013	Challenge Chemicals Australia	Bin liners and other various items	-2332.55 CSH
27015	06/06/2013	Colonial First State Super Investments Ltd	Superannuation contributions	-1952.01 CSH
27016	06/06/2013	Commonwealth Personal Superannuation	Superannuation contributions	-820.62 CSH
27017	06/06/2013	ESS THANLANYJI P/L	Mandays for April	-98230.05 CSH
27018	06/06/2013	IIOF Portfolio Services - 180628MME01	Superannuation contributions	-2038.84 CSH
27019	06/06/2013	MLC Super	Superannuation contributions	-646.02 CSH
27020	06/06/2013	ONE PATH	Superannuation contributions	-1211.54 CSH
27021	06/06/2013	Rest Superannuation	Superannuation contributions	-2875.09 CSH

LIST OF PAYMENTS FOR JUNE 2013

27022	06/06/2013	Shire of Ashburton (Payroll Deductions)	Payroll deductions	-679.80 CSH
27023	06/06/2013	Spectrum Super	Superannuation contributions	-492.00 CSH
27024	06/06/2013	Suncorp Superannuation	Superannuation contributions	-264.37 CSH
27025	06/06/2013	Sunsuper	Superannuation contributions	-2949.23 CSH
27026	06/06/2013	TELSTRA	Telephone costs to 23.5.2013	-2486.48 CSH
27027	06/06/2013	Tasplan Super	Superannuation contributions	-2143.61 CSH
27028	06/06/2013	Telstra Super Pty Ltd	Superannuation contributions	-351.61 CSH
27029	06/06/2013	UNISUPER	Superannuation contributions	-676.55 CSH
27030	07/06/2013	BLOCKBUSTER VIDEO TOM PRICE	Library stock	-1936.45 CSH
27031	13/06/2013	C. Munro Contractors	Repair ceiling gyprock where exhaust fan has fallen out	-816.00 CSH
27032	13/06/2013	GREYWOLF RESOURCES NL	Rates refund	-120.55 CSH
27033	13/06/2013	Horizon Power	Electricity usage to 21.5.2013	-13017.66 CSH
27034	13/06/2013	KALLENIA MINES PTY LTD	Rates refund	-278.12 CSH
27035	13/06/2013	Posties General Store	Papers and stationary	-504.73 CSH
27036	13/06/2013	Shire of Ashburton (Payroll Deductions)	Payroll deductions	-679.80 CSH
27037	13/06/2013	Shire of Ashburton (Petty Cash)	Petty cash recoup	-1089.80 CSH
27038	13/06/2013	TELSTRA	Telephone costs 22.5.2013	-11300.93 CSH
27039	13/06/2013	Water Corporation	Water usage to 14.5.2013	-27549.20 CSH
27040	13/06/2013	YORGUM ABORIGINAL CORPORATION	Overpayment	-375.00 CSH
27041	20/06/2013	C. Munro Contractors	Pump out Porta Loo's	-208.43 CSH
27042	20/06/2013	Colonial First State Super Investments Ltd	Superannuation contributions	-1042.05 CSH
27043	20/06/2013	Horizon Power	Electricity usage 23.5.2013	-41572.06 CSH
27044	20/06/2013	Isolated Members Northwest Australian Breastfeeding Association	Refund	-50.00 CSH
27045	20/06/2013	North Tom Price Primary School	Donation	-1148.50 CSH
27046	20/06/2013	PARABURDOO PRIMARY SCHOOL	Donation	-1663.20 CSH
27047	20/06/2013	Shire of Ashburton (Petty Cash)	Petty cash recoup	-160.15 CSH
27048	20/06/2013	TELSTRA	Telephone costs 10.6.2013	-62192.05 CSH
27049	20/06/2013	TOM PRICE CENTRAL PRIMARY SCHOOL	Donation	-1179.70 CSH
27050	20/06/2013	Water Corporation	Water Charges to 13. 05.13	-43799.30 CSH
27051	25/06/2013	Shire of Ashburton	Retention held got Onslow Digital TV	-11867.59 CSH
27052	27/06/2013	C. Munro Contractors	Plant hire for Onslow airport	-2670.51 CSH
27053	27/06/2013	Karratha Adventure Sports	Small Marquees	-2360.00 CSH
27054	27/06/2013	Onslow Volunteer Emergency Services	Donation	-500.00 CSH
27055	27/06/2013	Paraburdoo Volunteer Fire and Rescue Service	Donation	-500.00 CSH
27056	27/06/2013	Pegi Williams Book Shop	Library stock	-419.70 CSH
27057	27/06/2013	Shire of Ashburton	Retention held for Tom Price Sports Pavilion Landscape	-8435.19 CSH
27058	27/06/2013	Shire of Ashburton (Payroll Deductions)	Payroll deductions	-1422.13 CSH
27059	27/06/2013	Shire of Ashburton (Petty Cash)	Petty cash recoup	-150.85 CSH
27060	27/06/2013	TOM PRICE VOLUNTEER BUSH FIRE BRIGADE	Donation	-500.00 CSH
27061	27/06/2013	Tom Price Fire & Rescue	Donation	-1000.00 CSH
27062	28/06/2013	BC IRON LTD	Rates refund	-399.30 CSH
27063	28/06/2013	PILBARA IRON COMPANY SERVICES	Rates refund	-155.28 CSH
27064	28/06/2013	PILBARA MINERALS LTD	Rates refund	-289.72 CSH
27065	28/06/2013	Shire of Ashburton (Petty Cash)	Petty cash recoup	-844.45 CSH
27066	28/06/2013	VENTURE MINERALS	Rates refund	-122.05 CSH

TOTAL **\$ 376,660.62**

Trust Payments

CHQ/EFT	Date	Name	Description	Amount
202676	07/06/2013	BJK Publishing & Photography	Sales on Photography	-357.00 CSH
202677	07/06/2013	Frank Richardson	Sales on Photography	-895.20 CSH
202678	07/06/2013	JARED GUBBINS	Cat trap bond	-110.00 CSH
202679	07/06/2013	MITIE CONSTRUCTION PTY LTD	Crossover Bond	-1900.00 CSH
202680	07/06/2013	Shire of Ashburton	Shire commission	-200.00 CSH
202681	07/06/2013	Tom Price Tourist Park	Cat trap bond	-110.00 CSH
202682	28/06/2013	Shire of Ashburton	Housing bond	-390.50 CSH
202683	28/06/2013	WAYDE BROADLEY	Refund of housing bond	-209.50 CSH

TOTAL **-\$ 4,172.20**

Credit Card Payments JUNE STATEMENTS

CHQ/EFT	Date	Name	Description	Amount
DD5995.1	03/06/2013	ESS Eastern Guruma Pty Ltd - Windawarri Lodge	Refreshment for various meetings	-133.96 CSH
DD5995.10	03/06/2013	Shire of Roebourne	Parking at Karratha Airport	-132.00 CSH
DD5995.11	03/06/2013	INK STATION	Ink Cartidges	-71.90 CSH
DD5995.12	03/06/2013	GM CABS PTY LTD	Transport to attend training	-39.46 CSH
DD5995.13	03/06/2013	Dropbox	Online Data storage	-114.42 CSH
DD5995.14	03/06/2013	Coles Supermarkets - Tom Price	Gift card for recognition of service	-2731.85 CSH
DD5995.15	03/06/2013	APPLE STORE - PERTH	Apple Dock Connector to usb	-25.00 CSH
DD5995.16	03/06/2013	WESTPAC BANKING CORPORATION	Transaction fees	-3.43 CSH
DD5995.17	03/06/2013	Fly Tiwi	Flights for employees	-327.04 CSH
DD5995.18	03/06/2013	LESTOK TOURS PTY LTD	Airport transfer to Paraburdo	-150.00 CSH
DD5995.19	03/06/2013	Liquorland - Tom Price	Wine for EMTS Site visit applicants	-18.00 CSH
DD5995.2	03/06/2013	CANNING BRIDGE AUTO LODGE	Staff training	-310.00 CSH
DD5995.20	03/06/2013	OO.COM.AU	Various furniture for Onslow transit house	-321.52 CSH
DD5995.21	03/06/2013	DEALS DIRECT	Coffee for staff kitchens	-134.00 CSH

LIST OF PAYMENTS FOR JUNE 2013

DD5995.22	03/06/2013 Nespresso Club	Coffee Pods for transit house	-319.00 CSH
DD5995.23	03/06/2013 CALTEX EXMOUTH	Fuel for AS1003	-155.78 CSH
DD5995.24	02/06/2013 THE BLUE POD COFFEE CO. P/L	Coffee for staff kitchens	-590.00 CSH
DD5995.25	02/06/2013 Qantas	Flight for staff to attend training	-815.70 CSH
DD5995.26	02/06/2013 Coles Express	Fule for AS1003	-175.08 CSH
DD5995.27	02/06/2013 Apple Pty Ltd T/A Itunes Music Store	Winner of Shire community survey 12 Ipad white	-679.00 CSH
DD5995.28	03/06/2013 SAI GLOBAL LTD	Australina Standards	-86.95 CSH
DD5995.29	03/06/2013 EXECUTIVE SHORT STAY HOLIDAY APARTMENTS	Accommodation for staff training	-2880.00 CSH
DD5995.3	03/06/2013 Rydges Hotel Perth - UNIR Hotels PTY LTD	Staff training	-302.98 CSH
DD5995.31	03/06/2013 RAWLINSONS PUBLISHING	Building cost handbook	-390.00 CSH
DD5995.32	03/06/2013 Rydges Darwin	Accommodation for staff training	-237.51 CSH
DD5995.33	02/06/2013 Canberra Rubber Stamps	Rubber stamp for Building Services	-80.64 CSH
DD5995.34	03/06/2013 BLOCKBUSTER VIDEO TOM PRICE	Purchase of movies for youth	-80.90 CSH
DD5995.35	03/06/2013 STEPHANIE ALEXANDER KITCHEN GARDEN FOUNDATION	Tools for teacher Years 3-6 book	-120.80 CSH
DD5995.36	03/06/2013 QBE TRAVEL	Insurance for flights	-120.00 CSH
DD5995.37	03/06/2013 SKYWEST AIRLINES PTY LTD	Flight for staff to attend training	-145.13 CSH
DD5995.38	03/06/2013 Virgin Blue	Flights for employees	-2182.80 CSH
DD5995.39	03/06/2013 Allianz Insurance	Insurance for flights	-51.80 CSH
DD5995.4	03/06/2013 LIVE TAXIEXPAY	Transport to attend training	-38.85 CSH
DD5995.40	03/06/2013 SAMSON BEACH CHALETS	Refreshment	-2.50 CSH
DD5995.41	03/06/2013 Nikkis Licenced Restaurant	Refreshments after council meeting	-891.50 CSH
DD5995.42	03/06/2013 KI EQUIPMENT HIRE PTY LTD	Fuel for Shire vehicle	-274.91 CSH
DD5995.43	03/06/2013 THE BLUE POD COFFEE CO. P/L	Coffee for staff kitchens	-494.00 CSH
DD5995.44	03/06/2013 WASTE MANAGEMENT ASSOCIATION OF AUSTRALIA	5th Australian Landfill and transfer station training margaret rowe	-880.00 CSH
DD5995.45	02/06/2013 Ocean Centre Hotel	Accommodation for staff training	-219.24 CSH
DD5995.46	03/06/2013 NEWSLINK PTY LTD	Professional development resources	-304.65 CSH
DD5995.5	03/06/2013 RMS	Ocean view caravan park booking software	-161.25 CSH
DD5995.6	03/06/2013 Qantas	Flight for employees to attend training and FIFO	-45436.30 CSH
DD5995.7	03/06/2013 Livetaxi Epay (WA)	Transport to attend training	-107.69 CSH
DD5995.8	03/06/2013 Swan Taxis	Transport to attend training	-149.58 CSH
DD5995.9	03/06/2013 Wotif.com HOLDING LTD	Accommodation for staff training	-438.50 CSH
DD6001.1	03/06/2013 SAI GLOBAL LTD	150/IEC 31010 Risk management guidelines	-71.77 CSH
DD6001.2	03/06/2013 West Coast Cabs	Transport to attend training	-38.85 CSH

TOTAL **\$ 63,436.24**

MUNICIPAL TOTALS	
EFT TRANSACTIONS	-\$8,987,559.29
CHEQUES	\$376,660.62
CREDIT CARDS	\$63,436.24
	-\$8,547,462.43
TRUST TOTALS	
CHEQUES	-\$4,172.20
	-\$4,172.20



JOINT STANDING COMMITTEE ON DELEGATED LEGISLATION

Your Ref: LE.LL
Our Ref: 38113/07

Councillor Kerry White
President
Shire of Ashburton
PO Box 567
TOM PRICE WA 6751

By email: soa@ashburton.wa.gov.au

20 June 2013

Dear President

Shire of Ashburton Local Government Property Local Law 2013

I refer to the above Local Law and to the Explanatory Material provided to the Committee in April 2013. The Committee considered this piece of subsidiary legislation at its meeting on 19 June 2013 and resolved to write to you regarding several problematic clauses.

Guide dogs/assistance animals

Clause 5.10(1)(a) of the Local Law provides that a person shall not bring an animal on to an aerodrome unless the person is a person referred to in section 8 of the *Dog Act 1976* acting in accordance with that provision. That is, a guide dogs for a blind or partially blind person is permitted to be on an aerodrome, however other types of assistance animals are not.

The Committee has formed the preliminary view that clause 5.10(1)(a) is invalid on the grounds of inconsistency with Commonwealth anti-discrimination legislation as set out in the *Disability Discrimination Act 1992*.

Section 23 of the Commonwealth statute provides that it is unlawful to discriminate against a person on the grounds of their disability by refusing them access to public premises. Section 8(1) of the Act then confirms that this also applies if the discrimination against the person occurs because that person has a carer, an assistant, an assistance animal or a disability aid.

Section 9(2) of the *Disability Discrimination Act 1992* (Cth) provides that:

*For the purposes of this Act, an **assistance animal** is a dog or other animal:*

(a) accredited under a law of a State or Territory that provides for the accreditation of animals trained to assist a persons with a disability to alleviate the effect of the disability; or

(b) *accredited by an animal training organisation prescribed by the regulations for the purposes of this paragraph; or*

(c) *trained:*

(i) *to assist a person with a disability to alleviate the effect of the disability; and*

(ii) *to meet standards of hygiene and behaviour that are appropriate for an animal in a public place.*

The Shire's clause is worded in such a way that a person with a disability is not permitted to enter an aerodrome in the district with their assistance animal, unless the animal is a guide dog for vision impaired people.

This issue has arisen in a number of other local governments' local laws and the Committee is currently in negotiations with the Minister for Local Government regarding possible solutions to what appears to be a systemic problem.

Until such negotiations are complete, the Committee seeks an undertaking from the Shire of Ashburton that it will not exclude other "*assistance animals*" as defined in section 9(2) of the *Disability Discrimination Act 1992* (Cth) from the aerodromes in its district.

Incorrect reference to a Schedule

The term "golf course reserve" is defined in clause 5.11 of the Local Law as "the local government property described in Schedule 3...", however there is no Schedule 3. The reference should be to Schedule 2.

In conclusion, the Committee seeks the following undertakings from the Council of the Shire of Ashburton:

- That the Shire will not exclude "*assistance animals*", as defined in section 9(2) of the *Disability Discrimination Act 1992* (Cth) from the aerodromes in its district;
- That clause 5.11 be amended by deleting the incorrect reference to Schedule 3 and replacing it with Schedule 2 when the Local Law is next amended;
- That all consequential amendments arising from the undertakings will be made;
- That the Shire will provide a copy of the minutes of the meeting at which the Ashburton Council resolves to provide the undertakings; and
- Where the Local Law is made publicly available, whether in hard copy or electronic form, it be accompanied by a copy of these undertakings.

Given the strict timeframes under which the Committee operates, the Committee requests that you provide all of the undertakings above and the supporting documents from the Council meeting by **5pm on Friday, 19 July 2013**.

If you have any queries in relation to this letter, please contact the Committee's Advisory Officer (Legal), Mrs Felicity Mackie on ph: 9222 7406 or via email at delleg@parliament.wa.gov.au

Yours sincerely

A handwritten signature in black ink, appearing to read "Peter Abetz". The signature is written in a cursive style with a large initial "P".

Mr Peter Abetz MLA
Chairman



JOINT STANDING COMMITTEE ON DELEGATED LEGISLATION

Your Ref: LE.LL
Our Ref: 38112/16

Councillor Kerry White
President
Shire of Ashburton
PO Box 567
TOM PRICE WA 6751

By email: soa@ashburton.wa.gov.au

20 June 2013

Dear President

Shire of Ashburton Cemeteries Local Law 2013

I refer to the above and to the explanatory material received by the Committee in March 2013. The Committee considered the Local Law at its meeting on 19 June 2013 and resolved to write to you regarding several problematic clauses.

Clauses 3.1 and 3.3

Clause 3.1(1) of the Local Law provides that a person may apply for approval to bury a dead body in the cemetery as prescribed in Schedule 4. There is, however, no Schedule 4 in the Local Law. The clause as currently drafted is unclear and uncertain. It should be amended or deleted.

Further, clauses 3.3(1) and 3.3(2) also refer to Schedule 4. These references to a non-existent Schedule should also be amended or deleted.

Clause 8.2

The Committee notes that clause 8.2 of the Local Law provides an exemption for guide dogs and hearing dogs to the ban in clause 8.1 on animals being in the Shire of Ashburton's public cemeteries, as follows:

Clause 8.1 shall not apply to a hearing impaired person or a person who is blind or partially blind and is accompanied by a hearing or guide dog.

Whilst this clause is directly copied from the WALGA Model Local Law 2010 version, the Committee has formed the preliminary view that the clause is invalid on the grounds of inconsistency with Commonwealth anti-discrimination legislation as set out in the *Disability Discrimination Act 1992*.

Section 23 of the Commonwealth statute provides that it is unlawful to discriminate against a person on the grounds of their disability by refusing them access to public premises. Section 8(1) of the Act then confirms that this also applies if the discrimination against the person occurs because that person has a carer, an assistant, an assistance animal or a disability aid.

The reference in the *Disability Discrimination Act 1992* (Cth) to the broader term “*assistance animal*” (rather than “*hearing or guide dog*”) means that there is potential for the Shire of Ashburton’s Local Law to be inconsistent with the Commonwealth legislation and therefore invalid to the extent of that inconsistency.

Section 9(2) of the *Disability Discrimination Act 1992* (Cth) provides that:

*For the purposes of this Act, an **assistance animal** is a dog or other animal:*

(a) accredited under a law of a State or Territory that provides for the accreditation of animals trained to assist a persons with a disability to alleviate the effect of the disability; or

(b) accredited by an animal training organisation prescribed by the regulations for the purposes of this paragraph; or

(c) trained:

(i) to assist a person with a disability to alleviate the effect of the disability; and

(ii) to meet standards of hygiene and behaviour that are appropriate for an animal in a public place.

The Shire’s clause is worded in such a way that a person with a disability (other than being blind or deaf) who tried to enter a public cemetery in the district with their assistance animal without the consent of the CEO or an authorised officer would be guilty of an offence under the local law and liable for a \$50 modified penalty (or \$500 maximum penalty).

This issue has arisen in a number of other local governments’ local laws and the Committee is currently in negotiations with the Minister for Local Government regarding possible solutions to what appears to be a systemic problem.

Until such negotiations are complete, the Committee seeks an undertaking from the Shire of Ashburton that it will not exclude other “*assistance animals*” as defined in section 9(2) of the *Disability Discrimination Act 1992* (Cth) from the cemeteries in its district.

In conclusion, the Committee seeks the following undertakings from the Council of the Shire of Ashburton:

- That all references to Schedule 4 will be removed from the Local Law, or, alternatively, insert a Schedule 4 if that is Council’s intention;
- That the Shire will not exclude “*assistance animals*”, as defined in section 9(2) of the *Disability Discrimination Act 1992* (Cth) from the cemeteries in its district;
- That all consequential amendments arising from the undertakings will be made;
- That clauses 3.1(1), 3.3(1), 3.3(2) and 8.2 will not be enforced in a manner contrary to the undertakings that the Council gives;
- That the undertakings will be completed within six months of the date of the Council’s letter giving the undertakings;
- That the Shire will provide a copy of the minutes of the meeting at which the Ashburton Council resolves to provide the undertakings; and

- Where the Local Law is made publicly available, whether in hard copy or electronic form, it be accompanied by a copy of these undertakings.

At its meeting on 19 June 2013 the Committee resolved to move a notice of motion for the Legislative Council to disallow the *Shire of Ashburton Cemeteries Local Law 2013* should the Committee recommend disallowance of the local law to the Parliament. The giving of notice in Parliament, however, should not be taken to indicate that the Committee has resolved to recommend disallowance and allows the Shire of Ashburton time to provide the undertakings as requested above.

Should the Committee recommend disallowance, the Local Law will cease to have effect from the date of disallowance and cannot be relied upon by the Shire.

Given the strict timeframes under which the Committee operates for disallowance in Parliament, the Committee requests that you provide all of the undertakings above and the supporting documents from the Council meeting by **5pm on Friday, 19 July 2013**.

If you have any queries in relation to this letter, please contact the Committee's Advisory Officer (Legal), Mrs Felicity Mackie on ph: 9222 7406 or via email at delleg@parliament.wa.gov.au

Yours sincerely



Mr Peter Abetz MLA
Chairman



JOINT STANDING COMMITTEE ON DELEGATED LEGISLATION

Your Ref: LE.LL
Our Ref: 38113:05

Councillor Kerry White
President
Shire of Ashburton
P.O Box 567
TOM PRICE WA

20 June 2013

By email: soa@ashburton.wa.gov.au

Dear President

Shire of Ashburton Activities on Thoroughfares and Public Places and Trading Local Law 2013

The Joint Standing Committee on Delegated Legislation considered the *Shire of Ashburton Activities on Thoroughfares and Public Places and Trading Local Law 2013* at its meeting on 19 June 2013. The Committee resolved to write to you and express its preliminary views in relation to this local law.

Typographical errors

The Committee notes the following clauses which contain typographical errors (emphasis added in bold to highlight the errors).

- The definition of “*permissible verge treatment*” refers to clause 2.8(2) as any one of the 4 treatments described in that clause. However, there is no clause 2.8(2) in the Local Law, just clause 2.8.
- Clause 7.1(2)(d) states (emphasis in bold to highlight the error):

(2) *An application for a permit under this local law shall –*

(d) *contain any other information **require**, for that particular type of permit, under this local law;*

The first error creates uncertainty as it is unclear what the treatments are which the definition of “*permissible verge treatment*” refers to. The Committee notes the WALGA Model local law states:

2.8 Permissible verge treatments

(2) *The permissible verge treatments are –*

(a) *the planting and maintenance of a lawn;*

(b) *the planting and maintenance of a garden provided that -*

- (i) *clear sight visibility is maintained at all times for a person using the abutting thoroughfare in the vicinity of an intersection or bend in the thoroughfare or using a driveway on land adjacent to the thoroughfare for access to or from the thoroughfare; and*
- (ii) *where there is no footpath, a pedestrian has safe and clear access of a minimum width of 2m along that part of the verge immediately adjacent to the kerb;*
- (c) *the installation of an acceptable material; or*
- (d) *the installation over no more than one third of the area of the verge (excluding any vehicle crossing) of an acceptable material in accordance with paragraph (c), and the planting and maintenance of either a lawn or a garden on the balance of the verge in accordance with paragraph (a) or (b).*

Furthermore, as there is a modified penalty of \$250 for failure to comply with clause 2.9(1) (only permissible verge treatments to be installed), the need for clause 2.8(2) to be included becomes even more imperative.

In conclusion, the Committee seeks the following undertakings from the Council of the Shire of Ashburton:

- insert clause 2.8(2) and correct the typographical error in clause 7.1(2)(d);
- that clauses 2 and 7.1 will not be enforced in a manner contrary to the undertakings that the Council gives;
- provide the Committee with a copy of the minutes of the meeting at which the Shire of Ashburton resolved to provide the undertaking;
- amend the local law within six months from the date of the Shire's letter which contains the undertaking to amend the local law; and
- in the interim, where the local law is made publically available by the Shire of Ashburton, whether in electronic or hard copy form, it be accompanied by a copy of the undertakings.

At its meeting on 19 June 2013 the Committee resolved to move a notice of motion for the Legislative Council to disallow the *Shire of Ashburton Activities on Thoroughfares and Public Places and Trading Local Law 2013* should the Committee recommend disallowance of the local law to the Parliament. The giving of notice in Parliament, however, should not be taken to indicate that the Committee has resolved to recommend disallowance and allows the Shire of Ashburton time to provide the undertakings as requested above.

Should the Committee recommend disallowance, the Local Law will cease to have effect from the date of disallowance and cannot be relied upon by the Shire.

The Committee notes that the next meeting of the Council of the Shire is 17 July 2013. However, if it is possible to give the undertakings by **midday on Monday 24 June 2013**, the Committee will be able to resolve at its next meeting to not proceed further with this matter. Otherwise, this will be done at a subsequent meeting.

If you have any questions, please contact Alex Hickman, Advisory Officer (Legal), on 9420 7633 or via email at delleg@parliament.wa.gov.au.

Yours sincerely

A handwritten signature in black ink that reads "Peter Abetz". The signature is written in a cursive style with a large initial 'P'.

Mr Peter Abetz MLA
Chairman

LOCAL GOVERNMENT ACT 1995

**Shire of Ashburton
Local Government Property Amendment Local Law 2013**

Local Government Act 1995

**SHIRE OF ASHBURTON
LOCAL GOVERNMENT PROPERTY AMENDMENT LOCAL LAW 2013**

Under the powers conferred by the *Local Government Act 1995* and under all other powers enabling it, the Council of the Shire of Ashburton resolved on _____ to make the following local law.

1 Citation

This local law may be cited as the *Shire of Ashburton Local Government Property Amendment Local Law 2013*.

2 Commencement

This local law comes into operation 14 days after the date of its publication in the *Government Gazette*.

3 Principle Local Law

In this local law, the *Shire of Ashburton Local Government Property Local Law 2013* published in the *Government Gazette* on 5 April 2013 is referred to as the Principal Local Law. The Principal Local Law is amended.

4. Clause 5.11 is amended

In Clause 5.11 delete “Schedule 3” and insert “Schedule 2”.

Dated: {DATE}

The Common Seal of the Shire of Ashburton was affixed by authority of a resolution of the Council in the presence of —

K WHITE, Shire President.

F LUDOVICO, Acting Chief Executive Officer.

CEMETERIES ACT 1986
LOCAL GOVERNMENT ACT 1995

Shire of Ashburton
Cemeteries Amendment Local Law 2013

CEMETERIES ACT 1986
LOCAL GOVERNMENT ACT 1995

Shire of Ashburton
Cemeteries Amendment Local Law 2013

Under the powers conferred by the *Cemeteries Act 1986* and the *Local Government Act 1995* and under all other powers enabling it, the Council of the Shire of Ashburton resolved on _____ to make the following local law.

1 Citation

This local law may be cited as the *Shire of Ashburton Cemeteries Amendment Local Law 2013*.

2. Commencement

This local law comes into operation 14 days after the date of its publication in the *Government Gazette*.

3. Principle Local Law

In this local law, the Shire of Ashburton Cemeteries Local Law 2013 published in the Government Gazette on 8 March 2013 is referred to as the Principal Local Law. The Principal Local Law is amended.

4. Clause 3.1(1) is amended

In Clause 3.1(1) delete “as prescribed in Schedule 4” and insert “in the form as determined by the Board from time to time”.

5. Clause 3.3(1) is amended

In Clause 3.3(1) delete “as prescribed in Schedule 4” and insert “in the form as determined by the Board from time to time”.

6. Clause 3.3(2) is amended

In Clause 3.3(2) delete “as prescribed in Schedule 4” and insert “in the form as determined by the Board from time to time”.

Dated: {DATE}

The Common Seal of the Shire of Ashburton was affixed by authority of a resolution of the Council in the presence of—

K WHITE, Shire President.

F LUDOVICO, Acting Chief Executive Officer.

LOCAL GOVERNMENT ACT 1995

**Shire of Ashburton
Activities on Thoroughfares and Public Places and Trading
Amendment Local Law 2013**

Local Government Act 1995

**Shire of Ashburton
Activities on Thoroughfares and Public Places and Trading Amendment Local Law 2013**

Under the powers conferred by the *Local Government Act 1995* and under all other powers enabling it, the Council of the Shire of Ashburton resolved on _____ to make the following local law.

1 Citation

This local law may be cited as the *Shire of Ashburton Activities on Thoroughfares and Public Places and Trading Amendment Local Law 2013*.

2 Commencement

This local law comes into operation 14 days after the date of publication in the *Government Gazette*.

3. Principal Local Law

In this local law, the Shire of Ashburton Activities on Thoroughfares and Public Places and Trading Local Law 2013 published in the Government Gazette on 5 April 2013 is referred to as the Principal Local Law. The Principal Local Law is amended.

4. Clause 7.1(2)(d) is amended

In Clause 7.1(2)(d) delete “require” and insert “required”.

5. Clause 2.8 is amended

Delete Clause 2.8 and replace with the following:

2.8 Permissible verge treatments

(2) The permissible verge treatments are –

- (a) the planting and maintenance of a lawn;
- (b) the planting and maintenance of a garden provided that –
 - (i) clear sight visibility is maintained at all times for a person using the abutting thoroughfare in the vicinity of an intersection or bend in the thoroughfare or using a driveway on land adjacent to the thoroughfare for access to or from the thoroughfare; and
 - (ii) where there is no footpath, a pedestrian has safe and clear access of a minimum width of 2m along that part of the verge immediately adjacent to the kerb;
- (c) the installation of an acceptable material; or
- (d) the installation over no more than one third of the area of the verge (excluding any vehicle crossing) of an acceptable material in accordance with paragraph (c), and the planting and maintenance of either a lawn or a garden on the balance of the verge in accordance with paragraph (a) or (b).

Dated: {DATE}

The Common Seal of the Shire of Ashburton was affixed by authority of a resolution of the Council in the presence of —

K WHITE, Shire President.

F LUDOVICO, Acting Chief Executive Officer.



Shire of Ashburton
2013/14 Schedule of Fees & Charges

S Denotes Statutory Fee * Denotes GST Inclusive

GL CODE	FEE TYPE	GST SF	BASIS	2012/13	Proposed Fees 2013/14
GENERAL PURPOSE INCOME					
RATES					
Rating Charges					
030051	Rate Instalment Charge		per instalment	10.00	10.00
031183	Property Enquiry - Rates		per inquiry	45.00	50.00
031183	Property Enquiry - Rates Order & Requisitions		per inquiry	65.00	70.00
031143	Rate Book		per copy	140.00	150.00
030131	Special Arrangement Fee		per assessment	55.00	60.00
031163	Rate Recovery Fees				Actual Cost
030041	Rate Instalment Interest				5.5%
030171	Penalty Interest				11%
GOVERNANCE					
GENERAL ADMINISTRATION					
Photocopying Charges - Tom Price/Paraburdo					
040277	A4 up to 100 copies	*	per page	0.65	0.65
040277	Colour A4	*	per page	1.70	1.70
040277	A3 up to 100 copies	*	per page	0.70	0.70
040277	Colour A3	*	per page	2.65	2.65
040277	A1 < 25 pages	*	per page	1.40	1.40
040277	A1 > 25 pages	*	per page	1.15	1.15
040277	Laminating Fees - A4 per page	*	per page	2.30	2.30
040277	Laminating Fees - A3 per page	*	per page	4.00	4.00
Photocopying Charges - Onslow					
040028	A4 up to 100 copies	*	per page	0.65	0.65
040028	Colour A4	*	per page	1.70	1.70
040028	A3 up to 100 copies	*	per page	0.70	0.70
040028	Colour A3	*	per page	2.65	2.65
040028	A1 1 to 25 pages	*	per page	1.40	1.40
040028	A1 > 25 pages	*	per page	1.15	1.15
040028	Laminating Fees - A4 per page	*	per page	2.30	2.30
040028	Laminating Fees - A3 per page	*	per page	4.00	4.00
Facsimile Transmissions (within Australia only) - Tom Price/Paraburdo					
041113	Outgoing	*	first page	5.45	5.45
041113	Outgoing	*	page thereafter	2.40	2.40
041113	Incoming	*	page	2.40	2.40
Facsimile Transmissions (within Australia only) - Onslow					
040008	Outgoing	*	first page	5.45	5.45
040008	Outgoing	*	page thereafter	2.40	2.40
040008	Incoming	*	page	2.40	2.40
Information on Record					
041113	Council Minutes (Hard Copy)		per annum	465.00	465.00
041113	Council Agendas and Minutes (Hard Copy)		one off	50.00	50.00
031143	Electoral Rolls all wards		per copy	45.00	45.00
031143	Electoral Rolls per ward		per copy	33.00	33.00
Freedom of Information					
041113	Application Fee		per enquiry	39.00	39.00
041113	Charge for time dealing with application		per hour	39.00	39.00
041113	Access time supervised by staff		per hour	45.00	45.00
041113	Administration - staff time		per hour	45.00	45.00
041113	Photocopying charges - as per Photocopying Charges above		per page		See Above
041113	Transcribing from tape, film or computer		per hour	45.00	45.00
041113	Duplicating a tape, film or computer information	*	actual cost	actual cost	actual cost
041113	Delivery, packaging and postage	*	actual cost	actual cost	actual cost
Grants					
041113	Administration Fee for Auspicing Grants			To be Negotiated	To be Negotiated
Professional Consultation					
GL to be advised	Executive/ Senior Management/ Professional Services	*	per hour		250.00
GL to be advised	Shire Officer	*	per hour		100.00
040277	Shire Staff Administration Support	*	per hour	50.00	55.00
Shire Offices					
040237	Rental of Office - Paraburdo	*		As per lease agreements	As per lease agreements
Video Conferencing Hire					
041113	Hire of Equipment, Room and Administration Support	*		220.00	220.00
041113	Bond - refundable			550.00	550.00
Newsletter Income					
041236	Advertising	*	Full Page		800.00
041236	Advertising	*	1/2 Page		450.00
041236	Advertising	*	1/4 Page		250.00
Shire Number Plates					
041113	Plate Administration	*	Per set	170.00	170.00
040287	Plate Fee - to be forwarded onto Department of Transport			165.00	165.00

S Denotes Statutory Fee * Denotes GST Inclusive

GL CODE	FEE TYPE	GST SF	BASIS	2012/13	Proposed Fees 2013/14
LAW, ORDER, PUBLIC SAFETY					
ANIMAL CONTROL					
Statutory Dog Registration Fees - Tom Price/Paraburdoo					
051853	Unsterilised - 1 year	S	per dog	30.00	30.00
051853	Unsterilised - 1 year (after 31 May)	S	per dog	15.00	15.00
051853	Unsterilised - 3 years	S	per dog	75.00	75.00
051853	Sterilised - 1 year	S	per dog	10.00	10.00
051853	Sterilised - 1 year (after 31 May)	S	per dog	5.00	5.00
051853	Sterilised - 3 years	S	per dog	18.00	18.00
051853	Pensioner Rates	S	per dog		50% discount
051853	Replacement of Tag			3.00	3.00
Statutory Dog Registration Fees - Onslow					
050138	Unsterilised - 1 year	S	per dog	30.00	30.00
050138	Unsterilised - 1 year (after 31 May)	S	per dog	15.00	15.00
050138	Unsterilised - 3 years	S	per dog	75.00	75.00
050138	Sterilised - 1 year	S	per dog	10.00	10.00
050138	Sterilised - 1 year (after 31 May)	S	per dog	5.00	5.00
050138	Sterilised - 3 years	S	per dog	18.00	18.00
050138	Pensioner Rates	S	per dog		50% discount
050138	Replacement of Tag			3.00	3.00
Dog Fines & Penalties - Tom Price/Paraburdoo					
051983	Dog Infringements				as per infringement
051983	Seizure of a dog without impounding it		per dog	27.50	27.50
051983	Seizure and Impounding of Dog		per dog	70.00	70.00
051983	Return of impounded dog outside normal hours		per dog	45.00	45.00
051983	Daily Keeping Fee (Sustenance)	*	per day	30.00	30.00
Dog Fines & Penalties - Onslow					
050158	Dog Infringements				as per infringement
050158	Seizure of a dog without impounding it		per dog	27.50	27.50
050158	Seizure and Impounding of Dog		per dog	70.00	70.00
050158	Return of impounded dog outside normal hours		per dog	45.00	45.00
050158	Daily Keeping Fee (Sustenance)	*	per day	30.00	30.00
Destruction of Dog - Tom Price/Paraburdoo					
051983	10kg and under	*		70.00	70.00
051983	10 - 20 kg	*		80.00	80.00
051983	20 - 30 kg	*		90.00	90.00
051983	over 30 kg	*		100.00	100.00
Destruction of Dog - Onslow					
050158	10kg and under	*		70.00	70.00
050158	10 - 20 kg	*		80.00	80.00
050158	20 - 30 kg	*		90.00	90.00
050158	over 30 kg	*		100.00	100.00
Dog Kennelling - Paraburdoo & Tom Price					
050098	Small Dog (eg. Jack Russell)	*	per dog per day	15.00	15.00
050098	Medium Dog (eg. Cattle dogs)	*	per dog per day	17.00	17.00
050098	Large Dog (eg. German Shepherd)	*	per dog per day	20.00	20.00
Dangerous Dogs Products					
050118	Purchase of sign, collar and muzzle	*	per dog	85.00	85.00
Kennel Licence - Tom Price/Paraburdoo					
051983	Licence to keep an approved kennel establishment		per application	110.00	110.00
051983	Renewal of licence to keep an approved kennel establishment		per application	110.00	110.00
Kennel Licence - Onslow					
050158	Licence to keep an approved kennel establishment		per application	110.00	110.00
050158	Renewal of licence to keep an approved kennel establishment		per application	110.00	110.00
Cat Control - Tom Price/Paraburdoo					
051983	Seizure and Impounding of Cat		per cat	55.00	55.00
051983	Daily Keeping Fee (Sustenance)	*	per day	7.00	10.00
051983	Destruction of a cat	*		55.00	55.00
051983	Licence to keep an approved cat pound			110.00	110.00
Cat Control - Onslow					
050158	Seizure and Impounding of Cat		per cat	55.00	55.00
050158	Daily Keeping Fee (Sustenance)	*	per day	7.00	10.00
050158	Destruction of a cat	*		55.00	55.00
050158	Licence to keep an approved cat pound			110.00	110.00
Cat Trap					
T2000	Bond - refundable on return on Cat Trap		per trap	110.00	120.00
OTHER LAW, ORDER & PUBLIC SAFETY					
Fines & Penalties					
050198	Littering Fines		as per Infringment		as per Infringment
050198	Illegal Camping Fines		as per Infringment		as per Infringment
050198	Sundry Ranger Fines (off-road vehicles, Noise, etc)		as per Infringment		as per Infringment
Impounded Vehicles					
052033	Impounding Vehicles				At cost + \$50 admin fee
052033	Daily cost for Impounded Vehicle		per day	10.00	10.00

S Denotes Statutory Fee * Denotes GST Inclusive

GL CODE	FEE TYPE	GST SF	BASIS	2012/13	Proposed Fees 2013/14
HEALTH					
HEALTH INSPECTIONS AND ADMINISTRATION					
Food Registration					
072253	Food Act Registration Fee (initial application only)			140.00	140.00
Food Surveillance Fee					
072253	High Risk		per year	500.00	500.00
072253	Medium Risk		per year	400.00	400.00
072253	Low Risk		per year	300.00	300.00
072253	Minimum Risk		per year		100.00
Outdoor Eating Areas					
072133	Alfresco Dining Licence - Application		per year	150.00	150.00
072133	Alfresco Dining Per Table		per year	100.00	100.00
Hair/Skin Beauty Business					
070218	Initial Fee - Approval Assessing hair/beauty/skin applications		per application	65.00	65.00
070218	Hair/beauty/skin business licence		per licence	65.00	65.00
TRADING IN PUBLIC PLACES					
Trading Fees					
072133	Trading Permit Fee		per permit	20.00	20.00
072133	Trading Location Fee (within a Town Centre) - Max \$1500		per day	40.00	50.00
072133	Trading Location Fee (within a Town Centre)		per year		1500.00
072133	Trading Location (Outside a Town Centre) - Max \$750		per day	20.00	25.00
072133	Trading Location (Outside a Town Centre)		per year		750.00
<i>See Schedule 1 for maps for definition of Town Centres</i>					
072133	Not for Profit / Community Based Organisations		per day	10.00	10.00
Temporary Food Permit					
072133	Low		Per day	12.00	13.00
072133	Medium		Per day	17.00	17.00
072133	High		Per day	21.00	21.00
<i>(Food stalls without a Food Registration Certificate attract an additional fee on top of the above Fees)</i>					
EXAMPLE					
	Stall holder, Profitable, High risk Food Trader, outside the town Centre, 3 days trading				
	Trading Permit			\$20.00	
	Trading Location Fee			\$60.00 (\$20 /day)	
	Temporary Food Permit Fee (High)			\$63.00 (\$21 / day)	
	TOTAL			\$143.00	
CARAVAN PARKS, CAMPING GROUNDS & LODGING HOUSES					
Lodging Houses					
072143	Lodging houses Application / Assessments		per application	125.00	125.00
072143	Registration of Lodging Houses (Application or Renewal)		per person (max \$210)	4.00	4.00
Caravan Parks / Camping Grounds					
072143	Caravan Park Application / Assessments		per application	125.00	125.00
072143	Licence Application / Renewal				
	Long stay site		per site (max \$210)	7.00	7.00
	Short Stay Site		per site (max \$210)	7.00	7.00
	Transit Park Site		per site (max \$210)	7.00	7.00
	Camp Site		per site (max \$210)	4.00	4.00
	Overflow site		per site (max \$210)	2.00	2.00
APPLICATION FOR A PUBLIC EVENT					
Event Assessment					
072133	Low Risk	*		50.00	50.00
072133	Medium Risk	*		150.00	150.00
072133	High Risk	*		250.00	250.00
072133	Community Group/Non-Profit (any risk)	*		10.00	10.00
SEPTIC TANKS					
Septic Tanks Approvals					
072153	Council Application fees only (i.e. no report)			113.00	113.00
072153	Local Government Report Fee			113.00	113.00
072153	Health Department Application fees - with Council Report			148.00	148.00
072153	Health Department Application fees - without Council Report			113.00	113.00
072153	Septic Tank - Council Report Inspection Fees Permit to Use Application Fee			113.00	113.00
MISCELLANEOUS					
Other Health Fees and Charges					
070228	Penalty for Late payment of Fees Renewal after Expiry			22.00	22.00
072133	Transfer of Licence		per transfer	100.00	100.00
072133	Offensive Trades Licence		per year	250.00	250.00
072133	Public Building Application		per application	113.00	113.00
072133	Application for Section 39 (Liquor Licensing) Certificates		per application	62.00	62.00
072223	Health Services includes travel time		per hour	150.00	150.00
<i>Any disbursement relating to Site Inspections (including Travel, Accommodation, Meals, Administration Fees etc.) will be charged at ruling market rates.</i>					

S Denotes Statutory Fee * Denotes GST Inclusive

GL CODE	FEE TYPE	GST SF	BASIS	2012/13	Proposed Fees 2013/14
HOUSING					
HOUSING					
TRANSIT HOUSES					
090839	Willow Street - Commercial/contractors/employees		per room per night	165.00	165.00
090839	Willow Street - Commercial/contractors/employees		whole house per night	1000.00	1000.00
090838	General - Commercial/contractors/employees		per room per night	165.00	165.00
090838	General - Commercial/contractors/employees		whole house per night	1000.00	1000.00
090368	Onslow - Commercial/contractors/employees		per room per night	165.00	165.00
090368	Onslow - Commercial/contractors/employees		whole house per night	1000.00	600.00
STAFF HOUSING					
TRUST	Staff Housing_Bond		Per house	1000.00	1000.00
OTHER HOUSING					
090928	Carinya Units Rent - In accordance with Dept. Housing & Works Guidelines (is means tested)		per week		as per tenant agreement
090938	Onslow Senior Citizens Units - In accordance with Dept. Housing & Works Guidelines (is means tested)		per week		as per tenant agreement
Nameless Valley Camp					
XI09-000-033	Transportable Accommodation	*	Per room per day	130.00	143.00
Onslow Airport Camp					
XI32-000-033	Transportable Accommodation	*	Per room per day	290.00	290.00

S Denotes Statutory Fee * Denotes GST Inclusive

GL CODE	FEE TYPE	GST SF	BASIS	2012/13	Proposed Fees 2013/14
SANITATION					
HOUSEHOLD / DOMESTIC REFUSE COLLECTION					
Household / Domestic Waste Receptacle Charges					
102603	Weekly service - 240 litre bin		per receptacle per year	395.00	400.00
102683	Weekly service - Additional 240 litre bin		per receptacle per year	435.00	440.00
102633	New / replacement 240 litre bin			145.00	145.00
COMMERCIAL / INDUSTRIAL REFUSE COLLECTION					
Commercial / Industrial Waste Receptacle Charge					
102763	Weekly service - 240 litre bin		per receptacle per year	712.00	712.00
102763	Weekly service - 1.1m3 Bulk Bin		per receptacle per year	1424.00	1500.00
DISPOSAL CHARGES					
Tom Price Waste Disposal Facility					
102613	Domestic / Household Waste Disposal Fee (private residents only)		M ³	no charge	no charge
102613	Recyclable materials separated & uncontaminated		no charge	no charge	no charge
102613	Commercial / Industrial Bulk Waste Disposal Fee	*	M ³	48.00	50.00
102613	Commercial /Industrial Comingled Waste Disposal Fee (including timber and steel)	*	M ³	100.00	100.00
102613	Car and light vehicle tyres	*	per tyre	10.00	10.00
102613	Fire Extinguishers (Emptied)	*	Each	10.00	10.00
102613	Truck tyres	*	per tyre	15.00	15.00
102613	Earthmover tyres	*	by negotiation	Negotiable	Negotiable
102613	Gas bottles valve intact	*	Each	10.00	10.00
102613	Waste oil	*	per litre	0.80	1.00
102613	White Goods	*	Each	20.00	20.00
102613	Vehicle batteries	*	per battery	8.00	10.00
102613	Asbestos - Double wrapped (appointment only)	*	M ³	48.00	50.00
102613	Burial Fee	*	per load	50.00	50.00
102613	Car Bodies – (All oils (including diff oil), fuels and batteries removed)	*	no charge	no charge	no charge
102613	Commercial / Industrial Unsecured loads	*	per load	20.00	20.00
102613	Oversized items (appointment only)	*	Negotiable	Negotiable	negotiable
Paraburdoo Waste Disposal Facility					
100958	Domestic / Household Waste Disposal Fee (private residents only)		M ³	no charge	no charge
100958	Recyclable materials separated & uncontaminated		no charge	no charge	no charge
100958	Commercial / Industrial Bulk Waste Disposal Fee	*	M ³	48.00	50.00
100958	Commercial /Industrial Comingled Waste Disposal Fee (including timber and steel)	*	M ³	100.00	100.00
100958	Car and light vehicle tyres	*	per tyre	10.00	10.00
100958	Fire Extinguishers (Emptied)	*	Each	10.00	10.00
100958	Truck tyres	*	per tyre	15.00	15.00
100958	Earthmover tyres	*	by negotiation	Negotiable	Negotiable
100958	Gas bottles valve intact	*	Each	10.00	10.00
100958	Waste oil	*	per litre	0.80	1.00
100958	White Goods	*	Each	20.00	20.00
100958	Vehicle batteries	*	per battery	8.00	10.00
100958	Asbestos - Double wrapped (appointment only)	*	M ³	48.00	50.00
100958	Burial Fee	*	per load	50.00	50.00
100958	Car Bodies – (All oils (including diff oil), fuels and batteries removed)	*	no charge	no charge	no charge
100958	Commercial / Industrial Unsecured loads	*	per load	20.00	20.00
100958	Oversized items (appointment only)	*	Negotiable	Negotiable	negotiable
Onslow Waste Disposal Facility					
100023	Domestic / Household Waste Disposal Fee (private residents only)		M ³	no charge	no charge
100023	Recyclable materials separated & uncontaminated		no charge	no charge	no charge
100023	Commercial / Industrial Bulk Waste Disposal Fee	*	M ³	48.00	50.00
100023	Commercial /Industrial Comingled Waste Disposal Fee (including timber and steel)	*	M ³	100.00	100.00
100023	Car and light vehicle tyres	*	per tyre	10.00	10.00
100023	Fire Extinguishers (Emptied)	*	Each	10.00	10.00
100023	Truck tyres	*	per tyre	15.00	15.00
100023	Earthmover tyres	*	by negotiation	Negotiable	Negotiable
100023	Gas bottles valve intact	*	Each	10.00	10.00
100023	Waste oil	*	per litre	0.80	1.00
100023	White Goods	*	Each	20.00	20.00
100023	Vehicle batteries	*	per battery	8.00	10.00
100023	Asbestos - Double wrapped (appointment only)	*	M ³	48.00	50.00
100023	Burial Fee	*	per load	50.00	50.00
100023	Car Bodies – (All oils (including diff oil), fuels and batteries removed)	*	no charge	no charge	no charge
100023	Commercial / Industrial Unsecured loads	*	per load	20.00	20.00
100023	Oversized items (appointment only)	*	Negotiable	Negotiable	negotiable
Oversized means any goods greater than 3 metre in any direction or a container with a volume greater than 0.5 m ³ which is not a white good Oversized good may be refused at the operators discretion if they are considered too difficult to manage within the refuse space					
OTHER WASTE CHARGES					
Fines & Penalties					
102773	Infringements		in accordance with Litter Act	in accordance with Litter Act	In accordance with Litter Act
Services Provided					
102773	Hire of Bin for special events - 240 litre bin	*	per receptacle per day		2.00
102773	Hire of Bin for special events - Bulk 1.1m3 bin	*	per receptacle per day		4.00

S Denotes Statutory Fee * Denotes GST Inclusive

GL CODE	FEE TYPE	GST SF	BASIS	2012/13	Proposed Fees 2013/14
TOWN PLANNING					
TOWN PLANNING FEES					
Development Application					
102893	Application Fee - not more than \$50,000	S		137.00	147.00
102893	Application Fee - more than \$50,000 but not more than \$500,000	S	0.32% of est. code of development		0.32% of est. code of development
102893	Application Fee - more than \$500,000 but not more than \$2.5 million	S	\$1600 + 0.257% for every \$1 over \$500K		\$1700 + 0.257% for every \$1 over \$500K
102893	Application Fee - more than \$2.5 million but not more than \$5 million	S	\$6740 + 0.206% for every \$1 over \$2.5 million		\$7161 + 0.206% for every \$1 over \$2.5 million
102893	Application Fee - more than \$5 million but not more than \$21.5 million	S	\$11890 + 0.123% for every \$1 over \$5 million		\$12633 + 0.123% for every \$1 over \$5 million
102893	Application Fee - more than \$21.5 million	S	32185.00		34196.00
102893	Retrospective Development Applications (other than extractive industry)				2 x cost of application fee as per above category
102893	Change of Use and Non Conforming Use Application Only	S	278.00		295.00
102893	Retrospective Change of Use and Non Conforming Application	S			3 x above application fee
Development Application - Extractive Industry					
102893	Application Fee	S	696.00		739.00
102893	Retrospective Development Application	S			3 x above application fee
Sub-division Clearance					
102893	Sub-division (not more than 5 lots)	S	69.00		73.00
102893	Sub - division (more the 5 lots not more than 195 lots)	S	\$69 for the first 5 lots and \$35 per lot		\$73 for the first 5 lots then \$35 per lot
102893	Sub - division (more the 195 lots)	S	6959.00		7393.00
Home Occupation					
101018	Initial Application	S	209.00		222.00
101018	Retrospective Home Occupation Application	S			3 x above application fee
101018	Annual Renewal	S	69.00		73.00
101018	Retrospective Home Occupation Renewal Application	S			3 x above application fee
Other Charges					
102893	Zoning Certificates	S	73.00		73.00
102893	Property Settlement Questionnaire Response	S	73.00		73.00
102893	Written Planning Advice	S	78.00		78.00
Scheme Amendments - Maximum Fees					
102893	Director / City / Shire Planner	S	83.00		88.00
102893	Manager / Senior Planner	S	63.00		66.00
102893	Planning Officer	S	34.70		36.86
102893	Other Staff eg: Environmental Health Officer	S	34.70		36.86
102893	Secretary / Administrative Clerk	S	28.40		30.20
Structure Plans - Maximum Fees					
102893	Director / City / Shire Planner	S	83.00		88.00
102893	Manager / Senior Planner	S	63.00		66.00
102893	Planning Officer	S	34.70		36.86
102893	Other Staff eg: Environmental Health Officer	S	34.70		36.86
102893	Secretary / Administrative Clerk	S	28.40		30.20
Advertising Charges					
102893	Advertising - West Australian Newspaper	*	1200.00		1200.00
102893	Advertising - Pilbara News	*	330.00		330.00
102893	Advertising - Sign on Site / Notification	*	55.00		55.00
<i>Note: Advertising can be a combination of one or more of the above</i>					
Other Planning Fees					
102893	Printing of Town Planning Scheme No 7 inch maps & text	*	per full set	300.00	300.00
102893	Retrieval and Copying of Building Plans Research fee for town planning info	*	per hour	80.00	80.00
102893	Administration Fee Sect 40 Certificates - Liquor Licence	*		62.00	62.00
102893	Reconsideration of delegated decision of planning consent via new application		minimum fee \$105		40% of planning application cost
102893	Request to extend or minor modification to a Planning Approval				30% of planning application cost
102873	Legal Agreements preparation fees & other costs - to be determined for individual applicants.			525.00	525.00
<i>Note: The fee doesn't include any legal costs incurred by Council and such costs will be the direct responsibility of the applicant.</i>					
102873	Town Planning Services (for matters that fall outside Planning & Development Regulations 2009 (Part 7 Local Government Charges))	*		150.00	150.00
102873	Any disbursement relating to Site Inspections (including Travel, Accommodation, Meals, Administration Fees etc.)	*		market rate	market rate

S Denotes Statutory Fee * Denotes GST Inclusive
GST SF BASIS

GL CODE	FEE TYPE		2012/13	Proposed Fees 2013/14
COMMUNITY AMENITIES				
CEMETERY FEES				
Funeral Director Fees				
103093	Licence Fee	per year	190.00	190.00
103093	Funeral Permit	per funeral	67.00	70.00
Cemetery Fees				
103083	Grant of Right of Burial		70.00	80.00
103083	Renewal of Grant of Right of Burial		70.00	80.00
103083	Burial without a Grant of Right of Burial		70.00	80.00
103083	Head stone application		40.00	50.00
103083	Head stone erection		70.00	80.00
103083	Re-opening an Ordinary Grave	per interment	1000.00	1100.00
103083	Exhumation (This is at CEO's discretion due to interment period)	Cost on Application		
Burial Fees				
103083	Standard Burial - adult or child		1000.00	1100.00
103083	Burial deeper than 1.8m (max 2.1m)		110.00	110.00
103083	Interment of ashes		70.00	80.00
ONSLow AMENITIES				
Hire of Community Bus (Only Onslow)				
100043	Not for Profit Groups - Max 50km's per day	hourly use	14.00	14.00
100043	Not for Profit Groups - Max 50km's per day	daily use	60.00	60.00
100043	Corporate/Private Use - Max 50km's per day	hourly use	40.00	40.00
100043	Corporate/Private Use - Max 50km's per day	daily use	220.00	220.00
100043	Additional KM's	per KM	1.00	1.00
T1302	Bond		275.00	275.00
PortaLoo (Only Onslow)				
100045	Commercial /Business Functions	per day	25.00	200.00
100045	Charitable/Community & Sport Groups	per day	25.00	200.00

S Denotes Statutory Fee * Denotes GST Inclusive

GL CODE	FEE TYPE	GST SF	BASIS	2012/13	Proposed Fees 2013/14
RECREATION & CULTURE - Community Facilities					
TOM PRICE GENERAL CHARGES					
Community Equipment Hire - External Hire Only					
Venue GL	Trestle Tables	*	each	3.00	3.00
Venue GL	Trestle Tables (weekend hire - must be collected Friday and return Monday)	*	each		9.00
Venue GL	Chairs	*	each	2.00	2.00
Venue GL	Chairs (weekend hire - must be collected Friday and return Monday)	*	each		6.00
Tom Price Bonds - For locations not listed below					
T1111	Bond - with Alcohol			1000.00	1000.00
T1111	Bond - without Alcohol			500.00	500.00
T1111	Key Bond			100.00	100.00
T1111	Community Equipment Bond - for use marquees, urns, tables and other equipment offsite			500.00	500.00
<i>Note: Venue Bond is NOT required for regular users with weekly bookings.</i>					
Cancellation Fees					
Venue GL	No Notice	*		100% of hire fee	100% of hire fee
Venue GL	24 hours Notice	*		75% of hire fee	75% of hire fee
Venue GL	48 hours Notice	*		50% of hire fee	50% of hire fee
Venue GL	1 week notice	*		25% of hire fee	25% of hire fee
Venue GL	More than 1 week notice			No Charge	No Charge
Cleaning Charges					
Venue GL	Failure to clean and tidy venue and Equipment (chairs & tables)	*	Per hour	58.00	58.00
Venue GL	Failure to restack tables and chairs at venues	*	Per hour	58.00	58.00
Venue GL	Damaged or missing Trestle Tables	*	each		250.00
Venue GL	Damaged or missing Chairs	*	each		120.00
Venue GL	Other furniture and fittings damaged or missing	*	each		replacement value
Liquor Permit - Require when consuming alcohol on any Shire of Ashburton Premises					
111294	Liquor Permit Application Fee	*	Per session	25.00	25.00
Day Time is 8.00am - 6.00pm Night Time is 6.00pm - 8.00am General hourly rate will be additional to any hours the venue is hired outside the allocated time frames for All Day and All Night bookings					
Payment for venue required 2 weeks prior to facility hire					
TOM PRICE VENUE HIRE					
Community Centre					
111048	Commercial /Business Functions - Day	*	per day	220.00	220.00
111048	Commercial /Business Functions - Night	*	per night	200.00	200.00
111048	Commercial /Business Functions - Day	*	per hour	25.00	30.00
111048	Commercial /Business Functions - Night	*	per hour	30.00	25.00
111048	Charitable/Community & Sport Groups - Day	*	per day	190.00	190.00
111048	Charitable/Community & Sport Groups - Night	*	per night	160.00	160.00
111048	Charitable/Community & Sport Groups - Day	*	per hour	20.00	25.00
111048	Charitable/Community & Sport Groups - Night	*	per hour	25.00	20.00
T1101	Bond - with Alcohol			1000.00	1000.00
T1101	Bond - without Alcohol			500.00	500.00
T1101	Key Bond			100.00	100.00
<i>Note: A 50% Discount is applicable on all above venue hire charges for any junior organisation (non for profit) - booking must be specifically for children 17 years and under</i>					
<i>Note: Venue Bond is NOT required for regular users with weekly bookings.</i>					
Civic Centre - Area W					
111038	Commercial /Business Functions - Day	*	per day	210.00	210.00
111038	Commercial /Business Functions - Night	*	per night	190.00	190.00
111038	Commercial /Business Functions - Day	*	per hour	22.00	28.00
111038	Commercial /Business Functions - Night	*	per hour	28.00	22.00
111038	Charitable/Community & Sport Groups - Day	*	per day	180.00	180.00
111038	Charitable/Community & Sport Groups - Night	*	per night	150.00	150.00
111038	Charitable/Community & Sport Groups - Day	*	per hour	18.00	23.00
111038	Charitable/Community & Sport Groups - Night	*	per hour	23.00	18.00
T1110	Bond - with Alcohol			1000.00	1000.00
T1110	Bond - without Alcohol			500.00	500.00
T1110	Key Bond			100.00	100.00
<i>Note: A 50% Discount is applicable on all above venue hire charges for any junior organisation (non for profit) - booking must be specifically for children 17 years and under</i>					
<i>Note: Venue Bond is NOT required for regular users with weekly bookings.</i>					

S Denotes Statutory Fee * Denotes GST Inclusive

GL CODE	FEE TYPE	GST SF	BASIS	2012/13	Proposed Fees 2013/14
RECREATION & CULTURE - Community Facilities					
Sports Pavilion Tom Price - Ground Floor					
110113	Commercial /Business Functions - Day	*	per day	200.00	200.00
110113	Commercial /Business Functions - Night	*	per night	180.00	180.00
110113	Commercial /Business Functions - Day	*	per hour	21.00	30.00
110113	Commercial /Business Functions - Night	*	per hour	27.00	30.00
110113	Charitable/Community & Sport Groups - Day	*	per day	170.00	100.00
110113	Charitable/Community & Sport Groups - Night	*	per night	140.00	100.00
110113	Charitable/Community & Sport Groups - Day	*	per hour	17.00	7.00
110113	Charitable/Community & Sport Groups - Night	*	per hour	22.00	7.00
110113	Sporting Groups (training purposes ONLY) - Day	*	per day		12.00
110113	Sporting Groups (training purposes ONLY) - Night	*	per night		12.00
110113	Sporting Groups (training purposes ONLY) - Day	*	per hour		3.00
110113	Sporting Groups (training purposes ONLY) - Night	*	per hour		3.00
T1108	Bond - with Alcohol			1000.00	1000.00
T1108	Bond - without Alcohol			500.00	500.00
T1108	Key Bond			100.00	100.00
<i>Note: A 50% Discount is applicable on all above venue hire charges for any junior organisation (non for profit) - booking must be specifically for children 17 years and under</i>					
<i>Note: Venue Bond is NOT required for regular users with weekly bookings.</i>					
Sports Pavilion - First Floor (function & bar area)					
110113	Commercial /Business Functions - Day	*	per day		250.00
110113	Commercial /Business Functions - Night	*	per night		250.00
110113	Commercial /Business Functions - Day	*	per hour		30.00
110113	Commercial /Business Functions - Night	*	per hour		25.00
110113	Charitable/Community & Sport Groups - Day	*	per day		190.00
110113	Charitable/Community & Sport Groups - Night	*	per night		190.00
110113	Charitable/Community & Sport Groups - Day	*	per hour		25.00
110113	Charitable/Community & Sport Groups - Night	*	per hour		20.00
T1108	Bond - with Alcohol			1000.00	1000.00
T1108	Bond - without Alcohol			500.00	500.00
T1108	Key Bond			100.00	100.00
<i>Note: A 50% Discount is applicable on all above venue hire charges for any junior organisation (non for profit) - booking must be specifically for children 17 years and under</i>					
<i>Note: Venue Bond is NOT required for regular users with weekly bookings.</i>					
Tom Price Community Recreation Centre - Performing Arts Centre					
111368	Commercial /Business Functions - Day	*	per day	215.00	215.00
111368	Commercial /Business Functions - Night	*	per night	195.00	195.00
111368	Commercial /Business Functions - Day	*	per hour	23.00	29.00
111368	Commercial /Business Functions - Night	*	per hour	29.00	23.00
111368	Charitable/Community & Sport Groups - Day	*	per day	185.00	185.00
111368	Charitable/Community & Sport Groups - Night	*	per night	155.00	155.00
111368	Charitable/Community & Sport Groups - Day	*	per hour	29.00	24.00
111368	Charitable/Community & Sport Groups - Night	*	per hour	24.00	29.00
T1103	Bond - with Alcohol			1000.00	1000.00
T1103	Bond - without Alcohol			500.00	500.00
T1103	Key Bond			100.00	100.00
<i>Note: A 50% Discount is applicable on all above venue hire charges for any junior organisation (non for profit) - booking must be specifically for children 17 years and under</i>					
<i>Note: Venue Bond is NOT required for regular users with weekly bookings.</i>					
Tom Price Community Recreation Centre - Sports Hall/Gym					
111368	Commercial /Business Functions - Day	*	per day	220.00	220.00
111368	Commercial /Business Functions - Night	*	per night	200.00	200.00
111368	Commercial /Business Functions - Day	*	per hour	35.00	35.00
111368	Commercial /Business Functions - Night	*	per hour	30.00	30.00
111368	Charitable/Community & Sport Groups - Day	*	per day	190.00	190.00
111368	Charitable/Community & Sport Groups - Night	*	per night	160.00	160.00
111368	Charitable/Community & Sport Groups - Day	*	per hour	20.00	20.00
111368	Charitable/Community & Sport Groups - Night	*	per hour	25.00	25.00
T1105	Bond - with Alcohol			1000.00	1000.00
T1105	Bond - without Alcohol			500.00	500.00
T1105	Key Bond			100.00	100.00
<i>Note: A 50% Discount is applicable on all above venue hire charges for any junior organisation (non for profit) - booking must be specifically for children 17 years and under</i>					
<i>Note: Venue Bond is NOT required for regular users with weekly bookings.</i>					
Tom Price Community Recreation Centre - Council Chambers/Meeting Room					
111368	Commercial /Business Functions - Day	*	per day	105.00	105.00
111368	Commercial /Business Functions - Night	*	per night	85.00	85.00
111368	Commercial /Business Functions - Day	*	per hour	15.00	20.00
111368	Commercial /Business Functions - Night	*	per hour	20.00	15.00
111368	Charitable/Community & Sport Groups - Day	*	per day	85.00	85.00
111368	Charitable/Community & Sport Groups - Night	*	per night	65.00	65.00
111368	Charitable/Community & Sport Groups - Day	*	per hour	10.00	15.00
111368	Charitable/Community & Sport Groups - Night	*	per hour	15.00	10.00
T1107	Bond - with Alcohol			1000.00	1000.00
T1107	Bond - without Alcohol			500.00	500.00
T1107	Key Bond			100.00	100.00
<i>Note: A 50% Discount is applicable on all above venue hire charges for any junior organisation (non for profit) - booking must be specifically for children 17 years and under</i>					
<i>Note: Venue Bond is NOT required for regular users with weekly bookings.</i>					

S Denotes Statutory Fee * Denotes GST Inclusive

GL CODE	FEE TYPE	GST SF	BASIS	2012/13	Proposed Fees 2013/14
RECREATION & CULTURE - Community Facilities					
Tom Price Community Recreation Centre - Green Room					
111368	Commercial /Business Functions - Day	*	per day	105.00	105.00
111368	Commercial /Business Functions - Night	*	per night	85.00	85.00
111368	Commercial /Business Functions - Day	*	per hour	15.00	20.00
111368	Commercial /Business Functions - Night	*	per hour	20.00	15.00
111368	Charitable/Community & Sport Groups - Day	*	per day	85.00	85.00
111368	Charitable/Community & Sport Groups - Night	*	per night	65.00	65.00
111368	Charitable/Community & Sport Groups - Day	*	per hour	10.00	15.00
111368	Charitable/Community & Sport Groups - Night	*	per hour	15.00	10.00
T1103	Bond - without Alcohol			500.00	500.00
T1103	Key Bond			100.00	100.00
<i>Note: A 50% Discount is applicable on all above venue hire charges for any junior organisation (non for profit) - booking must be specifically for children 17 years and under</i>					
<i>Note: Venue Bond is NOT required for regular users with weekly bookings.</i>					
Tom Price Community Recreation Centre - Crèche					
111368	Commercial /Business Functions - Day	*	per day	105.00	105.00
111368	Commercial /Business Functions - Night	*	per night	85.00	85.00
111368	Commercial /Business Functions - Day	*	per hour	15.00	20.00
111368	Commercial /Business Functions - Night	*	per hour	20.00	15.00
111368	Charitable/Community & Sport Groups - Day	*	per day	85.00	85.00
111368	Charitable/Community & Sport Groups - Night	*	per night	65.00	65.00
111368	Charitable/Community & Sport Groups - Day	*	per hour	10.00	15.00
111368	Charitable/Community & Sport Groups - Night	*	per hour	15.00	10.00
T1106	Bond - without Alcohol			500.00	500.00
T1106	Key Bond			100.00	100.00
<i>Note: A 50% Discount is applicable on all above venue hire charges for any junior organisation (non for profit) - booking must be specifically for children 17 years and under</i>					
<i>Note: Venue Bond is NOT required for regular users with weekly bookings.</i>					
<i>Note: Usage of crèche facility is subject to hirer providing responsible supervision of children. The Shire of Ashburton is not responsible for the supervision of children.</i>					
Tom Price Community Recreation Centre - Kitchen					
111368	Commercial /Business Functions - Day	*	per day		100.00
111368	Commercial /Business Functions - Night	*	per night		80.00
111368	Commercial /Business Functions - Day	*	per hour		13.00
111368	Commercial /Business Functions - Night	*	per hour		10.00
111368	Charitable/Community & Sport Groups - Day	*	per day		80.00
111368	Charitable/Community & Sport Groups - Night	*	per night		60.00
111368	Charitable/Community & Sport Groups - Day	*	per hour		10.00
111368	Charitable/Community & Sport Groups - Night	*	per hour		7.00
T1106	Bond - with Alcohol			1000.00	1000.00
T1106	Bond - without Alcohol			500.00	500.00
T1106	Key Bond			100.00	100.00
<i>Note: A 50% Discount is applicable on all above venue hire charges for any junior organisation (non for profit) - booking must be specifically for children 17 years and under</i>					
<i>Note: Venue Bond is NOT required for regular users with weekly bookings.</i>					
<i>Note: Hiring of the kitchen when NOT hiring another area of the Tom Price Community Recreation Centre will be at the discretion of the Shire of Ashburton as bookings may impinge on other events in the centre.</i>					
Mingq Oval Canteen - Area W					
111318	Commercial /Business Functions - Day	*	per day	105.00	100.00
111318	Commercial /Business Functions - Night	*	per night	85.00	80.00
111318	Commercial /Business Functions - Day	*	per hour	15.00	13.00
111318	Commercial /Business Functions - Night	*	per hour	20.00	10.00
111318	Charitable/Community & Sport Groups - Day	*	per day	85.00	80.00
111318	Charitable/Community & Sport Groups - Night	*	per night	65.00	60.00
111318	Charitable/Community & Sport Groups - Day	*	per hour	10.00	10.00
111318	Charitable/Community & Sport Groups - Night	*	per hour	15.00	7.00
T1106	Bond - with Alcohol			1000.00	1000.00
T1106	Bond - without Alcohol			500.00	500.00
T1106	Key Bond			100.00	100.00
<i>Note: A 50% Discount is applicable on all above venue hire charges for any junior organisation (non for profit) - booking must be specifically for children 17 years and under</i>					

S Denotes Statutory Fee * Denotes GST Inclusive

GL CODE	FEE TYPE	GST SF	BASIS	2012/13	Proposed Fees 2013/14
RECREATION & CULTURE - Community Facilities					
PARABURDOO GENERAL CHARGES					
Community Equipment Hire - External Hire Only					
Venue GL	Trestle Tables	*	each	3.00	3.00
Venue GL	Trestle Tables (weekend hire - must be collected Friday and return Monday)	*	each		9.00
Venue GL	Chairs	*	each	2.00	2.00
Venue GL	Chairs (weekend hire - must be collected Friday and return Monday)	*	each		6.00
Paraburadoo Bonds - For locations not listed below					
T1200	Bond - with Alcohol			1000.00	1000.00
T1200	Bond - without Alcohol			500.00	500.00
T1200	Key Bond			100.00	100.00
T1200	Community Equipment Bond - for use marquees, urns, tables and other equipment offsite			500.00	500.00
<i>Note: Venue Bond is NOT required for regular users with weekly bookings.</i>					
Cancellation Fees					
Venue GL	No Notice	*		100% of hire fee	100% of hire fee
Venue GL	24 hours Notice	*		75% of hire fee	75% of hire fee
Venue GL	48 hours Notice	*		50% of hire fee	50% of hire fee
Venue GL	1 week notice	*		25% of hire fee	25% of hire fee
Venue GL	More than 1 week notice			No Charge	No Charge
Cleaning Charges					
Venue GL	Failure to clean and tidy venue and Equipment (chairs & tables)	*	Per hour	58.00	58.00
Venue GL	Failure to restack tables and chairs at venues	*	Per hour	58.00	58.00
Venue GL	Damaged or missing Trestle Tables	*	each		250.00
Venue GL	Damaged or missing Chairs	*	each		120.00
Venue GL	Other furniture and fittings damaged or missing	*	each		replacement value
Liquor Permit - Require when consuming alcohol on any Shire of Ashburton Premises					
111294	Liquor Permit Application Fee		Per session	25.00	25.00
Day Time is 8.00am - 6.00pm Night Time is 6.00pm - 8.00am General hourly rate will be additional to any hours the venue is hired outside the allocated time frames for All Day and All Night bookings					
Payment for venue required 2 weeks prior to facility hire					
PARABURDOO VENUE HIRE					
Ashburton Hall					
111028	Commercial /Business Functions - Day	*	per day	220.00	220.00
111028	Commercial /Business Functions - Night	*	per night	200.00	200.00
111028	Commercial /Business Functions - Day	*	per hour	25.00	30.00
111028	Commercial /Business Functions - Night	*	per hour	30.00	25.00
111028	Charitable/Community & Sport Groups - Day	*	per day	190.00	190.00
111028	Charitable/Community & Sport Groups - Night	*	per night	160.00	160.00
111028	Charitable/Community & Sport Groups - Day	*	per hour	20.00	25.00
111028	Charitable/Community & Sport Groups - Night	*	per hour	25.00	20.00
T1106	Bond - with Alcohol			1000.00	1000.00
T1106	Bond - without Alcohol			500.00	500.00
T1106	Key Bond			100.00	100.00
<i>Note: A 50% Discount is applicable on all above venue hire charges for any junior organisation (non for profit) - booking must be specifically for children 17 years and under</i>					
<i>Note: Venue Bond is NOT required for regular users with weekly bookings.</i>					
Lesser Room (meeting room connected to Ashburton Hall)					
111058	Commercial /Business Functions - Day	*	per day	105.00	105.00
111058	Commercial /Business Functions - Night	*	per night	85.00	85.00
111058	Commercial /Business Functions - Day	*	per hour	15.00	20.00
111058	Commercial /Business Functions - Night	*	per hour	20.00	15.00
111058	Charitable/Community & Sport Groups - Day	*	per day	85.00	85.00
111058	Charitable/Community & Sport Groups - Night	*	per night	65.00	65.00
111058	Charitable/Community & Sport Groups - Day	*	per hour	10.00	15.00
111058	Charitable/Community & Sport Groups - Night	*	per hour	15.00	10.00
T1106	Bond - with Alcohol			1000.00	1000.00
T1106	Bond - without Alcohol			500.00	500.00
T1106	Key Bond			100.00	100.00
<i>Note: A 50% Discount is applicable on all above venue hire charges for any junior organisation (non for profit) - booking must be specifically for children 17 years and under</i>					
<i>Note: Venue Bond is NOT required for regular users with weekly bookings.</i>					
Meeting Room (connected to Paraburadoo Shire Office)					
111058	Commercial /Business Functions - Day	*	per day		50.00
111058	Commercial /Business Functions - Night	*	per night		35.00
111058	Commercial /Business Functions - Day	*	per hour		15.00
111058	Commercial /Business Functions - Night	*	per hour		10.00
111058	Charitable/Community & Sport Groups - Day	*	per day		35.00
111058	Charitable/Community & Sport Groups - Night	*	per night		25.00
111058	Charitable/Community & Sport Groups - Day	*	per hour		10.00
111058	Charitable/Community & Sport Groups - Night	*	per hour		5.00
T1106	Bond - with Alcohol			1000.00	1000.00
T1106	Bond - without Alcohol			500.00	500.00
T1106	Key Bond			100.00	100.00
<i>Note: A 50% Discount is applicable on all above venue hire charges for any junior organisation (non for profit) - booking must be specifically for children 17 years and under</i>					
<i>Note: Venue Bond is NOT required for regular users with weekly bookings.</i>					

S Denotes Statutory Fee * Denotes GST Inclusive

GL CODE	FEE TYPE	GST SF	BASIS	2012/13	Proposed Fees 2013/14
RECREATION & CULTURE - Community Facilities					
Sports Pavilion Paraburdoo					
111438	Commercial /Business Functions - Day	*	per day	200.00	200.00
111438	Commercial /Business Functions - Night	*	per night	180.00	180.00
111438	Commercial /Business Functions - Day	*	per hour	21.00	27.00
111438	Commercial /Business Functions - Night	*	per hour	27.00	17.00
111438	Charitable/Community & Sport Groups - Day	*	per day	170.00	170.00
111438	Charitable/Community & Sport Groups - Night	*	per night	140.00	140.00
111438	Charitable/Community & Sport Groups - Day	*	per hour	17.00	22.00
111438	Charitable/Community & Sport Groups - Night	*	per hour	22.00	17.00
T1106	Bond - with Alcohol			1000.00	1000.00
T1106	Bond - without Alcohol			500.00	500.00
T1106	Key Bond			100.00	100.00
<i>Note: A 50% Discount is applicable on all above venue hire charges for any junior organisation (non for profit) - booking must be specifically for children 17 years and under</i>					
<i>Note: Venue Bond is NOT required for regular users with weekly bookings.</i>					
Paraburdoo Sports Pavilion Spare Room					
111438	Commercial /Business Functions - Day	*	per day		105.00
111438	Commercial /Business Functions - Night	*	per night		85.00
111438	Commercial /Business Functions - Day	*	per hour		20.00
111438	Commercial /Business Functions - Night	*	per hour		15.00
111438	Charitable/Community & Sport Groups - Day	*	per day		85.00
111438	Charitable/Community & Sport Groups - Night	*	per night		65.00
111438	Charitable/Community & Sport Groups - Day	*	per hour		15.00
111438	Charitable/Community & Sport Groups - Night	*	per hour		10.00
T1106	Bond - with Alcohol			1000.00	1000.00
T1106	Bond - without Alcohol			500.00	500.00
T1106	Key Bond			100.00	100.00
<i>Note: A 50% Discount is applicable on all above venue hire charges for any junior organisation (non for profit) - booking must be specifically for children 17 years and under</i>					
<i>Note: Venue Bond is NOT required for regular users with weekly bookings.</i>					
Paraburdoo Oval Changerooms, Canteen & Toilets					
111429	Commercial /Business Functions - Day	*	per day		100.00
111429	Commercial /Business Functions - Night	*	per night		80.00
111429	Commercial /Business Functions - Day	*	per hour		13.00
111429	Commercial /Business Functions - Night	*	per hour		10.00
111429	Charitable/Community & Sport Groups - Day	*	per day		80.00
111429	Charitable/Community & Sport Groups - Night	*	per night		60.00
111429	Charitable/Community & Sport Groups - Day	*	per hour		10.00
111429	Charitable/Community & Sport Groups - Night	*	per hour		7.00
T1106	Bond - with Alcohol			1000.00	1000.00
T1106	Bond - without Alcohol			500.00	500.00
T1106	Key Bond			100.00	100.00
<i>Note: A 50% Discount is applicable on all above venue hire charges for any junior organisation (non for profit) - booking must be specifically for children 17 years and under</i>					
<i>Note: Venue Bond is NOT required for regular users with weekly bookings.</i>					
<i>Note: Charge not applicable for sport group training.</i>					
ONSLow GENERAL CHARGES					
Community Equipment Hire - External Hire Only					
Venue GL	Trestle Tables	*	each	3.00	3.00
Venue GL	Trestle Tables (weekend hire - must be collected Friday and return Monday)	*	each		9.00
Venue GL	Chairs	*	each	2.00	2.00
Venue GL	Chairs (weekend hire - must be collected Friday and return Monday)	*	each		6.00
Onslow Bonds - For locations not listed below					
T1305	Bond - with Alcohol			1000.00	1000.00
T1305	Bond - without Alcohol			500.00	500.00
T1305	Key Bond			100.00	100.00
T1305	Community Equipment Bond - for use marquees, urns, tables and other equipment offsite			500.00	500.00
<i>Note: Venue Bond is NOT required for regular users with weekly bookings.</i>					
Cancellation Fees					
Venue GL	No Notice	*		100% of hire fee	100% of hire fee
Venue GL	24 hours Notice	*		75% of hire fee	75% of hire fee
Venue GL	48 hours Notice	*		50% of hire fee	50% of hire fee
Venue GL	1 week notice	*		25% of hire fee	25% of hire fee
Venue GL	More than 1 week notice	*		No Charge	No Charge
Cleaning Charges					
Venue GL	Failure to clean and tidy venue and Equipment (chairs & tables)	*	Per hour	58.00	58.00
Venue GL	Failure to restack tables and chairs at venues	*	Per hour	58.00	58.00
Venue GL	Damaged or missing Trestle Tables	*	each		250.00
Venue GL	Damaged or missing Chairs	*	each		120.00
Venue GL	Other furniture and fittings damaged or missing	*	each		replacement value
Liquor Permit - Require when consuming alcohol on any Shire of Ashburton Premises					
111294	Liquor Permit Application Fee	*	Per session	25.00	25.00
Day Time is 8.00am - 6.00pm Night Time is 6.00pm - 8.00am General hourly rate will be additional to any hours the venue is hired outside the allocated time frames for All Day and All Night bookings					
Payment for venue required 2 weeks prior to facility hire					

S Denotes Statutory Fee * Denotes GST Inclusive

GL CODE	FEE TYPE	GST SF	BASIS	2012/13	Proposed Fees 2013/14
RECREATION & CULTURE - Community Facilities					
Onslow Multi Purpose Centre - Sports Hall					
MPI01-000-033	Commercial /Business Functions - Day	*	per day	220.00	220.00
MPI01-000-033	Commercial /Business Functions - Night	*	per night	200.00	200.00
MPI01-000-033	Commercial /Business Functions - Day	*	per hour	25.00	30.00
MPI01-000-033	Commercial /Business Functions - Night	*	per hour	30.00	25.00
MPI01-000-033	Charitable/Community & Sport Groups - Day	*	per day	190.00	190.00
MPI01-000-033	Charitable/Community & Sport Groups - Night	*	per night	160.00	160.00
MPI01-000-033	Charitable/Community & Sport Groups - Day	*	per hour	20.00	25.00
MPI01-000-033	Charitable/Community & Sport Groups - Night	*	per hour	25.00	20.00
MPI01-000-033	Casual Admittance (when venue has not been hired)	*	per person/per hour	2.00	2.00
MPI01-000-033	Failure to turn off air conditioner after Sports Hall booking				50.00
T1306	Bond - with Alcohol			1000.00	1000.00
T1306	Bond - without Alcohol			500.00	500.00
T1306	Key Bond			100.00	100.00
<i>Note: A 50% Discount is applicable on all above venue hire charges for any junior organisation (non for profit) - booking must be specifically for children 17 years and under</i>					
<i>Note: Venue Bond is NOT required for regular users with weekly bookings.</i>					
Onslow Multi Purpose Centre - Meeting Room					
MPI03-000-033	Commercial /Business Functions - Day	*	per day	105.00	105.00
MPI03-000-033	Commercial /Business Functions - Night	*	per night	85.00	85.00
MPI03-000-033	Commercial /Business Functions - Day	*	per hour	15.00	20.00
MPI03-000-033	Commercial /Business Functions - Night	*	per hour	20.00	15.00
MPI03-000-033	Charitable/Community & Sport Groups - Day	*	per day	85.00	85.00
MPI03-000-033	Charitable/Community & Sport Groups - Night	*	per night	65.00	65.00
MPI03-000-033	Charitable/Community & Sport Groups - Day	*	per hour	10.00	15.00
MPI03-000-033	Charitable/Community & Sport Groups - Night	*	per hour	15.00	10.00
T1307	Bond - with Alcohol			1000.00	1000.00
T1307	Bond - without Alcohol			500.00	500.00
T1307	Key Bond			100.00	100.00
<i>Note: A 50% Discount is applicable on all above venue hire charges for any junior organisation (non for profit) - booking must be specifically for children 17 years and under</i>					
<i>Note: Venue Bond is NOT required for regular users with weekly bookings.</i>					
Onslow Multi Purpose Centre - Kitchen (when not part of other venue hire)					
MPI01-000-033	Commercial /Business Functions - Day	*	per day		100.00
MPI01-000-033	Commercial /Business Functions - Night	*	per night		80.00
MPI01-000-033	Commercial /Business Functions - Day	*	per hour		13.00
MPI01-000-033	Commercial /Business Functions - Night	*	per hour		10.00
MPI01-000-033	Charitable/Community & Sport Groups - Day	*	per day		80.00
MPI01-000-033	Charitable/Community & Sport Groups - Night	*	per night		60.00
MPI01-000-033	Charitable/Community & Sport Groups - Day	*	per hour		10.00
MPI01-000-033	Charitable/Community & Sport Groups - Night	*	per hour		7.00
T1308	Bond - with Alcohol			1000.00	1000.00
T1308	Bond - without Alcohol			500.00	500.00
T1308	Key Bond			100.00	100.00
<i>Note: A 50% Discount is applicable on all above venue hire charges for any junior organisation (non for profit) - booking must be specifically for children 17 years and under</i>					
<i>Note: Venue Bond is NOT required for regular users with weekly bookings.</i>					
<i>Note: Hiring of the kitchen when NOT hiring another area of the Multi Purpose Centre will be at the discretion of the Shire of Ashburton as bookings may impinge on other events in the centre.</i>					
Onslow Basketball Courts Canteen/Changeroom/Toilets					
MPI07-000-033	Commercial /Business Functions - Day	*	per day	0.00	100.00
MPI07-000-033	Commercial /Business Functions - Night	*	per night	0.00	80.00
MPI07-000-033	Commercial /Business Functions - Day	*	per hour	0.00	13.00
MPI07-000-033	Commercial /Business Functions - Night	*	per hour	0.00	10.00
MPI07-000-033	Charitable/Community & Sport Groups - Day	*	per day	0.00	80.00
MPI07-000-033	Charitable/Community & Sport Groups - Night	*	per night	0.00	60.00
MPI07-000-033	Charitable/Community & Sport Groups - Day	*	per hour	0.00	10.00
MPI07-000-033	Charitable/Community & Sport Groups - Night	*	per hour	0.00	7.00
T1308	Bond - with Alcohol			0.00	1000.00
T1308	Bond - without Alcohol			0.00	500.00
T1308	Key Bond			0.00	100.00
<i>Note: A 50% Discount is applicable on all above venue hire charges for any junior organisation (non for profit) - booking must be specifically for children 17 years and under</i>					
<i>Note: Venue Bond is NOT required for regular users with weekly bookings.</i>					

S Denotes Statutory Fee * Denotes GST Inclusive

GL CODE	FEE TYPE	GST SF	BASIS	2012/13	Proposed Fees 2013/14
RECREATION & CULTURE - Community Facilities					
VIC HAYTON MEMORIAL SWIMMING POOL					
Entry Fees					
113713	Adults (17 years & over)	*	per person	3.50	4.00
113703	Children (6 - 17 years)	*	per person	2.50	3.00
113743	Children under 6 years Infant Child	*	per person	1.00	1.00
113753	Pensioners	*	per person	2.50	2.50
113723	Spectator	*	per person	1.00	1.00
113733	Vacation Swimmer - Education Program per child	*	per person	2.50	2.50
113783	In Term School Swim Program per child	*	per person	2.00	2.50
113903	Swimming Carnivals per child	*	per person	2.00	2.50
Monthly Pass					
113873	Child	*	per person	30.00	35.00
113873	Adult	*	per person	45.00	50.00
113873	Family (up to 6 people including no more than 2 adults)	*	per person	120.00	125.00
113873	Extra child to be added to family pass	*	per person	15.00	15.00
Season Pass					
113853	Child	*	per person	115.00	120.00
113853	Adult	*	per person	165.00	170.00
113853	Family (up to 6 people including no more than 2 adults)	*	per person	400.00	420.00
113853	Extra child to be added to family pass	*	per person	25.00	25.00
<i>Note: Season Pool Passes can be used at ANY Shire of Ashburton public Swimming Pools</i>					
Swimming Programs/Courses					
113883	Private Tuition and other Courses			<i>Ruling Market Rates</i>	Ruling Market Rates
113883	Bronze Medallion (including award fees)	*	per person	200.00	200.00
113883	Bronze Medallion Requalification (including award fees)	*	per person	90.00	90.00
113883	Resuscitation (including award fees)	*	per person	60.00	60.00
113883	Resuscitation Requalification (including award fees)	*	per person	50.00	50.00
113883	Austswim (includes manual and examination)	*	per person	310.00	310.00
113433	*Pool Lifeguard Course, Aqua Fitness Instructor & Infant Aquatics				Ruling Market Rates
Hire of Inflatable					
113893	Private use	*	per hour	100.00	100.00
113893	Usage hire (as part of Shire normal inflatable times)	*	per person	2.00	2.00
Facilities Hire					
113493	Pool Hire - Private Functions	*	per hour	200.00	200.00
113494	Lane Hire	*	per hour/per lane	10.00	10.00
113495	Babies Pool Hire	*	per hour	10.00	10.00
<i>Note: A 50% Discount is applicable on all above venue hire charges for any junior organisation (non for profit) - booking must be specifically for children 17 years and younger</i>					
<i>Note: Hiring of lanes and babies pool will be assessed in relation to other events, requirements and usage of the facility.</i>					
Sales					
113473	Pro-Shop	*			As per retail prices.
113483	Kiosk Sales	*			As per retail prices.
Venue Bond					
T1109	Bond - With Alcohol			1000.00	1000.00
T1109	Bond - Without Alcohol			500.00	500.00

S Denotes Statutory Fee * Denotes GST Inclusive

GL CODE	FEE TYPE	GST SF	BASIS	2012/13	Proposed Fees 2013/14
RECREATION & CULTURE - Community Facilities					
PARABURDOO SWIMMING POOL					
Entry Fees					
111138	Adults (17 years & over)	*	per person	3.50	4.00
111148	Children (6 - 17 years)	*	per person	2.50	3.00
111158	Children under 6 years Infant Child	*	per person	1.00	1.00
111168	Pensioners	*	per person	2.50	2.50
111228	Spectator	*	per person	1.00	1.00
111268	Vacation Swimmer - Education Program per child	*	per person	2.50	2.50
111198	In Term School Swim Program per child	*	per person	2.00	2.50
111289	Swimming Carnivals per child	*	per person		2.50
Monthly Pass					
111258	Child	*	per person	30.00	35.00
111258	Adult	*	per person	45.00	50.00
111258	Family (up to 6 people including no more than 2 adults)	*	per person	120.00	125.00
111258	Extra child to be added to family pass	*	per person	15.00	15.00
Season Pass					
111248	Child	*	per person	115.00	120.00
111248	Adult	*	per person	165.00	170.00
111248	Family (up to 6 people including no more than 2 adults)	*	per person	100.00	420.00
111248	Extra child to be added to family pass	*	per person	25.00	25.00
<i>Note: Season Pool Passes can be used at ANY Shire of Ashburton public Swimming Pools</i>					
Swimming Programs/Courses					
111288	Private Tuition and other Courses			<i>Ruling Market Rates</i>	Ruling Market Rates
111288	Bronze Medallion (including award fees)	*	per person	200.00	200.00
111288	Bronze Medallion Requalification (including award fees)	*	per person	90.00	90.00
111288	Resuscitation (including award fees)	*	per person	60.00	60.00
111288	Resuscitation Requalification (including award fees)	*	per person	50.00	50.00
111288	Austswim (includes manual and examination)	*	per person	310.00	310.00
111288	*Pool Lifeguard Course, Aqua Fitness Instructor & Infant Aquatics				Ruling Market Rates
Hire of Inflatable					
111298	Private use	*	per hour	100.00	100.00
111298	Usage hire (as part of Shire normal inflatable times)	*	per person	2.00	Ruling Market Rates
Facilities Hire					
111218	Pool Hire - Private Functions	*	per hour	200.00	200.00
111218	Lane Hire	*	per hour/per lane	10.00	10.00
111218	Babies Pool Hire	*	per hour	10.00	10.00
<i>Note: A 50% Discount is applicable on all above venue hire charges for any junior organisation (non for profit) - booking must be specifically for children 17 years and younger</i>					
<i>Note: Hiring of lanes and babies pool will be assessed in relation to other events, requirements and usage of the facility.</i>					
Sales					
111208	Pro-Shop	*			As per retail prices.
110103	Kiosk Sales	*			As per retail prices.
Venue Bond					
T1206	Bond - With Alcohol			1000.00	1000.00
T1206	Bond - Without Alcohol			500.00	500.00

S Denotes Statutory Fee * Denotes GST Inclusive

GL CODE	FEE TYPE	GST SF	BASIS	2012/13	Proposed Fees 2013/14
RECREATION & CULTURE - Community Facilities					
TOM PRICE SPORTS OVAL FEES					
<p>Note: Day Time: 8.00am to 6.00pm Night Time: 6.00pm to 8.00am Note: The general hourly rate will be additional to any hours the oval is hired outside the allocated time frames for All Day and All Night* bookings</p>					
Oval Hire Usage - Training Oval					
111308	Commercial /Business Functions	*	per day	70.00	70.00
111308	Commercial /Business Functions	*	per night	50.00	50.00
111308	Commercial /Business Functions	*	per hour	15.00	15.00
111308	Commercial /Business Functions	*	per hour	15.00	15.00
111308	Charitable/Community & Sport Groups	*	per day	60.00	60.00
111308	Charitable/Community & Sport Groups	*	per night	40.00	40.00
111308	Charitable/Community & Sport Groups	*	per hour	10.00	4.00
111308	Charitable/Community & Sport Groups	*	per hour	10.00	4.00
111293	Line Marking Paint (12 cans per box)	*	per can	6.00	6.00
<p>Note: A 50% Discount is applicable on all above venue hire charges for any junior organisation (non for profit) - booking must be specifically for children 17 years and under</p>					
Oval Hire Usage - Clem Thompson Oval					
111338	Commercial /Business Functions	*	per day	70.00	70.00
111338	Commercial /Business Functions	*	per night	50.00	50.00
111338	Commercial /Business Functions	*	per hour	15.00	15.00
111338	Commercial /Business Functions	*	per hour	15.00	15.00
111338	Charitable/Community & Sport Groups	*	per day	60.00	60.00
111338	Charitable/Community & Sport Groups	*	per night	40.00	40.00
111338	Charitable/Community & Sport Groups	*	per hour	10.00	4.00
111338	Charitable/Community & Sport Groups	*	per hour	10.00	4.00
111338	Light Usage	*	per tower per hour	7.00	7.00
111293	Line Marking Paint (12 cans per box)	*	per can	6.00	6.00
<p>Note: A 50% Discount is applicable on all above venue hire charges for any junior organisation (non for profit) - booking must be specifically for children 17 years and under</p>					
Oval Hire Usage - Tjiluna Oval					
111358	Commercial /Business Functions	*	per day	70.00	70.00
111358	Commercial /Business Functions	*	per night	50.00	50.00
111358	Commercial /Business Functions	*	per hour	15.00	15.00
111358	Commercial /Business Functions	*	per hour	15.00	15.00
111358	Charitable/Community & Sport Groups	*	per day	60.00	60.00
111358	Charitable/Community & Sport Groups	*	per night	40.00	40.00
111358	Charitable/Community & Sport Groups	*	per hour	10.00	4.00
111358	Charitable/Community & Sport Groups	*	per hour	10.00	4.00
111358	Light Usage	*	per tower per hour	7.00	7.00
111293	Line Marking Paint (12 cans per box)	*	per can	6.00	6.00
<p>Note: A 50% Discount is applicable on all above venue hire charges for any junior organisation (non for profit) - booking must be specifically for children 17 years and under</p>					
Oval Hire Usage - Minga Oval					
111318	Commercial /Business Functions	*	per day	70.00	70.00
111318	Commercial /Business Functions	*	per night	50.00	50.00
111318	Commercial /Business Functions	*	per hour	15.00	15.00
111318	Commercial /Business Functions	*	per hour	15.00	15.00
111318	Charitable/Community & Sport Groups	*	per day	60.00	60.00
111318	Charitable/Community & Sport Groups	*	per night	40.00	40.00
111318	Charitable/Community & Sport Groups	*	per hour	10.00	4.00
111318	Charitable/Community & Sport Groups	*	per hour	10.00	4.00
111293	Line Marking Paint (12 cans per box)	*	per can	6.00	6.00
<p>Note: A 50% Discount is applicable on all above venue hire charges for any junior organisation (non for profit) - booking must be specifically for children 17 years and under</p>					

S Denotes Statutory Fee * Denotes GST Inclusive
GST SF BASIS

GL CODE	FEE TYPE		2012/13	Proposed Fees 2013/14
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RECREATION & CULTURE - Community Facilities

PARABURDOO SPORTS OVAL FEES

Note: Day Time: 8.00am to 6.00pm Night Time: 6.00pm to 8.00am
Note: The general hourly rate will be additional to any hours the oval is hired outside the allocated time frames for All Day and All Night* bookings

Peter Sutherland Oval - Parburdoo

111348	Commercial /Business Functions	*	per day	70.00	70.00
111348	Commercial /Business Functions	*	per night	50.00	50.00
111348	Commercial /Business Functions	*	per hour	15.00	15.00
111348	Commercial /Business Functions	*	per hour	15.00	15.00
111348	Charitable/Community & Sport Groups	*	per day	60.00	60.00
111348	Charitable/Community & Sport Groups	*	per night	40.00	40.00
111348	Charitable/Community & Sport Groups	*	per hour	10.00	4.00
111348	Charitable/Community & Sport Groups	*	per hour	10.00	4.00
111348	Light Usage	*	per tower per hour	7.00	7.00
111293	Line Marking Paint (12 cans per box)	*	per can	6.00	6.00

Note: A 50% Discount is applicable on all above venue hire charges for any junior organisation (non for profit) - booking must be specifically for children 17 years and under

Parburdoo Top Oval - Parburdoo

111424	Commercial /Business Functions	*	per day	70.00	70.00
111424	Commercial /Business Functions	*	per night	50.00	50.00
111424	Commercial /Business Functions	*	per hour	15.00	15.00
111424	Commercial /Business Functions	*	per hour	15.00	15.00
111424	Charitable/Community & Sport Groups	*	per day	60.00	60.00
111424	Charitable/Community & Sport Groups	*	per night	40.00	40.00
111424	Charitable/Community & Sport Groups	*	per hour	10.00	4.00
111424	Charitable/Community & Sport Groups	*	per hour	10.00	4.00
111293	Line Marking Paint (12 cans per box)	*	per can	6.00	6.00

Note: A 50% Discount is applicable on all above venue hire charges for any junior organisation (non for profit) - booking must be specifically for children 17 years and under

ONSLow SPORTS OVAL FEES

Note: Day Time: 8.00am to 6.00pm Night Time: 6.00pm to 8.00am
Note: The general hourly rate will be additional to any hours the oval is hired outside the allocated time frames for All Day and All Night* bookings

Onslow Oval - Onslow

111481	Commercial /Business Functions	*	per day	70.00	70.00
111481	Commercial /Business Functions	*	per night	50.00	50.00
111481	Commercial /Business Functions	*	per hour	15.00	15.00
111481	Commercial /Business Functions	*	per hour	15.00	15.00
111481	Charitable/Community & Sport Groups	*	per day	60.00	60.00
111481	Charitable/Community & Sport Groups	*	per night	40.00	40.00
111481	Charitable/Community & Sport Groups	*	per hour	10.00	4.00
111481	Charitable/Community & Sport Groups	*	per hour	10.00	4.00
111481	Onslow (Onslow Oval)	*	per token	8.50	8.50
111293	Line Marking Paint (12 cans per box)	*	per can	6.00	6.00

Note: A 50% Discount is applicable on all above venue hire charges for any junior organisation (non for profit) - booking must be specifically for children 17 years and under

Note: \$8.50 will provide 4 x light towers @ 100 lux (full strength) for 15 minutes or 4 x light towers @ 50 lux (half strength) for 30 minutes

S Denotes Statutory Fee * Denotes GST Inclusive

GL CODE	FEE TYPE	GST SF	BASIS	2012/13	Proposed Fees 2013/14
RECREATION & CULTURE - Community Facilities					
BASKETBALL / NETBALL COURTS					
<p>Note: Day Time: 8.00am to 6.00pm Night Time: 6.00pm to 8.00am Note: The general hourly rate will be additional to any hours the oval is hired outside the allocated time frames for All Day and All Night* bookings</p>					
Tom Price Courts					
111328	Commercial /Business Functions	*	per day	50.00	50.00
111328	Commercial /Business Functions	*	per night	30.00	30.00
111328	Commercial /Business Functions	*	per hour	10.00	10.00
111328	Commercial /Business Functions	*	per hour	10.00	10.00
111328	Charitable/Community & Sport Groups	*	per day	30.00	30.00
111328	Charitable/Community & Sport Groups	*	per night	20.00	20.00
111328	Charitable/Community & Sport Groups	*	per hour	5.00	5.00
111328	Charitable/Community & Sport Groups	*	per hour	5.00	5.00
111328	Lights	*	per hour	10.00	10.00
<p>Note: A 50% Discount is applicable on all above venue hire charges for any junior organisation (non for profit) - booking must be specifically for children 17 years and under</p>					
Paraburdoo Courts					
111418	Commercial /Business Functions	*	per day	50.00	50.00
111418	Commercial /Business Functions	*	per night	30.00	30.00
111418	Commercial /Business Functions	*	per hour	10.00	10.00
111418	Commercial /Business Functions	*	per hour	10.00	10.00
111418	Charitable/Community & Sport Groups	*	per day	30.00	30.00
111418	Charitable/Community & Sport Groups	*	per night	20.00	20.00
111418	Charitable/Community & Sport Groups	*	per hour	5.00	5.00
111418	Charitable/Community & Sport Groups	*	per hour	5.00	5.00
111418	Lights	*	per hour	10.00	10.00
<p>Note: A 50% Discount is applicable on all above venue hire charges for any junior organisation (non for profit) - booking must be specifically for children 17 years and under</p>					
Onslow Courts					
111482	Commercial /Business Functions	*	per day	50.00	50.00
111482	Commercial /Business Functions	*	per night	30.00	30.00
111482	Commercial /Business Functions	*	per hour	10.00	10.00
111482	Commercial /Business Functions	*	per hour	10.00	10.00
111482	Charitable/Community & Sport Groups	*	per day	30.00	30.00
111482	Charitable/Community & Sport Groups	*	per night	20.00	20.00
111482	Charitable/Community & Sport Groups	*	per hour	5.00	5.00
111482	Charitable/Community & Sport Groups	*	per hour	5.00	5.00
111482	Lights	*	per token per hour	8.50	8.50
<p>Note: A 50% Discount is applicable on all above venue hire charges for any junior organisation (non for profit) - booking must be specifically for children 17 years and under</p>					
TENNIS COURTS					
Onslow Tennis Courts					
111483	Hourly Court Hire	*	per court	8.00	8.00
111483	1/2 Day Court Hire	*	per court	25.00	25.00
111483	Full Day Court Hire	*	per court	50.00	50.00
111483	Light usage - as per coin operated mechanism	*	per hour	8.50	8.50
111483	Onslow Tennis Club Usage - per member yearly fee	*		65.00	65.00
T1305	Key Bond			25.00	25.00
<p>Note: A 50% Discount is applicable on all above venue hire charges for any junior organisation (non for profit) - booking must be specifically for children 17 years and under</p>					
<p>Books to be audited 2 times a year (Summer and Winter) and fees payable from that date</p>					
<p>Onslow Tennis club to have 1 weekend session (Both Courts, half day / evening) and up to 2 weekdays only (Both Courts)</p>					

S Denotes Statutory Fee * Denotes GST Inclusive

GL CODE	FEE TYPE	GST SF	BASIS	2012/13	Proposed Fees 2013/14
RECREATION & CULTURE - Community Facilities					
ONSLow COMMUNITY GARDEN					
Hire Charges					
111485	Corporate use Fee	*	per day/night	100.00	100.00
111485	Pizza Oven (Purchase of wood for oven)	*	per day/night	30.00	30.00
111485	Kitchen Fee	*	per day/night	20.00	20.00
T1303	Bond - with alcohol			100.00	100.00
T1303	Bond - without alcohol			50.00	50.00
ONSLow GYM					
Membership					
111479	Adult	*	Per day	8.00	9.00
111479	Pensioner/Health Care Card	*	Per day	5.00	7.00
111479	Adult	*	Per week	45.00	47.00
111479	Pensioner/Health Care Card	*	Per week	30.00	33.00
111479	Adult	*	Per month	110.00	115.00
111479	Pensioner/Health Care Card	*	Per month	90.00	95.00
111479	Adult	*	Per 1/2 year	360.00	365.00
111479	Pensioner/Health Care Card	*	Per 1/2 year	320.00	325.00
111479	Family	*	Per 1/2 year	490.00	495.00
111479	Adult	*	Per year	485.00	495.00
111479	Pensioner/Health Care Card	*	Per year	425.00	430.00
111479	Family	*	Per year	615.00	620.00
111479	Replacement Charge for Lost Cards	*	each	35.00	35.00
T1304	Card Bond - reimbursed on return of Card	*		15.00	15.00
Corporate Use					
111479	Administration Fee for Corporate/Businesses	*	one-off fee		100.00
111479	Corporate/Business Card Access (invoiced monthly)	*	Per entry	0.00	7.00
<i>Note: Miss use of the card will result in cancellation of card and an administration fee being issued</i>					
OTHER RECREATION AND SPORT					
Property Lease Fees					
118873	Tom Price Tennis Club		per year		As per lease agreement
118873	Bodyline Gym		per year		As per lease agreement
118873	Crushers Sporting Club		per year		As per lease agreement
118873	Impala Kart Club Inc.		per year		As per lease agreement
118873	Mountain View Sporting Club		per year		As per lease agreement
118873	Nameless Playgroup		per year		As per lease agreement
118873	Tigers Football Club		per year		As per lease agreement
118873	Tom Price Arts & Crafts Society		per year		As per lease agreement
118873	Tom Price BMX Club		per year		As per lease agreement
118873	Tom Price Bowling Club		per year		As per lease agreement
118873	Tom Price Diamond Club		per year		As per lease agreement
118873	Tom Price Horse & Pony Club		per year		As per lease agreement
118873	Tom Price Junior Football Association		per year		As per lease agreement
118873	Tom Price Panthers Football & Sporting Association		per year		As per lease agreement
118873	Tom Price Speedway		per year		As per lease agreement
118873	Tom Price Sporting Shooters Association Inc.		per year		As per lease agreement
118873	Tom Price Squash Racquets Association		per year		As per lease agreement
118873	Tom Price Tennis Club		per year		As per lease agreement
118873	Tom Price Motor cross Club		per year		As per lease agreement
118873	North Tom Price Primary School		per year		As per lease agreement
118873	Tom price Swimming Pool Kiosk		per year		As per lease agreement
118873	Paraburdoo Swimming Club		per year		As per lease agreement
118873	Paraburdoo Netball Association		per year		As per lease agreement
118873	Paraburdoo Toy Library		per year		As per lease agreement
118873	Paraburdoo Squash Racquets Association		per year		As per lease agreement
118873	Paraburdoo Tennis Club		per year		As per lease agreement
118873	Onslow Rodeo Club		per year		As per lease agreement
118873	Onslow Rodeo Club (Stables)		per year		As per lease agreement
118873	Onslow Endurance and Motorcross Club		per year		As per lease agreement
118873	Onslow Sports Club n(Including Bowls and Tennis)		per year		As per lease agreement
118873	Shekinah World Ministry		per year		As per lease agreement
118873	Onslow Community Garden		per year		As per lease agreement
118873	Tom Price Emergency Services Cadets		per year		As per lease agreement
118873	Tom Price Touch Association		per year		As per lease agreement
118873	Town Football Club		per year		As per lease agreement
118873	Jarndunmunha Nameless Festival Committee\		per year		As per lease agreement
118873	Rebels Cricket Team		per year		As per lease agreement
118873	Towns Cricket Team		per year		As per lease agreement
118873	United Softball Team		per year		As per lease agreement
118873	Crushers Cricket Team		per year		As per lease agreement
118873	Swan Districts Football Club (MPC Sports Hall Hire)		per year		As per lease agreement
118873	Swan Districts Football Club (youth drop in centre)		per year		As per lease agreement
118873	Onslow Mums and Bubs		per year		As per lease agreement
MPI04-000-033	Onslow Early Learning Centre		per year		As per lease agreement

S Denotes Statutory Fee * Denotes GST Inclusive

GL CODE	FEE TYPE	GST SF	BASIS	2012/13	Proposed Fees 2013/14
RECREATION & CULTURE - Libraries					
LIBRARY CHARGES					
Tom Price Library					
114143	Overdue account Administration Fee	*		7.50	7.50
114143	Loss/Damage to Donated Library Books	*		7.50	7.50
114143	Loss /Damage to State Library Books	*		<i>as per state Library</i>	<i>as per state Library</i>
114143	Loss/Damage to Shire Library Book	*		<i>Purchase /Replacement value</i>	<i>Purchase / Replacement value</i>
114143	Replacement of Library Cards	*		4.50	4.50
114263	Photocopying	*	See Admin Charges		See Admin Charges
114263	Computer printing (Off Internet)	*	per page	1.00	1.00
111738	Internet Usage - Up to 15 minutes	*		3.00	3.00
111738	Internet Usage - 15 - 30 minutes	*		5.00	5.00
111738	Internet Usage - 30 min - 1 hour	*		8.00	8.00
114263	Facsimile Transmissions within Australia	*	See Admin Charges		See Admin Charges
111528	Special Events	*	advertised price	0.00	advertised price
114263	DVD Cleaning	*	per DVD	4.00	4.00
114263	Laminating	*	per A4 sheet	1.00	1.00
114263	Laminating	*	card pouch	0.60	0.60
Paraburdoo Library					
111698	Overdue account Administration Fee	*		7.50	7.50
111698	Loss/Damage to Donated Library Books	*		7.50	7.50
111698	Loss /Damage to State Library Books	*	as per State Library		as per state Library
111698	Loss/Damage to Shire Library Book	*	Purchase / Replacement value		Purchase / Replacement value
111698	Replacement of Library Cards	*		4.50	4.50
111758	Photocopying	*			See Admin Charges
111758	Computer printing (Off Internet)	*	per page	1.00	1.00
111738	Internet Usage - Up to 15 minutes	*		3.00	3.00
111738	Internet Usage - 15 - 30 minutes	*		5.00	5.00
111738	Internet Usage - 30 min - 1 hour	*		8.00	8.00
111758	Facsimile Transmissions within Australia	*	See Admin Charges		See Admin Charges
111748	Special Events	*	advertised price		advertised price
111758	DVD Cleaning	*	per DVD	4.00	4.00
111758	Laminating	*	per A4 sheet	1.00	1.00
111758	Laminating	*	card pouch	0.60	0.60
Onslow Library					
111568	Overdue account Administration Fee per book	*		7.50	7.50
111568	Loss/Damage to Donated Library Books	*		7.50	7.50
111568	Loss /Damage to State Library Books	*	as per State Library		as per state Library
111568	Loss/Damage to Shire Library Book	*	Purchase / Replacement value		Purchase / Replacement value
111568	Replacement of Library Cards	*		4.50	4.50
111628	Photocopying	*	See Admin Charges		See Admin Charges
111628	Computer printing (Off Internet)	*	per page	1.00	1.00
111738	Internet Usage - Up to 15 minutes	*		3.00	3.00
111738	Internet Usage - 15 - 30 minutes	*		5.00	5.00
111738	Internet Usage - 30 min - 1 hour	*		8.00	8.00
111628	Facsimile Transmissions within Australia	*	See Admin Charges		See Admin Charges
111618	Special events	*	advertised price		advertised price
111628	DVD Cleaning	*	per DVD	4.00	4.00
111628	Laminating	*	per A4 sheet	1.00	1.00
111628	Laminating	*	card pouch	0.60	0.60
Pannawonica Library					
111828	Overdue account Administration Fee per book	*		7.50	7.50
111828	Loss/Damage to Donated Library Books	*		7.50	7.50
111828	Loss /Damage to State Library Books	*	as per State Library		as per state Library
111828	Loss/Damage to Shire Library Book	*	Purchase / Replacement value		Purchase / Replacement value
111828	Replacement of Library Cards	*		4.50	4.50
111738	Internet Usage - Up to 15 minutes	*		3.00	3.00
111738	Internet Usage - 15 - 30 minutes	*		5.00	5.00
111738	Internet Usage - 30 min - 1 hour	*		8.00	8.00
111888	Facsimile Transmissions within Australia	*	See Admin Charges		See Admin Charges
111878	Special Event	*	advertised price		advertised price
111888	DVD Cleaning	*	per DVD	4.00	4.00
111888	Laminating	*	per A4 sheet	1.00	1.00
111888	Laminating	*	card pouch	0.60	0.60
COMMUNITY, YOUTH AND CULTURAL PROGRAMS AND EVENTS					
EVI09-000-033	School Holiday Program	*	as per advertised price		as per advertised price
111948	Cultural Events	*	as per advertised price		as per advertised price
111958	Cultural Events	*	as per advertised price		as per advertised price
	Other Events	*	as per advertised price		as per advertised price

S Denotes Statutory Fee * Denotes GST Inclusive

GL CODE	FEE TYPE	GST SF	BASIS	2012/13	Proposed Fees 2013/14
TRANSPORT					
MAINTENANCE STREETS, ROADS, BRIDGES					
Crossovers					
125041	Crossover Inspection Fee	*	per application		100.00
125041	Crossover Applications Fee	*	per application	100.00	50.00
T2000	Crossover Applications Bond Fee		per application		1000.00
Other Charges					
125041	Road Signs		dependent on size		Price on Application
125041	Road Closures (Permanent)	*		400.00	400.00
125041	Road Closures (Temporary)	*		100.00	100.00
125041	Drainage Applications	*	per application	50.00	50.00
125041	Permit to Work on a Road Reserve	*	per application	50.00	50.00
125041	Heavy Vehicle Road Use Permit	*	per application	50.00	50.00
ONSLow AIRPORT					
Airport Landing Fees - per tonne (Certified Maximum Take Off Weight)					
122018	Up to 6 tonne	*	per landing/per tonne	17.00	18.00
122018	> 6001kg - 8000kg	*	per landing/per tonne	25.00	26.50
122018	8001kg or greater	*	per landing/per tonne	30.00	31.50
122018	ARO attendance/Call out Fee	*	per hour		100.00
Aircraft Parking					
122018	Parking Fees (litterant / non regular)	*	per day	20.00	21.00
Charter / RPT Head Fee					
122018	Adult	*	per head	32.50	34.00
122018	Child Less than 12 years	*	per head	16.25	17.00
Property Leases					
122028	Ashburton Air Services				as per lease agreement
122028	Morgan & Co Pty Ltd				as per lease agreement
122028	Virgin Australia				as per lease agreement

S Denotes Statutory Fee * Denotes GST Inclusive

GL CODE	FEE TYPE	GST SF	BASIS	2012/13	Proposed Fees 2013/14
ECONOMIC SERVICES					
RURAL SERVICES					
Standpipe Usage					
135363	Water from Standpipes (Minimum Charge \$5.00)		per kilolitre	3.50	3.50
TOURISM AND AREA PROMOTION					
Tom Price					
132118	Tom Price Tourist Park	*	as per lease		as per lease agreement
Paraburdoo					
	Paraburdoo Caravan Park	*	as per lease		as per lease agreement
Onslow					
132168	Onslow Sun Chalets	*	as per lease		as per lease agreement
130151	Onslow Business House	*	per room	150.00	150.00
130151	Onslow Business House	*	whole house per day	300.00	300.00
Pannawonnica					
132298	Caravan Park Site Fees	*	per night per bay	28.00	28.00
OCEANVIEW CARAVAN PARK					
Powered Site					
CPI01-000-033	Tourist Peak Season (No weekly or pensioner charge)	*	Per night	45.00	45.00
CPI01-000-033	Short Term Off Season (Night, Week, 2 weeks)	*	Per night	45.00	45.00
CPI01-000-033	Long Term - Lease Agreement	*	per week for first room,	500.00	500.00
CPI01-000-033	Long Term - Lease Agreement	*	per week for each extra room	75.00	75.00
CPI01-000-033	Tourist Weekly Charge - Pensioner	*	per week including power	250.00	250.00
<i>Note: This is available to long serving visitors who have received discount to date</i>					
Unpowered Site					
CPI02-000-033	Tourist Peak Season (No weekly or pensioner charge)	*	Per night	40.00	40.00
CPI02-000-033	Short Term Off Season (Night, Week, 2 weeks)	*	Per night	40.00	40.00
<i>***Unlikely to be available after power upgrade - all sites to be powered</i>					
Fixed Term Site - under lease agreement					
CPI03-000-033	Fixed Term Rent		per week	400.00	400.00
CPI03-000-033	Fixed Term Power		per power	35.00	35.00
<i>** Subject to power upgrade - power to be metered from then on and billed accordingly</i>					
Fixed Term Site - under lease agreement					
CPI03-000-033	Fixed Term Rent		per week	400.00	300.00
CPI03-000-033	Fixed Term Power		per power	35.00	35.00
<i>** Subject to power upgrade - power to be metered from then on and billed accordingly</i>					
<i>**Subject to residents being permanent and in the park on 3rd September 2012. This rate will void as of 3rd September 2013</i>					
Cabins					
CPI04-000-033	Cabin - 2 adults & 2 children (includes servicing twice weekly)	*	per night	125.00	150.00
CPI04-000-033	Additional Guest	*	per person per night		15.00
<i>Note: No concessions</i>					
General Charges					
CPI06-000-033	Gas Refill	*	per kilo	40.00	5.00
CPI06-000-033	Casual Shower	*	per shower	5.00	5.00
CPI05-000-033	Washing Machine Fee	*	per wash	4.00	4.00
CPI06-000-033	Boat Wash Facility	*	per wash	5.00	10.00

S Denotes Statutory Fee * Denotes GST Inclusive

GL CODE	FEE TYPE	GST SF	BASIS	2012/13	Proposed Fees 2013/14
ECONOMIC SERVICES					
BUILDING CONTROL					
Uncertified Building Permit Applications (house and domestic buildings)					
135613	Building Permit	S	Minimum fee	90.00	90.00
135613	Building Permit Class 1 or 10	S	Payable when calculations are above minimum fee	0.318% of est. development cost (incl GST)	0.32% of est. development cost (incl GST)
T2	Building Services Levy	S	Minimum fee	40.50	40.50
T2	Building Services Levy	S	Applications over \$45K	0.09% of est. development cost (incl GST)	0.09% of est. development cost (incl GST)
T1	CITF Levy	S	Applications over \$20K	0.2% of est. development cost (incl GST)	0.2% of est. development cost (incl GST)
Certified Building Permit Applications (house and domestic buildings)					
135613	Building Permit	S	Minimum fee	90.00	90.00
135613	Building Permit Class 1 or 10	S	Payable when calculations are above minimum fee	0.19% of est. development cost (incl GST)	0.19% of est. development cost (incl GST)
T2	Building Services Levy	S	Minimum fee	40.50	40.50
T2	Building Services Levy	S	Applications over \$45K	0.09% of est. development cost (incl GST)	0.09% of est. development cost (incl GST)
T1	CITF Levy	S	Applications over \$20K	0.2% of est. development cost (incl GST)	0.2% of est. development cost (incl GST)
Certified Building Permit Applications (Comercial, Industrial & Public buildings)					
135613	Building Permit	S	Minimum fee	Minimum of \$90	Minimum of \$90
135613	Building Permit Class 2-9	S	Payable when calculations are above minimum fee	0.09% of est. development cost	0.09% of est. development cost (incl GST)
T2	Building Services Levy	S	Minimum fee	40.50	40.50
T2	Building Services Levy	S	Applications over \$45K	0.09% of est. development cost (incl GST)	0.09% of est. development cost (incl GST)
T1	CITF Levy	S	Applications over \$20K	0.2% of the construction cost incl GST	0.2% of est. development cost (incl GST)
Building Permit - Certificate of Design Compliance (Comercial, Industrial & Public buildings)					
135613	Building Permit Application Class 2 - 9	S	Construction value up to \$150,000	270.00	270.00
135613	Building Permit Application Class 2 - 9	S	Construction value \$150,001 to \$500,000	\$270 plus 0.15% in excess of \$150,000 value	\$270 plus 0.15% in excess of \$150,000 value
135613	Building Permit Application Class 2 - 9	S	Construction value \$500,001 to \$1m	\$795 plus 0.14% in excess of \$500,000 value	\$795 plus 0.14% in excess of \$500,000 value
135613	Building Permit Application Class 2 - 9	S	Construction value \$1,000,001 and above	\$1,495 plus 0.13% in excess of \$1,000,000 value	\$1,495 plus 0.13% in excess of \$1,000,000 value
T2	Building Services Levy	S	Minimum fee	40.50	40.50
T2	Building Services Levy	S	Applications over \$45K	0.09% of est. development cost (incl GST)	0.09% of est. development cost (incl GST)
T1	CITF Levy	S	Applications over \$20K	0.2% of the construction cost incl GST	0.2% of est. development cost (incl GST)
Amended Building Permit Application					
135613	Certified and Uncertified (first hour)	S	per hour	\$165.00	165.00
135613	Certified and Uncertified - every other hour	S	per hour	\$100.00	100.00
Demolition Permits					
135613	Demolition Permit Application Class 1 or 10	S	\$100	\$100	100.00
135613	Demolition Permit Application Class 2 - 9	S	\$100 for each storey	\$100 for each storey	\$100 for each storey
T2	Building Services Levy	S	Minimum fee	40.50	40.50
T2	Building Services Levy	S	Applications over \$45K	0.09% of est. development cost (incl GST)	0.09% of est. development cost (incl GST)

S Denotes Statutory Fee * Denotes GST Inclusive

GL CODE	FEE TYPE	GST	SF	BASIS	2012/13	Proposed Fees 2013/14
ECONOMIC SERVICES						
Occupancy Permit						
135613	Occupancy Application (Commercial, Industrial & Public Buildings)	S		per application		90.00
135613	Temporary Occupancy Application (Commercial, Industrial & Public Buildings)	S		per application		90.00
135613	Modify Occupancy Application (Commercial, Industrial & Public Buildings)	S		per application		90.00
135613	Replacement Occupancy Application (Commercial, Industrial & Public Buildings)	S		per application		90.00
135613	Occupancy Permit or Building Approval Certificate (for registration of strata scheme, plans for re-subdivision)	S				Minimum \$100 or \$10 / strata
T2	Building Services Levy	S		Minimum fee	Minimum of \$40.50	Minimum of \$40.50
Occupancy Permit - Building Unauthorised						
135613	Occupancy Application (Commercial, Industrial & Public Buildings)	S		Minimum Ffee	\$90.00	\$90.00
135613	Occupancy Application (Commercial, Industrial & Public Buildings)	S		0.18% of est. development cost (incl GST)	0.18% of est. development cost (incl GST)	0.18% of est. development cost (incl GST)
T2	Building Services Levy	S		Minimum fee	Minimum of \$40.50	Minimum of \$40.50
T2	Building Services Levy	S		Applications over \$45K	0.18% of est. development cost (incl GST)	0.18% of est. development cost (incl GST)
T1	CITF Levy	S		Applications over \$20K	0.2% of the construction cost incl GST	0.2% of est. development cost (incl GST)
Building Approval Certificate unauthorised work HAS been done						
135613	Building Approval Certificate (certified) for authorised Class 1 & 10	S		Minimum Ffee	\$90.00	\$90.00
135613	Application for a domestic residential and outbuildings building (Class 1 & 10)	S		0.38% of est. development cost (incl GST)	0.38% of est. development cost (incl GST)	0.38% of est. development cost (incl GST)
T2	Building Services Levy	S		Minimum fee	Minimum of \$40.50	Minimum of \$40.50
T2	Building Services Levy	S		Applications over \$45K	0.18% of est. development cost (incl GST)	0.18% of est. development cost (incl GST)
T1	CITF Levy	S		Applications over \$20K	0.2% of the construction cost incl GST	0.2% of est. development cost (incl GST)
Building Approval Certificate unauthorised work HAS NOT been done						
135613	Building Approval Certificate (certified) for authorised Class 1 & 10	S		Minimum Ffee	\$90.00	\$90.00
135613	Application for a domestic residential and outbuildings building (Class 1 & 10)	S		0.20% of est. development cost (incl GST)	0.20% of est. development cost (incl GST)	0.20% of est. development cost (incl GST)
T2	Building Services Levy	S		Minimum fee	Minimum of \$40.50	Minimum of \$40.50
T2	Building Services Levy	S		Applications over \$45K	0.18% of est. development cost (incl GST)	0.18% of est. development cost (incl GST)
T1	CITF Levy	S		Applications over \$20K	0.2% of the construction cost incl GST	0.2% of est. development cost (incl GST)
Park Homes on Caravan Parks and Camping Grounds						
135613	Application to install a Class 1a Park Home	S		Minimum fee of \$90	\$90 or 0.32% of est. development cost (incl GST)	\$90 or 0.32% of est. development cost (incl GST)
135613	Application to install a Class 3 Park Home	S		Minimum fee of \$90	\$90 or 0.18% of est. development cost (incl GST)	\$90 or 0.18% of est. development cost (incl GST)
135613	Application to install an annexe	S		Minimum fee of \$90	\$90 or 0.32% of est. development cost (incl GST)	\$90 or 0.32% of est. development cost (incl GST)
Private Swimming Pools & Spa's						
132328	Inspection Fee (initial inspection)			per inspection	\$55.00	\$55.00
132328	Inspection Fee - four yearly inspections charged through rates			per year	\$13.75	\$13.75
Extension of Time Permit						
135613	Building Permit				90.00	90.00
135613	Demolition Permit				90.00	100.00
135613	Building Approval Certificate				90.00	100.00
135613	Occupancy Permit				90.00	100.00
Additional Services / Advice						
135613	Personal Service / Advice (minimum of 1 hour)	*		per hour	\$150.00	165.00
135613	Building Services Inspection Fee	*		per hour	150.00	165.00
135613	Sign Licence	*		per application	100.00	100.00
135613	Building Plan Search Fees	*		per search	100.00	100.00
135613	Design and Drawings (for sheds, patios, fences, etc)	*		per design	100.00	100.00
135613	Request seeking confirmation that Planning, Environmental Health & Infrastructure requirements have been met	*		per hour	150.00	150.00
<i>Note: Any disbursement relating to site inspections (including travel, accommodation, meals, administration fees etc.) are charged at ruling market rates</i>						
Shire Verge Security						
135613	Verge inspection fee					55.00
T6	Residential Security Bond (including below ground swimming pool)					3000.00
T6	Grouped Development Security Bond (5 or more)					10000.00

S Denotes Statutory Fee * Denotes GST Inclusive

GL CODE	FEE TYPE	GST SF	BASIS	2012/13	Proposed Fees 2013/14
OTHER PROPERTY AND SERVICES					
PRIVATE WORKS					
Hire of Council Equipment (Includes Operator, minimum 1 hour) - Home Rate					
148953	Graders - 120kW	*	per hour	186.00	224.2
148953	Front End Loader (5m3)	*	per hour	174.00	230.2
148953	Drum Roller (Smooth 12t)	*	per hour	147.00	146.2
148953	Roller - 17t Padfoot	*	per hour	170.00	171.4
148953	Roller Multi BW25RH	*	per hour		189.4
148953	Tip Truck 6 Wheeler	*	per hour	150.00	172.56
148953	Prime Mover & single side tipper trailer	*	per hour	186.00	216.96
148953	Prime Mover & double side tipper trailers	*	per hour		244.56
148953	Prime Mover & float	*	per hour	191.00	222.96
148953	Rear Loading Rubbish Truck	*	per hour	166.00	252.96
148953	Side Arm Rubbish Truck	*	per hour		184.56
148953	Street Sweeper	*	per hour	166.00	212.16
148953	Road Maintenance Truck	*	per hour	142.00	142.56
148953	Backhoe	*	per hour	149.00	150.96
148953	Ride on Mower	*	per hour	120.00	122.16
148953	Tractor & Slasher	*	per hour	155.00	155.76
148953	Skid Steer Loader	*	per hour	147.00	148.56
148953	Cherry Picker	*	per hour	115.50	NA
148953	Forklift	*	per hour	115.50	230.16
148953	Genset (38kVA)	*	per day	181.50	NA
148953	Minor Equipment (trailers, boom sprayer, water tank etc. - hired in conjunction with heavy equipment)	*	per hour	104.50	160.00
148953	Light Vehicles	*	per hour	19.80	20.00
148953	Mobilisation charge	*	per km	101.20	106.56
148953	Project Manager	*	per hour	7.15	8.00
148953	Supervisor	*	per hour		172.20
148953	Labour (Labourer)	*	per hour		135.30
148953	Labour (Operator)	*	per hour	85.10	89.79
148953	Labour (Operator)	*	per hour	96.60	118.08
<i>## all above charges are inclusive of an administration component</i>					
Hire of Council Equipment (Includes Operator, minimum 1 hour) - Away Rate					
148953	Graders - 120kW	*	per hour	190.00	254.2
148953	Front End Loader (5m3)	*	per hour	180.00	260.2
148953	Drum Roller (Smooth 12t)	*	per hour	155.00	176.2
148953	Tip Truck 6 Wheeler	*	per hour	160.00	202.56
148953	Prime Mover & single side tipper trailer	*	per hour	180.00	246.96
148953	Prime Mover & double side tipper trailers	*	per hour	180.00	274.56
148953	Prime Mover & float	*	per hour	180.00	252.96
148953	Rear Loading Rubbish Truck	*	per hour	155.00	282.96
148953	Street Sweeper	*	per hour	170.00	242.16
148953	Road Maintenance Truck	*	per hour	125.00	172.56
148953	Backhoe	*	per hour	150.00	180.96
148953	Ride on Mower	*	per hour	105.00	152.16
148953	Tractor & Slasher	*	per hour	127.00	185.76
148953	Skid Steer Loader	*	per hour	155.00	178.56
148953	Cherry Picker	*	per hour		N/A
148953	Forklift	*	per hour		260.16
148953	Project Manager	*	per hour		202.20
148953	Supervisor	*	per hour		165.30
148953	Labour (Labourer)	*	per hour		119.79
148953	Labour (Operator)	*	per hour		148.08
Hire of Council Employees					
145673	Private Works - Mechanic	*	per hour	110.00	123.00



**RETURNED AND SERVICES LEAGUE
OF AUSTRALIA**
NEW SOUTH WALES BRANCH INCORPORATED
"The Price of Liberty is Eternal Vigilance"

PRESIDENT R.J. Flanagan
HON TREASURER G Jehn
HON SEC Barnett F Blundell

ABN 71 286 720 887

SHIRE OF ASHBURTON	
Rec No:	1319716
	04 JUN 2013
File:	OR.OR/RE.SE.R.24924
Officer:	CEO

SWANSEA Sub Branch

P.O. Box 253
SWANSEA
N.S.W. 2281

28 May 2013

Frank Ludovico
Acting CEO
Onslow Council
PO Box 567
Tom Price 6751
Western Australia

Dear Sir,

I have had a recent telephone discussion with Amanda O'Halloran regarding the ANZAC memorial that was constructed on the peninsula at Onslow and she advised me to write to you.

We admire this memorial very much and our committee have asked me to investigate if, with your consent, something similar could be built beside our club on the beachfront at Swansea. If you agree we would be happy to place a plaque with any wording you desire on the memorial crediting Onslow with the original concept.

Our plan, should you agree, would be to have this constructed and put in place in time for dedication at the Centenary of ANZAC in April 2015.

I look forward to your earliest consideration.

Yours sincerely

Barney Blundell,

Honorary Secretary, Swansea Sub Branch, and Vice president Swansea RSL Club

Phone: 02 4965 9595, Mobile 0407 221060

Email blundelljb@iprimus.com.au



PROJECT MANAGEMENT
URBAN DESIGN
MASTER PLANNING

Aerial Photography by geotaur geomatics/supatrad, provided in accordance with the



date 25 March 2013 job no 7832
 scale 1:50000 e-ref 7832_FIG01A_20130312 TOM PRICE (LOCATION).dwg
 designer A McLary prepared by S Blanchard
 client Claudel Pty Ltd projection
 Level 3, 365 Newcastle Street, Northbridge, Western Australia 6003
 email greg@greg-rowe.com web www.greg-rowe.com
 tel +618 9221 1991 fax +618 9221 1914

title Location Plan
 address Lot 687 Yaruga Street
 Tom Price

PERTH • PEEL / SOUTH WEST • MID WEST • PILBARA

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yaruga street

boundary 25 470

5195

16340
EXISTING HOUSE

5500

2675

NEW CARBAY

NEW DRIVEWAY

DEMOLISH EXISTING CONCRETE IN THIS
AREA FOR NEW DRIVEWAY ACCESS

2710

EXISTING VERANDAH

EXISTING CARPORT

EXISTING FENCE AND GATE TO BE REMOVED

NEW FENCE AND GATE

EXISTING RESIDENCE

LOUNGE

NEW FENCE AND GATE

EDY

KITCHEN

BATH

BED 2

BED 1

BED 3

BED 3

PEDESTRIAN ACCESSWAY

5540

boundary 35 500

11140
EXISTING HOUSE

2000
INSITU
COVERED LINK

4200
MODULE

2725

1200

4512
SETBACK

4642
SETBACK

4500

10000
MODULE

9376
SETBACK

NEW EXTENSION

4500

4500

1676

12160
SETBACK

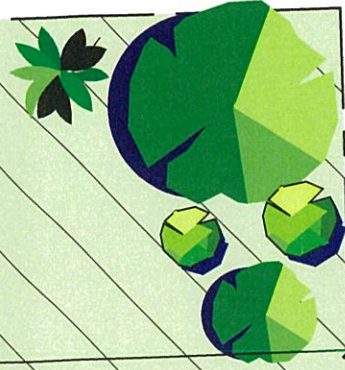
EXISTING COVERED
OUTDOOR AREA

NEW LINK
CONCRETE
34-30

2985

2985

600



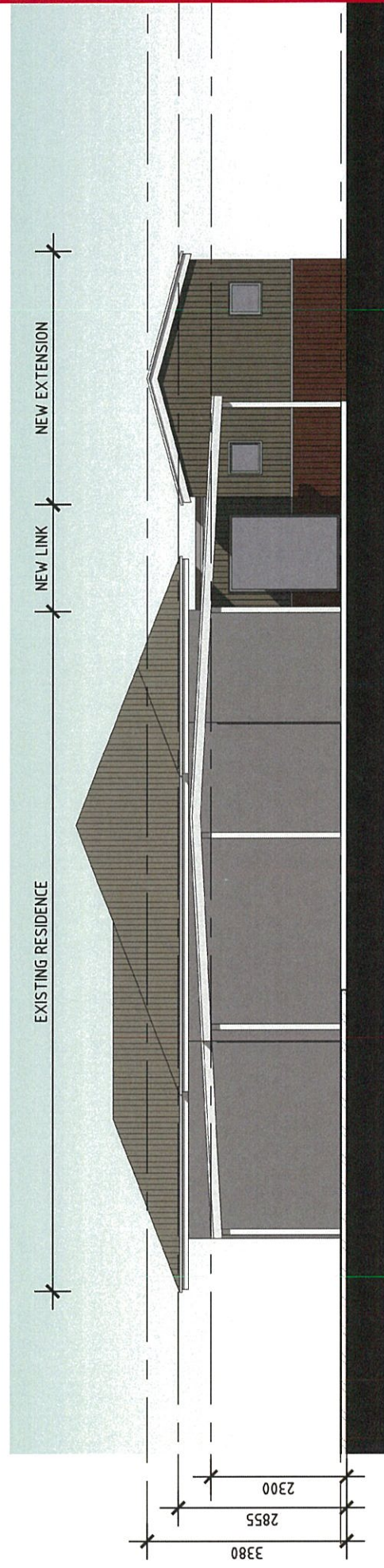
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BUILDING AREA : 46 SQM

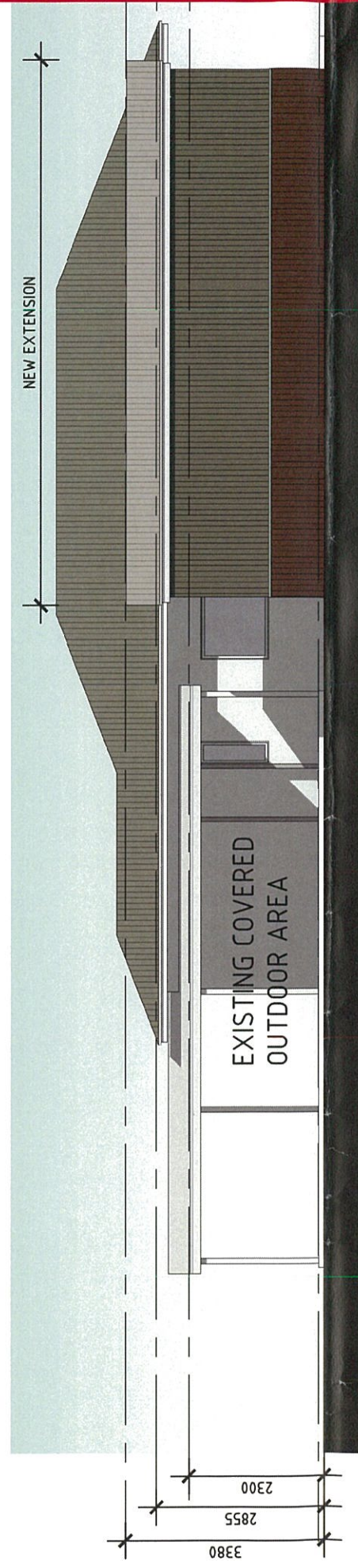
NOTE: CONSTRUCTION IS TO BE STEEL STUDWORK
WALL FRAMING WITH CONCRETE FLOOR



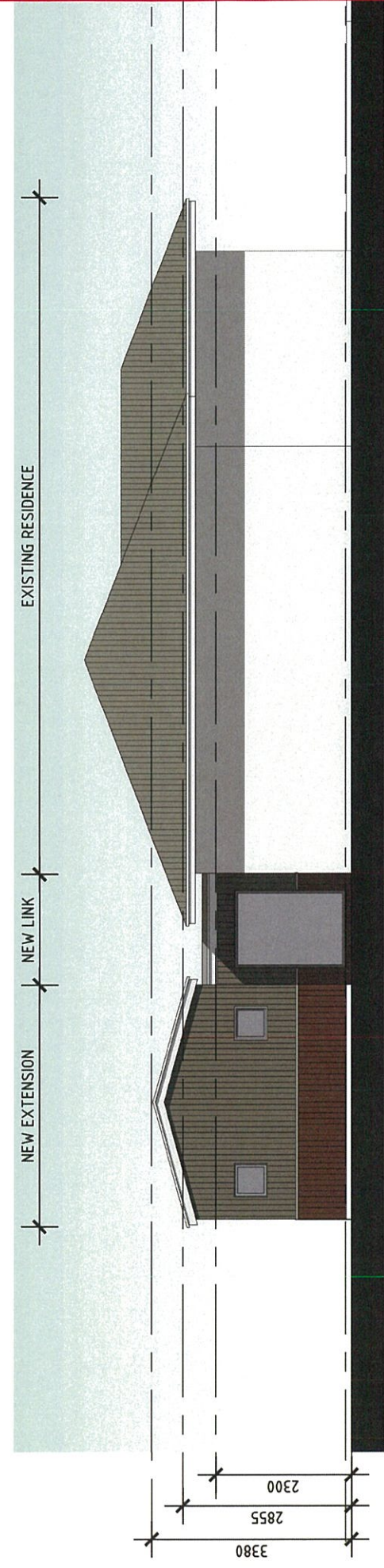
FRONT ELEVATION



SIDE ELEVATION 1



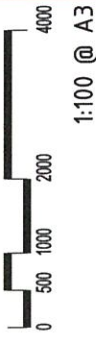
REAR ELEVATION



SIDE ELEVATION 2



PERSPECTIVE 1



1:100 @ A3



PERSPECTIVE 2



PERSPECTIVE 3



AERIAL PERSPECTIVE

SOCIAL IMPACT: PRO-FORMA**Development Application – Lot 687 Yaruga Street, Tom Price****1. PROPOSED DEVELOPMENT:****a) LOCATION: Area & ownership of subject land**

- **Location:** Lot 687 Yaruga Street, Tom Price
- **Area:** 895m²
- **Ownership:** Claudel Pty Ltd
- **Applicant:** Greg Rowe and Associates

b) BACKGROUND: Existing development/ landuse on site (e.g. house, residence): Extension of single residence to add two bedrooms and two bathrooms.**c) DESCRIPTION OF SITE:**

- **Topography:** Flat
- **Vegetation:** Cleared of any native vegetation, some trees remain towards rear of site.
- **Surrounding Development:** Single residential dwellings surrounding the subject site with a pedestrian access way located along the western boundary of the site.

Please tick as appropriate

- Drainage
- Water Supply
- Effluent Disposal
- Electricity/ Gas Supply
- Telecommunications
- Sealed Roads

d) DESCRIPTION OF PROPOSAL

- **Land use:** Single House
- **No. of Units/ floor areas, location on-site:** Proposed extension of a single dwelling with a floor area of 46m².
- **Estimated Cost of Development:** \$80,000
- **Is Strata Subdivision proposed?** No
- **Implementation and Management:** Unknown at this time but will be undertaken by a professional.
- **Developer/ Proponent commitments (e.g. provision of facilities):** Construction of additional module, landscaping and connection to services.

2). CONSTRUCTION STAGE OF DEVELOPMENT:

- **Estimated construction time?** Unknown.
- **No. of employees/ contractors?** Unknown.

- **Likely impacts (visual, noise, dust parking, access) e.g. from machinery, building contractors?** It is anticipated there will be limited visual, noise, dust and access impacts during the construction stage of the development due to the small scale of development. Management methods will be implemented to ensure any possible impacts are minimised.
- **Additional infrastructure/ services required. e.g. drainage, roads, overhead power/ sewer?** No additional services are required as the site is already connected to all essential services. The existing crossover will be sufficient to enable access to the site.
- **Local amenity issues (short-term: disturbance, landscape impact etc)?** Any visual amenity concerns relative to construction will be minimised through management methods including fencing and the use of loud equipment within prescribed times only.
- **Transport/ traffic issues (congestion, construction works etc)?** There will be sufficient car parking available on the subject site during the construction stages.
- **Ecological impacts (short-term pollution, community health etc)?** Any dust or noise concerns will be minimised through the implementation of management methods.
- **Cultural/ heritage impacts (short-term: building/ site disturbance) other comments?** There will be no negative cultural/ heritage impacts.

3. OPERATIONAL STAGE OF DEVELOPMENT:

- **Are the development impacts seasonal and/ or ongoing?** The positive development impacts will be ongoing as this is intended to be a permanent development.
- **No. of Employees?** Nil single residence.
- **Economic impacts (employment generation etc, local goods sourced)?** Expected to provide a larger residence.
- **Social impact (community services/ infrastructure requirements, impact on quality of life of residents and tourists)?** Will contribute positively to the revitalisation of the town providing a larger residential building with modern extension.
- **Transport/ traffic issues/ pedestrian/ cyclist safety, carparking etc?** Existing carport will be utilised and no additional car parking is considered to be required.
- **Ecological impacts (pollution etc, community health, biodiversity etc)?** Pollution will be minimised due being a small extension of an existing residence.
- **Cultural impacts (local amenity, impact on tourist attractions and places of heritage significance)?** The proposed development will not impact on the visual amenity of the site as the extension is to the rear of the existing residence which is proposed to be retained.
- **Perceived issues of objections/ conflict? (How will these be addressed)?** There are no perceived issues or objections as the proposed development is an extension of an existing residence which will still have adequate boundary setbacks and is simply converting a 3 bedroom and 1 bathroom residence to a 5 bedroom and 3 bathroom residence.

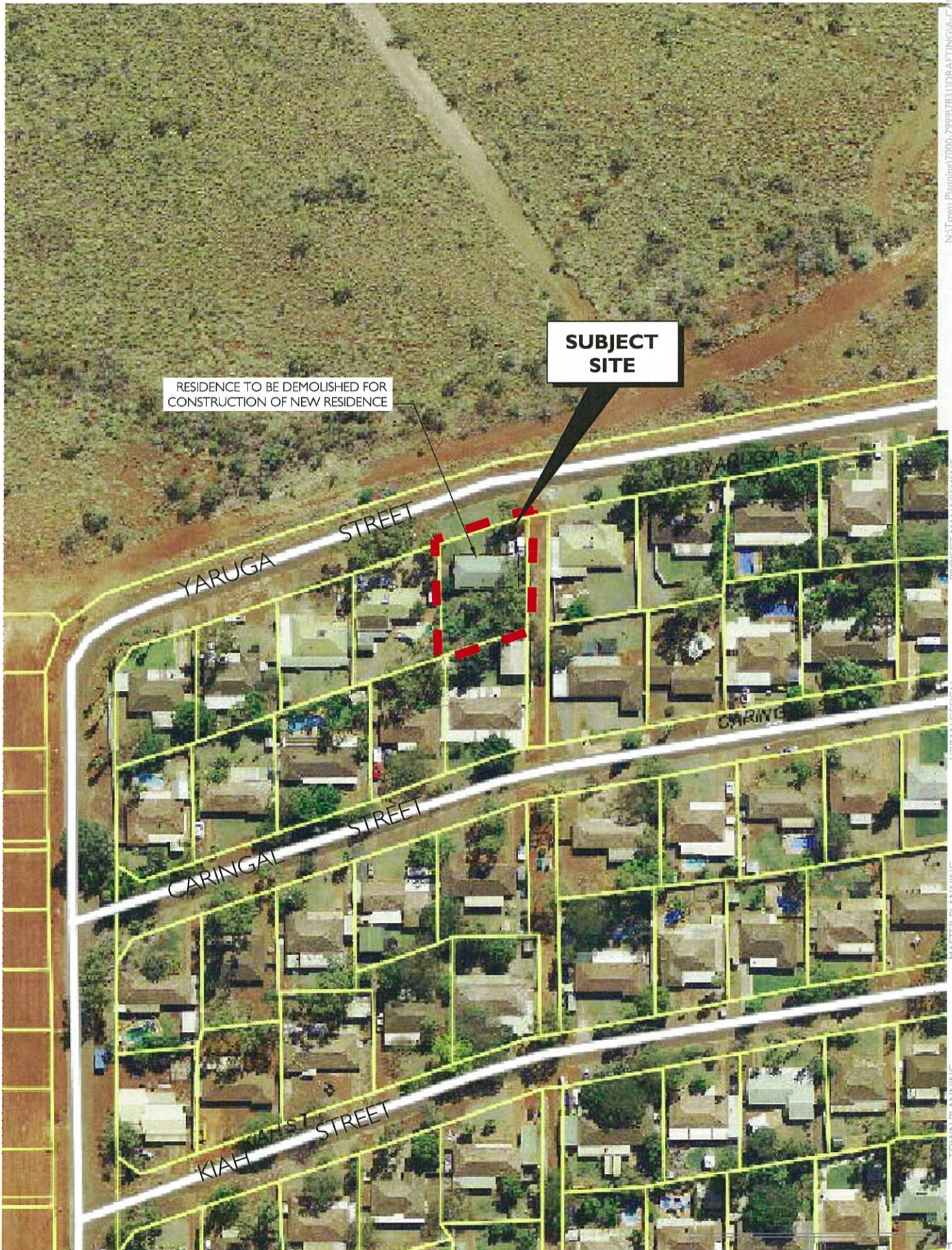
4. COMMUNITY CONSULTATION:

- **List the likely key issues of concern from affected stakeholders (Immediate vicinity).** In the immediate vicinity are single residences which are either owner occupied or leased. The concern for stakeholders will be the initial construction of the extension which will only be for a very short period due to the size of the development. The addition of bedrooms at the subject site may be of concern local residents as this will enable more people to reside at the site. Affected stakeholders may query the provision of parking bays however as

outlined in the Development Application letter, the proposed development is consistent with the minimum design requirements of LPS 7 and the R-Codes.

- **List the expected level of community consultation required for the proposal and what actions are proposed to implement the appropriate level of stakeholder and community consultation identified.** As the proposal is a 'D' use within the 'Residential' zone and the proposal meets the minimum design requirements of LPS 7 and the R-Codes, public advertising is not essential however it is understood this is at the discretion of the Shire of Ashburton. Should it be deemed necessary, it is expected community consultation will be in the form of a public advertising period in which the community is invited to provide comment on the proposal.
- **Has the immediate community been informed prior to formal lodgement of the application? What has been the response from the immediate community to this information?** No
- **Are there any known perceived issues of concern expressed against the proposal by the immediate community?** No
- **Has the proposal been modified in response to preliminary community consultation? If so, how and to what extent?** No.

Aerial Photography captured and supplied by LANDGATE



N:\Town Planning\7000-7999\7831\DRAWING\A-CAD

PROJECT MANAGEMENT

URBAN DESIGN

MASTER PLANNING

TOWN PLANNING

date 25 March 2013 job no. 7831
 scale 1:xxxxx e-ref 7831_FIG01A_20130312 TOM PRICE (LOCATION).dwg
 designer A McLarty prepared by S Blanchard
 client Claudel Pty Ltd projection
 Level 3, 369 Newcastle Street, Northbridge, Western Australia, 6003
 email grr@greg-rowe.com web www.greg-rowe.com
 tel +618 9221 1991 fax +618 9221 1919

title Location Plan
 address Lot 688 Yaruga Street
 Tom Price

GREG ROWE & associates
FOCUSSED ON ACHIEVEMENT

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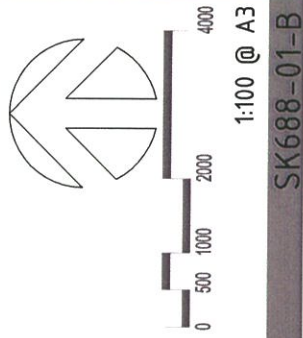
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BUILDING AREA: 242 SQM

NOTE: CONSTRUCTION IS TO BE STEEL STUDWORK WALL FRAMING WITH CONCRETE FLOOR



JEFF FREEMAN ARCHITECTS
 10/100 YARRUP STREET, PERTH WA 6000
 TEL: 08 9437 1111
 WWW.JEFFFREEMANARCHITECTS.COM.AU

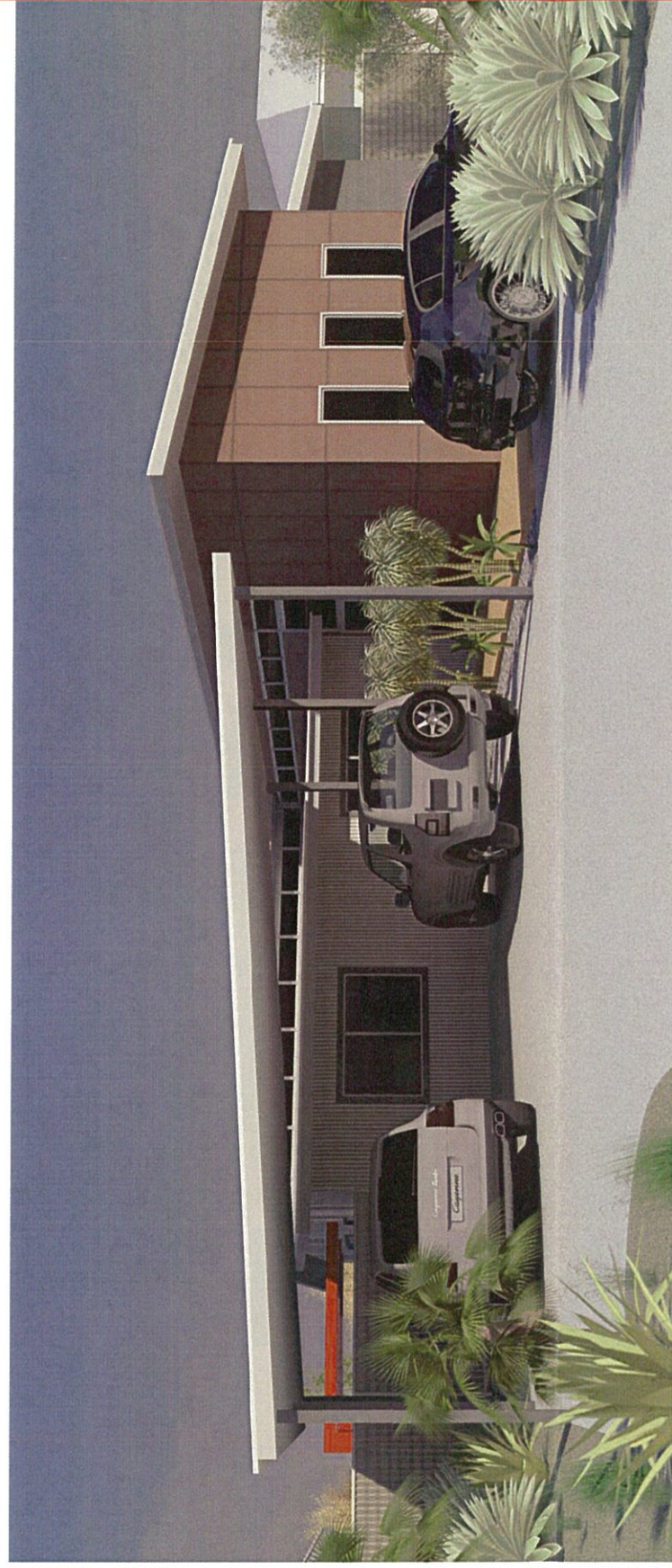
LOT 688 YARUGA STREET, TOM PRICE for MR IAN DUNCAN

SITE PLAN

SK688-01-B



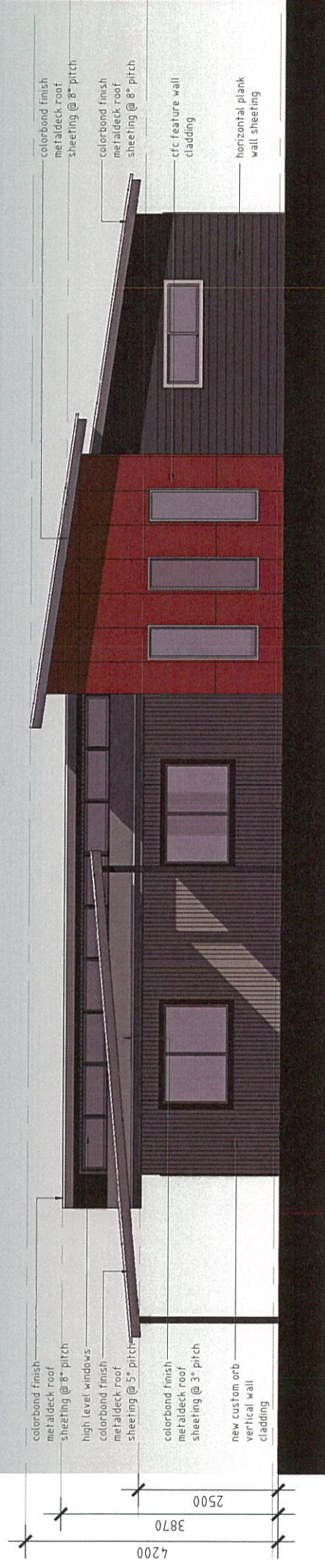
PERSPECTIVE 1



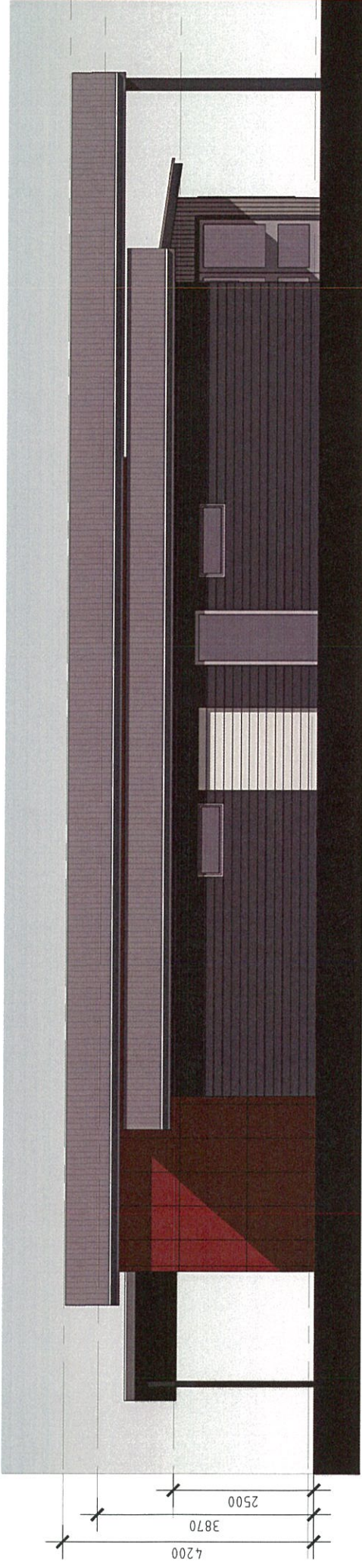
PERSPECTIVE 2



REAR AERIAL PERSPECTIVE



FRONT ELEVATION



SIDE ELEVATION 1



REAR ELEVATION

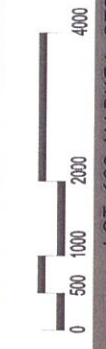


SIDE ELEVATION 2



AERIAL PERSPECTIVE FRONT

1:100 @ A3



LOT 688 YARUGA STREET, TOM PRICE for MR IAN DUNCAN

SOCIAL IMPACT: PRO-FORMA**Development Application – Lot 688 Yaruga Street, Tom Price****1. PROPOSED DEVELOPMENT:****a) LOCATION: Area & Ownership of Subject Land**

- **Location:** Lot 688 Yaruga Street, Tom Price
- **Area:** 879m²
- **Ownership:** Claudel Pty Ltd
- **Applicant:** Greg Rowe and Associates

b) BACKGROUND: Existing development/ landuse on site (e.g. house, residence): One storey single dwelling.**c) DESCRIPTION OF SITE:**

- **Topography:** Flat
- **Vegetation:** Cleared of any native vegetation, some trees remain along east and west boundary as well as towards rear of site.
- **Surrounding Development:** Single residential dwellings surrounding the subject site with a pedestrian access way located along the eastern boundary of the site.

Please tick as appropriate

- Drainage
- Water Supply
- Effluent Disposal
- Electricity/ Gas Supply
- Telecommunications
- Sealed Roads

d) DESCRIPTION OF PROPOSAL

- **Land use:** Single residence
- **No. of Units/ floor areas, location on-site:** Proposed single residence with a floor area of 241.92m² plus a triple car port of 48.14m².
- **Estimated Cost of Development:** \$300,000.
- **Is Strata Subdivision proposed?** No
- **Implementation and Management:** Unknown at this time but will be undertaken by a professional company.
- **Developer/ Proponent commitments (e.g. provision of facilities):** Construction of dwelling and landscaping.

2). CONSTRUCTION STAGE OF DEVELOPMENT:

- **Estimated construction time?** Unknown.
- **No. of employees/ contractors?** Unknown.
- **Likely impacts (visual, noise, dust parking, access) e.g. from machinery, building contractors?** It is anticipated there will be visual, noise, dust and access impacts during the construction stage of the development on the same scale as other similar developments. Management methods will be implemented to ensure impacts are minimised.
- **Additional infrastructure/ services required. e.g. drainage, roads, overhead power/ sewer?** No additional services are required as the site is already connected to all essential services. The existing crossover will be increased to enable access to the proposed triple car port.
- **Local amenity issues (short-term: disturbance, landscape impact etc)?** Any visual amenity concerns relative to construction will be minimised through management methods including fencing.
- **Transport/ traffic issues (congestion, construction works etc)?** There will be sufficient car parking available on the subject site during the construction stages.
- **Ecological impacts (short-term pollution, community health etc)?** Any dust or noise concerns will be minimised through the implementation of management methods.
- **Cultural/ heritage impacts (short-term: building/ site disturbance) other comments?** There will be no negative cultural/ heritage impacts.

3. OPERATIONAL STAGE OF DEVELOPMENT:

- **Are the development impacts seasonal and/ or ongoing?** The positive development impacts will be ongoing as this is intended to be a permanent development.
- **No. of Employees?** Nil single residence.
- **Economic impacts (employment generation etc, local goods sourced)?** Expected to provide a large modern residence.
- **Social impact (community services/ infrastructure requirements, impact on quality of life of residents and tourists)?** Will contribute positively to the revitalisation of the town providing a quality residential building and will increase passive and active surveillance of the area which will deter antisocial behaviour.
- **Transport/ traffic issues/ pedestrian/ cyclist safety, carparking etc?** Car parking space for four vehicles is provided within the subject site.
- **Ecological impacts (pollution etc, community health, biodiversity etc)?** Pollution will be minimised. The development will incorporate new landscaped areas extending through the site that will contribute to biodiversity.
- **Cultural impacts (local amenity, impact on tourist attractions and places of heritage significance)?** The proposed development will have a positive impact on improving the visual amenity of the site with landscaping and a newly constructed modern residence.
- **Perceived issues of objections/ conflict? (How will these be addressed)?** Car parking and a triple car port is setback from the street to ensure parking of vehicles is not on the verge. Landscaping is proposed for the front verge and an outdoor area is proposed along the eastern boundary to provide surveillance of the pedestrian access way.

4. COMMUNITY CONSULTATION:

- **List the likely key issues of concern from affected stakeholders (Immediate vicinity).** In the immediate vicinity are single residences which are either owner occupied or leased. The concern for stakeholders will be the demolition of the existing dwelling and construction of the proposed dwelling which will only be for a short period. The number of bedrooms proposed may concern stakeholders relative to the number of people living at the subject site. It is noted that the proposed development meets the minimum provisions relevant to an adequate car parking area, living areas and outdoor areas for the size of residence.
- **List the expected level of community consultation required for the proposal and what actions are proposed to implement the appropriate level of stakeholder and community consultation identified.** Although the proposal is a 'D' use within the 'Residential' zone and the proposal meets the minimum design requirements of LPS 7, it is understood that it is at the discretion of Council as to whether public advertising is required as a result of some minor variations to the Acceptable Development provisions of the R-Codes. Should it be deemed necessary, it is expected community consultation will be in the form of a public advertising period in which the community is invited to provide comment on the proposal.
- **Has the immediate community been informed prior to formal lodgement of the application? What has been the response from the immediate community to this information?** No
- **Are there any known perceived issues of concern expressed against the proposal by the immediate community?** No
- **Has the proposal been modified in response to preliminary community consultation? If so, how and to what extent?** No.



NATown Planning/7000_7999/7833/DRAFTING/A-CAD

PROJECT MANAGEMENT

URBAN DESIGN

MASTER PLANNING

TOWN PLANNING

Aerial Photo courtesy of Google Earth, processed by CANBERRA

date: 25 March 2013	job no: 7833	title: Location Plan
scale: 1:xxxxx	ref: 7833_FIG01A_20130312 TOM PRICE (LOCATION).dwg	address: Lot 76 Tamarind Street Tom Price
designer: A McLarty	prepared by: S Blanchard	
client: Claudel Pty Ltd	projection:	
Level 3, 369 Newcastle Street, Northbridge, Western Australia, 6003		
email: grr@greg-rowe.com web: www.greg-rowe.com		
tel: +618 9221 1951 fax: +618 9221 1919		
PERTH • PEEL / SOUTH WEST • MID WEST • PILBARA		

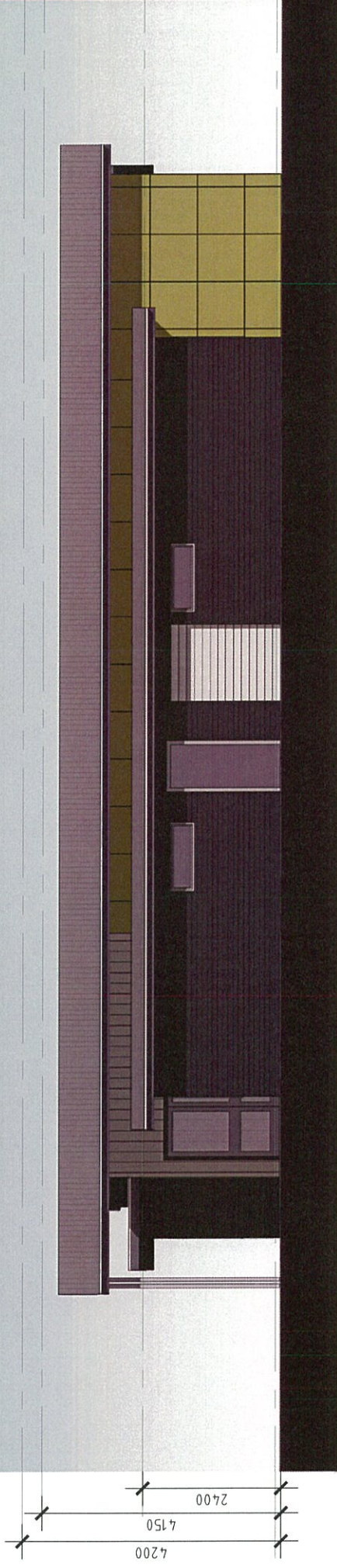
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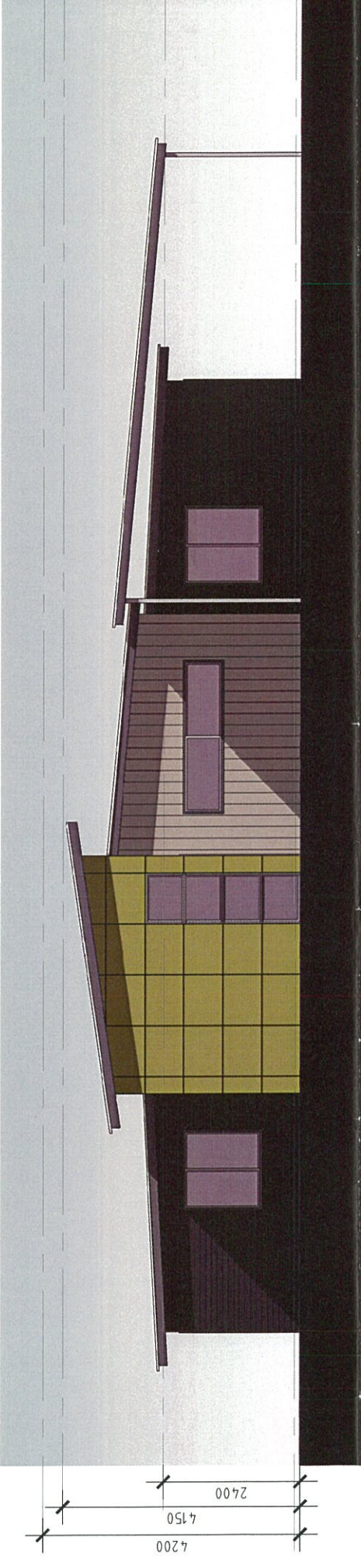
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FRONT ELEVATION



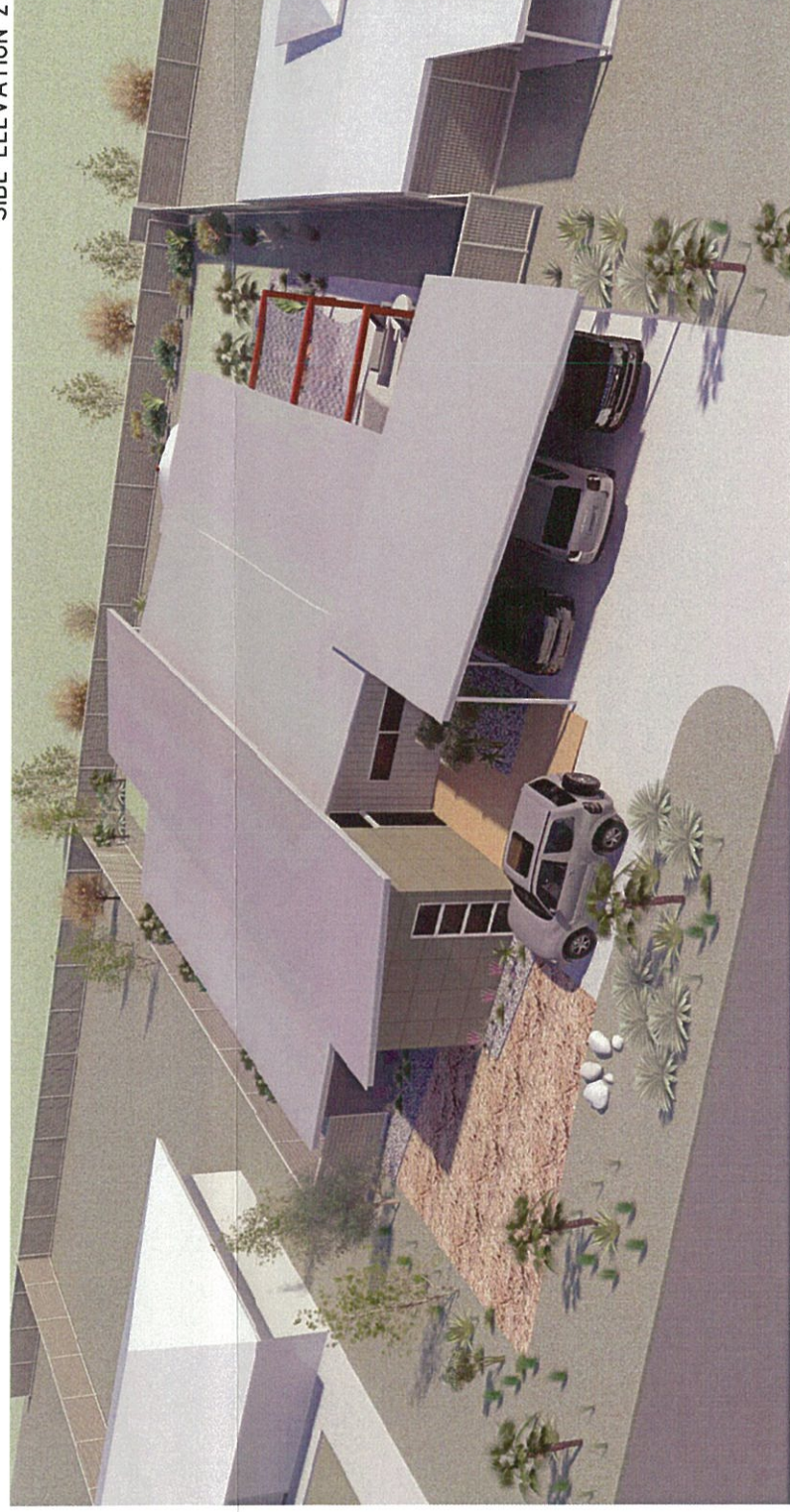
SIDE ELEVATION 1



REAR ELEVATION



SIDE ELEVATION 2



AERIAL PERSPECTIVE

1:100 @ A3

SK76-02-B

ELEVATIONS + PERSPECTIVE

LOT 76 TAMARIND STREET, TOM PRICE for MR IAN DUNCAN





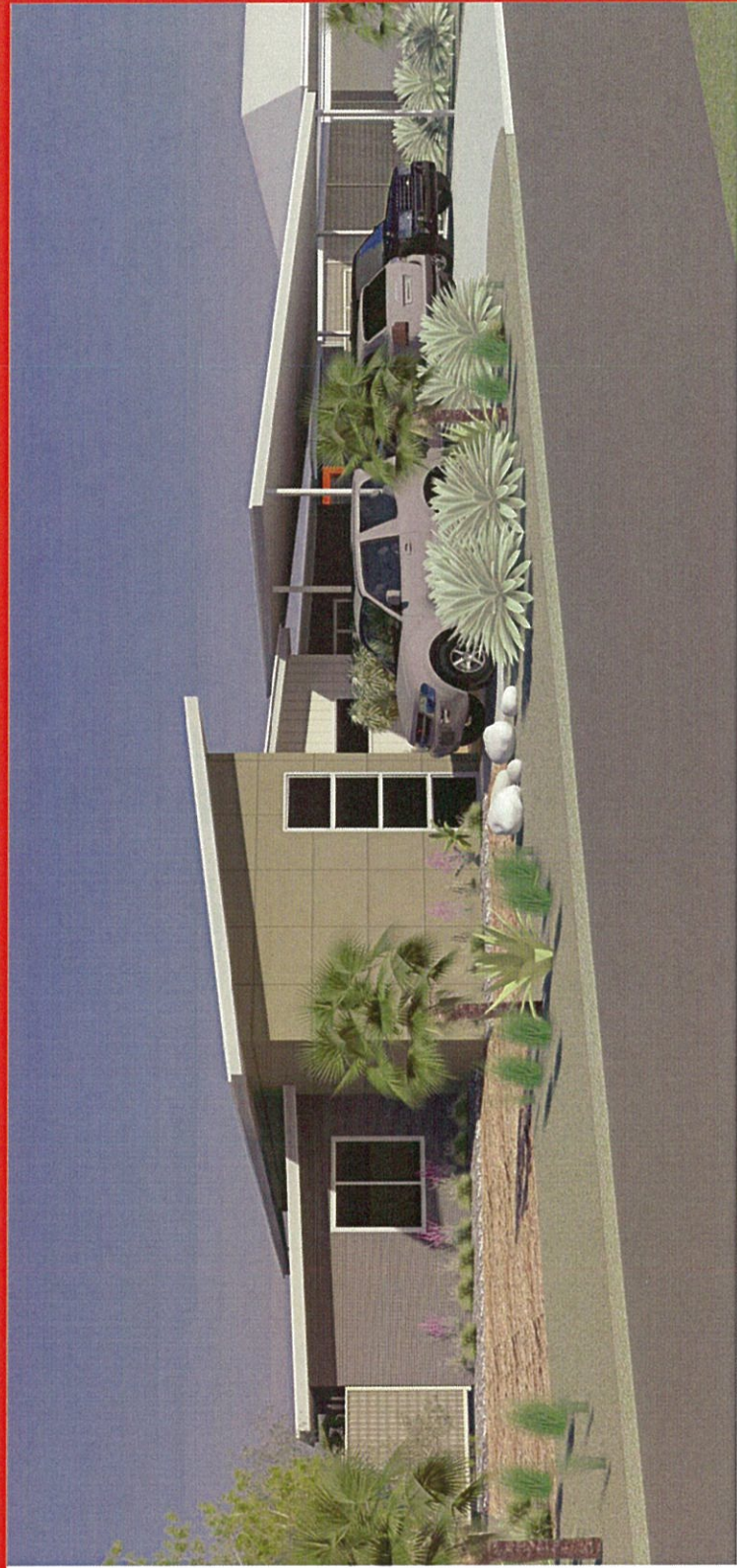
BUILDING AREA: 242 SQM

NOTE: CONSTRUCTION IS TO BE STEEL STUDWORK WALL FRAMING WITH CONCRETE FLOOR



1:100 @ A3





PERSPECTIVE 1



PERSPECTIVE 2



AERIAL PERSPECTIVE REAR

SOCIAL IMPACT: PRO-FORMA

Development Application – Lot 76 Tamarind Street, Tom Price

1. PROPOSED DEVELOPMENT:

a) LOCATION: Area & ownership of subject land

- **Location:** Lot 76 Tamarind Street, Tom Price
- **Area:** 872m²
- **Ownership:** Claudel Pty Ltd
- **Applicant:** Greg Rowe and Associates

b) BACKGROUND: Existing development/ landuse on site (e.g. house, residence): One storey single residence.

c) DESCRIPTION OF SITE:

- **Topography:** Flat
- **Vegetation:** Cleared of any native vegetation, some trees remain towards rear of the site.
- **Surrounding Development:** Single residential dwellings surrounding the subject site with a pedestrian access way located along the western boundary of the site.

Please tick as appropriate

- Drainage
- Water Supply
- Effluent Disposal
- Electricity/ Gas Supply
- Telecommunications
- Sealed Roads

d) DESCRIPTION OF PROPOSAL

- **Land use:** Single residence
- **No. of Units/ floor areas, location on-site:** Proposed single residence with a floor area of 241.92m² plus a triple car port of 51m².
- **Estimated Cost of Development:** \$300,000
- **Is Strata Subdivision proposed?** No
- **Implementation and Management:** Unknown at this time but will be undertaken by a professional company.
- **Developer/ Proponent commitments (e.g. provision of facilities):** Construction of residence and landscaping.

2). CONSTRUCTION STAGE OF DEVELOPMENT:

- **Estimated construction time?** Unknown.
- **No. of employees/ contractors?** Unknown.
- **Likely impacts (visual, noise, dust parking, access) e.g. from machinery, building contractors?** It is anticipated there will be visual, noise, dust and access impacts during the construction stage of the development on the same scale as other similar developments. Management methods will be implemented to ensure impacts are minimised.
- **Additional infrastructure/ services required. e.g. drainage, roads, overhead power/ sewer?** No additional services are required as the site is already connected to all essential services. The existing crossover will be increased to enable access to the proposed triple car port.
- **Local amenity issues (short-term: disturbance, landscape impact etc)?** Any visual amenity concerns relative to construction will be minimised through management methods including fencing.
- **Transport/ traffic issues (congestion, construction works etc)?** There will be sufficient car parking available on the subject site during the construction stages.
- **Ecological impacts (short-term pollution, community health etc)?** Any dust or noise concerns will be minimised through the implementation of management methods.
- **Cultural/ heritage impacts (short-term: building/ site disturbance) other comments?** There will be no negative cultural/ heritage impacts.

3. OPERATIONAL STAGE OF DEVELOPMENT:

- **Are the development impacts seasonal and/ or ongoing?** The positive development impacts will be ongoing as this is intended to be a permanent development.
- **No. of Employees?** Nil single residence.
- **Economic impacts (employment generation etc, local goods sourced)?** Expected to provide a large modern residence.
- **Social impact (community services/ infrastructure requirements, impact on quality of life of residents and tourists)?** Will contribute positively to the revitalisation of the town providing a quality residential building and will increase passive and active surveillance of the area which will deter antisocial behaviour.
- **Transport/ traffic issues/ pedestrian/ cyclist safety, carparking etc?** Car parking space for four vehicles is provided within the subject site.
- **Ecological impacts (pollution etc, community health, biodiversity etc)?** Pollution will be minimised. The development will incorporate new landscaped areas extending through the site that will contribute to biodiversity.
- **Cultural impacts (local amenity, impact on tourist attractions and places of heritage significance)?** The proposed development will have a positive impact on improving the visual amenity of the site with landscaping and a newly constructed modern residence.
- **Perceived issues of objections/ conflict? (How will these be addressed)?** Car parking and a triple car port is setback from the street to ensure parking of vehicles is not on the verge. Landscaping is proposed for the front verge and an outdoor area is proposed along the eastern boundary to provide surveillance of the pedestrian access way.

4. COMMUNITY CONSULTATION:

- **List the likely key issues of concern from affected stakeholders (Immediate vicinity).** In the immediate vicinity are single residences which are either owner occupied or leased. The concern for stakeholders will be the initial construction of the residence which will only be for a short period. The number of bedrooms and bathrooms may concern stakeholders as it is a large single residence although there is considered to be adequate car parking area, living areas and outdoor areas for the size of residence.
- **List the expected level of community consultation required for the proposal and what actions are proposed to implement the appropriate level of stakeholder and community consultation identified.** As the proposal is a 'D' use within the 'Residential' zone and the proposal meets the minimum design requirements of LPS 7 and the R-Codes, public advertising is not essential however it is understood this is at the discretion of the Shire of Ashburton. Should it be deemed necessary, it is expected community consultation will be in the form of a public advertising period in which the community is invited to provide comment on the proposal.
- **Has the immediate community been informed prior to formal lodgement of the application? What has been the response from the immediate community to this information?** No
- **Are there any known perceived issues of concern expressed against the proposal by the immediate community?** No
- **Has the proposal been modified in response to preliminary community consultation? If so, how and to what extent?** No.

DEVELOPMENT APPLICATION

LOT 851 CENTRAL ROAD, TOM PRICE

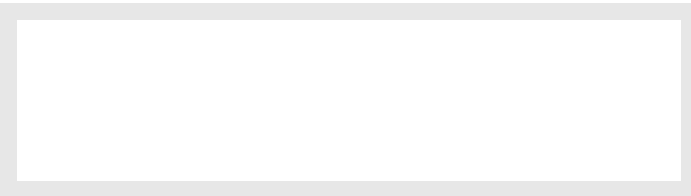


DOCUMENT CONTROL

This report has been authorised by;

7731_13Feb01R_arm
Printed 4 June 2013

Annabel McLarty Town Planner



3/05/2013

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Alan Stewart Team Leader



3/05/2013

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Madeleine Darch Quality Control



3/05/2013

Document History

Version	Filename	Prepared by	Approved by	Date
1	7731_13Feb01R_arm	Annabel McLarty	Alan Stewart	2/05/2013

CONTACT

PERTH

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tel +618 9221 1991 fax +618 9221 1919 email gra@greg-rowe.com
www.greg-rowe.com

REGIONAL OFFICES

peel / south west mandurah@greg-rowe.com
mid west geraldton@greg-rowe.com
pilbara porthedland@greg-rowe.com; karratha@greg-rowe.com

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APPENDICES

1. Certificate of Title
2. Site Plan
3. Floor Plan
4. Elevation Plan
5. Perspective Plans
6. Car Parking Management Strategy - Shawmac
7. Social Impact Statement

I. Introduction

Greg Rowe and Associates acts on behalf of Raminea Pty Ltd, the owner of Lot 851 Central Road, Tom Price (herein referred to as the 'Subject Site').

This report has been prepared in support of a Development Application for the demolition of twenty-three existing accommodation rooms at the subject site to be replaced by sixty-three new modern rooms for the purpose of Transient Workforce Accommodation in the form of a 'Motel/ Hotel' design. The proposal also includes landscaping and exterior improvements to those existing buildings to be retained.

This report includes a description of the following matters:

- » Location of the subject site;
- » Description of the existing land use;
- » Detailed explanation of the proposed development;
- » Overview of relevant planning and design issues; and
- » Justification for the proposed development.

The Shire of Ashburton Application for Approval form, together with a cheque to the value of \$7,770.00 has been included with this report.

It is requested the Shire of Ashburton favourably determine this Application by approving the development of 63 accommodation rooms at the subject site.

2. Description of Site

2.1 Location

The subject site is located in the suburb of Tom Price, within the Shire of Ashburton. The subject site is accessed via an existing crossover from Central Road to the west. Central Road is a sealed gazetted road.

Refer Figure 1 – Location Plan.

2.2 Cadastral Information

The subject site has a total land area of 1.3187 hectares, with a frontage of 59.63 metres to Central Road. The subject site comprises one land parcel, and is legally described as:

- » Lot 851 on Certificate of Title Volume 1708, Folio 6.

The proprietor of the subject site is Raminea Pty Ltd.

Refer Appendix 1 – Certificates of Title.

2.3 Existing Improvements

Currently the subject site is developed with the Tom Price Hotel, staff and guest accommodation and extensive car parking. The Hotel consists of a drive-thru bottle shop, bar, lounge, function room, reception and toilets. There are 87 accommodation rooms currently at the subject site, including 16 staff accommodation rooms.

Currently there are 159 car parking bays including two (2) accessible bays at the subject site. The parking area is adequately bituminised with curbing provided where it adjoins foot paths and landscaping areas. There is also an existing BBQ area central to the site for Motel guests and staff.

The site is already connected to water and sewer.

Refer to Figure 2 – Aerial Image.

2.4 Surrounding Development and Land Uses

To the immediate north of the subject site is a Coles Supermarket complex inclusive of a post office and other convenience stores. To the east of the subject site is a large Home Hardware store and adjoining the subject site to the south is the local Tom Price Swimming Pool, Tennis Courts and Skate Park.

The town's airport bus pickup and drop off area adjoins the subject site at the north eastern corner. There is an existing gate on the northern side of the subject site providing direct pedestrian access to the neighbouring shopping complex and the bus stop.

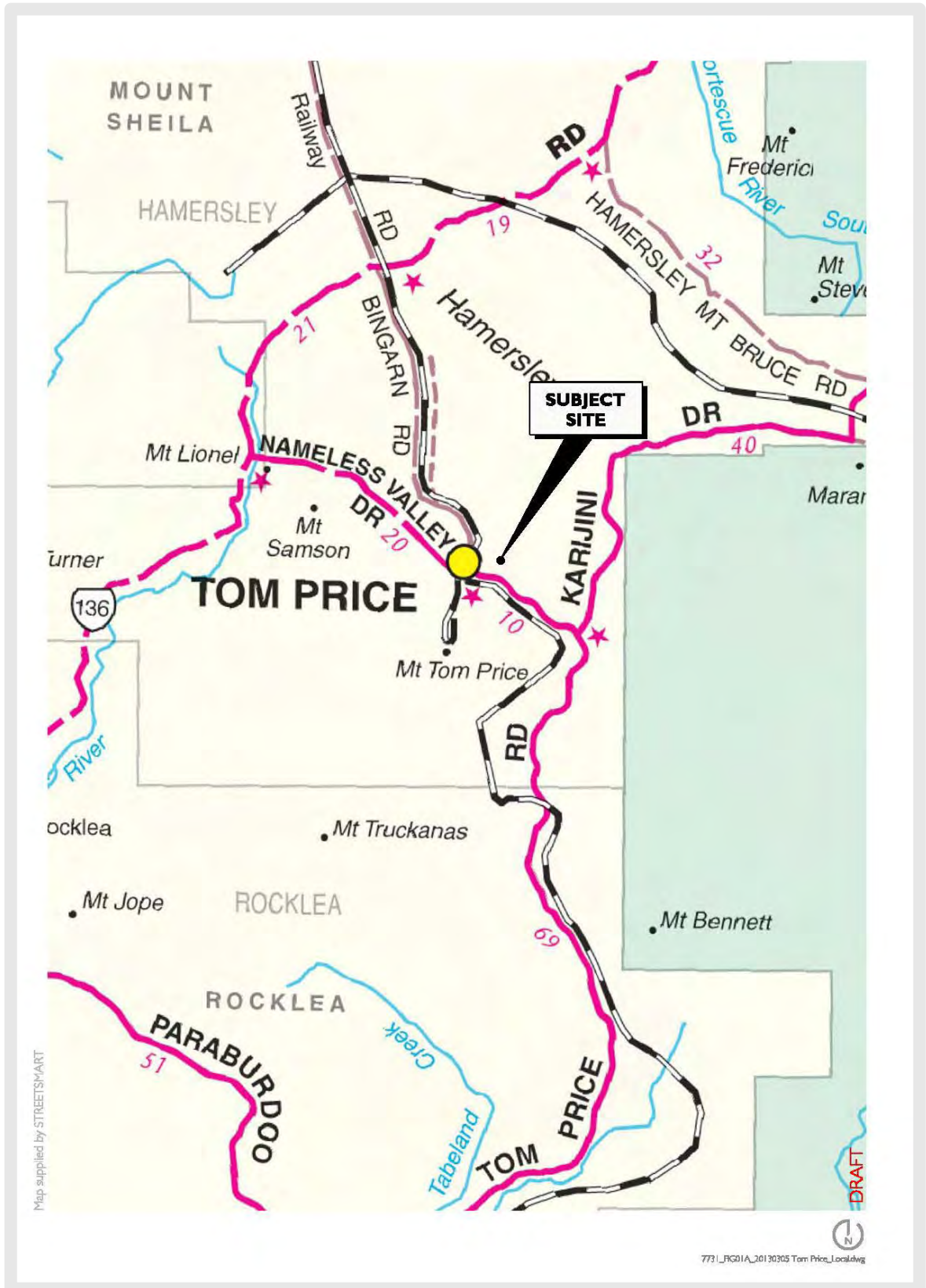


FIGURE 1 REGIONAL LOCATION



FIGURE 2 AERIAL

3. Description of Proposal

In order to meet the increasingly high demand for accommodation within the town centre of Tom Price and wider Shire of Ashburton region, our Client proposes to develop additional accommodation rooms at the subject site.

A total of 23 single story existing guest rooms are proposed to be demolished in order to redevelop that portion of the site with 63 new self contained single bed accommodation rooms. The proposal includes the development of eight (8) two story modules. Seven (7) of these modules are proposed to have four (4) rooms on each level. The eighth module will have three (3) rooms of the ground floor, in which one of these rooms will be universally accessible and four (4) rooms on the upper floor.

With the exception of the universally accessible room, all new rooms will measure be 3.6m by 4.2m, giving them a total floor space of 15.12m². Each of these rooms will be equipped with an ensuite inclusive of a shower, toilet and hand basin as well as a bed, desk and storage area.

The universally accessible room will be 4.2m by 7.245m with a total floor area of 30.42m². The ensuite is proposed to be 4.2m by 2.39m and comprise a shower, toilet and hand basin that meet minimum universally acceptable design provisions of the BCA. The bedroom will be equipped with a larger bed, desk, arm chair, sink and fridge.

The accommodation rooms will be accessible via a covered internal walkway between the modules. Pedestrian linkages within the subject site will be maintained through the inclusion of the paved covered connecting to the existing accommodation rooms to the north.

The exterior of the modules are proposed to consist of 'Custom Orb Vertical' wall cladding with feature CFC cladding. Perforated sheeting balustrades and feature sheeting is proposed to be incorporated within the exterior design in order to add texture and interest to the development whilst better connecting the modules so they appear as one building. The roof will be constructed of metalock roof sheeting at a five (5) degree pitch. The exterior design of the proposed development is reflective of the Pilbara's natural colours, whilst the materials incorporated are reflected of the Pilbara's booming mining industry.

A total of 160 car parking bays are proposed onsite, including three (3) accessible carbays. Extensive landscaping of the site is proposed to be undertaken with plants that are compatible with the Pilbara climate. Some external improvements to existing buildings on the subject site will also be undertaken to allow more consistency with the colours and design of the proposed development.

Pedestrian linkages within the subject site will be improved, specifically to allow direct access to the existing bus stop adjoining the site at the north eastern corner. As aforementioned, there is an existing gateway on the northern site of the subject site adjacent to the existing accommodation which allows for safe and direct access to the shopping complex and bus station for accommodation patrons. Two improved pedestrian crossings are also included within the subject site to allow for safe and direct access from the restaurant to the accommodation units for patrons.

Please refer to Appendices 2 - 5 for copies of the Site Plan, Floor Plans, Elevation Plans and Perspective Plan.

4. Zoning and Land Use Permissibility

4.1 Shire of Ashburton Town Planning Scheme No.7

In accordance with the Shire's Town Planning Scheme No. 7 (TPS 7), the subject site is zoned 'Commercial and Civic'. The intent of the 'Commercial and Civic' zone as stated in TPS No. 7:

"allows for a variety of uses and is intended to be developed as the administrative and commercial centre of each town."

Refer Figure 3 - Zoning Plan.

The proposed development is for 'Transient Workforce Accommodation' (TWA) which in accordance with TPS 7 Amendment No. 14, is defined as:

"dwellings intended for the temporary accommodation of transient workers and may be designed to allow transition to another use or may be designed as a permanent facility for transient workers and includes a contractors camp and dongas."

The proposed development, together with the existing development at the subject site is consistent with the intent of the 'Commercial and Civic' zone as it provides a variety of uses including accommodation, restaurant, bar, bottle shop and a function room. The proposed development has been designed in a manner which is consistent with a motel type development so it can easily be adapted to other land uses if necessary in the future.

Transient Workforce Accommodation is an 'A' use within the 'Commercial and Civic' zone meaning

"the use is not permitted unless the Local Government has exercised its discretion and has granted planning approval after giving special notice in accordance with Clause 5.7."

In this regard the approval of the proposed TWA is at the discretion of Council. As TWA is a land use only recently permitted within the 'Commercial and Civic' zone, it is important to consider the most appropriate location for resort styled TWA within the Tom Price Town Centre when assessing such applications. In this instance, TWA is consistent with the existing use of the site for 'Hotel/ Motel' purposes and in this regard this subject site is already established with a number of amenities to support increased accommodation. Moreover the subject site is suitably located to adjoin a number of services to the north and sporting facilities to the south. As such, the approval of TWA at the subject site is considered the most appropriate location within the wider Commercial and Civic Zone.

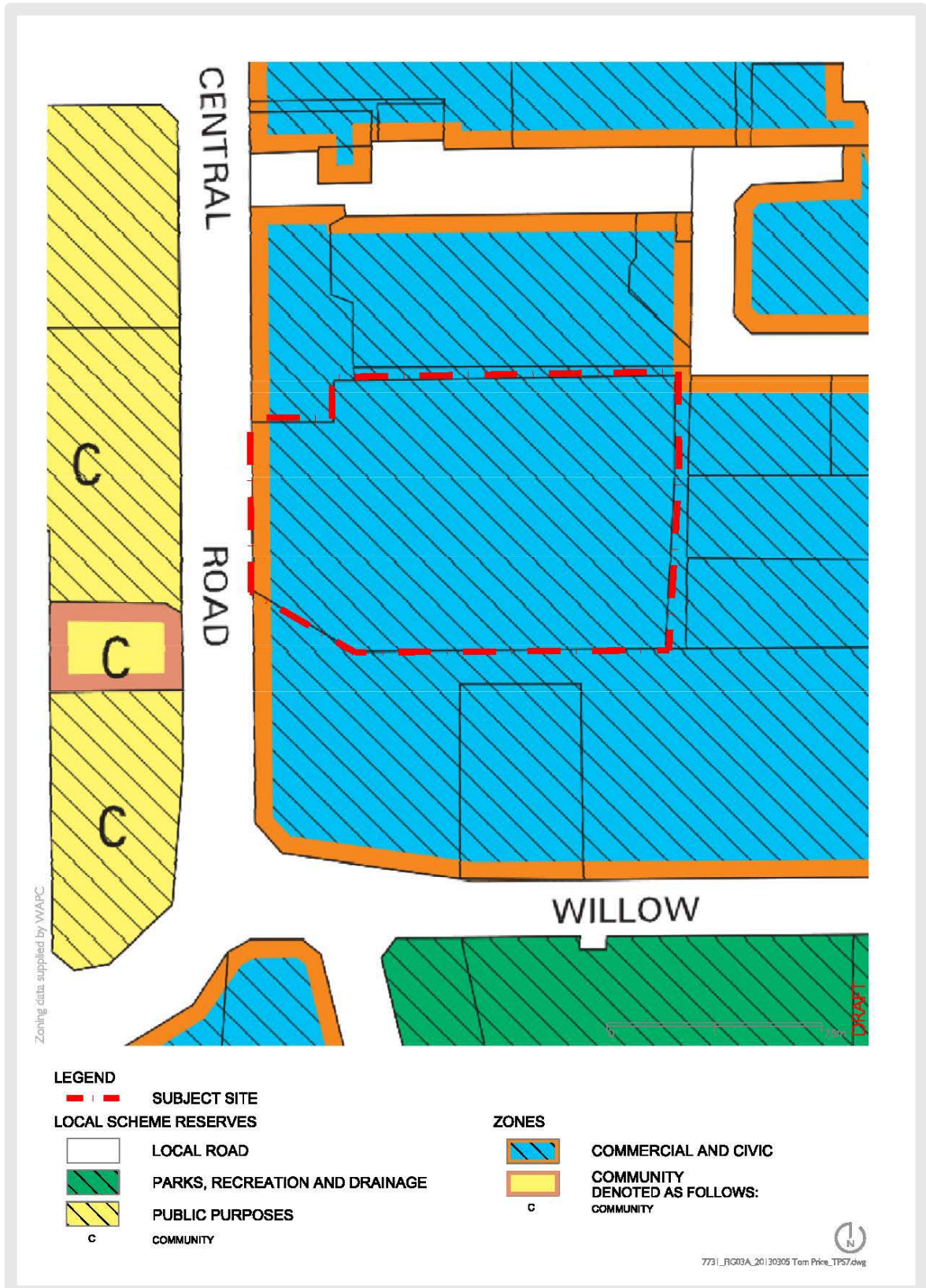


FIGURE 3 TOWN PLANNING SCHEME NO. 7 ZONING PLAN

5. Development Standards

This section of the report outlines the various development and design standards and guidelines as referred to within the following documents:

- » TPS 7 including Amendment 14;
- » Draft Local Planning Policy – Assessment of Applications under Clause 6.10.4 and 6.10.5 of the Shire of Ashburton Local Planning Scheme No. 7;
- » State Planning Policy 3.1 – Residential Design Codes together with Local Planning Policy – Regional Residential Design Code Variations;
- » Local Planning Policy 10 – Design Guidelines for Tom Price Town Centre;
- » Local Planning Policy 20: Social Impact Statement; and
- » Tom Price Draft Concept Plan.

5.1 Town Planning Scheme No. 7

5.1.1 Development Standards of the ‘Commercial and Civic Zone’

Clause 6.10.4 of TPS 7 stipulates a number of conditions which must be adhered to in order to permit a TWA land use within the ‘Commercial and Civic’ zone. These conditions are outlined and discussed in the following table:

TPS 7 Condition	Proposed Development Justification
The proposed transient workforce accommodation development is of a very high quality for the benefit of occupiers, as well as the community.	The proposed development is modern yet respectful of the existing colour scheme and predominant construction materials present within the town of Tom Price. The design is highly articulated to avoid blank walls and generate interest. It is setback over 100 metres from the street in order to decrease the perception of bulk. No surrounding existing lots or buildings are orientated towards the development and as such there will be no impact on existing views. The inclusion of transient workforce accommodation within the town centre will promote more commercial activity and expenditure within the centre. Further to this, increased density within the town centre will improve passive and active surveillance therefore improving perceptions of safety and decreasing opportunities for antisocial behaviour.
The proposed development represents a motel or resort style development, with significant landscaping, recreation areas/ facilities, quality design, quality infrastructure and materials;	The proposed development is consistent with a motel/ resort style development with an existing reception area and laundry. Significant improvements to the existing landscaping within the subject site is proposed surrounding the accommodation modules and within the car parking areas. Specific plant species will include melaleuca leucadendron, eucalyptus collabah, cassia chatelliana, melaleuca glomerata, petalostylis labisheodis and acacia hilliana, which are compatible with the Pilbara’s climatic conditions. There is an existing BBQ Area onsite. It is intended that patrons will utilise the Town’s existing pool and tennis courts to the south of the site and sporting oval to the east as this will generate more activity within the town centre as well as business for the Town’s economy.
A limitation on the overall proportion (%) of transient workforce accommodation within a development and accommodation for tourists	This is to be determined at the discretion of Council. Currently a high percentage of the existing accommodation units’ onsite are utilised by hotel staff whilst the portion occupied by tourists and TWA workforce varies dependent on such factors including (but not limited to)

and the like is made available.	peak tourist season.
Connection to reticulated sewer, water and power is available.	Sewer, water and power services are readily available to the proposed development.
Where the development is of a permanent nature and where dongas and transportable buildings or structure of any description are not proposed.	The proposed development is of a permanent nature and no transportable dongas or structures are proposed.

As discussed above, the proposed TWA land use at the subject site is consistent with the intent of the 'Commercial and Civic' zone. Further to this, the proposed development is consistent with the design conditions applicable to the approval of TWA land uses within the given zone.

5.1.2 Parking Provision

Clause 6.17 together with Appendix 8 of TPS 7 outlines the minimum parking and access requirements. It has been confirmed by the Shire of Ashburton that the parking provision for the existing and proposed accommodation at the subject site shall be calculated on the basis of it being 'Transient Workforce Accommodation' as opposed to a 'Hotel/Motel' land use. TPS 7 stipulates that Transient Workforce Accommodation shall have a parking provision of:

"two per every three sleeping units, plus one oversized vehicle parking bay per every 10 sleeping units (minimum two bays), plus at Local Government discretion the provision of oversized vehicle bays."

The remainder of the development consists of a bar, restaurant and drive-through bottle shop and is most consistent with a 'Restaurant' land use in which TPS 7 stipulates parking is to be provided at a ratio of: *"one per six square metres of dining space."*

Due to the fact there are a number of land uses at the site that do not completely represent a 'TWA' and 'Restaurant' land use as defined within TPS 7, a 'Car Parking Management Strategy' has been undertaken by Shawmac Traffic Engineers to justify the proposed number of parking bays (Refer to Appendix 6). The assessment included a:

- » Review of existing car parking requirements associated with the current operation of the hotel and accommodation rooms;
- » Review of the existing available documented surveys of car parking demands associated with similar types of developments; and
- » Development of a series of recommendations for managing car parking on the site.

The parking study concluded that car parking demands associated with the activities on the site will be comfortably contained entirely within the proposed 160 bay supply with a maximum demand anticipated to be in the order of 136 to 146 car parking bays.

At this stage no oversized vehicle bays have been provided as the Tom Price bus depot adjoins the subject site at the north east corner. Direct pedestrian access is provided via an access gate on the northern side of the subject site. Should Council require oversized vehicle parking bays to be provided on site, there is scope to convert some of the surplus vehicles bays to oversized vehicle bays.

5.2 Draft Local Planning Policy – Assessment of Applications under Clause 6.10.4 and 6.10.5 of the Shire of Ashburton Local Planning Scheme No.7

Although this Policy is still in draft form, it is the basis of development standards applicable to TWA's within the 'Commercial and Civic' zone. The Policy Statement states:

"The provisions specifically require that transient workforce accommodation will only be permitted in the zone where certain design standards and criteria are met."

The following outlines how the various development requirements of this policy are adhered to within the proposed development:

Streetscape:

As the proposed development is setback approximately 100 metres from Central Road, there is very limited impact on the streetscape. Part of this proposal includes the landscaping between the parking bays through the centre of the site with plant species that are compatible with the Pilbara climatic conditions. In this regard the proposed TWA will not be overly visible from the street and therefore will not have a negative impact on the existing streetscape.

Street Setback:

As the development is setback approximately 100 metres from the street, it is consistent with this provision of the R-Codes. No minor incursions are proposed.

Side Setback:

The proposed development is setback 2.68 metres to 2.96 metres from the eastern boundary and 2.53 metres from the southern boundary which is consistent with the minimum setback requirements for an R50 density within the R-Codes. Due to the presence of a 7 metre easement to the east of the boundary and park land to the south, there are no concerns of overlooking or noise impacts for adjoining lots.

Setbacks to Garages and Carports

No garages or carports are proposed.

In accordance within clause 5.4 of this Policy and Local Planning Policy 20 'Social Impact Assessment,' a Social Impact Statement (SIS) has been prepared. This SIS forms part of the Social Impact Assessment ('SIA') which is the process of analysing, monitoring and managing social consequences of development and is a beneficial tool in discovering potential issues and informing the community in the decision making process.

Please refer to Appendix 7 for a copy of the Social Impact Statement Pro-Forma.

In accordance with clause 5.4 of this policy, it is confirmed that the proposed development will have very little, if any impact of the amenity of adjacent properties and the streetscape. Adjacent properties are all orientated away from the subject site. The development itself will not increase its footprint on the site, only its height which will be lower than existing mature trees. Due to the building being setback approximately 100m from the street, it will have no impact of the streetscape. Improvements to landscaping as part of the development however will improve the amenity and aesthetics of the subject site.

The proposed development will be for the purpose of housing Transient Workforce Accommodation and Tourists. The most appropriate land use definition is 'Transient Workforce Accommodation' however the development has been designed in a manner that is consistent with that of a Motel/ Hotel land use.

It is therefore evident that the proposed TWA development at the subject site is consistent with the design standards and criteria as prescribed within this draft Local Planning Policy.

5.3 State Planning Policy 3.1 – Residential Design Codes

5.3.1 Residential Design Code Assessment

Section 6.10.3 of TPS 7 states: "the density of residential development in the Commercial and Civic and Tourism zones shall not exceed R50." In this regard, the proposed development has been assessed against the R50 development standards of multiple dwellings.

The following Table summarises consistency with the R-Codes. For those provisions marked with an 'x', further justification is provided or variations requested in Section 5.3.2 below.

Residential Design Codes Assessment					
Part 7 Multiple Dwellings in Areas with a Coding of R30 or Greater					
Design Element	Provisions	Performance Criteria		Acceptable Development	
		Reference	Satisfied	Reference	Satisfied
7.1 Context	7.1.1 Building Size	P1	✓	A1	✓
	7.1.2 Building Height	P2	✓	A2	✓
	7.1.3 Street Setback	P3	✓	A3.1	✓
		-	-	A3.2	✓
	7.1.4 Side & Rear Setbacks	P4.1	✓	A4.1	✓
		P4.2	N/A	A4.2	N/A
		-	-	A4.3	N/A
		-	-	A4.4	N/A
		-	-	A4.5	✓
7.1.5 Open Space	P5	✓	A5	✓	
7.2 Streetscape	7.2.1 Surveillance of Street	P1.1	✓	A1.1	✓
		P1.2	N/A	A1.2	N/A
		-	-	A1.3	N/A
	7.2.2 Street Walls and Fences	P2	✓	A2	N/A
	7.2.3 Building Appearance	P3.1	✓	A3	✓
		P3.2	N/A	-	-

7.3 Site Planning & Design	7.3.1 Outdoor Living Areas	P1	✓	A1	✘
	7.3.2 Landscaping	P2	✓	A2	✓/✘
	7.3.3 On-Site Parking Provision	P3.1	N/A	A3.1	N/A
		P3.2	N/A	A3.2	✘
	7.3.4 Design of Parking Spaces	P4.1	✓	A4.1	✓
		P4.2	✓	A4.2	✓
		-	-	A4.3	N/A
	7.3.5 Vehicular Access	P5	✓	A5.1	✓
		-	-	A5.2	✓
		-	-	A5.3	✓
	7.3.6 Sight Lines	P6	✓	A6	✓
	7.3.7 Site Works	P7	✓	A7.1	✓
		-	-	A7.2	✓
		-	-	A7.3	✓
		-	-	A7.4	✓
		-	-	A7.5	✓
7.4 Building Design	7.4.1 Visual Privacy	P1	✓	A1	✘
	7.4.2 Solar Access	P2	✓	A2	✘
	7.4.3 Dwelling Size	P3	✓	A3.1	✘
		-	-	A3.2	✘
	7.4.4 Outbuildings	P4	✓	A4	N/A
	7.4.5 External Fixtures	P5	✓	A5.1	✓
		-	-	A5.2	✓
		-	-	A5.3	✓
	7.4.6 Stormwater Disposal	P6	✓	A6	✓
	7.4.7 Essential Facilities	P7	✘ / ✓	A7.1	✘
-		-	A7.2	✘ / ✓	
-		-	A7.3	✓	

5.3.2 Variations to the R-Codes

The proposed development does meet the general site requirements for multiple dwellings at an R50 density as outlined in Table 4. Variations however are requested to the following R-Code provisions:

- » 7.3.1 Outdoor Living Areas;
- » 7.3.2 Landscaping;
- » 7.3.3 Onsite Parking Provision;
- » 7.4.1 Visual Privacy;
- » 7.4.2 Solar Access;
- » 7.4.3 Dwelling Size; and
- » 7.4.7 Essential Facilities.

As explained below, a number of these variations are the consequence of the proposed development being for short-term occupancy as opposed to permanent residential occupancy in which the R-Code standards have been modelled on.

Provision 7.3.1 Outdoor Living Areas

Acceptable Development Standard 7.3.1 'Outdoor Living Areas' requires "each unit to be provided with at least one balcony or equivalent." As the proposed accommodation rooms have been designed to reflect a motel type development, no rooms have been provided with balcony or equivalent. All accommodation users have access to the existing communal BBQ area whilst the subject site adjoins the local park, tennis courts and pool to the south. In this regard, it is requested the Shire of Ashburton accept a variation to the R-Codes by approving the proposed development without balconies or the equivalent.

Provision 7.3.2 Landscaping

The proposed development is consistent with all the Acceptable Development Standards for landscaping except for the provision of landscaping between every six consecutive external parking spaces. The existing car parking arrangement is not proposed to be altered except for improvements to landscaping central to the parking bays and along the boundary. The inclusion of landscaping between every six bays would result in the loss of approximately 14 bays which would decrease the number of parking bays to 146 bays. Although 146 bays will meet the anticipated demand for parking bays at the subject site, the provision of more bays would allow the development to be more easily tailored towards a 'Motel' style development in the future.

Provision 7.3.3 Onsite Parking

The car parking provisions outlined in the Acceptable Development Standards are not applicable to the use of the site for 'Motel' and 'TWA' purposes. Although there is no proposed provision of bicycle spaces, should Council deem them necessary then they will be included.

Provision 7.4.1 Visual Privacy

The Acceptable Development Standard requires bedrooms with major openings to be setback a minimum of 4.5m from the boundary of the adjoining property or to be vertically screened to a height of 1.6m to restrict views from major openings of an active habitable place. Again this is a case of the R-Codes being tailed to development for permanent residential occupancy which is not the case for TWA or Motels. In this case the internal walkway is 2.1 metres wide, meaning there is a shortfall of 2.4m from the major opening of one room across the internal walkway to the opposite room.

It is important to note that in this situation, it is not anticipated guests will be occupying the walkway for any other reason than to move to and from their rooms.

Should Council deem it necessary, the windows can be screened to 1.6m, leaving 0.4m visually permeable.

Provision 7.4.3 Dwelling Size

As the proposed development is for the purposes of 'Motel' and 'TWA' land uses, a variation to the Acceptable Development and Performance Criteria is required. Diversity in unit types and sizes is not consistent with market demand for this type of development.

Provision 7.4.7 Essential Facilities

The proposed units will not have 4m² store rooms as they will not be necessary for the temporary living arrangements of TWA and Motel accommodation.

Rubbish will be collected by cleaners and will be stored in bins screened from view from Central Road.

There is an existing laundry onsite for the use of accommodation guests.

The above requested variations are consistent with 'Hotel/ Motel' styled developments. It is important to note that the R-Codes have been developed on the premise of permanent residential occupancy whereas the proposed development is for temporary residential occupancy basis. The proposed development does not impact neighbouring properties, nor will impact the future residential development of neighbouring properties due to the fact it meets minimum boundary setbacks and as a consequence of the existing easement to the east.

5.4 Local Planning Policy 10: Design Guidelines for the Tom Price Town Centre

The design guidelines were developed to complement the Tom Price Town Centre Townscape Enhancement Plan. The guidelines are used to assist the local government in making decisions under the Scheme however do not bind the local government in respect of any application for planning approval.

The proposed development is consistent with the objectives of Section 4 'General Guidelines for Building Refurbishment and New Development' of LPP 10, as explained in the following Table.

Policy Guideline	Proposal and Justification
Civic uses, cultural uses/ events, small office uses and more retail outlets should be encouraged.	The proposed development will maintain the mix of land uses currently present at the subject site whilst providing additional Transient Workforce Accommodation to the existing Motel/ Hotel accommodation in order to support existing commercial activities in town.
Refurbishments should be compatible in scale to existing development. Two storey buildings are permitted provided important views are not compromised.	The proposed two storey building is not considered to be incompatible in scale to existing and proposed development within the town centre. The Tom Price Concept Plan proposed multi storey development to the north and east of the subject site. Although it is proposed to be a storey higher than existing development at the subject site, it is proposed to be developed toward the rear of the lot, over 100m from the entry. Due to the orientation of surrounding buildings away from the subject site, the proposed development is not expected to compromise views of Mount Nameless. In addition to this, the development will not be higher than existing trees.

Important views and vistas of main pedestrian routes should not be blocked or obscured by new buildings and planting.	Due to the location of the proposed building at the rear of the subject site, views and vistas of main pedestrian routes will not be blocked or obscured by the development. Newly proposed landscaping on site is proposed to be at a human level with bushes and shrubs below 1m in height and the canopies of trees to be higher than eye level.
New buildings should respond to the climate but not compromise design. All new buildings should incorporate verandas.	Internal walkways between the accommodation rooms are proposed to be covered to allow protection from heat and rain. Heat invasion is minimised through the incorporation of one small window on either the northern or southern side of each room. No openings are proposed on the western or eastern side of the building.

In addition to the General Guidelines of LPP 10, the proposed development also complies with Section 5 'Building Design' as outlined in the following Table:

Policy	Provision	Proposal
5.1 Setbacks	Nil setbacks will not be supported	N/A
5.2 Walls	Walls are required to feature a composite of construction materials, preferably featuring a change in material and/or colour.	Walls are proposed to be constructed of custom ORB vertical wall cladding. Feature CFC cladding is proposed throughout the design to add interest to the development. In addition to this, perforated sheeting balustrades and feature panels are proposed between the modules in order to make the modules appear more connected as one development.
	Wall materials selection is to consider robustness and vandalism requirements and require minimum maintenance	The aforementioned materials are all robust and require minimal maintenance. The colour selections together with the textured materials are consistent with minimising opportunities for vandalism.
5.3 Roofs	Flat or low pitched roofs may be permitted with the use of articulated overhang projection elements/ parapets	The roof will be constructed of metaldeck roof sheeting at a 5 degree pitch. Overhang of the roof is proposed on all sides of the development. Further interest is added through the incorporation of a feature roof over the walkway which will be 0.325-1.13m higher than the roof of the building.
5.4 Glazing	Large expanses of glazing are encouraged and are to have adequate solar protection.	Glazing is proposed on the northern and southern sides of the units. Not only does this improve the articulation of the building facades by adding interest to the external appearance, but it also increases opportunities for surveillance of the tennis courts and southern and eastern easements. Solar protection has been dually considered within the design and location of glazing. Windows facing onto the covered walkways are larger than those to the exterior of the development. Those windows to the exterior are smaller and situated higher in order to improve solar protection. The centre of the development is proposed to include planting which will increase shade and cooling whilst the roof eaves will provide some additional shading to these windows.
5.5 Awnings	Awnings should be employed over external glazing to limit solar exposure	Awnings over the external glazing have not been incorporated within the design of the modules as they will detract from the overall appearance. Rather the external windows are smaller to increase solar protection. Should Council deem awnings to be essential, then they will be incorporated into

		the design.
5.6 Acceptable Materials and Finishes	Walling and roofing materials should generally be high durability, low maintenance and easily cleanable. Self coloured materials such as colorbond are preferred.	The proposed materials are of high durability, low maintenance, easily cleanable as well as self coloured.
	Large uninterrupted or unarticulated expanses of any material are not considered acceptable.	Not Applicable. Every wall within the proposed development has been distinguished with at least two varying materials.
5.7 Colour	<ul style="list-style-type: none"> » reflect contemporary requirements; » be high durability, low maintenance and easily cleanable; » very light materials with a solar absorbency of less than 0.35 is encouraged; » bright and dark colours are not acceptable in large expanses; » shall be expressive of natural materials or landscape elements. 	The colours selected are consistent with the natural colours of the Pilbara whilst meeting the minimum requirements.

5.5 Tom Price Draft Concept Plan

The proposed pedestrian link to the Town's bus station is consistent with the 'Tom Price Draft Concept Plan.' Although the proposed path is not included within the Concept Plan, it will link to the Concept Plan's proposed pedestrian link to the pool along the easement that extends along the eastern boundary of the subject site. The proposed development will provide improved surveillance opportunities of this footpath for the safety of users.

6. Summary and Conclusion

This report has been written in support of the demolition of 23 existing accommodation rooms to be replaced by 63 accommodation rooms at the subject site. The proposed Transient Workforce Accommodation development is considered appropriate as:

- » It has been designed in a manner which ensures its appearance and scale is compatible with surrounding developments;
- » It is consistent with Development Standards as prescribed by clause 6.10 of Town Planning Scheme No. 7, draft Local Planning Policy – Assessment of Applications under Clauses 6.10.4 and 6.10.5 of TPS 7, Local Planning Policy 10 – Design Guidelines for the Tom Price Town Centre and the Tom Price Concept Plan;
- » It provides a sufficient number of parking bays onsite as well as safe and efficient movement for pedestrians and vehicles around the site;
- » It is consistent with the intent of the 'Commercial and Civic' zone as the commercial centre of Tom Price;
- » It is at the benefit of both the occupiers and the community as it will allow workers to utilise existing services and facilities such as local shops, restaurants, the swimming pool and tennis courts whilst increasing densities and expenditure within the town centre for the benefit of supporting and encouraging the growth of local businesses;
- » It will facilitate improvements to existing development and landscaping at the subject site for the greater benefit of the local community.

As the TWA land use has only recently been introduced as a permissible land use within the 'Commercial and Civic' zone, it is important to question where is the most appropriate location for the development of TWA within the Tom Price Town Centre. It is emphasised that the subject site is centrally located, adjoining the local shopping complex and sporting facilities, in addition to the onsite restaurant. Further to this it is already being utilised for the purpose of motel accommodation for tourists and workers alike and as such is the most appropriate location for the development of resort styled TWA within the Tom Price town centre.

In this regard, it is requested the Shire of Ashburton favourably determine this application by approving the development of 63 transient workforce accommodation units at the subject site.

APPENDIX I

CERTIFICATE OF TITLE

WESTERN



AUSTRALIA

REGISTER NUMBER 851/P15097	
DUPLICATE EDITION 4	DATE DUPLICATE ISSUED 21/2/2006

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME
1708

FOLIO
6

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 851 ON PLAN 15097

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

RAMINEA PTY LTD OF 7 AUGUSTA STREET WILLETTON

(T H879463) REGISTERED 7 MARCH 2002

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

- H879466 MORTGAGE TO POLICE & NURSES CREDIT SOCIETY LTD REGISTERED 7.3.2002.
J067692 TRANSFER OF MORTGAGE H879466 , MORTGAGEE NOW NATIONAL AUSTRALIA
BANK LTD REGISTERED 29.10.2004.
J608789 TRANSFER OF MORTGAGE H879466 , MORTGAGEE NOW COMMONWEALTH
BANK OF AUSTRALIA REGISTERED 2.2.2006.
- J608790 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA REGISTERED 2.2.2006.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.

* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.

Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1708-6 (851/P15097).
PREVIOUS TITLE: 1708-5.
PROPERTY STREET ADDRESS: LOT 851 CENTRAL RD, TOM PRICE.
LOCAL GOVERNMENT AREA: SHIRE OF ASHBURTON.



1708 006

WESTERN

AUSTRALIA



Application D108459

Volume 1708 Folio 5

CERTIFICATE OF TITLE

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED

I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

A. J. Smyth

REGISTRAR OF TITLES



12th September, 1985

ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Gregory Location 46 and being Lot **851** on Plan 15097 delineated and coloured green on the map in the Third Schedule hereto, limited however to the natural surface and therefrom to a depth of 12.19 metres.

FIRST SCHEDULE (continued overleaf)

~~Hamersley Iron Pty Ltd. of 191 St George's Terrace, Perth~~

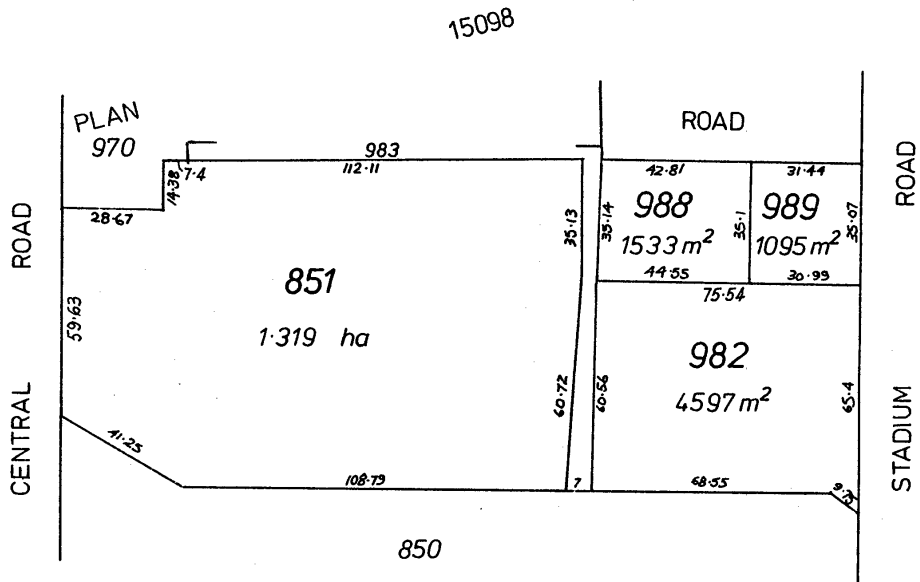
SECOND SCHEDULE (continued overleaf)

NIL

A. J. Smyth

REGISTRAR OF TITLES

THIRD SCHEDULE



NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

Superseded - Copy for Sketch Only

Page 1 (of 2 pages) 1708 006

NOT RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULLED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

REGISTERED PROPRIETOR

Superseded Copy for Sketch Only

Austotel Management Pty. Ltd., of 10th Floor, National Mutual Centre, Darwin Place, Canberra, Australian Capital Territory.

The correct address of the registered proprietor is now Level 1, 347 Ann Street, Brisbane, Queensland.

AAPC Northern Hotels Pty Ltd of Level 46, MLC Centre, 19-29 Martin Place, Sydney.

The correct name of the proprietor is TAHL Northern Hotels Pty Ltd.

INSTRUMENT NUMBER	NATURE	REGISTERED OR LODGED	CANCELLATION	NUMBER	REGISTERED OR LODGED	SEAL	INITIALS
			Transfer	E651444	10.7.91	15.35	
			By	F76562	29.12.92	12.22	J.R.
			Transfer	F912276	27.6.95	10.17	
			Application	G236708	24.7.96	16.05	R

SECOND SCHEDULE (continued)

NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULLED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

INSTRUMENT NUMBER	NATURE	PARTICULARS	REGISTERED	TIME	SEAL	INITIALS	CANCELLATION	NUMBER	REGISTERED OR LODGED	SEAL	INITIALS
D524136	Caveat	Lodged 24.7.1987 at 10.06 o'clock.					Withdrawn	E651443	10.7.91		
D524137	Caveat	Lodged 24.7.1987 at 10.06 o'clock.					Withdrawn	E651443	10.7.91		
D634390	Caveat	Lodged 21.12.87 at 11.44 Hrs.					Withdrawn	F76561	29.12.92		
E026308	Caveat	Lodged 21.2.1989 at 14.41 hrs.					Withdrawn	F57548	7.12.92		
E042437	Caveat	Lodged 9.3.89 at 15.45 hrs.					Withdrawn	F65278	15.12.92		
E269453	Caveat	Lodged 5.1.1990 at 10.34 hrs.					Withdrawn	F76559	29.12.92		
E296851	Caveat	Lodged 15.2.90 at 15.24 hrs					Withdrawn	E651442	10.7.91		
E296852	Caveat	Lodged 15.2.90 at 15.24 hrs					Withdrawn	E651442	10.7.91		
E642173	Caveat	Lodged 1.7.91 at 10.08 hrs.					Withdrawn	F76560	29.12.92		
E642174	Caveat	Lodged 1.7.91 at 10.09 hrs.					Withdrawn	F76558	29.12.92		
F76562	Mortgage	to National Australia Bank Ltd.	29.12.92	12.22			Discharged	F912270	27.6.95		
F912279	Mortgage	to Banque Nationale De Paris.	27.6.95	10.17			Discharged	G236703	24.7.96		
G236709	Mortgage	to Integ Custodians Ltd.	24.7.96	16.05							

CERTIFICATE OF TITLE VOL. 1708 006

APPENDIX 2

SITE AND LANDSCAPE PLAN



- New Landscape Legend:**
- Native Ground Covers:**
 acacia hilliana
- Native Shrubs:**
 cassia chatelliana (small)
 melaleuca glomerata (medium)
 petalostylis labisheodis (medium)
- Native Trees:**
 eucalyptus coolabah (small)
 melaleuca leucadendron (medium)
- existing footpaths
 new footpaths

Legend:

Existing Accommodation (inc. 2 x accessible rooms)	64 rooms
Existing Carbays (inc. 2 x accessible bays)	159
New Accommodation (inc. 1 x accessible room)	63 rooms
New Accessible Carbay	1
Total Accommodation	127 rooms
Total Carbays	160

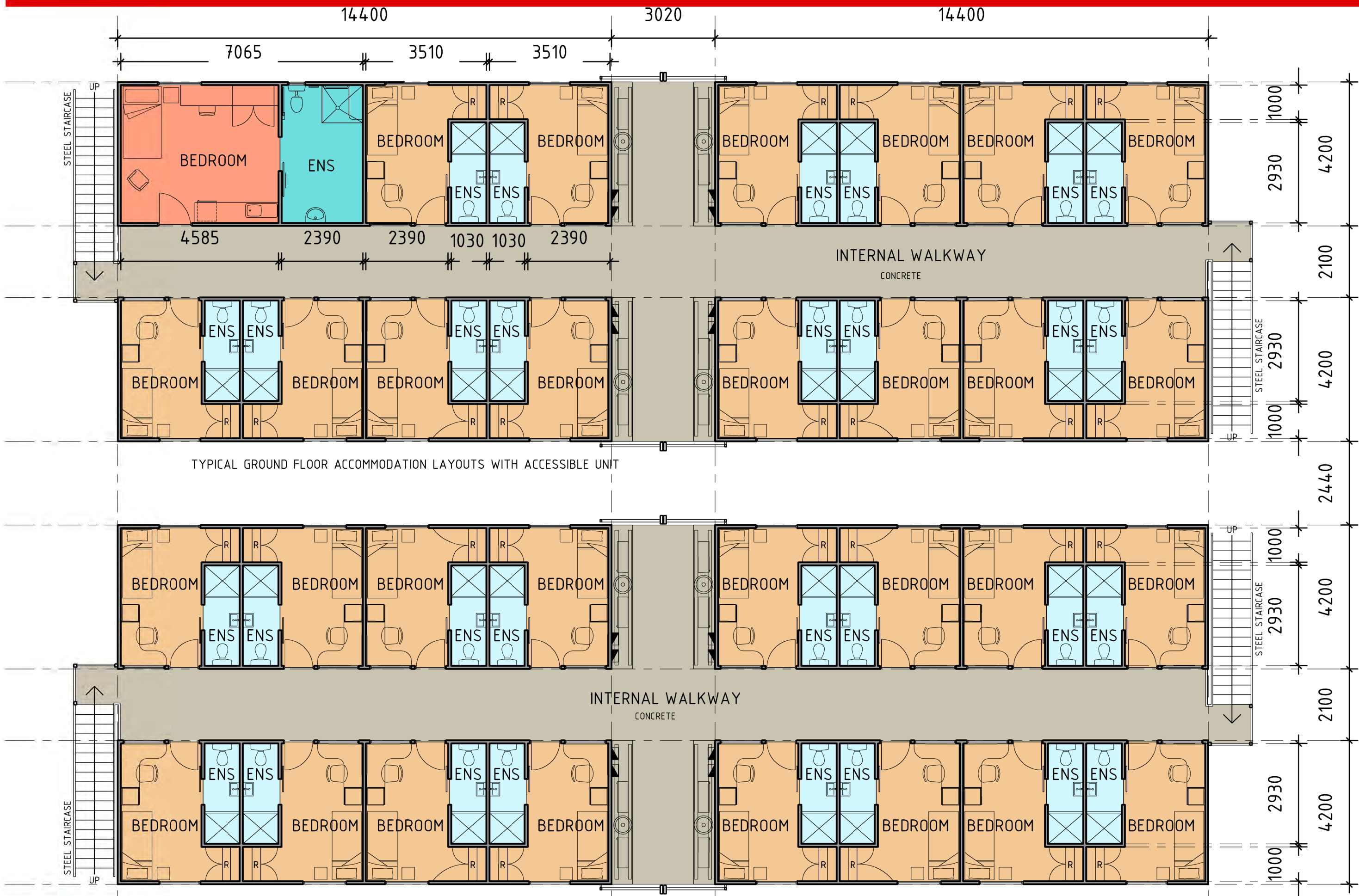


LOCATION PLAN
NTS



APPENDIX 3

FLOOR PLANS

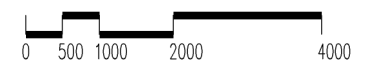


TYPICAL GROUND FLOOR ACCOMMODATION LAYOUTS WITH ACCESSIBLE UNIT

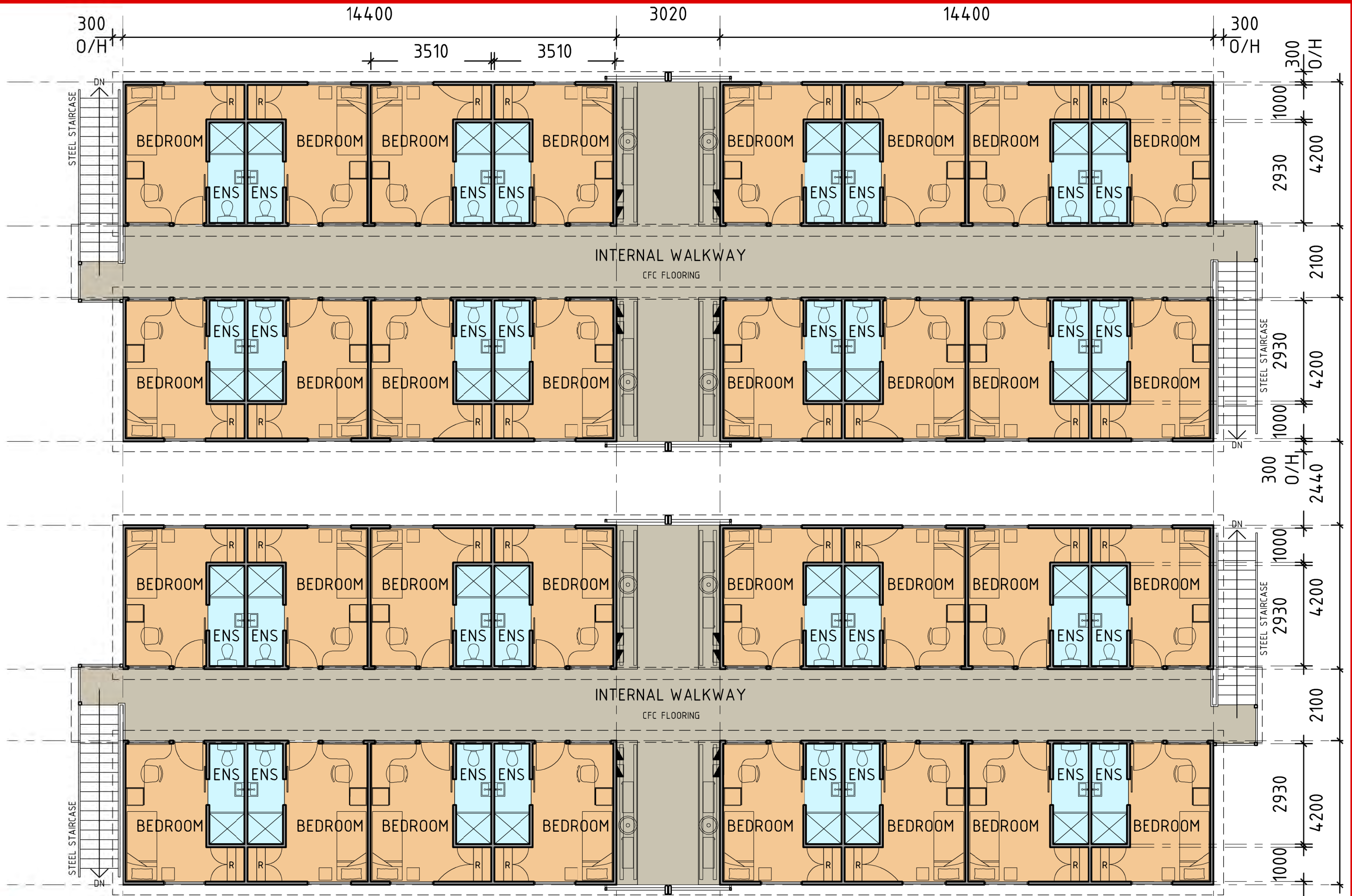
TYPICAL ACCOMMODATION LAYOUTS

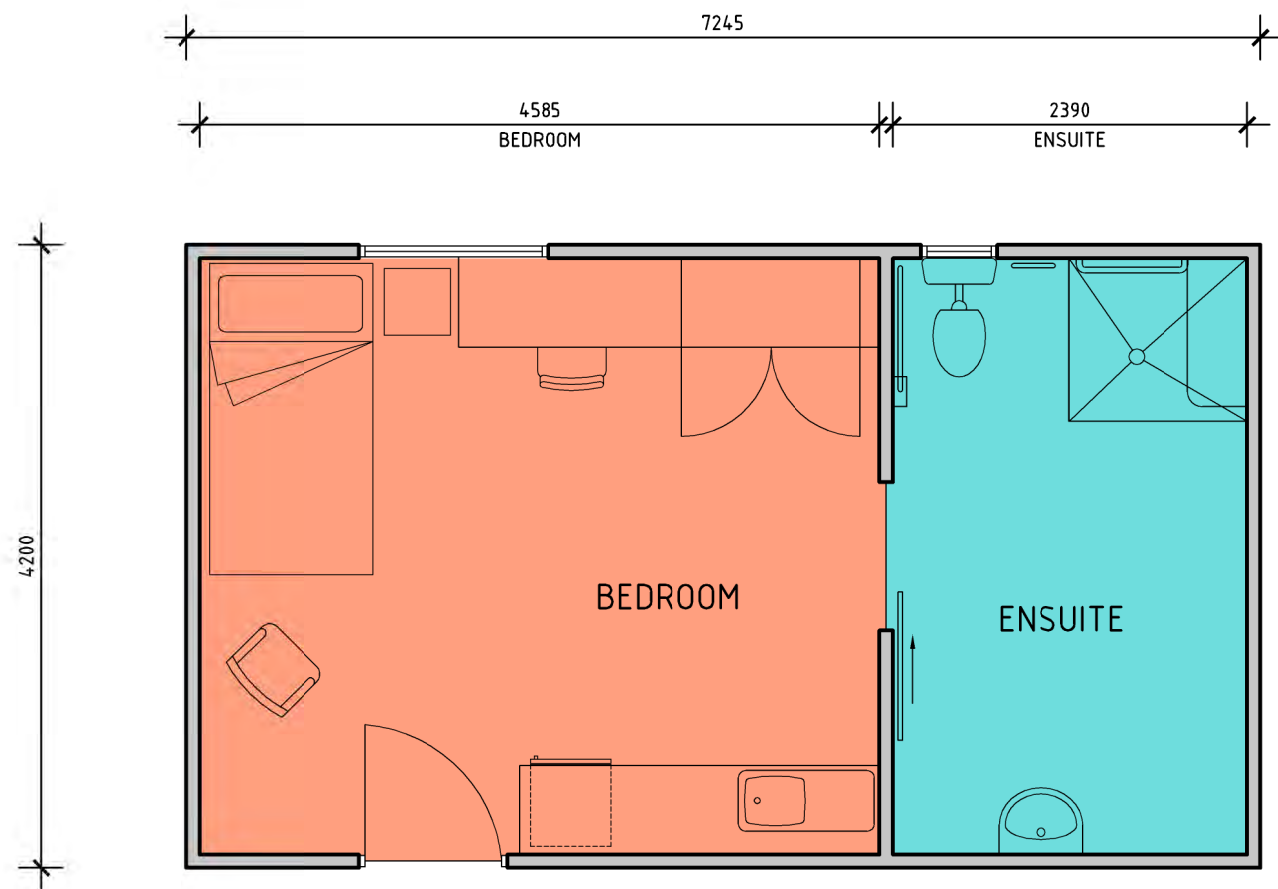


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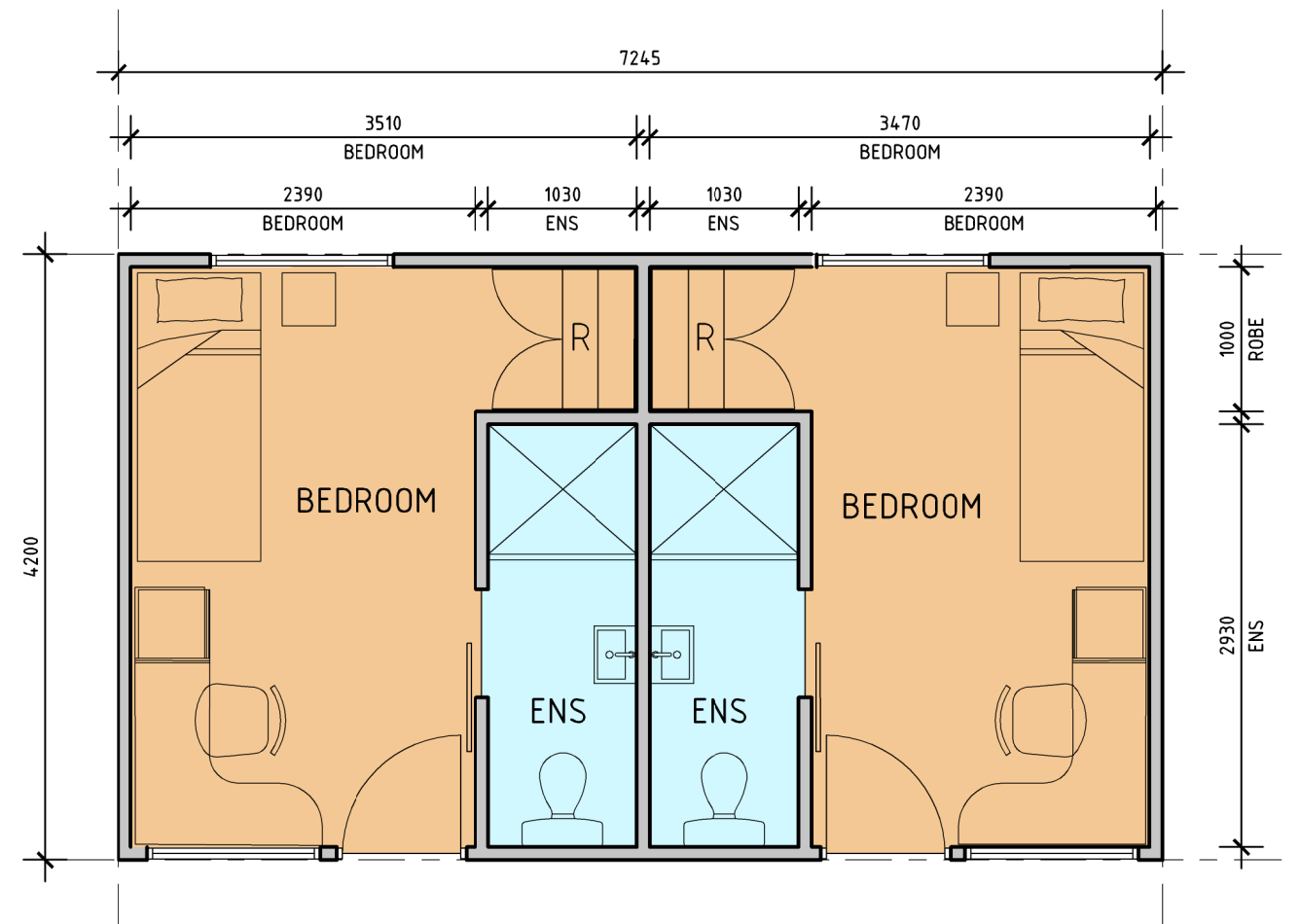


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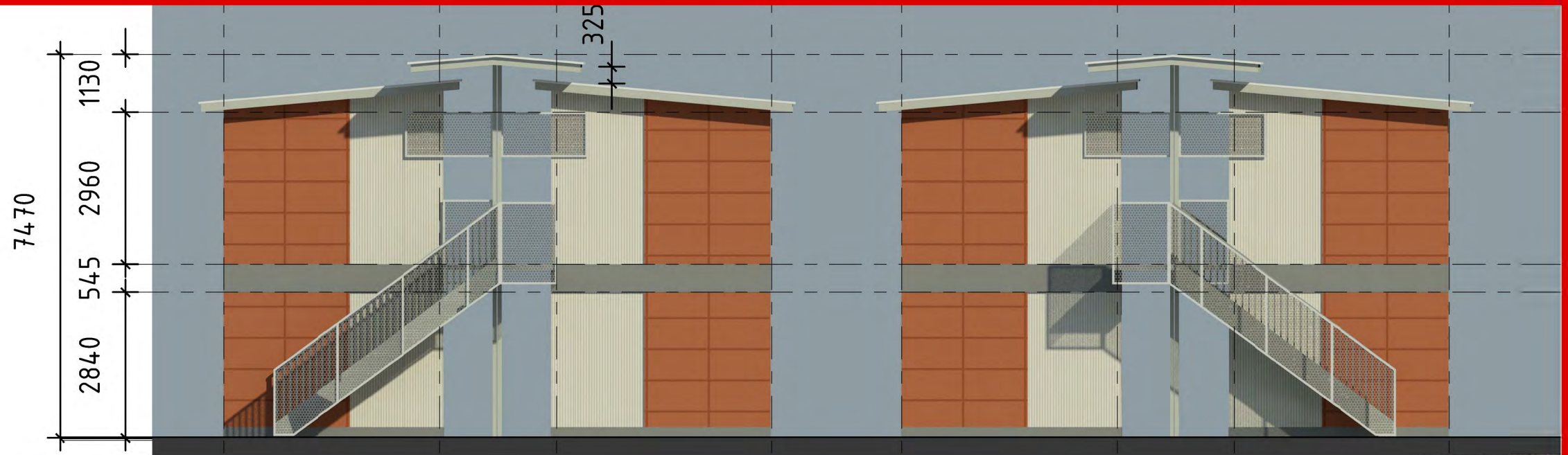
ACCESSIBLE ROOM PLAN



TYPICAL ACCOMMODATION ROOM PLAN

APPENDIX 4

ELEVATION PLAN



END ELEVATIONS



INTERNAL ELEVATIONS



SIDE ELEVATIONS

APPENDIX 5

PERSPECTIVE PLANS



END PERSPECTIVE



SIDE PERSPECTIVE



END PERSPECTIVE 2



EXISTING STREET PERSPECTIVE 1



AERIAL PERSPECTIVE



EXISTING STREET PERSPECTIVE 2



EXISTING STREET PERSPECTIVE 3

APPENDIX 6

CAR PARKING MANAGEMENT STRATEGY - SHAWMAC




CONSULTING CIVIL & TRAFFIC ENGINEERS, RISK MANAGERS



Project: Car Parking Management Strategy – REVISED
Tom Price Hotel
Central Road, Tom Price

Client: Tom Price Hotel c/o Greg Rowe & Associates

Author: Heidi Lansdell

Signature: 



Date: 03/05/13

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Document Status

Ver No.	Author	Reviewed by	Date	Issued for	Signature	Date
1	P. Nguyen	H Lansdell	18/04/13	Client Review		22/04/13
2	P. Nguyen	H Lansdell	03/05/13	FINAL REVISED		06/05/13

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2	Proposed Development.....	3
2.1	Regional Context	3
2.2	Existing Situation.....	3
2.3	Proposed Development	4
3	Car Parking Assessment.....	4
4	Conclusions	7

1 Introduction and Background

This Car Parking Management Strategy has been prepared by Shawmac Consulting Engineers, on behalf of Greg Rowe & Associates, in accordance with WAPC and Shire of Ashburton guidelines, for the proposed redevelopment of the existing accommodation blocks to include the following:

- Demolition of 23 existing rooms and retention of 64 existing rooms;
- Construction of 63 additional rooms;
- Retention/upgrade of 16 staff rooms/quarters; and
- Retention of drive-through bottle shop/bar and lounge area and function room.

The redevelopment proposal will therefore result in a net increase in public accommodation to 127 rooms and with the addition of 16 staff rooms/quarters, the total accommodation on the site will be 144 rooms in total. The existing car parking supply on the site 159 bays with an additional bay (1 ACROD bay) proposed as part of the development proposal.

The existing hotel is located on the east side of Central Road, Tom Price in the Shire of Ashburton. Key tasks undertaken in the preparation of this assessment included:

- Review of existing car parking requirements associated with the current operation of the hotel;
- Review of existing available documented surveys of car parking demands associated with similar types of developments; and
- Development of a series of recommendations for managing car parking on the site.

1.1 Location

The proposed development site is located on the east side of Central Road, approximately 120m north of the intersection with Willow Road, Tom Price in the Shire of Ashburton. The subject site is located within the Tom Price Town Centre with various mixed-uses and residential development located around the subject site.

Figure 1 illustrates the spatial location of the proposed development site and Figure 2 is an aerial photograph of general area surrounding the development site.

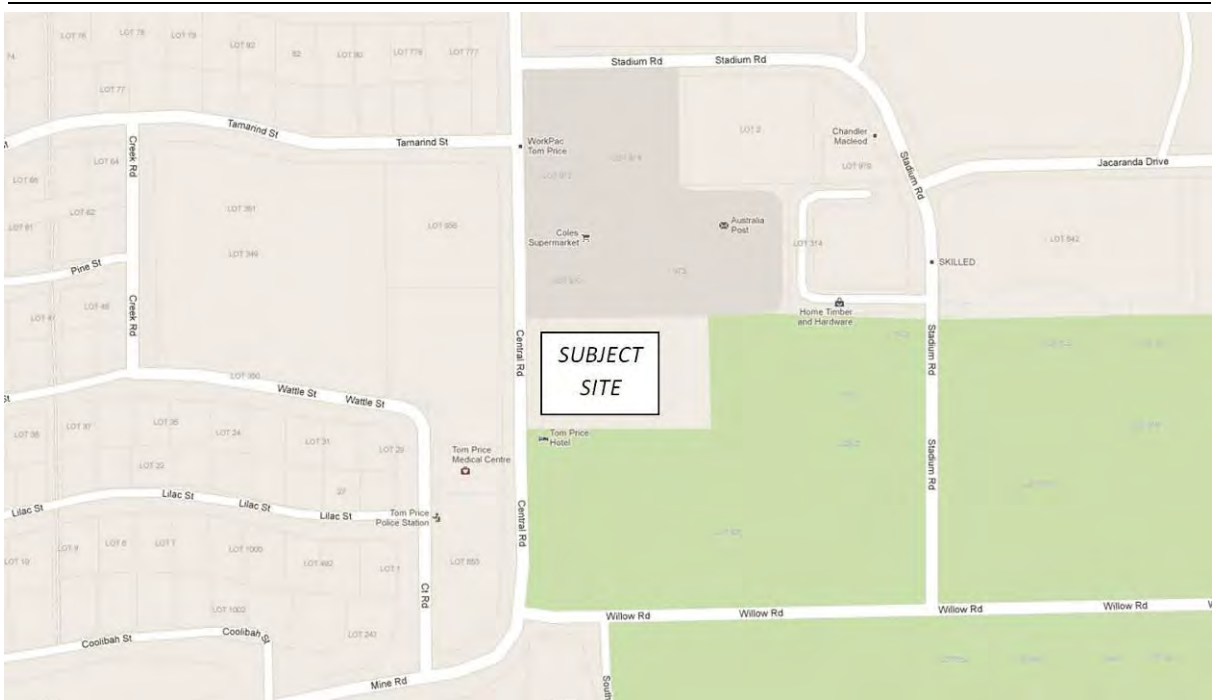


Figure 1 - Regional Context – Accommodation



Figure 2 - Local Context – Accommodation

2 Proposed Development

2.1 Regional Context

The subject site is zoned as *Commercial and Civic* under the Shire of Ashburton’s *Town Planning Scheme (TPS) No. 7* The proposed Scheme Amendment No. 14 allows for the development of *Transient Workforce Accommodation* within the Commercial and Civic Zone subject to a number of requirements. The relevant TPS extract is shown in Figure 3.

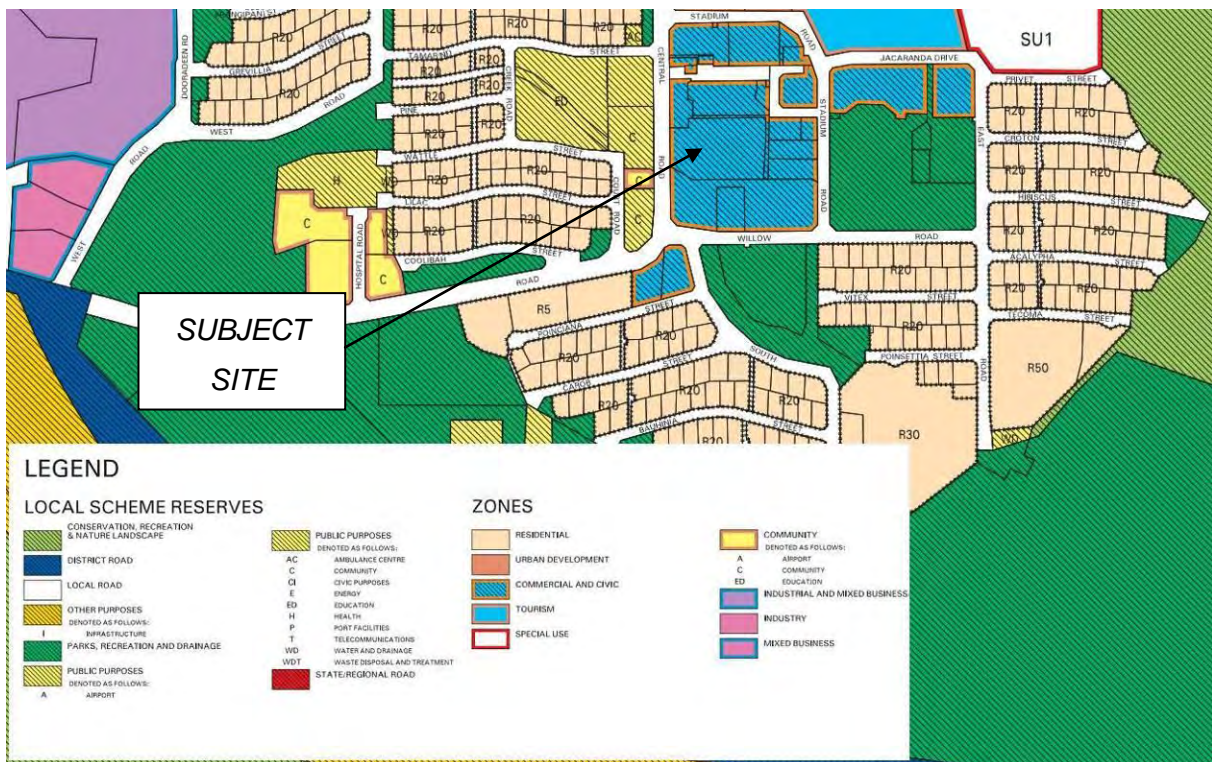


Figure 3 - Extract from Town of Shire of Ashburton TPS No. 7 Scheme Amendment No. 14

2.2 Existing Situation

The subject site has an area of approximately 1.3 hectares and is currently occupied by the existing Tom Price Hotel which includes 64 existing accommodation rooms, 16 staff rooms/quarters, a drive-through bottle shop, bar and lounge area, function room and reception areas. The site is currently served by two (2) crossovers to the east side of Central Road.

2.3 Proposed Development

The redevelopment proposal consists of a net increase in public accommodation to 127 rooms and with the addition of 16 staff rooms/quarters, the total accommodation on the site will be 143 rooms in total. The existing car parking supply on the site is 159 bays with an additional bay (1 ACROD bay) proposed as part of the development proposal.

No changes to existing access arrangements are proposed. The indicative site plan and the Tom Price Draft Concept Plan are shown in **Appendix A**.

3 Car Parking Assessment

The proposed modified car parking arrangements on the site as outlined in the plans are to consist of the following:

- An increase of 1 bay from 159 car parking bays to 160 car parking bays; and
- Inclusion of 3 ACROD bays on the site.

A review of relevant parking standards documented in a number of Town Planning Schemes and other guidelines have indicated that almost without exception, standard hotel / motel parking standards are applied based upon a minimum of 1 bay / room plus required hospitality, visitor and staff car parking. However the characteristics of the proposed development are clearly different to that of traditional hotels and motels and as such are not considered to be applicable.

The Shire of Ashburton's *Town Planning Scheme No. 7* provides a standard for transient workforce accommodation which would result in a theoretical demand of 96 bays. This standard would typically be applied to conventional transportable accommodation in the context of mine sites; however, based upon experience, application of surveyed results for similar land uses and operational characteristics provide the best means to determine the supply regardless of zoning. As the proposed development is intended to service the mining and resources with the expected tenancy composition to consist largely of FIFO workers, reliance on private or hire work vehicles is expected to be significantly diminished.

The proposed use of the site will result in the majority of tenants / customers being employed on short to medium term projects in the Town or its environs on a FIFO basis, or short stay personnel on business trips. Whilst the majority of FIFO workers would be transported to and from work locations via bus or work vehicle it is acknowledged that some personnel would drive hire cars and require parking.



To best determine a realistic parking demand, reference was made to a recent survey of the Esplanade Hotel in Port Hedland which provides accommodation for a mix of FIFO contract workers and business personnel. Little if any tourist or casual accommodation not associated with work or business was recorded.

The survey of all guests over a 6 month period indicated that:

- Guest parking demand averaged 1 bay for every 1.9 guests.
- Staff parking demand was 1 bay for every 1.7 staff or 0.6 bays per staff member.
- Of the guests surveyed, 78% indicated that they never received visitors.
- Of the guests surveyed, 75% indicated that they used the facilities such as the restaurant daily. As such, the level of use by patrons other than hotel guests is likely to be lower than that implied by the Town of Port Hedland TPS requirements for such facilities. With 3 in 4 seats taken by hotel guests, 1 in 4 seats would be available for external patrons, and at an average car occupancy rate of 2 persons, demand is likely to be in the order of 1 bay for every 12 seats or 1 for every 15m² of seating area.

If the proposed development were to operate along similar lines to the Esplanade Hotel, parking demand would be assessed as being:

- 75 bays to service 143 rooms (assuming 100% occupancy, and including all staff living onsite);
- 96 bays to service the existing uses on the site including the public bar/restaurant and reception areas; and
- No parking is required for the existing drive-through facility.

This would result in a theoretical car parking requirement of 171 bays.

However the nature of the operation is considered to be different in as much as the Esplanade Hotel at the time of the survey catered for a sizeable number of single contractors or small groups of contractors and single business personnel who had reliance on a standard passenger vehicle or 2 to 3 persons occupying a standard passenger vehicle. It was estimated that during the survey period, at least 30% of the guests comprised low occupancy vehicle users (32 rooms generated a demand of 16 bays). Given that the expected occupancy at the subject site includes a higher proportion of FIFO workers who will be transferred more often by small to mid-sized buses, the parking demand profile is predicted to be somewhat less than the Esplanade Hotel. Assuming a bus commuting workforce in 65 - 70% of the rooms, and the balance of rooms (83 to 71 rooms) generating a demand of 1 bay per room, the maximum parking demand would be in the order of 1 bay for every 2.85 rooms.



On that basis the predicted car parking supply demand would be

- 50 bays to service 143 rooms (assuming 100% occupancy);
- 96 bays to service the existing public bar/restaurant and reception uses (assuming 100 % occupancy);

This would result in a maximum predicted car parking supply of 146 bays.

It should be noted that this does not take into account the further reduction in demand that would be associated with shift work wherein a certain amount of car parking bay reciprocity would occur.

Additionally, the nature of the operation is such that the developer of the site, over the longer term, expects an average occupancy rate of 80%, further reducing parking demand to an average of 146 to 136 bays. The car parking supply for the public bar/restaurant and reception uses has remained constant at 96 bays which is consistent with TPS requirements.

The calculated demand based on the Esplanade survey outcomes recognises the effect of reciprocal parking whereby different land uses have different peak demand times and as such two or more land uses may share the same parking bay. It also provides for guest use of the cafe facility, which in the case of the Esplanade accounted for 75% of the recorded usage. Given the higher expected number of FIFO workers at the subject site, it is likely that the demand calculated for the cafe using the rates derived from the Esplanade survey will overstate actual demand. It should also be noted that the development will also cater to tourists and other visitors to Tom Price and the anticipated surplus of car parking on the site will cater to this custom. Typically speaking tourists and other visitors with oversized vehicles such as caravans and camper trailers will typically patronise the caravan park in the Town and as a result, oversized car parking bays will not be required on the site to accommodate this demand. On-site bus parking is also not desirable due to potential conflicts within the car park and therefore in order to minimise risk, it is suggested that there is potential for bus patrons to be collected at the existing Town bus stop upstream along Central Road by charter vehicles. This will be required to be negotiated between the Town's bus operators and the charter bus companies.

The proposal to provide 160 bays on the site is considered satisfactory and will meet the demands of staff, visitors and customers. The proposed supply of 3 ACROD bays is compliant with minimum Australian Standards requirements under *AS 2810* which 2 to 5% of total parking bays, or in this case 3 to 8 bays.

A summary of the determination of parking assessment is shown on Table 1.

	Residential		Public Bar/Restaurant/Function Centre		Total
	Rate	Bays required	Rate	Bays required	Bays required
TPS requirement	2 bays for every 3 sleeping units	96 bays	1 bay for every 6m ² seating area	96 bays	192 bays
Requirement based on Esplanade Survey	1 bay for every 1.9 rooms	75 bays	1 for every 6m ² of seating area	96 bays	171 bays
Requirement based Transient Workforce Accommodation ¹	1 bay for every 2.85 rooms	50 bays	1 for every 6m ² of seating area	96 bays	146 bays
Requirement Based Upon Mature/Reduced Occupancy (80%)	1 bay for every 2.28 rooms	40 bays	1 for every 6m ² of seating area	96 bays	136 bays

Table 1. Parking Assessment Comparison

The TPS also has leave within its policy construct to negotiate car parking requirements with regard to variations where these can be reasonably substantiated in 6.13.2 and 6.13.3 and 6.13.8 as well as consistent with standard traffic engineering and parking planning practice and efficient and effective provision and use of infrastructure.

4 Conclusions

This Car Parking Management Strategy has been prepared by Shawmac Consulting Engineers, on behalf of the Tome Price Hotel c/o Greg Rowe and Associates, for the proposed redevelopment of the short-term accommodation on Lot 851 Central Road, Tom Price, in the Shire of Ashburton. The proposal seeks approval for redevelopment on the subject site of the existing accommodation involving demolition of 23 existing rooms and retention of 64 existing rooms, construction of 63 additional rooms and upgrade of existing staff quarters. The proposal also includes the construction of one additional ACROD bay for a total car parking provision of 160 bays (inclusive of 3 ACROD bays).

A review of the Shire of Ashburton's *Town Planning Scheme No. 7 – Amendment No. 14* standard for transient workforce accommodation was adopted which would result in a required supply of 171

¹ Reduction is based on a higher number of occupants using buses, expected occupancy rate, employees housed onsite and high expected use of the cafe and retail by guests. Further reduction is likely on account of shift work.



bays; however given that there is a proposed commercial arrangement between the developer of the site and associated mining and resource contractors, the majority of tenants will be fly-in/fly-out (FIFO) workers and hence not have access to private vehicles to be parked on the site. The surplus on the site will also cater to conventional tourist and visitor custom with the majority of tourists likely to be accommodated at the local caravan park. It should also be noted that car parking for oversized vehicles such as caravans and buses will be discouraged due to potential risks of vehicular conflict within the site. As a result of extensive surveys at a similar operation in regional Western Australia and a review and application of this anecdotal technical evidence, it is anticipated that the car parking demands associated with the activities on the site will be comfortably contained entirely within the proposed 160 bay supply with a maximum demand anticipated to be in the order of 136 to 146 car parking bays. The proposed car parking supply on the site of 160 bays in association with the redevelopment can be justified.



Appendix A

SITE PLAN

APPENDIX 7

SOCIAL IMPACT STATEMENT

SOCIAL IMPACT: PRO-FORMA

1. PROPOSED DEVELOPMENT:

a) LOCATION: Area & Ownership of Subject Land

- **Location:** Lot 851 Central Road, Tom Price
- **Area:** 1.3187 hectares
- **Ownership:** Raminea Pty Ltd
- **Applicant:** Greg Rowe and Associates

b) BACKGROUND: Existing development/ landuse on site (e.g. house, residence): Hotel/ Motel, Bar, Restaurant, Drive-Through Bottle Shop and Function Room.

c) DESCRIPTION OF SITE:

- **Topography:** Flat
- **Vegetation:** Cleared of native vegetation with some existing grassed and planted areas throughout the site.
- **Surrounding Development:** Lots to the immediate north and east are developed with commercial buildings. Land to the south is developed with a skate park, tennis courts and swimming pool. There are easements bordering the subject site to the immediate north and east.

Please tick as appropriate

- Drainage
- Water Supply
- Effluent Disposal
- Electricity/ Gas Supply
- Telecommunications
- Sealed Roads

d) DESCRIPTION OF PROPOSAL

- **Land use:** Transient Workforce Accommodation and Motel
- **No. of Units/ floor areas, location on-site:** Currently there are 87 accommodation rooms onsite. Of these, 23 rooms are proposed to be demolished and replaced with 63 new rooms in form of a motel styled development. The development will be in the south eastern corner of the subject site. The rooms will measure 3.51m by 4.2m and consist of a bed, desk, wardrobe and ensuite shower and toilet. One room on the ground level will be universally accessible and will measure 7.065m by 4.2m.
- **Estimated Cost of Development:** \$3,000,000.
- **Is Strata Subdivision proposed?** No
- **Implementation and Management:** Unknown at this time but will be undertaken by a professional company.
- **Developer/ Proponent commitments (e.g. provision of facilities):** Construction of development and landscaping.

TOWN PLANNING MASTER PLANNING URBAN DESIGN PROJECT MANAGEMENT

perth

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Northbridge, Western Australia 6003
tel +618 9221 1991
fax +618 9221 1919
email gra@greg-rowe.com

regional offices

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pilbara
porthedland@greg-rowe.com
karratha@greg-rowe.com

www.greg-rowe.com

Greg Rowe Pty Ltd ABN 41 093 308 715

2). CONSTRUCTION STAGE OF DEVELOPMENT:

- **Estimated construction time?** Unknown.
- **No. of employees/ contractors?** Unknown.
- **Likely impacts (visual, noise, dust parking, access) e.g. from machinery, building contractors?** It is anticipated there will be visual, noise, dust and access impacts during the construction stage of the development on the same scale as other similar developments. Management methods will be implemented to ensure impacts are minimised.
- **Additional infrastructure/ services required. e.g. drainage, roads, overhead power/ sewer?** No additional services are required as the site is already connected to all essential services.
- **Local amenity issues (short-term: disturbance, landscape impact etc)?** Any visual amenity concerns relative to construction will be minimised through management methods including fencing.
- **Transport/ traffic issues (congestion, construction works etc)?** There will be sufficient car parking available on the subject site during the construction stages.
- **Ecological impacts (short-term pollution, community health etc)?** Any dust or noise concerns will be minimised through the implementation of management methods.
- **Cultural/ heritage impacts (short-term: building/ site disturbance) other comments?** There will be no negative cultural/ heritage impacts.

3. OPERATIONAL STAGE OF DEVELOPMENT:

- **Are the development impacts seasonal and/ or ongoing?** The positive development impacts will be ongoing as this is intended to be a permanent development.
- **No. of Employees?** Will remain at least the same number of already employed onsite.
- **Economic impacts (employment generation etc, local goods sourced)?** The increased number of accommodation rooms is expected to require additional employees whilst increase expenditure within the town centre. Goods will continue to be sourced from existing suppliers.
- **Social impact (community services/ infrastructure requirements, impact on quality of life of residents and tourists)?** Will contribute positively to the revitalisation of the town centre by increasing the number of people living and using the town centre. Increased density at the subject site will increase passive and active surveillance of the site and surrounds which will deter antisocial behaviour. It is anticipated that accommodation guests will utilise to Town's pool and playing courts.
- **Transport/ traffic issues/ pedestrian/ cyclist safety, carparking etc?** As demonstrated in the Traffic Assessment undertaken by Shawmac Traffic Engineers, the provision of parking bays meets the expected demand. Pedestrian crossings are proposed to be included within the car park to improve pedestrian access and safety throughout the site. Direct pedestrian access from the northern side of the site to the Tom Price bus stop is provided via a pedestrian accessway.
- **Ecological impacts (pollution etc, community health, biodiversity etc)?** Pollution will be minimised. The development will incorporate improvements to existing landscaped areas and new landscaping extending through the site that will contribute to biodiversity.
- **Cultural impacts (local amenity, impact on tourist attractions and places of heritage significance)?** The proposed development will have a positive impact on improving the

visual amenity of the site with landscaping and a newly constructed modern accommodation rooms. Transient Workforce Accommodation will increase expenditure and activity within the Town Centre. As a condition of development, a portion of the rooms are solely for the purpose of accommodating tourists. There will be no negative impact on tourist attractions or places of heritage significance.

- **Perceived issues of objections/ conflict? (How will these be addressed)?** No perceived issues of conflict.

4. COMMUNITY CONSULTATION:

- **List the likely key issues of concern from affected stakeholders (Immediate vicinity).** The concern for stakeholders within the immediate vicinity will likely be the demolition of the existing accommodation rooms and construction of the proposed development which will only be for a short period. The number of bedrooms proposed may concern stakeholders relative to the number of people being accommodated at the subject site. It is noted that the proposed development meets the minimum density provisions as well as the provision of adequate car parking bays.
- **List the expected level of community consultation required for the proposal and what actions are proposed to implement the appropriate level of stakeholder and community consultation identified.** As the proposed use of Transient Workforce Accommodation is an 'A' use within the 'Commercial and Civic' zone, the Shire of Ashburton is required to publicly advertise the proposal for at least 14 days.
- **Has the immediate community been informed prior to formal lodgement of the application? What has been the response from the immediate community to this information?** No
- **Are there any known perceived issues of concern expressed against the proposal by the immediate community?** No
- **Has the proposal been modified in response to preliminary community consultation? If so, how and to what extent?** No.

LOCAL PLANNING POLICY

TITLE:	ASSESSMENT OF APPLICATIONS UNDER CLAUSES 6.10.4 AND 6.10.5 OF THE SHIRE OF ASHBURTON LOCAL PLANNING SCHEME NO. 7
FILE NO:	PD.DV1
MINUTE NO:	11407
STATUTORY ENVIRONMENT:	SHIRE OF ASHBURTON LOCAL PLANNING SCHEME NO.7 PLANNING & DEVELOPMENT ACT 2005

1.0 PURPOSE:

Local Planning Policies are guidelines used to assist the Council in making decisions under the Scheme. The Scheme prevails should there be any conflict between this Policy and the Scheme.

2.0 SCOPE:

A Local Planning Policy is not part of the Scheme and does not bind Council in respect of any application for planning approval but the Shire is to have due regard to the provisions of the Policy and the objectives which the Policy is designed to achieve before making its determination.

3.0 OBJECTIVES:

- 3.1 To establish clear guidelines for the consideration of Applications for applications under Clause 6.10.4 of the Shire of Ashburton Local Planning Scheme No. 7.
- 3.2 To ensure that applications under Clause 6.10.4 of the Shire of Ashburton Local Planning Scheme No. 7 do not create land use conflicts and protects the environmental, social and residential amenity.
- 3.3 To encourage transient workforce accommodation development that harmonises with the existing streetscape and complements the character of the locality.
- 3.4 To promote high quality accommodation design and development.
- 3.5 To manage transient workforce accommodation development in a way that recognises the needs of innovative design and contemporary lifestyles.
- 3.6 To encourage building design that incorporates sustainable and energy efficient design that befits the local climate and provides comfortable living conditions.
- 3.7 To determine applications which do not comply with Clause 6.10.4 of the Shire of Ashburton Local Planning Scheme No. 7 'prohibited' under Clause 6.10.5.

4.0 POLICY:

4.1 Policy Statement

Amendment No. 14 to the Shire of Ashburton Local Planning Scheme No. 7 ('Scheme') provides the opportunity for an applicant to apply for planning approval transient workforce accommodation in the Commercial and Civic zone in Onslow, Paraburdoo and Tom Price.

The provisions specifically require that transient workforce accommodation will only be permitted in the zone where certain design standards and criteria are met.

4.2 Application of Policy

This policy has been prepared in accordance with the provisions of Part 2 of the Scheme. This policy applies to land zoned Commercial and Civic within Onslow, Paraburdoo and Tom Price, except to the extent that the provisions of State Agreement Legislation and the Mining Act 1978, over-rule the Planning and Development Act 2005 and the Scheme.

All applications under Clause 6.10.4 will need to comply with this Local Planning Policy in addition to Scheme and the Residential Design Codes (R Codes), which, legally, forms part of the Scheme. This Policy is a planning policy pursuant to the Scheme.

This means that both Council and intending developers are obliged to take the Policy fully into account. Variations and departures are possible however this needs to be suitably justified by the applicant.

4.3 Advertising of Applications

The Shire will advertise applications made under Clause 6.10.4 as it feels that the amenity of the locality could be adversely affected by such use of land.

4.4 Residential Design Codes

The main tool for controlling residential development in Western Australia is the R Codes. While the R Codes are very comprehensive, the R Codes also recognise that by its very nature, the R Codes cannot cater for specific differences that may exist from one local authority to another.

Therefore, the R Codes allow for variations to some of the provisions, where there may be a different or unique local context in terms of residential development. Part 2.6 'Local Planning Policies' of the R Codes allows the Council to prepare local planning policies for streetscape, building design, boundary walls, and building height that provide alternative requirements to the R Codes to suit the local planning context.

This Policy has been structured around these variations that are permitted by the R Codes along with Clauses 6.10.4 of the Scheme with the intent to provide clear and concise guidance for residential development associated with Clause 6.10.4. This Policy endeavours to complement the R Codes, by augmenting and further developing specific provisions with more specific policy measures pertinent to transient workforce accommodation.

4.5 Functions of Components

4.5.1 The Policy has been developed specifically to function as a reference tool providing guidance for both the Shire and developers to use when considering an application for transient workforce accommodation lodged with the Shire under Clause 6.10.4 of the Scheme.

5.0 DEVELOPMENT ASSESSMENT

5.1 Development which complies with the provisions of the R Codes and this Policy is still required not to unduly impact on the amenity of the area and be compatible with the existing development and character in the surrounding area.

5.2 The following requirements must be met in any application:

- a) the proposed transient workforce accommodation development is of a very high quality for the benefit of occupiers, as well as the community;
- b) the proposed development represents a motel or resort style development, with significant landscaping, recreation areas/facilities, quality design, quality infrastructure and materials;
- c) a limitation on the overall proportion (%) of transient workforce accommodation within a development and where accommodation for tourists and the like is made available;
- d) connection to reticulated sewer, water, and power is available; and
- e) what time limit on the transient workforce accommodation use should be imposed; and
- f) where the development is of a permanent nature and where dongers, or transportable buildings or structures of any description are not proposed.

5.3 Where in the opinion of the Council any of the above provisions are not met, transient workforce accommodation is prohibited.

5.4 The applicant must provide written justification that the proposal that addresses this Policy.

The Council may approve a development proposal which does not fully comply with this Policy where it is satisfied that the development proposal meets the Objectives and Development Requirements. As an application will be advertised, it will need to be submitted with an accompanying Social Impact Assessment which in addition to the requirements of Local Planning Policy – Social Impact Assessment, will need to:

- demonstrate consideration has been given to the impact on the amenity of adjacent properties and the streetscape;
- define the proposed use, level of non-transient workforce accommodation use, time limit of the transient workforce accommodation use; and
- outline any measures that have been or will be taken to mitigate any likely undue impacts on the amenity of adjacent properties.

6.0 DEVELOPMENT REQUIREMENTS

6.1 All applications lodged pursuant to Clause 6.10.4 shall specifically address streetscape, setbacks and building design.

6.2 Streetscape

6.2.1 Streetscape refers to the visual appearance of a street. Streetscape assessment and site analysis are the first steps in the design process and ensure that the proposal is the most appropriate design solution for both the site and the locality.

6.2.2 The presentation of buildings in a street is a critical element of a streetscape and contributes significantly to the character of both the street and the locality.

6.2.3 Desirable streetscapes are those in which the development and associated spaces create attractive neighbourhoods and therefore development needs to be sensitive to the environmental context in which it is being placed.

6.3 Street Setbacks

6.3.1 Development must be appropriately located on the site having regard to the existing setback of adjoining properties, and the set back pattern of the street block within which the proposed development or addition is situated. A setback of 4 metres set back to a primary street would normally be the minimum setback that would be required by Council. This reflects the setback for an R30/50 density residential development as may be permitted within the zone. To ensure appropriate setbacks for a development can be achieved, Council may be prepared a setback based on the averaging provisions of the R Codes.

6.3.2 Minor incursions and projections are permitted where it will not detract from the character of the streetscape or dominate the appearance of existing development. A minor incursion refers to a porch, balcony, verandah, chimney or similar.

6.4 Side Setbacks

6.4.1 The side set back requirements shall be determined using the R Code and assuming the land reflects a R50 density residential development as may be permitted within the zone. Within Onslow, the Commercial and Civic zone is included within the Onslow Coastal Hazard Area which limits development to an R30 density. Development must be appropriately located on the site having regard to the existing setback of adjoining properties, and the setback pattern of the street block within which the proposed development or addition is situated.

6.5 Setbacks of Garages and Carports

6.5.1 Any garages and/or carports shall not visually dominate the site or the streetscape. As a guide, garages and/or carports are to be located behind the street setback line.

6.6 General Provisions

6.6.1 All applications for transient workforce accommodation development to which this Policy applies will be required to meet the provisions of the Scheme in the first instance, the R Codes, the Development Assessment and Development Requirements of this Policy. The provisions of this policy may be varied where accommodated under the Policy.

The extent of any departure from a Policy provision will be determined by the Council in accordance with the objectives of this Policy.

6.6.2 Council may approve an application which does not comply with this Policy (not including Clauses 5.2 and 5.3) where, in its view, a certain standard is not appropriate or relevant in that particular case. In considering any relaxation of requirements the application may also be subject to consultation with the affected nearby landowners.

7.0 ASSESSMENT

7.1 In addition to the provisions of the Scheme, Applications under Clause 6.10.4 the following will be applied by Council:

- a) Applications will be examined with regard to the following:

- i) design quality;
 - ii) potential for increased levels of noise, disturbance, car parking, and landscaping and the possible greater impact on the residential amenity; and
 - iii) connection to reticulated water and sewer.
- b) When considering a Approval of an Application, the following will apply:
- i) where a proposed development is considered by Council to be inappropriate, consent may not be granted until a revised proposal representing a satisfactory standard; and
 - ii) access/egress and car parking spaces will be constructed, kerbed and drained to the satisfaction and specifications of the Shire.
- c) The Shire will refer all applications to the service provider for comment prior to determining an application. No response from the service provider will be considered by Council to be 'no objection' to the application. However, the Applicant is responsible to negotiate with the service provider for such services.

8.0 REFERENCE:

The Shire of Ashburton Local Planning Scheme No. 7 and the Planning & Development Act 2005.

9.0 RESPONSIBILITIES:

The Shire Planning Section of the Development Services Division as per the Delegations Policy and Register and further authority is delegated to the Chief Executive Officer.

10.0 ADOPTION:

23 January 2013

SHIRE OF ASHBURTON LOCAL PLANNING SCHEME NO.7 LOCAL PLANNING POLICY

Title: Design Guidelines for the Tom Price Town Centre

File No: PS.DV10

Statutory Environment: Shire of Ashburton Local Planning Scheme No.7
Planning & Development Act 2005

1.0 PURPOSE:

Local Planning Policies are guidelines used to assist the local government in making decisions under the Scheme. The Scheme prevails should there be any conflict between this Policy and the Scheme.

2.0 SCOPE:

A Local Planning Policy is not part of the Scheme and does not bind the local government in respect of any application for planning approval but the local government is to have due regard to the provisions of the Policy and the objectives which the Policy is designed to achieve before making its determination.

3.0 OBJECTIVES:

- The scale, height and orientation of development within the town centre should combine in such a way that each business or activity is appropriately located in relation to each other, and the spaces between buildings are attractive, interesting, comfortable, safe and well maintained;
- Buildings within the town centre should be compatible in scale and form, and designed appropriately for the Pilbara climate. Refurbishment and new development should contribute positively to the principal functions and visual quality of the town centre;
- New development and internal fit-outs of existing buildings should be designed in a flexible manner to facilitate/encourage changes in use, and to ensure that desirable, alternative uses of buildings in the future are not prevented by inappropriate design;
- Public and private spaces around buildings should be developed in an integrated and attractive way, with attention paid to seating, lighting, signage, planting, colours, artworks and paving, with the additional effect of clearly defining the scope of the town centre, its various activity spaces and its thoroughfares;

- Adequate car parking should be provided in appropriate, convenient locations, with clear, safe and direct pedestrian connections to the businesses and activities. Servicing of businesses by vehicles should take place in such a way that pedestrian safety and amenity is not compromised.

4.0 GENERAL GUIDELINES FOR BUILDING REFURBISHMENT AND NEW DEVELOPMENT

The purpose of these provisions is to provide guidance on the design of private buildings and spaces within the Tom Price town centre, to achieve an enhanced urban environment and to improve the experience of the town for pedestrians.

Design Guidelines that define the 'Tom Price vernacular' are included as attachment 1 and form part of this Local Planning Policy.

- As a future development principal, civic uses, cultural uses/events, small office uses and more retail outlets should be encouraged into the town centre to make it more complete, viable and attractive.
- Refurbishment to existing buildings and new developments should be compatible in scale to existing development, and in particular, to development immediately adjacent. Multi storey development is supported provided important views and vistas – especially to Mt. Nameless – from existing vantage points are largely preserved.
- Important ground level views and vistas that correspond with main pedestrian routes and common visual associations should not be blocked or obscured by new buildings and planting. At the same time, desirable views and vistas that are presently obscured by unnecessary clutter such as shrub planting and redundant noticeboards should be reinstated.
- Refurbishment and new development in the vicinity of the mall should aim to reinforce the desirable character of the mall as a linear, two-sided public meeting space, broken into outdoor “rooms” each serving several compatible purposes.
- New development should react appropriately to local climatic conditions. That is, while windows and doors should mostly face north and south, east and west facing walls should have either no openings or small openings to minimise heat invasion. However, climate control should not come at the expense of visual quality and pedestrian amenity.

- Windows and doors can be located in east and west-facing walls, provided are protected by deep verandas or other shade devices.
- Verandas or canopies should be provided along all building frontages, and along the sides of buildings used as important pedestrian routes. Shop fronts should have large windows with regularly changed displays to provide visual interest and reinforce pedestrian scale. Blank walls abutting public spaces should be suitably detailed and articulated. All shop fronts and building edges used as main pedestrian routes should be lit at night.
- Coverings over walkways – such as exists over the north-south route between the three buildings located to the north-west of Coles – should be predominantly solid and provide weather protection, rather than slatted, pergola-type coverings.

5.0 BUILDING DESIGN

Buildings should reflect a contemporary Australian urbanism featuring a composite of external finishes rather than historical or vernacular styles. Building elevations are to be articulated to provide visual interest. Blank facades are to be avoided through the provision of projections and indentations in the floor plan with resultant shadow effects. The street or 'public faces' of the building should be detailed to provide visual richness and variety, reduce apparent bulk and enhance individual identity. This can be achieved through:

- The application of colour, texture and changes in materials.
- The use of elements such as roof extensions, awnings, canopies and extensive glazing.
- Clear identification of building entries from the street through expressed elements such as entry canopies, glazing etc.
- Elevations which reflect the desired character through the application of integrated feature materials and colours and restrained ornamentation

5.1 Setbacks:

- Nil or zero setbacks will not be supported where the building abuts a road or accessway.

5.2 Walls:

- The visual appeal of development within the town centre will be greatly influenced by the colours and textures of walls visible from streets or other public spaces.

They will be required to feature a composite of construction materials with a dominant material complemented by minor elements of alternative material (preferably featuring a change in material and/or colour). The dominant material is to be articulated so as to avoid blank, repetitive facades.

- Wall materials selection is to consider robustness and vandalism requirements of a commercial precinct and to require minimal maintenance.

5.3 Roofs:

- Roof forms within the town centre are not restricted, however conventional pitched roofs are not considered to meet the contemporary urbanism desired.
- Flat or low pitched roofs may be permitted with the use of articulated overhang projection elements or articulated parapets. Parapets are not to be higher than 1 metre nominally above the adjacent roof level. Contemporary roof forms may be permitted provided that the roof is articulated so as to avoid a blank repetitive form.
- The type of materials used for roofing can potentially impact on neighbouring properties. Material and colour selection should balance the visual impact intent of the building with any impacts on adjacent users or development. Adverse impacts such as glare, visual discomfort including perceived safety implications thereof on adjacent properties and users is not considered acceptable.

5.4 Glazing:

- Large expanses of glazing are encouraged to articulate building facades, to enhance commercial opportunity and assist in activation of streetscapes and public areas.
- Glazing is to have adequate solar protection and is to be articulated appropriately to the scale and use of the development.

5.5 Awnings:

- The use of awnings or similar devices should be employed over external glazing to limit solar exposure whilst adding to the extent of detail on a building.
- Awnings over a footpath (within a road reserve) may be accepted in exceptional circumstances where Council accepts a community benefit.

5.6 Accepted Materials and Finishes:

- Materials should be of appropriate standard and scale to a commercial environment and should be suited to the harsh climatic requirements of Tom Price.
- Industrial and domestic type materials are generally not considered acceptable.
- Walling and roofing materials should generally be high durability, low maintenance and easily cleanable. Self-coloured materials such as Colorbond™ cladding are preferred.
- Large uninterrupted or unarticulated expanses of any material are not considered acceptable.
- The following are examples of materials not considered appropriate:
 - Zinalume and pgi flat sheet cladding
 - Grey concrete blocks
 - Grey unpainted compressed fibre cement sheet
 - Highly reflective glass
 - Inappropriately coloured glass – such as black, brown or dark green
 - Clay or cement roofing tiles

5.7 Colour:

- Colours should reflect the contemporary urbanism requirements of these guidelines.
- Walling and roofing colours should be selected with respect to the harsh climatic requirements of Tom Price. Colours will be subject to the strong light quality of Tom Price and colours will be subject to fading. Building surfaces will also be exposed to the red dust of the Pilbara which will impact differently on various finishes and colours. Generally colours should be high durability, low maintenance and easily cleanable to deal with these issues.
- Very light coloured materials with a solar absorbency of less than 0.35, as classified in the BCA, is encouraged (refer to www.colorbond.com for list of suggested colour range).
- Large uninterrupted or unarticulated expanses of any colour are not considered acceptable.
- Bright colours should generally be used for features and trims rather than in large dominating quantities.

Bright colours in large quantities are not considered acceptable where those colours represent commercial branding of a building or tenancy.

- Dark colours are not considered acceptable in large expanses, particularly to east and west walls and walls facing the street or public areas.
- Bright or dark heat absorbing colours with a solar absorbency rating greater than 0.55, as classified by the BCA, are prohibited (refer to www.colorbond.com for list of suggested colour range).
- Colours which are not expressive of natural materials or landscape elements are not considered acceptable in large expanses.
- Fluorescent or similar colours are not considered acceptable.

6.0 REFERENCE:

The Shire of Ashburton Local Planning Scheme No. 7 and the Planning & Development Act 2005.

7.0 RESPONSIBILITIES:

The Town Planning Section of the Development Services Division as per the Delegations Policy and Register and further authority is delegated to the Chief Executive Officer.

8.0 ADOPTION:

DESIGN GUIDELINES

There are certain aspects of built form, public realm and infrastructure for which it is necessary to provide more detailed guidance in the form of Design Guidelines. This will ensure that certain opportunities afforded by particular aspects of site location, landscape / streetscape features and topography are optimised as development occurs within the town centre. In particular, guidelines will focus on urban design and planning related matters including:

- Building bulk, form and scale;
- Materials and texture;
- Sustainability and climate responsive design;
- Streetscape activation and relationship with streets, public parks and civic squares;
- Response to local character, heritage and landscape elements;
- Safety
- Pedestrian and vehicle access and movement; and
- Car parking.

Therefore, design guidelines and policy will require further development by the Shire of Ashburton to ensure that the implementation process accords with the gains so far achieved and the outcomes of the revitalisation project. This section outlines the objectives and design elements that are intrinsic to the development of a quality town centre in the future and are derived from the overarching principles utilised throughout the revitalisation process.

The following objectives and development provisions are intended to inform any future review of the Shire of Ashburton Local Planning Policy 10 - Design Guidelines for the Tom Price Town Centre. However, the principles and objectives outlined within this section may also be utilised as an operational policy to provide development or design guidance for proposals that may be received prior to the amendment of Shire policy.

A TOM PRICE VERNACULAR STYLE

The term ‘vernacular’ is often referred to as a historical precedent. Whilst this is partly true, the vernacular refers also to methods of construction using resources that are available on a local level, and the creation of a form that addresses localised needs. Vernacular architecture generally evolves over time to reflect the environmental, cultural and historical context in which it exists. As a relatively new place, Tom Price is at a pivotal point where lessons from past construction can now be directed into a series of aspirations for a sustainable future that truly reflects the local identity.

The origin of Tom Price as a mining town was predicated on a number of needs to ensure that a supply of skilled labour to service resource related activities could be adequately accommodated within a relatively short timeframe, and with little regard for the long-term future of the settlement. Therefore, the existing character of the town centre is largely defined by construction techniques that responded to the primary need to provide a labour force, rather than the need to create a vibrant and interesting place. As such, the buildings in the town centre are generally placeless and utilitarian in nature.

Given the remoteness of Tom Price to suppliers of construction materials, construction has generally favoured the use of lightweight materials, which are easier and cheaper to transport. Such materials also carry a low thermal mass that is a suitable material for hot arid environments. Due to a poor execution of the use of these materials, ‘temporary’ shed like nature of buildings evident throughout Tom Price inhibits the establishment of local identity and a sense of place that is relevant to the place and local community. However, there are certain elements that are distinctive to Tom Price, such as the use of breezeblocks, which are tinted to reflect the colours of the local landscape. Built form and places that are reflective of local aspirations and cultural values will contribute to a place that has its own unique identity.

Based on the continuing strength of the resource industry and the strategic importance of the Pilbara, permanence and the long term and survival of Tom Price are a now significant chapter of the Tom Price story. However, the permanence of Tom Price cannot be considered exclusively to matters relating to long-term sustainability and impact on locally available resources. Promoting efficient and reduced resource consumption through climate and environmentally responsive design is essential.

The manner in which a building is used by its occupants carries a significant influence on building forms. Tom Price’s permanence as a central town to the Pilbara will mean that it will need to adapt over time to meet the evolving needs of the population, some whom have yet to arrive. Establishing robust and adaptable built form and urban spaces will ensure that building can accommodate the needs of an evolving population over a long period of time with minimal modification.

Based on the above rationale, the following four key elements have therefore been identified as a means of establishing a Tom Price vernacular style that reflects local and regional values:

- Permanence
- Sense of Place
- Environmental Responsiveness
- Adaptability

The following table provides an outline of design elements and principles, which should be addressed in the development of built form or design guidelines for the Tom Price Town Centre with respect to the development of a Tom Price Vernacular style.

1

Permanence

Durable Materials and Construction

- Local stone elements to balance the use of lightweight materials; and
- Breezeblocks pigmented to reflect the colour of the local landscape.

Quality Design

- Clear articulation of facades and entrances;
- Quality design that promotes visual interest; and
- High level of articulation in the built form through employing measures including: materials; projections; recesses, balconies; awnings; major openings; entrances; and roof forms.

Strong Relationship to Street and Public Realm

- Facades that promote interaction between the public and private realm through large openings to the street and balconies;

- A sense of architectural prominence at key gateways, arrival points and public spaces.

Adaptability of Built Form

- Ceiling heights that enable buildings to adapt to a variety of uses; and
- Mixed use compact core including a mix of street-oriented high-amenity retail civic, cultural, community, residential and commercial developments.

2

Sense of Place

High Quality Architectural Design

- Design elements and forms that promote visual interest, architectural articulation and sustainable outcomes.

Continuous streetscape rhythm and character

- Avoiding blank walls fronting streets or public places.

Harmonious, safe and attractive environment

- Continuity of active shop fronts to ensure the activation of the street frontages with retail, commercial, civic and entertainment based development to the street edge with commercial or residential usage on upper floors.

- Place responsive design
Reflective of local landscape and character.

Cultural diversity and inclusion

- Acknowledgement of local indigenous cultures for landscape design within the town centre;
- Cultural diversity to be reflected in the design of the public realm;
- Public art initiatives to reflect local cultural values and promote inclusion of a wide community participation;
- Community facilities that provide for a wide variety of cultural needs; and
- Acknowledgement of cultural heritage in built form, public art, community art and community activities.

Locally available materials or materials that are reflective of Tom Price

- The use of local stone or tinted breeze blocks in conjunction lightweight materials.

3

Environmental Responsiveness

Taking advantage of local assets and environmental opportunities

- Maximise the potential for vistas/ views to key locational assets such as Mount Nameless.

Climate responsive design

- Continuous awnings over shop fronts for pedestrian comfort;
- Detached eaves to allow ventilation around the building;
- Tree planting to maximise shade cover of streets – trees that form a large canopy should be favoured in the town centre.

Energy Efficiency

- Sufficient shading to all windows entrances and major openings;
- Minimise east and west facing windows; and
- Breezeways to promote cross ventilation of internal spaces.

Water conservation elements

- Water wise landscaping.

4

Adaptability

Adaptable architectural design

- Mixed use development promoting a variety of mixed commercial and residential uses, where commercial is to be the predominant focus ground level, whilst residential to be mainly provided on upper levels; and
- Ceiling to floor heights should be of sufficient height to enable transition over time to accommodate a variety of uses, particularly for any temporary residential uses on ground level.

Flexible design controls

- Design controls that can be adapted to address evolving market forces.



BUILT FORM

Objectives

- To ensure that development within the Tom Price Town Centre promotes a pedestrian-oriented and conveniently accessible urban form, which fosters community interaction and local identity.
- To ensure that buildings in the town centre are of an appropriate scale consistent with the character of Tom Price to optimise visual amenity within the town centre.
- To create a compact core including a mix of street-oriented high-amenity residential and commercial developments where active non-residential uses are designed to address the street, with minimal street setbacks.
- To create a harmonious, safe and attractive environment through streetscape enhancement and building design that provides a continuous rhythm and character.
- To ensure high quality architectural design for all development within the Tom Price Town Centre, with elements that promote climatic responsive design, visual interest, architectural articulation and sustainable outcomes.
- To promote activation of the public realm with an active frontages for all buildings fronting onto the public realm.

Development Provisions

- The activation of the street frontages of Central Road, Stadium Road and frontages to the pedestrian mall with retail, commercial, civic and residential development to the street edge with commercial or residential usage on upper floors, in order to create a legible, active and interesting pedestrian-oriented environment.
- Buildings to be oriented to the street or public realm in all instances, avoiding blank walls fronting public spaces and large expanses of car parking separating active uses from the public realm. 70% of building façades are required to consist of doors and windows designed to provide visual linkage between the street and indoor spaces.
- Where appropriate, the intensification of land use on presently under-utilised land parcels and buildings to include mixed-use development, where development, retail, service commercial and other pedestrian-oriented uses are to be developed at the street level in most instances. Residential uses will only be permitted at street level in areas where commercial and retail uses are not the primary land use at street level.
- The provision of high quality and appealing built form enhancing the image of the Tom Price Town Centre as an enjoyable, safe, pedestrian-oriented place, complementing existing site attributes.
- Retain and conserve heritage buildings and other items having heritage value within the town centre, and ensure appropriate settings when developing adjacent to heritage buildings or significant vegetation.

- Protection from climatic extremes shall feature as a key element in the design of all buildings in the town centre.
- A high level of articulation shall be provided through employing measures including: shading devices; materials; projections; recesses, balconies; awnings; major openings; entrances; and roof.
- All building services (including air conditioners) to be located so as not to be seen from the public realm.

PUBLIC REALM

OBJECTIVES

- To provide opportunity for a variety of quality public open space experiences to facilitate public gatherings, civic occasions and social interaction within the Tom Price Town Centre.
- To provide appropriate shading and climate control measures such as shade structures and tree planting to protect the from climatic extremes and promote a comfortable and useable open space at all times of the year.
- To create a connected, safe and attractive public realm through the appropriate articulation of a hierarchy of open spaces, from the road network to malls, civic squares, forecourts and reserves, including elements that promote the ability to conduct community events and entertainment related activities.
- The provision of a public realm that provides safe, equitable and legible connection between retail, commercial, civic recreational and residential activity.

Development Provisions

- Public realm including elements such as road network, malls, civic squares, forecourts and reserves, to be developed resulting in an urban form that is attractive and comfortable for pedestrians, providing street furniture for pedestrian respite and overhead shade structures and planting of street trees for microclimate management;
- Elements such as street furniture, lighting, landscaping treatments, awnings, paving treatments, public art and playground equipment are to facilitate a sense of place, providing legible connection between retail, civic, open space, commercial activities and residential uses;
- Infrastructure design elements, including lighting and signage, that are unique to the Tom Price Town Centre will be provided to contribute to a sense of arrival to the Tom Price Town Centre;
- The provision of public art elements should reflect the cultural values and heritage of the locality and its population; and
- Street pavement widths, design and paving treatments shall encourage slower vehicle speeds to the benefit of pedestrian safety, whilst generous footpath widths are to be provided for pedestrian comfort.

MOVEMENT NETWORKS

Objectives

- To provide a legible and well-connected movement network that creates a safe and pleasant public realm providing a safe and equitable balance between all modes of active and non active transport modes such as public transport, pedestrians, cyclists and vehicles;
- To ensure that all car parks are appropriately shaded with the use of shade structures and tree planting to prevent excessive heat loads and promote an attractive and hospitable public realm; To ensure that development in the Tom Price Town Centre is undertaken in such a way as to minimise the conflict between vehicles and pedestrians;
- To provide and active frontage to all streets, pedestrian networks and public access ways.

Development Provisions

- Ensure safe and convenient access is provided between buildings and public transport stops, car parking areas, and other facilities;
- Vehicular access points on streets to be limited, to avoid disruption to traffic and minimise the impact on local streets within the Tom Price Town Centre;
- The provision of appropriate traffic calming measures within the Tom Price Town Centre, in order to provide a more pedestrian friendly environment;
- Where ground level car parks are proposed, these shall be appropriately shaded with street trees or shade structures;
- Provide clear demarcation between the vehicle and pedestrian realm through the use of contrasting colours and textures in paving treatments and edges such as kerbs, footpaths and decorative bollards; and
- Maximise the provision of kerbside car parking.ESD (Ecologically Sustainable Design)

Objectives

- To utilise climate responsive design principles in the design of all built form and public realm elements in the town centre;
- To ensure that all development has access to breeze paths for the use of cross ventilation as a passive cooling measure;
- To promote a reduction in water and energy usage within the town centre;
- To reduce reliance on air conditioning systems for climate control;
- To promote building design that provides shading to the public realm;

Development Provisions

- Provision of appropriate solar shading to all major openings and windows on the exterior of the building through the use of awnings, shade structures and large overhanging roofs and balconies;
- Minimisation of east and west facing windows;
- The provision of drought tolerant landscaping for all development within the Tom Price town centre;
- The incorporation of water efficient fixtures such as taps, toilets and toilet cisterns;
- Planting of shade trees adjacent to east and west facing walls to reduce solar gain; and
- Buildings that front onto the public realm shall be provided with appropriate shading devices to provide shelter to the pedestrians along the building frontage.



CPTED (CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN)

Objectives

- To promote a positive sense of safety within the public realm;
- To encourage the use of the centre outside of regular business hours; and
- To promote a positive image for the Tom Price Town Centre to attract visitors and activity.

DEVELOPMENT PROVISIONS

Surveillance

- Windows and major openings are to be evident on facades of buildings and oriented to overlook the public realm.
- Visual links to be provided between indoor (private) and outdoor (public) spaces.
- Good access to premises should be provided from street/public space.
- Landscaping to permit or ensure viewing of public spaces at eye level.
- Pedestrian paths to provide a comfortable environment that encourages use through visual quality and materials.
- Reduced building set backs to encourage active participation of public space.
- Street layout/circulation to encourage pedestrian and vehicle use outside core business hours.
- The centre to contain a mix of uses that will lead to the activation of spaces for extended periods of time, particularly night time hours.
- Pedestrian pathways to be adequately illuminated at night.

- Building facades to be lit effectively to encourage passive surveillance.
- The centre to be well integrated with the surrounding land uses.
- In areas where natural surveillance is unachievable, alternative measures of crime reduction such as CCTV should be provided.
- Fencing to allow for surveillance of buildings and the public realm through appropriate height and permeability.

Access Control

- Loading areas to be secure and/or legible.
- Access opportunities to maximise activation of public realm.
- The pedestrian and traffic network to allow for effective access for emergency vehicles and offender pursuit.
- Blank walls to be treated for visual interest and/or provided with mechanisms to prevent graffiti.

Territorial Reinforcement

- Textures, fencing or other treatments to clearly designate private / public spaces.
- Buildings to be constructed of materials that present well, are low maintenance and resist graffiti.
- Development to promote public ownership and care of the space.
- Public space to allow for or encourage community events and alternate activities that help to activate the space during and outside usual operating times.



Application for
Development Approval
Ashburton Resort Motel
Function Centre and 4 Short Stay Apartments
Lot 447 Second Avenue, Onslow



Property Development Solutions

We Know Property Matters!

Level 2, Suite 9, 69 Hay Street
PO Box 8263 Subiaco East WA 6008
Ph 08 9380 9211 Fx 08 9380 9233

Introduction

Mackerel Islands Pty Ltd, as owner and operator of the Ashburton Resort Motel, was granted approval in September 2009 to develop 48 motel apartments, restaurant, swimming pool, restaurant and associated facilities on vacant land at the Onslow Mackerel Motel.

The initial stage of the development comprising 48 units and swimming pool facilities was completed in October 2011.

Development Approval was granted in February 2013 for a further 34 units together with an amended restaurant design which incorporated guest reception and administration facilities. Construction of the 34 units is currently underway with an anticipated completion in July 2013.

The proponent now wishes to seek approval from the Shire of Ashburton to amend the restaurant and administration building to incorporate a second storey comprising an on-site manager residence and a function centre, together with an additional 4 executive apartments.

Following is a brief report outlining details of the proposal as well as relevant criteria for assessment of the application.

PROPERTY PARTICULARS

The subject land comprises Lot 447 Third Street, Onslow.

The land is described in Certificate of Title Vol 2162 Fol 955 and is shown on Deposited Plan 182626.

The property currently contains 48 executive apartments, swimming pool, administration and sundry buildings. An additional 34 apartments are currently under construction and are due for completion in July 2013.

PLANNING DETAILS

Lot 447 is zoned Commercial and Civic under Shire of Ashburton Town Planning Scheme No 7, and is contained within the Onslow Coastal Hazard Area.

Permitted uses under the Commercial and Civic zone includes Motel and Restaurant, and caretaker residence is an allowable ancillary use in this zone.

The Onslow Coastal Hazard Zone requires a minimum FFL for various uses. In this instance the FFL of the ground floor of the restaurant remains as previously approved in February 2013.

THE PROPOSAL

This application comprises 4 additional single bedroom executive apartments, and a function room and single bedroom caretaker residence proposed to be contained in a second storey of the previously approved restaurant and administration building.

The provision of an on-site single bedroom caretaker residence will allow a greater level of service and security to the resort, and is replacing an existing single bedroom caretaker residence developed as part of the old Onslow Mackerel Motel.

The inclusion of a small function room on the second level of the restaurant will service the corporate sector for events and training, and provide an option to local residents as a venue for parties, weddings etc in a prominent building commanding expansive ocean views.

In the future, post the current demand for accommodation and function facilities generated by resource projects, this function room will provide the Ashburton Resort Motel with the ability to market to corporate clients to provide onsite training and conference facilities to continue to draw corporate clients to Onslow which will be beneficial to the local tourist industry and economy.

This proposal also seeks to gain approval to develop an additional 4 executive apartments as shown on the attached plans. There is an ongoing and growing shortage of accommodation within Onslow townsite. Allowing the development of these additional 4 units will assist in addressing this issue in a logical extension of the existing development at the Ashburton Resort Motel. These units are located towards the centre of the subject site and will not impact in any way on the public streetscape.

The proposed addition of 4 units plus the function room requires additional parking under the Scheme. Parking for units is calculated at 1 bay per unit plus 1 bay for every 5 units for visitors, resulting in an increased requirement of 5 bays.

Parking for the function room is calculated at 1 bay per 6m², and at 80m² in area the function room will require 13 bays to be allocated to its use.

Total parking on site and proposed to be constructed in the Third Street road reserve at the developers cost, will total 125 bays. This represents a shortfall of 17 bays and this application seeks discretion from Council to allow the shortfall. A Parking Assessment Study has been undertaken by Transcore to assess current and future parking demand and the ability of proposed parking to adequately address needs generated by the uses on site. A copy of the report is attached to this application.

Due to the reciprocal nature of uses on site, where the accommodation, restaurant and function room will largely be utilised by the same guests of the resort, the Parking Assessment Study concludes that there will be a surplus of car bays provided for the uses at peak periods.

CONCLUSION

The objectives of this proposed development are consistent with the Onslow Townsite Strategy, Pilbara Cities objectives and tourism initiatives, and will provide a high level of amenity to the local community and businesses as well as promote the local economy and job creation.

The design of the restaurant and function room is of a high architectural standard and provides an attractive, modern addition to the streetscape and foreshore area. The facilities will provide a first class venue within the Onslow townsite to attract corporate, business and leisure travellers as well as provide dining and function options for the local community.

We seek Councils support to the proposal and look forward to a positive assessment and recommendation. If you have any queries or require additional information please do not hesitate to contact this office on 9380 9211.

Yours Sincerely

Geoff Loxton

Property Development Solutions

29 April 2013

D.A. Application
 Reception Centre
 Ashburton Resort Motel
 Lot 447 Second Ave
 Onslow

BUILDING DESCRIPTION

This proposed new facility is the third and final stage to the Ashburton Resort Motel. This freestanding building is to be constructed to the entry of the motel on the north east corner of the site overlooking the foreshore and ocean. It will be elevated approximately 1.5 metres above Third Street road level and will consist of a ground floor level with reception lounge, bar, restaurant / kitchen with associated service facilities together with upper storey consisting of a manager's accommodation and conference room and balcony.

The floor areas are:

Ground floor	403.0 m ²
Alfresco – veranda	72.6 m ²
Service area	40.1 m ²
First floor	194.5 m ²
Balcony	22.0 m ²

The bar, restaurant, conference facilities and alfresco areas are to enjoy a liquor licence. This application is proceeding and should be granted prior to the completion of the development.

CONSTRUCTION

The building in Class 6 being of a mixed use, i.e. restaurant and manager's flat. All is to be constructed to BCA standards.

The site works will include a 1.5 m high rammed earth retaining wall to the north and eastern boundaries. Compacted clean sand fill to a level of 5.00 AHD will support a 100 mm thick polished concrete ground slab on which a two storey steel frame will be erected. The outer walls will be a combination of rammed earth and steel stud framework with horizontal custom orb external cladding. Internally it will consist of flush gyprock walls and ceilings with acoustic panelling. The first floor will be precast concrete floor panels supported on fire rated steel beams. The roof is to be custom orb steel colorbond sheeting on concealed steel purlins all with R3.5 fibreglass insulation.

Glazing is predominantly aluminium framed bifolding doors opening to give clear access to a paved alfresco area. Aluminium sun louvres are to be fitted externally to reduce solar heat loads and make the building more environmentally sustainable.

SERVICES

All kitchen and wet areas are to be to public health specification.

MECHANICAL

The public areas are to be fully air-conditioned. Fan coils will be located within the ceiling space above the central kitchen and toilet areas. The inverters are to be located at ground level in the service area all acoustically insulated. Kitchen and toilet areas are to have exhaust ventilation through to the roof.

HYDRAULICS

All plumbing fixtures and fittings are to be connected to the onsite sewer. A grease trap is to be located within the service yard. A beer temprite station is to be located centrally to the bar with underfloor insulated pipework to the service yard. Gas cylinders will be located in the service area and will be reticulated to the kitchen and for hot water services.

FIRE SERVICES

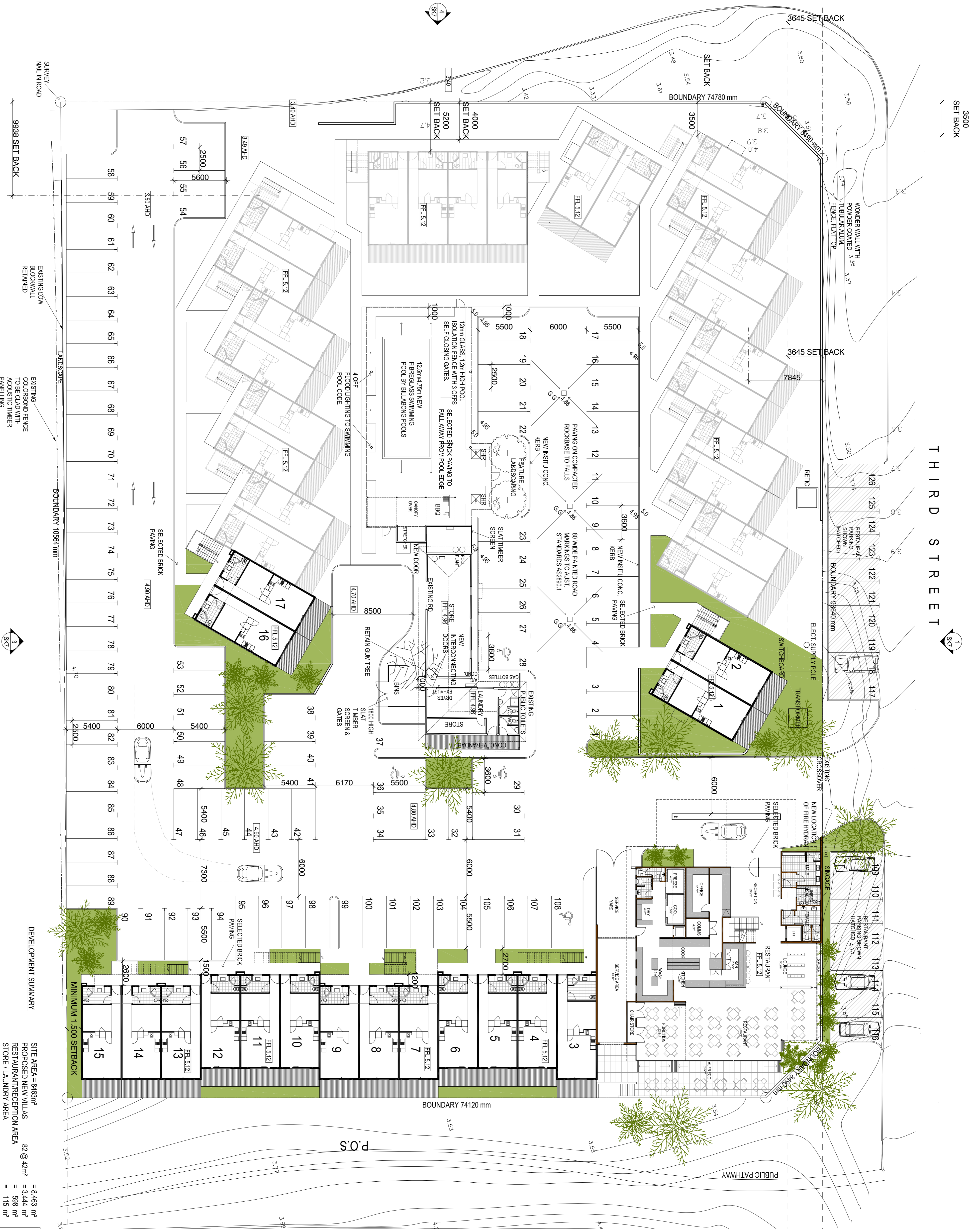
The building is to include a fully automated sprinkler system with pressurised fire water service. It is envisaged this may require a holding tank which is to be located below ground.

ELECTRICAL

Underground electrical power will be provided via the transformer located on site. LED lighting will be used throughout to reduce power consumption. Power will service the lift, dumbwaiter, refrigeration and mechanical plant. A comms room is located adjacent to an administration office. This room will locate all switch gear.

SECOND AVENUE

THIRD STREET



PROJECT: ASHBURTON RESORT MOTEL
 STAGE: 3
 LOT 147 SECOND AVE ONSLOW

CLIENT: MACKERELL ISLAND PTY LTD

DRAWING: SITE PLAN

BANHAM ARCHITECTS
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DRAWN: KW
 SCALE: 1:200
 DATE: 30/04/13

PROJECT #: 0710
 DWG #: SK1
 REV: M

BANHAM architects
 20 CIVE STREET WEST PERTH GOOSE T. 08 9321 6568 F. 08 9468 6369 W. WWW.BANHAM.COM.AU

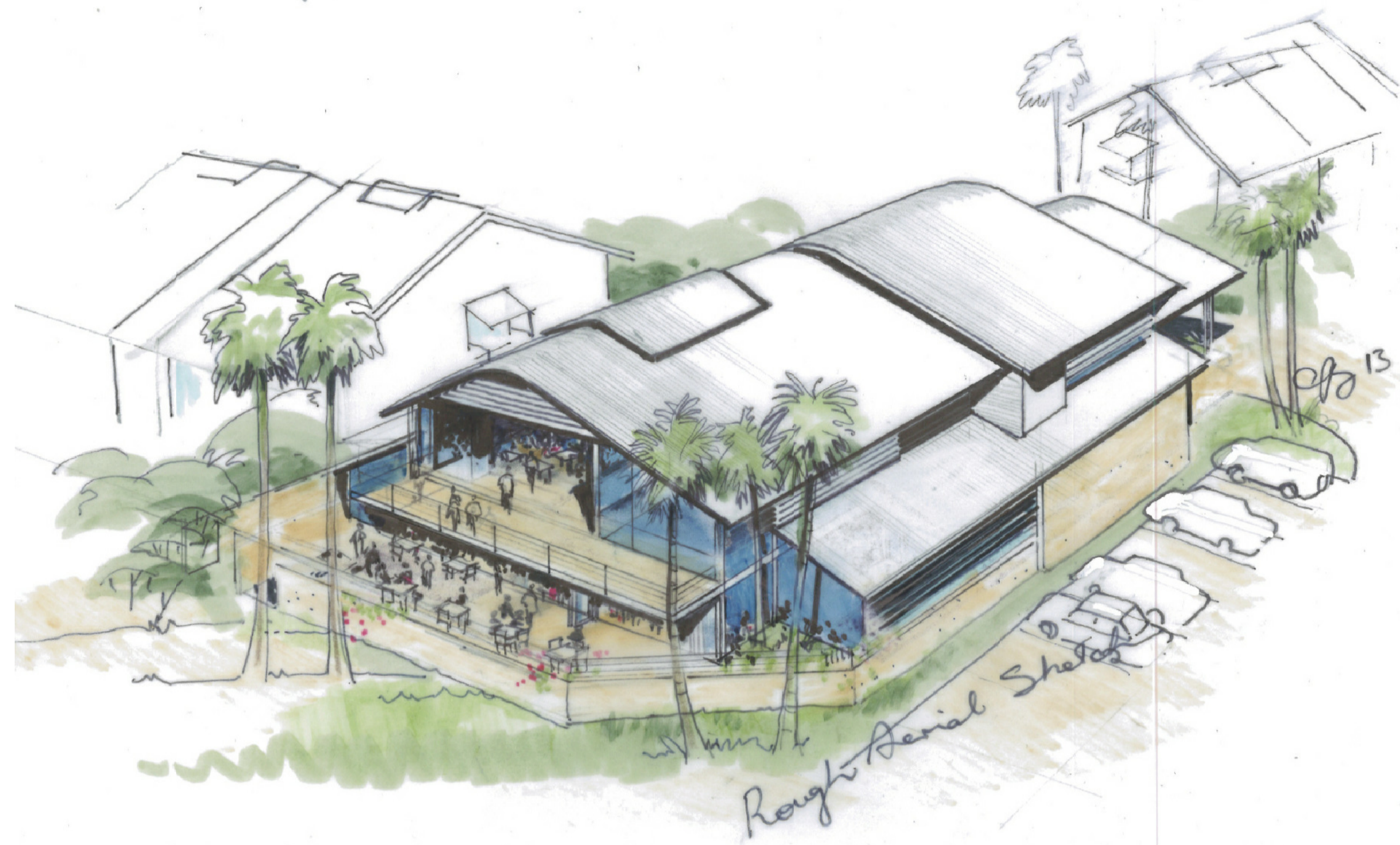
DEVELOPMENT SUMMARY

SITE AREA = 8463 m²
 PROPOSED NEW VILLAS = 3444 m²
 RESTAURANT/RECEPTION AREA = 398 m²
 STORE / LAUNDRY AREA = 115 m²
 TOTAL GROSS FLOOR AREA = 4,157 m²
 % PLOT RATIO = 0.49

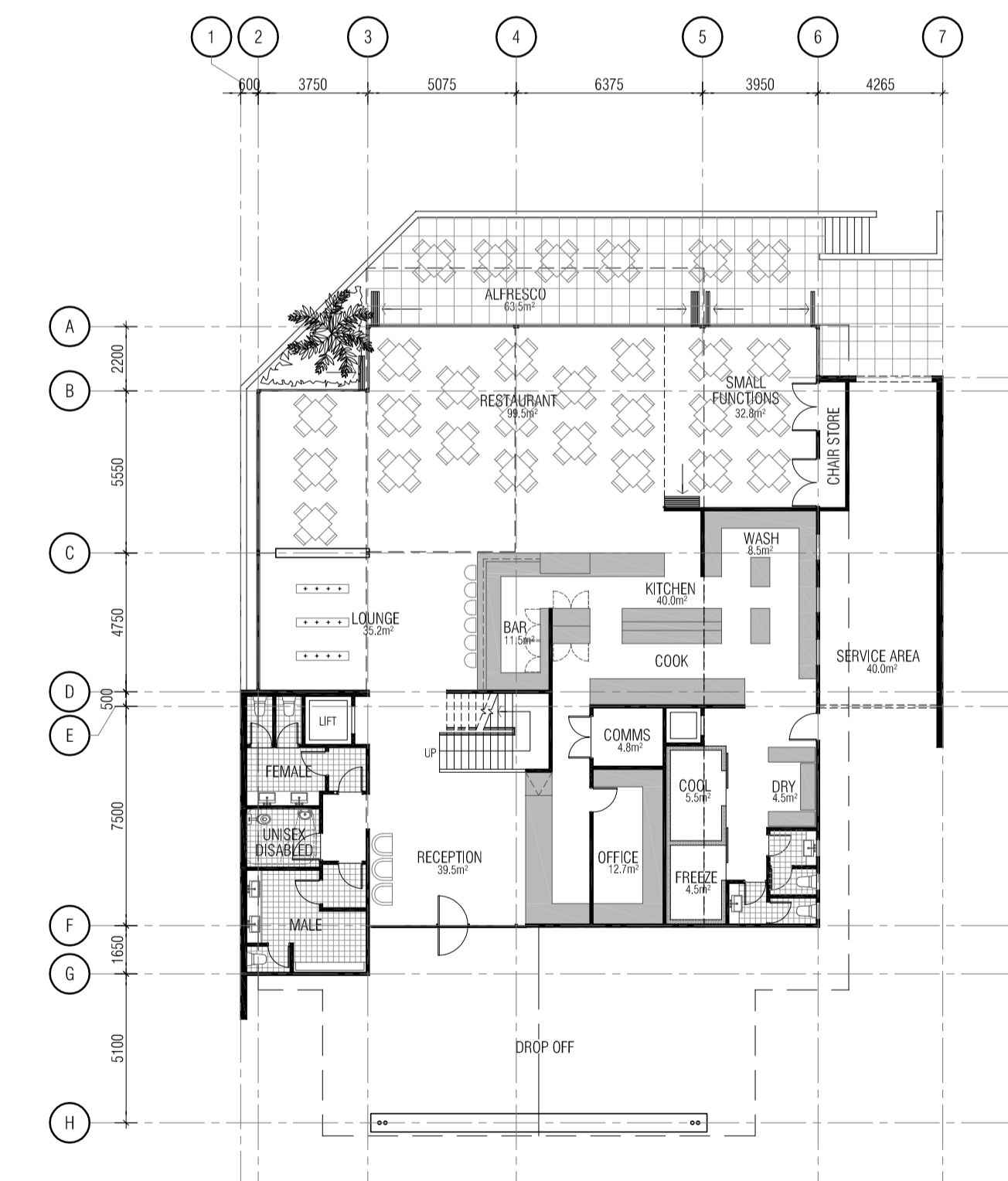
CAR PARKING BAYS ON SITE = 108
 VISITORS = 18
 RESTAURANT OFF-SITE = 18

LEGEND

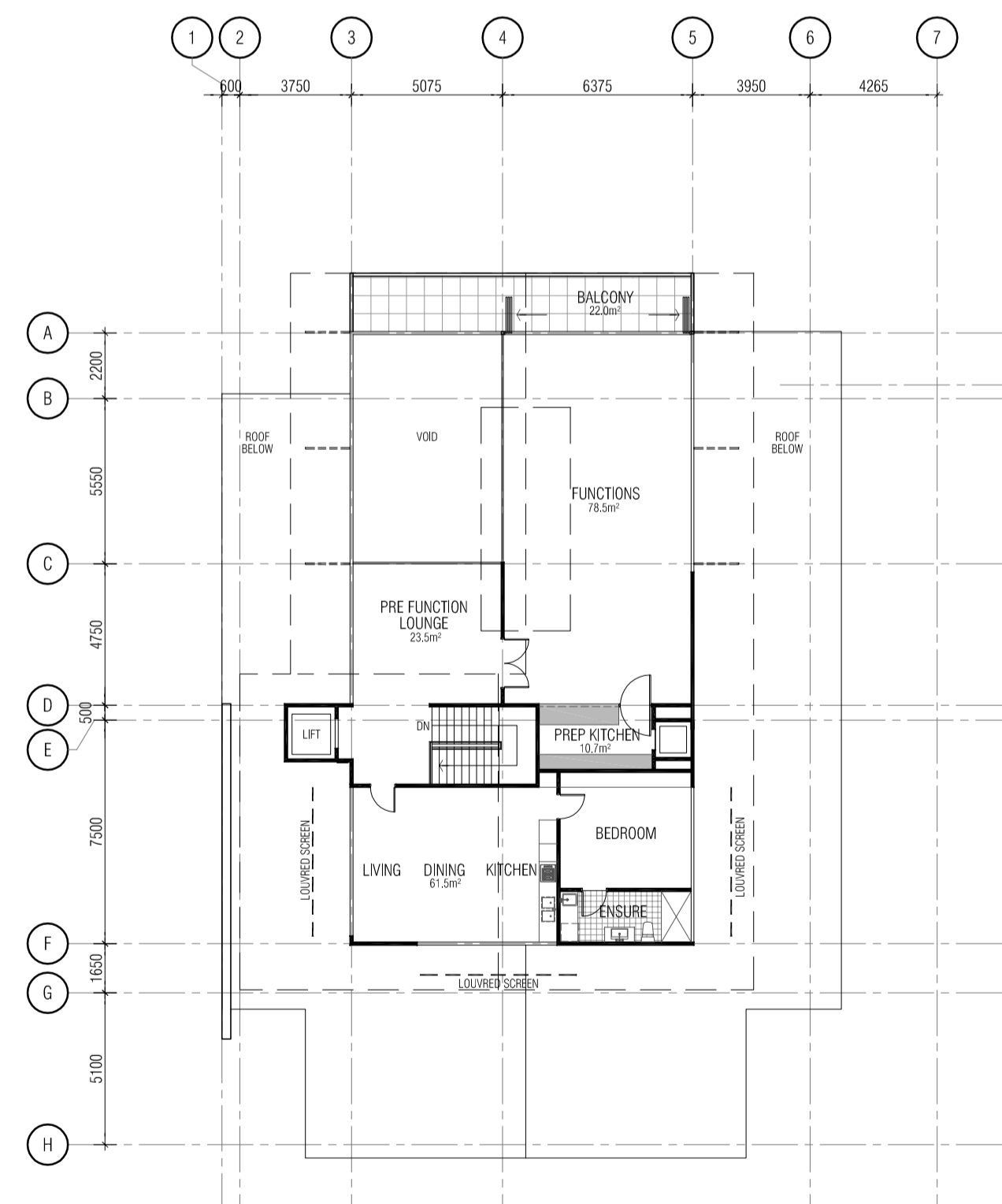
0.00	EXISTING LEVEL
0.00	NEW LEVEL
[Hatched Box]	25 RESTAURANT PARKING



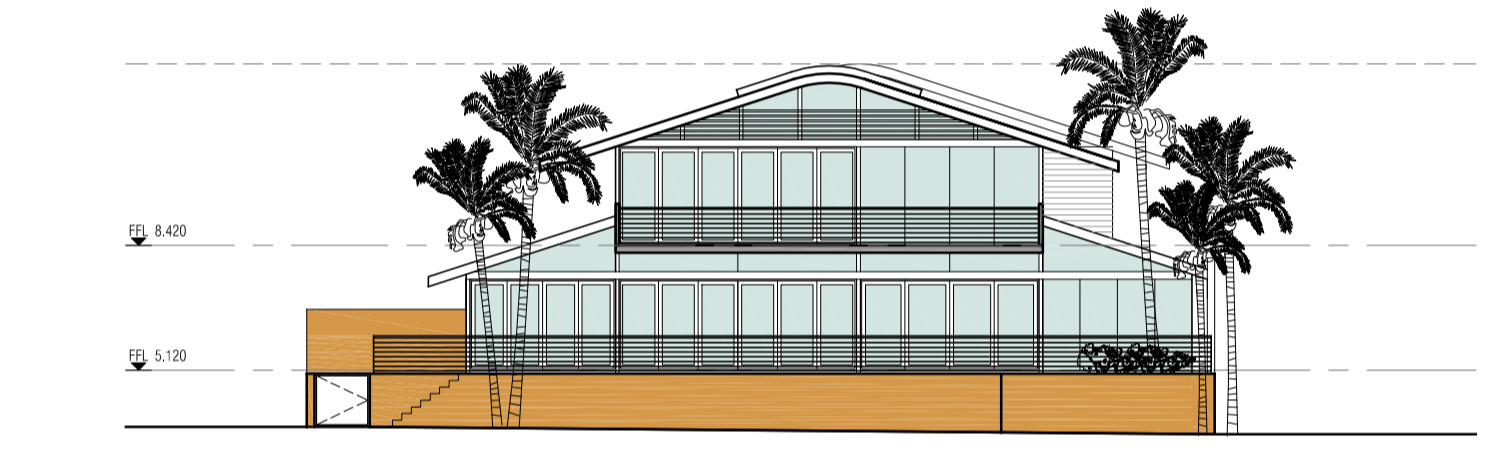
INTERNAL FLOOR AREAS	
GROUND FLOOR AREA	403.0m ²
EXCLUDING ALFRESCO	63.5m ²
EXCLUDING SERVICE AREA	40.0m ²
FIRST FLOOR AREA	194.5m ²
EXCLUDING BALCONY	22.0m ²



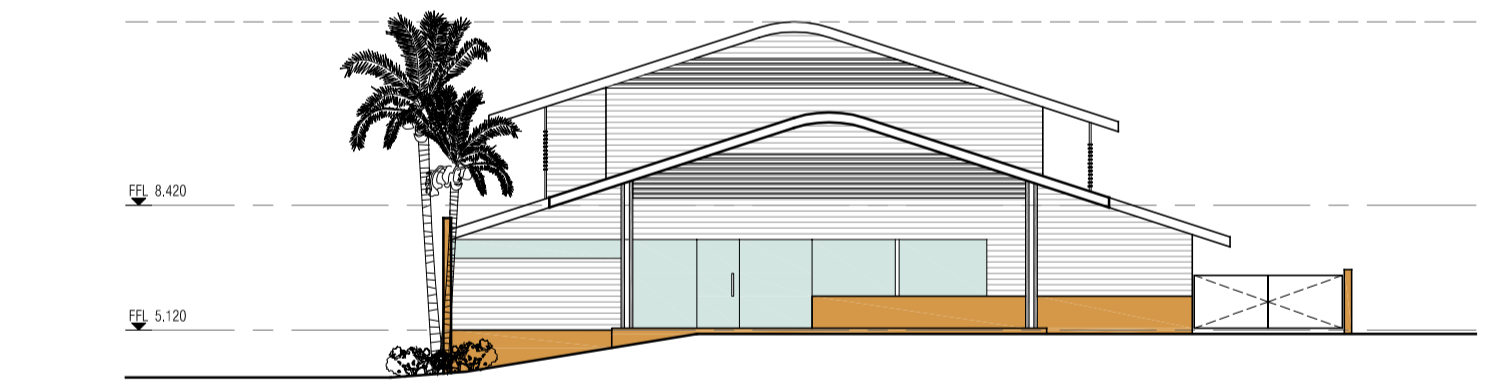
GND GROUND FLOOR PLAN
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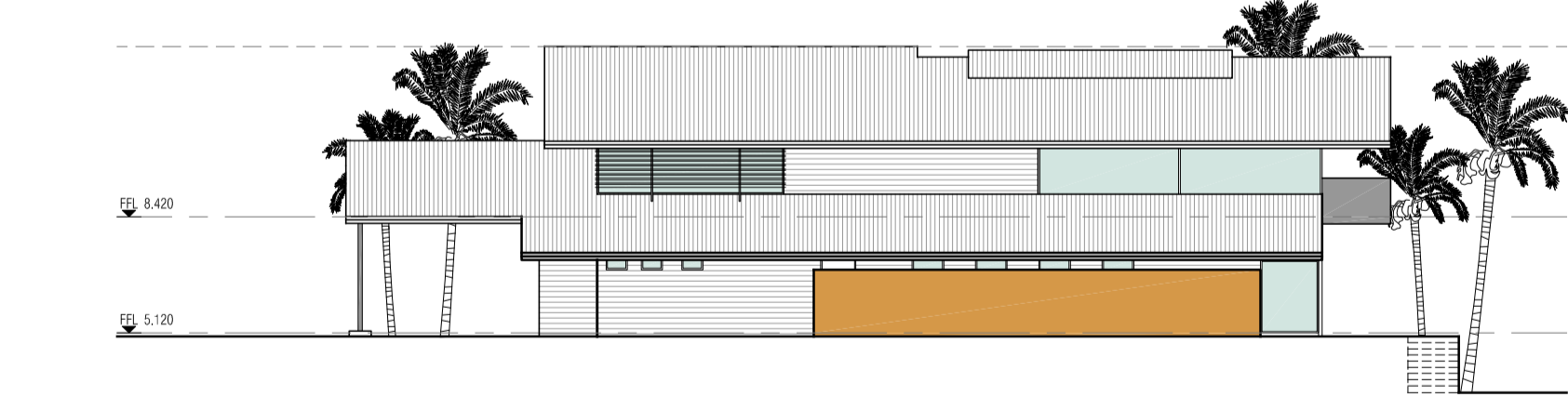
FST FIRST FLOOR PLAN
1:200



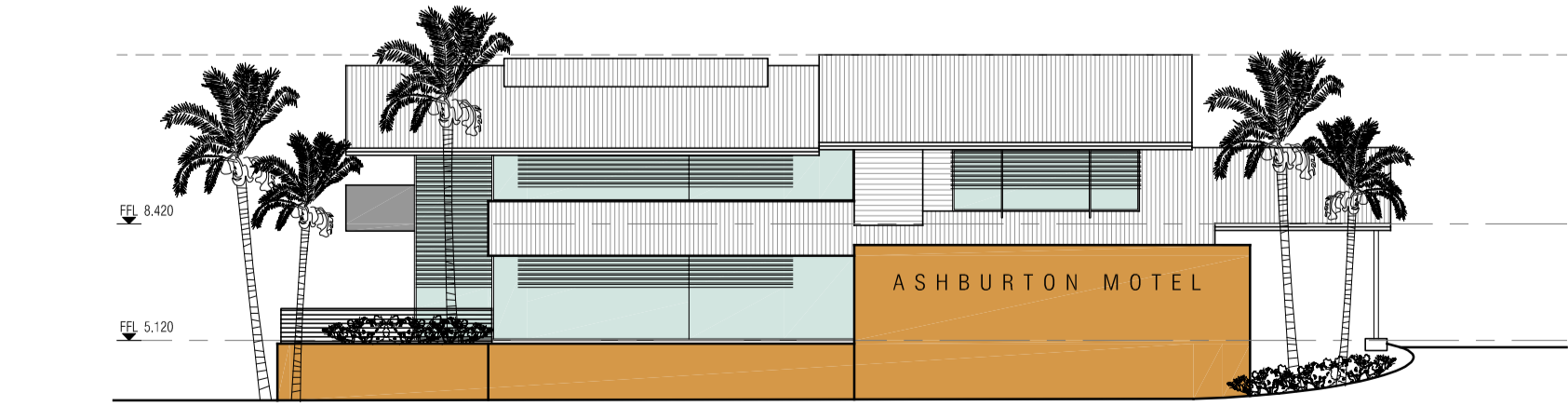
EL ELEVATION - NORTH
1:200



EL ELEVATION - SOUTH
1:200



EL ELEVATION - EAST
1:200



EL ELEVATION - WEST
1:200

REV	DATE	COMMENTS
F	30.04.2013	ISSUED TO CLIENT
E	27.04.2013	ISSUED TO CLIENT
D	18.04.2013	ISSUED TO CLIENT
C	12.04.2013	ISSUED TO CLIENT
B	28.03.2013	ISSUED TO KITCHEN CONSULTANT
A	27.03.2013	ISSUED FOR REVIEW

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PROJECT:	ASHBURTON RESORT SECOND AVENUE ONESLOW
CLIENT:	
DRAWING:	FLOOR PLANS / ELEVATIONS
DRAWN:	TDS 13019
DATE:	27.03.2013
SCALE:	1:200
DRAWINGS No:	A101
PROJECT No:	TBC
REVISION:	F



**ASHBURTON RESORT MOTEL
LOT 447 SECOND AVENUE, ONSLOW**

PARKING ASSESSMENT STUDY

transport planning • traffic engineering • project management

**Ashburton Resort Motel
Lot 447 Second Avenue, Onslow**

Parking Assessment Study

Prepared for:
Mackerel Islands Pty Ltd

May 2013

Prepared by:
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Document history and status

Author	Revision	Approved by	Date approved	Revision type
Vladimir Baltic	r01	B Bordbar	27/05/2013	Final

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Author: Vladimir Baltic

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Name of organisation: Mackerel Islands Pty Ltd

Name of project: Ashburton Resort Motel, Onslow

Document version: r01

Project number: t13.082

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APPENDIX A: APPROVED DEVELOPMENT APPLICATION - SITE PLAN

APPENDIX B: PROPOSED AMENDED DEVELOPMENT APPLICATION - SITE PLAN

1.0 INTRODUCTION

Transcore has been commissioned by Mackerel Islands Pty Ltd to prepare a Parking Assessment Study requested by Shire of Ashburton as part of a proposed amendment to the approved Development Application for the Ashburton Resort Motel in Onslow. The proposed amendment to the approved DA entails addition of four single bedroom short stay apartments and construction of a function room on top of approved restaurant building. The proposed motel expansion is necessitated by the anticipated accommodation and facility demand associated with the Wheatstone and Macedon Projects in Onslow.

The original development proposal incorporates 82 single bedroom short stay apartments with a supplementary 104-person restaurant and 124 parking bays which were approved by the Shire. The DA approval included the parking dispensation granted by the Shire on the basis of restaurant being patronised by motel guests.

According to the Shire of Ashburton parking requirements the proposed amended DA would warrant provision of 142 parking bays. The amended development proposal however entails on-site parking provision of 125 bays.

Accordingly, this Parking Assessment Study (hereafter PAS) intends to assess the anticipated parking demand of the proposed Ashburton Resort Motel expansion and investigate the adequacy of the proposed parking provision.

2.0 EXISTING DEVELOPMENT

The subject site (Lot 447) occupies an area of approximately 8,500m². It is located at the eastern corner of the Second Avenue/Third Street intersection in Onslow, Shire of Ashburton. Refer **Figure 1**. The subject development was formerly Mackerel Onslow Motel.



Figure 1. Existing site plan

According to the approved DA, the existing Ashburton Resort Motel has approval for construction of 82 single bedroom short stay apartments with a supplementary 104-person restaurant, swimming pool and reception. A total of 124 bays (2 ACROD) are to be provided of which 106 are to be located within the site and 18 bays within the eastern verge of Third Street (motel side). Refer approved site plan presented in **Appendix A**.

To date a total of 48 apartments have been constructed in two stages. The balance of 34 apartments and the restaurant building are presently in construction phase.

Once fully constructed the subject development will take primary access off Third Street via a full movement crossover located at the northern end of the frontage with secondary access from southernmost point of Second Avenue frontage.

The Ashburton Resort Motel currently provides short stay accommodation primarily for Chevron, Bechtel and other workforce currently employed on Wheatstone and Macedon gas projects in Onslow.

The motel is currently 100% occupied by Chevron, Bechtel and others as part of long term contracts. Two units are to be occasionally made available for Shire's use (visiting councillors) or general public use (seasonal tourists), subject to room availability.

3.0 PROPOSED DEVELOPMENT

The DA was originally approved for the 82-unit short stay accommodation resort with a 104-people restaurant. Shire of Ashburton has exercised parking dispensation in the process of approval total parking supply of 124 on the basis that restaurant patrons would predominantly be motel guests.

The amendment DA proposes upgrades to approved motel facilities by addition of a 80m² function room which is to be constructed as a second storey to the restaurant building and expansion of approved 82 short stay apartments to the new total of 86 apartments. The proposal also entails increase in the number of parking bays by one bay (new total 125 bays). The proposal entails provision of 100 bays on site and the balance 25 within the Third Street verge. Total ACROD bays supply is to be increased to four bays up from the currently provided two bays.

In line with the Shire's requirements, the motel operators are requested to set aside 12 parking bays for the general public use of the restaurant.

The originally approved 104-person restaurant is to remain unchanged. No changes to the access system are proposed either.

Refer amended DA site plan provided in **Appendix B**.

4.0 PARKING ASSESSMENT

The focus of the following sections of the report is the assessment of the existing parking pattern and demand at the subject site including the estimation of the future parking requirements based on actual demand with the addition of the proposed amended DA facility upgrades.

The parking assessment will aim to establish the future likely parking demand for the fully constructed and activated motel and compare it to the theoretical parking requirements based on the Scheme parking provisions.

4.1 Parking Requirements

According to the existing Scheme parking requirement for the proposed 80m² function room would warrant additional 13 parking bays at a rate of 1 bay per 6m².

With the proposed accommodation unit increase of 4 apartments, additional 5 parking bays are warranted at a rate of 1 bay per unit and 1 bay per 5 units for staff and visitors.

Accordingly, for the proposed amended DA the new parking requirement is calculated as follows:

- A total of 86 apartments → 103 bays;
- A 104-person restaurant → 26 bays;
- A 80m² function room → 13 bays;

As such, according to the Scheme a total of 142 parking bays are required for the amended DA. The proposed 125 bay parking supply therefore represents a 17-bay theoretical shortfall.

It should be noted that the parking requirement derived from relevant parking rates considers separate land uses individually rather than amalgamated uses with likely cases of reciprocal and complementary utilisation of parking.

4.2 Parking Operation – Existing

In order to ascertain the existing parking demand at the subject site Transcore was provided with evidence gathered over a period of time by the site manager. According to this information, with the current (actual) 100% occupancy of existing 48 apartments and no restaurant, the observed parking occupancy is 24 bays at the maximum.

It is anticipated that this parking utilisation pattern is likely to be maintained in the future since motel operator has negotiated long term lease contracts with Chevron, Bechtel and others for provision of accommodation of staff involved in local Wheatstone and Macedon gas projects.

According to the motel operator corporate clientele typically share transport from the motel to their respective worksites (car pooling 2-4 person per vehicle), while other patrons use buses on daily basis provided by the employers. The bus patronage is typically 25% of the motel patrons. These buses are not parked at the site. The balance of motel patrons uses private cars to commute.

In accordance with the information provided to Transcore the following transport mode distribution was established (refer **Table 1**).

Patrons	Bus	Car-pooling (person per vehicle)			Individual cars
		2 person	3 person	4 person	
Percentage	25%	8.3%	12.5%	16.6%	37.5%

Table 1. Recorded motel patrons transport mode distribution

The motel caretaker and maintenance staff is sourced locally and do not reside on site and as such require minimum parking allocation as these employees generally walk to the site. A 10min walk (500m radius) which is considered to be a comfortable walking distance covers about 90% of Onslow township.

Occasionally, service vehicles (maintenance of motel facilities, cleaning, etc.) may park on site when delivering goods and supplies but generally during the day time periods while most of the motel patrons are away on worksites. Accordingly, there is no demand for overnight parking by the caretakers or maintenance staff.

4.3 Site Operation - Future

The results of the current transport pattern and parking information are used as a basis for estimation of the future parking demand of the motel patrons for the post amended DA stage of the development.

In order to provide for a robust parking demand analysis the following conservative assumptions have been made for the future operation of the motel:

- A total of one parking bay is set aside for the reception use. As previously discussed employees generally walk to and from the site; however, for contingency purpose one bay has been allocated for this use;
- A total of four bays are allocated to the restaurant and/or function room staff. Even though motel employees are Onslow residents a total of four bays are allocated for this purpose;
- A total of one parking bay is allocated for service/delivery vehicles;

- It is also assumed that all ACROD bays will be occupied by the visitors and as such are not patrons of the motel (not occupying any rooms);
- As requested by the Shire a total of 12 parking bays are allocated for the general public restaurant patrons. This parking is set aside regardless of demand in order to provide for a robust approach; and
- A 100% motel occupancy is assumed.

Hence, in accordance with the adopted assumptions the estimated future parking demand is outlined in **Table 2**.

Parking demand per type	Existing demand (occupancy)		Future demand (occupancy)	
	Bays	Apartments	Bays	Apartments
Reception staff	0	0	1	0
Restaurant/F-room staff	0	0	4	0
Restaurant-public use	0	0	12	0
Service & delivery	0	0	1	0
ACROD bays	0	0	4	0
Bus transport	0	12	0	20
Private vehicles	18	18	32	32
Car pool (2 person per vehicle)	2	4	3	6
Car pool (3 person per vehicle)	2	6	4	12
Car pool (4 person per vehicle)	2	8	4	16
Total demand (A)	24	48	65	86
Total provision (B)	94	48	125	86
Balance (B-A)	+70	0	+60	0

Table 2. Existing and estimated future transport schedule and parking demand for Ashburton Resort Motel

The future parking demand estimation based on the observed current motel transportation patterns and parking occupancy indicates that a significant parking surplus can be expect in the future for the amended motel DA scenario. Even with the application of conservative assumptions the parking demand model shows a surplus of 60 parking bays with the motel operating at 100% capacity.

The surplus parking is readily available for the use of future restaurant and function room patrons.

It is however generally accepted that the subject development is primarily a short stay accommodation development with restaurant and function room being secondary/ancillary use. It is also generally accepted that due to the remoteness of Onslow to any other townships in this part of Pilbara and low local population

the restaurant and the function room are likely to be patronised mainly by motel guests and occasionally by some local residents.

Even so, a total of 12 parking bays are set aside for the general public restaurant goers. These bays can also double-up as function room patrons parking in case where the two uses do not overlap.

In an unlikely case that function room was booked by patrons other than motel guests and assuming the function room capacity of 40 person (2m² space per each person) with all patrons arriving individually in private vehicles (worst case scenario) a total of 40 bays would be readily available for use.

Assuming a robust scenario where there is 100% motel guests, visitors and staff occupancy, full function room patronage (40 patrons), and 12 general public restaurant bays are occupied, still an additional 20 parking bays remain available at the site for any additional/unforseen demand.

In the future when the gas project operation are scaled back or cease entirely and the motel is 100% utilised by general visitors to Onslow, it is anticipated that the motel is unlikely to be 100% occupied at any stage but rather experience a typical seasonal occupancy rate of about 70%. Assuming one motel room requires one parking bay, the parking occupancy is expected to be in order of 78 bays (i.e. 47 bay surplus).

Accordingly, the proposed parking supply is sufficient to meet the anticipated future demand beyond the gas project.

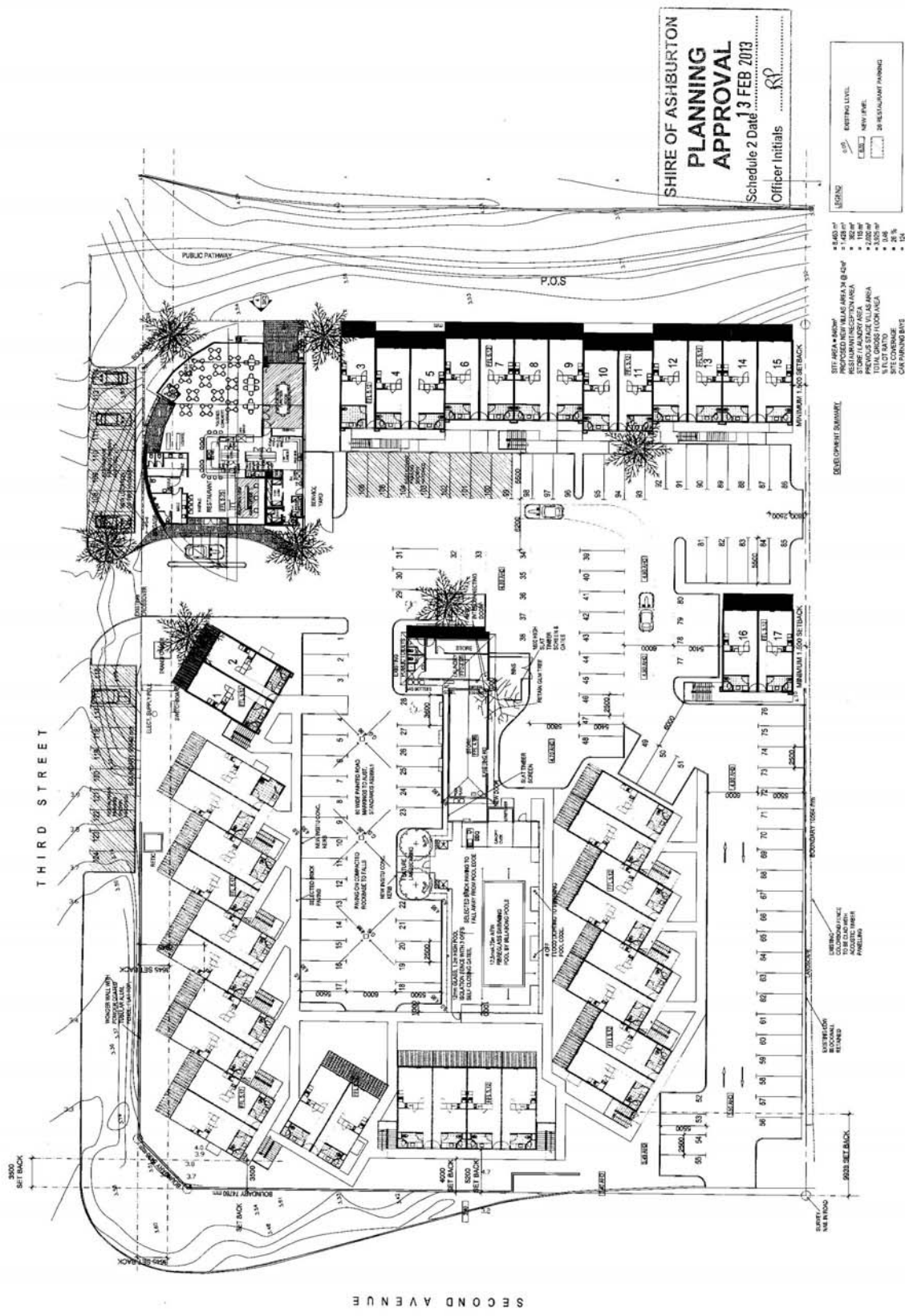
5.0 CONCLUSIONS

The parking modelling of the proposed amendment DA which was based on the existing motel transportation pattern and parking demand suggests that ample parking will remain available at the site even with the proposed facility upgrades and apartment expansion.

The future Ashburton Resort Motel parking demand modelling suggests that under conservative motel operational conditions and with 125 parking bays provided at the site a surplus of about 60 parking bays would be available for the proposed function room and restaurant patrons. This parking allocation is in excess of 12 bays already allocated to general public parking for restaurant patrons.

It is therefore concluded that the proposed amended DA parking supply satisfies the anticipated future parking demand.

APPENDIX A
APPROVED DEVELOPMENT APPLICATION
SITE PLAN



SHIRE OF ASHBURTON
**PLANNING
 APPROVAL**
 Schedule 2 Date 13 FEB 2013
 Officer Initials RP

LEGEND

[Symbol]	EXISTING LEVEL
[Symbol]	NEW LEVEL
[Symbol]	EXISTING CAR PARKING
[Symbol]	NEW CAR PARKING

DEVELOPMENT SUMMARY

• 8.63M ² RESIDENTIAL AREA	• 182 M ² STORE / LAUNDRY AREA
• 182 M ² RESIDENTIAL AREA	• 182 M ² STORE / LAUNDRY AREA
• 182 M ² RESIDENTIAL AREA	• 182 M ² STORE / LAUNDRY AREA
• 182 M ² RESIDENTIAL AREA	• 182 M ² STORE / LAUNDRY AREA
• 182 M ² RESIDENTIAL AREA	• 182 M ² STORE / LAUNDRY AREA
• 182 M ² RESIDENTIAL AREA	• 182 M ² STORE / LAUNDRY AREA
• 182 M ² RESIDENTIAL AREA	• 182 M ² STORE / LAUNDRY AREA
• 182 M ² RESIDENTIAL AREA	• 182 M ² STORE / LAUNDRY AREA
• 182 M ² RESIDENTIAL AREA	• 182 M ² STORE / LAUNDRY AREA
• 182 M ² RESIDENTIAL AREA	• 182 M ² STORE / LAUNDRY AREA

ASHBURTON RESORT MOTEL
 10000 SECOND AVENUE, ASHBURTON
 PROJECT NO. 0710 SK1 L
 DRAWN BY: [Name] CHECKED BY: [Name]
 SCALE: 1:500
 DATE: [Date]

APPENDIX B
PROPOSED AMENDED DEVELOPMENT APPLICATION
SITE PLAN



Iron Ore
 152-158 St Georges Terrace
 Perth 6000
 Western Australia
 T + 61 (8) 9327 2000

Mr Frank Ludovico
 A/Chief Executive Officer
 Shire of Ashburton
 Lot 246 Poinciana Street
 PO Box 567
 TOM PRICE WA 6751

Our Reference: AR—13-11246

24 May 2013

Dear Mr Ludovico

DEVELOPMENT APPLICATION – PROPOSED TEMPORARY VETERINARY FACILITY AND TEMPORARY MOBILE DENTAL FACILITY, LOT 806 ANZAC COURT, PARABURDOO

Hamersley Iron Pty Ltd (**Company**) submits an application for planning approval in accordance with clause 5.1 of the Shire of Ashburton Town Planning Scheme No. 7 (**TPS**). This application is for a proposed temporary veterinary facility and temporary mobile dental facility.

The subject parcel of land is Lot 806 Anzac Court, Paraburadoo. Refer to enclosed Attachment 2 and Attachment 9.

1.0 BACKGROUND

Currently there is a lack of veterinary and dental services available within Paraburadoo. Residents are required to drive from Paraburadoo to Tom Price to access these services.

An efficient and cost effective mobile facility solution is proposed to service both Paraburadoo and Tom Price towns. The purpose built mobile facilities will accommodate complete veterinary and dental surgery fit out's.

Discussions have been held between Rio Tinto and Rob Paull, Shire of Ashburton (**Shire**) Principal Town Planner and this area was chosen as it is considered to be the most appropriate location to accommodate this temporary facilities.

It is proposed that the mobile services will be provided to residents of Paraburadoo twice a month or on an as needs basis.

The trailers are proposed to sit nose to nose to allow the trailers to open up and will have individual leases within Lot 806, refer to Attachment 2.

There is currently sufficient on-site parking to cope with any increase in demand for the veterinary and dentist services and visits will predominantly be by appointment, refer Attachment 9.

2.0 SCOPE OF WORKS & OPERATION

The works subject to this development application for planning approval are listed below:

- mobilisation of a mobile veterinary surgery;
- mobilisation of a mobile dental surgery;
- landscaping; and
- Installation of trenching for new electrical and water from existing nearby services.

The hours of operation for the proposed veterinary facility will be from 9AM – 5PM. In the event of emergency situations, the veterinary specialist will be on call 24/7.

It is anticipated that one permanent and two part time employees will be present on site at any one time.

3.0 LAND USE

Under the Shire of Ashburton's (**Shire**) TPS the subject site is zoned 'Commercial and Civic'. The proposed veterinary facility land use is considered to be associated to 'Place of Animal Care' which is a discretionary use under the TPS and the dental facility is considered 'Consulting rooms' a permitted use under the TPS.

Given the facilities are fully mobile and state of the art, the development is small in nature and the development is considered to comply with the aspects of the TPS, it is recommended the Shire support this development application.

4.0 DOCUMENTS ENCLOSED

The Company encloses documentation in Schedule One to support this development application.

5.0 APPLICATION FEE

The estimated cost of construction to support the mobile facilities is \$46,000. An electronic funds transfer in the amount of \$139 will be made to the Shire's bank account in payment of the application fee for planning approval upon receipt of banking details by the Company.

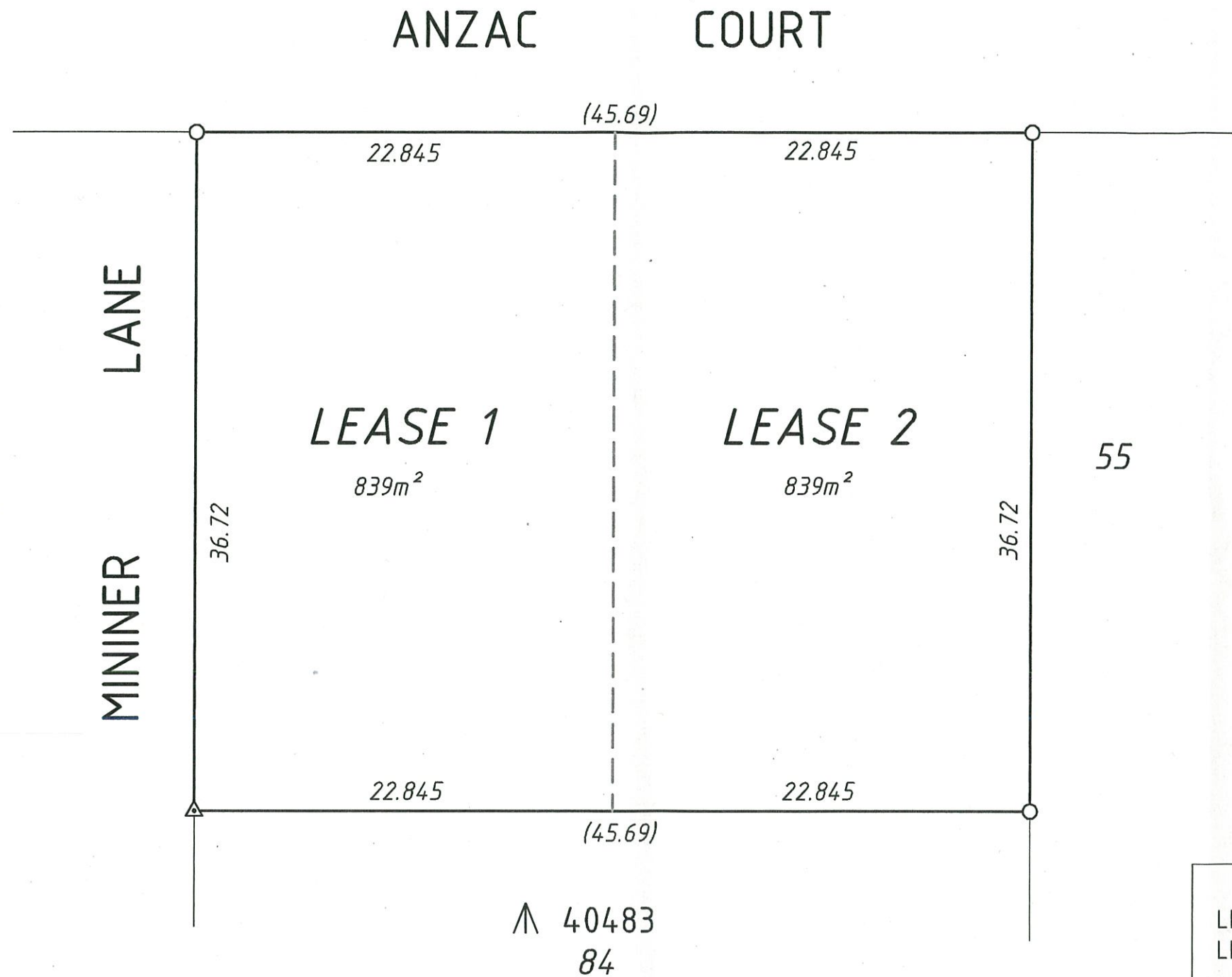
If further information is required, please contact Mark Penter on (08) 6213 1479 or by email mark.penter@riotinto.com in the first instance, or Hermione Scott on (08) 9366 5017 or by email hermione.scott@riotinto.com.

Yours sincerely

Hermione Scott
Manager Government Approvals

SCHEDULE ONE

Documentation	Drawing No.
• Completed application form	Attachment 1
• Lease Area Plan Lot 806 Anzac Court Paraburdoo	Attachment 2
• Paraburdoo Vet Trailer Side View	Attachment 3
• Proposed Dental Service for Newman, WA details	Attachment 5
• Scania Dental Truck Side Elevation	Attachment 6
• Scania Dental Truck Plan View - Dimensions	Attachment 7
• Scania Dental Truck - Layout	Attachment 8
• Carparking for Lot 806 Anzac Court Paraburdoo	Attachment 9



LEASE 1 =	839m ²
LEASE 2 =	839m ²
TOTAL =	1678m²

NOTES

This plan has been prepared for the client and should not be used for any other purpose unless authorised by Whelans Australia Pty Ltd.

Cadastral boundaries shown have been defined by verified survey marks on site.

This note is an integral part of this plan.



SCALE:	1:400 (A4)	DATE DRAWN:	27/03/2013
V DATUM:	NA	DRAWN BY:	MLT CHECKED BY: SJ
H DATUM:	NA		
SURVEY DATE:	15/03/2013		
SURVEYOR:	JJM	DATA FILE:	130315jm_lot 806 trailer e-w.acs
JOB No:	13339-57	CAD FILE:	130315_Lot 605 Anzac_Lease.dwg
PATH:	S:\Projects\13\13339\survey\Item 57		



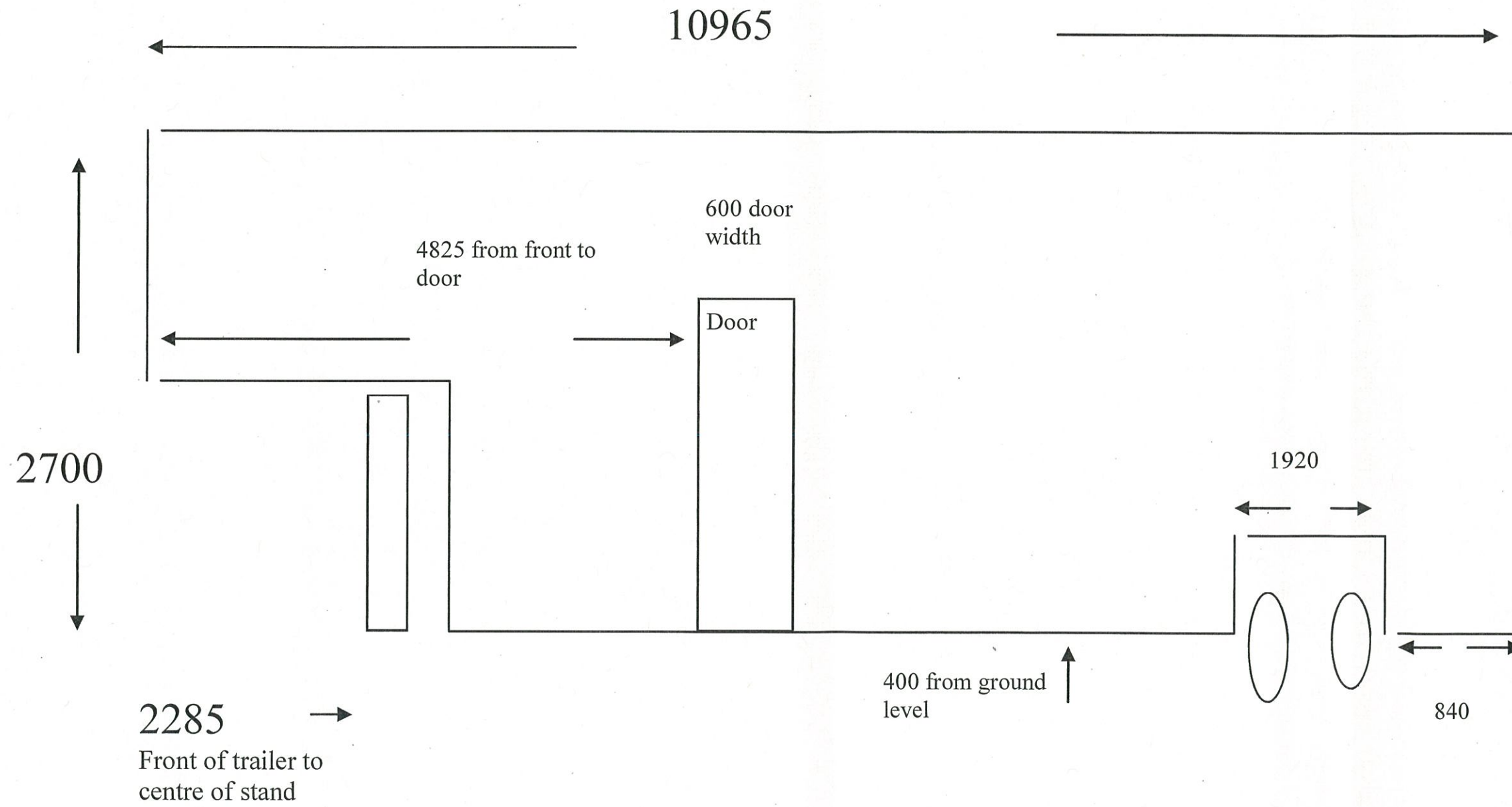
Suite 4, First Floor, 40 Hasler Road, Osborne Park WA 6017
PO Box 99, MOUNT HAWTHORN WA 6915
T: 08 6241 3333 F: 08 6241 3300
E: whelans@whelans.com.au W: www.whelans.com.au

LEASE AREA PLAN
LOT 806 ANZAC COURT
PARABURDOO

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CLIENT: RIO TINTO

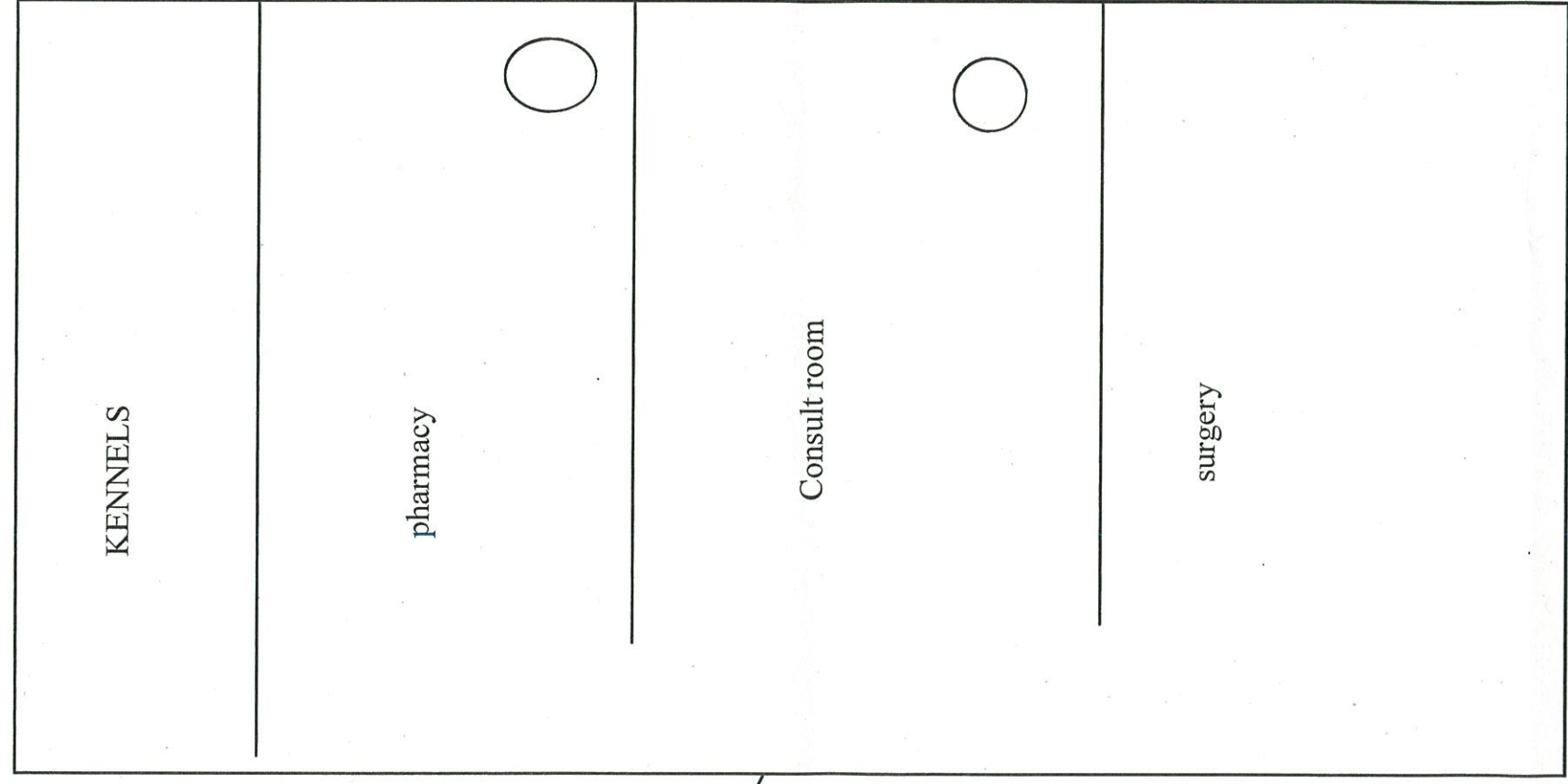
REV	0
PLAN	13339-048
SHEET	1 OF 1

VET TRAILER SIDE VIEW



Attachment 4

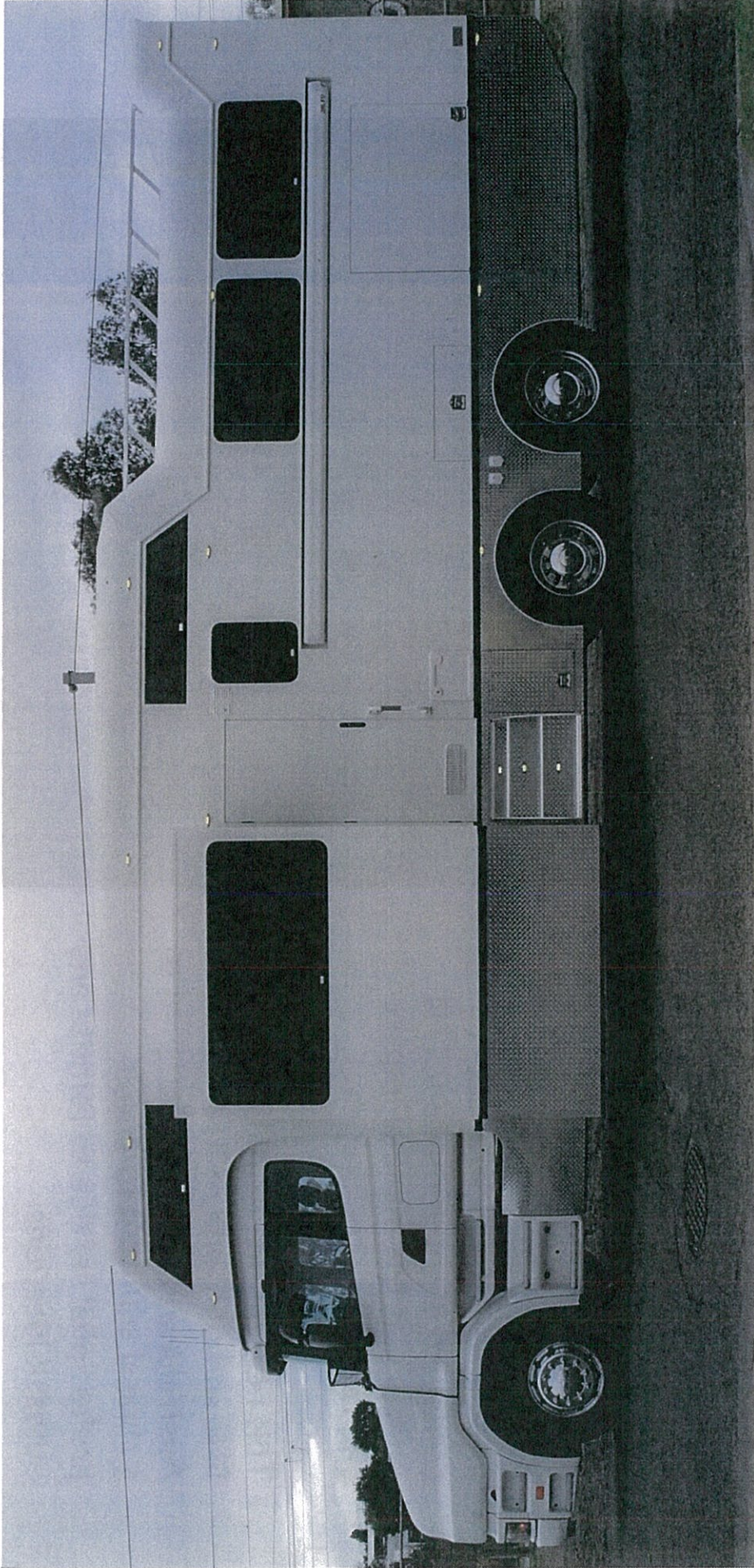
VET TRAILER INSIDE FLOOR PLAN



Power input is a three pin single phaseplug right hand side at kennel end.
Both sinks have their drainage through ONE two inch pipe on the right hand side halfway along trailer. The water we use in one day equates to less than half a bucket but we can supply hoses to nearest drain point. Water is self sufficient in tanks.

Attachment 5

PROPOSED DENTAL SERVICE FOR NEWMAN, WA



DR HARRY CRAVEN BDS Adel. & DR PETER CRAVEN BDS Adel.
M. 0428 677 969 E. harrycraven55@bigpond.com

OUTLINE OF PROPOSAL

The proposal is to provide a fully professional dental service to the people of Newman, WA.

It is intended to use a brand new mobile dental unit with self-contained accommodation. This mobile unit has minimal impact and requirements.

This new mobile dental unit is the first and only one of its kind in Australia and has been designed to a clinical standard to enable professional service to remote and outback locations.



THE MOBILE UNIT

Scania T124

Dimensions: Length : 12.5 metres

Width : road legal

Height : 4.2 metres

Length with extended entrance ramp : 17.5 metres

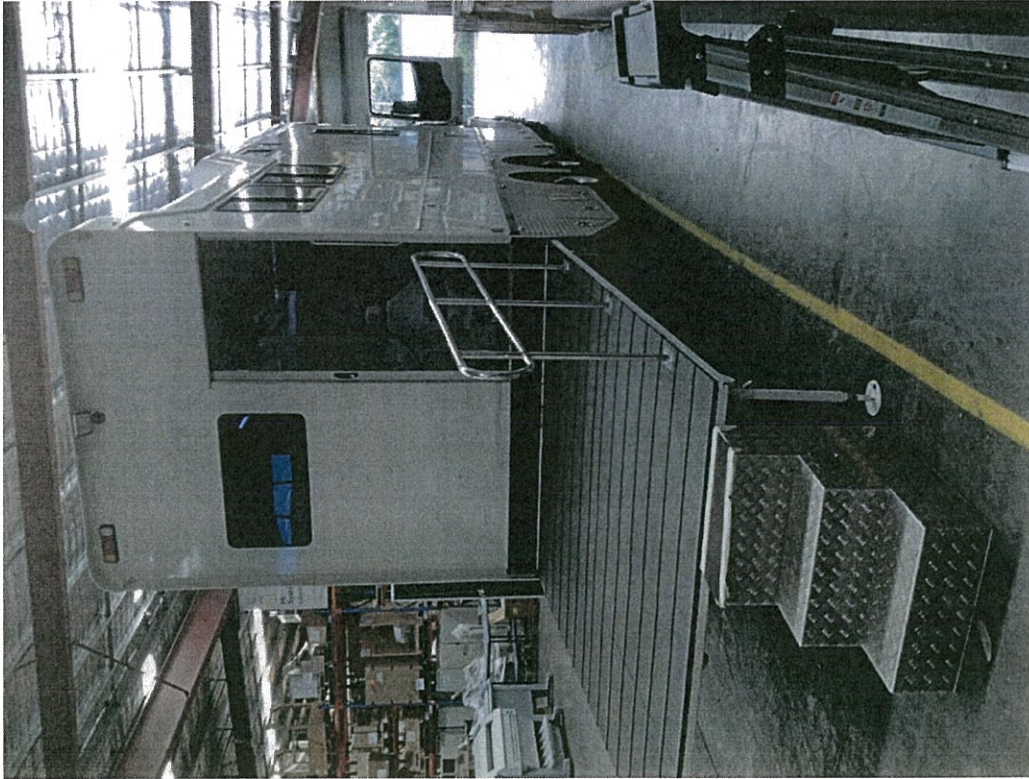
Width with slide out extended 3.5 metres



The truck has been converted into two connected parts with separate entrances. The accommodation area behind the cab has a fully equipped kitchen, bathroom, beds and slide out dining area. The surgery can be accessed from the accommodation area and principally from the main access ramp at the rear of the truck. This is a stable secure access with handrails.



Accommodation entrance



Surgery entrance

THE SURGERY

The surgery is fitted out to the highest specifications including:

PLANMECA dental chair

Fully computerised system - invoices, records, radiographs and imaging.

PLANMECA digital x-ray unit with intra-oral camera

Full clinical sterilisation program

Hi-caps and EFTPOS

All stainless steel detailing and cabinetry

Electrics to medical standard with earth leakage circuit breakers

Rear ramp access with handrail.

On board compressor and vacuum unit

Air-conditioning

Television - image and radiograph viewing.

POWER REQUIREMENTS

Either : 3 phase power

Or : 2 x 15 amp leads

Cummins Onan 5KVa generator - for back up only.

WATER AND WASTE

Filtered water storage

Metals-filtered surgery waste water - storage as required.

ACCOMMODATION

- Full kitchen facilities.
- Bathroom.
- Dining.
- 2 separate bedroom sections.
- On board entertainment.
- Air-conditioned.



SET UP REQUIREMENTS

Area : 20m by 4 m approx.

Power : either 3 phase or 2 by 15A leads from a pole.

Waste : access to a waste pit or dump point.

Water : a hose connection.

Telephone : landline connection



These images show the compartment housing the air compressor, vacuum motor and waste water.

AT PRESENT

At present I run the Dental Practices in Roxby Downs and Coober Pedy. Roxby Downs is a two surgery practice within the hospital run as a private clinic and is about to expand to three surgeries. It employs a practice manager, a dental therapist and three dental nurses. The Coober Pedy practice is situated in a remote dental van and employs two staff but is managed as an adjunct to Roxby Downs. These practices were both run down and virtually non-existent before resulting in the population of both centres travelling large distances to receive dental treatment at their great expense in terms of money and lost time.

Roxby Downs Dental is now a success and serves the expanding community of 5500+ residents and 2000+ FIFO personnel serving BHP'S Olympic Dam project. The numbers of people here will rise as the Expansion takes hold. There is no longer the need to travel for dental treatment except for some specialised cases on referral.

My proposal in Newman is to provide a similar service to that of Roxby Downs within a short timeframe. At the commencement it would take a little time to establish the dental service and I propose doing this with the mobile clinic in a manner with which my footprint would be light. I would over time seek to employ assistants locally if possible. Also over time it would be logical to seek to base the practice in permanent rooms.

At present I also contract to the SA Dental Service to provide dental treatment to the children of Roxby Downs, Andamooka, Woomera and Coober Pedy. I also treat people on pension and income benefit. This could be done in Newman should the need arise and if and where appropriate.

The dentists would only be myself and Dr. Peter Craven in rotation. We are both Adelaide University graduates each with 25+ years experience in private practice dentistry. We are medicare providers and Australian Dental Association members with full rights and appropriate indemnity insurance.



CONTACTS

Dr. Harry Craven

email : harrycraven55@bigpond.com

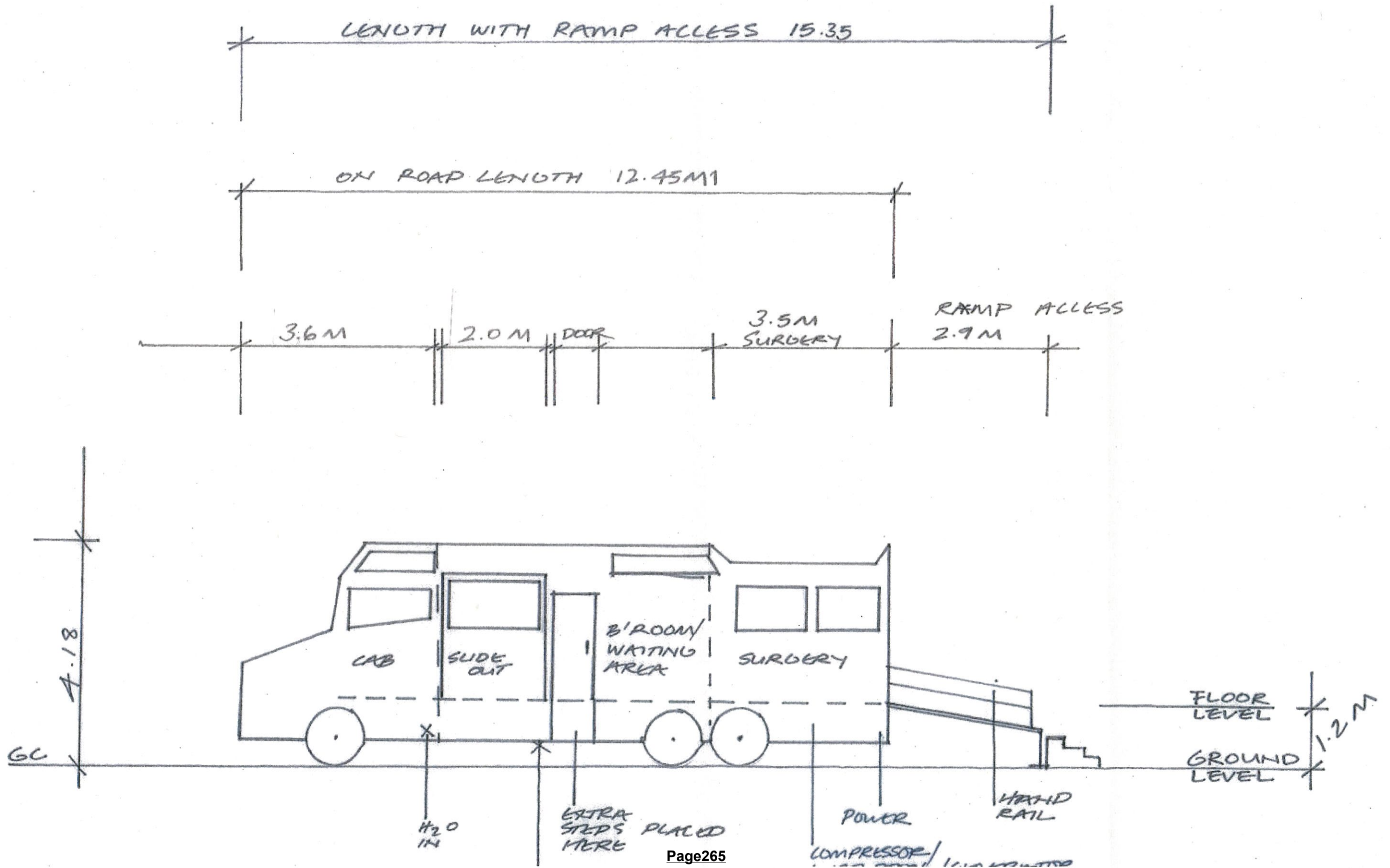
mob : 0428677969

Roxby Downs : 08 86719031

: Practice Manager : Leonie Yates

SCANIA DENTAL TRUCK
DR HARRY CRAWN

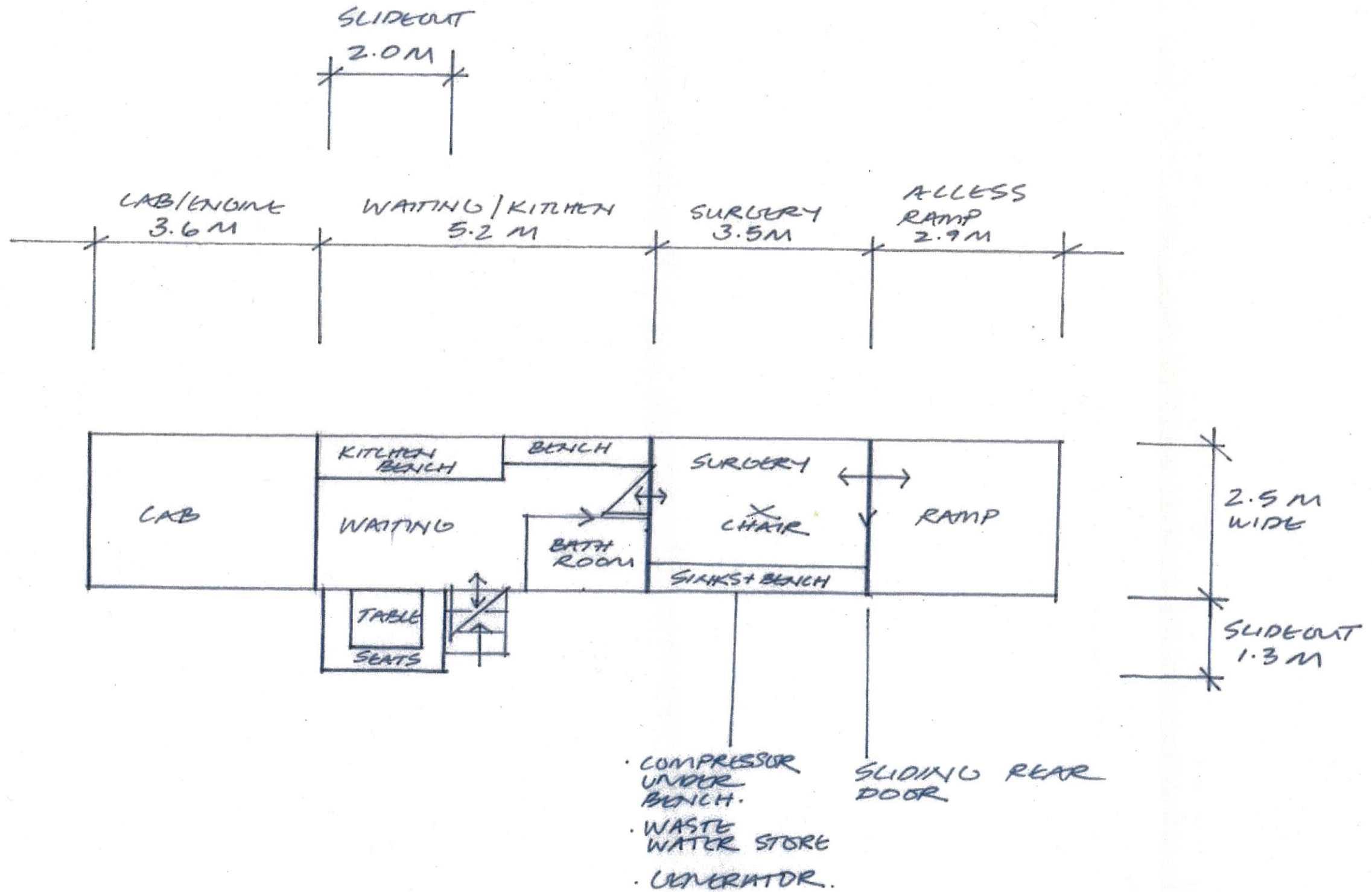
SIDE ELEVATION 1:100



Attachment 7

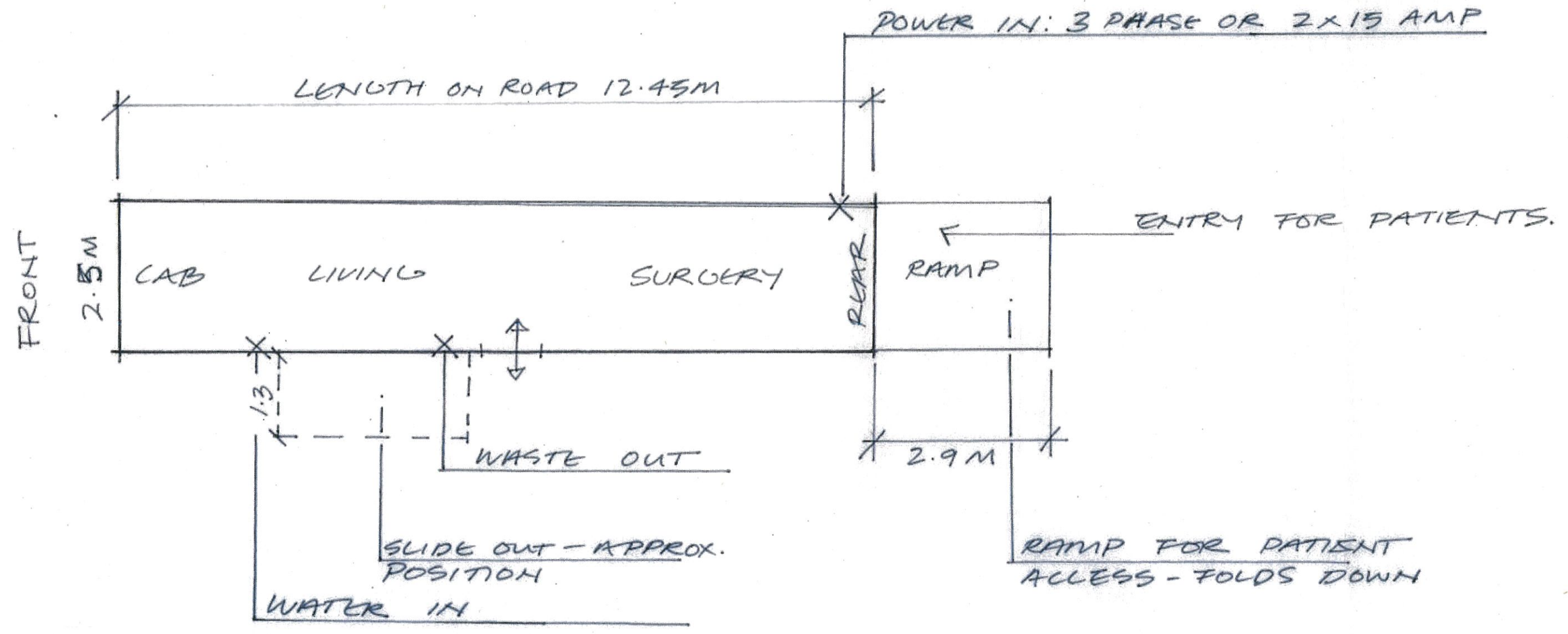
SCANIA DENTAL TRUCK
DR HARRY CRAVEN

PLAN VIEW 1:100
DIMENSIONS



SCANIA DENTAL TRUCK
DR HARRY CRAVEN

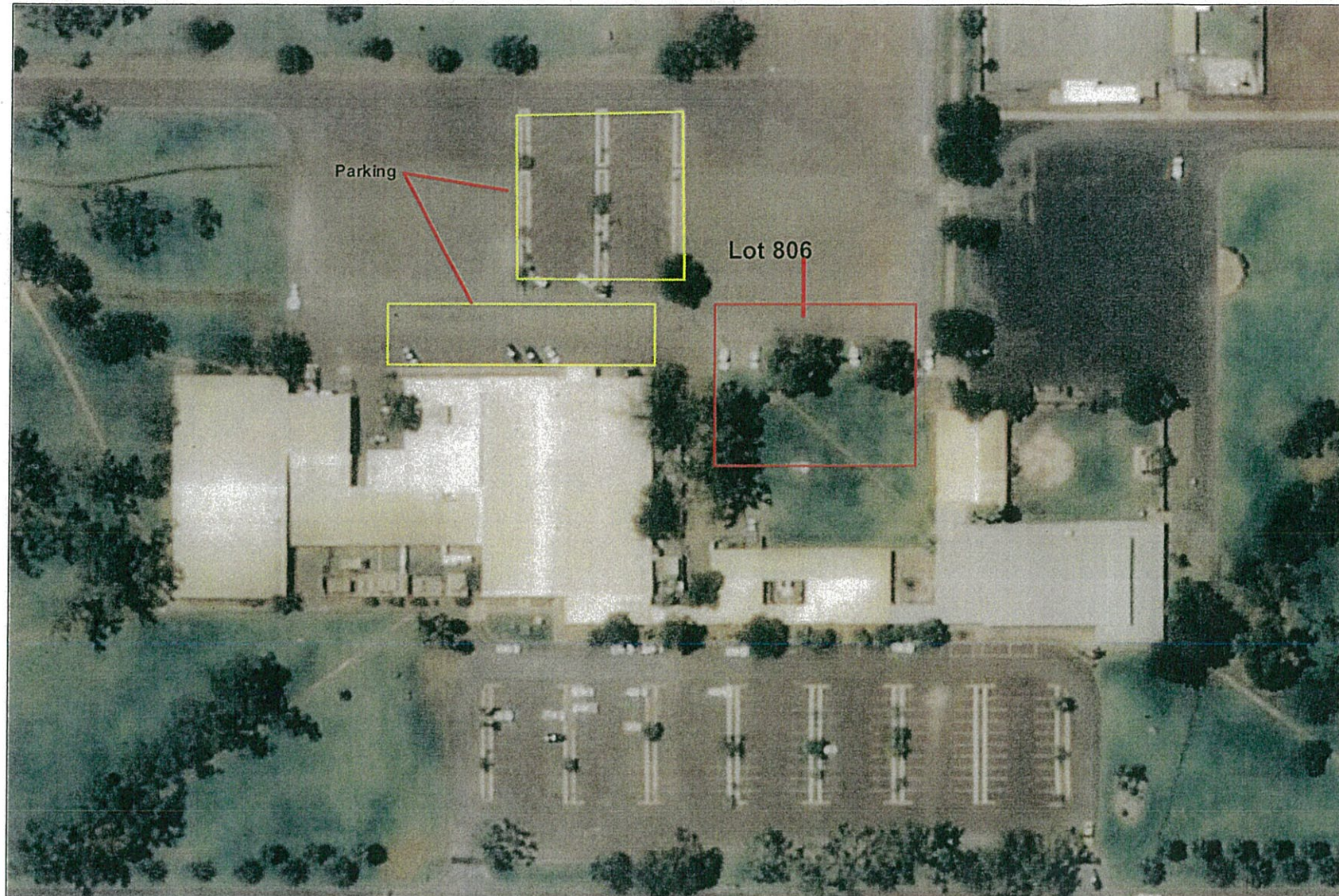
- FRONT OF REAR WHEEL TO FRONT WHEEL - 5.2 M
- FRONT REAR WHEEL TO 2ND REAR WHEEL - 2.3 M



HEIGHT : 4.18

OVERALL LENGTH WHILE WORKING / - 15.35 M

Carparking for Lot 806 Anzac Court Paraburdoo



Summary Table of Amendments to Table 1: General site requirements for all single house(s); and grouped dwellings; and multiple dwellings in areas with a coding of less than R30.

1 R-code	2 Dwelling Type	3 Min. site area per dwelling (m ²) % ◆	4 Min. lot area/rear battle axe (m ²) ▼	5 Min. frontage (m) ▼	6 Open Space		7 Min. setbacks (m)		
					Min. total (% of site)	Min. o/door living (m ²)	Primary street	Secondary street ●	Other/rear
R20	Single house or grouped dwelling	Min 440 350 Av 500 450	540 450	10	50	30	6	1.5	*
	Multiple Dwelling	500 450	-	20	-	-	6	1.5	*
R25	Single house or grouped dwelling	Min 320 300 Av 350	445 425	8	50	30	6	1.5	*
	Multiple Dwelling	400 350	-	20	-	-	6	1.5	*
R30	Single house or grouped dwelling	Min 270 260 Av 300	420 410	-	45	24	4	1.5	*
R35	Single house or grouped dwelling	Min 235 220 Av 260	410 395	-	45	24	4	1.5	*
R40	Single house or grouped dwelling	Min 200 180 Av 220	400 380	-	45	20	4	1	*
R50	Single house or grouped dwelling	Min 160 Av 180	400 380	-	45 40	16	4 2	1	*
R60	Single house or grouped dwelling	Min 160 120 Av 180 150	400 380	-	45 40	16	4 2	1	*
R80	Single house or grouped dwelling	Min 160 100 Av 180 120	400 380	-	45 30	16	4 1	1	*

All standards for single house or grouped dwellings within R100, R160 and R AC areas are as for the R80 Code

R-Codes

State Planning Policy 3.1 Residential Design Codes

Prepared under section 26 of the
Planning and Development Act 2005 by the
Western Australian Planning Commission.

Replaces State Planning Policy 3.1 as published
in the Government Gazette on 22 November 2010
and 29 April 2008.



Department of
Planning



Western
Australian
Planning
Commission

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on application to Communication Services.

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Part 1 – Preliminary

- 1.1 Citation
- 1.2 Purpose of the R-Codes
- 1.3 General objectives of the R-Codes
- 1.4 Application of the R-Codes
- 1.5 Explanatory guidelines

Part 1 – Preliminary

1.1 Citation

This state planning policy is made under section 26 of the *Planning and Development Act 2005*. This policy is cited as State Planning Policy 3.1 Residential Design Codes or R-Codes.

1.2 Purpose of the R-Codes

The purpose of the R-Codes is to provide a comprehensive basis for the control of **residential development** throughout Western Australia.

1.3 General objectives of the R-Codes

The R-Codes have the following objectives.

1.3.1 Objectives for residential development

- (a) To provide **residential development** of an appropriate design for the intended residential purpose, density, context of place and **scheme** objectives.
- (b) To encourage design consideration of the social, environmental and economic opportunities possible from new housing and an appropriate response to local amenity and place.
- (c) To encourage design which considers and respects heritage and local culture.
- (d) To facilitate residential development which offers future residents the opportunities for better living choices and affordability.

1.3.2 Objectives for the planning governance and development process

- (a) To encourage design which is responsive to **site**, size and geometry of the **development site**.
- (b) To allow variety and diversity as appropriate where it can be demonstrated this better reflects context or **scheme** objectives.
- (c) To ensure clear scope for scheme objectives to influence the assessment of proposals.
- (d) To ensure certainty in timely assessment and determination of proposals applied consistently across State and local government.

1.3.3 Application of objectives

In assessing and determining proposals for residential (including residential component of **mixed use development** and **activity centres**), the **decision-maker** shall have regard to the above general objectives, and any objectives provided in the R-Codes and the **scheme**.

1.4 Application of the R-Codes

The R-Codes apply throughout Western Australia.

Parts 1 to 4 and 7 of the R-Codes apply to all **residential development** (including residential components of **mixed use development** and **activity centres**).

Part 5 and associated tables and figures apply to:

- all **single houses**;
- all **grouped dwellings**; and
- **multiple dwellings** in areas with a coding of less than R30.

Part 6 and associated tables and figures apply to:

- multiple dwellings in areas with a coding of R30 or greater; and
- **mixed use development** and **activity centres**.

Part 7 applies to the **local planning framework**.

Throughout this document, words written in **bold** print have a corresponding definition listed in Appendix 1.

1.5 Explanatory guidelines

The Western Australian Planning Commission (**WAPC**) may prepare more detailed explanatory guidelines on the matters addressed in the R-Codes, in consultation with local government and relevant stakeholders, to meet the objectives of the R-Codes and, if prepared, these should be taken into account in the determination of proposals.

The guidelines, which may be amended from time to time provide advice and guidance to assist interpretation and assessment of proposals against the **design principles** and/or **deemed-to-comply** provisions of the R-Codes.

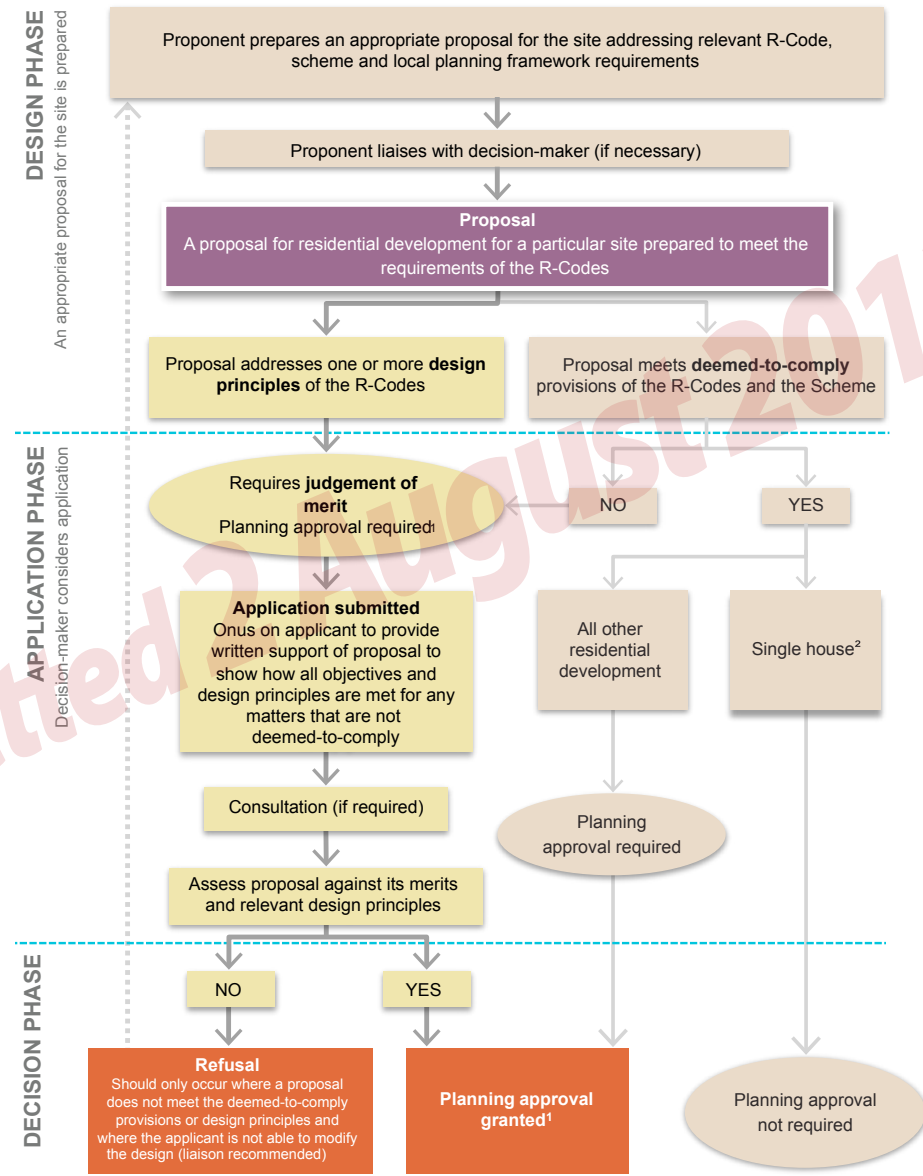
Part 2 – R-Codes approval process

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- Part 2 – R-Codes approval process**
- 2.1 R-Codes approval
 - 2.2 Single house approvals
 - 2.3 Planning approval for single houses on small lots
 - 2.4 Judging merit of proposals
 - 2.5 Exercise of judgement

2.1 R-Codes approval

2.1.1

The R-Codes approval process is illustrated in the process flowchart below. This process flowchart has been designed as a guide for all **decision-makers**, developers and proponents using the R-Codes.



- Notes
1. A decision-maker may use an alternative mechanism to planning approval to undertake assessment of proposals for single houses as per **clause 2.2.2**.
 2. The R-Codes do not require planning approval for a **single house** on a lot greater than 260m² or a lot subject to an approved **local development plan** or **local structure plan**; although, a scheme may require planning approval for a single house irrespective of the requirements of the R-Codes as per **clause 2.3**.
 3. This flowchart does not illustrate the determination review process possible via the State Administrative Tribunal.

Part 2 – R-Codes approval process

[Return to contents page](#)

Part 2 – R-Codes approval process

- 2.1 R-Codes approval
- 2.2 Single house approvals
- 2.3 Planning approval for single houses on small lots
- 2.4 Judging merit of proposals
- 2.5 Exercise of judgement

2.1.2

Where planning approval is required under a **scheme** a planning application shall be lodged with the relevant **decision-maker** for assessment and making a determination.

2.1.3

All applications for planning approval must provide all necessary details required under the **scheme** for the **decision-maker** to assess the proposal, including details where the application complies and does not comply with R-Code requirements.

2.1.4

All **residential development** is to comply with the requirements of the R-Codes. Approval under and in accordance with the R-Codes is required if the proposed residential development:

- (a) does not satisfy the **deemed-to-comply** provisions of Parts 5 and/or 6 of the R-Codes as appropriate; or
- (b) proposes to address a **design principle** of Parts 5 and/or 6 of the R-Codes which therefore requires the exercise of judgement by the **decision-maker**.

2.2 Single house approvals

2.2.1

A proposal for a **single house** that meets the **deemed-to-comply** provisions of the R-Codes does not require planning approval, unless otherwise required by the **scheme** or clause 2.3.

2.2.2

Where a proposal for a **single house**:

- (a) does not satisfy the **deemed-to-comply** provisions; and
- (b) proposes to address a **design principle** of Part 5 of the R-Codes;

an application for planning approval (or other application as determined by the **decision-maker**) shall be made and determined prior to the issuing of a building permit.

2.3 Planning approval for single houses on small lots

Planning approval is required for the erection of a single house on any **lot** smaller than 260m², except where the single house complies with a **local structure plan** or **local development plan**.

2.4 Judging merit of proposals

Where a proposal does not meet **deemed-to-comply** provision(s) of the R-Codes and addresses **design principle(s)**, the **decision-maker** is required to exercise judgement to determine the proposal.

Judgement of merit is exercised only for specific element(s) of a proposal which do not satisfy the relevant deemed-to-comply provision(s).

2.5 Exercise of judgement

2.5.1

Subject to **clauses 2.5.2** and **2.5.3**, the **decision-maker** is to exercise its judgement to consider the merits of proposals having regard to objectives and balancing these with the consideration of **design principles** provided in the R-Codes.

The decision-maker, in its assessment of a proposal that addresses the design principle(s), should not apply the corresponding **deemed-to-comply** provision(s).

Part 2 – R-Codes approval process

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Part 2 – R-Codes approval process

- 2.1 R-Codes approval
- 2.2 Single house approvals
- 2.3 Planning approval for single houses on small lots
- 2.4 Judging merit of proposals
- 2.5 Exercise of judgement

2.5.2

In making a determination on the suitability of a proposal, the **decision-maker** shall exercise its judgement, having regard to the following:

- (a) any relevant purpose, objectives and provisions of the **scheme**;
- (b) any relevant objectives and provisions of the R-Codes;
- (c) a provision of a **local planning policy** adopted by the decision-maker consistent with and pursuant to the R-Codes; and
- (d) orderly and proper planning.

2.5.3

The **decision-maker** shall not vary the minimum or average **site area** per **dwelling** requirements set out in **Table 1** (except as provided in the R-Codes or the **scheme**).

2.5.4

The **decision-maker** shall not refuse to grant approval to an application where the application satisfies the **deemed-to-comply** provisions of the R-Codes and the relevant provisions of the **scheme** and any relevant **local planning policy**.

2.5.5

For the purpose of the R-Codes, a **local structure plan, local development plan or local planning policy**, will only be a relevant consideration in the exercise of judgement where it is:

- (a) specifically sanctioned by a provision of the R-Codes;
- (b) consistent with the **design principles** of the R-Codes; and
- (c) consistent with the objectives of the R-Codes.

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Part 3 – Accompanying information

- [3.1 Applications for planning approval](#)
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3.1 Applications for planning approval

Where:

- (a) planning approval is required under the **scheme**;
- (b) the proposed development requires the **decision-maker** to exercise its judgement in respect to the R-Codes; or
- (c) planning approval is required by **clause 2.3**;

an application shall be made to the decision-maker on the appropriate form(s).

3.2 Information requirements

3.2.1

Unless otherwise determined by the **decision-maker**, applications for **residential development** shall be supported with information about the **development site**, the proposed development, and **adjoining properties** contained in an existing **site** analysis plan, a proposed development site plan and drawings in accordance with the application information matrix below.

3.2.2

The application information matrix indicates which information for certain types of applications:

- (a) shall be provided to support the application as denoted by "●" in the matrix;
- (b) may be required to be provided, at the discretion of the **decision-maker**, dependent on the nature of an application, as denoted "❖" in the matrix; or
- (c) may be required for an application which proposes to apply one or more **design principle(s)**, as denoted "+ " in the matrix.

Notwithstanding the information requirements set out in clause 3.2, additional supporting information may be required under certain circumstances as outlined in **clause 3.3**.

3.2.3

An existing **site** analysis plan(s) shall be provided at a scale of not less than 1:200 containing the information outlined in the application information matrix relevant to the application type.

3.2.4

A proposed **development site** plan(s) (which may be combined with the **site** analysis plan at the discretion of the **decision-maker** as set out in clause 3.2.3) shall be provided at a scale of not less than 1:200 containing the information requirements, as outlined in the application information matrix relevant to the application type.

3.2.5

A proposed **development** drawings plan(s) shall be provided as a scale of not less than 1:100 containing the information requirements, as set out in the application information matrix relevant to the application type.

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Part 3 – Accompanying information

3.1 Applications for planning approval

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Application information matrix

Application information	Application type							
	Single house	Grouped dwelling	Multiple dwellings (land coded less than R30)	Multiple dwelling (land coded R30 and above)/mixed use development and activity centres	Aged and dependent persons' dwellings	Single bedroom dwellings	Ancillary dwellings	Outbuildings
<p>Application information</p> <p>“●” shall be provided to support the application</p> <p>“❖” may be required to be provided, at the discretion of the decision-maker, dependent on the nature of an application</p> <p>“*” may be required for an application which proposes to apply one or more design principle(s)</p>								
1. Site analysis plan showing the following:								
a street name, lot number and address	●	●	●	●	●	●	●	●
b north point and scale bar	●	●	●	●	●	●	●	●
c all site boundaries and area dimensions and street frontages	●	●	●	●	●	●	●	●
d existing levels to an established datum, preferably using Australian Height Datum (AHD), contours at maximum intervals of 0.5m and spot levels at all boundaries at intervals no greater than 5m	●	●	●	●	●	●	●	●
e the position and dimensions, setback distances both horizontal and vertical, of existing buildings, retaining walls and other structures	●	●	●	●	●	●	●	●
f the position, type, and size of any existing tree exceeding 3m and/or significant landscaping features	●	●	●	●	●	●	●	●
g the street verge, including footpaths, street trees, crossovers, truncations, power poles and any services such as telephone, gas, water and sewerage in the verge	●	●	●	●	●	●	●	❖
h the location of all service connections	●	●	●	●	●	●	●	
i the location of any easement or piped service traversing the site and any sewer or sewer connection point servicing the site	●	●	●	●	●	●	●	
j the location of any access restrictions such as road islands adjacent to the site	●	●	●	●	●	●	●	
k the position of any adjoining and existing buildings that might affect, or be affected by, the proposed development, including the position of the proposed development, levels and position of habitable room windows, and designated locations of outdoor living areas	●	●	●	●	●	●	●	●

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- 3.1 Applications for planning approval
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Application information		Application type							
		Single house	Grouped dwelling	Multiple dwellings (land coded less than R30)	Multiple dwelling (land coded R30 and above)/mixed use development and activity centres	Aged and dependent persons' dwellings	Single bedroom dwellings	Ancillary dwellings	Outbuildings
l	exposure of the site to prevailing winds	❖	❖	●	●	❖	❖	❖	
m	any impacted view-lines of significance related to the streetscape and to and from public places		❖	❖	●	❖	❖		
n	streetscape elevations (i.e. photographs and/or drawings of adjoining development) showing any existing buildings on-site and on the adjoining sites , showing height, roof and wall materials, windows and roof pitch		❖	❖	●	❖	❖	❖	
o	a cadastral base identifying all lots located within the street block on which the site is located as well as the lots on the opposite side of the street and location, height, street setback and land use of all buildings located on these lots		❖	❖	●	❖	❖	❖	
p	any listed heritage places and landmarks within close proximity to the development	❖	❖	❖	●	❖	❖	❖	
q	location of retail and community services and public open spaces within 800m walkable catchment			●	●	❖	❖		
r	location of train station on high frequency rail routes (800m walkable catchment) and bus stops on high frequency bus routes (250m walkable catchment)		●	●	●	●	●	●	
s	any sources of nuisance emissions such as noise, light, and odour that may have a bearing on the residential proposal				●				

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- 3.1 Applications for planning approval
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Application information		Application type							
		Single house	Grouped dwelling	Multiple dwellings (land coded less than R30)	Multiple dwelling (land coded R30 and above)/mixed use development and activity centres	Aged and dependent persons' dwellings	Single bedroom dwellings	Ancillary dwellings	Outbuildings
<p>“●” shall be provided to support the application</p> <p>“❖” may be required to be provided, at the discretion of the decision-maker, dependent on the nature of an application</p> <p>“*” may be required for an application which proposes to apply one or more design principle(s)</p>									
2. Proposed development site plan showing the following									
a	property details, north point and scale bar, and existing contours and levels as set out in provision 1(a)-(d)	●	●	●	●	●	●	●	●
b	the horizontal position, floor levels and positions of all openings of any existing and proposed building or part of a building on the subject property where any such building is within 7.5m of a lot boundary	●	●	●	●	●	●	●	●
c	the position and levels of all proposed buildings, walls , fences, retaining walls and other structures	●	●	●	●	●	●	●	●
d	the position of paved vehicle, pedestrian access ways and on-site and off-site car parking spaces	●	●	●	●	●	●	●	
e	the existing structures and trees (indicate which are to be retained and which are to be removed)	●	●	●	●	●	●	●	●
f	private open space areas and dimensions including areas to be landscaped		●	●	●	●	❖		❖
g	proposed finished site levels	●	●	●	●	●	●	●	❖
h	shadow that would be cast at noon on 21 June by any proposed building onto any adjoining property	●	●	●	●	●	●	●	❖
i	site area boundaries of any proposed strata lots		●	●	●	●	●	●	
j	position and dimensions of any balcony or major openings to any active habitable space in any wall of an adjoining building which is visible from the development site and is located within 6m of a boundary of the development site	*	*	*	*	*	*	*	

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- 3.1 Applications for planning approval
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Application information		Application type							
		Single house	Grouped dwelling	Multiple dwellings (land coded less than R30)	Multiple dwelling (land coded R30 and above)/mixed use development and activity centres	Aged and dependent persons' dwellings	Single bedroom dwellings	Ancillary dwellings	Outbuildings
k	position and level of any accessible area (e.g. lawn, paving, decking, balcony or swimming pool) on any adjoining property and within 7.5m of the boundaries of the development site	*	*	*	*	*	*	*	*
l	additional or marked-up plans and sections showing the cone of vision and critical lines of sight from those major openings as they relate to the adjoining property	*	*	*	*	*	*	*	*
m	details of screening or other measures proposed to be used to reduce overlooking	*	*	*	*	*	*	*	*
n	plans and sections of sufficient information to explain how the adjoining property as a whole would be affected by overshadowing	*	*	*	*	*	*	*	*
o	landscape development plan addressing matters set out in clauses 5.3.2 or 6.3.2		●	●	●	❖	❖	❖	
3. Development drawings showing the following:									
a	all floor plans and their distances from the boundaries of the site	●	●	●	●	●	●	●	●
b	all elevations, with the existing and natural ground levels, wall heights and roof heights related to an established datum, preferably using Australian Height Datum (AHD), contours at maximum intervals of 0.5m	●	●	●	●	●	●	●	●
c	cross-sections through any proposed areas of excavation or filling with the relevant existing, natural and proposed levels related to an established datum, preferably using Australian Height Datum (AHD), contours at maximum intervals of 0.5m	●	●	●	●	●	●	●	●
d	proposed materials, colours and finishes of the exterior of the building	●	●	●	●	●	●	●	●
e	sufficient plans and accompanying information to demonstrate compliance with the relevant provisions of AS4299 (Adaptable housing)	❖	❖	❖	❖	●	❖		

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Part 3 – Accompanying information

- 3.1 Applications for planning approval
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- 3.3 Supporting information requirements

3.3 Supporting information requirements

The following additional supporting information shall be provided under certain planning circumstances to enable proper assessment by the **decision-maker**.

3.3.1

Where a component of the proposal proposes to apply one or more **design principle(s)**, it is necessary to assess that component of the design against the relevant design principle(s). Additional supporting information shall include:

- (a) identification of all design elements that are not **deemed-to-comply**; and
- (b) written justification as to how the application/proposal meets the design principles and objectives of the R-Codes and any relevant **scheme** and **local planning policy** objectives and requirements.

3.3.2

Where an existing **heritage place** or **site** is listed on any Commonwealth, State or local heritage register, municipal heritage inventory or is otherwise listed under the **scheme**, and is proposed to be demolished, or its external appearance significantly altered, the following additional information is required to be submitted:

- (a) a copy of any heritage assessment or report or conservation plan that has previously been carried out for the place;
- (b) photographs of the place or parts of the place proposed to be affected; and
- (c) an explanation for the proposal as it relates to the heritage value of the site.

3.3.3

Any additional supporting information required under the **local planning framework**.



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Part 4 – Consultation

[4.1 Consultation requirement](#)

[4.2 Consultation procedure](#)

[4.3 Opportunity to respond](#)

4.1 Consultation requirement

4.1.1

Where a **development** proposal is **deemed-to-comply**, it will not require advertising to adjoining owners and occupiers.

4.1.2

Where an application is made for planning approval, or other approval process as used by the **decision-maker**, which presents:

- (a) a proposal against one or more **design principles** of the R-Codes; and
- (b) a possible impact on the amenity of adjoining owners and occupiers;

then there may be grounds for the decision-maker to advertise the proposal to these owners and occupiers.

4.1.3

Where the **decision-maker** is to judge the merits of a proposal and:

- (a) the merits of the proposal are a matter of technical opinion; and
- (b) the decision-maker is satisfied it will not adversely impact the adjoining residential property or the **street**,

it is not necessary to seek comment from adjoining owners and occupiers about the proposal, except where specifically required by the **scheme** or relevant **local planning policy**.

4.1.4

The provisions of clauses 4.2 and 4.3 apply to provide for adjoining owners and occupiers, who in the opinion of the **decision-maker** are likely to be affected, to view and comment on the proposal.

4.1.5

Where a matter is advertised for comment the notification should direct adjoining owners and occupiers to focus their comments to the particular **design principle(s)** that the proposal is addressing.

4.1.6

The **decision-maker**, upon receipt of any comment(s) from adjoining owners and occupiers, is required to consider and balance comment(s) with its technical opinion when it exercises its judgement to determine the proposal.

4.2 Consultation procedure

4.2.1

In the circumstances prescribed in clause 4.1, any owner and occupier of **adjoining properties**, as identified by the **decision-maker**, shall be notified of the:

- (a) **site** and general nature of the proposal(s);
- (b) nature of the proposal involved;
- (c) availability to view details of the proposals; and
- (d) due date by which any comments are to be lodged with the decision-maker, being at least fourteen (14) days after date of posting of notification, or as specified within the **scheme**, and invited to comment on that part of the proposed **development** that does not meet the **deemed-to-comply** provisions of the R-Codes.

4.2.2

Where no response is received within the time specified from the date of notification, the **decision-maker** may determine the proposal on its merits and issue its decision.

4.2.3

Where a notification has been satisfactorily carried out (in the opinion of the **decision-maker**) by the proponent, and comments are provided which accompany the proposal, the decision-maker may consider and determine the proposal without further notification.

The decision-maker shall be satisfied the information provided and comments tendered are

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Part 4 – Consultation

- 4.1 Consultation requirement
- 4.2 Consultation procedure
- 4.3 Opportunity to respond

accurate and verified subject to the notification of the information in **clause 4.2.1** and proof of posting by registered post provided to the decision-maker.

4.2.4

Where the **decision-maker** considers a proposal to be unacceptable it may determine to refuse the proposal without undertaking neighbour consultation.

4.3 Opportunity to respond

4.3.1

A summary of all comments received in response to an invitation under **clause 4.2** shall be provided to the proponent on request and, if so requested, a period of not more than 10 days should be allowed within which the proponent may submit a response to the comments prior to the **decision-maker** considering the proposal.

In making a determination, the decision-maker shall consider the comments made and the proponent's response to the comments made on the proposal.

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Part 5 – Design elements for all single house(s) and grouped dwellings and multiple dwellings in areas coded less than R30

- 5.1 Context
- 5.2 Streetscape
- 5.3 Site planning and design
- 5.4 Building design
- 5.5 Special purpose dwellings

5.1 Context

Objectives

- (a) To ensure that **residential development** meets community expectations in regard to appearance, use and density.
- (b) To ensure that designs respond to the key natural and built features of the area and respond to the local context in terms of bulk and scale, or in the case of precincts undergoing a transition, will respond to the desired future character as stated in the **local planning framework**.
- (c) To ensure adequate provision of direct sun and ventilation for **buildings** and to ameliorate the impacts of building bulk, privacy and overshadowing on **adjoining properties**.
- (d) To ensure that **open space** (private and communal) is provided on **site** and:
 - **landscaped** to establish streetscapes;
 - provide a balanced setting and relationship to **buildings**; and
 - provide privacy, direct sun and recreational opportunities.
- (e) To ensure that **development** and design is appropriately scaled, particularly in respect to bulk and height, and is sympathetic to the scale of the **street** and surrounding **buildings**, or in precincts undergoing a transition, development achieves the desired future character of the area identified in **local planning framework**.

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Part 5 – Design elements for all single house(s) and grouped dwellings and multiple dwellings in areas coded less than R30

- 5.1 Context
- 5.2 Streetscape
- 5.3 Site planning and design
- 5.4 Building design
- 5.5 Special purpose dwellings



Design principles

Development demonstrates compliance with the following **design principles** (P)

5.1.1 Site area

- P1.1 **Development** of the type and density indicated by the density code designated in the **scheme**.
- P1.2 The **WAPC** may approve the creation of a **lot, survey strata lot or strata lot** of a lesser minimum and/or average **site area** than that specified in **Table 1**, and the WAPC in consultation with the local government may approve the creation of a survey strata lot or strata lot for a **single house** or a **grouped dwelling** of a lesser minimum site area than that specified in Table 1 provided that the proposed variation would be no more than five per cent less in area than that specified in Table 1; and
- facilitate the protection of an environmental or heritage feature;
 - facilitate the retention of a significant element that contributes toward an existing streetscape worthy of retention;
 - facilitate the **development** of lots with separate and sufficient **frontage** to more than one public **street**;
 - overcome a special or unusual limitation on the development of the land imposed by its size, shape or other feature;
 - allow land to be developed with housing of the same type and form as land in the vicinity and which would not otherwise be able to be developed; or
 - achieve specific objectives of the **local planning framework**.
- P1.3 The **WAPC**, in consultation with the local government, may approve the creation of a **survey strata lot or strata lot** for an existing authorised **grouped dwelling or multiple dwelling development** of a lesser minimum and average **site area** than that specified in **Table 1**, where, in the opinion of the WAPC or the local government, the development on the resulting survey strata or strata lots is consistent with the objectives of the relevant design elements of the R-Codes, and the orderly and proper planning of the locality.

Deemed-to-comply

Development satisfies the following **deemed-to-comply** requirements (C)

Note: The minimum and average **site areas** stipulated in Table 1 are not subject to variation except as set out in clause 5.1.1 below.

- C1.1 **Development** which complies with the **dwelling** type and **site area** requirements set out in **Table 1** and the following provisions.
- C1.2 The minimum site area set out in Table 1 is calculated as follows:
- i. in the case of a **single house**, the area of a **green title lot or survey-strata lot**;
 - ii. in the case of a **grouped dwelling**, the area of land occupied by the **dwelling** itself, together with all other areas whether contiguous or not, designated for the exclusive use of the occupants of that dwelling; or
 - iii. in the case of **multiple dwellings** in areas with a coding of less than R30, the total area of the lot divided by the number of dwellings.
- C1.3 For the purposes of assessing compliance of a proposed **development** with the minimum and average **site areas** set out in **Table 1**, the following adjustments for the purposes of calculating the minimum and average site area shall apply:
- i. in the case of a lot with a corner truncation, up to a maximum of 20m² of that truncation shall be added to the area of the adjoining lot, **survey strata lot or strata lot** as the case may be (refer **Figure 1a**); or
 - ii. in the case of a rear battleaxe site, the **site area** is inclusive of the access leg provided that the area of the access leg contributes no more than 20 per cent of the site area as required by **Table 1**. Where the **battleaxe lot** (excluding the access leg) adjoins or abuts a **right-of-way** or reserve for **open space**, pedestrian access, school site or equivalent, half the width (up to a maximum depth of 2m) may be added to the site area (refer **Figure 1b**).

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Part 5 – Design elements for all single house(s) and grouped dwellings and multiple dwellings in areas coded less than R30

- 5.1 Context
- 5.2 Streetscape
- 5.3 Site planning and design
- 5.4 Building design
- 5.5 Special purpose dwellings

Design principles

Development demonstrates compliance with the following **design principles** (P)

5.1.2 Street setback

- P2.1 **Buildings** set back from **street boundaries** an appropriate distance to ensure they:
- contribute to, and are consistent with, an established streetscape;
 - provide adequate privacy and **open space** for dwellings;
 - accommodate site planning requirements such as parking, **landscape** and utilities; and
 - allow safety clearances for easements for essential service corridors.
- P2.2 **Buildings** mass and form that:
- uses design features to affect the size and scale of the building;
 - uses appropriate minor projections that do not detract from the character of the streetscape;
 - minimises the proportion of the façade at ground level taken up by building services, vehicle entries and parking supply, blank **walls**, servicing infrastructure access and meters and the like; and
 - positively contributes to the prevailing **development** context and streetscape.

Deemed-to-comply

Development satisfies the following **deemed-to-comply** requirements (C)

- C1.4 Subject to **clause 5.1.1 C1.3** only, the following variations to the minimum and average **site area** set out in **Table 1** may be made:
- i. for the purposes of an aged or **dependent persons' dwelling** or a **single bedroom dwelling**, the average site area may be reduced by up to one third, in accordance with **clauses 5.5.2** and **5.5.3** which shall only be applied where **development** is proposed;
 - ii. in the case of a **single house, grouped dwelling** or **multiple dwelling**; the area of a **lot, survey strata lot** or **strata lot** approved by the **WAPC**; or
 - iii. the area of any existing lot, survey strata lot or strata lot with permanent legal access to a public road, notwithstanding that it is less than that required in **Table 1**.
- C2.1 **Buildings** set back from the **primary street** boundary:
- i. in accordance with **Table 1**;
 - ii. corresponding to the average of the **setback** of existing **dwellings** on each adjacent property fronting the same **street**;
 - iii. reduced by up to 50 per cent provided that the area of any building, including a **carport** or **garage**, intruding into the setback area is compensated for by at least an equal area of **open space** between the setback line and line drawn parallel to it at twice the setback distance (refer **Figure 2a** and **2c**);
 - iv. in the case of areas coded R15 or higher, where:
 - a **grouped dwelling** has its main **frontage** to a **secondary street**;
 - a **single house** results from subdivision of an original corner lot and has its frontage to the original secondary street; or
 - a single house or grouped dwelling (where that grouped dwelling is not adjacent to the primary street), has its main frontage to a **communal street, right-of-way** or shared pedestrian or vehicle access way;

5.1 Context

Part 5 – Design elements for all single house(s) and grouped dwellings and multiple dwellings in areas coded less than R30

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- 5.1 Context
- 5.2 Streetscape
- 5.3 Site planning and design
- 5.4 Building design
- 5.5 Special purpose dwellings

Design principles

Development demonstrates compliance with the following **design principles** (P)

5.1.3 Lot boundary setback

- P3.1 **Buildings** set back from **lot** boundaries so as to:
- reduce impacts of building bulk on **adjoining properties**;
 - provide adequate direct sun and ventilation to the building and **open spaces** on the **site** and adjoining properties; and
 - minimise the extent of overlooking and resultant loss of privacy on adjoining properties.
- P3.2 **Buildings** built up to boundaries (other than the **street boundary**) where this:
- makes more effective use of space for enhanced privacy for the occupant/s or **outdoor living areas**;
 - does not compromise the **design principle** contained in 5.1.3 P3.1;
 - does not have any adverse impact on the amenity of the **adjoining property**;
 - ensures direct sun to **major openings** to **habitable rooms** and outdoor living areas for **adjoining properties** is not restricted; and
 - positively contributes to the prevailing **development** context and streetscape.

Deemed-to-comply

Development satisfies the following **deemed-to-comply** requirements (C)

- the street setback may be reduced to 2.5m, or 1.5m to a porch, verandah, balcony or the equivalent (refer **Figure 2b** and **2d**); and
 - v. to provide for registered easements for essential services.
- C2.2 **Buildings** set back from the **secondary street** boundary in accordance with **Table 1**.
- C2.3 **Buildings** set back from the corner truncation boundary in accordance with the secondary street setback in Table 1.
- C2.4 A **porch, balcony, verandah**, chimney or the equivalent may (subject to the Building Code of Australia) project not more than 1m into the **street setback** area, provided that the total of such projections does not exceed 20 per cent of the frontage at any level. (refer **Figure 2b**).
- C3.1 **Buildings** which are set back in accordance with the following provisions, subject to any additional measures in other elements of the R-Codes:
- i. buildings set back from lot boundaries in accordance with **Table 1**, **Tables 2a** and **2b** (refer to **Figure Series 3** and **4**);
 - ii. **unenclosed** areas accessible for use as **outdoor living areas**, elevated 0.5m or more above **natural ground level**, set back as though they were **major openings** to **habitable rooms** with a **wall height** of 2.4m above their floor level;
 - iii. separate **single house, grouped** or **multiple dwelling** buildings on the same **site**, or facing portions of the same multiple dwelling building, set back from each other as though there were a boundary between them;
 - iv. minor projections such as a chimney, other architectural feature or an eaves overhang not projecting more than 0.75m into a **setback** area; and
 - v. the stated setback distances may be reduced by half the width of an adjoining **right-of-way**, pedestrian access way, **communal street** or **battleaxe lot** access leg, to a maximum reduction of 2m (refer to **figures 2b** and **4f**).

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Design principles

Development demonstrates compliance with the following **design principles** (P)

Deemed-to-comply

Development satisfies the following **deemed-to-comply** requirements (C)

- C3.2 **Walls** may be built up to a **lot boundary** behind the **street setback** (specified in **Table 1** and in accordance with **clauses 5.1.2, 5.2.1 and 5.2.2**), within the following limits and subject to the overshadowing provisions of **clause 5.4.2** and **Figure Series 11**:
- i. where the wall abuts an existing or simultaneously constructed wall of similar or greater dimension;
 - ii. in areas coded R20 and R25, walls not higher than 3.5m with an average of 3m up to one-third the length of the balance of the lot boundary behind the front **setback**, to one side boundary only;
 - iii. in areas coded R30 and higher, walls not higher than 3.5m with an average of 3m for two-thirds the length of the balance of the lot boundary behind the front setback, to one side boundary only; or
 - iv. where both the subject **site** and the affected adjoining site are created in a plan of subdivision.
- C3.3 Where the subject site and an affected adjoining site are subject to a different density codes, in accordance with clause 5.1.3 C3.2, the length and height of the boundary **wall** on the boundary between them is determined by reference to the lower density code.

Note: The term 'up to a lot boundary' means a **wall**, on or less than 600mm, from any **lot boundary**, other than a **street boundary**.

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Design principles

Development demonstrates compliance with the following **design principles** (P)

5.1.4 Open space

- P4 **Development** incorporates suitable **open space** for its context to:
- reflect the existing and/or desired streetscape character or as outlined under the **local planning framework**;
 - provide access to natural sunlight for the **dwelling**;
 - reduce **building** bulk on the site, consistent with the expectations of the applicable density code and/or as outlined in the **local planning framework**;
 - provide an attractive setting for the buildings, **landscape**, vegetation and streetscape;
 - provide opportunities for residents to use space external to the dwelling for outdoor pursuits and access within/around the **site**; and
 - provide space for **external fixtures** and essential facilities.

5.1.5 Communal open space

- P5.1 **Communal open space** associated with **grouped dwellings** is provided for residents' exclusive use.
- P5.2 The location and function of **communal open space** provides privacy to users and surrounding **dwellings**.

5.1.6 Building height

- P6 **Building height** that creates no adverse impact on the amenity of **adjoining properties** or the streetscape, including road reserves and public open space reserves; and where appropriate maintains:
- adequate access to direct sun into **buildings** and appurtenant **open spaces**;
 - adequate daylight to **major openings** into **habitable rooms**; and
 - access to views of significance.

Deemed-to-comply

Development satisfies the following **deemed-to-comply** requirements (C)

- C4 **Open space** provided in accordance with **Table 1** (refer **Figure Series 6**). The **site** of the **grouped dwelling**, for the purpose of calculating the open space requirement, shall include the area allocated for the exclusive use of that **dwelling** and the proportionate share of any associated **common property**.

- C5 Where **communal open space** is provided as **common property** in a **grouped dwelling development**, the **open space** required for any grouped dwelling having legal and direct physical access to that open space may be reduced by up to 20 per cent of the required open space area provided that:
- i. the aggregate of deducted area does not exceed the area of communal open space; and
 - ii. the **outdoor living area** for any **dwelling** is not reduced in area.

- C6 Buildings which comply with **Table 3** for category B area buildings, except where stated otherwise in the **scheme**, the relevant **local planning policy**, **local structure plan** or **local development plan** (refer **Figure Series 7**).

5.1 Context

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5.2 Streetscape requirements

Objectives

- (a) To contribute towards the character of streetscapes including their views and vistas and provides security for occupants and passers-by, a **landscape** to ensure adequate shade, privacy and **open space** for occupants, and an attractive setting for the collection of **buildings**.

Design principles <i>Development demonstrates compliance with the following design principles (P)</i>	Deemed-to-comply <i>Development satisfies the following deemed-to-comply requirements (C)</i>
<p>5.2.1 Setback of garages and carports</p> <p>P1 The setting back of carports and garages to maintain clear sight lines along the street and not to detract from the streetscape or appearance of dwellings; or obstruct views of dwellings from the street and vice versa.</p>	<p>C1.1 Garages set back 4.5m from the primary street except that the setback may be reduced:</p> <ul style="list-style-type: none"> i. in accordance with Figure 8b where the garage adjoins a dwelling provided the garage is at least 0.5m behind the dwelling alignment (excluding any porch, verandah or balcony); or ii. to 3m where the garage allows vehicles to be parked parallel to the street. The wall parallel to the street must include openings. <p>C1.2 Carports set back from the primary street in accordance with clause 5.1.2 C2.1.</p> <p>C1.3 Garages and carports built up to the boundary abutting a private street or right-of-way which is not the primary or secondary street boundary for the dwelling, with manoeuvring space of at least 6m, located immediately in front of the opening to the garage or carport and permanently available.</p> <p>C1.4 Garages and carports set back 1.5m from a secondary street.</p> <p>C1.5 Carports within the street setback area in accordance with clause 5.1.2 C2.1</p> <ul style="list-style-type: none"> iii. provided that the width of the carport does not exceed 50 per cent of the frontage at the building line and the construction allows an unobstructed view between the dwelling and the street, right-of-way or equivalent. (refer to Figure 8a).

5.2 Streetscape requirements

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Design principles <i>Development demonstrates compliance with the following design principles (P)</i>	Deemed-to-comply <i>Development satisfies the following deemed-to-comply requirements (C)</i>
<p>5.2.2 Garage width</p> <p>P2 Visual connectivity between the dwelling and the streetscape should be maintained and the effect of the garage door on the streetscape should be minimised whereby the streetscape is not dominated by garage doors.</p>	<p>C2 Where a garage is located in front or within 1m of the building, a garage door and its supporting structures (or a garage wall where a garage is aligned parallel to the street) facing the primary street is not to occupy more than 50 per cent of the frontage at the line as viewed from the street. This may be increased to 60 per cent where an upper floor or balcony extends for the full width of the garage and the entrance to the dwelling is clearly visible from the primary street (refer to Figure 8c).</p>
<p>5.2.3 Street surveillance</p> <p>P3 Buildings designed to provide for surveillance (actual or perceived) between individual dwellings and the street and between common areas and the street, which minimise opportunities for concealment and entrapment.</p>	<p>C3.1 The street elevation(s) of the dwelling to address the street with clearly definable entry points visible and accessed from the street.</p> <p>C3.2 At least one major opening from a habitable room of the dwelling faces the street and the pedestrian or vehicular approach to the dwelling.</p>
<p>5.2.4 Street walls and fences</p> <p>P4 Front fences are low or restricted in height to permit surveillance (as per Clause 5.2.3) and enhance streetscape (as per clause 5.1.2), with appropriate consideration to the need:</p> <ul style="list-style-type: none"> • for attenuation of traffic impacts where the street is designated as a primary or district distributor or integrator arterial; and • for necessary privacy or noise screening for outdoor living areas where the street is designated as a primary or district distributor or integrator arterial. 	<p>C4 Front fences within the primary street area that are visually permeable above 1.2m of natural ground level, measured from the primary street side of the front fence.</p>
<p>5.2.5 Sight lines</p> <p>P5 Unobstructed sight lines provided at vehicle access points to ensure safety and visibility along vehicle access ways, streets, rights-of-way, communal streets, crossovers, and footpaths.</p>	<p>C5 Walls, fences and other structures truncated or reduced to no higher than 0.75m within 1.5m of where walls, fences, other structures adjoin vehicle access points where a driveway meets a public street and where two streets intersect (refer Figure Series 9).</p>

5.2 Streetscape requirements

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Design principles

Development demonstrates compliance with the following **design principles** (P)

5.2.6 Appearance of retained dwelling

- P6 **Dwellings** retained as part of a **grouped** or **multiple dwelling development**, dwelling extension or redevelopment are to:
- enhance the streetscape appearance of the existing dwelling(s) retained; or
 - complement established or future built form in the locality as specified within the relevant **local planning framework**.

Deemed-to-comply

Development satisfies the following **deemed-to-comply** requirements (C)

- C6 Where an existing **dwelling** is retained as part of a **grouped dwelling development**, the appearance of the retained dwelling is upgraded externally to an equivalent maintenance standard of the new (or the rest of) the development.

5.2 Streetscape requirements

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5.3 Site planning and design

Objectives

- (a) **Landscape** design should optimise function, useability, privacy and social opportunity, equitable access, respect neighbours' amenity and provide for practical establishment and maintenance.
- (b) To ensure access to housing provides for security, safety, amenity and legibility to on-site car parking areas and footpaths for residents and visitors.
- (c) To ensure each **development** makes a contribution to a streetscape by respecting the natural topography for each **site, adjoining properties** and the amenity of the locality.
- (d) To reduce the economic, environmental and social impacts associated with **site** works to facilitate housing **development** (e.g. via soil disturbance, groundwater impact and water use for dust suppression).

Design principles

Development demonstrates compliance with the following **design principles** (P)

5.3.1 Outdoor living areas

- P1.1 **Outdoor living areas** which provide spaces:
 - capable of use in conjunction with a **habitable room** of the **dwelling**;
 - open to winter sun and ventilation; and
 - optimise use of the northern aspect of the **site**.
- P1.2 **Balconies** or equivalent **outdoor living areas** capable of use in conjunction with a **habitable room** of each **dwelling**, and if possible, open to winter sun.

Deemed-to-comply

Development satisfies the following **deemed-to-comply** requirements (C)

- C1.1 An outdoor living area to be provided:
 - in accordance with **Table 1**;
 - behind the **street setback area**;
 - directly accessible from a **habitable room** of the **dwelling**;
 - with a minimum length and width dimension of 4m; and
 - to have at least two-thirds of the required area without permanent roof cover.
- C1.2 Each **multiple dwelling** is provided with at least one **balcony** or the equivalent, opening directly from a **habitable room** and with a minimum area of 10m² and minimum dimension of 2.4m.

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Design principles

Development demonstrates compliance with the following **design principles** (P)

5.3.2 Landscaping

P2 **Landscaping of grouped and multiple dwelling common property and communal open spaces** that:

- contribute to the appearance and amenity of the **development** for the residents;
- contribute to the streetscape;
- enhance security and safety for residents;
- provide for microclimate; and
- retain existing trees to maintain a local sense of place.

Deemed-to-comply

Development satisfies the following **deemed-to-comply** requirements (C)

- C2 **Landscaping of grouped and multiple dwelling common property and communal open spaces** in accordance with the following:
- i. the **street setback area** developed without car parking, except for visitors' bays, and with a maximum of 50 per cent hard surface;
 - ii. separate pedestrian paths providing wheelchair accessibility connecting entries to all **buildings** with the public footpath and car parking areas;
 - iii. landscaping between each six consecutive external car parking spaces to include shade trees;
 - iv. lighting to pathways, and communal open space and car parking areas;
 - v. bin storage areas conveniently located and screened from view;
 - vi. trees which are greater than 3m in height shall be retained, in **communal open space** areas which are provided for the **development**;
 - vii. adequate sight lines for pedestrians and vehicles;
 - viii. clear line of sight between areas designated as **communal open space** and at least two **habitable room** windows;
 - ix. clothes drying areas which are secure and screened from view; and
 - x. unroofed visitors' car parking spaces to be effectively screened from the street.

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Design principles

Development demonstrates compliance with the following **design principles** (P)

5.3.3 Parking

- P3.1 Adequate car parking is to be provided on-site in accordance with projected need related to:
- the type, number and size of **dwellings**;
 - the availability of on-street and other off-street parking; and
 - the proximity of the proposed **development** to public transport and other facilities.
- P3.2 Consideration may be given to a reduction in the minimum number of on-site car parking spaces for **grouped** and **multiple dwellings** provided:
- available **street** parking in the vicinity is controlled by the local government; and
 - the **decision-maker** is of the opinion that a sufficient equivalent number of on-street spaces are available near the **development**.
- P3.3 Some or all of the required car parking spaces located off-site, provided that these spaces will meet the following:
- i. the off-site car parking area is sufficiently close to the **development** and convenient for use by residents and/or visitors;
 - ii. any increase in the number of **dwellings** or possible **plot ratio** being matched by a corresponding increase in the aggregate number of car parking spaces;
 - iii. permanent legal right of access being established for all users and occupiers of dwellings for which the respective car parking space is to be provided; and
 - iv. where off-site car parking is shared with other uses, the total aggregate parking requirement for all such uses, as required by the R-Codes and the **scheme** being provided. The number of required spaces may only be reduced by up to 15 per cent where the non-residential parking occurs substantially between 9 am and 5 pm on weekdays.

Deemed-to-comply

Development satisfies the following **deemed-to-comply** requirements (C)

- C3.1 The following minimum number of on-site car parking spaces is to be provided for each **single house, grouped dwelling and special purpose dwelling** comprising the following number of bedrooms:

Type of dwelling	Car parking spaces	
	Location A	Location B
1 bedroom dwelling	1	1
2 + bedroom dwelling	1	2
Aged persons' dwelling	1	1
Ancillary dwelling	nil	1

A = within:

- 800m of a train station on a **high frequency rail route**, measured in a straight line from the pedestrian entry to the train station platform to any part of a **lot**; or
- 250m of a **high frequency bus route**, measured in a straight line from along any part of the route to any part of a lot.

B = not within the distances outlined in A above.

- C3.2 On-site visitors car parking spaces for **grouped** and **multiple dwelling developments** provided at a rate of one space for each four **dwellings**, or part thereof in excess of four dwellings, served by a common access.

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Design principles <i>Development demonstrates compliance with the following design principles (P)</i>	Deemed-to-comply <i>Development satisfies the following deemed-to-comply requirements (C)</i>
<p>5.3.4 Design of car parking spaces</p> <p>P4 Car, cycle and other parking facilities are to be designed and located on-site to be conveniently accessed, secure, consistent with the streetscape and appropriately manage stormwater to protect the environment.</p>	<p>C4.1 Car parking spaces and manoeuvring areas designed and provided in accordance with AS2890.1 (as amended).</p> <p>C4.2 Visitor car parking spaces:</p> <ul style="list-style-type: none"> • marked and clearly signposted as dedicated for visitor use only, and located close to, or visible from, the point of entry to the development and outside any security barrier; and • provide an accessible path of travel for people with disabilities. <p>C4.3 Car parking areas comprising six or more spaces provided with landscaping between each six consecutive external car parking spaces to include shade trees.</p>
<p>5.3.5 Vehicular access</p> <p>P5 Vehicular access provided for each development site to provide:</p> <ul style="list-style-type: none"> • vehicle access safety; • reduced impact of access points on the streetscape; • legible access; • pedestrian safety; • minimal crossovers; and • high quality landscaping features. 	<p>C5.1 Access to on-site car parking spaces to be provided:</p> <ul style="list-style-type: none"> • where available, from a right-of-way available for lawful use to access the relevant lot and which is adequately paved and drained from the property boundary to a constructed street; • from a secondary street where no right-of-way exists; or • from the primary street frontage where no secondary street or right-of-way exists. <p>C5.2 Driveways to primary or secondary street provided as follows:</p> <ul style="list-style-type: none"> • driveways serving four dwellings or less not narrower than 3m at the street boundary; • no driveway wider than 6m at the street boundary and driveways in aggregate no greater than 9m for any one property. <p>C5.3 Driveways shall be:</p> <ul style="list-style-type: none"> • no closer than 0.5m from a side lot boundary or street pole; • no closer than 6m to a street corner or the point at which a carriageway begins to deviate;

5.3 Site planning and design

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Design principles

Development demonstrates compliance with the following **design principles** (P)

Deemed-to-comply

Development satisfies the following **deemed-to-comply** requirements (C)

- aligned at right angles to the **street** alignment;
- located so as to avoid street trees, or, where this is unavoidable, the street trees replaced at the applicant's expense or re-planting arrangements to be approved by the **decision-maker**; and
- adequately paved and drained.

C5.4 **Driveways** designed for two way access to allow for vehicles to enter the **street** in forward gear where:

- the **driveway** serves five or more **dwellings**;
- the distance from a car space to the street is 15m or more; or
- the street to which it connects is designated as a primary distributor or integrator arterial road.

C5.5 **Driveways** for **multiple** and **grouped dwellings** where the number of **dwellings** is five or more, shall be:

- a minimum width of 4m; and
- designed to allow vehicles to pass in opposite directions at one or more points.

C5.6 **Driveways** designed for **multiple** and **grouped dwellings** may be reduced to no less than 3m where it is necessary to retain an existing **dwelling** and a passing bay or similar is provided.

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Design principles <i>Development demonstrates compliance with the following design principles (P)</i>	Deemed-to-comply <i>Development satisfies the following deemed-to-comply requirements (C)</i>
<p>5.3.6 Pedestrian access</p> <p>P6 Legible, safe, and direct access for pedestrians to move between communal car parking areas or public streets and individual dwellings.</p>	<p>C6.1 Where a group of 10 or more dwellings is served by a communal street, either between a public street or a communal car parking area and individual dwellings; a pedestrian path separate from the vehicular access is provided, designed according to AS1428.1, provides an accessible path of travel and is at least 1.2m in width.</p> <p>C6.2 Where a communal street serves more than two dwellings and is shared by pedestrians and vehicles, the configuration of the pedestrian and vehicular routes is to provide clear sight lines, adequate lighting and paving surfaces to slow traffic to ensure pedestrian safety.</p> <p>C6.3 A communal street or pedestrian path is to be no closer than 3m to any wall with a major opening unless privacy screening is provided.</p> <p>C6.4 For multiple dwellings with only stair access, staircases are designed to access no more than two dwellings per floor level and the stairs, landings and porches are to be protected from the weather.</p> <p>C6.5 Pedestrian paths provided as required by clause 5.3.2 C2 ii.</p>
<p>5.3.7 Site works requirements</p> <p>P7.1 Development that considers and responds to the natural features of the site and requires minimal excavation/fill.</p> <p>P7.2 Where excavation/fill is necessary, all finished levels respecting the natural ground level at the lot boundary of the site and as viewed from the street.</p>	<p>C7.1 Excavation or filling between the street and building, or within 3m of the street alignment, whichever is the lesser, shall not exceed 0.5m, except where necessary to provide for pedestrian or vehicle access, drainage works or natural light for a dwelling.</p> <p>C7.2 Excavation or filling within a site and behind a street setback line limited by compliance with building height limits and building setback requirements.</p> <p>C7.3 Subject to subclause C7.2 above, all excavation or filling behind a street setback line and within 1m of a lot boundary, not more than 0.5m above the natural ground level at the lot boundary except where otherwise stated in the scheme, local planning policy, local structure plan or local development plan.</p>

5.3 Site planning and design



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Design principles <i>Development demonstrates compliance with the following design principles (P)</i>	Deemed-to-comply <i>Development satisfies the following deemed-to-comply requirements (C)</i>
<p>5.3.8 Retaining walls</p> <p>P8 Retaining walls that result in land which can be effectively used for the benefit of residents and do not detrimentally affect adjoining properties and are designed, engineered and landscaped having due regard to clauses 5.3.7 and 5.4.1.</p>	<p>C8.1 Retaining walls set back from lot boundaries in accordance with the setback provisions of Table 1.</p> <p>C8.2 Where a retaining wall less than 0.5m high is required on a lot boundary, it may be located up to the lot boundary or within 1m of the lot boundary to allow for an area assigned to landscaping, subject to the provisions of clauses 5.3.7 and 5.4.1.</p>
<p>5.3.9 Stormwater management</p> <p>P9.1 Stormwater is managed on-site wherever possible either by containment or infiltration, as permitted by the soil and other site conditions and which reduce the export of nutrients and sediments from the site into waterways or otherwise appropriately managed prior to off-site discharge.</p> <p>P9.2 Encourage the recovery and re-use of stormwater for non-potable water applications using integrated design and fit-for-purpose water applications.</p>	<p>C9 All water draining from roofs, driveways, communal streets and other impermeable surfaces shall be directed to garden areas, sumps or rainwater tanks within the development site where climatic and soil conditions allow for the effective retention of stormwater on-site.</p>

5.3 Site planning and design

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5.4 Building design

Objectives

- (a) To design **buildings** and **landscape** to minimise adverse impact on the privacy of adjoining **dwellings** and **private open space**.
- (b) To optimise comfortable living, access to sunlight and solar energy to facilitate sustainable housing **development** with particular regard for place and local conditions.
- (c) To maintain the amenity of streetscapes and views along the **street** by ensuring that associated **outbuildings** and other fixtures attached to **buildings** do not detract from the streetscape and are not visually intrusive to neighbouring properties or adjoining public spaces.

Design principles

Development demonstrates compliance with the following **design principles** (P)

5.4.1 Visual privacy

- P1.1 Minimal direct overlooking of **active habitable spaces** and **outdoor living areas** of adjacent **dwellings** achieved through:
- **building** layout and location;
 - design of **major openings**;
 - **landscape** screening of outdoor active habitable spaces; and/or
 - location of **screening** devices.
- P1.2 Maximum visual privacy to side and rear boundaries through measures such as:
- offsetting the location of ground and first floor windows so that viewing is oblique rather than direct;
 - **building** to the boundary where appropriate;
 - setting back the first floor from the side boundary;
 - providing higher or opaque and fixed windows; and/or
 - screen devices (including **landscaping**, fencing, obscure glazing, timber screens, external blinds, window hoods and shutters).

Deemed-to-comply

Development satisfies the following **deemed-to-comply** requirements (C)

- C1.1 **Major openings** and **unenclosed** outdoor **active habitable spaces**, which have a floor level of more than 0.5m above **natural ground level** and overlook any part of any other residential property behind its **street setback** line are:
- i. set back, in direct line of sight within the **cone of vision**, from the **lot boundary**, a minimum distance as prescribed in the table below (refer **Figure Series 10**):

Types of habitable rooms/ active habitable spaces	Location	
	Setback for areas coded R50 or lower	Setback for areas coded higher than R50
Major openings to bedrooms and studies	4.5m	3m
Major openings to habitable rooms other than bedrooms and studies	6m	4.5m
Unenclosed outdoor active habitable spaces	7.5m	6m

or;

- ii. are provided with permanent **screening** to restrict views within the cone of vision from any major opening or an unenclosed outdoor active habitable space.

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Design principles

Development demonstrates compliance with the following **design principles** (P)

5.4.2 Solar access for adjoining sites

- P2.1 Effective solar access for the proposed **development** and protection of the solar access.
- P2.2 Protection of solar access for neighbouring properties, without significant overshadowing on:
- **outdoor living areas;**
 - north facing **major openings** to **habitable rooms;**
 - north and west facing roof areas; and
 - existing **solar collectors.**

Deemed-to-comply

Development satisfies the following **deemed-to-comply** requirements (C)

C1.2 Screening devices such as obscure glazing, timber screens, external blinds, window hoods and shutters are to be at least 1.65m in height, at least 75 per cent obscure, permanently fixed, made of durable material and restrict view in the direction of overlooking into any **adjoining property.**

- Note: i. Where the subject **site** and an affected adjoining site are subject to a different R-Codes, the **setback** distance is determined by reference to the lower density code.
- ii. Line of sight **setback** distances shall be measured by application of the cone of vision set out in **Figure Series 10.**
- iii. Line of sight **setback** distances include the width of any adjoining **right-of-way, communal street** or battleaxe leg or the like.
- iv. These provisions apply to adjoining **sites** only where that land is zoned to allow for **residential development.**

- C2.1 Notwithstanding the **lot boundary setbacks** in **clause 5.1.3, development** in climatic zones 4, 5 and 6 of the State shall be so designed that its shadow cast at midday, 21 June onto any other **adjoining property** does not exceed the following limits:
- on adjoining properties coded R25 and lower – 25 per cent of the **site area;**
 - on adjoining properties coded R30 to R40 inclusive – 35 per cent of the site area;
 - on adjoining properties coded higher than R40 – 50 per cent of the site area.
- C2.2 Where a **development site** shares its southern boundary with a **lot**, and that lot is bound to the north by another lot(s), the limit of shading for the development site set out in clause 5.4.2 C2.1 shall be reduced proportionate to the percentage of the affected property's northern boundary that the development site abuts (refer to **Figure 11b**).

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Design principles

Development demonstrates compliance with the following **design principles** (P)

5.4.3 Outbuildings

P3 **Outbuildings** that do not detract from the streetscape or the visual amenity of residents or neighbouring properties.

Deemed-to-comply

Development satisfies the following **deemed-to-comply** requirements (C)

- C2.3 **Development** shall be so designed that it does not cast a shadow at midday, 21 June over more than 50 per cent of:
- any existing roof mounted **solar collector**; and
 - north facing **major openings** to **habitable rooms**, within 15 degrees of north in each direction.

Note: With regard to clause **5.4.2 C2.1 site area** refers to the surface of the adjoining **lot** and is measured without regard to any **building** on it but taking into account its **natural ground levels**.

- C3 Outbuildings that:
- i. are not attached to a **dwelling**;
 - ii. are non-habitable;
 - iii. collectively do not exceed 60m² in area or 10 per cent in aggregate of the **site area**, whichever is the lesser;
 - iv. do not exceed a **wall height** of 2.4m;
 - v. do not exceed ridge height of 4.2m;
 - vi. are not within the **primary street setback area**;
 - vii. do not reduce the amount of **open space** required in **Table 1**; and
 - viii. comply with the **setback** requirements of Table 1, but in areas coded R15 or less, the rear setback requirement is determined by **Tables 2a** and **2b**.

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Design principles

Development demonstrates compliance with the following **design principles** (P)

5.4.4 External fixtures

P4.1 **Solar collectors**, aerials, antennas, satellite dishes, pipes and **external fixtures** integrated into the design of the **building** to not be visually obtrusive when viewed from the **street** and to protect the visual amenity of surrounding properties.

5.4.5 Utilities and facilities

P5 External location of storeroom, rubbish collection/bin areas, and clothes drying areas where these are:

- convenient for residents;
- rubbish collection areas which can be accessed by service vehicles;
- screened from view; and
- able to be secured and managed.

Deemed-to-comply

Development satisfies the following **deemed-to-comply** requirements (C)

C4.1 **Solar collectors** installed on the roof or other parts of **buildings**.

C4.2 Television aerials of the standard type, essential plumbing vent pipes above the roof line and external roof water down pipes.

C4.3 Other external fixtures provided they are:

- i. not visible from the **primary street**;
- ii. are designed to integrate with the **building**; or
- iii. are located so as not to be visually obtrusive.

C4.4 Antennas, satellite dishes and the like not visible from any **primary** and **secondary street**.

C5.1 An **enclosed**, lockable storage area, constructed in a design and material matching the **dwelling** where visible from the **street**, accessible from outside the dwelling, with a minimum dimension of 1.5m with an internal area of at least 4m², for each **grouped** or **multiple dwelling(s)**.

C5.2 Where rubbish bins are not collected from the street immediately adjoining a dwelling, there shall be provision of a communal pick-up area or areas which are:

- i. conveniently located for rubbish and recycling pick-up;
- ii. accessible to residents;
- iii. adequate in area to store all rubbish bins; and
- iv. fully screened from view from the **primary** or **secondary street**.

C5.3 Clothes-drying areas screened from view from the **primary** and **secondary street**.

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5.5 Special purpose dwellings

Objectives

- (a) To ensure residential **development** is provided to accommodate people with or without special needs.
- (b) To provide ancillary accommodation which is independent or semi-independent to residents of the **single house**.
- (c) To ensure that **dwellings** for the aged and people with special needs can be provided within residential areas.
- (d) To provide opportunities for affordable housing.

Design principles <i>Development demonstrates compliance with the following design principles (P)</i>	Deemed-to-comply <i>Development satisfies the following deemed-to-comply requirements (C)</i>
<p>5.5.1 Ancillary dwellings</p> <p>P1 Ancillary dwelling for people who live either independently or semi-dependently to the residents of the single house, sharing some site facilities and services and without compromising the amenity of surrounding properties.</p>	<p>C1 Ancillary dwelling associated with a single house and on the same lot where:</p> <ul style="list-style-type: none"> i. the lot is not less than 450m² in area; ii. there is a maximum plot ratio area of 70m²; iii. parking provided in accordance with clause 5.3.3 C3.1; and iv. complies with all other R-Code provisions, only as they apply to single houses, with the exception of clauses: <ul style="list-style-type: none"> (a) 5.1.1 Site area; (b) 5.2.3 Street surveillance (except where located on a lot with secondary street or right-of-way access); and (c) 5.3.1 Outdoor living areas.

5.5 Special purpose dwellings

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Design principles

Development demonstrates compliance with the following **design principles** (P)

5.5.2 Aged or dependent persons' dwellings

- P2 **Aged or dependent persons' dwellings** for the housing of aged or dependent persons designed to meet the needs of aged or dependent persons; and
- reduces car dependence, i.e. is located in close proximity to public transport and services;
 - has due regard to the topography of the locality in which the **site** is located in respect to access and mobility;
 - has due regard to the availability of community facilities including parks and **open space**;
 - does not impinge upon neighbour amenity; and
 - responds to a demand for aged or dependent persons' accommodation in the locality which is recognised in the **local planning framework**.

Deemed-to-comply

Development satisfies the following **deemed-to-comply** requirements (C)

- C2.1 **Aged or dependent persons' dwellings** for the housing of aged or dependent persons shall comply with the following:
- i. a maximum **plot ratio area** of:
 - in the case of **single houses** or **grouped dwellings** – 100m²; or
 - in the case of **multiple dwellings** – 80m²;
 - ii. a minimum number of five dwellings within any single **development**;
 - iii. visitors car parking spaces at the rate of one per four dwellings, with a minimum of one space;
 - iv. the first visitors car space being a wheelchair accessible car parking space and a minimum width of 3.8m in accordance with AS4299, clause 3.7.1 (as amended);
 - v. an **outdoor living area** in accordance with the requirements of **clause 5.3.1** but reducing the area required by **Table 1** by one-third; and
 - vi. comply with all other provisions of Table 1 and Part 5 as relevant.
- C2.3 All ground floor units, with a preference for all **dwellings**, to incorporate, as a minimum, the following:
- i. an accessible path of travel from the **street frontage**, car parking area or drop-off point in accordance with the requirements of AS4299 clause 3.3.2 (as amended); and
 - ii. level entry to the front entry door with preferably all external doors having level entries (diagrams, figure C1 of AS4299 [as amended]).
- C2.4 All **dwellings** to incorporate, as a minimum, the following:
- i. all external and internal doors to provide a minimum 820mm clear opening. (AS4299 clause 4.3.3 [as amended]);
 - ii. internal corridors to be a minimum 1000mm wide, width to be increased to a minimum of 1200mm in corridors with openings on side **walls**;

5.5 Special purpose dwellings

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Design principles <i>Development demonstrates compliance with the following design principles (P)</i>	Deemed-to-comply <i>Development satisfies the following deemed-to-comply requirements (C)</i>
	<ul style="list-style-type: none"> iii. a visitable toilet (AS4299, clause 1.4.12 [as amended]), preferably located within a bathroom; and iv. toilet and toilet approach doors shall have a minimum 250mm nib wall on the door handle side of the door and provision for the installation of grab rails in accordance with AS4299, clause 4.4.4 (h) (as amended). <p>C2.5 At least one occupant is a disabled or physically dependent person or aged person, or is the surviving spouse of such a person, and the owner of the land, as a condition of planning approval, lodging a section 70A notification on the certificate of title binding the owner, their heirs and successors in title requiring that this occupancy restriction be maintained.</p>
<p>5.5.3 Single bedroom dwellings</p> <p>P3 Alternative and affordable housing options for singles or couples where it can be demonstrated that the development:</p> <ul style="list-style-type: none"> • reduces car dependence, i.e. is located in close proximity to public transport and convenience shopping; • does not impinge upon neighbour amenity; and • responds to a demand for single bedroom accommodation in the locality which is recognised in the local planning framework. 	<p>C3 Single bedroom dwellings shall comply with the following:</p> <ul style="list-style-type: none"> i. a maximum plot ratio area of 70m²; ii. open space and landscaping in accordance with the requirements of clause 5.1.4 and 5.3.2; iii. parking provided in accordance with clause 5.3.3 C3.1 and C3.2; iv. an outdoor living area in accordance with the requirements of clause 5.3.1 but reducing the area required by Table 1 by one-third; and v. comply with all other elements of Table 1 and Part 5 as relevant.

5.5 Special purpose dwellings

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6.1 Context

Objectives

- (a) To ensure that **development of multiple dwellings** occurs with due regard to the existing development context and/or the desired future built form for the locality as set out in the **local planning framework**.

Design principles <i>Development demonstrates compliance with the following design principles (P)</i>	Deemed-to-comply <i>Development satisfies the following deemed-to-comply requirements (C)</i>
<p>6.1.1 Building size</p> <p>P1 Development of the building is at a bulk and scale indicated in the local planning framework and is consistent with the existing or future desired built form of the locality.</p>	<p>C1 Development complies with the maximum plot ratio requirements set out in Table 4.</p>
<p>6.1.2 Building height</p> <p>P2 Building height that creates no adverse impact on the amenity of adjoining properties or the streetscape, including road reserves and public open space reserves; and where appropriate maintains:</p> <ul style="list-style-type: none"> • adequate access to direct sun into buildings and appurtenant open spaces; • adequate daylight to major openings into habitable rooms; • access to views of significance; • buildings present a human scale for pedestrians; • building façades designed to reduce the perception of height through design measures; and • podium style development is provided where appropriate. 	<p>C2 Development complies with the maximum height set out in Table 4, except where stated otherwise in the scheme, relevant local planning policy, local structure plan or local development plan (refer Figure Series 7).</p>

6.1 Context

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Design principles	Deemed-to-comply
<p>Development demonstrates compliance with the following design principles (P)</p> <p>6.1.3 Street setback</p> <p>P3 Buildings are set back from street boundaries (primary and secondary) an appropriate distance to ensure they:</p> <ul style="list-style-type: none"> • contribute to the desired streetscape; • provide articulation of the building on the primary and secondary streets; • allow for minor projections that add interest and reflect the character of the street without impacting on the appearance of bulk over the site; • are appropriate to its location, respecting the adjoining development and existing streetscape; and • facilitate the provision of weather protection where appropriate. <p>6.1.4 Lot boundary setbacks</p> <p>P4.1 Buildings set back from boundaries or adjacent buildings so as to:</p> <ul style="list-style-type: none"> • ensure adequate daylight, direct sun and ventilation for buildings and the open space associated with them; • moderate the visual impact of building bulk on a neighbouring property; • ensure access to daylight and direct sun for adjoining properties; and • assist with the protection of privacy between adjoining properties. <p>P4.2 In mixed use development, in addition to the above:</p> <ul style="list-style-type: none"> • side boundary setbacks to retail/commercial component of the development is in accordance with the existing street context, subject to relevant scheme provisions. • retail/commercial development adjoining residential is designed to minimise the potential impacts between the two uses. <p>6.1.5 Open space</p> <p>P5 Open space respects existing or preferred neighbourhood character and responds to the features of the site.</p>	<p>Development satisfies the following deemed-to-comply requirements (C)</p> <p>C3.1 Development complies with the minimum setback from the primary and secondary street(s) in accordance with Table 4.</p> <p>C3.2 Balconies located entirely within the property boundary.</p> <p>C4.1 In areas coded R30–R60, the development complies with minimum lot boundary setback requirements as set out in Tables 2a and 2b. Subject to any additional measures in other elements of the R-codes (refer to Figure Series 3 and 4).</p> <p>C4.2 In areas coded R80–R160 and/or R-AC, the development complies with minimum lot boundary setback requirements as set out in Table 5 subject to any additional measures in other elements of the R-Codes; and if applicable:</p> <ol style="list-style-type: none"> i. the wall has a zero setback where it abuts an existing or simultaneously constructed wall of equal or greater proportions; or ii. a wall built to one side boundary has a maximum height and average height as set out in Table 4 and a maximum length of two-thirds the length of this boundary. <p>C4.3 Separate multiple dwellings facing multiple dwellings on the same site, are to be set back from each other as though there were a boundary between them.</p> <p>C5 Development complies with minimum open space set out in Table 4 (refer to Figure Series 6).</p>

6.1 Context



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6.2 Streetscape

Objectives

- (a) To respond and reinforce the existing character of the **street** and locality. **Development** should contribute towards attractive streetscapes.

Design principles <i>Development demonstrates compliance with the following design principles (P)</i>	Deemed-to-comply <i>Development satisfies the following deemed-to-comply requirements (C)</i>
<p>6.2.1 Street surveillance</p> <p>P1.1 Buildings designed to provide for surveillance (actual or perceived) between individual dwellings and the street and between common areas and the street, which minimise opportunities for concealment and entrapment.</p> <p>P1.2 In mixed use development, in addition to the above:</p> <ul style="list-style-type: none"> • blank walls minimised at street level, and where practical active frontages incorporated into the development to ensure a suitable level of casual surveillance of the public domain; and • lengths of street frontage at ground level dedicated to each tenancy limited to discourage large scale uses that reduce the level of activity along the building frontage. 	<p>C1.1 The street elevation(s) of the building to address the street, with facades generally parallel to the street and with clearly definable entry points visible and accessed from the street.</p> <p>C1.2 The building has habitable room windows or balconies that face the street.</p> <p>C1.3 Basement parking structures between a street frontage and the main front elevation are no more than 1m above natural ground level at any point.</p>
<p>6.2.2 Street walls and fences</p> <p>P2 Front fences to enable surveillance and enhance streetscape.</p>	<p>C2 Front fences within the primary street setback area that are visually permeable to 1.2m above natural ground level.</p>
<p>6.2.3 Sight lines</p> <p>P3 Unobstructed sight lines provided at vehicle access points to ensure safety and visibility along vehicle access ways, streets, rights-of-way, communal streets, crossovers, and footpaths.</p>	<p>C3 Walls, fences and other structures truncated or reduced to no higher than 0.75m within 1.5m of where walls, fences, other structures adjoin vehicle access points where a driveway meets a public street and where two streets intersect. (refer to Figure Series 9).</p>

6.2 Streetscape

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Design principles <i>Development demonstrates compliance with the following design principles (P)</i>	Deemed-to-comply <i>Development satisfies the following deemed-to-comply requirements (C)</i>
<p>6.2.4 Building appearance</p> <p>P4.1 Buildings designed to enhance an existing desired streetscape, where the decision-maker has identified the need for design controls.</p> <p>P4.2 In mixed use development, in addition to the above:</p> <ul style="list-style-type: none"> • where mixed use development is proposed in commercial areas, the proportion of the frontage dedicated to the residential entrance is minimised so as to maximise the potential for active commercial frontage. • the mixed use development is integrated such that the function of the residential and non-residential components do not conflict. • provide weather protection in commercial areas where appropriate. 	<p>C4 Buildings that comply with the provisions of a special control area, with the provisions of a local planning policy made under the scheme or with the provisions of the scheme, in respect of the design of carports and garages, the colour, scale, materials and roof pitch of buildings including outbuildings, the form and materials of retaining walls and the extent to which the upper levels of buildings as viewed from the street should be limited.</p>

6.2 Streetscape

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6.3 Site planning and design

Objectives

- (a) To ensure design considerations are taken into account when the built form is design for the **site**. **Buildings** respond to the site conditions and account for the natural attributes of the site. Site planning is visually appropriate, provides for safe and convenient access, and meets the needs of residents, visitors, and neighbours.

Design principles <i>Development demonstrates compliance with the following design principles (P)</i>	Deemed-to-comply <i>Development satisfies the following deemed-to-comply requirements (C)</i>
6.3.1 Outdoor living areas P1 Balconies or equivalent outdoor living areas capable of use in conjunction with a habitable room of each dwelling , and if possible, open to winter sun.	C1 Each unit is to be provided with at least one balcony or equivalent accessed directly from a habitable room with a minimum area of 10m ² and a minimum dimension of 2.4m.
6.3.2 Landscaping P2 The space around the building is designed to allow for planting. Landscaping of the site is to be undertaken with appropriate planting, paving and other landscaping that: <ul style="list-style-type: none"> • meets the projected needs of the residents; • enhances security and safety for residents; and • contributes to the streetscape. 	C2 Landscaping of open spaces in accordance with the following: <ol style="list-style-type: none"> i. the street setback areas developed without car parking, except for visitors' bays, and with a maximum of 50 per cent hard surface; ii. separate pedestrian paths providing wheelchair accessibility connecting all entries to buildings with the public footpath and car parking areas; iii. landscaping between each six consecutive external car parking spaces to include shade trees; iv. lighting provided to pathways, and communal open space and car-parking areas; and v. Clear sight lines at pedestrian and vehicle crossings.

6.3 Site planning and design

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Design principles

Development demonstrates compliance with the following **design principles** (P)

6.3.3 Parking

- P3.1 Adequate car and bicycle parking provided on-site in accordance with projected need related to:
- the type, number and size of **dwellings**;
 - the availability of on-street and other off-site parking; and
 - the proximity of the proposed **development** in relation to public transport and other facilities.
- P3.2 In **mixed use development**, in addition to the above:
- parking areas associated with the retail/commercial uses are clearly separated and delineated from residential parking.
- P3.3 In **activity centre** locations there may be consideration given to a reduction in on-site car parking provided:
- available **street** parking in the vicinity is controlled by local government; and
 - the **decision-maker** is of the opinion that a sufficient equivalent number of on-street spaces are available near the development.
- P3.4 Some or all of the required car parking spaces located off-site, provided that these spaces will meet the following:
- i. the off-site car parking area is sufficiently close to the **development** and convenient for use by residents and/or visitors;
 - ii. any increase in the number of **dwellings**, or possible **plot ratio**, being matched by a corresponding increase in the aggregate number of car parking spaces;
 - iii. permanent legal right of access being established for all users and occupiers of dwellings for which the respective car parking space is to be provided; and
 - iv. where off-site car parking is shared with other uses, the total aggregate parking requirement for all such uses, as required by the R-Codes and the **scheme** being provided. The number of required spaces may only be reduced by up to 15 per cent where the non-residential parking occurs substantially between 9 am and 5 pm on weekdays.

Deemed-to-comply

Development satisfies the following **deemed-to-comply** requirements (C)

- C3.1 The following minimum number of on-site car parking spaces is provided per **dwelling**:

Type and plot ratio area of dwelling	Car parking spaces	
	Location A	Location B
Small (<75m ² or 1 bedroom)	0.75	1
Medium (75-110m ²)	1	1.25
Large (>110m ²)	1.25	1.5
Visitors car parking spaces (per dwelling)	0.25	0.25

A = within:

- 800m of a train station on a **high frequency rail route**, measured in a straight line from the pedestrian entry to the train station platform to any part of a **lot**; or
- 250m of a **high frequency bus route**, measured in a straight line from along any part of the route to any part of a lot.

B = not within the distances outlined in A above.

- C3.2 In addition to the above, one bicycle space to each three **dwellings** for residents; and one bicycle space to each ten dwellings for visitors, designed in accordance with AS2890.3 (as amended).

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Design principles	Deemed-to-comply
Development demonstrates compliance with the following design principles (P)	Development satisfies the following deemed-to-comply requirements (C)
<p>6.3.4 Design of car parking spaces</p> <p>P4 Car, cycle and other parking facilities are to be designed and located on-site to be conveniently accessed, secure, consistent with streetscape and appropriately manage stormwater to protect the environment.</p>	<p>C4.1 Car parking spaces and manoeuvring areas designed and provided in accordance with AS2890.1 (as amended).</p> <p>C4.2 Visitor car parking spaces:</p> <ul style="list-style-type: none"> • marked and clearly signposted as dedicated for visitor use only, and located close to or visible from the point of entry to the development and outside any security barrier; and • provide an accessible path of travel for people with disabilities. <p>C4.3 Car parking areas comprising six or more spaces provided with landscaping between each six consecutive external car parking spaces to include shade trees.w</p> <p>C4.4 All car parking spaces except visitors' car parking spaces fully concealed from the street or public place.</p>
<p>6.3.5 Vehicular access</p> <p>P5 Vehicular access provided so as to minimise the number of crossovers, to be safe in use and not detract from the streetscape.</p>	<p>C5.1 Vehicle access is limited to one opening per 20m street frontage that is visible from the street.</p> <p>C5.2 Access to on-site car parking spaces to be provided:</p> <ul style="list-style-type: none"> • where available from a right-of-way available for the lawful use to access the relevant lot and which is adequately paved and drained from the property boundary to a constructed street; • from a secondary street where a right-of-way does not exist, or • from the primary street frontage where no secondary street or right-of-way exists. <p>C5.3 Driveways designed for two way access to allow for vehicles to enter the street in forward gear where:</p> <ul style="list-style-type: none"> • the driveway serves five or more dwellings; • the distance from a car space to street alignment is 15m or more; or • the public street to which it connects is designated as a primary distributor, district distributor or integrated arterial road. <p>C5.4 Driveways to be adequately paved and drained.</p>

6.3 Site planning and design

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Design principles <i>Development demonstrates compliance with the following design principles (P)</i>	Deemed-to-comply <i>Development satisfies the following deemed-to-comply requirements (C)</i>
<p>6.3.6 Site works</p> <p>P6.1 Development that considers and responds to the natural features of the site and requires minimal excavation/fill.</p> <p>P6.2 Where excavation/fill is necessary, all finished levels respecting the natural ground level at the boundary of the site and the adjoining properties and as viewed from the street.</p>	<p>C6.1 Excavation or filling between the street and building, or within 3m of the street alignment, whichever is the lesser, shall not exceed 0.5m, except where necessary to provide for pedestrian or vehicle access, drainage works or natural light for a dwelling.</p> <p>C6.2 Excavation or filling within a site and behind a street setback line limited by compliance with building height limits and building setback requirements.</p> <p>C6.3 Subject to clause 6.3.6 C6.2, all excavation or filling behind a street setback line and within 1m of a lot boundary shall not be more than 0.5m above the natural ground level at the lot boundary except where otherwise stated in a local planning policy or local development plan.</p>
<p>6.3.7 Retaining walls</p> <p>P7 Retaining walls that result in land which can be effectively used for the benefits of residents and do not detrimentally affect adjoining properties and are designed, engineered and adequately landscaped having regard to clauses 6.3.6 and 6.4.1.</p>	<p>C7 Where a retaining wall less than 0.5m high is required on a lot boundary, it may be located up to the lot boundary subject to the provisions of clauses 6.1.4 and 6.4.1, or within 1m of the lot boundary to allow for an area assigned to landscaping subject to clauses 6.3.6 and 6.4.1.</p>
<p>6.3.8 Stormwater management</p> <p>P8.1 Stormwater is managed on-site wherever possible either by containment or by infiltration, as permitted by the soil and other site conditions, and which reduce the export of nutrients and sediments from the site into waterways or otherwise appropriately managed, prior to offsite discharge.</p> <p>P9.2 Encourage recovery and re-use of stormwater for non-potable water applications using integrated design and 'fit-for-purpose' water applications.</p>	<p>C8 All water draining from roofs, driveways, communal streets and other impermeable surfaces shall be directed to garden areas, sumps or rainwater tanks within the development site where climatic and soil conditions allow for the effective retention of stormwater on-site.</p>

6.3 Site planning and design

Part 6 – Design elements for multiple dwellings in areas coded R30 or greater, within mixed use development and activity centres

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Part 6 – Design elements for multiple dwellings in areas coded R30 or greater, within mixed use development and activity centres

- 6.1 Context
- 6.2 Streetscape
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6.4 Building design

Objectives

- (a) To design and locate **buildings** to provide an appropriate built form that meets the needs of residents and minimises any potential impact of **development** on adjoining properties.

Design principles

Development demonstrates compliance with the following **design principles** (P)

6.4.1 Visual privacy

- P1.1 Minimal direct overlooking of **active habitable spaces** and **outdoor living areas** of adjacent **dwellings** achieved through:
- building layout, location;
 - design of major openings;
 - landscape screening of outdoor active habitable spaces; and/or
 - location of screening devices.
- P1.2 Maximum visual privacy to side and rear boundaries through measures such as:
- offsetting the location of ground and first floor windows so that viewing is oblique rather than direct;
 - **building** to the boundary where appropriate;
 - setting back the first floor from the side boundary;
 - providing higher or opaque and fixed windows; and/or
 - screen devices (including **landscaping**, fencing, obscure glazing, timber screens, external blinds, window hoods and shutters).

Deemed-to-comply

Development satisfies the following **deemed-to-comply** requirements (C)

- C1.1 **Major openings** and **unenclosed** outdoor **active habitable spaces**, which have a floor level of more than 0.5m above **natural ground level** and overlook any part of any other residential property behind its **street setback** line are:
- i. set back, in direct line of sight within the **cone of vision**, from the **lot boundary**, a minimum distance as prescribed in the table below (refer **Figure Series 10**):

Types of habitable rooms/ active habitable spaces	Location	
	Setback for areas coded R50 or lower	Setback for areas coded higher than R50
Major openings to bedrooms and studies	4.5m	3m
Major openings to habitable rooms other than bedrooms and studies	6m	4.5m
Unenclosed outdoor active habitable spaces	7.5m	6m

or;

- ii. are provided with permanent **screening** to restrict views within the cone of vision from any major opening or an unenclosed outdoor active habitable space.

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Design principles

Development demonstrates compliance with the following **design principles** (P)

6.4.2 Solar access for adjoining sites

P2.1 Effective solar access for the proposed **development**.

P2.2 Protection of solar access for neighbouring properties, without significant overshadowing on:

- **outdoor living areas** and **balconies**;
- north facing **major openings** to **habitable rooms**;
- north and west facing roof areas; and
- existing **solar collectors**.

Deemed-to-comply

Development satisfies the following **deemed-to-comply** requirements (C)

C1.2 Screening devices such as obscure glazing, timber screens, external blinds, window hoods and shutters are to be at least 1.65m in height, at least 75 per cent obscure, permanently fixed, made of durable material and restrict view in the direction of overlooking into any **adjoining property**.

- Note: i. Where the subject **site** and an affected adjoining site are subject to a different R-Codes, the **setback** distance is determined by reference to the lower density code.
- ii. Line of sight **setback** distances shall be measured by application of the **cone of vision** set out in Figure Series 10.
- iii. Line of sight **setback** distances include the width of any adjoining **right-of-way, communal street** or battleaxe leg or the like.
- iv. These provisions apply to adjoining **sites** only where that land is zoned to allow for **residential development**.

C2.1 Notwithstanding the **lot boundary setbacks** in **clause 6.1.4, development** in climatic zones 4, 5 and 6 of the State shall be so designed that its shadow cast at midday, 21 June onto any other **adjoining property** does not exceed the following limits:

- on adjoining properties coded R25 and lower – 25 per cent of the **site area**;
- on adjoining properties coded R30 to R40 inclusive – 35 per cent of the site area;
- on adjoining properties coded R50 to R60 inclusive – 50 per cent of the site area.

C2.2 **Development** shall be so designed that it does not cast a shadow at midday on 21 June over more than 50 per cent of:

- (a) any existing roof mounted **solar collector**; and
- (b) north facing **major openings** to **habitable rooms**, within 15 degrees of north in each direction.

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6.4 Building design

Design principles	Deemed-to-comply
<p>Development demonstrates compliance with the following design principles (P)</p>	<p>Development satisfies the following deemed-to-comply requirements (C)</p>
<p>6.4.3 Dwelling size</p> <p>P3 Each dwelling within the development is of a sufficient size to cater for the needs of the residents. The development must provide diversity in dwellings to ensure that a range of types and sizes is provided.</p>	<p>C2.3 Where a development site shares its southern boundary with a lot, and that lot is bound to the north by another lot(s), the limit of shading for the development site set out in clause 6.4.2 C2.1 shall be reduced proportionate to the percentage of the affected property's northern boundary that the development site abuts (refer figure 11b).</p> <p>Note: In this context site area refers to the surface of the adjoining lot and is measured without regard to any building on it but taking into account its natural ground level.</p> <p>C3.1 Development that contains more than 12 dwellings are to provide diversity in unit types and sizes as follows:</p> <ul style="list-style-type: none"> • minimum 20 per cent 1 bedroom dwellings, up to a maximum of 50 per cent of the development; and • minimum of 40 per cent 2 bedroom dwellings; <p>and</p> <p>C3.2 The development does not contain any dwellings smaller than 40m² plot ratio area.</p>
<p>6.4.4 Outbuildings</p> <p>P4 Outbuildings that do not detract from the streetscape or the visual amenity of residents or neighbouring properties.</p>	<p>C4 Outbuildings that:</p> <ol style="list-style-type: none"> i. are not attached to a dwelling; ii. are non-habitable; iii. do not exceed 60m² in area or 10 per cent in aggregate of the site area, whichever is the lesser; iv. do not exceed a wall height of 2.4m; v. do not exceed ridge height of 4.2m; vi. are not within the primary or secondary street setback area; vii. do not result in the non-compliance with open space set out in Table 4; and viii. are set back in accordance with Tables 2a, 2b and Figure Series 3.



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Part 6 – Design elements for multiple dwellings in areas coded R30 or greater, within mixed use development and activity centres

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Design principles

Development demonstrates compliance with the following **design principles** (P)

6.4.5 External fixtures

- P5.1 **Solar collectors**, aerials antennae, satellite dishes, pipes and **external fixtures** integrated into the design of the **building** to not be visually obtrusive when viewed from the **street** and to protect the visual amenity of surrounding properties.
- P5.2 Other **external fixtures** integrated into the design of the **building** to not be visually obtrusive when viewed from the **street** and to protect the visual amenity of residents in neighbouring properties.

6.4.6 Utilities and facilities

- P6 External location of storeroom, rubbish collection/bin areas, and clothes drying areas where these are:
- convenient for residents;
 - rubbish collection areas which can be accessed by service vehicles;
 - screened from view; and
 - able to be secured and managed.

Deemed-to-comply

Development satisfies the following **deemed-to-comply** requirements (C)

- C5.1 **Solar collectors** installed on the roof or other parts of **buildings**.
- C5.2 Television aerials of the standard type, essential plumbing vent pipes above the roof line and external roof water down pipes.
- C5.3 Other external fixtures provided they are:
- i. not visible from the **primary street**;
 - ii. are designed to integrate with the **building**; or
 - iii. are located so as not to be visually obtrusive.
- C5.4 Antennae, satellite dishes and the like not visible from the **street**.
- C6.1 An **enclosed**, lockable storage area, constructed in a design and material matching the **building/dwelling** where visible from the street, accessible from outside the dwelling, with a minimum dimension of 1.5m and an internal area of at least 4m² shall be provided for each **multiple dwelling**.
- C6.2 Where rubbish bins are not collected from the **street** immediately adjoining a **dwelling**, there shall be provision of a communal pick-up area or areas which are:
- i. conveniently located for rubbish and recycling pick-up;
 - ii. accessible to residents;
 - iii. adequate in area to store all rubbish bins; and
 - iv. fully screened from view from the **primary** or **secondary street**.
- C6.3 Clothes-drying areas screened from view from the **primary** or **secondary street**.

6.4 Building design

Part 7 – Local planning framework

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Part 7 – Local planning framework

- 7.1 Local planning frameworks consistent with R-Codes
- 7.2 Pre-existing local planning policies
- 7.3 Scope of local planning policies, local development plans, local structure plans and activity centre plans

7.1 Local planning framework consistent with R-Codes

The **decision-maker** shall not amend or modify the R-Codes, to provide for greater or lesser requirements unless it relates to matters expressly permitted under the R-Codes to be amended or modified.

Subject to clause 7.3, a **local planning policy, local development plan, or local structure plan** that affects **residential development** shall be consistent with the provisions of the R-Codes and may provide local objectives for housing design and **development** in so far as it guides the consideration of the **decision-maker** to judge proposals.

The local planning policy, local development plan, or local structure plan to have effect, should be available with the scheme where the decision-maker makes the scheme available.

7.2 Pre-existing local planning policies

If a properly adopted **local planning policy** which came into effect prior to the gazettal of the R-Codes is inconsistent with the R-Codes, the R-Codes prevail over the policy to the extent of the inconsistency.

7.3 Scope of local planning policies, local development plans, local structure plans and activity centre plans

7.3.1

Local planning policies, local development plans, local structure plans and activity centre plans may contain provisions that:

- (a) amend or replace the following **deemed-to-comply** provisions set out in Part 5 and/or Part 6 of the R-Codes:

Context

- street setbacks (clauses **5.1.2, 6.1.3**)
- lot boundary setbacks (clauses **5.1.3 C3.2-3.3, 6.1.4 C4.2ii**)
- building height (clauses **5.1.6, 6.1.2**)

Streetscape

- setback of garages and carports (clause **5.2.1**)
- garage width (clause **5.2.2**)
- street surveillance (clauses **5.2.3, 6.2.1**)
- street walls and fences (clauses **5.2.4, 6.2.2**)
- sight lines (clauses **5.2.5, 6.2.3**)
- appearance of retained dwelling (clause **5.2.6**)

Site planning and design

- site works (clauses **5.3.7, 6.3.6 C6.3**)

Building design

- external fixtures (clauses **5.4.4, 6.4.5 C5.3-5.4**)

Special purpose dwellings

- aged and dependent persons' dwelling(s) (clause **5.5.2 C2.1ii**)

- (b) augment the R-Codes by providing local housing objectives to guide judgements about the merits of proposals for any aspect of **residential development** that does not meet the requirements or is not provided for, under the R-Codes.

Amendments or replacements to **deemed-to-comply** provisions are to be consistent with the relevant **design principle**.

7.3.2

Notwithstanding Clause 7.3.1, the local government may, with the approval of the **WAPC**, amend any other **deemed-to-comply** provision within the R-Codes by means of a **local planning policy, local structure plan or local development plan** where it can be demonstrated to the satisfaction of the **WAPC** that the proposed amendment:

- is warranted due to a specific need related to that particular locality or region;
- is consistent with the objectives and **design principles** of the R-Codes; and
- can be properly implemented and audited by the **decision-maker** as part of the ongoing **building approval process**.

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Appendix 1 – Definitions

In the case of residential development under the R-Codes, unless the context requires otherwise, words and expressions have the meaning given to them below.

Active habitable space

Any **habitable room** with a floor area greater than 10m² and any balcony, **verandah**, terrace or other **outdoor living area** raised more than 0.5m above **natural ground level**.

Activity centre

Activity centres are community focal points. They include activities such as commercial, retail, higher density housing, entertainment, tourism, civic/community, higher education, and medical services. Activity centres vary in size and diversity and are designed to be well-serviced by public transport.

Activity centre plan

An activity centre structure plan is a statutory document required by *State Planning Policy 4.2* for strategic metropolitan centres, secondary centres, district and specialised centres but not for neighbourhood or local centres (State Planning Policy 4.2 Table 2: Activity Centre Hierarchy). It can be prepared by local government, a landowner, landowner's representative or a government agency.

Adjoining property

Any **lot**:

- on which any **dwelling** for which provision is made in the R-Codes may be constructed under the **scheme**; and
- which shares a boundary or portion of a boundary with a **lot** on which there is a proposed **residential development site** or is separated from that lot by a **right-of-way**, vehicle access way, pedestrian access way, access leg of a **battleaxe lot** or the equivalent not more than 6m in width.

Aged person

A person who is aged 55 years or over.

Ancillary dwelling

Self-contained **dwelling** on the same **lot** as a **single house** which may be attached to, integrated with or detached from the single house.

Balcony

A balustraded platform on the outside of a **dwelling** with access from an upper internal room.

Battleaxe lot

A **single house lot** that has a **frontage** for purposes of servicing and access to a public road only through a strip of connecting land containing a pedestrian and/or vehicular access way that is part of the **lot**. The term excludes a **site** that has vehicle access from a private or **communal street** or **right-of-way** connected to a public road.

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Building

Any structure whether fixed or moveable, temporary or permanent, placed or erected on land, and the term includes **dwellings** and structures appurtenant to dwellings such as carports, **garages**, **verandahs**, **patios**, **outbuildings** and retaining walls, but excludes boundary fences, **pergolas** and swimming pools.

Carport

A roofed structure designed to accommodate one or more motor vehicles **unenclosed** except to the extent that it abuts a **dwelling** or a property boundary on one side, and being without a door unless that door is **visually permeable**.

Common property

- So much of the land comprised in a strata plan as from time to time is not comprised in a **lot** shown on the plan.
- Any leasehold interest acquired by a strata company under section 18 of the *Strata Titles Act 1985*, as amended.
- The **lot** or lots shown on a **survey strata plan** as common property.

Communal open space

Open space set aside for the recreational use of the occupants of the **dwellings** in a common **development** and does not include **driveways** or car parking areas.



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Communal street

A private carriageway providing joint access to two or more **dwelling**s in a **residential development**.

Cone of vision

The limits of outlook from any given viewpoint, applying a viewing cut off angle not less than 45 degrees, for the purposes of assessing the extent of overlooking from that point outlined in **clauses 5.4.1** and **6.4.1** as set out in **Figure Series 10**.

Decision-maker

That Body, organisation or authorised person legally vested with the power to make decisions, pursuant to relevant legislation, in respect of **residential development** in accordance with the R-Codes.

Deemed-to-comply

A proposal, or a component of a proposal, that complies with the deemed-to-comply provisions of the R-Codes, or an adopted **local planning policy**.

Dependant person

A person with a recognised form of disability requiring special accommodation for independent living or special care.

Design principles

Specific design objectives for each element of the R-Codes which are to be met by all **residential development** in Western Australia and are to be used in the preparation, submission and assessment of proposals for the purpose of determining their compliance with the R-Codes. A proposal is required to demonstrate compliance with design principles where it does not satisfy corresponding **deemed-to-comply** provisions.

Development

As defined under the *Planning and Development Act 2005*, as amended.

Development site

A **parent lot** in which development is proposed.

Driveway

The portion of the paved vehicle access way between a car parking area and the property boundary, excluding any associated **landscaping** or pedestrian path on either side.

Dwelling

A **building** or portion of a building being used, adapted, or designed or intended to be used for the purpose of human habitation on a permanent basis by a single person, a single family, or no more than six persons who do not comprise a single family.

Enclosed

An area bound on three or more sides by a permanent **wall** and covered in a water impermeable material.

External fixtures

These are utilities, equipment, plant or other structures which are necessary for a **dwelling** to achieve efficient, comfortable and environmentally sustainable operating outcomes and may include; **solar collectors**, rainwater storage tanks, clothes drying structures, communications and power and water infrastructure, letterboxes, or other fixtures as necessary for the residential use of the **buildings** on-site.

Frontage

The width of a **lot** at the **primary street setback** line, provided that in the case of **battleaxe** or other irregularly shaped lots, it shall be as determined by the **decision-maker**.

Garage

Any roofed structure, other than a **carport**, designed to accommodate one or more motor vehicles and attached to the **dwelling** or where not attached provided for the sole use of the dwelling.

Green title

A **lot** owned in fee simple issued with a certificate of title under the *Transfer of Land Act 1893*, as amended, other than a **strata lot** or a **survey strata lot**.

Grouped dwelling

A **dwelling** that is one of a group of two or more dwellings on the same **lot** such that no dwelling is placed wholly or partly vertically above another, except where special conditions of **landscape** or topography dictate otherwise, and includes a dwelling on a **survey strata** with or without **common property**.

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Habitable room

A room used for normal domestic activities that includes:

- a bedroom, living room, lounge room, music room, sitting room, television room, kitchen, dining room, sewing room, study, playroom, sunroom, gymnasium, fully **enclosed** swimming pool or **patio**; but excludes
- a bathroom, laundry, water closet, food storage pantry, walk-in wardrobe, corridor, hallway, lobby, photographic darkroom, clothes drying room, **verandah** and **unenclosed** swimming pool or patio and other spaces of a specialised nature occupied neither frequently nor for extended periods.

Height, building

This is the distance between the point where the base of the **wall** meets the **natural ground level** and measured to the highest point of a wall or roof of a **building** vertically above that point (for measurement guidance refer to **Figure Series 7**) excluding minor projections.

Height, wall

The vertical distance from the **natural ground level** at the boundary immediately adjacent to the **wall** to the roof or parapet at any point in accordance with **Figure Series 3** and **5**.

Heritage place

A place listed on the Commonwealth or State heritage register or the municipal heritage inventory of the **scheme**.

High frequency bus route

A public transport route with timed stops that runs a service at least every 15 minutes during week day peak periods (7 to 9am and 5 to 7pm).

High frequency rail route

A public transport route with timed stops that runs a service at least every 15 minutes during week day peak periods (7 to 9am and 5 to 7pm).

Incidental development

Development which is associated with or attached to a **dwelling** and incidental to its main residential functions.

Internal walls

Those **walls** which are wholly included within the **dwelling** including walls that abut covered **outdoor living areas** but does not include walls which are common to two dwellings in **grouped** or **multiple dwelling developments**.

Landscape, landscaping or landscaped

Land developed with garden beds, shrubs and trees, or by the planting of lawns, and includes such features as rockeries, ornamental ponds, swimming pools, barbecue areas or playgrounds and any other such area approved of by the **decision-maker** as landscaped area.

Local development plan

Also referred to as detailed area plans or similar, adopted by a **decision-maker** under a **scheme** and/or a local structure plan, to provide specific and detailed planning to guide and coordinate **development**, which may include variation(s) to the R-Codes.

Local planning framework

Comprises all strategic, statutory and policy planning documents which collectively outline the planning for an area and **development** requirements for **sites**, of the **decision-maker** and generally include a **scheme**, local planning strategy (including any housing component), local structure plans, **activity centre plans**, local development plans and local planning policies.

Local planning policy

Any policy prepared by a local government in accordance with the procedures set out in the **scheme**.

Local planning strategy

A document which supports the preparation and review of a **scheme** in accordance with section 12, 12A and 12B of the Town Planning Regulations 1967.

Local structure plan

A statutory planning document prepared and approved under the provisions of the **scheme** which provides a framework for the planning and coordination of land use, **development** and subdivision.

Lot

For **single houses**, a lot as defined under the *Planning and Development Act 2005*, as amended. For **multiple** or **grouped dwellings**, the **parent lot**.

Lot boundary

The boundary between a lot and any other parcel of land, excluding a **street boundary**.

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Major opening

A window, door or other opening in the exterior **wall** of a **habitable room** that provides external means of light or view for that room or space, but does not include an opening or openings that:

- in aggregate do not exceed 1m² in any such wall, (provided that adjoining or contiguous windows at the junction of two walls forming an internal angle of 90 degrees or less shall be aggregated); or
- are glazed in an obscure material and are not able to be opened; or have a sill height not less than 1.6m above floor level.

Minor projection

- In relation to the height of a **building**: a chimney, vent pipe, aerial or other appurtenance of like scale;
- In relation to a **wall**: a rainwater pipe, vent pipe, eaves overhang, cornice or other moulding or decorative feature, provided that the projection does not exceed 0.75m measured horizontally.

Mixed use development

Buildings that contain commercial and other non-residential uses in conjunction with residential **dwellings** in a multiple dwelling configuration.

Multiple dwelling

A **dwelling** in a group of more than one dwelling on a **lot** where any part of the **plot ratio area** of a dwelling is vertically above any part of the plot ratio area of any other but:

- does not include a **grouped dwelling**; and
- includes any dwellings above the ground floor in a mixed use development.

Natural ground level

The levels on a **site** which precede the proposed **development**, excluding any site works unless approved by the **decision-maker** or established as part of subdivision of the land preceding development.

Open space

Generally that area of a **lot** not occupied by any **building** and includes:

- open areas of accessible and useable flat roofs and outdoor living areas above natural ground level;
 - areas beneath eaves;
 - **verandahs**, patios or other such roofed structures not more than 0.5m above natural ground level, **unenclosed** on at least two sides, *and* covering no more than 10 per cent of the **site area** or 50m² whichever is the lesser;
 - unroofed open structures such as pergolas;
 - uncovered **driveways** (including access aisles in car parking areas) and uncovered car parking spaces;
- but excludes:
- non-accessible roofs, verandahs, balconies and outdoor living areas over 0.5m above natural ground level; and/or
 - covered car parking spaces and covered walkways, areas for rubbish disposal, stores, **outbuildings** or plant rooms.

Outdoor living area

The area external to a **single house, grouped or multiple dwelling** to be used in conjunction with that **dwelling** such that it is capable of active or passive use and is readily accessible from the dwelling.

Outbuilding

An **enclosed** non-habitable structure that is detached from any **dwelling**, but not a **garage**.

Parent lot

Relating to **multiple or grouped dwellings**, the **lot** inclusive of common areas to which the **strata scheme**, as defined under the *Strata Titles Act 1985, as amended*, relates.

Patio

An **unenclosed** structure covered in a water impermeable material which may or may not be attached to a **dwelling**.

Pergola

An **unenclosed** open-framed structure covered in a water permeable material or unroofed, which may or may not be attached to a **dwelling**.

Plot ratio

The ratio of the gross **plot ratio area of buildings** on a **development site** to the area of land in the **site** boundaries.

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Plot ratio area

The gross total area of all floors of **buildings** on a **development site**, including the area of any **internal walls** but not including the areas of any lift shafts, stairs or stair landings common to two or more **dwellings**, machinery, air conditioning and equipment rooms, space that is wholly below **natural ground level**, areas used exclusively for the parking of wheeled vehicles at or below natural ground level, storerooms, lobbies, bin storage areas and passageways to bin storage areas or amenities areas common to more than one dwelling, or **balconies**, eaves, **verandahs**, courtyards and roof terraces.

Primary street

Unless otherwise designated by the local government, the sole or principal public road that provides access to the major entry (front door) to the **dwelling**.

Private open space

Open space set aside on a **lot** for the exclusive use of the occupants of the **dwelling** to which it abuts and excludes car parking spaces and access ways.

Porch

A roofed open platform attached to the front of a dwelling.

Residential building

A **building** or portion of a building, together with rooms and **outbuildings** separate from such building but incidental thereto; such building being used or intended, adapted or designed to be used for the purpose of human habitation:

- temporarily by two or more persons; or
- permanently by seven or more persons, who do not comprise a single family, but does not include a hospital or sanatorium, a prison, a hotel, a motel or a residential school.

Residential development

Development of permanent accommodation for people, and may include all **dwellings**, the residential component of mixed-use development, and residential buildings proposing permanent accommodation.

Right-of-way

A laneway, private **street**, or other use of land (not being a public street or road) that provides vehicular access to a **development site**.

Scheme

The local planning scheme that specifies zoning and **development** standards gazetted pursuant to the *Planning and Development Act 2005*, as amended.

Screening

Permanently fixed external perforated panels or trellises composed of solid or obscured translucent panels.

Secondary street

In the case of a **site** that has access from more than one public road, a road that is not the **primary street** but which intersects with or adjoins that road.

Setback

The horizontal distance between a **wall** at any point and an adjacent **lot boundary**, measured at right angles (90 degrees) to the boundary.

Single bedroom dwelling

A **dwelling** that contains a living room and no more than one other **habitable room** that is capable of use as a bedroom.

Single house

A **dwelling** standing wholly on its own **green title** or **survey strata lot**, together with any easement over adjoining land for support of a **wall** or for access or services and excludes dwellings on titles with areas held in **common property**.

Site

- In the case of a single house, the **green title** or **survey strata lot** on which it stands.
- In the case of a **grouped dwelling**, the area occupied by the **dwelling** together with any area allocated (whether by way of strata title or otherwise) for the exclusive use or benefit of that dwelling.
- In the case of a **multiple dwelling development**, the **lot** (or **parent lot** where the lot is subdivided under strata title) on which the dwellings stand.

Appendix 1 – Definitions

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Appendix 1 – Definitions

Site area

The area of land required for the construction of a **dwelling** to satisfy the requirements of the R-Codes.

Solar collectors

Solar collecting components of the following: thermal heating systems, photovoltaic systems and skylights.

Special purpose dwelling

Includes **ancillary dwelling, aged or dependent persons' dwelling** or a **single bedroom dwelling**.

Strata lot

One or more cubic spaces forming part of a **lot** in a strata scheme.

Strata plan

Has the meaning given by section 4 (1a) of the *Strata Titles Act 1985*, as amended.

Strata scheme

Has the meaning given under the *Strata Titles Act 1985*, as amended.

Street

Any public road, **communal street**, private street, **right-of-way** or other shared access way that provides the principal **frontage** to a **dwelling** but does not include an access leg to a single **battleaxe lot**.

Street setback

The horizontal distance between the street alignment and a **building**, measured at right angles (90 degrees) to the street alignment.

Street setback area

The area between the street alignment and the street setback line as set out in **Tables 1** and **4** or as established in a particular case in accordance with the provisions of design element 5.2 or 6.2.

Street boundary

The boundary between the land comprising a street and the land that abuts thereon.

Survey strata

A **lot** and associated **common property** as shown on a registered survey strata plan prepared in accordance with section 4(1b) of the *Strata Titles Act 1985*, as amended.

Survey strata lot

Land that is shown as an ordinary **lot** consisting of two or more lots on a survey strata plan and does not include a lot shown as **common property** prepared in accordance with section 3 of the *Strata Titles Act 1985*, as amended.

Survey strata plan

A registered survey strata plan prepared in accordance with section 4 (1b) of the *Strata Titles Act 1985*, as amended and which shows the whole or any part of the land comprised in the plan as divided into two or more **lots**.

Survey strata scheme

The manner of division of the land comprised in a survey strata scheme into **lots** and **common property** and the manner of the allocation of unit entitlements, rights and obligations among the lots.

Unenclosed

An area bounded on no more than two sides by a permanent **wall** and covered in a water impermeable material.

Verandah

A roofed open platform attached to a **dwelling**.

Visually permeable

In reference to a **wall**, gate, door or fence that the vertical surface has:

- continuous vertical or horizontal gaps of 50mm or greater width occupying not less than one third of the total surface area;
- continuous vertical or horizontal gaps less than 50mm in width, occupying at least one half of the total surface area in aggregate; or
- a surface offering equal or lesser obstruction to view; as viewed directly from the street.

Wall

The vertical external face of a constructed **building** comprising solid building material and including enclosures to **verandahs** and **balconies**.

WAPC

The Western Australian Planning Commission.

Tables

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Table 1

– General site requirements for all single house(s) and grouped dwellings and multiple dwellings in areas coded less than R30

Tables 2a and 2b – Boundary setbacks

Table 3

– Maximum building heights

Table 4

– General site requirements for multiple dwellings in areas coded R30 or greater, within mixed use development and/or activity centres

Table 5

– Lot boundary setbacks

Table 1: General site requirements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R30

1 R-Code	2 Dwelling type	3 Minimum site area per dwelling (m ²) ◆	4 Minimum lot area/rear battleaxe (m ²) *	5 Minimum frontage (m) ●	6 Open space		7 Minimum setbacks (m)		
					min total (% of site)	min outdoor living (m ²)	primary street	secondary street ●	other/rear
R2	Single house or grouped dwelling	Min 5000	-	50	80	-	20	10	10
R2.5	Single house or grouped dwelling	Min 4000	-	40	80	-	15	7.5	7.5
R5	Single house or grouped dwelling	Min 2000	-	30	70	-	12	6	*/6
R10	Single house or grouped dwelling	Min 875 Av 1000	925	20	60	-	7.5	3	*/6
	Multiple dwelling	1000	-	20	-	-	7.5	3	*/6
R12.5	Single house or grouped dwelling	Min 700 Av 800	762.5	17	55	-	7.5	2	*/6
	Multiple dwelling	800	-	20	-	-	7.5	2	*/6
R15	Single house or grouped dwelling	Min 580 Av 666	655	12	50	-	6	1.5	*/6
	Multiple dwelling	666	-	20	-	-	6	1.5	*
R17.5	Single house or grouped dwelling	Min 500 Av 571	587.5	12	50	36	6	1.5	*
	Multiple dwelling	571	-	20	-	-	6	1.5	*
R20	Single house or grouped dwelling	Min 350 Av 450	450	10	50	30	6	1.5	*
	Multiple dwelling	450	-	20	-	-	6	1.5	*
R25	Single house or grouped dwelling	Min 300 Av 350	425	8	50	30	6	1.5	*
	Multiple dwelling	350	-	20	-	-	6	1.5	*
R30	Single house or grouped dwelling	Min 260 Av 300	410	-	45	24	4	1.5	*
R35	Single house or grouped dwelling	Min 220 Av 260	395	-	45	24	4	1.5	*
R40	Single house or grouped dwelling	Min 180 Av 220	380	-	45	20	4	1	*
R50	Single house or grouped dwelling	Min 160 Av 180	380	-	40	16	2	1	*
R60	Single house or grouped dwelling	Min 120 Av 150	380	-	40	16	2	1	*
R80	Single house or grouped dwelling	Min 100 Av 120	380	-	30	16	1	1	*

All standards for single house or grouped dwellings within R100, R160 and R-AC areas are as for the R80 Code

Legend

◆ subject to variations permitted under **clause 5.1.1 C1.4**

* only applies to **single houses**

● **secondary street:** includes **communal street, private street, right-of-way** as street

- indicated not applicable

* see Tables 2a and 2b and **clause 5.1.3**

Av. average **site** area

4.5m

Tables

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Table 1

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Tables 2a and 2b – Boundary setbacks

Table 3

– Maximum building heights

Table 4

– General site requirements for multiple dwellings in areas coded R30 or greater, within mixed use development and/or activity centres

Table 5

– Lot boundary setbacks

Table 2a: Boundary setbacks - Walls with no major openings

		Wall length (m)													
		9 or less	10	11	12	13	14	15	16	17	18	19	20	25	Over 25
Wall height (m)															
3.5 or less*		1	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
4.0		1.1	1.5	1.5	1.5	1.5	1.5	1.5	1.6	1.7	1.6	1.6	1.7	1.7	1.8
4.5		1.1	1.5	1.5	1.5	1.5	1.5	1.6	1.7	1.7	1.7	1.7	1.7	1.8	2.0
5.0		1.1	1.5	1.5	1.5	1.5	1.6	1.7	1.8	1.8	1.8	1.8	1.9	2.0	2.3
5.5		1.2	1.5	1.5	1.5	1.6	1.7	1.8	1.9	1.9	2.0	2.0	2.1	2.3	2.5
6.0		1.2	1.5	1.5	1.5	1.6	1.8	1.9	2.0	2.0	2.1	2.1	2.2	2.4	2.8
6.5		1.2	1.5	1.5	1.6	1.7	1.9	2.0	2.1	2.1	2.2	2.2	2.3	2.7	3.0
7.0		1.2	1.5	1.5	1.6	1.8	2.0	2.1	2.2	2.2	2.3	2.4	2.5	2.8	3.3
7.5		1.3	1.5	1.6	1.7	1.9	2.1	2.2	2.3	2.3	2.4	2.5	2.6	3.0	3.5
8.0		1.3	1.5	1.6	1.7	1.9	2.1	2.2	2.4	2.4	2.5	2.6	2.7	3.1	3.8
8.5		1.4	1.6	1.7	1.8	2.0	2.2	2.3	2.5	2.6	2.7	2.8	2.9	3.3	4.1
9.0		1.4	1.7	1.7	1.8	2.0	2.3	2.4	2.6	2.7	2.8	2.9	3.0	3.6	4.3
9.5		1.4	1.7	1.8	1.9	2.1	2.4	2.5	2.7	2.8	2.9	3.0	3.2	3.8	4.6
10.0		1.5	1.8	1.9	2.0	2.2	2.4	2.6	2.8	2.9	3.0	3.1	3.3	4.0	4.8

2013

Take the nearest higher value for all intermediate **height** and length values.

* Possible nil **setback** in accordance with **clause 5.1.3**.

Table 2b: Boundary setbacks - Walls with major openings

		Wall length (m)													
		9 or less	10	11	12	13	14	15	16	17	18	19	20	25	Over 25
Wall height (m)															
3.5 or less*		1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
4.0		1.8	2.0	2.2	2.4	2.5	2.7	2.8	3.0	3.1	3.3	3.4	3.6	4.5	5.0
4.5		2.0	2.2	2.4	2.6	2.8	3.0	3.1	3.2	3.4	3.7	3.8	4.0	4.8	5.4
5.0		2.3	2.5	2.6	2.8	3.0	3.2	3.3	3.5	3.7	3.9	3.0	4.2	5.1	5.7
5.5		2.5	2.7	2.9	3.1	3.3	3.5	3.6	3.7	3.9	4.2	4.4	4.6	5.5	6.0
6.0		2.8	3.0	3.1	3.3	3.5	3.8	3.9	3.0	4.2	4.5	4.7	4.9	5.7	6.3
6.5		3.0	3.2	3.4	3.6	3.8	4.1	4.1	4.2	4.4	4.7	4.9	5.2	6.1	6.6
7.0		3.3	3.5	3.7	3.8	4.1	4.3	4.4	4.6	4.8	5.0	4.2	5.5	6.4	7.0
7.5		3.5	3.7	3.9	4.2	4.4	4.6	4.7	4.9	5.1	5.3	5.5	5.7	6.6	7.3
8.0		3.8	4.0	4.2	4.4	4.6	4.9	5.0	4.2	5.4	5.6	5.8	6.0	7.0	7.7
8.5		4.0	4.3	4.5	4.7	4.9	5.2	5.3	5.5	5.7	5.9	5.1	6.3	7.3	8.0
9.0		4.3	4.5	4.7	5.0	5.2	5.4	5.6	5.8	6.0	6.2	6.4	6.6	7.6	8.3
9.5		4.6	4.8	5.0	5.2	5.4	5.7	5.8	5.0	6.2	6.4	6.6	6.9	8.0	8.7
10.0		4.8	5.0	5.2	5.4	5.7	6.0	6.1	6.3	6.5	6.7	6.9	7.2	8.2	9.0

Take the nearest higher value for all intermediate **height** and length values.

Tables

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Table 1

– General site requirements for all single house(s) and grouped dwellings and multiple dwellings in areas coded less than R30

Tables 2a and 2b – Boundary setbacks

Table 3

– Maximum building heights

Table 4

– General site requirements for multiple dwellings in areas coded R30 or greater, within mixed use development and/or activity centres

Table 5

– Lot boundary setbacks

Table 3: Maximum building heights

Maximum building heights (i)	Category		
	A	B	C
	Tops of external wall (roof above) (ii)	3m	6m
Top of external wall (concealed roof)	4m	7m	10m
Top of pitched roof (iii) (iv)	6m	9m	12m

- i. Category B will apply unless a **scheme**, the relevant **local planning policy, local structure plan** or **local development plan** requires the application of category A (generally single level **development**) or category C (development on three levels) or an alternative standard.
- ii. Gable **walls** above eaves height:
 - less than 9m long: exempted
 - greater than 9m long: add one third of the height of the gable, between the eaves and the apex of the gable wall, to the eaves height.
- iii. Applies to ridges greater than 6m long. Short ridges: add 0.5m height for each 2m reduction in length.
- iv. Applies to roof pitches up to 25 degrees. In some localities steeper pitches may be required and greater height permitted in accordance with the provisions of the **scheme**, the relevant **local planning policy, local structure plan** or **local development plan**.

Table 4: General site requirements for multiple dwellings in areas coded R30 or greater, within mixed use development and/or activity centres

R-Code	Maximum plot ratio	Minimum open space (% of site)	Minimum primary street boundary setback (m)	Secondary street setback (m)	Maximum height ^a (m)			Maximum height of walls built up to boundary (m)	
					Top of external wall	Top of external wall (concealed roof)	Top of pitched roof	Maximum height	Average
					R30	0.5	45	4	1.5
R35	0.6	45	4	1.5	6	7	9	3.5	3
R40	0.6	45	4	1.5	6	7	9	3.5	3
R50	0.6	45	2	2	9	10	12	3.5	3
R60	0.7	45	2	2	9	10	12	3.5	3
R80	1.0	(b)	2	2	12	13	15	7	6
R100	1.25	(b)	2	2	12	13	15	7	6
R160	2.0	(b)	2	2	15	16	18	7	6
Multiple dwellings within mixed use development and activity centres									
R-AC0(b)	(b)	(b)	(b)	(b)	(b)	(b)	(b)	(b)	(b)
R-AC1	3.0(c)	(c)	2	2(c)	27(c)	28(c)	30(c)	14(c)	12(c)
R-AC2	2.5(c)	(c)	2	2(c)	20(c)	21(c)	23(c)	10.5(c)	9(c)
R-AC3(d)	2.0(c)	(c)	2	2(c)	18(c)	19(c)	21(c)	7(c)	6(c)

Notes:

- (a) Maximum height as defined in Table 4 does not supersede any height controls which are defined in **scheme**, the relevant **local planning policy, local structure plan** or **local development plan**.
- (b) Refer to local structure plan or local development plan which sets out **development** requirements.
- (c) Controls can be varied when R-AC is introduced into a scheme.
- (d) Residential elements of **mixed use development** within non R-Coded land is to be assessed against R-AC3 provisions.
- (e) **Residential development** in land zoned “R-IC” is to be assessed under the provisions of R-AC3.
- (f) **Plot ratio** defined within R-AC R-Codes are for the residential component within mixed use development and **activity centres**.

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Table 1

– General site requirements for all single house(s) and grouped dwellings and multiple dwellings in areas coded less than R30

Tables 2a and 2b – Boundary setbacks

Table 3

– Maximum building heights

Table 4

– General site requirements for multiple dwellings in areas coded R30 or greater, within mixed use development and/or activity centres

Table 5

– Lot boundary setbacks

Table 5: Minimum lot boundary side set backs for sites R80 – 160 and/or greater and R-AC R-Codes

	Width of the lot in metres (m)		
	≤14	15	≥16
Side setback in metres (m)	3	3.5	4

Notes:

- (a) **Setbacks** do not apply to eaves and sun shading devices.
- (b) Setback requirements in Table 5 do not supersede any controls which are defined in a **scheme, local structure plan, activity centre plan, local development plan, local planning strategy or local planning policy.**

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Figure Series 1 – Site area measurement

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Figure Series 1
– Site area measurement

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– Street setbacks

Figure Series 3
– Wall height for lot boundary setbacks

Figure Series 4
– Wall length for lot boundary setbacks

Figure Series 5
– Lot boundary walls

Figure Series 6
– Open space

Figure Series 7
– Building height

Figure Series 8
– Garages and carports

Figure Series 9
– Sight lines

Figure Series 10
– Privacy

Figure Series 11
– Overshadowing

Intent

The purpose of Figure Series 1 is to illustrate additional areas that may be included in **site area** for the purposes of **clause 5.1.1 C1.3**.

Figure 1a – Truncation area may be included (clause 5.1.1 C1.3i)

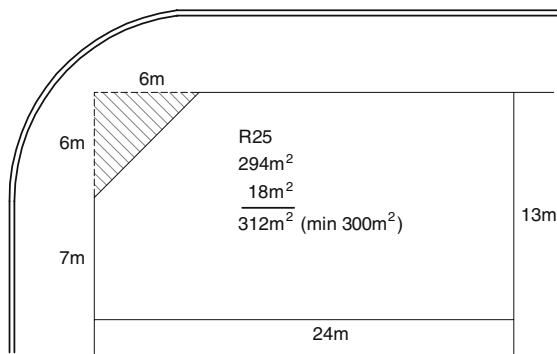
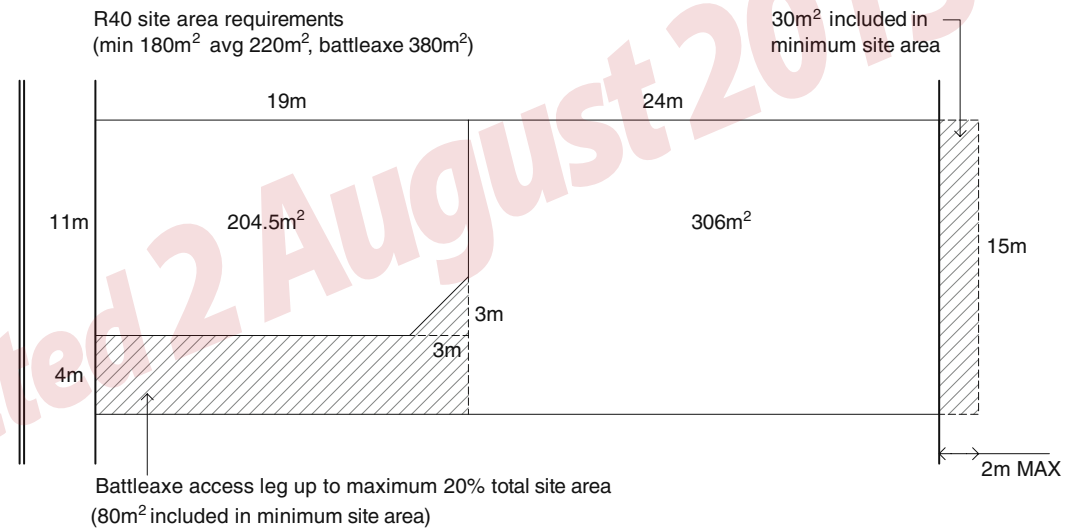


Figure 1b – Areas of rear laneways or reserves (to a maximum of 2m) are included in minimum site area for single house on battleaxe lot (clause 5.1.1 C1.3ii)



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Figure Series 2 – Street setbacks

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Figure Series 5
– Lot boundary walls

Figure Series 6
– Open space

Figure Series 7
– Building height

Figure Series 8
– Garages and carports

Figure Series 9
– Sight lines

Figure Series 10
– Privacy

Figure Series 11
– Overshadowing

Intent

The purpose of Figure Series 2 is to illustrate how to determine **street setbacks** for the purposes of **clause 5.1.2**.

Development within the street setback is to be designed to limit the visual intrusion into views from neighbouring dwellings into the **street** and from along the street.

Figures

- S1 **Primary street setback distance (Table 1)**
- S2 Distance behind the **primary street setback**, equal to S1
- S3 Side boundary **setback (Table 2a and 2b)**
- S4 Maximum reduced **primary street setback** (half of S1)
- S5 Maximum 1m projection as per **clause 5.1.2 C2.4**
- A1 Area of building forward of **primary street setback**
- A2 Compensating open area behind **primary street setback**
- L1 Maximum 20 per cent of building façade

Figure 2a – Measuring primary street setbacks (clause 5.1.2 C2.1iii)

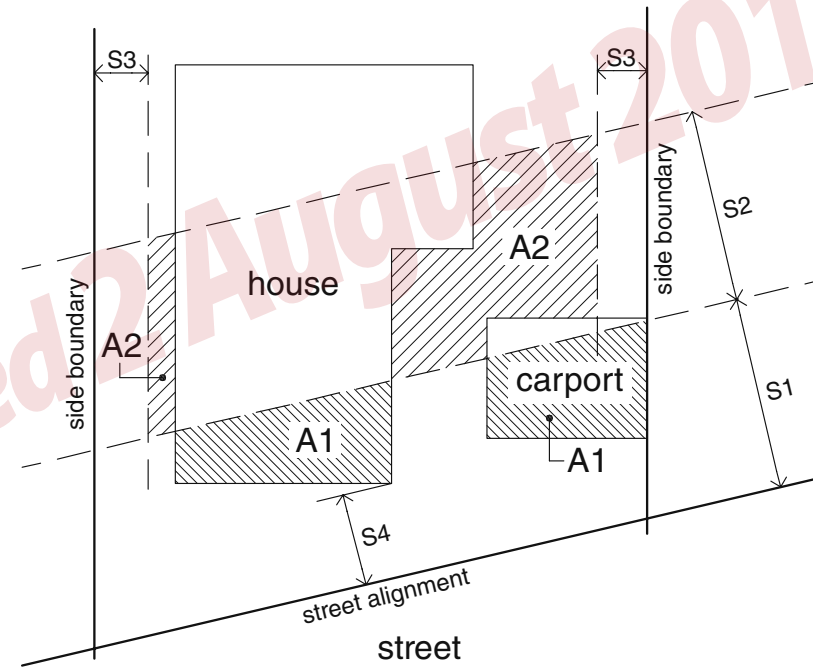


Figure Series 2 – Street setbacks

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Figure Series 1
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– Wall height for lot boundary setbacks

Figure Series 4
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– Sight lines

Figure Series 10
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Figure 2b – Measuring minor projections into primary street setback (clause 5.1.2 C2.4)

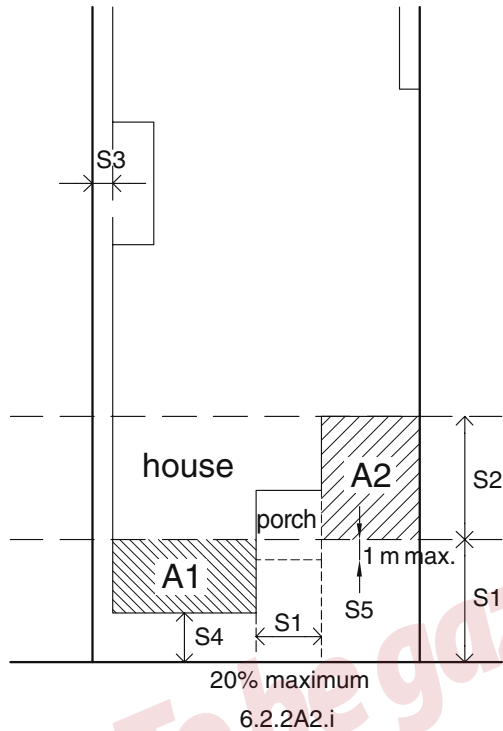


Figure 2c – Measuring street setback for garages and carports (clause 5.2.1)

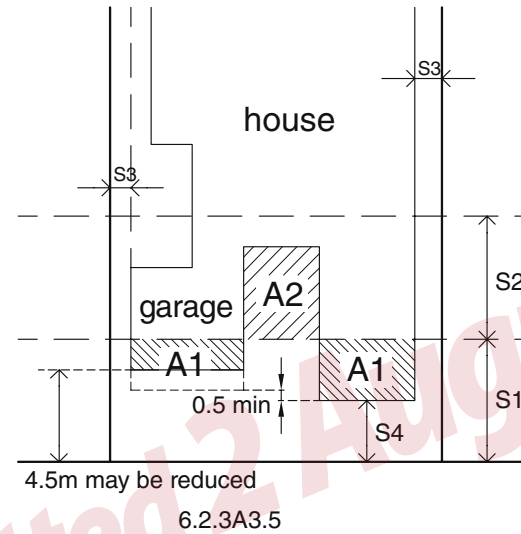


Figure 2d – Measuring communal street setbacks (clause 5.1.2 C2.1iv)

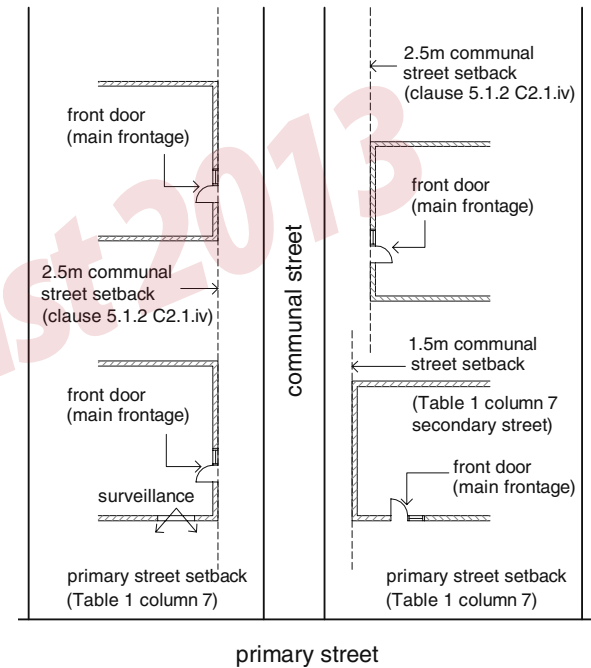


Figure Series 3 – Wall height for lot boundary setbacks

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Figure Series 3
– Wall height for lot boundary setbacks

Figure Series 4
– Wall length for lot boundary setbacks

Figure Series 5
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Figure Series 6
– Open space

Figure Series 7
– Building height

Figure Series 8
– Garages and carports

Figure Series 9
– Sight lines

Figure Series 10
– Privacy

Figure Series 11
– Overshadowing

Intent

The purpose of Figure Series 3 is to illustrate the correct method for measuring the height of various **walls** and **buildings** for the purposes of clauses **5.1.3 C3.1i** and **6.1.4 C4.1**.

Figure 3a – Cross section, flat site

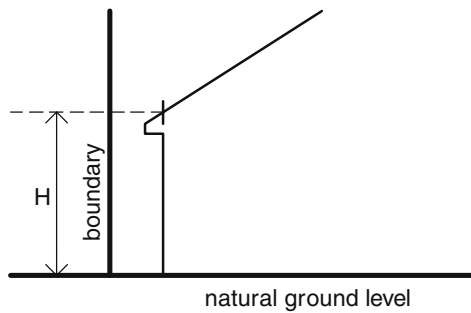


Figure 3b – Cross section, sloping site

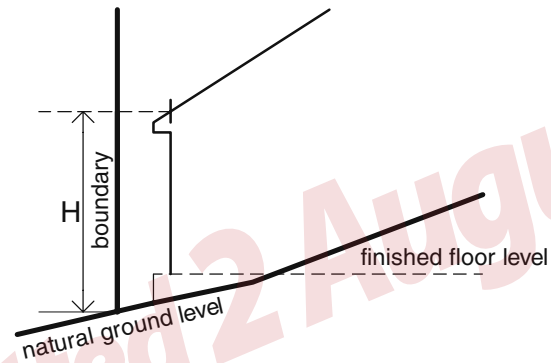
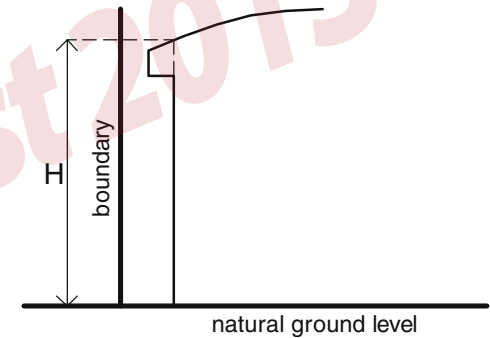


Figure 3c – Cross section, flat site



Notes

H = The height of the **wall** for the measurement of **setbacks** is measured from the **natural ground level** at the **lot boundary** adjacent to the wall to the highest point of the **building** vertically above that point where the wall touches the roof (Figure 3a, 3b and 3c).

Where the lot boundary adjacent to the wall is lower than the natural ground level at the base of the wall, the greater height is used (Figure 3b, 3d).

Where the lot boundary adjacent to the wall is higher than the natural ground level at the base of the wall, the lesser height is used (Figure 3e).

Figure Series 3 – Wall height for lot boundary setbacks

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Figure 3d – Cross section, sloped site

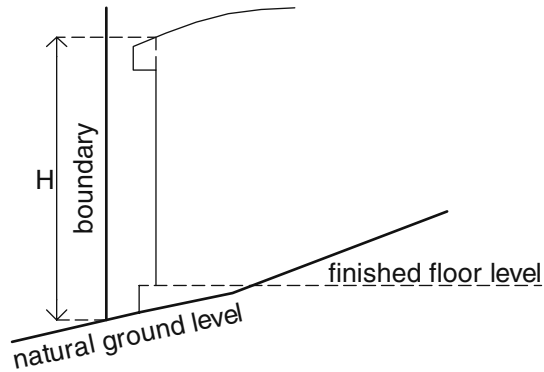


Figure 3e – Cross section, sloped site

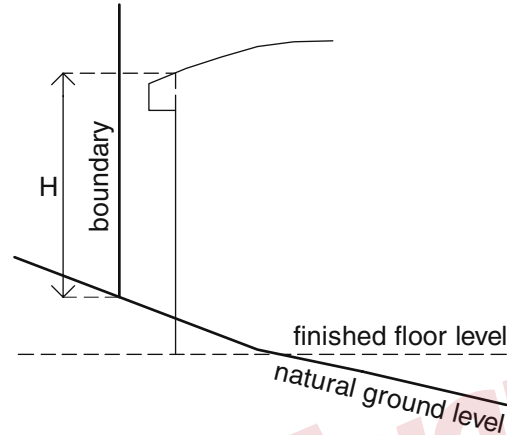


Figure 3f – Cross section, alternate levels with existing retaining

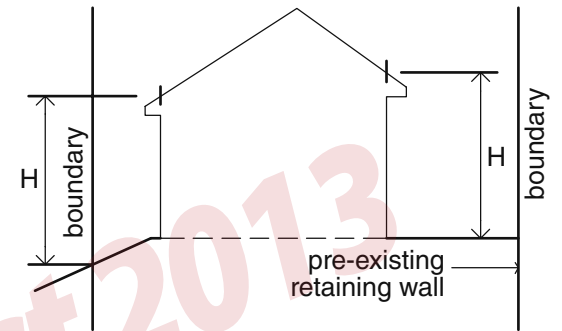


Figure 3g – Cross section, alternate levels with fill

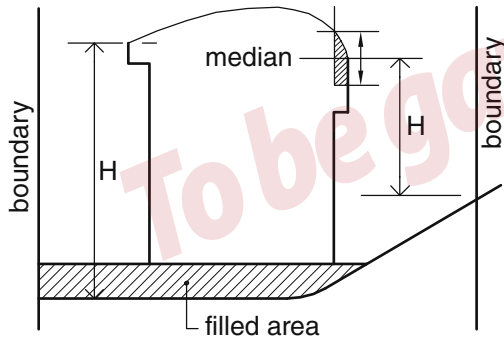


Figure 3h – Cross section, skillion roof

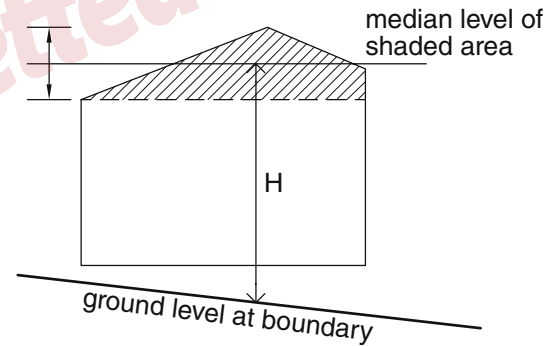


Figure Series 4 – Wall length for lot boundary setbacks

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– Site area measurement

Figure Series 2
– Street setbacks

Figure Series 3
– Wall height for lot boundary setbacks

Figure Series 4
– Wall length for lot boundary setbacks

Figure Series 5
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Figure Series 7
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Figure Series 8
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Figure Series 10
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Figure Series 11
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Intent

The purpose of Figure Series 4 is to illustrate the method for measuring the appropriate **setback** for a length of **wall** adjacent to a **lot boundary** for the purposes of clauses 5.1.3 C3.1 and 6.1.4 C4.1.

Figure 4a – Articulated walls with major openings (where wall height exceeds 3.5m)

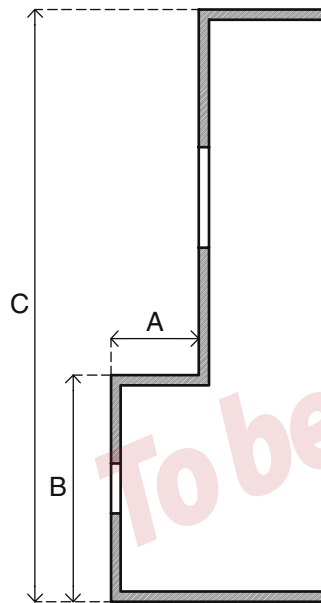


Figure 4b – Portions of wall without major openings

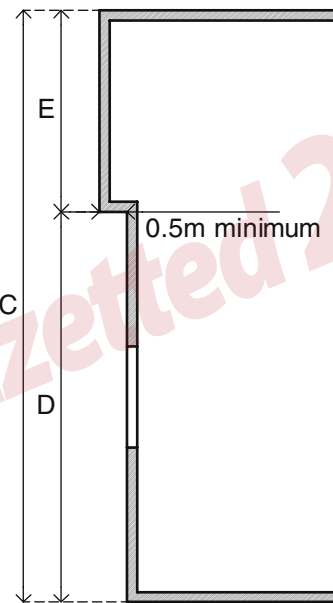
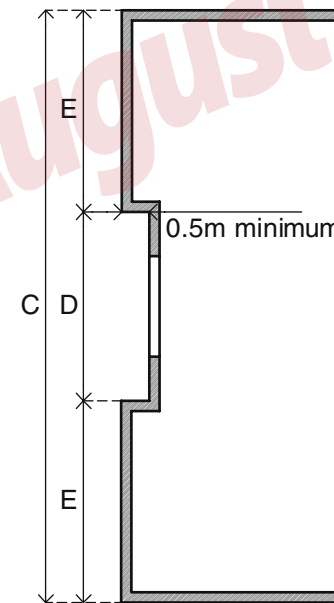


Figure 4c – Walls with multiple articulations



Notes

For the purposes of calculating **setback**, the length of **wall** means the total horizontal dimension of the side of the **building** nearest the **lot boundary**. **Setbacks** shall be determined in accordance with the following and with reference to **Tables 2a and 2b**, subject to the privacy requirements of **clauses 5.4.1 and 6.4.1**:

- 4a Where A is more than 3m, B shall be treated as a separate **wall**, providing that the length C shall be the basis for determining the **setback** of the rest of the side of the **building**.
- 4b Where the side of a building includes one portion of a wall without a **major opening** (such as E), the setback shall be determined independently providing the setback of the rest of that side of the building (D) is determined on the basis of the total length C.
- 4c Where the side of the building includes two or more portions of a wall without a major opening (such as E) their setbacks shall be determined independently of each other provided they are separated from one another by a distance (D) of more than 4m (in the case of **wall heights** of 6m or less) and an additional 1m for every 3m increase in height.

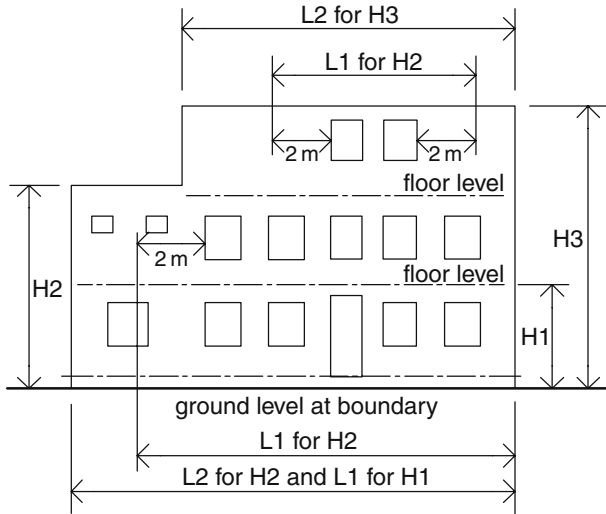
The setback of D shall be determined on the basis of the total length (C).

Figure Series 4 – Wall length for lot boundary setbacks

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Figure 4d – Measurement of length of upper floor walls for calculating setbacks



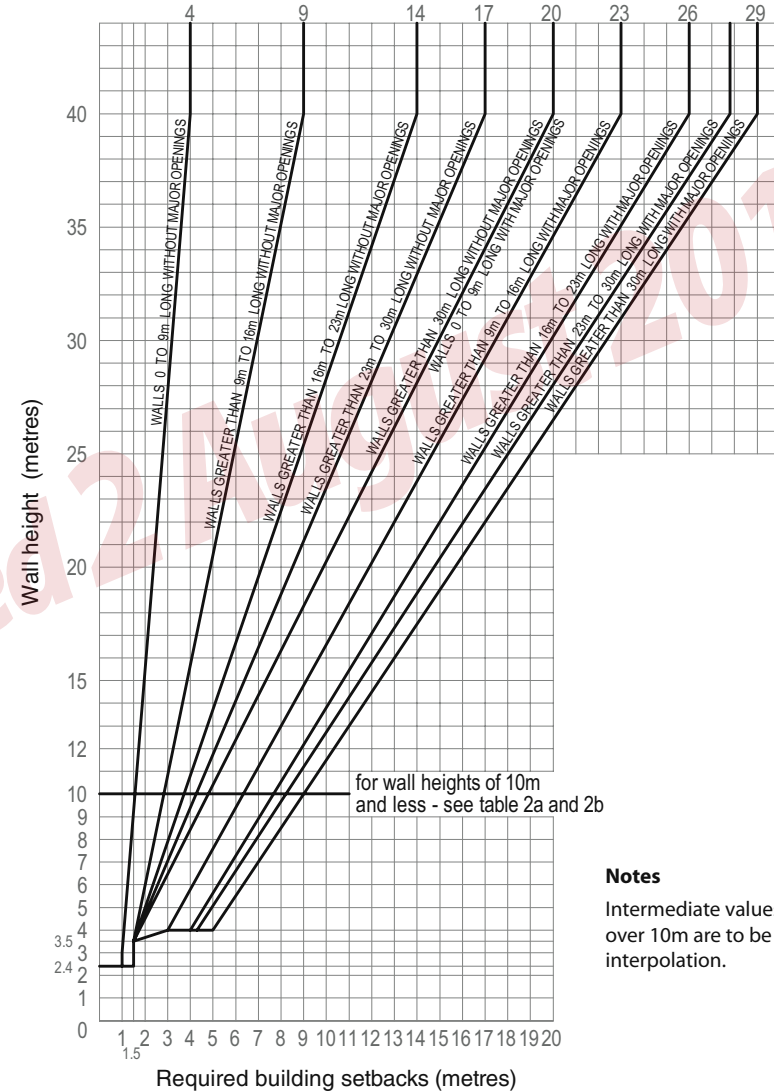
Notes

L1 Length of walls on the ground floor is determined as per Figures 4a-c.

Length of walls with major openings on upper floors is determined as the lesser of the actual length of wall or from a point 2m beyond each major opening.

Length for walls without major openings on upper floors is determined as per Figures 4a-c.

Figure 4e – Boundary setbacks for walls greater than Table 2a and 2b



Notes

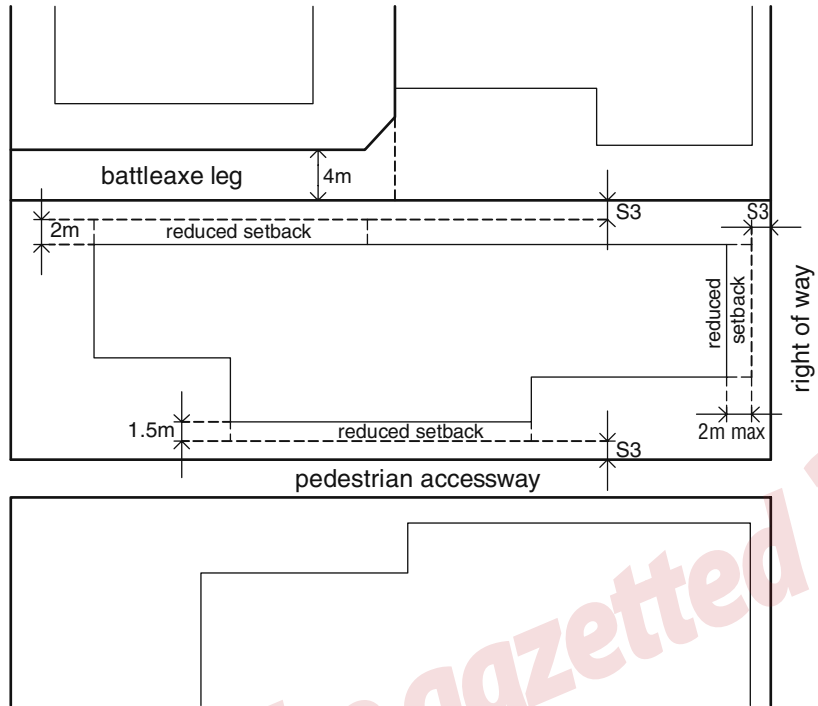
Intermediate values for wall heights over 10m are to be determined by interpolation.

Figure Series 4 – Wall length for lot boundary setbacks

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Figure 4f – Reduced boundary setbacks (clause 5.1.3 C3.1)



Notes

S3 Side boundary **setback** (Table 2a and 2b).

Setbacks can be reduced by half the width of adjoining **battleaxe lot** legs, pedestrian access ways or **rights-of-way** to a maximum of 2m.

To be gazetted 2 August 2013

Figure Series 5 – Lot Boundary walls

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Intent

The purpose of Figure Series 5 is to illustrate the correct method for measuring the height of various walls for the purposes of **clause 5.1.4 C4**.

Figure 5a – Elevation – flat site

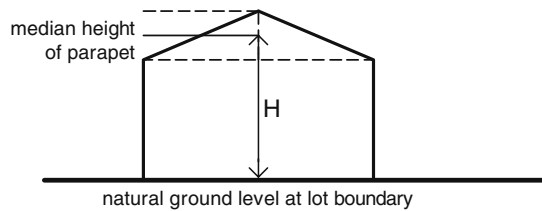


Figure 5b – Elevation – sloped site

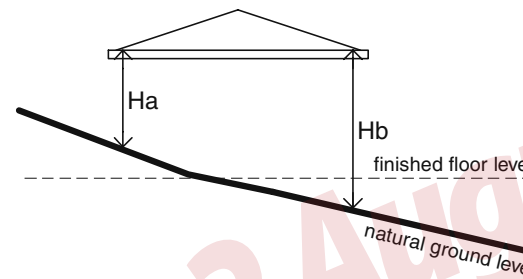
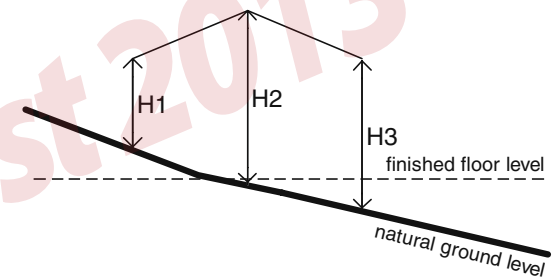


Figure 5c – Elevation – sloped site



Notes

The height of a **lot boundary wall** shall be measured to the point immediately above the **natural ground level** below.

5a Where the boundary **wall** is not consistent in height for its length, or comprises a pitch, the height shall be measured as the midpoint between the lowest point immediately above the **natural ground level** below and the highest point immediately above the natural ground level below.

5b Where the boundary is sloped the height shall be the average of the heights of the **wall** at its highest and lowest point above **natural ground level** (Ha and Hb).

5c Where the boundary is sloped and the boundary wall is not consistent in height for its length, or comprises a pitch, the height shall be the average of H1, H2, and H3, where H2 is the maximum height above **natural ground level**, and H1 and H3 are the height above natural ground level at each end of the **wall**.

Figure Series 6 – Open space

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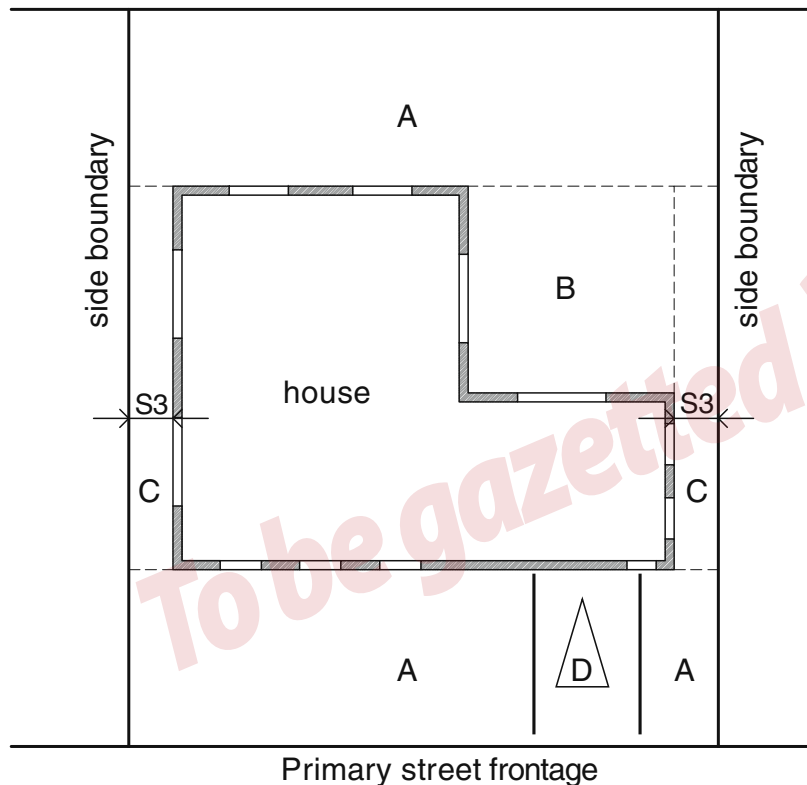
Figure Series 10
– Privacy

Figure Series 11
– Overshadowing

Intent

The purpose of Figure Series 6 is to illustrate the appropriate design and functionality of portions of the site which may be used for **open space**.

Figure 6a – Measuring open space (clauses 5.1.5 C5 and 6.1.5 C5)



Notes

S3 Side boundary **setback** (Table 2a and 2b)

A Uncovered **open space**

B **Unenclosed**, covered **outdoor living area** (to a maximum 10 per cent **site area** or 50m², whichever is lesser)

C Side **setback** area

D Uncovered **driveway** or uncovered car parking spaces

Open space = A + B + C + D

Figure Series 7 – Building height

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Intent

The purpose of Figure Series 7 is to show how to measure building height for the purposes of **clauses 5.1.6** and **6.1.2**.

Figure 7a – Measuring building height

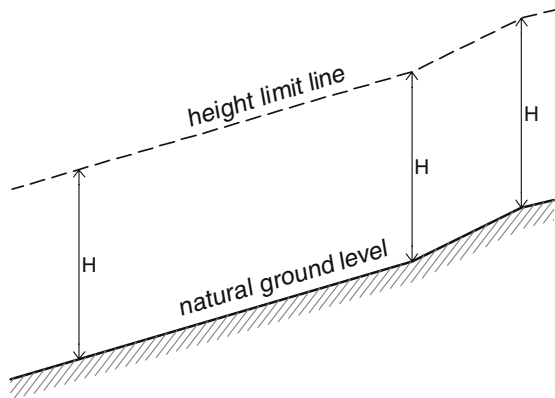
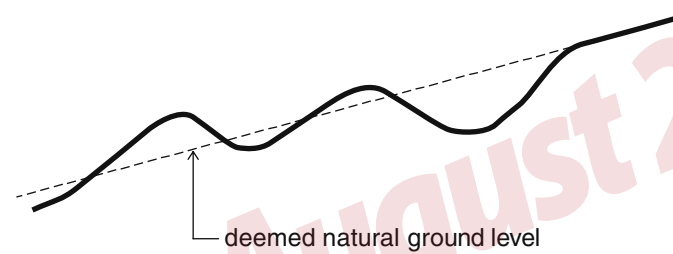


Figure 7b – Deemed natural ground level



Notes

- The height of a **building** is taken as the highest point at any part of the **development** immediately above **natural ground level**.
- Where **natural ground level** varies across the **site**, deemed natural ground level is to be used.

Figure Series 8 – Garages and carports

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Intent

The purpose of Figure Series 8 is to illustrate the determination of **primary street setbacks** and the measurement of width for **garages** and **carports** for the purposes of **clauses 5.2.1** and **5.2.2**.

Figure 8a – Carport setbacks (clause 5.2.1 C1.5)

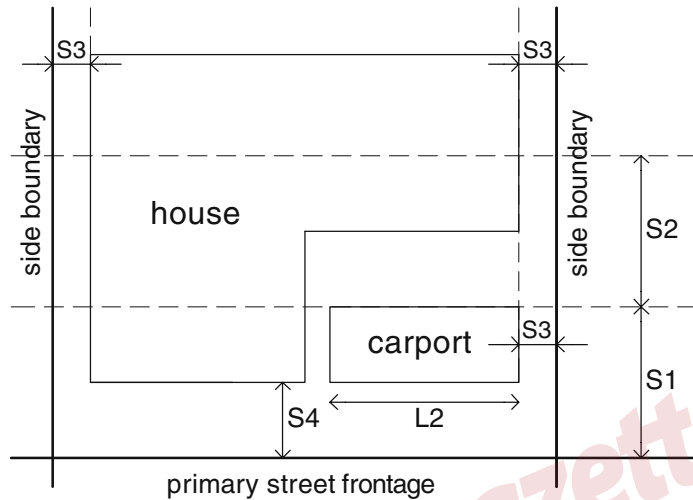
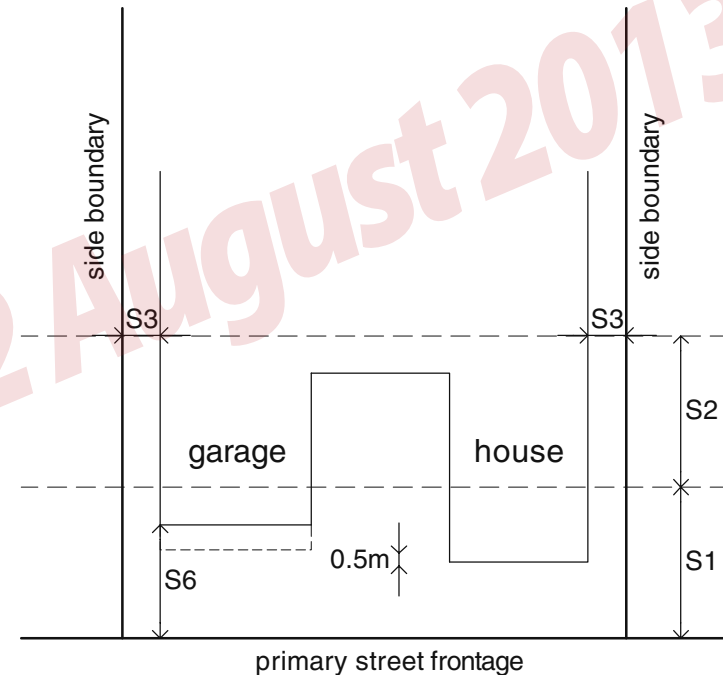


Figure 8b – Garage setbacks (clause 5.2.1 C1.1)



Notes

- S1 **Primary street setback** distance (**Table 1**)
- S2 Distance behind the **primary street setback**, equal to S1
- S3 Side boundary **setback** (**Table 2a and 2b**)
- S4 Maximum reduced setback (half S1)
- S6 Minimum 4.5m as per **clause 5.2.1 C1.1**
- L2 Maximum 50 per cent of **frontage**

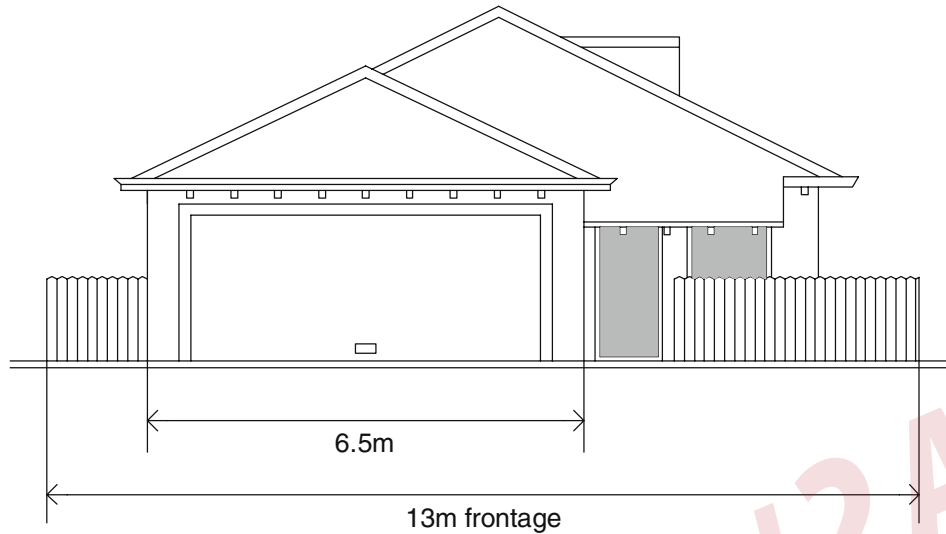
The area of the **carport** or **garage** forward of the primary street setback is to be compensated by open space behind the setback in accordance with **clause 5.1.2 C2.1iii** and **Figure 2a**.

Figure Series 8 – Garages and carports

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Figure 8c – Garage doors (clause 5.2.2 C2)



garage doors and its supporting structures not more than 50% of frontage

To be gazetted 2 August 2013



Figure Series 9 – Sight lines

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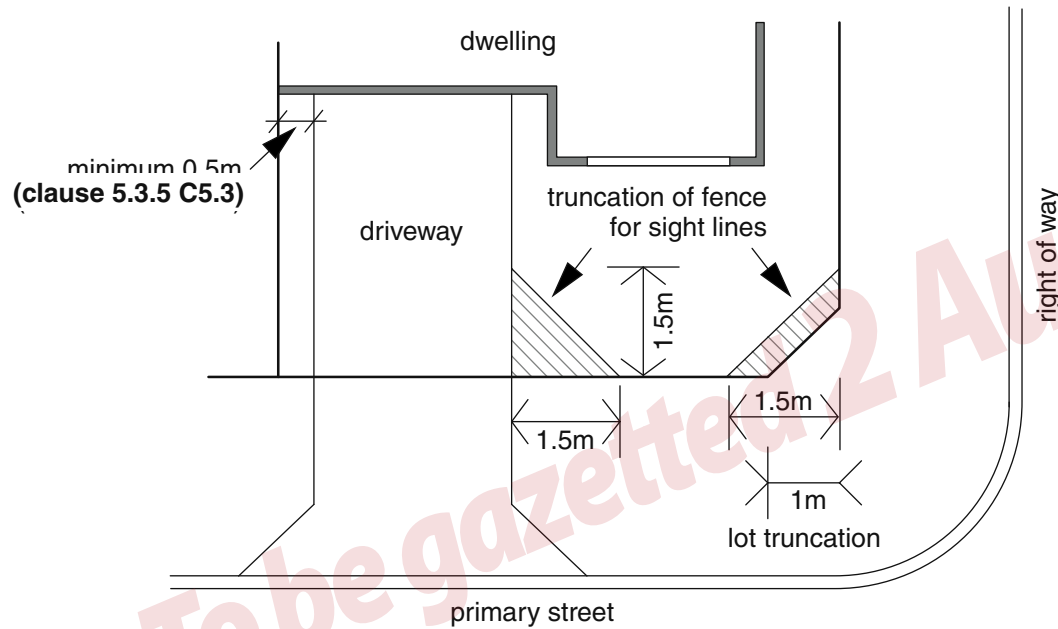
Figure Series 10
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Figure Series 11
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Intent

The purpose of Figure Series 9 is to illustrate areas to be kept clear for the purposes of **clause 5.2.5 C5**.

Figure 9a – Locations of truncations or reduced fence height



To be gazetted 2 August 2013

Figure Series 10 – Privacy

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Intent

The purpose of figure series 10 is to illustrate how to establish the **cone of vision** to determine overlooking, and how to measure privacy **setbacks** for the purposes of clauses **5.4.1 C1.1** and **6.4.1 C1.1**.

Figure 10a – Establishing the horizontal component of cone of vision

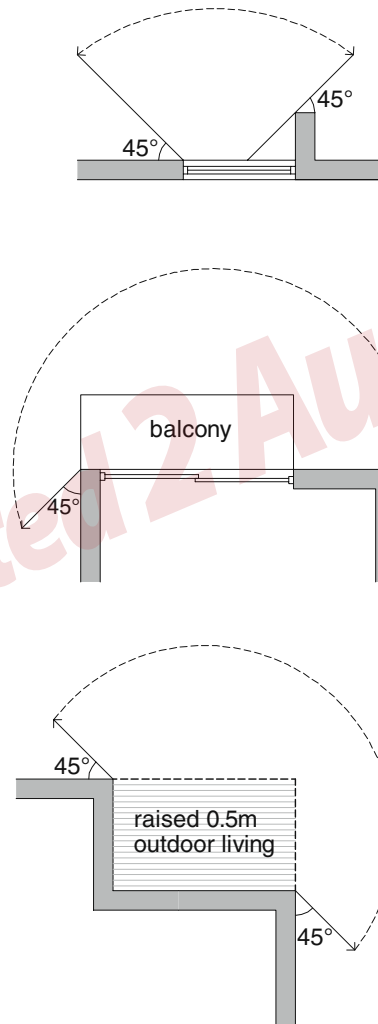
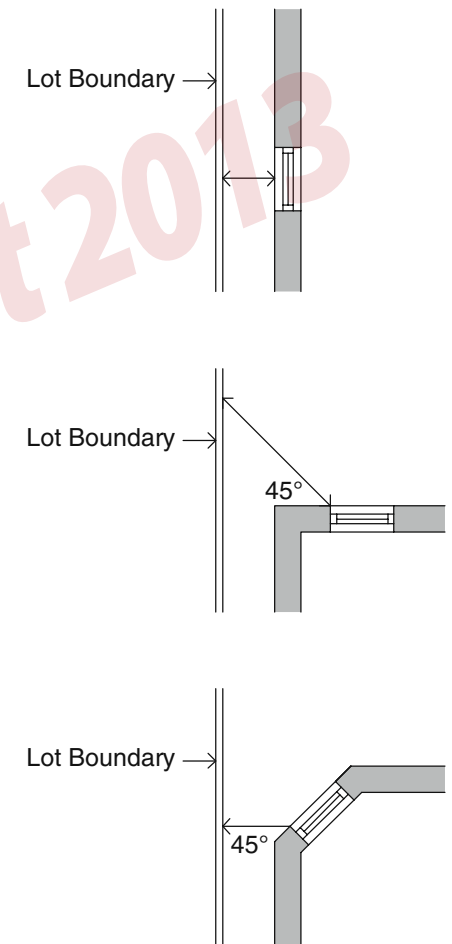


Figure 10b – Measurement of minimum privacy separation distances



To be gazetted 12 August 2013

Figure Series 10 – Privacy

Figure 10c – Measuring privacy setbacks using the cone of vision

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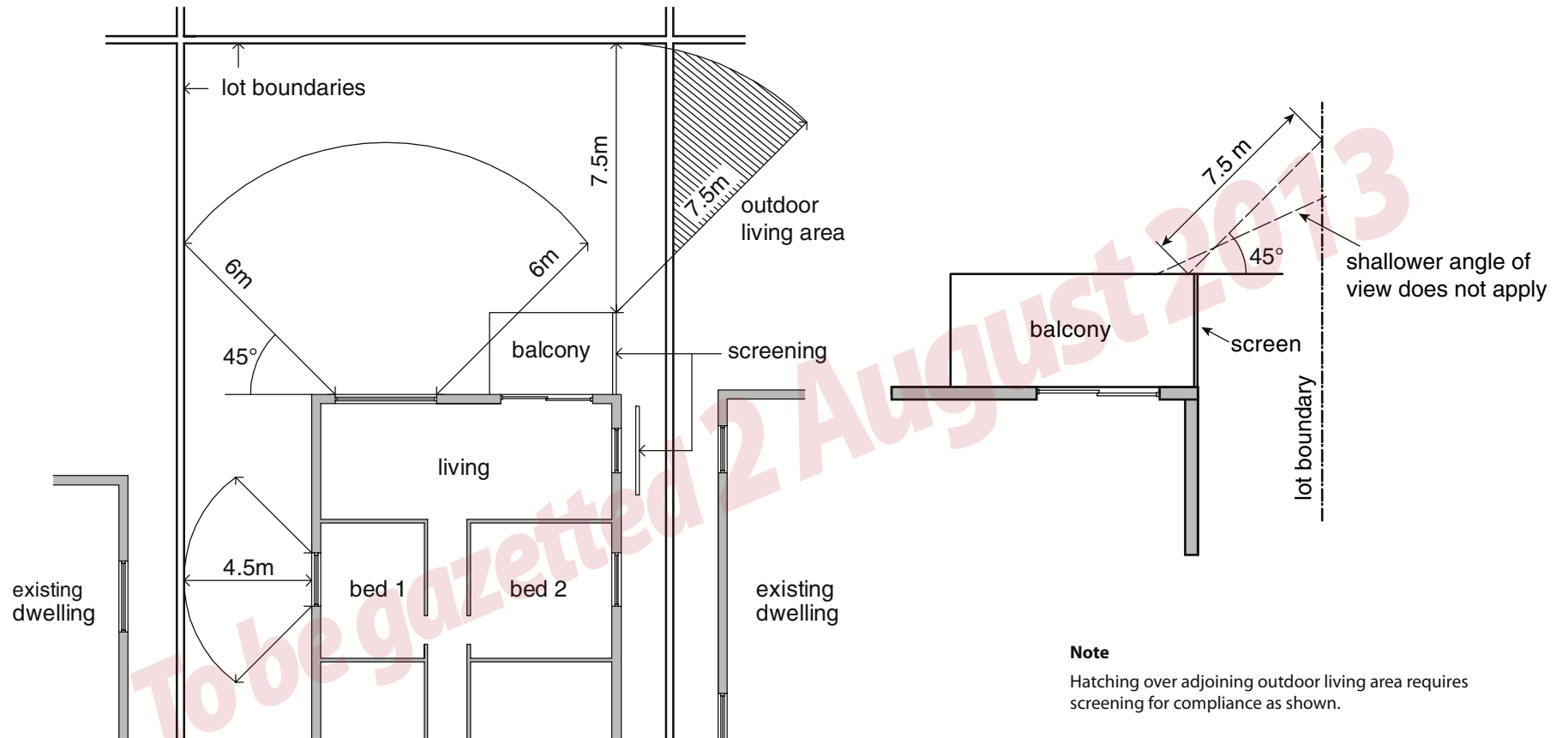


Figure Series 11 – Overshadowing

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Intent

The purpose of Figure Series 11 is to illustrate the correct way of measuring overshadowing for the purposes of **clauses 5.4.2** and **6.4.2**.

Figure 11a – Calculation of overshadowing (clauses 5.4.2 C2.1 and 6.4.2 C2.1)

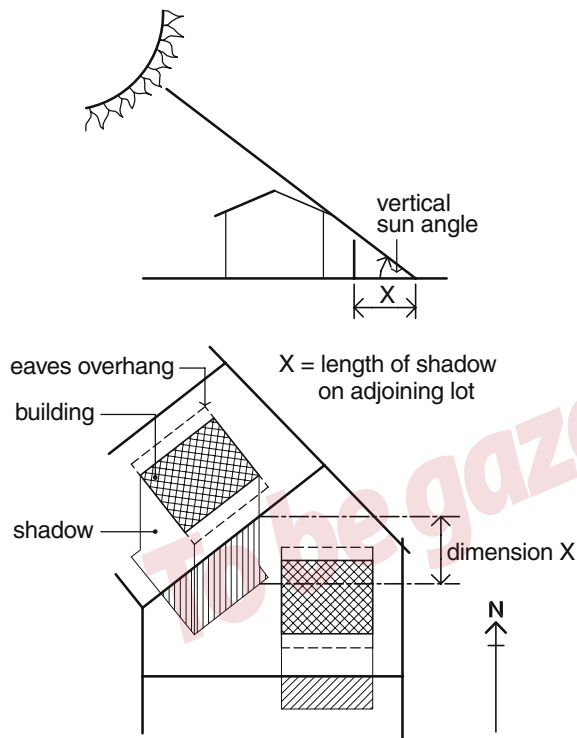
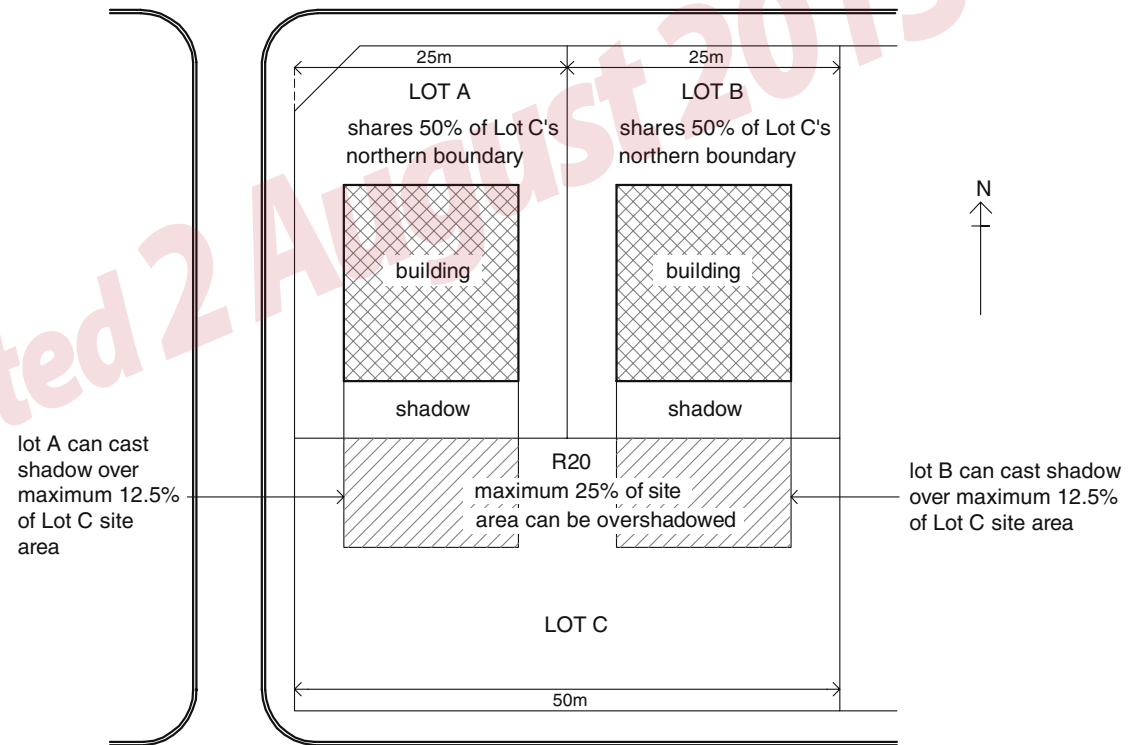


Figure 11b – Proportionate limits from shared northern boundaries (clauses 5.4.2 C2.2 and 6.4.2 C2.2)



Notes

For methodology on the calculation of overshadowing in Figure 11a, see the explanatory guidelines.

SHIRE OF ASHBURTON LOCAL PLANNING SCHEME NO.7

LOCAL PLANNING POLICY

Title: LOT 381 SECOND AVENUE/THIRD AVENUE ONSLOW

File No:

Minute No:

Statutory Environment: SHIRE OF ASHBURTON TOWN PLANNING SCHEME NO. 7

Adopted: ADOPTED AT THE ORDINARY MEETING OF COUNCIL
HELD ON

Last Review Date: NOT APPLICABLE

1.0 PURPOSE:

Local Planning Policies are guidelines used to assist the Shire in making decisions under the Scheme. The Scheme prevails should there be any conflict between this Policy and the Scheme.

2.0 SCOPE:

A local planning policy is not part of the Scheme and does not bind the Shire in respect of any application for planning approval but the Shire is to have due regard to the provisions of the Policy and the objectives which the Policy is designed to achieve before making its determination.

3.0 OBJECTIVES:

- 3.1 To guide the orderly and efficient development of Lot 381 Third Avenue/Second Avenue, Onslow.
- 3.2 To provide for the coordinated development of the land in stages generally in accordance with a 'development plan'.
- 3.3 To provide suitable tourist development along with short and long the accommodation to meet the known needs of the Onslow townsite.
- 3.4 To guide development that will provide for a legacy of tourist development' consistent with the Onslow Townsite Strategy July 2011.

3.6 To ensure that development within the Onslow Coastal Hazard Area – Scheme Control Area is sufficiently protected from storm surge and coastal erosion in the context of the WAPC State Coastal Planning Policy SPP 2.6.

4.0 POLICY:

4.1 Policy Statement

Lot 381 is recognised as a strategic site for tourist and related development within the Onslow townsite.

4.2 Application of Policy

The 'Lot 381 Development Plan' included as Attachment 1 to this Policy will be used by the Shire of Ashburton as the primary design criteria for assessing development and subdivision applications associated with planning proposals over Lot 381, matters associated with coastal setbacks the foreshore reserve adjacent to lot 381 and access arrangements.

Monitoring of erosion patterns of the adjoining foreshore reserve has been recommended by the land owner's consultant. This is an onerous responsibility for the State of Western Australia however no mechanism has been recommended. Such monitoring or is not a responsibility of the Shire as it does not have the technical expertise to assess the data or to undertake any identified protection works or to undertake any identified protection works.

5.0 RESPONSIBILITIES:

The local planning section as per the Delegations Policy and Register and further authority is delegated to the Chief Executive Officer for the following:

- 8.1 Determination of applications for Planning Approval consistent with this Local Planning Policy.

6.0 ADOPTION:

SHIRE OF ASHBURTON

TOWN PLANNING SCHEME No. 7

**PROPOSED DEVELOPMENT PLAN
LOT 381 SECOND AVENUE, ONSLOW**

Prepared by:



Damara WA Pty Ltd



Prepared for: Onslow Developments

Prepared by: David Maiorana

Date: May 2013

Job No: 12/931

Ref: 130430dpR

Status: Final

Dykstra Planning

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Disclaimer:

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Please note that these strategies devised in this report may not be directly applicable towards another Client. We would also warn against adapting this report's strategies/contents to another land area which has not been researched and analysed by Dykstra Planning. Otherwise, Dykstra Planning accepts no liability whatsoever for a Second party's use of, or reliance upon, this specific report.

**CERTIFIED THAT THIS DEVELOPMENT PLAN
WAS ADOPTED BY RESOLUTION OF THE
WESTERN AUSTRALIAN PLANNING COMMISSION ON**

..... Date

Signed for and on behalf of the Western Australian Planning Commission

an officer of the Commission duly authorised by the Commission pursuant to section 16 of the *Planning and Development Act 2005* for that purpose, in the presence of:

..... Witness

..... Date

And by
RESOLUTION OF THE COUNCIL OF THE SHIRE OF ASHBURTON ON

..... Date

And
PURSUANT TO THE COUNCIL'S RESOLUTION HEREUNTO AFFIXED IN THE
PRESENCE OF:

.....

President, Shire of Ashburton

.....

Chief Executive Officer, Shire of Ashburton

..... Date

This Development Plan is prepared under the provisions of the
Shire of Ashburton Town Planning Scheme No.7

Table 1: Table of Modification to Part 1 and Development Plan Map

Modification No.	Description of Modification	Date endorsed by Council	Date endorsed by WAPC

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Lot 381 Second Avenue, Onslow

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Part One - Statutory Section

1.0 Implementation Framework

Proposed Development Plan
Lot 381 Second Avenue, Onslow

1.1 Development Plan Area

The Development Plan for Lot 381 Second Avenue applies to the land contained within the inner edge of the broken black line shown on the Development Plan Map (**Plan 1 – Development Plan**) being an area of 2.37 ha.

1.2 Development Plan Content

The Development Plan comprises:

- Statutory Section (Part 1);
- Explanatory Section (Part 2) and
- Appendices – Technical reports, plans, maps and supporting documents.

Part 1 includes only the Development Plan Map and statutory planning provisions and requirements.

Part 2 is to be used as a reference guide to interpret and justify the implementation of Part One.

1.3 Interpretations and Relationship to the Town Planning Scheme

1.3.1 Interpretations

Unless otherwise specified in this Part, the words and expressions used in this Development Plan shall have the meanings given to them under Appendix 2 of the Shire of Ashburton Town Planning Scheme No.7 (“the Scheme”) including any amendments gazetted thereto.

“*Short Stay Accommodation*” means accommodation with a maximum length of stay of three (3) months in any twelve month period.

“*Long Stay Accommodation*” means permanent or semi-permanent accommodation with a length of stay exceeding three (3) months in any twelve month period and may include grouped dwellings and multiple dwellings.

1.3.2 Land Use Permissibility

Land use permissibility within the Development Plan area shall be in accordance with the Zoning Table contained within the Scheme.

1.0 Implementation Framework

Proposed Development Plan
Lot 381 Second Avenue, Onslow

1.4 Operation Date

The Development Plan shall come into operation when it is adopted by the Shire and endorsed by the Western Australian Planning Commission pursuant to Clause 6.4 of the Scheme. Any future modifications to the Development Plan shall be prepared under clause 6.4 of the Shire of Ashburton TPS No.7.

The provisions of this part shall apply to land contained within the Development Plan as follows:

- The objectives, standards and requirements applicable to the Tourism zone under the Scheme shall apply to the same extent to land contained within the Development Plan.
- Any other provision, standard or requirement of this part that is not otherwise contained in the Scheme, shall apply to the land as though it is incorporated into the Scheme, and shall be binding and enforceable to the same extent as if a part of the Scheme; and
- In the event of any inconsistency between the Development Plan and the Scheme, the Scheme prevails.

1.5 Zones and Reserves

The Development Plan (**Plan 1** of this Part) delineates the zones applicable to the Development Plan area according to the legend.

All provisions, standards and requirements applicable to the Tourism zone and applicable residential density code in the Scheme shall apply unless specific provision is made to the contrary in this part of the Development Plan.

1.6 Development Requirements and Standards

Development is generally to be in accordance with the Development Plan. Development standards shall be in accordance with the Scheme and the Shire's local planning policies.

1.7 Design Guidelines

Design Guidelines should be developed and used to guide the preparation and assessment of Development Applications over the Development Plan area.

1.0 Implementation Framework

Proposed Development Plan Lot 381 Second Avenue, Onslow

In addition to any general requirements contained within the Scheme or, where applicable, the Residential Design Codes, the Design Guidelines should incorporate and promote the following provisions and/or design elements:

Built Form:

- Building design to reflect the character of the Pilbara region;
- Use of local materials and colours. Roofs should be light in colour to reduce heat absorption;
- Ensure climate responsive design including design of eaves and verandahs for shading. Ventilation should be provided to allow prevailing breezes to cool buildings including openings on the south-east and north-west elevations of buildings. Use of materials with high insulation ratings and materials that shed heat quickly at night;
- Increased ceiling height.

Height Limits:

- Generally a maximum of 3 storeys for holiday accommodation / grouped dwelling units. An increased height limit for the Hotel/Restaurant building may be considered. Height limits would be expressed as building height to top of walls and the top of roof from the existing ground level.

Landscaping

- Selection of low water tolerant /drought resistant plant species to assist water conservation;
- Provision of shade trees within the development;
- Hard landscaping elements to compliment the architectural theme, with high durability to wind, salt, dust and sun.

1.8 Public Open Space Provision

No Public Open Space (POS) contribution shall be required either as land or as a cash-in-lieu contribution under this Development Plan, given the primary purpose of the Development Plan is to facilitate development of a Hotel/Holiday Accommodation facility.

1.0 Implementation Framework

Proposed Development Plan
Lot 381 Second Avenue, Onslow

1.9 Foreshore Management

A Notification pursuant to Section 165 of the *Planning and Development Act 2005* is to be placed on the Certificate(s) of Title of the lot / proposed lots as a condition of development and/or subdivision approval advising the lot is subject to potential coastal erosion risk and is subject to a Foreshore Management Framework.

The requirement for any direct adaptation or management of the coastal setback area shall be in accordance with the criteria set out in an approved Foreshore Management Framework.

In the event direct adaptation or management of the coastal setback area is necessary, this shall be undertaken at the landowners' cost, in consultation with the Shire of Ashburton and appropriate state government departments.

In order to facilitate these arrangements, a legal deed of agreement shall be prepared, at the landowners' cost, between the landowner(s) and the appropriate state government department as a condition of development or subdivision approval. The Legal Deed shall be secured via a caveat on the titles of the lot(s) and shall address matters including, but not limited to:

- The requirement for a Reserve Fund to be established for contributions towards adaptation or management works. The Reserve Fund shall only be established at such time as the dune field width is less than 70m.
- Contributions shall be determined at the time a Reserve Fund is established having regard to the recommendations of an approved Foreshore Management Framework.
- Contributions shall be made on a pro-rata (per m²) basis in the event Lot 381 is subdivided.

1.0 Implementation Framework

Proposed Development Plan
Lot 381 Second Avenue, Onslow

1.10 Operation and Implementation

The operation and implementation of the Development Plan shall be as set out in **Table 1**.

Table 1:

DOCUMENTATION	DEVELOPMENT PLAN	DEVELOPMENT APPLICATION	RELEVANT AUTHORITY
COASTAL HAZARD			
Coastal Setback Assessment Foreshore Management Framework	Documented in Development Plan / Report appended	Condition of Development Approval	Shire of Ashburton / Dept. of Planning / Dept. of Transport
ENGINEERING			
Road Access	Documented in Development Plan Report	Condition of development approval	Shire of Ashburton
Servicing	Documented in Development Plan Report	Condition of development approval	Shire of Ashburton / Water Corporation / Western Power
Storm Water Management	Documented in Development Plan Report	Condition of development approval	Shire of Ashburton
Geotechnical Report	Documented in Development Plan Report	Condition of development approval	Shire of Ashburton
FIRE MANAGEMENT			
Fire Management Plan	Documented in Development Plan Report	Condition of development approval	Shire of Ashburton/ DFES

PART ONE - PLAN 1

Development Plan

(Figure 3)



- NOTES**
1. Development and Subdivision shall generally be in accordance with the endorsed Development Plan.
 2. Preparation and implementation of a Foreshore Management Framework shall be required as a condition of Development and Subdivision approval.
 3. A Notification pursuant to Section 165 of the *Planning and Development Act 2005* is to be placed on the Certificate(s) of Title of the lot / proposed lots as a condition of development and/or subdivision approval advising the lot is subject to potential coastal erosion risk and is subject to a Foreshore Management Framework.
 4. Vehicular access to the site shall be via an extension of Second Avenue.
 5. Design Guidelines for the site shall be prepared by the proponent and endorsed by Council prior to determining an application for development approval. Development on the site shall generally be limited to three storeys, however an increased height limit for the hotel/restaurant may be considered.
 6. An Acoustic Assessment of potential noise impacts from the Onslow Salt Conveyor which considers any required noise mitigation measures for the site may be required as a condition of Development Approval.
 7. Car parking on site shall be provided in accordance with Scheme requirements.
 8. Boundary setbacks shall be in accordance with the Residential Design Codes for R50 density coded land, or as otherwise required by an approved Fire Management Plan.
 9. A Stormwater Management Plan shall be required as a Condition of Development Approval.
 10. A comprehensive Landscaping Plan shall be required as a Condition of Development Approval.
 11. A Fire Management Plan may be required prior to Council determining an application for Development Approval.

LEGEND

Zones:	
	Tourism (R50)
Other:	
	Development Plan Area
	Indicative Building Footprints
	Restaurant/Hotel
	Holiday Accommodation (Short Stay)
	Grouped Dwellings
	Long Stay Accommodation
	Proposed Survey-Strata Boundaries
	Indicative Pedestrian Link to Boardwalk (subject to detailed survey and design)

Subdivision, Rezoning, Structure Planning, Development Planning, Design, Advocacy
 PO Box 316 Kelmscott WA 6991
 Level 1/252 Fitzgerald St, Perth T: (08) 9228 9291
 6/2954 Albany Highway, Kelmscott T: (08) 9495 1947
 admin@dykstra.com.au

DEVELOPMENT PLAN

Lot 381 Second Avenue

ONSLOW

22 May 2013

1:1000 @ A3

Figure 3

Notes:

- This document may only be used for the purpose for which it was commissioned and in accordance with the Terms of Engagement.
- The dimensions, areas and number of lots are subject to survey and also the requirements of all authorities.

12931-DP-F3-130430A

Part Two - Explanatory Section

1.0 Planning Background

Proposed Development Plan
Lot 381 Second Avenue, Onslow

1.1 Introduction and Purpose

This submission has been prepared by Dykstra Planning on behalf of Onslow Developments in respect of Lot 381 Second Avenue, Onslow ("the subject land").

This report represents an application to the Shire of Ashburton to consider a proposed Development Plan over the subject land. The adoption of the proposed Development Plan will facilitate development of Lot 381 for a Hotel and Holiday Accommodation facility and long stay /residential use. In addition, the Development Plan is intended to provide a framework for the potential survey-strata subdivision of lots to accommodate complimentary permissible uses, including permanent residential use (grouped dwellings). The proposal also demonstrates the use is appropriate in this location, having regard to coastal management considerations.

Council, at its Meeting of 16 February 2011 considered a request seeking "In principle" support for a Scheme Amendment to enable some of the land to be used for residential purposes. Council confirmed its support for the proposal subject to a suitably comprehensive application being submitted. In considering this preliminary proposal, Council consulted with the Department of Planning, who indicated a mixed zoning could be contemplated, given this would be consistent with the recommendations of the Onslow Townsite Strategy.

Having undertaken further concept planning for the site, including a review of the permissibility of land uses within the Tourism zone, it is apparent the Scheme is sufficiently flexible to enable the landowner's intended use for Lot 381. Hence, a Scheme Amendment is not required. Instead, a Development Plan is considered the appropriate mechanism to enable Council and the Western Australian Planning Commission to consider the proposed use of the land.

This proposal is accompanied by a Development Plan Map prepared in accordance with the Shire of Ashburton Town Planning Scheme No.7, which is included at Part One (**Plan 1**) of this report.

This Development Plan Explanatory Report includes a detailed description of the proposal, provides an evaluation of the relevant town planning, coastal management and servicing considerations applicable to the land, and details the rationale supporting the proposed Development Plan.

1.0 Planning Background

Proposed Development Plan
Lot 381 Second Avenue, Onslow

1.2 Land Description

1.2.1 Location

The subject land is situated at the northern extent of the Onslow Townsite near Beadon Point, approximately 600m due north-west of the Onslow Town Centre (**Appendix 1 - Figure 1 refers**).

1.2.2 Area and Land Use

The subject land comprises a single lot and has a total area of 2.37 ha.

The site was used in the past as part of bulk fuel storage and pumping facility established during 1942-1944. This infrastructure has since been removed and the site remediated. The land is now vacant. The nature of existing land use on the site and on surrounding land is depicted on the Aerial Photograph at **Appendix 1 (Figure 2)**.

1.2.3 Legal Description and Ownership

The subject land is described as Lot 381 on Deposited Plan: 205462, Volume: 1558, Folio: 483. A copy of the Certificate of Title is included at **Appendix 2**. Whilst the subject land is formally known as Lot 381 Third Avenue, for the purpose of this application it is referred to as Lot 381 Second Avenue, given it is intended that gazetted road access via an extension of Second Avenue be provided as part of the development of the site.

1.3 Planning Framework

1.3.1 Shire of Ashburton TPS No.7

Lot 381 is zoned "Tourism" under the Shire of Ashburton Town Planning Scheme No.7 and is surrounded by Unallocated Crown Land reserved for Conservation, Recreation and Nature Landscape purposes. A Public Purpose reserve also adjoins the southern lot boundary which contains water supply infrastructure.

The land has frontage to the existing Second Avenue/Third Avenue road reserve adjacent to its south-eastern boundary, however this portion of the road has not been formally constructed.

1.0 Planning Background

Proposed Development Plan Lot 381 Second Avenue, Onslow

The Tourism Zone is considered a subset of the Commercial Zones and hence clause 6.10 of TPS No.7 applies:

“6.10 Commercial Zones

- 6.10.1 *Development in the Commercial and Civic and Tourism Zones should be generally in accordance with the strategic statements contained in the Scheme Report, or strategic statements contained in the Scheme Report, or policy in the policy manual.*
- 6.10.2 *In the absence of strategic or policy statements for land within the zones referred to in subclause 6.10.1 Local Government, when considering a planning application, shall take into account other matters it considers relevant to the proposal including floor space limitations, setbacks from boundaries and height of structures.*
- 6.10.3 *The density of residential development in the Commercial and Civic and Tourism zones shall not exceed R50, with the exception of land located within the Onslow Hazard Special Control Areas, where residential development shall not exceed R30.”*

TPS No. 7 identifies an “Onslow Coastal Hazard Area – Special Control Area”. The subject land is located outside this Special Control Area.

The permissibility of land uses within the Tourism zone is set out within the Zoning Table. The permissibility of various land uses within the Tourism zone is summarised in **Table 2** below.

Table 2

LAND USE CLASSIFICATION	TOURISM
Caretaker’s Dwelling	I
Grouped Dwelling	D
Holiday Accommodation	P
Hotel	D
Multiple Dwellings	A
Single House	X
Transient Workforce Accommodation	D
Restaurant	P
Shop	D
Take-away Food Outlet	D
Reception Centre	D

1.0 Planning Background

Proposed Development Plan Lot 381 Second Avenue, Onslow

- P Means that the use is permitted by the Scheme providing the use complies with the relevant development standards and requirements of the Scheme.
- D Means that the use is not permitted unless the Local Government has exercised its discretion by granting planning approval.
- A means that the use is not permitted unless the Local Government has exercised its discretion and has granted planning approval after giving special notice in accordance with Clause 5.7.
- I means that the use is not permitted unless the development is incidental to the predominant development on the lot as decided by Local Government .
- X means a use is not permitted by the Scheme.

Under TPS No.7, A single house is defined as: *“an independently constructed dwelling standing wholly on its own lot created pursuant to the Town Planning and Development Act. The dwelling may or may not include ancillary accommodation.”*

It is noteworthy that whilst a single house is not permissible within the Tourism zone, grouped dwellings are permissible. The Development Plan does not propose any single houses on Lot 381.

1.3.2 Onslow Townsite Strategy (2011)

The Onslow Townsite Strategy (“The Strategy”) was formally adopted by the Shire of Ashburton in July 2010 and endorsed by the WAPC in March 2011. A copy of the Onslow Townsite Strategy Map is *attached* at **Appendix 3** for reference.

The Strategy identifies the following actions applicable to Tourism considered necessary to progress the implementation of the Strategy.

“3.7 Tourism

- ***Identify areas for a range of tourist accommodation types and facilities.***
- *Encourage a potential marina development to include tourist accommodation and facilities.*
- *Ensure that transit workforce accommodation is not located within areas zoned for tourism.”*

(* our emphasis)

1.0 Planning Background

Proposed Development Plan Lot 381 Second Avenue, Onslow

The proposed use of the site predominantly for a Hotel/Holiday Accommodation facility is consistent with the Strategy action referenced above.

Further, the Onslow Townsite Strategy Map includes the following notation:

“In preparing the Structure Plan, alternate access to Lot 381 and the Water Corporation site be considered. In relation to Lot 381, Council would be prepared to consider a mixed zoning that provided for residential use in the context of an overall tourist/residential development.”

The Development Plan (Structure Plan) for Lot 381 has regard for the intent for the site identified in the Strategy, including the need to resolve access issues. Further details are provided in Section 3.3 of this Report.

Land to the south of the site is identified as part of a “Proposed Development Investigation Area (subject to detailed Structure Planning).” Further planning work has been progressed over the investigation area in the form of the Onslow Townsite Expansion Stage 1 Development Plan (adopted January 2013). Lot 381 falls outside of the Onslow Townsite Expansion area.

1.3.3 State Planning Policy 2.6 – State Coastal Planning

In June 2003, the Western Australian State Government released State Planning Policy 2.6 – State Coastal Planning. SPP 2.6 provides guidance for new development, including subdivision and strata subdivision, on the Western Australian coastline. SPP 2.6 outlines the recommended criteria for use in determining the appropriate Physical Processes Setback (PPS). The PPS should provide a low level of risk to development from coastal erosion over a 100 year planning horizon.

In 2010, a position statement was released by the WAPC advising a review of SPP 2.6 was being progressed, having particular regard to projected increases in sea level rise.

Further, a revision of SPP 2.6 (draft SPP 2.6 – 2012) was subsequently released, which recognised that coastal setbacks and infill levels need not be the only available techniques for mitigation of the risk increase associated with potential climate change. Whilst the revision of SPP 2.6 recommends that hazard avoidance should remain the primary strategy for new developments, the policy acknowledges that development as part of existing townsites may need to be capable of adapting to sea level rise.

**Proposed Development Plan
Lot 381 Second Avenue, Onslow**

A preferential adaptation hierarchy of Avoid-Retreat-Accommodate-Protect is recommended. This proposal addresses possible strategies for coastal hazard risk mitigation, in accordance with the draft revised SPP 2.6.

Further details are provided in subsequent sections of this Report.

1.3.4 WAPC Planning Bulletin 83 - 2013 - Planning for Tourism

Planning Bulletin 83 guides decision making by the WAPC and local government for subdivision, development and Scheme Amendment proposals for Tourism purposes. Planning Bulletin was adopted to implement the recommendations of the Tourism Planning Task Force which formed to address the following key issues:

- Pressure to redevelop tourism sites for residential purposes; and
- Potential conflict between short stay tourists and permanent residents.

The Planning Bulletin sets out the criteria whereby residential development may be considered within tourism sites, and where subdivision of Tourist zoned land would be supported.

The relevant criteria set out in the Planning Bulletin have been addressed by this proposal as follows:

Mixed Use / residential development within tourism sites

Proposals for non-tourist accommodation developments (such as permanent residential, commercial, restaurant etc.) within tourism sites should be considered on a case by case basis.

In this situation, the Tourism Zone under TPS No.7 provides for a range of land uses, including commercial type uses (shop/restaurant) and permanent residential uses (grouped dwellings/multiple dwellings).

Further, the adopted Onslow Townsite Strategy specifically acknowledges the prospect of residential uses in the context of an overall tourist /residential development. The Development Plan process enables an integrated approach to considering the appropriate balance between the proportion of short stay holiday accommodation and long stay residential use, having regard to relevant design and site management considerations. In terms of design, long stay accommodation would

1.0 Planning Background

Proposed Development Plan Lot 381 Second Avenue, Onslow

be located separately to short stay accommodation and sited so as to achieve appropriate separation from the more intensive tourist uses on the site, such as the Restaurant/ Hotel facility.

In this regard, the Development Plan for Lot 381 proposes a proportion of the overall accommodation to potentially be used for long stay residential use. The final percentage would be dependent on the design on the hotel component, in particular.

Subdivision of tourist zoned land

Limited survey-strata subdivision is proposed as part of the Development Plan to provide for separate land tenure of the proposed Grouped Dwelling and some long stay accommodation sites. Given these sites will remain as part of the original parent lot, a management statement for the overall site could address common onsite management issues.

1.3.5 Local Planning Policies

1.3.5.1 Onslow Interim Town Centre Design Guidelines

The Shire of Ashburton has developed a Local Planning Policy – *Onslow Interim Town Centre Design Guidelines*. Given the Policy relates to development within the town centre, it is not directly applicable to this proposal, however, the Development Plan has regard to the intent of relevant design elements contained within the Policy which may be applicable to the preparation of detailed plans at the Development Application Stage. A requirement for the preparation of site specific Design Guidelines is reflected on the Development Plan Map.

1.3.5.2 Consultation for Planning Proposals

The Shire has adopted a Local Planning Policy – *Consultation for Planning Proposals* to guide the consultation process undertaken as part of considering planning proposals, including Development Plans. It is anticipated the Shire will determine the level of consultation required for the Development Plan over Lot 381 following a preliminary assessment of the proposal.

2.0 Site Opportunities and Constraints

Proposed Development Plan
Lot 381 Second Avenue, Onslow

2.1 Coastal Setbacks

A report prepared by MP Rogers and Associates (MRA) on behalf of Landcorp, titled “*Onslow Townsite Planning Coastal Setbacks and Development Levels*” was prepared in 2011. The document examines the extent of a Physical Processes Setback from the Horizontal Setback Datum (HSD) along the Onslow shore line. The MRA report recommended a coastal setback of 209m, which significantly impacted upon Lot 381.

Given the impact of the recommended coastal setbacks on the development potential of Lot 381, Damara WA Pty Ltd – Coastal Engineers were commissioned to undertake a site-specific assessment of potential coastal hazards (including inundation and erosion) affecting the site and evaluate their potential mitigation.

A draft Report titled *Coastal Setback Assessment (2012) – Lot 381 Second Avenue, Onslow* was presented to the Department of Transport and Department of Planning in December 2012 / January 2013 for preliminary comment. As a result of comments received from the Department of Planning, the Coastal Setback Assessment Report was revised and a supplementary document titled *Foreshore Management Framework – Lot 381 Second Avenue, Onslow (2013)*, was prepared.

A copy of the draft Foreshore Management Framework is included at **Appendix C**. The Report advises:

Lot 381 Second Avenue Onslow is located in the high dunes landward of Beadon Point, at the northern end of Onslow townsite. The site has a 150m wide erosion buffer, which includes primary dunes with sufficient width and height to resist erosion from an extreme storm sequence. It is considered that this buffer is adequate for the protection of the site against coastal change for the next 100 years if consideration is given to the stabilising influence of the intertidal rock platform and ongoing sand supply from the Ashburton River. However, due to the uncertainty associated with projecting coastal change, particularly at a site which may be affected by tropical cyclones, it is appropriate the erosion hazard to Lot 381 to be managed through an adaptive framework.

The recommended approach for management is a focus upon dune resilience through growth and post-event recovery, as the fore-dune field and primary dunes provide an effective dynamic buffer against storm events. Triggers for active management are broadly based upon monitoring of the coastal dune width relative to the Lot 381 boundary:

2.0 Site Opportunities and Constraints

Proposed Development Plan Lot 381 Second Avenue, Onslow

- *For a dune width of >70m, no direct adaptation is considered necessary. The setback buffer should continue to be maintained (i.e. no development seaward) and general management works to encourage dune recovery should be considered following informal (non-technical) monitoring on an annual basis;*
- *For dune field width of 35-70m, increased attention should be given to maintenance of the setback buffer and encouraging dune resilience. Dune monitoring should be formal (surveyed), with inspection twice per year. The potential for significant management actions should be assessed in more detail if the dune field is <70m width;*
- *For a dune width of <35m, direct action to mitigate the risk associated with erosion hazard is recommended. Detailed evaluation and implementation of management options should be undertaken. In the event that available management options are not economic or effective, then managed retreat should be planned. Dune monitoring should be formal (surveyed and interpreted by a coastal engineer), occurring after every storm event*

It is re-iterated that the existing buffer is considered likely to be adequate for the next 100 years, with the majority of management being limited to assessment (monitoring) rather than on-ground actions. However, the adaptive management framework provides a basis with which to securely manage the erosion hazard to Lot 381.

Both the revised Coastal Setback Assessment and Foreshore Management Framework were submitted to the Department of Planning in May 2013 for further review and comment.

2.2 Landform and Soils

The site was used in the past as part of bulk fuel storage and pumping facility. As a result of the previous use of the site, it was reported to the DEC as required under the Contaminated Sites Act, 2003 and classified as “Contaminated – remediation required”.

An initial study was undertaken by Sinclair Knight Merz on behalf of the Shire of Ashburton “*Report for the Assessment of Oil Contamination – 2001*”. At the time the use of the site was intended to be for recreational purposes and the existing structures were to remain on site.

Following acquisition of the land by Onslow Development, WSP Environmental Pty Ltd (WSP) were engaged to undertake a Preliminary Site Investigation (PSI) and subsequent Detailed Site Investigation (DSI).

2.0 Site Opportunities and Constraints

Proposed Development Plan Lot 381 Second Avenue, Onslow

Following the WSP Report, the landowners isolated the contaminated soil and conducted bioremediation of the soil.

During 2010, Enviroworks Consulting prepared a Remediation and Validation Report including further water monitoring and soil sampling. Ultimately, the DEC was satisfied the classification of the site should be revised and the Memorial on Title advising of the classification was removed. A copy of correspondence from the DEC is included at **Appendix 4**.

The previous environmental reporting on the site advised the following:

- Soils on site are sandy, and primarily made up of poorly consolidated small to medium sized grain quartzose calcarenite varying in colour from white/grey to orange/red.
- The WSP Report identified a thin limestone layer at approximately 2-3 m below the natural ground level.
- Imported clean fill was applied to the site as part of remediation works, and has established a finished level of approximately 10-11m AHD.
- Rainwater will typically infiltrate quickly through the sandy surface soils.
- There is a low risk of disturbing acid sulfate soils on site.

Hence, the soils on site are capable of supporting the form of development proposed.

2.3 Ground Water and Surface Water

Groundwater monitoring undertaken as part of the previous environmental investigations recorded groundwater at a depth of approximately 0.8 m AHD, hence a depth to groundwater of 9-10m from the surface. Given the depth to groundwater and the absence of any surface water features, there are no anticipated constraints to development in the manner proposed due to site hydrology.

2.4 Bush Fire Hazard

Given the location of the site, in close proximity to the coastline, the nature of adjoining vegetation which generally comprises grass steppe, soft spinifex and scattered low scrub (under 2m in height) and availability of a scheme water supply, the site is not considered to be susceptible to extreme bushfire risk. Should a bush fire hazard assessment and/or a Fire Management Plan be required, this could be undertaken either prior to Council determining a Development Application on Lot 381 or as a condition of Development Approval.

3.0 Proposed Land Use

Proposed Development Plan
Lot 381 Second Avenue, Onslow

3.1 Overview of the Proposal

The purpose of the Development Plan is to facilitate the development of a Hotel /Holiday Accommodation facility as well as a proportion of long stay /permanent residential accommodation, including two grouped dwellings, on Lot 381.

The Development Plan design incorporates the following components:

- Two 942 m² sites each containing a grouped dwelling;
- Two 894 m² sites each containing potentially four (4) long stay accommodation units;
- A Hotel/Holiday Accommodation site, accommodating a Hotel, Restaurant, Reception, Pool, short stay and long stay accommodation, car parking, visitor amenities etc;
- An internal driveway system; and
- Landscaping

The Development Plan included as **Plan 1** in the Statutory Section of this report and the Development Plan - Context at **Appendix 1 (Figure 4)** in the Explanatory Section of this report depict the location and scale of development on the site, as well as the relationship of the Development Plan to surrounding land and development.

3.2 Development Plan Design and Integration

3.2.1 Site Layout

The proposed development has been designed to provide for an integrated range of uses on the site. A centrally located Hotel/Restaurant building and associated facilities would be conveniently located for occupants of the short stay holiday accommodation, whilst still enabling reasonable separation between the proposed grouped dwellings intended for permanent residential use and long stay accommodation.

The orientation of buildings would seek to maximise coastal views whilst also facilitating effective ventilation from cooling breezes. Detailed building design would be consistent with Design Guidelines prepared prior to development application stage, according to the principles outlined in the statutory section of this report.

3.0 Proposed Land Use

Proposed Development Plan Lot 381 Second Avenue, Onslow

3.2.2 Survey-strata Subdivision

The Development Plan also provides for limited survey-strata subdivision of the site, to create a total of five (5) lots, in accordance with the Concept Survey-strata Plan at **Appendix 1 (Figure 5)**. The Hotel / Short stay accommodation uses will be contained on a single strata lot of 1.96 ha, with access provided via common property from the proposed extension of Second Avenue. Separate lots would provide for grouped dwellings (Lots 1 and 2) and long stay accommodation (Lots 3 & 4).

It is anticipated all lots would be subject to a strata management scheme required as a condition of subdivision approval.

3.3 Movement Networks

Gazetted road frontage to Lot 381 is derived from the Third Avenue road reserve. However, Lot 381 is currently provided with vehicular access via a track over Unallocated Crown Land extending from the Second Avenue Road reserve.

The landowner of Lot 381 has previously requested the Shire consider supporting an extension of Second Avenue up to the eastern boundary of Lot 381. In addition, the landowner has previously consulted the Department of Regional Development and Lands who advised a formal resolution of Council would be required in order to facilitate the dedication of (an extension to) a public road. At its 21 September 2011 Meeting, the Council resolved to support, in principle, the concept of establishing a new road reserve connection between Second Avenue, to the eastern boundary of Lot 381.

As part of its Resolution, Council advised the owner he would be responsible for various administrative, consultancy and construction costs associated with the proposed road extension. Whilst the landowner has progressed survey work to assist the design of the new road, it was considered prudent to progress planning work via the Development Plan process, particularly given potential constraints to development of the site associated with coastal erosion risk. Once the Development Plan approval process has substantially progressed, detailed road design could be finalised and the dedication of the land progressed through the Department of Regional Development and Lands.

Construction of the road extension would be to Council's specifications and could be required as a condition of Development Approval. Internally to the site, a sealed driveway arrangement would be constructed to provide access to Holiday Accommodation Units, the Hotel/Restaurant building, car parking and service areas.

3.0 Proposed Land Use

Proposed Development Plan Lot 381 Second Avenue, Onslow

A cul-de-sac arrangement would be constructed to ensure waste collection vehicles could efficiently access the development. Driveway widths could be detailed at development application stage, and would be of sufficient width to enable two way vehicular access.

Pedestrian paths would be provided within the site and a connection to the Ian Blair Memorial Boardwalk which runs parallel to the northern boundary of the site is proposed.

3.4 Foreshore Management Framework

A draft Foreshore Management Framework has been prepared to establish guidelines for management of the foreshore adjacent to Lot 381. A copy of the Foreshore Management Framework is included at **Appendix 4**. It is anticipated implementation of an endorsed Foreshore Management Framework would be required as a condition of Development and subdivision Approval.

Further details pertaining to implementation of the Foreshore Management Framework, including the requirement for a Legal Deed to be prepared and proposed mechanism for funding adaptation and management works is included at **Part 1** (Statutory Section) of this Report.

3.5 Local Water Management

The stormwater strategy for the development area will be designed to ensure flood protection during high intensity storms. Given the nature of imported fill on the site and the existing levels of 10-11 m AHD, onsite infiltration via soakwells is envisaged to dispose of stormwater associated with 1 in 1 year ARI events. Management of the 1 in 5 year ARI event may include conveyance via an extension of the pit and pipe network servicing the townsite, if appropriate. 100 year ARI events will be accommodated via flood routing via the formed driveway and road reserves. Detailed road design, including drainage management would be undertaken as part of providing the proposed extension of Second Avenue to service the development.

3.6 Infrastructure and Services

3.6.1 Sewer Reticulation

The endorsed Onslow Townsite Expansion Stage 1 - Development Plan was supported by a Servicing Report prepared by Wood and Grieve Engineers.

A Conceptual Plan provided by the Water Corporation included within the Servicing Report and *attached* at **Appendix 6** for reference, provides for an

3.0 Proposed Land Use

Proposed Development Plan Lot 381 Second Avenue, Onslow

extension of the existing 150mm sewer line within Second Avenue to service Lot 381.

Whilst the Stage 1 Development Plan report notes there is capacity within the existing infrastructure to support nominal population growth, forecasts indicate the current treatment capacity will be exceeded in 2013 and disposal capacity exceeded in 2016. It is anticipated the planning and development of additional facilities will be undertaken by the Water Corporation as planning proposals are brought forward within the Onslow Townsite and that sewer provision will not be a constraint to development of the site.

3.6.2 Water Reticulation

The Water Corporation has advised that the Onslow water supply scheme is currently operating close to full capacity. While meeting current service obligations, the Water Corporation has advised at this stage is unable to guarantee the availability of water services for future development.

Accordingly, investigations are underway to expand the water supply system to support additional growth in the Onslow townsite, including installation of additional production bores. Initially, a booster pump station and upgrading of a transfer pipeline is proposed to increase the capacity of the scheme. The Water Corporation's planning indicates a new tank and booster pump station would be required prior to providing additional water supply capacity. Once this infrastructure is commissioned it is understood the existing tanks within the townsite would be decommissioned, including the existing tank on the Water Corp site adjoining Lot 381.

3.6.3 Power and telecommunications

Upon extension of the Second Avenue road reserve to service the site, power infrastructure would also be extended within the road reserve to the site. Hence, it is anticipated an underground power connection and telecommunications can readily be provided to service the proposed development.

4.0 Conclusion and Implementation

Proposed Development Plan
Lot 381 Second Avenue, Onslow

This Development Plan has been prepared to guide the development and limited subdivision of the subject land.

The existing planning framework applicable to the Onslow townsite has facilitated the preparation of a Development Plan to guide the orderly and proper planning of this precinct for predominantly tourism purposes.

The Development Plan has been compiled in accordance with the requirements of the Shire of Ashburton TPS 7. Part 6.4 of the Scheme stipulates the manner in which the Development Plan will be processed by the Shire of Ashburton and following its adoption by the local authority, by the WAPC. Following adoption of the Development Plan, a development application prepared in accordance with the Development Plan can be approved.

Further details pertaining to the implementation of the Development Plan are included at **Part 1** (Statutory Section) of this Report.

In view of the above considerations, Dykstra Planning respectfully seeks Council's support for the adoption of the Development Plan and subsequently, its adoption by the Western Australian Planning Commission.

Appendix 1 Plans

**Proposed Development Plan
Lot 381 Second Avenue, Onslow**

Figure 1 - Location Plan

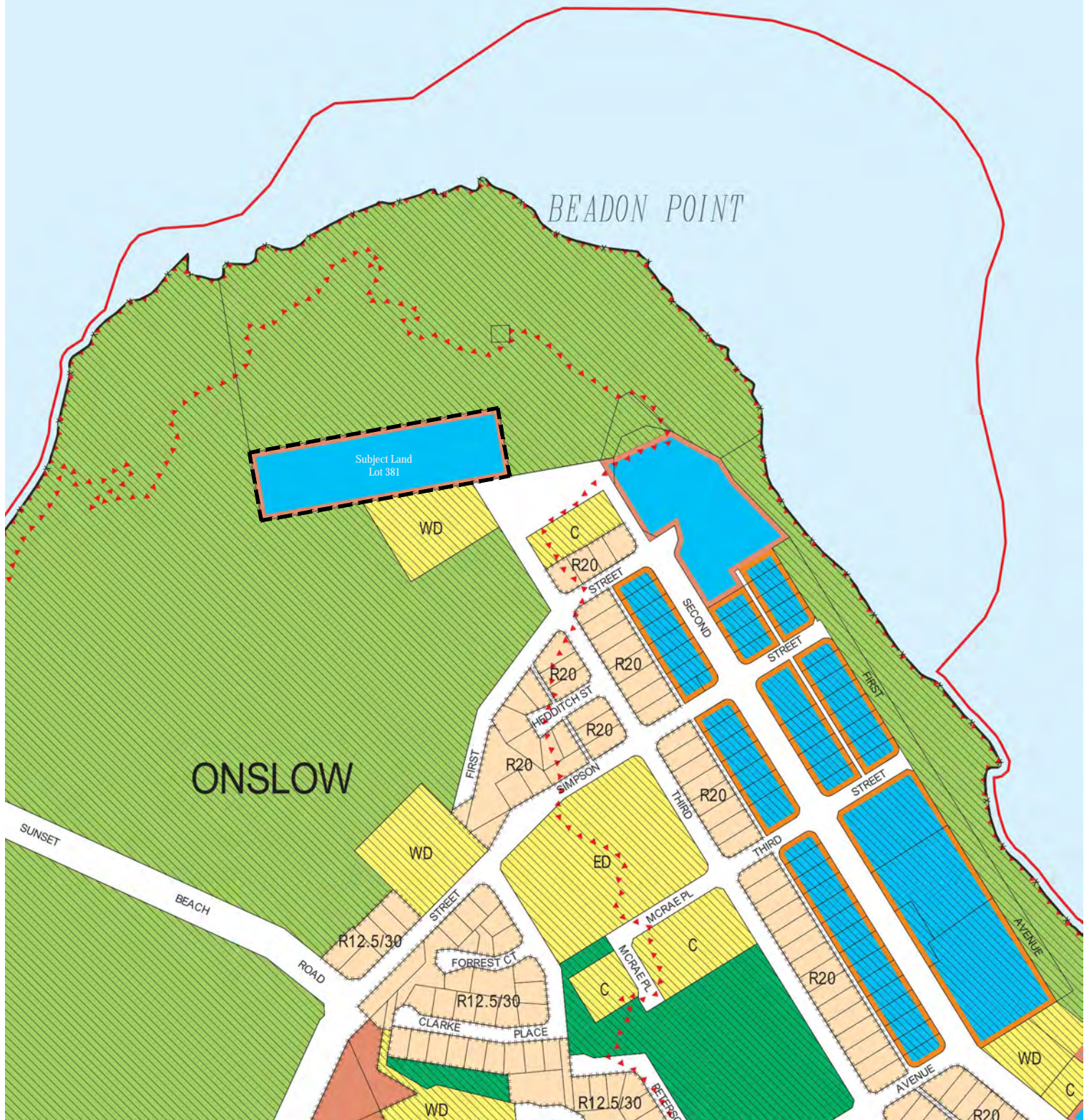
Figure 2 – Aerial Photograph

Figure 3 – *refer* to Statutory Section Part 1

Figure 4 – Development Plan – Context

Figure 5 – Concept Survey-strata Plan

INDIAN



Subdivision, Rezoning, Structure
 Planning, Development Planning,
 Design, Advocacy
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LOCATION PLAN

Lot 381 Second Avenue

ONSLOW

30 April 2013



Figure 1

- Notes:
- This document may only be used for the purpose for which it was commissioned and in accordance with the Terms of Engagement.
 - The dimensions, areas and number of lots are subject to survey and also the requirements of all authorities.



Lot 381



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AERIAL PHOTOGRAPH

Lot 381 Second Avenue

ONSLOW

Page383

2 May 2013

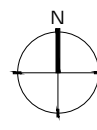


Figure 2

Notes:

- This document may only be used for the purpose for which it was commissioned and in accordance with the Terms of Engagement.
- The dimensions, areas and number of lots are subject to survey and also the requirements of all authorities.

12931-APP2-13043DA



LEGEND

Zones:

- Tourism (R50)

Other:

- Development Plan Area
- Indicative Building Footprints
- Restaurant/Hotel
- Holiday Accommodation (Short Stay)
- Grouped Dwellings
- Long Stay Accommodation
- Proposed Survey-Strata Boundaries
- Indicative Pedestrian Link to Boardwalk (subject to detailed survey and design)

- NOTES**
1. Development and Subdivision shall generally be in accordance with the endorsed Development Plan.
 2. Preparation and implementation of a Foreshore Management Framework shall be required as a condition of Development and Subdivision approval.
 3. A Notification pursuant to Section 165 of the *Planning and Development Act 2005* is to be placed on the Certificate(s) of Title of the lot / proposed lots as a condition of development and/or subdivision approval advising the lot is subject to potential coastal erosion risk and is subject to a Foreshore Management Framework.
 4. Vehicular access to the site shall be via an extension of Second Avenue.
 5. Design Guidelines for the site shall be prepared by the proponent and endorsed by Council prior to determining an application for development approval. Development on the site shall generally be limited to three storeys, however an increased height limit for the hotel/restaurant may be considered.
 6. An Acoustic Assessment of potential noise impacts from the Onslow Salt Conveyor which considers any required noise mitigation measures for the site may be required as a condition of Development Approval.
 7. Car parking on site shall be provided in accordance with Scheme requirements.
 8. Boundary setbacks shall be in accordance with the Residential Design Codes for R50 density coded land, or as otherwise required by an approved Fire Management Plan.
 9. A Stormwater Management Plan shall be required as a Condition of Development Approval.
 10. A comprehensive Landscaping Plan shall be required as a Condition of Development Approval.
 11. A Fire Management Plan may be required prior to Council determining an application for Development Approval.

Subdivision, Rezoning, Structure Planning, Development Planning, Design, Advocacy

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DEVELOPMENT PLAN - CONTEXT

Lot 381 Second Avenue

ONSLOW

22 May 2013

1:1500 @ A3

Figure 4

Notes:

- This document may only be used for the purpose for which it was commissioned and in accordance with the Terms of Engagement.
- The dimensions, areas and number of lots are subject to survey and also the requirements of all authorities.

12931-DP-F3-130430-A

Appendix 2
Certificate of Title

Proposed Development Plan
Lot 381 Second Avenue, Onslow

WESTERN



AUSTRALIA

REGISTER NUMBER 381/DP205462	
DUPLICATE EDITION 1	DATE DUPLICATE ISSUED 6/1/2007

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME **1558** FOLIO **483**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 381 ON DEPOSITED PLAN 205462

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

HERBERT MINING & EARTHMOVING PTY LTD
LENNARD DAVID BUTLER
MATTIE JEAN BUTLER
ALL OF PO BOX 6, ONSLOW
AS TENANTS IN COMMON IN EQUAL SHARES

(T K032717) REGISTERED 20 DECEMBER 2006

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. 63692/1964 SUBJECT TO CERTAIN MINERAL AND OTHER RESERVATIONS AS SET OUT IN TRANSFER 63692/64. REGISTERED 1.1.1964.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.

* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.

Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

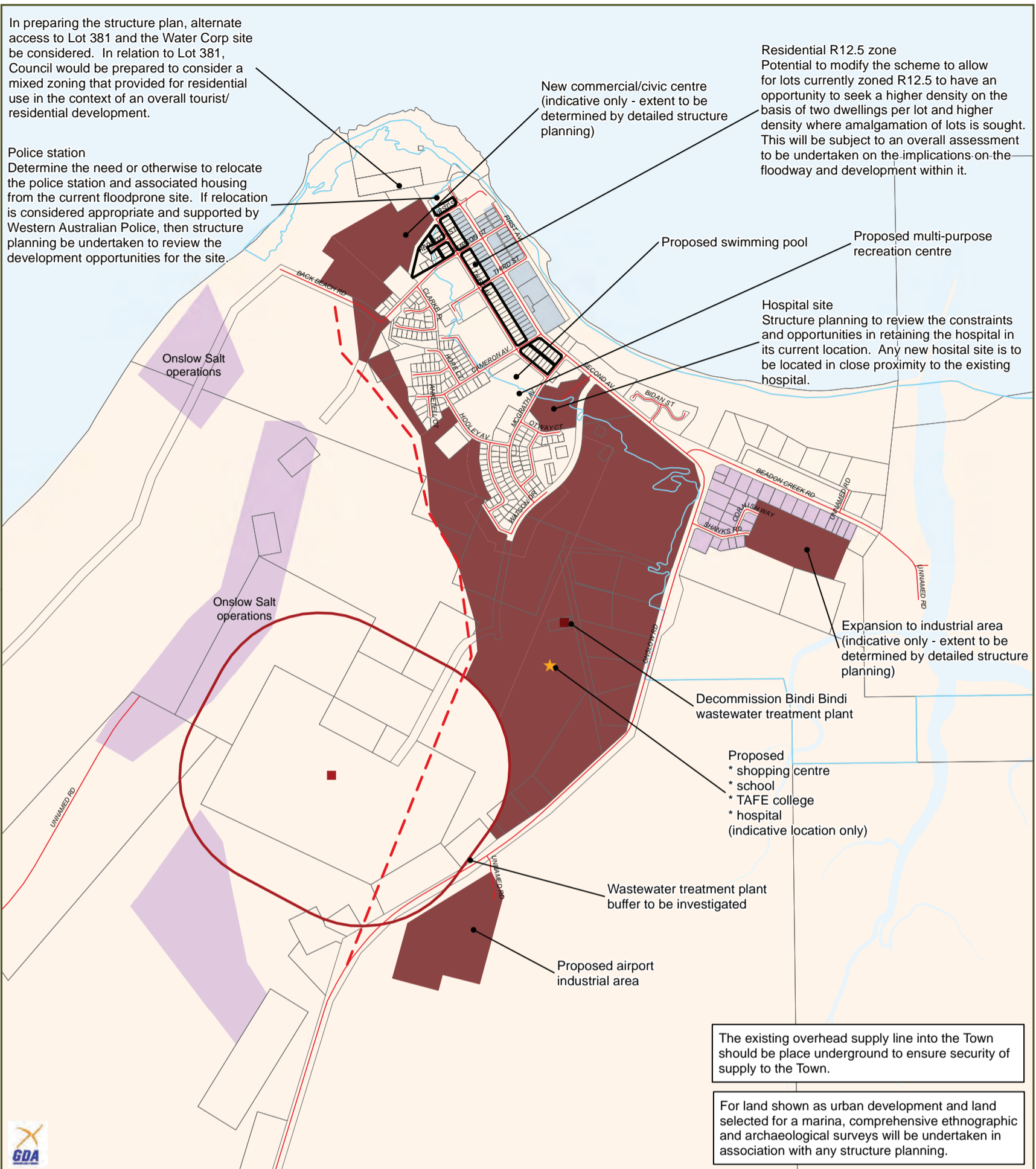
SKETCH OF LAND: 1558-483 (381/DP205462).
PREVIOUS TITLE: 1504-40.
PROPERTY STREET ADDRESS: LOT 381 THIRD ST, ONSLOW.
LOCAL GOVERNMENT AREA: SHIRE OF ASHBURTON.

NOTE 1: A000001A LAND PARCEL IDENTIFIER OF ONSLOW TOWN LOT/LOT 381 (OR THE PART THEREOF) ON SUPERSEDED PAPER CERTIFICATE OF TITLE CHANGED TO LOT 381 ON DEPOSITED PLAN 205462 ON 17-JUL-02 TO ENABLE ISSUE OF A DIGITAL CERTIFICATE OF TITLE.

NOTE 2: THE ABOVE NOTE MAY NOT BE SHOWN ON THE SUPERSEDED PAPER CERTIFICATE OF TITLE OR ON THE CURRENT EDITION OF DUPLICATE CERTIFICATE OF TITLE.

Appendix 3
Onslow Townsite Strategy Map

Proposed Development Plan
Lot 381 Second Avenue, Onslow



Produced by Infrastructure Planning & Coordination Branch, Department of Planning.
Base information supplied by: Western Australian Land Information Authority, LI 430-2009-2.
Date: 15/06/2010

Legend

- cadastre
- existing commercial and civic zone
- existing industry/strategic industry zones
- existing residential R12.5 zone
- Onslow coastal hazard area (special control area - local planning scheme)
- proposed site for new shopping centre, primary school, hospital & TAFE facility
- sealed roads
- future main road
- wastewater treatment plant
- wastewater treatment plant buffer
- proposed development investigation area (subject to detailed structure planning)

ONSLOW TOWNSITE STRATEGY

Appendix 4
Foreshore Management Framework

Proposed Development Plan
Lot 381 Second Avenue, Onslow



Lot 381 Second Avenue, Onslow Foreshore Management Framework

For Onslow Developments Pty Ltd

Damara WA Pty Ltd
April 2013

Report 187-02-Draft A

Document Control

Index	Author	Date	Review	Date	Comment
Draft A	M.Eliot	05.04.2013			
Draft B					
Draft C					
Rev A					
Rev B					
Rev O					[Final Revision]



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1. Introduction

Onslow Developments are presently considering the development of a hotel and apartment complex at Lot 381 Second Avenue, Onslow (Figure 1). Previous site-specific assessment of coastal hazards for the site identified that in the long-term, adaptive management of erosion hazard may be necessary (Damara WA 2012). This document supplements the previous report, and outlines a framework for management of the foreshore adjacent to Lot 381.



Figure 1: Site Location



A setback assessment for Onslow township and Sunset Beach previously indicated that a significant portion of Lot 381 was potentially seaward of appropriate setback levels (MRA 2011). The coarse nature of that study and the absence of site specific information, particularly the role of rock features, prompted Onslow Developments to commission a site-specific assessment. Damara WA (2012) provided a local assessment of coastal hazards, outlining the role of local coastal geomorphology, with comparison against the township setback assessment and the *schedule one* approach of SPP 2.6 (WAPC 2003a, 2012). This evaluation identified that the simple methodology applied for setback assessment takes no account of the significant role of rock control or the presence of a foredune field.

Lot 381 is located in the high dunes landward of Beadon Point, at the northern end of Onslow townsite (Figure 2). The high dunes are fronted to seaward by a broad area of lower-lying foredunes. These act as a buffer against erosion events and also enable a significant distance of progressive coastal change to occur, such as may result from sea level rise. Effective management of the existing coastal foredunes is considered to provide an important mitigation of erosion hazard for Lot 381 and therefore a recommended approach to dune and beach access management has been outlined in this document.



Figure 2: Morphologic Units seaward of Lot 381



The site-specific assessment identified that there is a minimum of 150m distance from Lot 381 to the vegetation line and a minimum 60m distance to the +5m AHD contour (Figure 3). The primary dune has more than 100m² cross-sectional area above this contour, which suggests that it has sufficient capacity to resist an extreme erosion event. Significantly, the presence of the foredune field and the role of the intertidal rock platform to hold material on Sunset Beach indicate that response to sea level rise is likely to involve trapping of an increased quantity of littoral transport rather than profile shift. This means that change is expected to be mostly confined to the foredune area, with change to the primary dune only occurring during severe storm events.

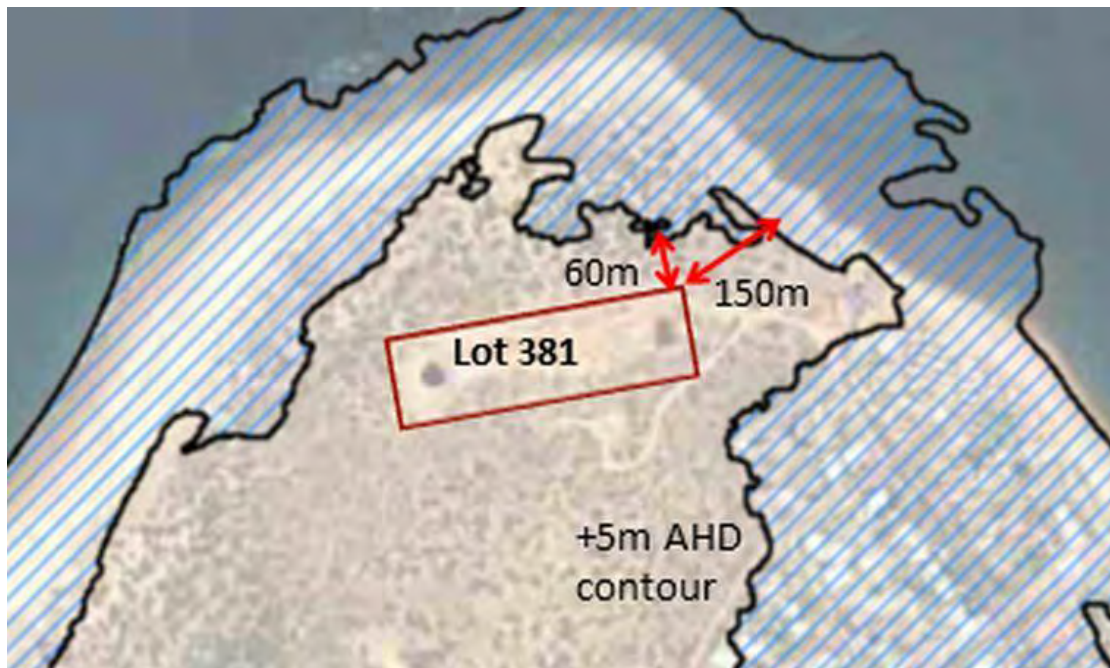


Figure 3: Existing Minimum Erosion Buffers

It is anticipated that the existing setback will give sufficient protection to Lot 381 over the next 100 years. However, it is necessary to consider uncertainties regarding coastal evolution or possible more extreme scenarios that may be experienced. To this end, an adaptive management framework has been described, that outlines a simple monitoring program and suitable triggers for assessment of potential coastal management actions under severe erosion, including retreat, retrofitting of infrastructure or installation of coastal protection structures.

The approach of using an adaptive management framework is acknowledged by the revised State Coastal Planning Policy SPP 2.6 (WAPC 2012). This policy recognises that the uncertainty associated with potential response to sea level rise provides constraints to existing sites. The preferred hierarchy of adaptation options is Avoid-Retreat-Accommodate-Protect. For this framework, the general approach to Avoid erosion hazard through setback buffers has also included mitigation through dune accretion and recovery.



2. Dune and Beach Access Management

Existing dune fields are present seaward of Lot 381, flanked to seaward by a narrow beach perched on a wide rocky platform that defines Beadon Point (Figure 2). The dunes have been artificially modified (prior to the 1960s) on the eastern side of Beadon Point, with earthworks associated with Beadon Jetty approach, and previous coastal protection works intended to secure a coastal roadway.

Historically, the lower foredunes have been subject to erosion-recovery cycles, providing a broad buffer to natural coastal dynamics. Severe erosion occurred to the west of Beadon Point during TC Bobby in 1989, including formation of a scarp. The subsequent pattern of recovery was initially rapid due to shelter provided by the rock platform. However, it was low relief, due to limited wave heights after the storm. Accretion along the coastal fringe occurred, forming a low foredune with a swale behind. The foredune has progressively risen vertically, assisted by vegetation growth, with occasional erosion evidenced by scarping along the front after storm events.

The relatively gradual vertical growth of the foredune and the possibility of severe deflation of low-lying dunes if they are overtopped by extreme flooding provides potential for loss of foredune buffer width, particularly if there is a sequence of extreme storm events with insufficient foredune recovery in between severe storms. This hazard is exacerbated under potential sea level rise scenarios, due to potential for higher inundation, and the likely retreat of the shoreline in response to changed water levels. The hazard is reduced if dune growth is encouraged and the rate of recovery after erosion events is enhanced. Therefore the recommended strategy to minimise erosion hazard is for dune management to encourage *dune growth* and *recovery*. Under conditions where there is an adequate erosion buffer, there is minimal need for management (mainly monitoring), with increasing activity required if the dune field is eroded.

Beach access management is also integral to effective dune management, as pedestrian and vehicle tracks may actively disturb vegetation, or creates furrows that enhance the risk of dune deflation. Actions outlined for beach access management are also intended to encourage dune growth and recovery.



2.1. DUNE MONITORING

A programmed inspection should occur following cyclone season, when there is greatest potential for an extreme erosion event. The inspection should identify any works to be programmed. Features that may trigger a beach management action include foredune scarping, dune deflation due to wave overtopping, formation of a dune blowout, loss of vegetation across an area greater than 25m² (approximately), or formation of a defined track along a dune crest.

The intensity and type of monitoring should be commensurate with the desired accuracy and required speed of response. It is recommended that different levels of monitoring be conducted according to the state of the foredune field to meet this requirement (Table 1).

Incidental or ad hoc monitoring may provide an effective means of capturing and responding to problems before they have advanced significantly. However, it should be supported with a more formal (i.e. recorded) monitoring program, to ensure continuity and enable cross-checking over time. Whilst there is a broad buffer (>70m dune width), monitoring can be by non-technical personnel, although to ensure value it should be conducted in accordance with the Department of Transport brochure for photographic monitoring (Transport 2012). Information should be supplied to the Shire of Ashburton, to ensure safe storage and accessibility.

Table 1: Levels of Dune Monitoring

Monitoring Level	Dune Condition	Monitoring Framework
Level 1 (informal)	>70m width	Annual inspection (April-May) Evaluation of dune width using GPS or aerial imagery (± 15 m) every 2-5 years or after major storm Photo monitoring of dune condition
Level 2 (formal)	35-70m	Twice annual inspection (April-May & August-September) Survey of vegetation / scarp line to define dune width (± 5 m) Every 1-3 years or after major storm Photo monitoring of dune condition with GPS
Level 3 (active)	<35m	Post-storm inspection (typically ~6 times per year) Annual survey of dune profiles with lines along the dune crests to show continuity (± 2 m) Photo monitoring of dune condition with GPS

If significant erosion of the foredune occurs, such that there is potential threat to the primary dune (<70m dune width), then it is recommended that dune monitoring be conducted by technical personnel. This is intended to enable more accurate assessment of hazard and identification of appropriate response.



2.2. DUNE MANAGEMENT

Chapter 7 of the *Coastal Planning and Management Manual* (WAPC 2003b) provides valuable information for the stabilisation and rehabilitation of coastal dunes. This chapter and the *Coastal Rehabilitation Manual* (Oma et al. 1990) have been used to provide a preliminary guide to dune management for the foreshore adjacent to Lot 381. As identified in these documents, coastal issues rarely remain static, and require ongoing review and assessment. In this instance, guidance is necessarily simple, as it provides only an indication of possible future management for the proposed facility. The rock control at Beadon Point and supply of sediment from Ashburton River suggest that response to sea level rise is likely to be highly mitigated, constraining the majority of change within the existing foredune area. This implies a limited need for active management.

Conditions that trigger a management action or further monitoring have been identified, with an indicative decision-making sequence for each listed below (Table 2). Important considerations are the relatively wide nature of the existing foreshore reserve and the desire to encourage landward transport of sediment to build the foredunes within this reserve. Consequently, blowouts and dune deflation may actually be beneficial whilst a broad foredune area remains. This differs from conventional advice for dune management, but may be effective where sand drift does not adversely impact adjacent land-use.

Table 2: Dune Management Actions
Management Actions (1) through (5) described following

	Dune >70m width (Foredunes Active)	Dune 35-70m width (Primary Dune Active)	Dune <35m width (Primary Dune Depleted)
Foredune Scarping	Assess recovery rate. Consider fencing (1)	Beach fence to assist recovery (1)	Provide brushing (2) & assess nourishment (3)
Dune Deflation	Allowable. Monitor only	Fence and vegetate (4) to raise dune crest	Renourish to raise dune, fence & revegetate
Formation of Dune Blowout	Allowable. Monitor only	Use sand fencing to help build dunes	Close blowout & revegetate
Loss of >25m² Vegetation	Plant seedlings	Brush or mulch & revegetate	Brush or mulch & revegetate
Track on Dune Crest	Install signage	Revegetate. Sign alternate paths	Pedestrian barriers. Consider walkway (5)

Possible dune management actions are briefly described below. More detail on potential management actions is available from the *Coastal Planning and Management Manual* (WAPC 2003b).



(1) Fencing

The use of fencing is generally an inexpensive and effective means of encouraging dune growth and development, by directing aeolian sand transport towards preferred areas of accumulation. Fencing may be used along the beach, where sand availability is high, or in the dunes to encourage build-up in depressions or on top of ridges. Schematic examples of fencing installation are provided by Figure 4, showing placement along a scarped dune to encourage recovery; direction of sand towards focal points; sequential placement to encourage increased dune width; and sequential placement to grow height. Fencing should be accompanied by brushing and revegetation to most effectively increase height.

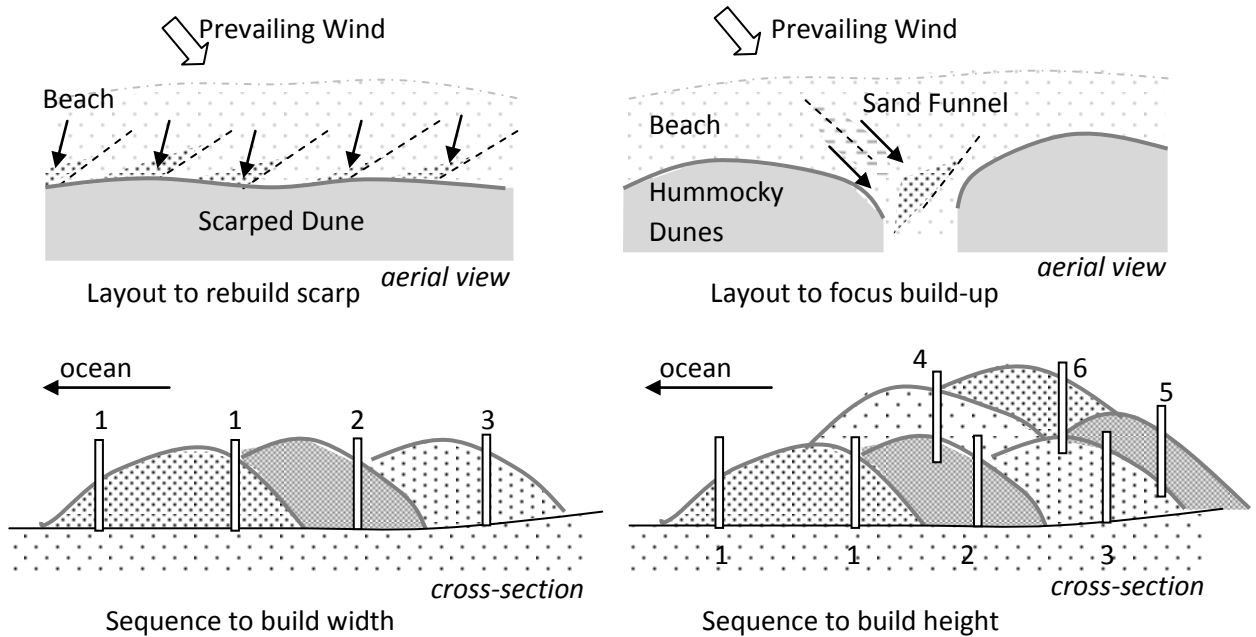


Figure 4: Schematic Use of Sand Fencing to Direct Accumulation

(2) Brushing

Brushing involves placement of tree-branch off-cuts or bundles of brush on to an eroded surface to provide increased stabilisation. Ideally the brush should also encourage subsequent deposition and vegetation growth, although these may require additional techniques (fencing and planting) to occur effectively. Suitable material for brushing is often difficult to obtain in the Pilbara. Other surface stabilising techniques such as mulch-spray or jute matting have a generally poor record of effectiveness in the Pilbara due to the extreme climate conditions.

(3) Nourishment

Nourishment involves placement of additional sand material into the dune, which may be infilling of depressions or raising the whole dune profile. For most effective results, nourishment is usually undertaken with a combination of fencing and brushing. Typically nourishment sand is sourced from any nearby zone of accumulation (e.g. adjacent to Beadon Creek or along the lower part of the beach), although care must be taken to ensure that any excavation does not cause destabilisation elsewhere.



(4) Revegetate

Encouraging foredune vegetation is one of the most effective means of facilitating dune growth. Chapter 9 of the *Coastal Planning and Management Manual* (WAPC 2003) provides detail regarding revegetation approaches and appropriate species. Watering of foredune plants may be beneficial during initial establishment of the vegetation, but is not generally a practical solution in the Pilbara. Wastewater use is generally impractical, as health regulations require treatment to a potable standard.

(5) Walkways

Provision of raised platforms to provide pedestrian access is a means of reducing the potential for vegetation loss. When applied to protect an extended length, such as a pathway, they are relatively expensive and most suited to areas with high pedestrian use. However, they may be used effectively to resist vegetation loss at particularly erosion-prone locations. These may include using stairs down a relatively steep grade, or provision of a stile (up and down stairs) over a foredune ridge.



3. Management through Coastal Adaptation

3.1. BASIS FOR ADAPTATION SEQUENCE

The higher primary dunes immediately seaward of Lot 381 provide protection against extreme wave and storm surge conditions. Therefore a key measure of hazard is determined by the primary dune width, with more than 35m required to resist an acute erosion sequence.

In this situation, the foredune field in front of the primary dunes may potentially insulate the primary dune against more gradual erosive processes, including response to sea level rise. Erosion and recovery cycles may occur without affecting the primary dune, which effectively means that the degree of hazard remains almost constant. However, if the foredune field is eroded sufficiently that the erosion-recovery cycles affect the primary dunes, then there is potential for progressively increasing hazard, as recovery of high primary dunes is much slower than foredunes.

Whilst it is considered likely that the presence of a broad rock platform around Beadon Point will moderate the distance of erosion, it is recognised that significant foredune loss is still a possibility due to either storm erosion or response to sea level rise. Consequently, the proposed development may not be able to rely upon the existing primary dune width for protection. Instead, it is recommended that the relative hazard to Lot 381 be monitored and evaluated, with active foreshore management that is adapted as conditions change to provide appropriate hazard mitigation.

The width of the foredune field compared to total setback and width of the primary dunes compared to potential acute erosion are considered to be suitable measures of hazard with which to assess the need for foreshore adaptation. To place the adaptation in a practical time frame, it is recommended that a 30 year forecast be considered. Figure 2 suggests the general sequence for changing foreshore management, related to the setback widths.

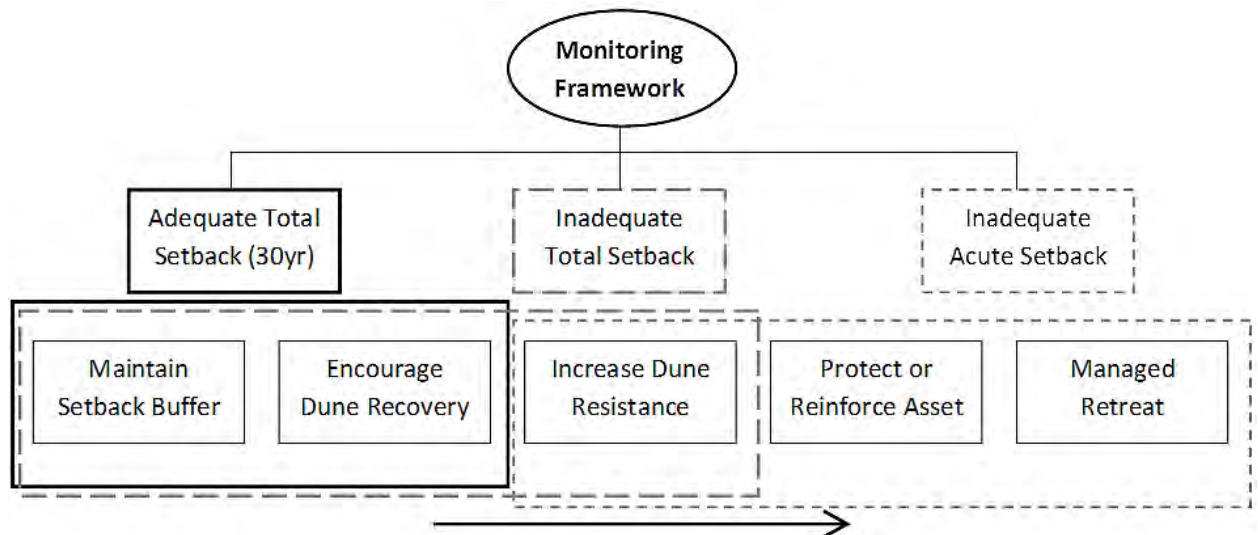


Figure 5: Active Foreshore Management Sequence
 Explanation of the management actions is included in Section 3.2.



For a minimum width of the dune field of greater than 70m, no direct adaptation is considered necessary. The setback buffer should continue to be maintained (i.e. no development seaward) and general management works to encourage dune recovery should be evaluated, as discussed above. Dune monitoring should be largely informal, with annual inspection (Level 1 monitoring, as outlined in Table 1).

For dune field width of 35-70m, maintenance of the setback buffer and encouraging dune recovery should continue, with consideration of whether to apply techniques to provide increased erosion resistance for the primary dune. Dune monitoring should be formal, with inspection twice per year (Level 2 monitoring, as outlined in Table 1).

The average rate of dune erosion should be evaluated and projected forward 30 years, to identify a potential erosion distance. If a dune field of less than 35m is estimated, then a future options plan should be developed. This should include an assessment of managed retreat (removal of potentially affected property) and establish funding to support mitigation works. Possible works should include reinforcing the primary dune, provision of coastal defences, reinforcing buildings or managed retreat. The nature of the erosion that has been experienced by this stage is important: if storm erosion is the main cause, then recovery is possible, and structural solutions may be effective; if progressive erosion has occurred, then stress will continue to increase on any structural solution, and it will likely be effective for a limited duration.

If the dune field is less than 35m width, then Lot 381 is prone to 'unacceptable' acute erosion hazard. Any subsequent erosion will require mitigation (of some form) to achieve an appropriate level of risk. In the event that available management options are not economic or effective, then managed retreat should be planned. Works identified in the future options plan should be assessed to ensure they are still meaningful and subsequently implemented. Dune monitoring should be formal, occurring after every storm event (Level 3 monitoring, as outlined in Table 1).



3.2. DESCRIPTION OF MANAGEMENT ACTIONS

The suggested management actions associated with the adaptation sequence (Figure 5) are described briefly below:

Maintain Setback Buffer

Basic management is provided by a setback buffer, which is acknowledged as one of the most effective means of tolerating storm erosion, provided recovery occurs between events (Komar 1976; Healy & Dean 2000; WAPC 2003). The present-day primary dunes provide sufficient buffer to resist the estimated 35m erosion from an extreme storm sequence, with the wider foredune field capable of withstanding more moderate erosion-recovery cycles, and potentially encompassing the coastal response to sea level rise over 100 years. Limited management is considered necessary whilst a minimum buffer of 70m buffer is maintained. This allows for two consecutive extreme storm sequences under present day conditions, or enables progressive erosion to be quantified and a management plan developed.

Encourage Erosion Recovery

The foredunes and high primary dunes provide an essential buffer to erosion, which further allows monitoring and any consequent management responses to occur. It is strongly recommended that dune stability and the ability to capture additional sand be encouraged. This requires:

- Avoiding construction of walling or other hard infrastructure;
- Encouraging vegetation growth, potentially requiring short-term surface stabilisation such as jute matting;
- Limiting and managing access across the dune system.

Possible physical management actions to encourage erosion recovery include:

- Installation of sand fencing on the beach berm after storm events, to direct and encourage dune growth. This requires a trial to determine effectiveness;
- Use of pattern stabilisation (vegetation, fencing or brushing) to encourage localised landward sand drift and vertical foredune growth;
- Identify additional sources of material to supplement the beach following storm erosion.

Typical costs of management to encourage erosion recovery are in the order of \$10-\$100 per metre of beach, plus external sand costs, according to the availability of materials and labour, which is typically opportunistic. These costs are low provided that works are not required frequently. Given the existing width of the foredune field, this requirement is estimated to be every 5-10 years based upon historic occurrence of erosion due to cyclones. The requirement for dune management is estimated to increase if the foredune field erodes, and would be every 2-3 years for a dune width of 70m.

Encouraging erosion recovery is considered to be an effective primary management tool whilst there is at least 35m of dune width present.



Increase Dune Resistance

If erosion occurs, reinforcing the primary dune may be used to help offset the loss of buffer width. As it is generally preferred not to disturb the natural dune system (especially the dynamic foredunes), this typically involves provision of reinforcement on the front side of the primary dune. Possible approaches, with increasingly ‘hard’ and expensive treatment include:

- Encourage growth of vegetation through planting or watering, whilst controlling pedestrian access;
- Provision of primary dune face stabilisation, such as brushing, geoweb or other cellular systems (e.g. tensar grid);
- Installation of ‘ballasted’ dune stabilisation, including using sand-filled and pinned geoweb or tensar-wrapped rock rubble.

For a severe erosion situation, consideration may be given towards placement of toe protection along the base of the primary dune as a temporary measure only. Whilst this allows for increased resistance to wave action, scour developed by the protection typically may cause undercutting or gradual settling of the protection. Increased longevity of laterally placed protection can be obtained through placement of a sublayer that acts as a filter. This could be small sized rock, or a tensar geogrid overlying filter cloth.

The effectiveness of dune reinforcement techniques to reduce the buffer requirements varies with the strength of the reinforcement. Vegetation typically provides only minor reduction (~3-5m); dune face stabilisation can provide moderate reduction (~5-10m); with ballasted stabilisation allowing good buffer reduction (~10-15m). Corresponding material costs also increase, approximately \$75-\$300; \$150-\$750; and \$600-\$1500 per metre respectively, although the recurrent need for works is likely to decrease.

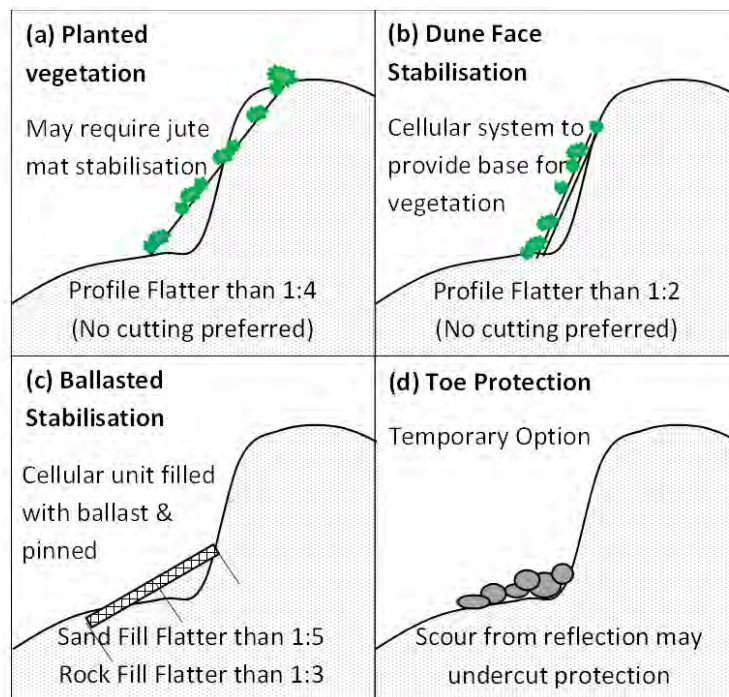


Figure 6: Dune Reinforcement Options



Dune reinforcement does not provide stabilisation of the dune, and is likely to be damaged or even overwhelmed during extreme events. This may involve post-event maintenance or reinstatement, typically in the order of every 5-10 years. Lack of maintenance may lose the benefit (the effective narrower buffer) provided by the works.

Directly Protect Assets

Conventional shore-based erosion protection systems are not compatible with encouraging foreshore dune growth. However, they may provide a practical solution for erosion hazard mitigation in the event that the existing dune buffer is lost dramatically, say through impact of a severe tropical cyclone.

If an erosion protection system is deemed to be warranted, then characteristics to be considered include:

- Heightened wave runup and bed scour on structures (USACE 2006) should be considered carefully. Any exposure of a revetment may significantly enhance any erosive trend;
- Installation of 'backshore' defences behind the foredune, such as tensar grid systems to help stabilise vegetation & encourage further dune growth;
- Construction of hybrid protection systems that focuses robust defence on areas of direct wave action, using lighter defence for areas affected by runup.

The selection of protective system should consider the distance of buffer available at the time of installation, the relative ease of works and the identified cause of erosion. For situations where erosion has been gradual and progressive, such as due to sea level rise causing a net sediment deficit, a deeper foundation is required for the protective system (Figure 7). For 'shallow' erosion, a small embedment may be tolerated if foredune recovery is strongly encouraged. Foundations immersed during installation are difficult to construct, requiring specialised and therefore increasingly expensive plant.

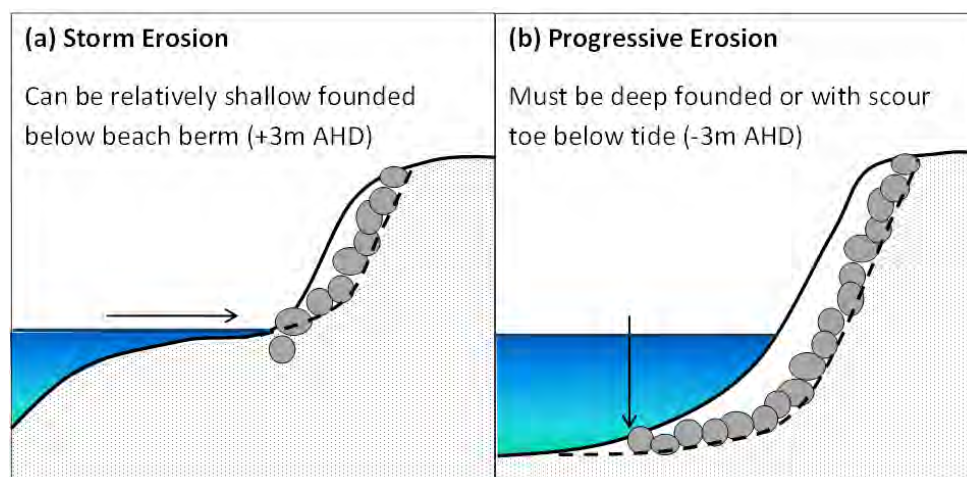


Figure 7: Influence of Erosion Type on Protection Requirements

Alternatives for protection, with progressively increased capacity for height include:

- Installation of a mattress system (concrete mattress or non-metallic gabion system, such as tensar wrapped rock), typically buried near the development boundary, which is suitable only for shallow (~3m) protection;



- Construction of a buried rock revetment, which is likely to be cost-effective up to ~5m height;
- For deeper embedment depths, geotechnical assessment is required to identify an appropriate structure (piled, walled, revetment).

Each of these systems requires consideration of potential for wave runup, which affects the effective width occupied by the protective system. Revetment systems generally require a wide buffer behind the crest, and their sloped face requires considerable dune disturbance (10+m width) to install.

Approximate costs for installation vary, but material costs are typically \$250-\$500 per linear metre for a mattress system (2-3m height), or \$1,000 -\$2,500 for a rock revetment (3-5m height).

Reinforce Assets

Hazard mitigation may be provided for structures through the strengthening of the individual assets, particularly buildings. Commonly used techniques include provision of over-sized superstructure, piled foundations or flood walling. Alternative systems that reduce the damage associated with an extreme event include blow-out walls and raised floor levels. Detailed guidance for appropriate hazard mitigation techniques are available from the US guidelines for floodproofing (FEMA 2005, 2011).

Managed Retreat

Managed retreat involves the gradual removal or relocation of facilities to landward, so as to continue to maintain an acceptable setback buffer. Opportunities to use managed retreat on private landholding is usually limited by the lot boundaries. However, the possible need to ultimately retreat from the hazard should always be considered. Financial feasibility of managed retreat should be considered relative to the life-cycle costs of other management options.



4. Adaptation Framework Summary

Lot 381 Second Avenue Onslow is located in the high dunes landward of Beadon Point, at the northern end of Onslow townsite. The site has a 150m wide erosion buffer, which includes primary dunes with sufficient width and height to resist erosion from an extreme storm sequence. It is considered that this buffer is adequate for the protection of the site against coastal change for the next 100 years if consideration is given to the stabilising influence of the intertidal rock platform and ongoing sand supply from the Ashburton River. However, due to the uncertainty associated with projecting coastal change, particularly at a site which may be affected by tropical cyclones, it is appropriate the erosion hazard to Lot 381 to be managed through an adaptive framework.

The recommended approach for management is a focus upon dune resilience through growth and post-event recovery, as the foredune field and primary dunes provide an effective dynamic buffer against storm events. Triggers for active management are broadly based upon monitoring of the coastal dune width relative to the Lot 381 boundary:

- For a dune width of >70m, no direct adaptation is considered necessary. The setback buffer should continue to be maintained (i.e. no development seaward) and general management works to encourage dune recovery should be considered following informal (non-technical) monitoring on an annual basis;
- For dune field width of 35-70m, increased attention should be given to maintenance of the setback buffer and encouraging dune resilience. Dune monitoring should be formal (surveyed), with inspection twice per year. The potential for significant management actions should be assessed in more detail if the dune field is <70m width;
- For a dune width of <35m, direct action to mitigate the risk associated with erosion hazard is recommended. Detailed evaluation and implementation of management options should be undertaken. In the event that available management options are not economic or effective, then managed retreat should be planned. Dune monitoring should be formal (surveyed and interpreted by a coastal engineer), occurring after every storm event

It is re-iterated that the existing buffer is considered likely to be adequate for the next 100 years, with the majority of management being limited to assessment (monitoring) rather than on-ground actions. However, the adaptive management framework provides a basis with which to securely manage the erosion hazard to Lot 381.



5. References

Damara WA Pty Ltd. (2012) *Coastal Setback Assessment – Lot 381 Second Avenue, Onslow*. Report 187-01-Draft A.

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Western Australian Planning Commission: WAPC. (2003a) *Statement of Planning Policy No. 2.6: State Coastal Planning Policy*. Government of Western Australia, Perth.

Western Australian Planning Commission: WAPC. (2003b) *Coastal Planning and Management Manual*. Government of Western Australia, Perth

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Appendix 5
DEC Correspondence

Proposed Development Plan
Lot 381 Second Avenue, Onslow



Lennard David Butler and
Mattie Jean Butler
PO Box 6
Onslow WA 6710

Dear Sir/Madam

**CORRECTION TO NOTICE OF A CLASSIFICATION OF A KNOWN OR SUSPECTED
CONTAMINATED SITE GIVEN UNDER SECTION 15 OF THE *CONTAMINATED SITES ACT*
2003**

On 31 March 2011, the Department of Environment and Conservation (DEC) wrote to you regarding the following Sites:

- LOT 381 ON PLAN 205462 as shown on certificate of title 1558/483 known as 381 Third St, Onslow WA 6710

It has come to DEC's attention that the Notice of a Classification letter did not contain the following information relating to the removal of the memorial from the site.

Memorials

In accordance with sections 58 (1) and (3) of the *Contaminated Sites Act 2003*, DEC will give notice to Landgate to withdraw any current memorial(s) lodged against Certificate(s) of Title relating to the site's classification.

DEC apologises for any inconvenience caused and requests that your records are amended accordingly. If you require further information, please do not hesitate to contact the Registrar on 1300 762 982.

Yours sincerely

Andrew Miller
SECTION MANAGER
CONTAMINATED SITES BRANCH
Delegated Officer under section 91
of the *Contaminated Sites Act 2003*

11/04/2011

DIRECTOR GENERAL AND ENVIRONMENTAL SERVICES DIVISIONS: The Atrium, 168 St Georges Terrace, Perth, Western Australia 6000

Phone: (08) 6467 5000 Fax: (08) 6467 5562

PARKS AND CONSERVATION SERVICES DIVISIONS: Executive: Corner of Australia II Drive and Hackett Drive, Crawley, Western Australia 6009

Phone: (08) 9442 0300 Fax: (08) 9386 1578 Operations: 17 Dick Perry Avenue, Technology Park, Kensington, Western Australia 6151

Phone: (08) 9219 8000 Fax: (08) 9334 0498

POSTAL ADDRESS FOR ALL DIVISIONS: Locked Bag 104, Bentley Delivery Centre, Western Australia 6983

www.dec.wa.gov.au

wa.gov.au

Appendix 6
Conceptual Sewer Plan (Water Corp)

Proposed Development Plan
Lot 381 Second Avenue, Onslow

DECLARED SEWERAGE AREA (2000m)

ONSLOW P.S. C
PUMP STN. 'C' - 181'
REDUCTION '0088' - 181'
SEWER DESIGN FLOW - 1.9 L/s
LONG TERM PUMP RATE - 6.0 L/s

ONSLOW P.S. No.1 - MCGRATH AVE
PUMP STN. '1' - 181'
REDUCTION 'ROOT' - 181'
SEWER DESIGN FLOW - 33.1 L/s
EXISTING PUMP RATE - 10.2 L/s
LONG TERM PUMP RATE - 56.3 L/s

ONSLOW P.S. G
PUMP STN. 'G' - 181'
REDUCTION '0029' - 181'
SEWER DESIGN FLOW - 7.9 L/s
LONG TERM PUMP RATE - 10.6 L/s

ONSLOW P.S. B
PUMP STN. 'B' - 181'
REDUCTION '001' - 181'
SEWER DESIGN FLOW - 5.9 L/s
LONG TERM PUMP RATE - 7.9 L/s

ONSLOW P.S. A
PUMP STN. 'A' - 181'
REDUCTION '001' - 181'
SEWER DESIGN FLOW - 6.3 L/s
LONG TERM PUMP RATE - 28.4 L/s

ONSLOW
WWTP

ONSLOW P.S. D
PUMP STN. 'D' - 181'
REDUCTION '201' - 181'
SEWER DESIGN FLOW - 6.0 L/s
LONG TERM PUMP RATE - 8.1 L/s




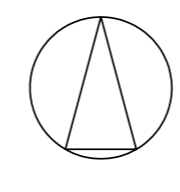
TREATMENT PLANT BUFFER ZONE

ONSLOW OPERATING AREA

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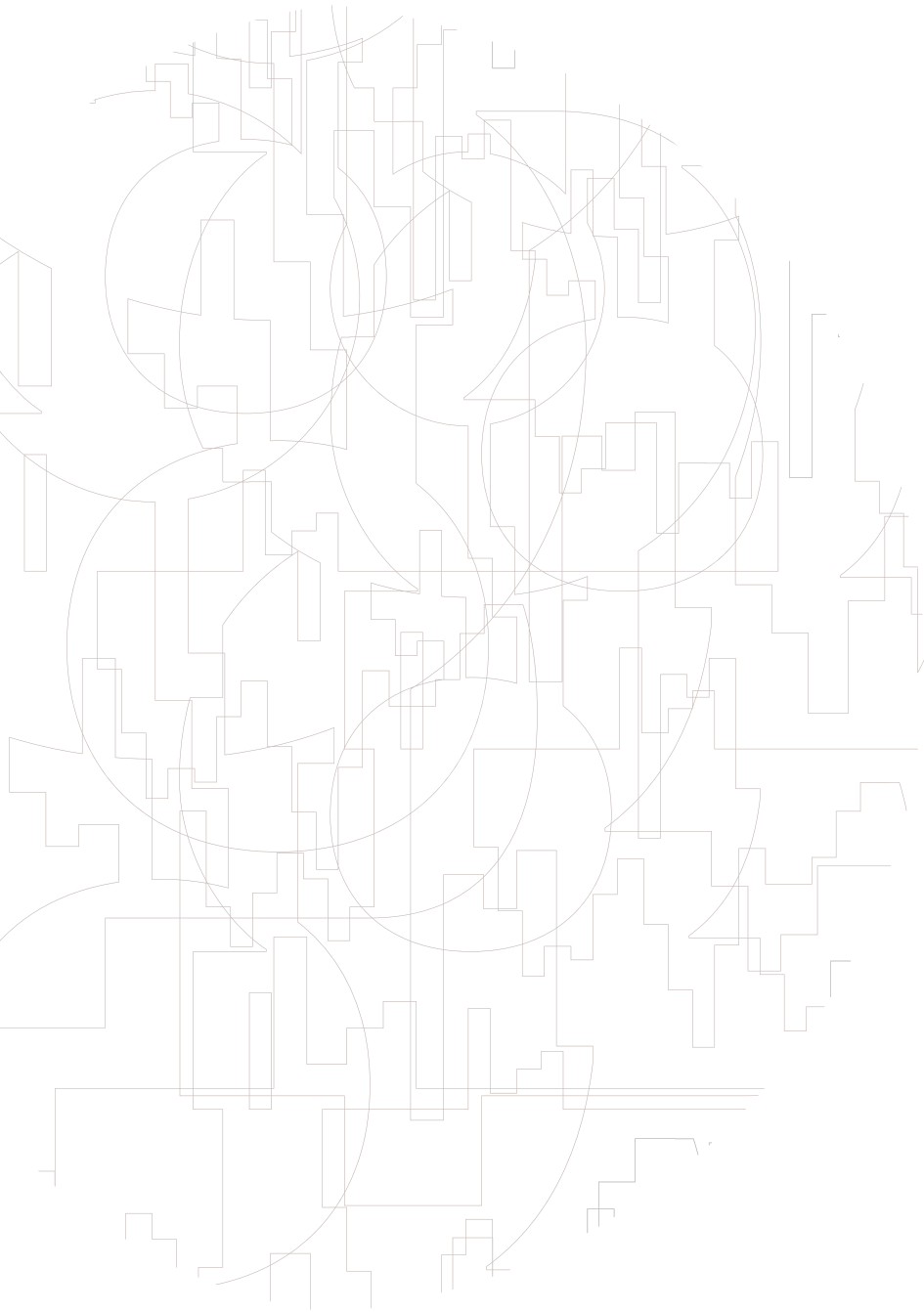
PCID: DESIGN FILE:

THE INFORMATION ON THIS PLAN IS BASED ON THE BEST DATA AVAILABLE AT DATE OF PRINTING AND IS SUBJECT TO ONGOING REVIEW AND AMENDMENT. NO RESPONSIBILITY IS ACCEPTED BY THE WATER CORPORATION FOR ACCURACY OF DATA SUPPLIED BY EXTERNAL AGENCIES.

LEGEND		NOTATION	SHEET INDEX	 <p>ISSUED WITH THE AUTHORITY OF THE MANAGER INFRASTRUCTURE PLANNING BRANCH 609 NEWCASTLE STREET, LEDBETTERVILLE 6007 WESTERN AUSTRALIA. TELEPHONE (08) 9420 2420, FAX (08) 9420 3179</p>	WASTEWATER SCHEME PLANNING SERIES		
●	EXISTING PUMPING STATION	 CATCHMENT NODE  SEWER DISTRICT NUMBER SDF = 1.5 x AVERAGE DAILY FLOW RATE			<p style="text-align: center;">ONSLOW - SD181 CONCEPTUAL PLANNING LONG TERM SCHEME</p>		
—	EXISTING PRESSURE MAIN			PLANNING BY R. APOLLONI	COMPILED BY R. APOLLONI	ACCEPTED BY T. ZHENG	
—	EXISTING GRAVITY SEWER			SCALE 1:7500	VERSION NOVEMBER 2010	FILE NO. JT1 2009 11225 V01	
○	PROPOSED PUMPING STATION			A1			
---	PROPOSED PRESSURE MAIN						
---	PROPOSED GRAVITY SEWER						



TOWN PLANNING
URBAN DESIGN AND HERITAGE



**ONslow TEMPORARY
ACCOMMODATION CAMP**

713-343
April 2013

perth
sydney

DOCUMENT CONTROL

Document ID: PLANNING/PG 2013/713-343/Final Documents/Lodged/Onslow Workers Camp DA 26.04.13.indd						
Issue	Date	Status	Prepared by		Approved by	
			Name	Initials	Name	Initials
1	26.03.13	Draft	Chris Harman		David Caddy	
2	10.04.13	Draft	Chris Harman		David Caddy	
3	26.04.13	Final	Chris Harman		David Caddy	

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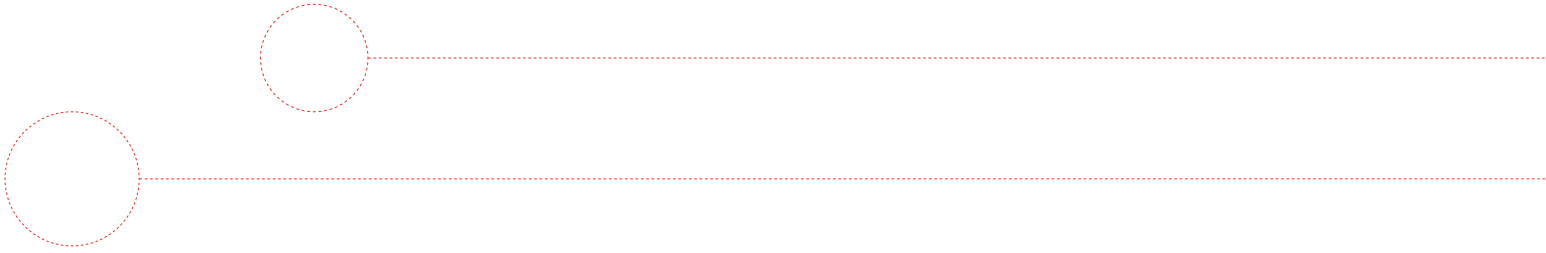
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INTRODUCTION

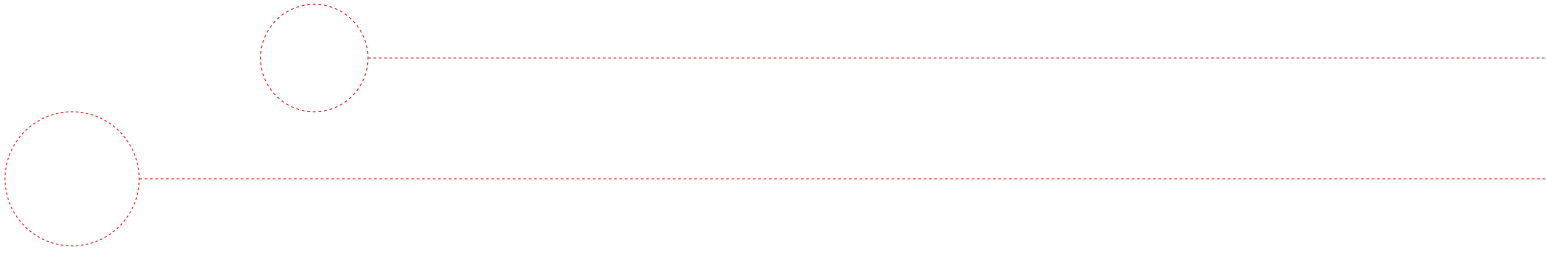
This report has been prepared by TPG Town Planning and Urban Design (TPG) on behalf of LandCorp in support of the proposed temporary workers camp on part of UCL Lot 571 in order to accommodate the contractors associated with the construction of the first stage of the Onslow townsite expansion.

The proposal involves the construction of a workers camp to provide temporary accommodation for LandCorp's construction contractors who will be carrying out the construction of the Stage 1 subdivision that was recently approved by the Western Australian Planning Commission (WAPC Refs: 146528 and 146533).

With the progression of planning for the Ashburton North Strategic Industrial Area (ANSIA), and with construction having already commenced on Chevron's Wheatstone development (which forms part of Stage 1A of the ANSIA), residential lots are desperately needed in Onslow to meet the demand created from the construction and operation of the ANSIA.

LandCorp has now received conditional subdivision approval to deliver 220 residential lots, however one of the key constraints for prospective contractors is the ability to secure accommodation in town. The delivery of a temporary workers camp on UCL Lot 571 will provide accommodation for contractors, which will in turn maximise efficiency of construction and expedite the delivery of the Stage 1 subdivision.

The camp is intended to be similar to the workers camp that was recently constructed at the airport to accommodate contractors associated with the airport project. Given the temporary nature of the proposed camp, and LandCorp's commitment to local business in town, it is envisaged that there be collaboration with other businesses in town to provide meals, laundry facilities etc that would usually be associated with the camp.



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LOCATION AND CONTEXT

Onslow is the key coastal town in the Shire of Ashburton, located 1,386km north of Perth on the Pilbara Coast. The existing Onslow townsite currently accommodates approximately 500-700 people, however this is set to grow significantly as a result of the development of the ANSIA.

With the recent approval of the Onslow Townsite Expansion Stage 1 Development Plan and associated subdivisions, LandCorp is now progressing with the construction of the first stage of the townsite expansion. The area identified for the camp site is located adjacent to the corner of Onslow Road and Beadon Creek Road, adjacent to the light industrial area.

The camp site is located so as to adjoin the north-eastern Stage 1 Subdivision area which will allow for easy access to the construction site, whilst not intruding on the construction process.

REFER TO FIGURE 1 - LOCATION PLAN

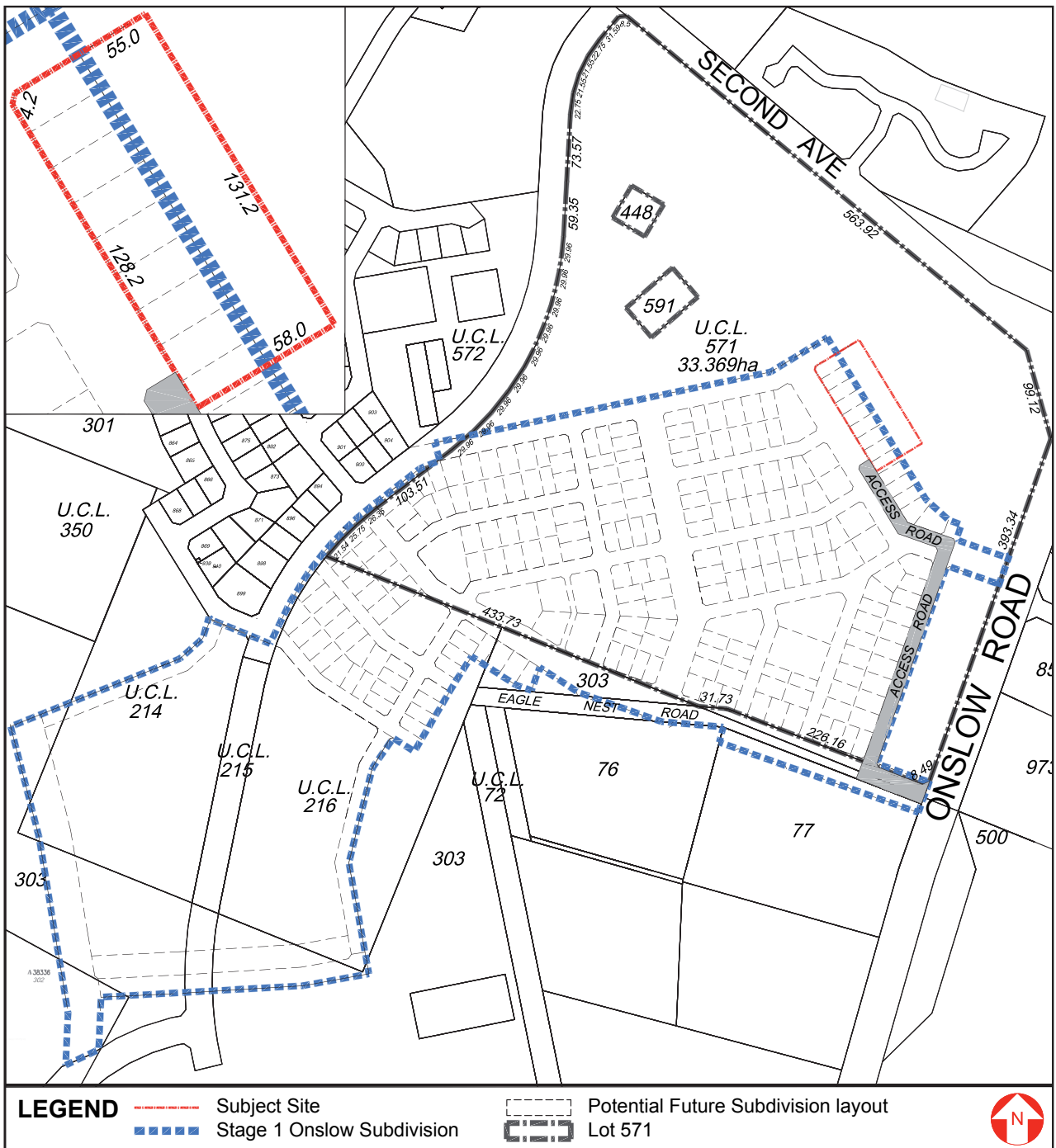
REFER TO FIGURE 2 – SITE PLAN

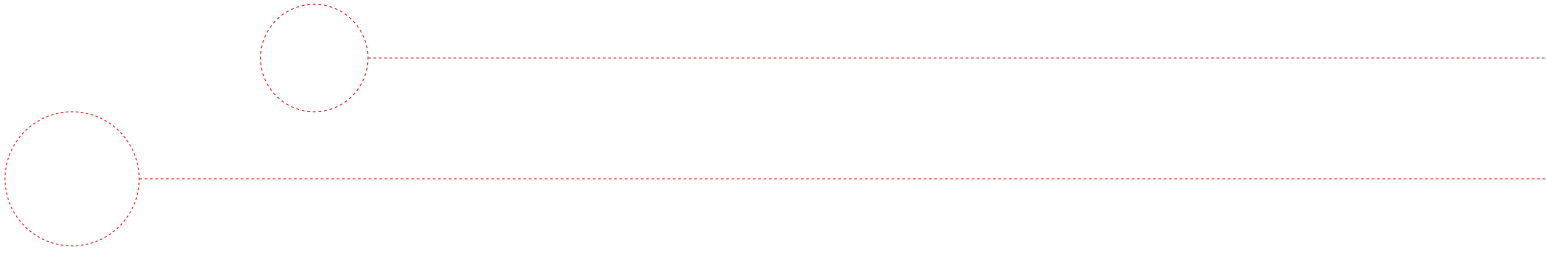
SITE DETAILS

Table 1 summarises the land and legal particulars subject to this subdivision application. The Certificate of Title for Lot 571 is shown in Appendix A.

Lot No.	DP No.	Vol/Fol	Area (Ha)	Primary Interest Holder
Pt. Lot 571	65685	LR3160/88	33.369	State of Western Australia

FIGURE 2 – SITE PLAN





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PLANNING FRAMEWORK

SHIRE OF ASHBURTON TOWN PLANNING SCHEME NO. 7

TPS7 is the primary statutory control for land use and development within the Shire of Ashburton. Lot 571 traverses both the 'Urban Development' zone and the 'Conservation, Recreation & Nature Landscape' reserve. The portion of the site intended for the location of the workers camp lies within the 'Urban Development' zone. A Transient Workforce Accommodation (TWA) is a discretionary use within 'Urban Development' zone and therefore, the Shire has the ability to approve the land use across this area.

REFER TO FIGURE 3 – TPS7 EXTRACT

SHIRE OF ASHBURTON TRANSIENT WORKFORCE ACCOMMODATION POLICY

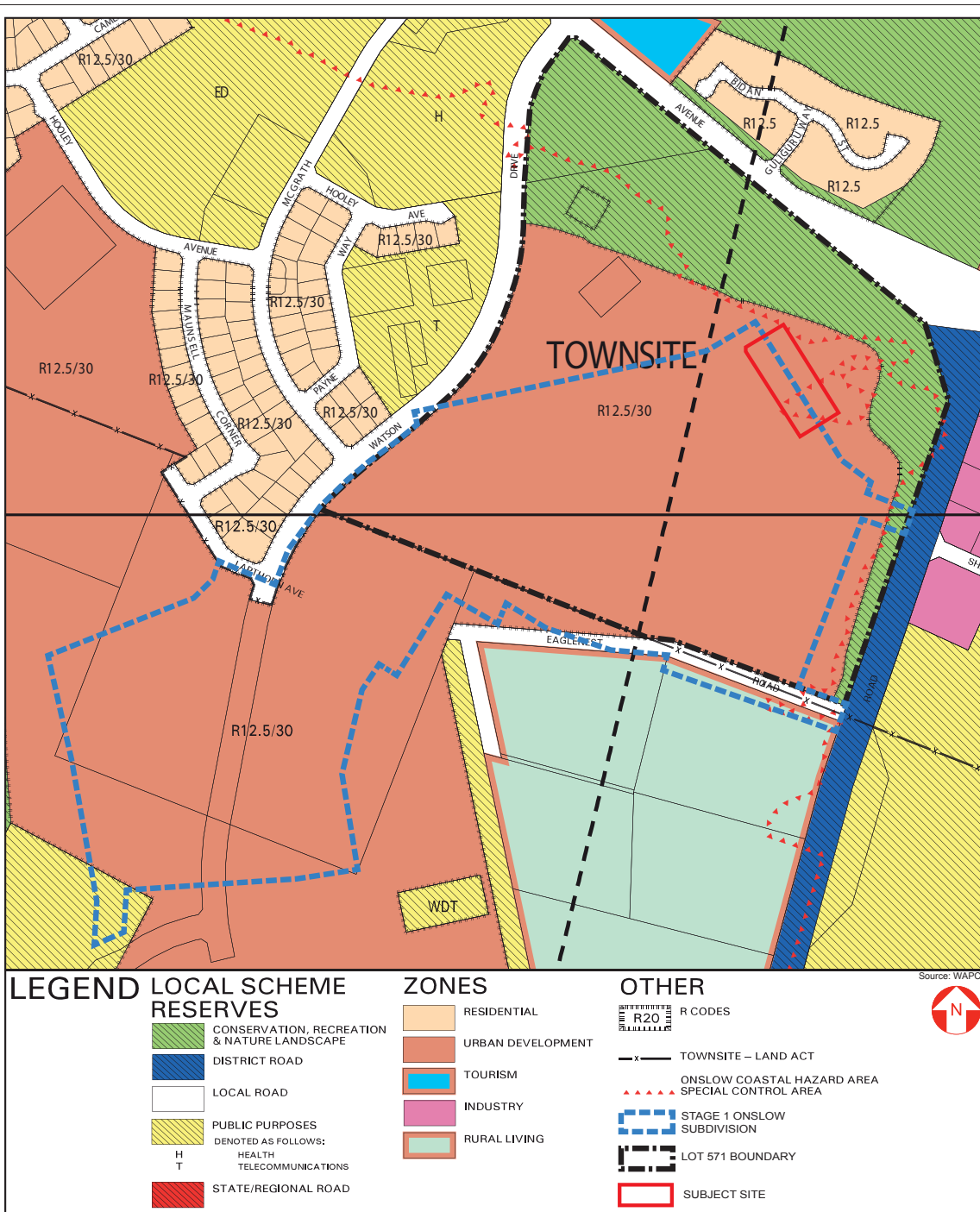
The Shire's TWA policy was prepared in order to control the development of various forms of TWA camps, acknowledging that fly-in, fly-out (FIFO) workers are an important factor in developing the resources of the Pilbara. The objectives of the policy are:

- "To provide advice for potential developers of transient workforce accommodation for the mining, construction and other industries.
- To ensure that operators and developers are aware of the requirements in providing, managing and removal of the camps.

- To establish guidelines to be used in considering any applications proposed for the development of these camps.
- Specify a time period for approval of transient workforce accommodation camps."

Under the policy, the proposed camp would be classified as a 'Type B Camp', which generally operate independently of existing permanent urban areas and include exploration and fly camps, remote construction camps and remote operational villages. The proposed camp is considered to meet the objectives of the policy and this is discussed in detail under the following sections.

FIGURE 3 – TPS7 EXTRACT



ONslow COASTAL HAZARD SPECIAL CONTROL AREA/DRAFT SCHEME AMENDMENT NO. 24

The Shire's draft Amendment No. 24 provides the opportunity to allow development to occur that reflects the direction of SPP2.6 and SPP3.4. Importantly, the draft provisions acknowledge a different development level requirement for commercial and residential development, with the commercial development on the ground floor above the 50 year ARI development level. Residential development reflects a minimum floor level above the 100 year ARI development level. The benefit of this approach is that it helps to preserve the streetscape of the Onslow townsite by maintaining a development presence nearer to the existing street levels. The current Scheme approach requiring commercial development to be above the 100 year ARI level would mean that there would be no opportunity for development to reflect street level as it would be in 2060.

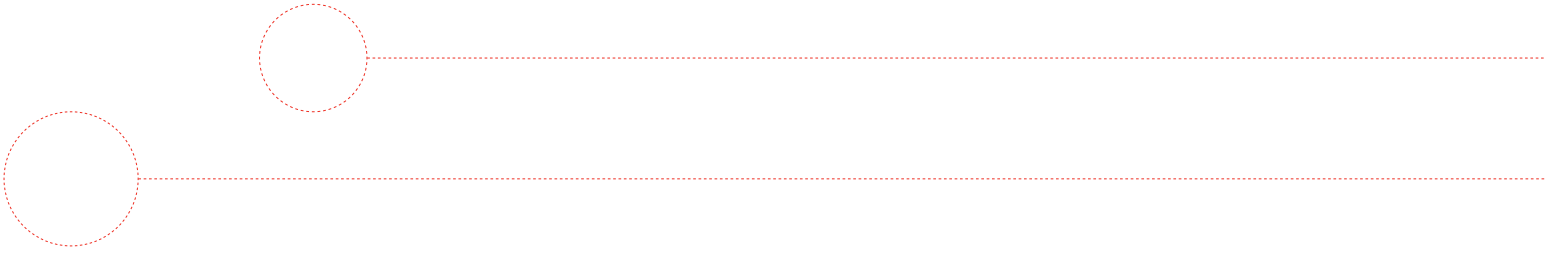
Depending on the location of any 'temporary use', a development may be approved to finished floor level equivalent to 25 year ARI in 2040 (where the finished floor level is to be between 4.2m - 4.8m AHD) but such uses will need to be removed at the end of 2040. Where a defined finished floor level is between 4.9m - 5.8m AHD, but such uses will need to be removed or adapted at the end of 2060.

Under the draft Scheme Amendment No. 24, "a temporary or transient use may be approved at a minimum finished floor level of 4m AHD." In this case, the use and development shall not

remain beyond 31 December 2040 and shall be removed thereafter.

Given the temporary nature of the proposed land use, it is considered to comply with the provisions of Scheme Amendment No. 24 as the proposed development lies within an area with a natural ground level of between 5m – 6m AHD.

Furthermore, given that the site overlaps the Stage 1 subdivision area, the camp will need to be removed to finalise the last stages of the subdivision.



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PROPOSED DEVELOPMENT

LOCATION

The camp has been located so as to minimise ground disturbance and earthworks, avoid access off Onslow Road given its current classification in the road hierarchy, and ensure adequate separation from the Bindi Bindi community.

The location of the 0.75ha camp site lies within an area that is relatively flat, compared to areas closer to Beadon Creek Road and Onslow Road, where there is currently a sharp level drop to the road. The proposed location will ensure that minimal earthworks are required, thereby expediting the construction of the camp. The sharp level difference adjacent to Onslow Road has also meant that direct access off Onslow Road is unfeasible and has resulted in a separation distance of over 100m from Onslow Road.

The location of the site also ensures that the Bindi Bindi community will not be disturbed as the site is located approximately 200m from the entrance to Bindi Bindi.

REFER TO FIGURE 4 – AERIAL PHOTO

DESIGN OF CAMP

The proposed camp is intended to comprise a maximum of 70 self-contained accommodation units, arranged in pods of 10 units. Each of the units will be connected by a 1.2m wide footpath and the camp will also include a site office and store room, as noted on the plans as 'service area'. A total of 75 car bays are also proposed, representing a parking ratio of over 1 bay per person/accommodation unit, which is considered adequate to meet the needs of the camp.

The camp is intended to be a temporary facility that is vital in accommodating the contractors associated with developing the Stage 1 subdivision. Given that the proposed camp is only considered to be necessary for the construction of Stage 1, it is anticipated that the camp be removed upon clearance of Stage 1 and the issue of titles for the 220 lots across the stage subdivision area.

REFER TO APPENDIX B.

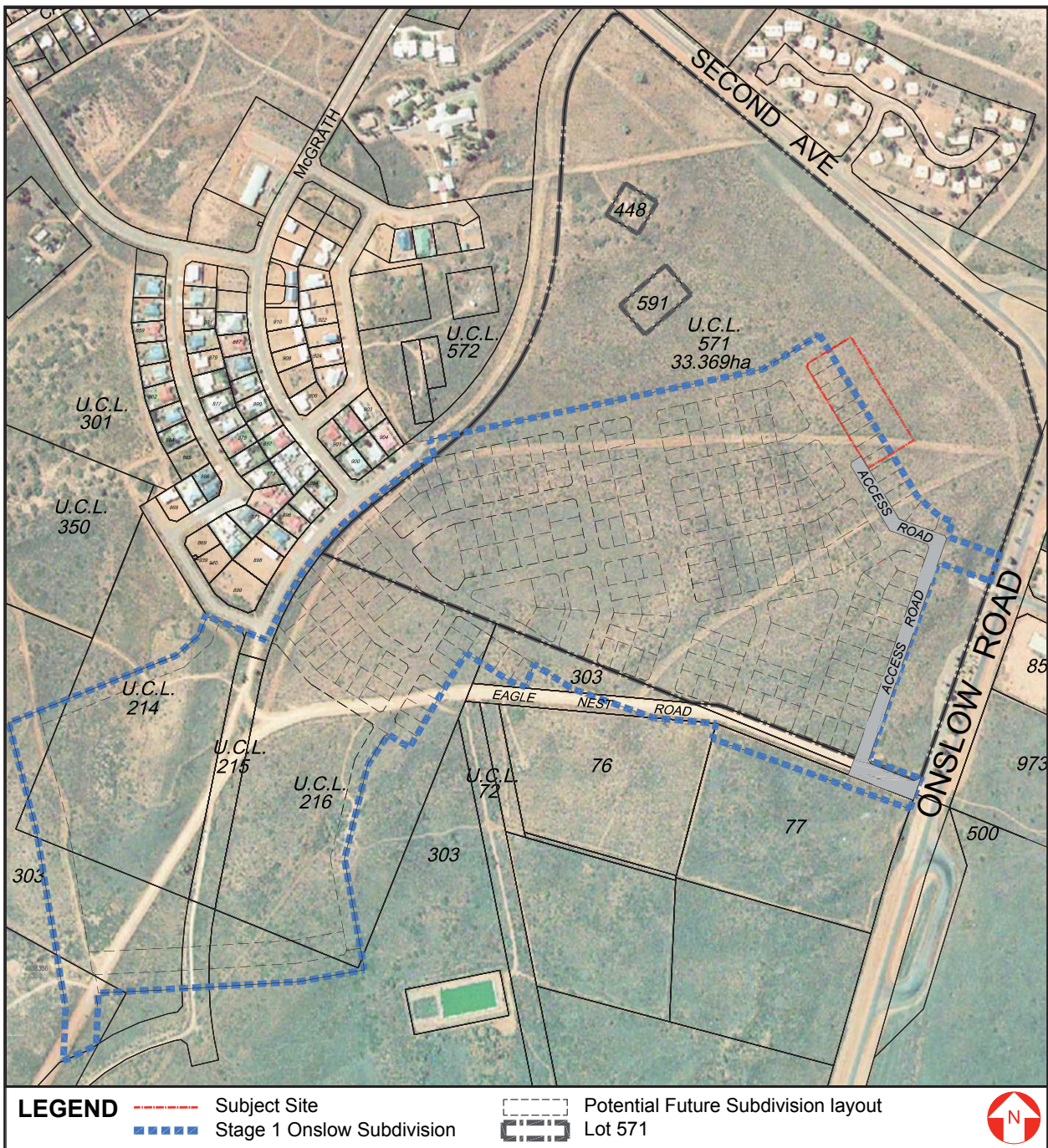
ACCESS

Access has been located to ensure adequate separation distance from the intersection of Onslow Road and the Bindi Bindi community. Access to the site will be from the existing Eagle Nest Road with an access track following the alignment of future roads to the camp site.

SERVICING

The proposed camp is to be connected to power and water, given the site's proximity to existing connections and the significant cost savings available to LandCorp in doing so. It is anticipated that waste water will be treated on site. As indicated on the plan, arrangements are to be made with the relevant service agencies for the provision of essential infrastructure to service the camp.

FIGURE 4 – AERIAL PHOTO



PLANNING ASSESSMENT

SHIRE OF ASHBURTON TOWN PLANNING SCHEME NO. 7

The following table outlines a detailed assessment of the proposed camp against the Shire's Transient Workforce Accommodation Policy.

Policy Provision	Required	Proposed	Comments
Density	The overall density should not exceed 100 persons per hectare.	Maximum 65 persons per hectare.	Compliant.
Cladding	Use of reflective cladding not permitted.	None proposed.	Compliant.
Verandahs	Provisions to be made for verandahs for each unit or alternatively, supply of a common covered outdoor area to the satisfaction of the Shire.	N/A	To be determined at detailed design stage.
Setbacks	All accommodation units to be setback in accordance with TPS7.	All units are setback over 100m from both Beadon Creek Road and Onslow Road.	Compliant.
Landscaping	All boundary setback areas with frontage to roads is to be landscaped to the satisfaction of the Shire.	N/A	Given the size of the setbacks and the temporary nature of the proposed camp, landscaping is not considered necessary in this instance, as the large setbacks will provide an adequate visual buffer from adjoining roads.
	Internal camp area to be landscaped for screening and shade purposes in accordance with approved landscape plan.	N/A	No landscaping is provided, given the temporary nature of the camp and the severe water shortages in Onslow.
Footpaths	1.2m wide footpaths required connecting all units and carpark.	1.2m footpaths proposed.	Compliant.
Fencing	Uniform fencing required around property boundary to the satisfaction of the Shire.	TBA at detailed design stage.	This is anticipated to be a condition of approval.
Infrastructure Supply	Arrangements being made with the relevant service provider to ensure adequate service provision.	Proposal to be referred to relevant service agencies post DA lodgement.	Compliant.

Policy Provision	Required	Proposed	Comments
Laundry Facilities.	1 laundry unit required for each 10 persons.	Nil proposed.	It is anticipated that LandCorp will enter into an agreement with other similar service providers for use of their facilities in order to encourage the growth of local business.
Rubbish Disposal	Rubbish disposal services to be managed to the satisfaction of the Shire.	TBA at detailed design stage.	This is anticipated to be a condition of approval.
Lighting	Appropriate night time lighting to be provided to the satisfaction of the Shire.	TBA at detailed design stage.	This is anticipated to be a condition of approval.
Emergency Services, Fire, First Aid	Type B camps required to make adequate provisions for emergency fire services, including fire breaks, fire lighting equipment and water supplies.	TBA at detailed design stage.	This is anticipated to be a condition of approval.
Parking Provisions	Parking to be located, designed and constructed to the satisfaction of the Shire.	75 car bays provided, which is in excess of 1 bay per accommodation unit.	Compliant.
Internal Roads	Internal roads to be a minimum width of 4m wide	Internal roads are approximately 6m wide. Speed limits to be limited to 8km/h	Compliant. Given the location of the car parking area, it is not anticipated that there will be any vehicle movement adjacent to the accommodation units and therefore there is no need for a one-way traffic requirement in this instance.
Road Frontage Standards	N/A	N/A	The proposed camp is over 100m from Beadon Creek Road and Onslow Road, with access only from Beadon Creek Road. Given the temporary nature of the camp and low vehicle movement numbers, no upgrades of these roads is considered necessary.

Policy Provision	Required	Proposed	Comments
Signage	Signage to be provided in accordance with the Shire's policy.	TBA at detailed design stage.	This is anticipated to be a condition of approval.
Public Transport	N/A	N/A	N/A
Recreation and Community Facilities	N/A	N/A	Given the temporary nature of the camp, it is anticipated that occupants will use existing recreation and community facilities in town.
Liquor Licensing	N/A	N/A	The proposed camp does not include a wet mess.
Catering and Meal Areas	N/A	N/A	Given the temporary nature of the camp, it is anticipated that LandCorp will reach agreement with existing services in town for the provision of meals to occupants.

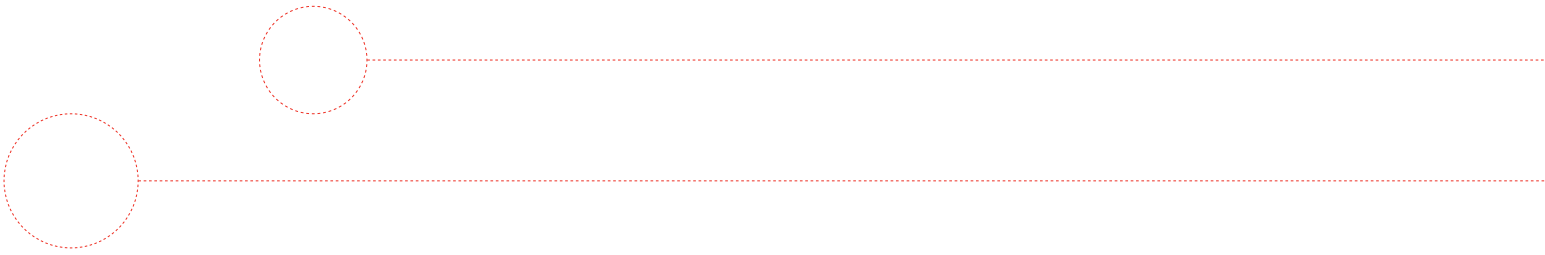
ORDERLY AND PROPER PLANNING

The proposed subdivision is consistent with the orderly and proper planning and is aligned with the objectives of guiding planning framework, namely the Transient Workforce Accommodation Policy, the draft Scheme Amendment No. 24 and the Shire of Ashburton Town Planning Scheme No. 7.

Given the demand and importance for delivering the first stage of the townsite expansion, a temporary workers camp is considered to be the most efficient and logical mechanism for expediting the delivery of land in Onslow.

This will assist in alleviating the critical shortage in housing and accommodation in Onslow and expedite the objectives of all of the strategic documents to provide much needed housing stock and enhance the amenities and services provided to Onslow.

Given the extensive strategic framework that exists, which identifies the importance of delivering land in Onslow, it is considered that approval of the proposed camp is consistent with the orderly and proper planning for the locality.



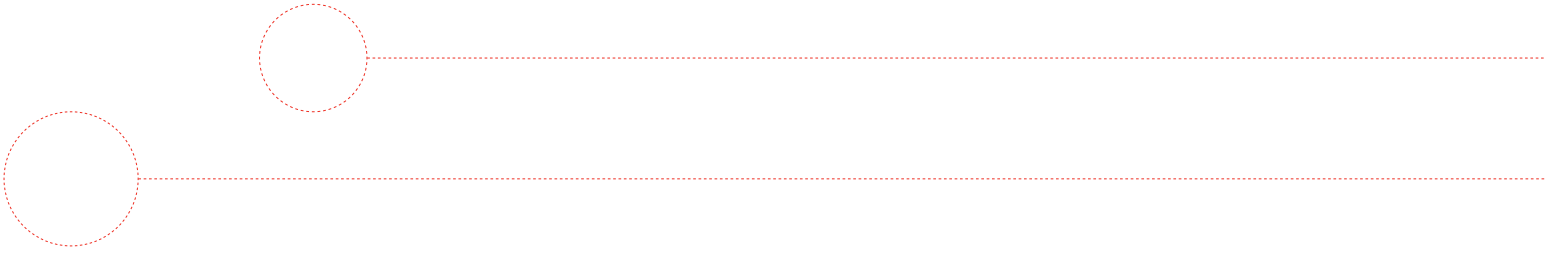
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CONCLUSION

This report has been prepared on behalf of LandCorp in support of the proposed temporary workers camp on part of UCL Lot 571, Onslow in order to provide desperately needed accommodation for the construction workforce associated with delivering the Stage 1 subdivision that was recently approved by the WAPC. This will in turn allow the efficient and faster delivery of the first stage of the much-needed townsite expansion.

The proposed camp will have a maximum capacity of 70 beds and is intended to be similar to the camp that was recently constructed at the airport to accommodate contractors associated with the airport project.

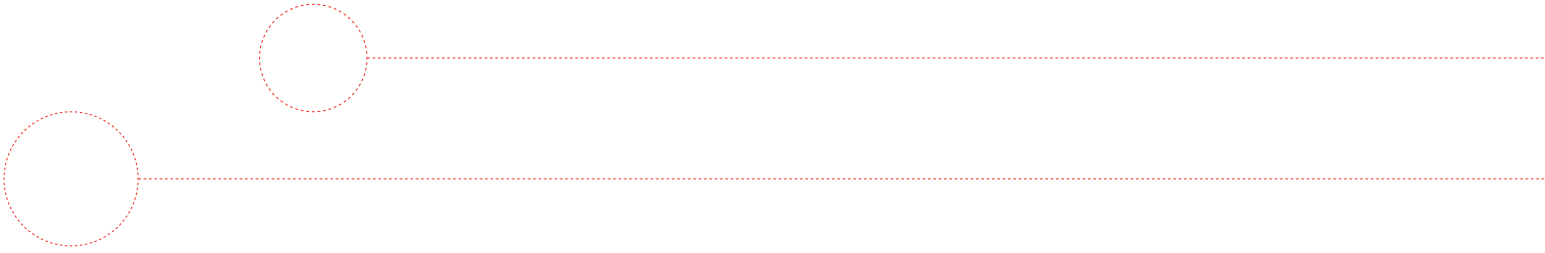
The proposed camp is considered to be consistent with the Shire's TPS7, Transient Workforce Accommodation Policy and draft Scheme Amendment No. 24 and therefore the Shire's timely consideration and approval is appreciated.



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APPENDIX A

CERTIFICATE OF TITLE



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APPENDIX B

INDICATIVE CAMP LAYOUT

WESTERN



AUSTRALIA

REGISTER NUMBER 571/DP65685	
DUPLICATE EDITION N/A	DATE DUPLICATE ISSUED N/A

**RECORD OF CERTIFICATE
OF
CROWN LAND TITLE**

VOLUME
LR3160

FOLIO
88

UNDER THE TRANSFER OF LAND ACT 1893
AND THE LAND ADMINISTRATION ACT 1997

NO DUPLICATE CREATED

The undermentioned land is Crown land in the name of the STATE of WESTERN AUSTRALIA, subject to the interests and Status Orders shown in the first schedule which are in turn subject to the limitations, interests, encumbrances and notifications shown in the second schedule.

B. Roberts

REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 571 ON DEPOSITED PLAN 65685

**STATUS ORDER AND PRIMARY INTEREST HOLDER:
(FIRST SCHEDULE)**

STATUS ORDER/INTEREST: UNALLOCATED CROWN LAND

PRIMARY INTEREST HOLDER: STATE OF WESTERN AUSTRALIA

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)**

1. L651568 AUTHORITY ORDER FOR THE TAKING OF INTERESTS. REGISTERED 13.6.2011.
 2. L651569 NOTICE OF INTENTION TO TAKE FOR THE DESIGNATED PURPOSE OF SALE.
REGISTERED 13.6.2011.
- L948917 PERIOD OF CURRENCY IS NOW INCREASED TO 3 YEARS FROM 13.6.2011.
REGISTERED 29.5.2012.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
Lot as described in the land description may be a lot or location.

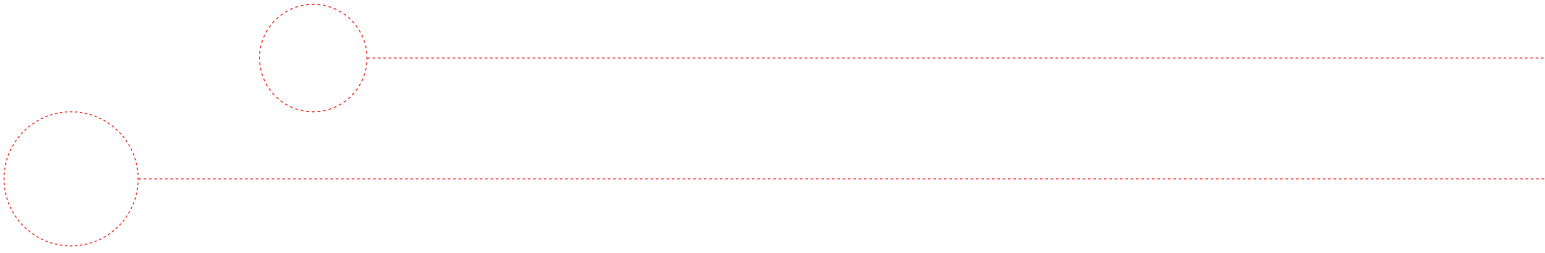
-----END OF CERTIFICATE OF CROWN LAND TITLE-----

STATEMENTS:

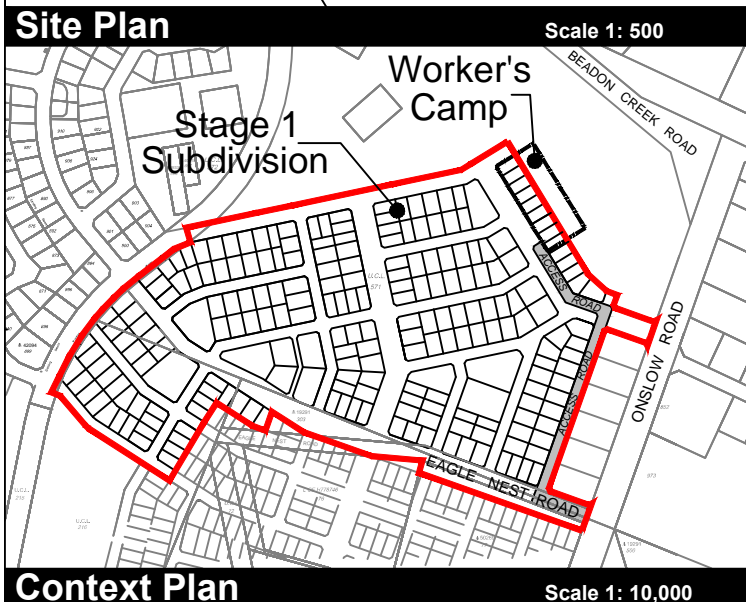
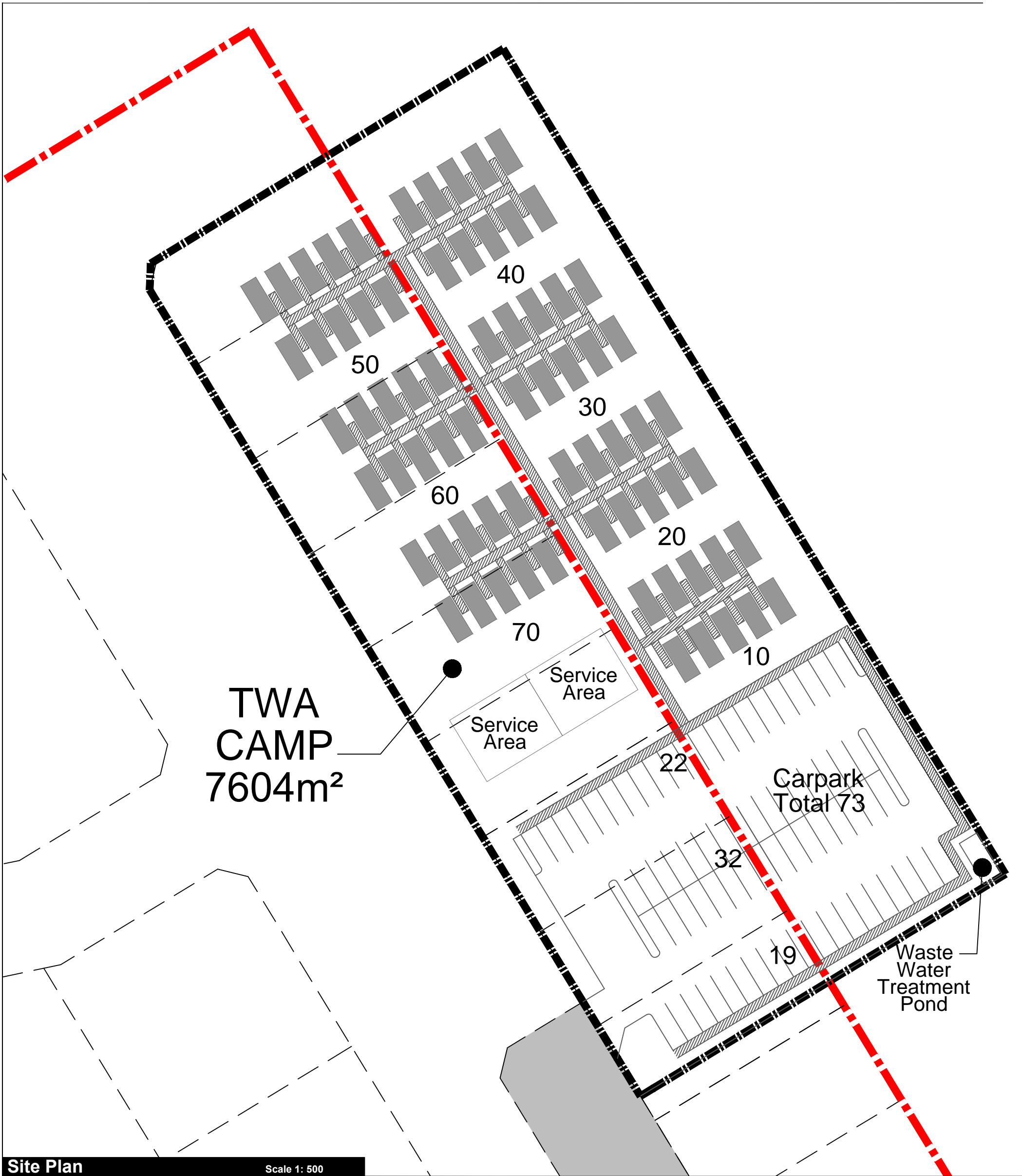
The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP65685 [SHEET 1].
PREVIOUS TITLE: LR3151-427.
PROPERTY STREET ADDRESS: NO STREET ADDRESS INFORMATION AVAILABLE.
LOCAL GOVERNMENT AREA: SHIRE OF ASHBURTON.
RESPONSIBLE AGENCY: DEPARTMENT OF REGIONAL DEVELOPMENT AND LANDS (SLSD).

NOTE 1: L465584 CORRESPONDENCE FILE 00853-2009-01RO



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Legend

- Subject Site
- Stage 1 Onslow Subdivision
- Potential Future Subdivision layout
- Camp Accommodation Units
- Camp Pathway layout
- Access Road off existing Eagle Nest Road

Please note that this plan is an indicative layout of the Worker's camp, and is subject to detail design.

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.

Onslow Worker's Camp
Lot 571, Beadon Creek Road, Onslow
Landcorp

Date: 3rd April, 2013 Designer: CH
Scale: 1:600 @ A3 Drawn: PR
Drawing No. 713-343 CP3A Camp layout 030413.dwg



TOWN PLANNING AND URBAN DESIGN



SOCIAL IMPACT STATEMENT PREPARED FOR THE SHIRE OF ASHBURTON LOCAL PLANNING POLICY 20

Introduction – What is a Social Impact Statement?

The Shire through its local planning policy has introduced the need for Social Impact Assessment ('SIA') as the process of analysing, monitoring and managing the social consequences of development. A Social Impact Statement ('SIS') forms part of a SIA process and is a beneficial tool in discovering potential issues and informing the community in the decision making process.

Where land use proposals are subject to a requirement for community consultation the preparation of a SIS can serve to increase the flow of information to the community, Council and the proponent and assist in resolving issues of concern. The preparation of a SIS provides the community with an opportunity to identify, as part of the decision-making process, those local values that are worth protecting, the opportunities to maximise benefits and minimise negative impacts from a decision, and provide an avenue for benefits of local knowledge to be made available to the proponent.

The successful implementation of the SIA process recognises that social, environmental and economic impacts are inextricably linked. The SIA process also requires consideration of likely flow on and cumulative impacts arising from decisions made. The SIA process is also viewed as an opportunity for a proponent to identify how local community values have been taken into account, and generally to outline the potential costs and benefits of a proposal.

The Shire of Ashburton requires a SIS to be prepared for all development proposals, which are subject to a community consultation/advertising process, as well as rezoning proposals and strategic planning proposals (such as reports accompanying Development Plans etc).

It is the clear intention of the Shire that the SIS provides the information necessary to inform the public fully on proposals and reduce the potential for misunderstanding. The extent of information required in any SIS and the method of engaging in community consultation will be directly proportionate to the extent of issues generated by the scale of the proposal.

The following addresses the requirements of the Shire's local planning policy that are relevant to the proposed development application for a temporary workers camp in Onslow.

Background to the Onslow Townsite Expansion

It is widely recognised that the expansion of Onslow and the development of the Ashburton North Strategic Industrial Area are inextricably linked. The Onslow townsite expansion, including development of a general industrial area at the ANSIA, will facilitate the growth of the town and ensure the long term viability and sustainability of Onslow.

The Onslow Townsite Expansion Stage 1 Development Plan (the Development Plan) was recently approved by the Shire and Western Australian Planning Commission (WAPC). The Development Plan provides a framework to guide the subdivision and development of the first stage of the Onslow townsite expansion.

In addition to the approval of the Development Plan, LandCorp has also received conditional subdivision approval to deliver the first stage of the townsite expansion and is now seeking to appoint contractors to commence construction. Stage 1 consists of 220 residential lots, including a range of grouped housing sites, as well as two areas of public open space and represents a significant step forward in delivering much needed housing in Onslow. Stage 1 is proposed to be rolled out over three stages, subject to the availability of services.

Given the current constraints on accommodation in town, LandCorp's contractors will explore a number of options to provide accommodation for the construction workforce. This will include liaising with owners/managers of existing accommodation facilities as well as investigating the potential to build their own temporary facility on the site of the Stage 1 subdivision. This latter option, one of several being explored, provides some level of certainty to the Contractor to allow commencement of construction (if approved)

Economic Impact

The first stage of the townsite expansion will be a significant investment in Onslow by the State and will provide essential new housing to the town.

The proposed temporary camp option represents an alternative, should existing accommodation facilities in town not be available or prove too costly. The final decision regarding accommodation of contractors will be dependent on which option is the most financially viable and represents best value for money for the project. Other considerations will also include certainty of supply and ability to meet required timeframes.

Given the temporary nature of a camp option, there is the potential for collaboration with other businesses in town to provide meals, laundry facilities etc.

Social Impact

As a result of the ANSIA development and expansion of local industry, the town is experiencing increased demand for housing. The effects of this demand is already noticeable with the cost of accommodation becoming increasingly unaffordable. The development of the townsite expansion will assist in alleviating the pressure.

Accommodation for the construction workforce is paramount to the expedited delivery of housing and as such contractors will investigate existing accommodation options in town and the alternative 'new' camp solution. Any potential approval of the camp will be temporary, linked to the development of the stage one subdivision, and will be removed upon completion so as to not have any adverse impact on the new residential lots and existing townsite.

The potential camp would be located so as to not be clearly visible from any main roads, aiming to minimize visual impacts. The location will also negate any noise impacts associated with contractors and their associated vehicles entering and exiting the camp.

In summary, the delivery of the stage one subdivision is considered to have a positive social impact on Onslow, and the proposed camp may be required to ensure there are no further delays in the delivery of the first stage of residential lots.

Transport

The potential temporary camp would be located to avoid the need for access from Onslow Road, which is a major arterial road. There would also be no access from Beadon Creek Road being proposed so as to not impact the Bindi Bindi community.

Access to the camp would be via Eagle Nest Road, with the access path following the alignment of the future roads associated with the stage one subdivision. Given that the existing Eagle Nest Road carries minimal traffic, this represents the most appropriate access point, should a camp be required.

In light of the above, the location of access from Eagle Nest Road is not considered to have any impact on the existing transport network in Onslow and will avoid any conflict with heavy vehicle movements associated with the development of the townsite expansion.

Ecological Impact

Flora and Fauna investigations carried out as part of the Development Plan revealed that there was no rare or significant flora and fauna within the subject land and therefore the development of any temporary camp will not significantly impact existing vegetation. The camp would also be designed with a minimal footprint to minimise any ground disturbance.

The camp site would be located at least 100m from both Onslow Road and Beadon Creek Hotel in order to provide adequate buffers to the existing townsite to the north. It is noted that the Onslow light industrial area is located on the eastern side of Onslow Road and therefore buffers to this area are less significant.

Furthermore, the location of the camp site is within the highest point of Lot 571, with a ground level of between 5 and 6m AHD, which meets the requirements of the Shire's Town Planning Scheme No. 7 (TPS7) and draft Scheme Amendment No. 24.

Cultural Impact

As previously mentioned, the proposed camp site has been located to remain unobtrusive to existing roads and residential areas. Furthermore, the camp if constructed, will only be a temporary facility to accommodate contractors associated with the construction of the new residential lots. This is secured by having the camp site overlap the stage one subdivision area, meaning it will need to be removed before the final lots can be created.

From an aboriginal and European cultural heritage perspective, no listed or known sites are located within the proposed camp location area and aboriginal monitors will be invited to oversee initial ground disturbing works.

In light of the above, the proposed temporary camp is not considered to have any adverse impact of the existing character of Onslow or the existing community facilities within the townsite.

Workforce Management

Arrangements for management of the workers associated with the townsite expansion will be critical to ensuring that construction will not impact the existing townsite. Given that contractors are yet to be appointed the issue of workforce management is to be individually addressed once a contractor is selected, prior to contractors being mobilised.

Conclusions

This SIS provides a summary of the proposal and demonstrates that it will not have any adverse social impacts on existing residential areas in Onslow.

The Onslow townsite expansion is to be developed by LandCorp as part of the ongoing development that will facilitate the growth of the town and ensure the long term viability and sustainability of Onslow.

Any proposed temporary camp option represents an alternative, should existing accommodation facilities in town not be available or prove too costly. The final decision regarding accommodation of contractors will be dependent on which option is the most financially viable and represents best value for money for the project. Other considerations will also include certainty of supply and ability to meet required timeframes

The associated Development Application, and related preliminary approvals, are only being pursued to allow the alternative 'on site' camp option to be expedited should it be required. No decision on accommodation has been made at this point.

SUMMARY OF SUBMISSIONS

No.	Submission From	Summary of Submissions	Comment	Recommendation
1.	Department of Environment and Conservation Pilbara Region Lot 3 CmMardie & Anderson Roads, Karratha KIE WA 6714	<p><i>"I refer to your correspondence dated 20 May 2013 in which you requested the Department of Environment and Conservation (DEC) provide comments on the development of Lot 571 Beadon Creek Road Onslow. DEC has the following comments to make with respect to the proposed development.</i></p> <p><i>Nature conservation:</i> <i>DEC notes that native vegetation is present on the site. Clearing of native vegetation in Western Australia is prohibited unless the clearing is authorised by a clearing permit obtained from the Department of Environment and Conservation or is of a kind that is exempt in accordance with Schedule 6 of the Environmental Protection Act 1986 or Regulation 5 Environmental Protection (Clearing of Native Vegetation) Regulations 2004.</i></p> <p><i>Emissions and discharges:</i> <i>DEC understands that wastewater from the temporary accommodation village may be treated onsite. Sewage facilities that treat more than 20m³ per day of wastewater are regulated under the Environmental Protection Act 1986 (the Act). Landcorp will need to contact DEC Industry Regulation Pilbara to obtain advice regarding what approvals may be required under the Act for the proposed onsite wastewater treatment."</i></p>	Noted and agreed.	That the submission be noted and any Planning Approval provide advice to the Applicant with respect to DEC requirements.

2.	<p>Department of Health PO Box 8172 Perth Business Centre WA 6849</p>	<p><i>“Thank you for your letter dated 20 May 2013 requesting comment from the Department of Health WA (DOH) on the above proposal. The DOH provides the following comment:</i></p> <p><i>1. Sewerage Disposal</i> <i>The location of the proposed wastewater treatment pond is not acceptable as there is insufficient buffer to the accommodation camp and to adjacent land uses. Until it can be demonstrated that wastewater treatment and disposal is achievable within the nominated lot boundary, the DOH is not prepared to support the development.</i></p> <p><i>2. Public Health Issues</i> <i>Enclosed is a scoping tool that should be considered in relation to this type of development. The scoping tool is available for download at:</i></p> <p>http://www.public.health.wa.gov.au/cproof/13937/2/Mine%20sites%20and%20exploration%20camps%20JUNE%202011.pdf</p> <p><i>You should also consider incorporating Health Impact Assessment (HIA) and/or Public Health Assessment (PHA) principles in your decision making process. For your information and guidance, you may access the relevant information at the following sites:</i></p> <p>HIA - http://www.public.health.wa.gov.au/2/1400/2/healthriskassessment.pm PHA - http://www.public.health.wa.gov.au/2/1399/2/publichealthassessment.pm“</p>	<p>Noted and agreed.</p> <p>The Shire’s Health Surveyor has suggested that it may be possible to establish a waste-water system by using an on-site treatment system that disposes of treated waste-water by trickle or spray (not ponds or tanks).</p> <p>Ultimately, this will be determined by the Department of Health and will need to be addressed prior to commencement of development.</p> <p>In addition to the DoH’s views, the Shire’s Health Surveyor has also expressed concern with the proposal to include a ‘water treatment pond’ some 35-40m from the accommodation units and that the ponding will add to the waste water an additional water source for mosquitos.</p> <p>Whilst this is a significant matter, it is likely that an alternative to the siting as proposed in the Application can be determined within the bounds of the site and as a condition of any Planning Approval.</p>	<p>That the submission be noted and any Planning Approval include a condition relating to the advice and provide advice to the Applicant with respect to DoH requirements.</p>
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3.	Water Corp PO Box 100 LEEDERVILLE WA 6902	<p>Initial submission from Water Corp of 10 June 2013</p> <p><i>“Thank you for the opportunity to comment on the above mentioned Development Application. The Water Corporation has not been previously consulted on this proposal and accordingly has made no allowance in either the water supply and wastewater schemes to provide services. It is noted from the report that this application is speculative at this stage and that there are no solid plans to proceed with the establishment of the TWA at this stage.</i></p> <p><i>To assist the Shire in its considerations the following is provided:</i></p> <ul style="list-style-type: none"> • <i>The water supply scheme for Onslow is currently operating at close to maximum capacity.</i> • <i>Augmentation works on the scheme are progressing such that a commitment to supply Landcorp's Stage 1A and 1 B of subdivision have been supported.</i> • <i>In addition to these first two stages of subdivision the Corporation is committed to supply at least some level of infill development within Onslow.</i> • <i>Accordingly the Corporation can not commit to servicing this TWA unless the proponents of other developments are prepared to forego the future scheme capacity allocated to their proposals.”</i> <p>Further submission from Water Corp of 10 June 2013</p>	<p>Both submissions are noted and agreed. The WaterCorp submissions are constant with other approaches it undertakes for developments in Onslow. It is considered that subject to appropriate conditions addressing WaterCorp's direction, the issues raised can be addressed by the Applicant.</p>	<p>That the submission be noted and any Planning Approval include a condition relating to the advice and provide advice to the Applicant with respect to WaterCorp requirements.</p>
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		<p><i>“Further to the Water Corporation letter of 10 June 2013 regarding the above Development Application the following clarification of potential water supply arrangements is provided.</i></p> <p><i>As previously advised the Corporation cannot commit to a standard water supply connection to what remains a speculative and temporary proposal. However, subject to the proponent accepting certain terms and conditions a non-standard and limited level of water supply remains a possibility:</i></p> <p><i>The proponent would be responsible for the provision and management of on-site water storage capable of sustaining the demands and managing the peak draws on the site. The Corporation could provide a small water service with a limited flow rate capacity on the understanding that should the scheme capacity be required for permanent development elsewhere in town that the carting of water by the proponent might be required.</i></p> <p><i>The proponent has undertaken to provide the Corporation with further information on timeframes, anticipated water demands and their profile over the next month. Once this information has been provided the Corporation will be better placed to determine the viability of a limited water supply to the site.”</i></p>		
4.	Desert Management Pty Ltd on behalf of the Buurabalayji	<i>“1. The Buurabalayji Thalanyji Aboriginal Corporation RNTBC ICN 7105, on behalf of the determined native title holders, the Thalanyji People, objects to the Planning Application described in your</i>	The Objection is noted. However, it would appear that the matters raised are generally outside the scope of assessment of the planning application	That the submission be noted and any Planning Approval reflect the Shire comment concerning the Submission.

<p>Thalanyji Aboriginal Corporation PO Box 601 APPLECROSS WA 6153</p>	<p><i>correspondence dated 10 June 2013. The proposed actions will impact upon the native title rights and interests of the Thalanyji People, and the heritage interests of the Thalanyji People, and all actions proposed by the Shire are objected to.</i></p> <p><i>2. A copy of the Notice as received is enclosed. The expiration date for objections to be lodged is 10 June 2013. This objection has been emailed and posted on 04 June 2013, and acknowledgement of this objection is requested.</i></p> <p><i>3. Details of how the taking of land will affect the objectors registered native title rights and interests in relation to the land affected. The objectors believe that the proposed act:</i></p> <p><i>(a) has the propensity to directly interfere with the community life of the persons who are the holders of native title in relation to the land concerned; and</i></p> <p><i>(b) has the propensity to interfere with areas or sites of particular Significance, in accordance with their traditions, to the persons who are the holders of the native title in relation to the land concerned; and</i></p> <p><i>(c) will involve disturbance to the land concerned and will create rights whose exercise will involve major disturbance to the land concerned;</i></p> <p><i>(d) will substantially interfere with the</i></p>	<p>and are more relevant to a claim under the Native Title Act and the Aboriginal Heritage Act.</p> <p>Importantly, it is not considered likely that the issue of a planning approval would impact any claim as the matter of the planning application relates to the planning merit of the application and not the tenure of the land.</p> <p>Irrespective of the issue of any Planning Approval, a claim under the Native Title Act and the Aboriginal Heritage Act would be independently assessed. It is considered that that any Planning Approval includes an Advice Note referring to the claim lodged by the Buarabalyji Thalanyji Aboriginal Corporation under the Native Title Act and the Aboriginal Heritage Act.</p>	
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