

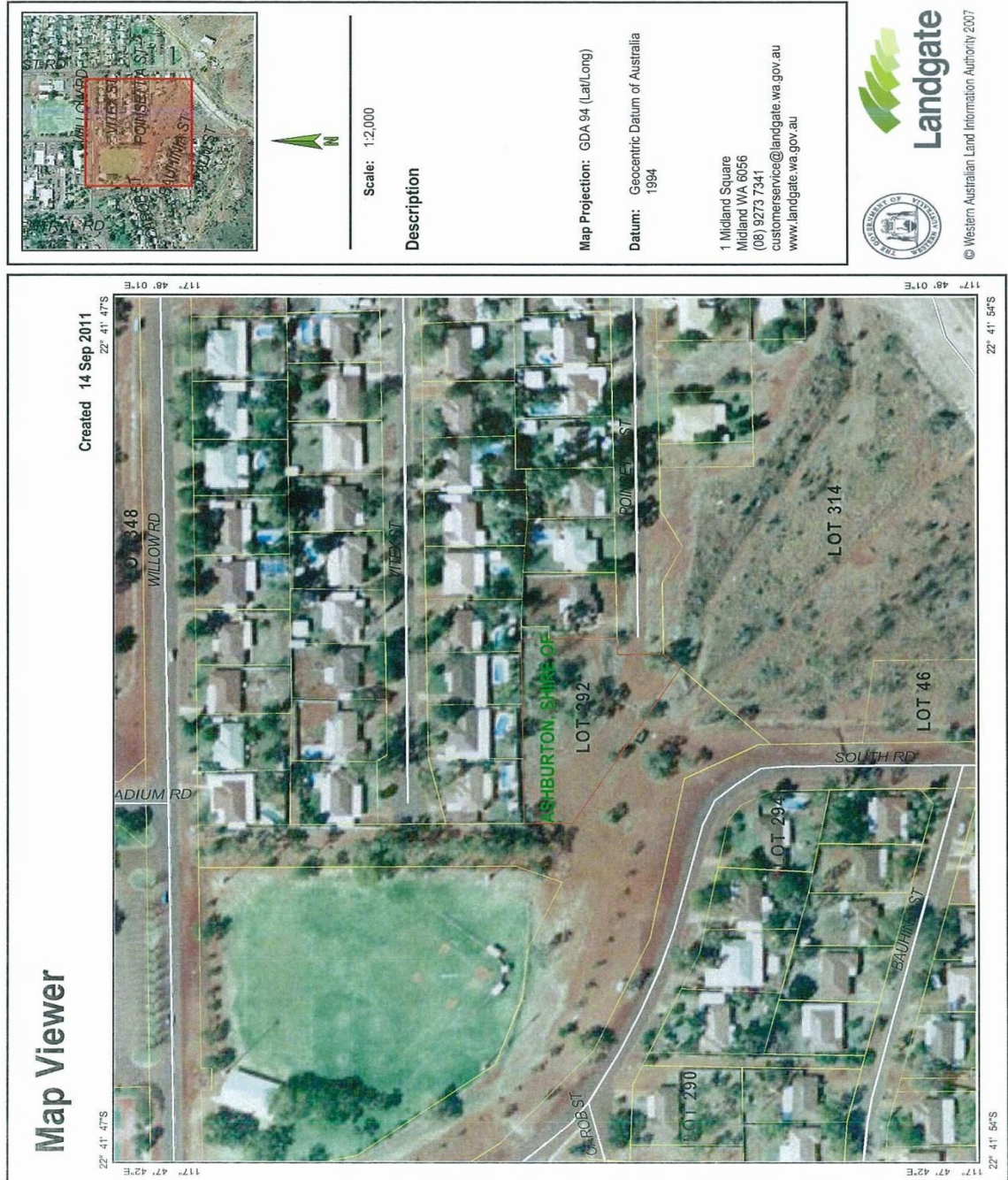
SHIRE OF ASHBURTON

ATTACHMENTS

**RM Forrest Memorial Hall, Second Avenue,
ONSLOW**

21 September 2011

10.2 PROPOSAL TO CHANGE PURPOSE OF RESERVE 40222 POINSETTIA STREET TOM PRICE TO 'STAFF ACCOMMODATION'



11.1 - BUSH FIRE ADVISORY COMMITTEE

Minutes- Bushfire Advisory Committee
September 2 2011

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BUSH FIRE ADVISORY COMMITTEE

COUNCIL CHAMBERS TOM PRICE

MINUTES

SEPTEMBER 2 2011

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1.09.0 DECLARATION OF OPENING

Morgwn declared meeting opened at 1105hrs, welcome all and thank you for attending

2.09.0 ANNOUNCEMENT OF VISITORS

NIL

3.09.0 ATTENDANCE

Morgwn Jones CBFCA (SoA Chair), Jeff Breen CEO (SoA), Ian Chance DCBFCA (SoA), Chris O'Connell DCBFCA (RTIO), Greg Mann (Karijini NP), Mike Booth FCO (SoR), Wayne Cooke (FESA), Elinor Conant Minute Taker (SoA)

3.09.1 APOLOGIES

Linton Rumble Acting Shire President (SoA), Matt Campbell FCO (RTIO Pannawonica), Andrew Norris FCO (Shire of East Pilbara), Phil Wilden FCO (Town of Port Headland), David George FCO (Shire of Exmouth), Rob Morgan FCO (Pastoralist), Jo Shalders (Karijini NP), Daryl Hannah FC (TPVBFB), Richard Boykett (DEC Regional Fire Coordinator)

4.09.0 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

4.09.1 MEETING HELD ON 9 November 2010

Decision & Recommendation

Moved: Ian Chance

Seconded: Morgwn Jones

That the Minutes of the Bushfire Advisory Committee Meeting held on 9 November 2010 be confirmed as a true and accurate record.

CARRIED

5.09.0 BUSINESS ARISING FROM MINUTES

5.09.1 Available Property for BFB (update)

At the recent VBFB General Meeting, Brian Donald (Rio Tinto), advised that Protector Alsafe (Wesfarmers) had informed him that they should be vacating, the site in Boonderoo Rd by September 23 2011. Construction of the office, storage and ablution facilities had commenced. It was hoped that this would then be handed over to the Shire for the purpose of housing the VBFB in early October.

Jeff confirmed that he had spoken with Brian regarding this matter.

<u>Decision & Recommendation</u>	
Moved:	Seconded:
Not Required	
CARRIED	

5.09.2 Minderoo Station (Mesquite Management)

Morgwn has been in contact with Linda Anderson (DAFWA) in regards to the mesquite at Minderoo. Linda has informed him that there is now a new Manager at Minderoo and that she has not yet been in contact to discuss the mesquite issue.

Morgwn to liaise with Regional Director John Newman in regards to the Authorisation of a Fire Weather Officer. This will enable the authorisation of permits on days of very high FDI or above which is needed to carry out the mesquite burn.

Jeff advised that the airport house may have been demolished by the time of the proposed burn, October/ November. An invitation will be sent to Onslow VES when dates are finalised.

Mike offered some resources from the Shire of Roebourne should Morgwn need extra members.

5.09.3 Preview of This Year's Bush Fire Season

Everyone agrees that there is potential for a busier fire season due to the rainfall we have had throughout the Shire. DEC has carried out prescribed burning in Karijini and Millstream National Parks. Prevention works have commenced in and around Tom Price. Gumala has informed Morgwn that they have aprox \$21,000 for the construction / reinstatement of miner earth (fire) breaks for

Wakathuni, Bellary Springs & Youngaleena. Concerns over Ngurawanna, Jeff informed the committee that the Shire grader may be out that way carrying out works on behalf of the Water Corp and that we may be able to get some work done. Morgwn to contact Fiona.

Firebreaks in Onslow have been reinstated. The Shire Firebreak notice is to be published in this month's "Inside Ashburton" and delivered to all residents within the Shire. Ranger services will start targeting blocks and residential areas as of October 1.

Wayne touched a few issues to arise from the Keelty Report into the Perth Hills fire. There will be a big focus on reporting of all fires to FESA Commcen (as the Shire already does) whether there be a response or not. Incident Action Plans will need to be completed properly with clear defined Strategies and Objectives. There will be pre formed IMT's when there is a FDI forecast above "severe".

5.09.4 Appointment of FCO's for 2011 - 2012 Season

Shire Wide appointments

CBFCO – Morgwn Jones, DCBFCO – Chris O'Connell, DCBFCO – Ian Chance, FCO – Sebastian Reeve, FCO – Daryl Hannah, FCO – David Darling, FCO – Paul Madden, FCO – Glyn Potter,

Shire East

FCO – Angus Wilson, FCO – Rob Morgan

Shire West

FCO – Matt Campbell

Shire Boundaries

FCO – Mike Booth SoR, FCO – Andrew Norris SoEP, Peter Wilden ToPH, David George SoE

Morgwn requested that selective members be allocated powers of expenditure, which was approved by Jeff.

Decision & Recommendation

Moved: Jeff Breen

Seconded: Morgwn Jones

That the Committee requests Council:

- 1. Revoke previous appointments and that FCO's be appointed from the Shire's Rangers, Tom Price Bush Fire Brigade Officers, pastoralist, and the Captains from Paraburdoo and Pannawonica PVFRS and CBFCO's from surrounding Shires**

CARRIED

6.09.0 GENERAL BUSINESS

6.09.1 School Visits (Community Fire Safety & Prevention)

Thanks to the work done by Maxine & Chris O'Connell and Morgwn, "Grandfather Tom" a story written locally and illustrated by the school children of Tom Price is about to be published. Once published this will be used as an education tool for all school children throughout the Pilbara, along with puppets and other placards on not only bush fire safety but fire in the home.

School visits will commence when school resumes after the September holidays. It was hoped to be in Onslow a bit earlier but due to the availability of key personnel, this will not happen. Morgwn and Chris have recently visited Youngaleena and it is planned to run the education program out there as well as conducting some prevention works at the same time.

Chris recently was invited to speak at the Emergency Services Volunteer Conference in Perth on the work that has been done on getting this Education Program up and running and presented the first draft of the story.

We are waiting on a quote from the Publishers for 100 copies so there will need to be a request to Council for some funding when this comes in. Gumala has withdrawn from the project. It is proposed that on the back cover of the book will be the logos of the FRS, Rio Tinto, BFS, Shire of Ashburton & FESA.

Morgwn to liaise with Jeff once final quotes are received

6.09.2 Bushfire Management Plan

There have been significant changes made to the Bush Fire Management Plan over the off season. This will need to go to Council. The SoA Inland LEMC & Pannawonica LEMC has both had the chance to look at the plan and endorse the changes. Onslow LEMC is meeting next week where the plan will be tabled for comment.

Decision & Recommendation

Moved: Morgwn Jones

Seconded: Chris O'Connell

That the Committee request Council to endorse the amendments to the Bushfire Management Plan and the Plan be sent to the key stakeholders.

CARRIED

6.09.3 Tom Price Bush Fire Brigade Update

AGM Minutes (Attached)

General Meeting Minutes (Attached)

Morgwn noted that if the Shire Bush Fire Vehicles have not yet been put on the ESL replacement list. Due to the age of our vehicles the Shire may have to look at replacing at least one of these which is a 1998 model and getting very close to it's used by date.

Morgwn asked Jeff whether dress uniforms have been included in the new budget; Morgwn needs to follow up with Frank.

Decision & Recommendation

The Committee request Council endorses the appointment of Officers, as voted by the members of the Tom Price VBFB

Moved: Ian Chance

Seconded: Chris O'Connell

CARRIED

7.09.0 GENERAL DISCUSSION

Chris announced the arrival of another light tanker at Western Turner.

Chris and Jeff are going to review the Bush Fire Management Plan, Morgwn to send final copy to Mike.

Fiona Keneally, Acting Operations Manager will be invited to attend future meetings as her position controls the earth moving equipment

17.09.0 NEXT MEETING

Next meeting is to be held in March 2012.

18.09.0 CLOSURE OF MEETING

TOM PRICE VOLUNTEER BUSHFIRE BRIGADE



BRIGADE No:

6985

GENERAL MEETING MINUTES

Held at Tom Price Council Chambers August 10 2011 2015Hrs

MEETING OPENED: Morgwn declared meeting opened @ 2015

ATTENDANCES: Chris O'Connell, Morgwn Jones, Rick Shields, Glyn Potter, Stephen Thompson, Dave Darling, Darryl Hannah, Grant Street, Robyn Street, Peter Nazarovs, Nicole Kelly, Glen Smith, Craig Mackrell

APOLOGIES: Amanda Stoward, Cassandra Bebek, Paul Madden, Geoff Harrison (Leave of Absence), John Hogan, Maxine O'Connell, Lisa Shields, Wayne Cooke (FESA)

GENERAL BUSINESS

Capt. C O'Connell: Chris thanked all past Officers for their endeavours over the last 2 years and welcomed the new Officers abroad. Disappointed in the training numbers that have been turning up, however understands during the winter months it is hard to get motivated however we are looking at a busy season so we all need to step it up in the coming months. A reminder that training is the first & last Sunday every month. Vehicles are in a good state. A big thanks to Splash, Dave, Smithy, Mads and others for all their work they have put in.

Prevention works will be discussed later but there will be a fair bit to do in conjunction with FRS

VOLUNTEER EMERGENCY SERVICE CONFERENCE (Glen Smith):

Glen had the chance to attend the Inaugural Emergency Service Volunteers Conference in Perth a couple of weeks ago.

Glen gave a quick speech on his experiences over the weekend. Got a chance to go to the AVBFB meeting. Found that a bit different.

2030 Glen Smith left the meeting

BRIGADE LEGISLATION:

Clarification given by Morgwn on how BFB operate and under what legislation. FRS are under the Fire Brigades Act BFB under the BF Act

BRIGADE TRAINING:

A concerted effort needs to be made by the Officers to get to training and take some training.

D Darling moved a motion to have training commence at 0900hrs G Potter seconded this motion majority ruled

Training now to commence at 0900hrs on the first & last Sunday of each Month

SERVICING OF VEHICLES:

Question was raised in regards to servicing vehicles, where and when they get done. Vehicles have been serviced regularly but faults keep cropping up. Logs to be kept on service records.

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Officers can take vehicles to Tyrepower or Tom Price Tyres if Morgwn is unavailable or unable to make arrangements with the Shire depot. Morgwn will pass on info to respective businesses

HAZARD REDUCTION BURNS:

Morgwn & Chris to meet and map some sort of program for Tom Price. These burns will be conducted on Monday nights in conjunction with FRS and also on Sunday mornings. There will have to some works done on some of the Indigenous communities where logistics prevent machinery getting there. There will be some mesquite to burn over at Minderoo helping the vollies from Onslow.

CLOTHING (PPE & DRESS):

If you need PPE let Morgwn know ASAP. Officers only will be getting dress uniforms at this stage

SOCIAL CLUB:

Social Club will be revisited if / when we can move into Boondaroo Rd

AROUND THE TABLE:

Potter was looking forward to the hazard reduction burns and working with everyone again

Dave thanked everyone for their support and offered hi support and help to those who might need it

Splash just wanted reinforce that members must make sure that they lock the lockers on vehicles when they are finished. There is a great selection of tools on each appliance and we need to take care of what we have. Has another bag of tools for the station when we get there

FUTURE MEETINGS:

Oct 2, Dec 4, Feb 5, Apr 1,

Meeting Closed

Meeting closed 2055

TOM PRICE VOLUNTEER BUSHFIRE BRIGADE



BRIGADE No:

6985

AGM MINUTES

Held at Tom Price Council Chambers August 10 2011 1930Hrs

SPECIAL GUEST: Brian Donald RTIO

Brain gave the Brigade an update on where RTIO are at with the handover of the Protector Alsaf building (block) in Boondaroo Rd. Brian apologised for the delay in the whole process has been a drawn out one. Brian has been informed by Wesfarmers that works are well underway for Protector Alsaf building for their new location in the Mine Site LIA. He has a meeting with Shire CEO Jeff Breen and Building Services Manager Bernie Smith tomorrow and will follow up and make sure that Wesfarmers are well on the way to developing the LIA site. At this stage Brian has been informed that Protector Alsaf will be vacating the Boondaroo Rd by September 23 2011.

Morgwn & Chris both thanked Brian for his efforts and his and Rio Tinto's support

MEETING OPENED: Morgwn declared meeting opened @ 1948

ATTENDANCES: Chris O'Connell, Morgwn Jones, Rick Shields, Glyn Potter, Stephen Thompson, Dave Darling, Darryl Hannah, Grant Street, Robyn Street, Peter Nazarovs, Nicole Kelly, Glen Smith, Craig Mackrell

APOLOGIES: Amanda Stoward, Cassandra Bebek, Paul Madden, Geoff Harrison (Leave of Absence), John Hogan, Maxine O'Connell, Lisa Shields, Wayne Cooke (FESA)

PROXY VOTES: Cassandra Bebek, Paul Madden and Maxine O'Connell authorize Chris O'Connell to cast votes on their behalf

PREVIOUS MINUTES: Morgwn read out the previous AGM minutes

Moved as correct and accurate record **Moved: C. O'Connell Seconded: G. Street**

FINANCIAL STATEMENT: Community Account: \$826.26
Double Interest Saver: \$1589.20
Total= \$2415.46

ESL FUNDING:

Tom Price VBFB has been granted an operating budget of \$19,840 for the 2011/12 financial year. These funds cover operational expenses and maintenance costs associated with the brigade.

DECLARE ALL POSITIONS VACANT:

Morgwn called for nominations prior to the meeting

Any other nominations

NOMINATIONS:

IN THE EVENT THAT A VOTE NEEDS TO BE CAST FOR A POSITION, THIS WILL BE DONE BY BLIND BALLOTT

Terms of Office are 2 years

Nominations:

CAPTAIN:

Chris O'Connell **Nominated:** Darryl Hannah **Second:** Morgwn Jones

Glen Smith Dave Darling Robyn Street

Chris O'Connell elected Captain by 12votes to 3votes

1st Lt:

Darryl Hannah

Nominated:

C. O'Connell

Second:

G. Smith

Glen Smith

D. Darling

M. Jones

Dave Darling

G. Smith

M. Jones

Paul Madden

Cassandra Bebek

Amanda Stoward

Votes"

D Hannah 11, P Madden 2, G Smith 1, D Darling 1

Daryl Hannah elected as 1st Lieutenant

2nd Lt

Glyn Potter

Nominated:

C O'Connell

Second:

D Hannah

Dave Darling

A Stoward

P Madden

Votes

D Darling 8, G Potter 7

Dave Darling elected as 2nd Lieutenant

3rd Lt

Paul Madden

Nominated:

C Bebek

Second:

A Stoward

G Potter

C O'Connell

D Hannah

G Smith

D Darling

M Jones

Votes

P Madden 7, G Potter 5, G Smith 3

Paul Madden elected as 3rd Lieutenant

4th Lt

G Potter

Nominated:

C O'Connell

Second:

D Hannah

G Smith

D Darling

M Jones

Votes

G Potter 11, G Smith 3, 1 invalid vote

Glyn Potter elected as 4th Lieutenant

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Equip Officer
Grant Street

Nominated:
A Stoward

Second:
P Madden

Elected unopposed

BRIGADE RESOLUTION: Secretary / Treasurer

That the Shire of Ashburton CBFCO Morgwn Jones continue to look after the administration of the brigade

Moved: G Potter **Second:** R Street

All in favour

Next AGM June 13 2011

AGM Closed 2012

21 SEPTEMBER 2011

12.2 - KARRATHA BUSINESS PARK REQUEST FOR FUNDING

Small Business Centre West Pilbara
2/24 De Grey Place - PO Box 1568, Karratha WA 6714
Phone: 08 9144 4668 | Fax: 08 9144 4669 | Mob: 0408 958 301
Email: manager@sbcbp.com.au www.sbcwp.com.au



Jeff Breen - Chief Executive Officer
Shire of Ashburton
Poinciana Street, Tom Price WA 6751

16th August 2011

Re: Karratha Business Park Feasibility Study – Funding Request

Dear Jeff,

The Small Business Centre West Pilbara (SBCWP) held a 'Karratha Business Park' Stakeholders Workshop on the 3rd of December 2010 at the Karratha International Hotel. Local stakeholders from government and not for profit agencies were invited to contribute their ideas to this early stage of planning. The outcome of the workshop was that the SBCWP were tasked with engaging the services of a consultant to conduct a feasibility study.

The feasibility study will cover:

1. Supply analysis – to understand the existing comparable facilities (if any), how they are used, how often, and proposed additions to supply;
2. Demand analysis – a review of existing businesses, as well as proposed businesses, under a range of expansion scenarios (3 within Karratha);
3. Discussions with local agents;
4. Operational scope options analysis
5. Modelling – dynamic discounted cash flow analysis and building type analysis based upon inputs determined by reference to the above research and discussions;
6. Governance and management model options analysis
7. Reporting – needs analysis, options definition, key assessment criteria, implementation (including staging), delivery mechanism
8. Analysis of the transferability of the proposed model to the locations of Tom Price and Onslow within the Shire of Ashburton.

The SBCWP will manage and support the study consultancy with in kind resources (\$20,250 value) and has recently received funding through Royalties for Regions (R4R) for \$75,000, the Chevron Operated Gorgon Project for \$20,000 and The Shire of Roebourne for \$10,000. This study works across the entire West Pilbara and will also liaise with the studies proposed in Hedland and Newman. The Shire of Ashburton can look forward to increased support mechanisms for small business through this study.

The SBCWP requests that the Shire of Ashburton commit funds to the feasibility study of Karratha Business Park. The SBCWP is happy to discuss the project in more detail during a face to face meeting if requested.

Many thanks for your considered response.

Kind regards,

A handwritten signature in blue ink, appearing to read 'Rachel Whiting'.

Rachel Whiting – SBCWP
P: 0408 958 301
E: manager@sbcbp.com.au



MEDIA RELEASE

Small Business Centre West Pilbara

Unit 2, 24 De Grey Place
Karratha 6714

Telephone 08 9144 4668

Fax 08 9144 4669

Email manager@sbcwp.com.au

09 August 2011

Small Business Centre obtains funding for Business Park Feasibility Study

The Small Business Centre, West Pilbara is pleased to announce the final funding component needed to commence the 'Karratha Business Park Feasibility Study' has been obtained through Royalties for Regions.

The Shire of Roebourne and the Chevron operated Gorgon Project have also contributed to the funding necessary for this study to begin.

The aim of the study is to identify the model and roll out of a small business incubator style facility that best suits Karratha. The model will include options for phases in the areas of commercial/retail, light industrial and tourism operator space for start-up small businesses.

The intention is that the successful model will also incorporate accommodation for the business owner/operators. In addition to the Karratha Business Park, the study will investigate the transferability of the successful model to the towns of Onslow and Tom Price. Small Business Centre West Pilbara Manager, Rachel Whiting said:

'We'd like to sincerely thank the Shire of Roebourne, the Chevron Operated Gorgon Project and Royalties for Regions for their generous financial support as well as thanking the Pilbara Development Commission and the Coastal West Pilbara Economic Development Taskforce for their assistance in putting together a successful submission. We will be seeking input from the local business community in the months to come'.

The Small Business Centre West Pilbara provides free business information and advice to people starting or developing a business in the Roebourne and Ashburton shires.

12.3 - MINOR AMENDMENTS TO 2011/2012 FEES & CHARGES

EXCERPT 2011/2012 FEES & CHARGES (AMENDED SEPTEMBER 2011)

Recreation & Culture

	Charge
ONSLow COMMUNITY GARDEN	
Bond - Personal Use/Community Organisation	50.00
Bond - Corporate/Event Use	100.00
Fees - Corporate Use	100.00
Fees - Kitchen Use	20.00
Pizza Oven - purchase of wood	30.00

Onslow Library

111568	Replacement of Library Cards	4.50
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Other Property & Services

Private Works – Home Rate

148953	Rear Loader Rubbish Truck	per hour	130.00
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Private Works – Away Rate

148953	Rear Loader Rubbish Truck	per hour	155.00
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**12.4 - RECEIPT OF FINANCIALS AND SCHEDULE OF ACCOUNTS
FOR MONTHS OF JULY AND AUGUST 2011**



**SHIRE OF ASHBURTON
MONTHLY STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2011 TO 31 JULY 2011**

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SHIRE OF ASHBURTON

STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2011 TO 31 JULY 2011

	NOTE	July 2011 Actual \$	July 2011 Y-T-D Budget \$	2011/12 Revised Budget \$	2011/12 Adopted Budget \$	Variances Actuals to Budget \$	Variances Actual Budget to Y-T-D %
Operating							
Revenues/Sources							
Governance		6,292	6,006	133,100	133,100	286	4.76%
General Purpose Funding		51,735	54,978	4,210,760	4,210,760	(3,243)	(5.90%)
Law, Order, Public Safety		18,386	8,989	131,364	131,364	9,397	104.54%
Health		4,993	3,665	215,002	215,002	1,328	36.23%
Education and Welfare		21,152	30,238	363,000	363,000	(9,086)	(30.05%)
Housing		1,814	1,999	24,000	24,000	(185)	(9.25%)
Community Amenities		1,555,717	1,553,874	4,638,020	4,638,020	1,843	0.12%
Recreation and Culture		33,367	753,420	2,930,174	2,930,174	(720,053)	(95.57%) ▼
Transport		317,421	25,728	31,216,695	31,216,695	291,693	1133.76% ▲
Economic Services		88,913	214,499	3,137,400	3,137,400	(125,586)	(58.55%) ▼
Other Property and Services		32,327	1,109,307	15,059,355	15,059,355	(1,076,980)	(97.09%) ▼
		2,132,117	3,762,703	62,058,870	62,058,870	(1,630,586)	(43.34%)
(Expenses)/(Applications)							
Governance		(445,812)	(166,833)	(3,139,293)	(3,139,293)	(278,979)	(167.22%) ▲
General Purpose Funding		(69,214)	(27,419)	(433,810)	(433,810)	(41,795)	(152.43%) ▲
Law, Order, Public Safety		(61,010)	(55,395)	(757,232)	(757,232)	(5,615)	(10.14%)
Health		(57,500)	(29,743)	(482,682)	(482,682)	(27,757)	(93.32%) ▲
Education and Welfare		(49,316)	(46,863)	(655,774)	(655,774)	(2,453)	(5.23%)
Housing		(140,693)	(9,714)	(389,958)	(389,958)	(130,979)	(1348.35%) ▲
Community Amenities		(460,998)	(353,598)	(3,887,033)	(3,887,033)	(107,400)	(30.37%) ▲
Recreation & Culture		(568,501)	(397,787)	(5,606,385)	(5,606,385)	(170,714)	(42.92%) ▲
Transport		(637,657)	(563,212)	(8,556,554)	(8,556,554)	(74,445)	(13.22%) ▲
Economic Services		(148,835)	(96,705)	(2,857,825)	(2,857,825)	(52,130)	(53.91%) ▲
Other Property and Services		(216,046)	(956,165)	(13,646,085)	(13,646,085)	740,119	77.40% ▼
		(2,855,582)	(2,703,434)	(40,412,631)	(40,412,631)	(152,148)	5.63%
Net Operating Result Excluding Rates		(723,465)	1,059,269	21,646,239	21,646,239	(1,782,734)	(168.30%)
Adjustments for Non-Cash							
(Revenue) and (Expenditure)							
(Profit)/Loss on Asset Disposals		(6,655)	0	0	0	(6,655)	0.00%
Movement in Accrued Interest		0	0	0	0	0	0.00%
Movement in Accrued Salaries and Wages		0	0	0	0	0	0.00%
Movement in Deferred Pensioner Rates/ESL		0	0	0	0	0	0.00%
Movement in Employee Benefit Provisions		0	0	0	0	0	0.00%
Adjustment for Rounding		0	0	0	(1)	0	0.00%
Depreciation on Assets		542,871	505,314	6,066,173	6,066,173	37,557	(7.43%)
Capital Revenue and (Expenditure)							
Purchase Land Held for Resale		5,147	(587,482)	(2,958,272)	(2,958,272)	592,629	100.88% ▼
Purchase Land and Buildings		(452,053)	(1,177,941)	(12,496,799)	(12,496,799)	725,888	61.62% ▼
Purchase Plant and Equipment		(53,688)	(98,000)	(2,838,176)	(2,838,176)	44,312	45.22% ▼
Purchase Furniture and Equipment		(18,436)	(6,958)	(491,900)	(491,900)	(11,478)	(164.96%)
Purchase Infrastructure Assets - Roads		(89,732)	(11,665)	(9,390,814)	(9,390,814)	(78,067)	(669.24%) ▲
Purchase Infrastructure Assets - Footpaths		(106)	(266)	(581,206)	(581,206)	160	60.15%
Purchase Infrastructure Assets - Drainage		0	(47,332)	(1,345,287)	(1,345,287)	47,332	100.00% ▼
Purchase Infrastructure Assets - Parks & Ovals		(896)	0	(898,000)	(898,000)	(896)	0.00%
Purchase Infrastructure Assets - Other		(170,607)	(1,168,716)	(31,396,512)	(31,396,512)	998,109	85.40% ▼
Proceeds from Disposal of Assets		12,359	0	12,355,100	12,355,100	12,359	0.00%
Repayment of Debentures		(16,705)	(16,705)	(355,523)	(355,523)	0	0.00%
Proceeds from New Debentures		0	46,833	562,000	562,000	(46,833)	(100.00%) ▼
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)		(50,118)	(49,980)	(3,523,158)	(3,523,158)	(138)	(0.28%)
Transfers from Restricted Asset (Reserves)		1,279,910	1,622,153	12,521,537	12,521,537	(342,243)	(21.10%) ▼
ADD Net Current Assets July 1 B/Fwd		2,387,303	3,485,922	3,485,922	3,485,922	(1,098,619)	31.52%
LESS Net Current Assets Year to Date		12,062,731	12,869,122	0	0	(806,391)	6.27%
Amount Raised from Rates		<u>(9,417,602)</u>	<u>(9,314,676)</u>	<u>(9,638,676)</u>	<u>(9,638,676)</u>	<u>(102,926)</u>	<u>1.10%</u>

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

Material Variances Symbol

Above Budget Expectations

▲

Greater than 20,000 and greater than 10%

Below Budget Expectations

▼

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 2011 TO 31 JULY 2011

	2010/11 B/Fwd Per 2011/12 Budget \$	2010/11 B/Fwd Per Financial Report \$	July 2011 Actual \$
NET CURRENT ASSETS			
Composition of Estimated Net Current Asset Position			
CURRENT ASSETS			
Cash - Unrestricted	(123,688)	(127,892)	(1,683,324)
Cash - Restricted Unspent Grants	400,000	400,000	400,000
Cash - Restricted Unspent Loans	2,500,000	2,500,000	2,500,000
Cash - Restricted Reserves	13,130,188	13,130,188	11,900,395
Rates - Current	114,605	114,605	11,157,485
Sundry Debtors	2,095,395	2,625,973	2,474,012
Accrued Income	0	80,318	0
Payments in Advance	0	27,902	0
GST Receivable	172,069	330,595	185,586
Provision For Doubtful Debts	(95,815)	(95,815)	(95,815)
Inventories	137,648	137,648	137,648
	<u>18,330,402</u>	<u>19,123,522</u>	<u>26,975,987</u>
LESS: CURRENT LIABILITIES			
Sundry Creditors	(1,238,374)	(3,081,981)	(2,534,231)
Accrued Expenditure	(30,000)	(30,000)	0
PAYG Payable	(130,803)	(130,803)	0
Payroll Creditors	0	0	0
Withholding Tax Payable	0	0	0
GST Payable	(189,819)	(237,951)	(157,784)
Other Payables	(125,296)	(125,296)	(320,846)
	<u>(1,714,292)</u>	<u>(3,606,031)</u>	<u>(3,012,861)</u>
NET CURRENT ASSET POSITION	16,616,110	15,517,491	23,963,126
Less: Cash - Reserves - Restricted	(13,130,188)	(13,130,188)	(11,900,395)
Less: Cash - Unspent Grants - Restricted	0	0	0
Adjustment for Trust Transactions Within Muni	0	0	0
ESTIMATED SURPLUS/(DEFICIENCY) C/FWD	<u>3,485,922</u>	<u>2,387,303</u>	<u>12,062,731</u>

SHIRE OF ASHBURTON
FOR THE PERIOD 1 JULY 2011 TO 31 JULY 2011
Report on Significant variances Greater than 10% and \$20,000

Purpose

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

The Materiality variances adopted by Council are:

Actual Variance to YTD Budget up to 5%:

Actual Variance exceeding 10% of YTD Budget

Actual Variance exceeding 10% of YTD Budget and a value greater than \$20,000:

Don't Report

Use Management Discretion

Must Report

REPORTABLE OPERATING REVENUE VARIATIONS

Governance - Variance above budget expectations.

General Purpose Funding - Variance above budget expectations.

Education & Welfare - Variance below budget expectations.

Housing - Variance below budget expectations.

Community Amenities - Variance below budget expectations.

Recreation and Culture - Variance below budget expectations

Transport - Variance above budget expectations.

Economic Services - Variance below budget expectations.

Other Property & Services - Variance below budget expectations

REPORTABLE OPERATING EXPENSE VARIATIONS

Governance - Variance below budget expectations.

General Purpose Funding - Variance below budget expectations.

Health - Variance below budget expectations.

Housing - Variance below budget expectations.

Community Amenities - Variance below budget expectations.

SHIRE OF ASHBURTON
FOR THE PERIOD 1 JULY 2011 TO 31 JULY 2011
Report on Significant variances Greater than 10% and \$20,000

Transport - Variance above budget expectations.

Other Property & Services - Variance above budget expectations.

REPORTABLE NON-CASH VARIATIONS

Depreciation on Assets - Variance above budget expectations.

SHIRE OF ASHBURTON
FOR THE PERIOD 1 JULY 2011 TO 31 JULY 2011
Report on Significant variances Greater than 10% and \$20,000
REPORTABLE CAPITAL EXPENSE VARIATIONS

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

Purchase of Land & Buildings - Variance below budget expectations.

Purchase of Plant & Equipment - Variance below budget expectations.

Purchase of Furniture & Equipment - Variance below budget expectations.

Purchase of Infrastructure Assets Roads - Variance below budget expectations.

Purchase of Infrastructure Assets Footpaths - Variance below budget expectations.

Purchase of Infrastructure Assets Drainage - Variance below budget expectations.

Purchase of Infrastructure Assets Parks & Ovals - Variance below budget expectations.

Purchase of Infrastructure Assets Other - Variance below budget expectations.

Repayment of Debentures - Variance above budget expectations.

Proceeds from New Debentures - Variance below budget expectations.

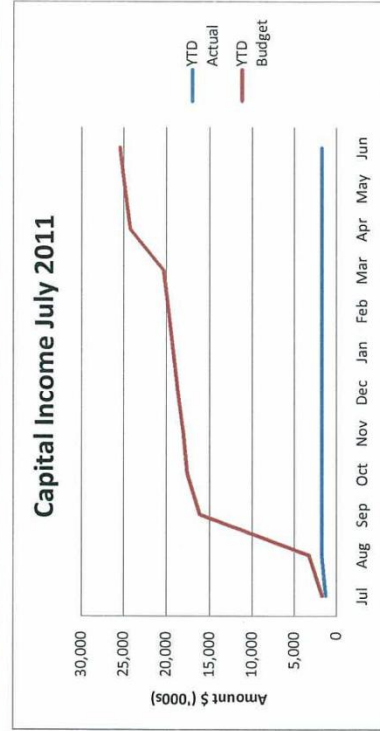
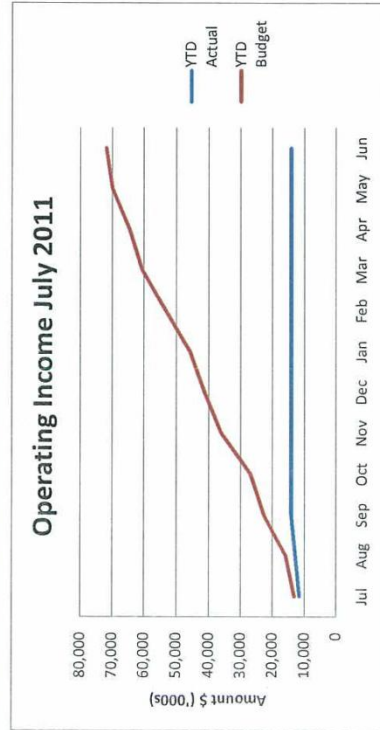
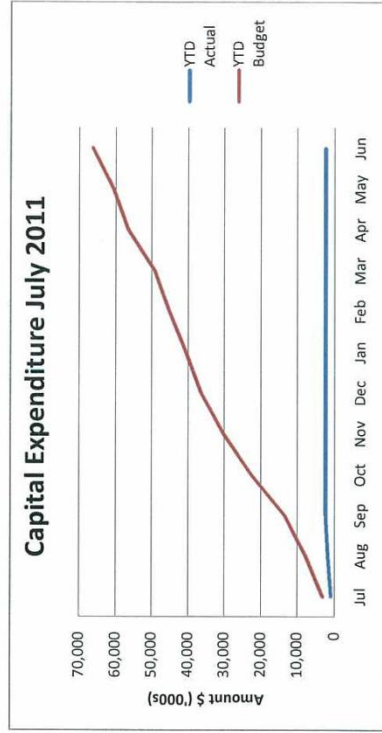
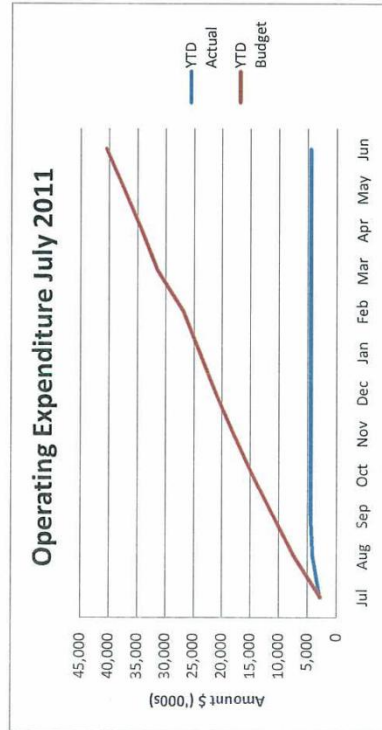
Transfer to Reserves - Variance above budget expectations.

REPORTABLE CAPITAL INCOME VARIATIONS

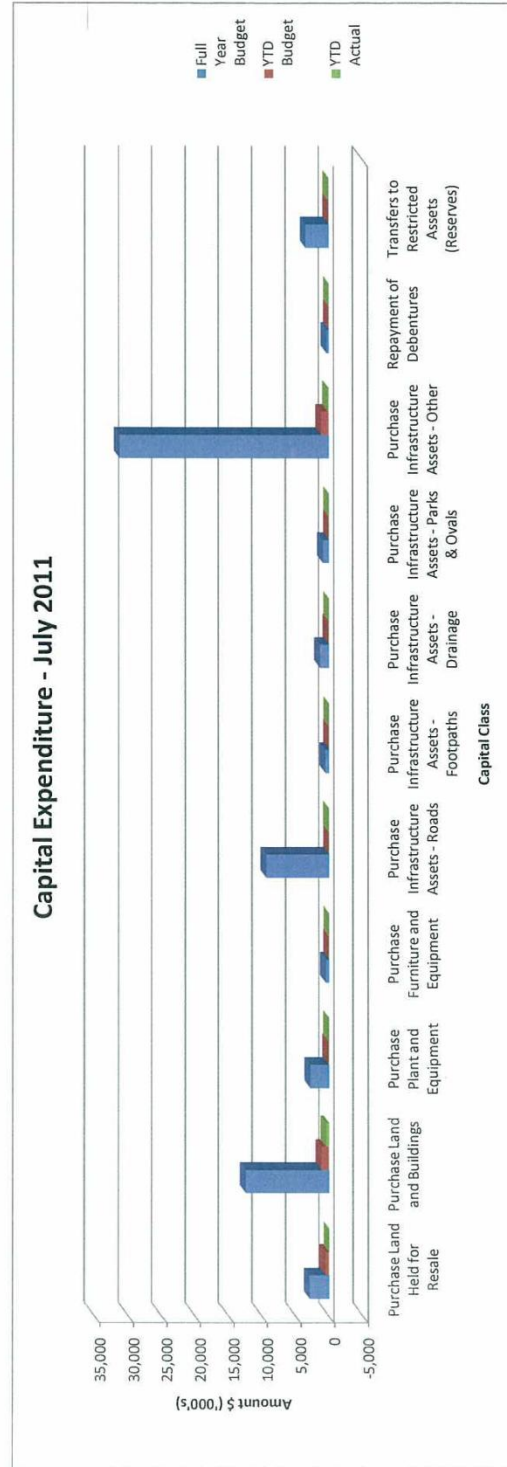
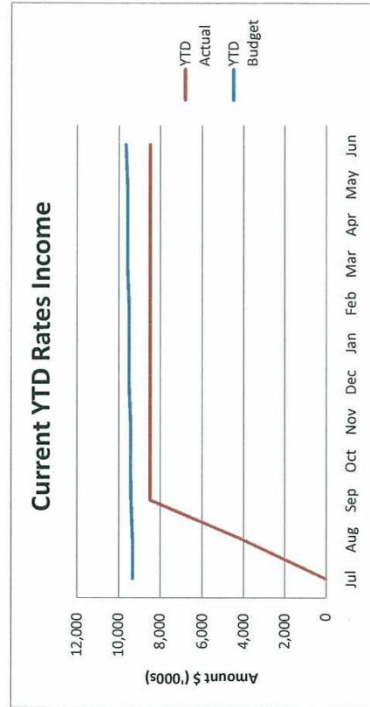
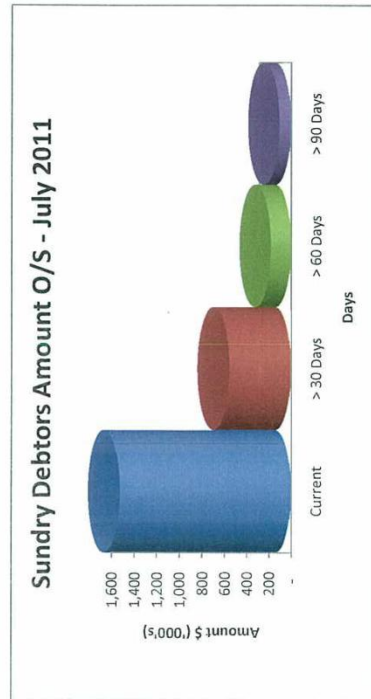
Proceeds from Disposal of Assets - Variance below budget expectations.

Transfer from Reserves - Variance below budget expectations.

Income and Expenditure Graphs



Other Graphs



Private Works Register to 31 July 2011

Private Works Job #	Job Description	Private Works Income #	Income Description	Costs		Income		Profit/(Loss)	% Margin
				2011/12 Financial Year Costs	2010/11 Financial Year Costs	2011/12 Financial Year Income	2010/11 Financial Year Income		
X001	Works Prog Private Works	X101	Private Works Income Other	1,199.59	71,949.61	7,315.63	208,368.68	142,536.01	194.86%
X005	Private Works - Sealing Aggregate Production			0.00	0.00	0.00	0.00	0.00	0.00%
X003	Kiss and Drop Tom Price			0.00	0.00	0.00	0.00	0.00	0.00%
X004	Tom Price High School Car Park			0.00	0.00	0.00	0.00	0.00	0.00%
X006	Private Works - Nameless Valley / Aggregate	X107		0.00	0.00	0.00	0.00	0.00	0.00%
X007	Nanutarra Munjina Rd		Nanutarra Munjina Rd	7,369.88	2,101,629.63	0.00	1,727,729.11	(381,261.40)	(22.00%)
X008	Playground - Birds Park			0.00	0.00	0.00	0.00	0.00	0.00%
X009	Private Works Nameless Valley Camp		Private Works Nameless Valley Camp	26,046.43	657,886.49	19,840.00	79,360.00	(594,732.92)	(85.50%)
X010	Fortescue Falls Carpark	X111		0.00	59,305.74	0.00	0.00	(59,305.74)	(100.00%)
X011	P/Wks Mine Rd LIA Intersection Works		P/Wks Mine Rd LIA Intersection Works	0.00	789,491.98	0.00	808,590.69	19,098.71	2.42%
X012	Fuel Allocated to Contractors for Road Construction Jobs			0.00	38,463.87	0.00	0.00	(38,463.87)	(100.00%)
X013	Rehabilitation works @ Bringham Road		Rehabilitation works @ Bringham Road	0.00	17,248.18	0.00	73,500.00	56,251.82	326.15%
X014	Maintenance Grading of RTIO Access Tracks	X114	Maintenance Grading of RTIO Access Tracks	3,054.78	20,312.66	0.00	26,280.00	2,912.82	12.48%
			Hire of Rubbish Truck	0.00	0.00	0.00	25,200.00	25,200.00	0.00%
			Hire of Road Sweeper	0.00	0.00	0.00	1,360.00	1,360.00	0.00%
			Onsolv Airport Aroil & Landing Node Extension	0.00	0.00	0.00	3,892.00	3,892.00	0.00%
X018	Hamersley Gorge Works	X118	Hamersley Gorge Works	133,081.71	456,275.26	(1,101.70)	482,343.74	26,068.48	5.71%
X019	Pump Out Sewer TP Town Centre		Roadworks & Repairs Sirothers Court Tom Price	0.00	308,763.07	0.00	734,183.20	424,318.43	137.43%
X020	P/Wks RTIO - S Fortescue Borefields Road Maintenance			0.00	0.00	0.00	140,000.00	140,000.00	0.00%
X021	P/Wks RTIO - White Quarts Road Maintenance		P/Wks INC RTIO - S Fortescue Borefields Road Maintenance	0.00	0.00	0.00	0.00	0.00	0.00%
X022	P/Wks RTIO - RTIO LIA Access Road Improvements	X124	P/Wks INC RTIO LIA Access Rd Improvements	0.00	0.00	0.00	0.00	0.00	0.00%
X023	P/Wks Blank Reuse		P/Wks INC Blank Reuse	0.00	0.00	0.00	0.00	0.00	0.00%
X024	P/Wks - Blank Reuse			0.00	0.00	0.00	0.00	0.00	0.00%
X025	P/Wks - RTIO Western Turner		P/Wks - INC RTIO Western Turner	0.00	0.00	0.00	0.00	0.00	0.00%
X026		X127		0.00	0.00	0.00	0.00	0.00	0.00%
X027				0.00	0.00	0.00	0.00	0.00	0.00%
				0.00	0.00	0.00	0.00	0.00	0.00%
				0.00	0.00	0.00	0.00	0.00	0.00%
				170,743.39	4,388,244.78	26,053.83	4,310,807.42	(222,126.92)	
					4,558,988.17		4,336,861.25		

BusinessChoice Everyday VISA Card Statement

FELICIA MUDGE
SHIRE OF ASHBURTON
PO BOX 567
TOM PRICE WA 6751

For enquiries, or lost or stolen cards, please call 1300 650 107 from anywhere in Australia, 24 hours a day, 7 days a week.

Any statement entries for purchases or cash advances made in a foreign currency include the following: (1) the foreign currency transaction amount converted into Australian dollars by the applicable credit card scheme and (2) the Westpac Foreign Transaction Fee (FX Fee), being the applicable Westpac Processing Fee and the applicable Westpac On-Charged Scheme Fee.

Card Account Transaction Details

Account Name	Card Number	Credit Limit	Available Credit
Felicia Mudge	4293 1830 0168 4333	10,000	10,000.00
Statement From	Statement To	Facility Number	
04 JUL 2011	02 AUG 2011	00028553	

Summary of Changes in Your Account Since Last Statement

From Your Opening Balance of	We Deducted Payments and Other Credits	And We Added				To Arrive at Your Closing Balance of	Total Past Due / Overlimit balances	Your minimum payment including past due overlimit is
		New purchases	Cash advances	Fees, Interest & Government Charges	Miscellaneous Transactions			
0.00	10,000.00 -	15,121.95	0.00	0.00	5,121.95 -	0.00	0.00	0.00

BusinessChoice Everyday VISA Card			
Date of Transaction	Description	Debits/Credits	Cardholder Comments
15 JUL	Payments PAYMENT-BPAY-THANK YOU FINANCIAL INSTITUTIONS - MAN <div>Sub Total:</div>	10,000.00 - 10,000.00 -	
01 JUL	Purchases BUDGET RENT A CAR PERT PERTH AU AUTOMOBILE RENTAL & LEASING	320.55	
02 JUL	LIVE TAXIEPAY WEST MELBOURN AU TAXICABS/LIMOUSINES	12.65	
03 JUL	SWAN TAXIS 13 13 30 EAST SYDNEY AU TAXICABS/LIMOUSINES	12.21	
04 JUL	QANTAS MASCOT AU QANTAS	601.70	

BusinessChoice Everyday VISA Card					
Date of Transaction	Description			Debits/Credits	Cardholder Comments
04 JUL	BUDGET RENT A CAR PERT	PERTH	AU	349.09	
	AUTOMOBILE RENTAL & LEASING				
05 JUL	QANTAS	MASCOT	AU	637.69	
	QANTAS				
05 JUL	QANTAS	MASCOT	AU	1,803.40	
	QANTAS				
05 JUL	SEIZAN JAPANESE REST	PERTH	AU	104.80	
	EATING PLACES, RESTAURANTS				
06 JUL	HOLIDAY INN PERTH CITY	PERTH	AU	1,015.00	
	HOTELS, MOTELS, RESORTS - LO				
06 JUL	QANTAS	MASCOT	AU	322.70	
	QANTAS				
06 JUL	QANTAS	MASCOT	AU	1,012.70	
	QANTAS				
06 JUL	SWAN TAXIS 13 13 30	EAST SYDNEY	AU	35.74	
	TAXICABS/LIMOUSINES				
07 JUL	QANTAS	MASCOT	AU	635.70	
	QANTAS				
08 JUL	QANTAS	MASCOT	AU	997.70	
	QANTAS				
08 JUL	QANTAS	MASCOT	AU	997.70	
	QANTAS				
12 JUL	QANTAS	MASCOT	AU	624.00	
	QANTAS				
21 JUL	AVIS AUSTRALIA	MASCOT	AU	515.65	
	AVIS RENT A CAR				
21 JUL	QANTAS	MASCOT	AU	665.70	
	QANTAS				
28 JUL	QANTAS	MASCOT	AU	1,271.40	
	QANTAS				
28 JUL	QANTAS	MASCOT	AU	484.04	
	QANTAS				
28 JUL	QANTAS	MASCOT	AU	545.71	
	QANTAS				
28 JUL	QANTAS	MASCOT	AU	635.70	
	QANTAS				
29 JUL	QANTAS	MASCOT	AU	545.71	
	QANTAS				
01 AUG	QANTAS	MASCOT	AU	974.71	
	QANTAS				
	Sub Total:			15,121.95	
	Miscellaneous Transactions				
02 AUG	TRANSFER CLOSING BALANCE TO BILLING ACCT			5,121.95 -	
	Sub Total:			5,121.95 -	
	Grand Total:			0.00	

I have checked the above details and verify that they are correct.

Cardholder Signature _____ Date _____

Transactions examined and approved.

Manager/Supervisor Signature _____ Date _____

BusinessChoice Everyday VISA Card Statement

MR GEOFFREY BRAYFORD
SHIRE OF ASHBURTON
261 POINCIANA ST
TOM PRICE WA 6751

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Card Account Transaction Details

Account Name	Card Number	Credit Limit	Available Credit
Mr Geoffrey Brayford	4293 1830 0162 3927	10,000	10,858.86
Statement From	Statement To	Facility Number	
04 JUL 2011	02 AUG 2011	00028553	

Summary of Changes in Your Account Since Last Statement

From Your Opening Balance of	We Deducted Payments and Other Credits	And We Added				To Arrive at Your Closing Balance of	Total Past Due / Overlimit balances	Your minimum payment including past due overlimit is
		New purchases	Cash advances	Fees, Interest & Government Charges	Miscellaneous Transactions			
0.00	0.00	858.86	0.00	0.00	0.00	858.86 -	0.00	0.00

BusinessChoice Everyday VISA Card			
Date of Transaction	Description	Debits/Credits	Cardholder Comments
01 JUL	Purchases THE HOTEL EVENTS COMPA SYDNEY AU	2,200.00 -	
01 JUL	MANAGEMENT, CONSULTING AND P THE HOTEL EVENTS COMPA SYDNEY AU	2,200.00 -	
04 JUL	MANAGEMENT, CONSULTING AND P QANTAS MASCOT AU	744.70	
05 JUL	QANTAS SWAN TAXIS 13 13 30 EAST SYDNEY AU	30.64	
06 JUL	TAXICABS/LIMOUSINES SWAN TAXIS 13 13 30 EAST SYDNEY AU	20.98	
06 JUL	TAXICABS/LIMOUSINES SWAN TAXIS 13 13 30 EAST SYDNEY AU	22.09	

BusinessChoice Everyday VISA Card			
Date of Transaction	Description	Debits/Credits	Cardholder Comments
06 JUL	SWAN TAXIS 13 13 30 EAST SYDNEY AU	12.54	
06 JUL	TAXICABS/LIMOUSINES		
06 JUL	LIVE TAXIEPAY WEST MELBOURN AU	15.87	
07 JUL	TAXICABS/LIMOUSINES		
07 JUL	LIVE TAXIEPAY WEST MELBOURN AU	15.32	
13 JUL	TAXICABS/LIMOUSINES		
13 JUL	QANTAS MASCOT AU	605.70	
13 JUL	QANTAS MASCOT AU	997.70	
19 JUL	QANTAS MASCOT AU	635.70	
29 JUL	QANTAS MASCOT AU		
29 JUL	SAI GLOBAL LIMITED SYDNEY, AU	439.90	
	MISCELLANEOUS PUBLISHING AND		
	Sub Total:	858.86 -	
	Grand Total:	858.86 -	

I have checked the above details and verify that they are correct.

Cardholder Signature _____ Date _____

Transactions examined and approved.

Manager/Supervisor Signature _____ Date _____

BusinessChoice Everyday VISA Card Statement

BERNARD SMITH
SHIRE OF ASHBURTON
PO BOX 567
TOM PRICE WA 6751

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Card Account Transaction Details

Account Name	Card Number	Credit Limit	Available Credit
Bernard Smith	4293 1830 0150 2972	5,000	5,000.00
Statement From	Statement To	Facility Number	
04 JUL 2011	02 AUG 2011	00028553	

Summary of Changes in Your Account Since Last Statement

From Your Opening Balance of	We Deducted Payments and Other Credits	And We Added				To Arrive at Your Closing Balance of	Total Past Due / Overlimit balances	Your minimum payment including past due overlimit is
		New purchases	Cash advances	Fees, Interest & Government Charges	Miscellaneous Transactions			
0.00	0.00	4,553.25	0.00	0.00	4,553.25 -	0.00	0.00	0.00

BusinessChoice Everyday VISA Card			
Date of Transaction	Description	Debits/Credits	Cardholder Comments
02 JUL	Purchases SWAN TAXIS 13 13 30 EAST SYDNEY AU	36.63	
03 JUL	TAXICABS/LIMOUSINES LIVE TAXIEPAY WEST MELBOURN AU	31.08	
09 JUL	TAXICABS/LIMOUSINES AUSTRALIAN INSTITUTE HORNSBY AU	400.00	
18 JUL	BUSINESS SERVICES NOT ELSEWH COMPASA0810PORTHAVEN PORT HEDLAND AU	489.70	
18 JUL	EATING PLACES, RESTAURANTS QANTAS MASCOT AU	69.01	
19 JUL	QANTAS LIVE TAXIEPAY WEST MELBOURN AU	22.76	
	TAXICABS/LIMOUSINES		

BusinessChoice Everyday VISA Card			
Date of Transaction	Description	Debits/Credits	Cardholder Comments
20 JUL	TAXI EPAY AUSTRALIA AU	18.32	
20 JUL	TAXICABS/LIMOUSINES LIVE TAXIEPAY WEST MELBOURN AU	32.19	
20 JUL	TAXICABS/LIMOUSINES SUBURBAN TAXI 131008 EAST SYDNEY AU	20.20	
21 JUL	TAXICABS/LIMOUSINES INDEPENDANT 132211 MILE END AU	12.32	
21 JUL	TAXICABS/LIMOUSINES INDEPENDANT 132211 MILE END AU	13.32	
21 JUL	TAXICABS/LIMOUSINES SUBURBAN TAXI 131008 EAST SYDNEY AU	13.65	
23 JUL	TAXI EPAY AUSTRALIA AU	23.87	
30 JUL	TAXICABS/LIMOUSINES SWAN TAXIS 13 13 30 EAST SYDNEY AU	32.52	
31 JUL	TAXICABS/LIMOUSINES SWAN TAXIS 13 13 30 EAST SYDNEY AU	30.97	
01 AUG	QANTAS MASCOT AU	2,753.71	
01 AUG	QANTAS JETSTAR MELBOURNE AU	553.00	
	Sub Total:	4,553.25	
	Miscellaneous Transactions		
02 AUG	TRANSFER CLOSING BALANCE TO BILLING ACCT	4,553.25 -	
	Sub Total:	4,553.25 -	
	Grand Total:	0.00	

I have checked the above details and verify that they are correct.

Cardholder Signature _____ Date _____

Transactions examined and approved.

Manager/Supervisor Signature _____ Date _____

BusinessChoice Everyday VISA Card Statement

FRANCO LUDOVICO
SHIRE OF ASHBURTON
PO BOX 567
TOM PRICE WA 6751

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Card Account Transaction Details

Account Name	Card Number	Credit Limit	Available Credit
Franco Ludovico	4293 1830 0143 7450	5,000	5,000.00
Statement From	Statement To	Facility Number	
04 JUL 2011	02 AUG 2011	00028553	

Summary of Changes in Your Account Since Last Statement

From Your Opening Balance of	We Deducted Payments and Other Credits	And We Added				To Arrive at Your Closing Balance of	Total Past Due / Overlimit balances	Your minimum payment including past due overlimit is
		New purchases	Cash advances	Fees, Interest & Government Charges	Miscellaneous Transactions			
0.00	0.00	2,623.57	0.00	0.00	2,623.57 -	0.00	0.00	0.00

BusinessChoice Everyday VISA Card			
Date of Transaction	Description	Debits/Credits	Cardholder Comments
01 JUL	Purchases		
	LEDFASHION REEDY CREEK AU	1,063.87	
05 JUL	MEN'S & LADIES CLOTHING STOR		
	QANTAS MASCOT AU	696.70	
08 JUL	QANTAS		
	THE BOX MAN KEWDALE AU	50.00	
	MISCELLANEOUS & SPECIALTY RE		
19 JUL	COLES MOUNT TOM PRICE WA AU	150.00	
	GROCERY STORES, SUPERMARKETS		
20 JUL	PARABURDOO BISTRO PARABURDOO AU	663.00	
	DRINKING PLACES (ALCOHOLIC B		
	Sub Total:	2,623.57	
	Miscellaneous Transactions		



BusinessChoice Everyday VISA Card			
Date of Transaction	Description	Debits/Credits	Cardholder Comments
02 AUG	TRANSFER CLOSING BALANCE TO BILLING ACCT	2,623.57 -	
	Sub Total:	2,623.57 -	
	Grand Total:	0.00	

I have checked the above details and verify that they are correct.	
Cardholder Signature _____	Date _____
Transactions examined and approved.	
Manager/Supervisor Signature _____	Date _____

BusinessChoice Everyday VISA Card Statement

LARRY SOFTLEY
SHIRE OF ASHBURTON
PO BOX 567
TOM PRICE WA 6751

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Card Account Transaction Details

Account Name	Card Number	Credit Limit	Available Credit
Larry Softley	4293 1830 0127 7963	5,000	5,000.00
Statement From	Statement To	Facility Number	
04 JUL 2011	02 AUG 2011	00028553	

Summary of Changes in Your Account Since Last Statement

From Your Opening Balance of	We Deducted Payments and Other Credits	And We Added				To Arrive at Your Closing Balance of	Total Past Due / Overlimit balances	Your minimum payment including past due overlimit is
		New purchases	Cash advances	Fees, Interest & Government Charges	Miscellaneous Transactions			
0.00	0.00	633.00	0.00	0.00	633.00 -	0.00	0.00	0.00

BusinessChoice Everyday VISA Card

Date of Transaction	Description	Debits/Credits	Cardholder Comments
06 JUL	Purchases		
	QANTAS MASCOT AU	55.00	
11 JUL	QANTAS		
	CHEMCERT WA SCARBOROUGH AU	578.00	
	SCHOOLS & EDUCATIONAL SERVIC		
	Sub Total:	633.00	
02 AUG	Miscellaneous Transactions		
	TRANSFER CLOSING BALANCE TO BILLING ACCT	633.00 -	
	Sub Total:	633.00 -	
	Grand Total:	0.00	

I have checked the above details and verify that they are correct.

Cardholder Signature _____ Date _____

Transactions examined and approved.

Manager/Supervisor Signature _____ Date _____

BusinessChoice Everyday VISA Card Statement

JEFFREY BREEN
SHIRE OF ASHBURTON
PO BOX 567
TOM PRICE WA 6751

For enquiries, or lost or stolen cards, please call 1300 650 107 from anywhere in Australia, 24 hours a day, 7 days a week.

Any statement entries for purchases or cash advances made in a foreign currency include the following: (1) the foreign currency transaction amount converted into Australian dollars by the applicable credit card scheme and (2) the Westpac Foreign Transaction Fee (FX Fee), being the applicable Westpac Processing Fee and the applicable Westpac On-Charged Scheme Fee.

Card Account Transaction Details

Account Name	Card Number	Credit Limit	Available Credit
Jeffrey Breen	4293 1830 0118 6099	10,000	10,000.00
Statement From	Statement To	Facility Number	
04 JUL 2011	02 AUG 2011	00028553	

Summary of Changes in Your Account Since Last Statement

From Your Opening Balance of	We Deducted Payments and Other Credits	And We Added				To Arrive at Your Closing Balance of	Total Past Due / Overlimit balances	Your minimum payment including past due overlimit is
		New purchases	Cash advances	Fees, Interest & Government Charges	Miscellaneous Transactions			
0.00	0.00	9,577.73	0.00	0.00	9,577.73 -	0.00	0.00	0.00

BusinessChoice Everyday VISA Card			
Date of Transaction	Description	Debits/Credits	Cardholder Comments
04 JUL	Purchases LIVE TAXIEPAY WEST MELBOURN AU	32.86	
05 JUL	TAXICABS/LIMOUSINES THE QUARTER ON HAY PERTH AU	260.60	
05 JUL	EATING PLACES, RESTAURANTS 4U CAFE WEST PERTH AU	25.00	
05 JUL	EATING PLACES, RESTAURANTS SWAN TAXIS 13 13 30 EAST SYDNEY AU	7.10	
06 JUL	TAXICABS/LIMOUSINES QBE TRAVEL GLEN WAVERLEY AU	10.00	
06 JUL	INSURANCE SALES, UNDERWRITIN QANTAS MASCOT AU	40.00	
06 JUL	QANTAS		

BusinessChoice Everyday VISA Card					
Date of Transaction	Description			Debits/Credits	Cardholder Comments
06 JUL	QANTAS	MASCOT	AU	932.70	
06 JUL	QANTAS	MASCOT	AU	1,012.70	
06 JUL	SWAN TAXIS 13 13 30	EAST SYDNEY	AU	10.66	
06 JUL	TAXICABS/LIMOUSINES				
06 JUL	MONDIAL ASSISTANCE	HOUSE	AU	9.94	
06 JUL	INSURANCE SALES, UNDERWRITIN				
06 JUL	The Melbourne Hotel	PERTH	AU	39.00	
06 JUL	HOTELS, MOTELS, RESORTS - LO				
07 JUL	LIVE TAXIEPAY	WEST MELBOURN	AU	28.53	
07 JUL	TAXICABS/LIMOUSINES				
11 JUL	ONSLOW MACKEREL MOTEL	ONSLOW	AU	470.00	
11 JUL	HOTELS, MOTELS, RESORTS - LO				
12 JUL	QANTAS	MASCOT	AU	1,351.42	
12 JUL	QANTAS	MASCOT	AU	1,758.46	
12 JUL	QANTAS				
06 JUL	SKYWEST AIRLINES	REDCLIFFE	AU	568.10	
06 JUL	AIRLINES, AIR CARRIERS				
14 JUL	QANTAS	MASCOT	AU	55.00	
14 JUL	QANTAS				
14 JUL	RAMINEA PTY LTD T/AS T TOM PRICE		AU	304.93	
14 JUL	DRINKING PLACES (ALCOHOLIC B				
14 JUL	HARVEY NORMAN AV/IT	OSBORNE PARK	AU	275.00	
14 JUL	DEPARTMENT STORES				
15 JUL	QANTAS	MASCOT	AU	496.71	
15 JUL	QANTAS				
18 JUL	RAMINEA PTY LTD T/AS T TOM PRICE		AU	22.50	
18 JUL	DRINKING PLACES (ALCOHOLIC B				
19 JUL	CEBAS PTY LTD	INNALOO	AU	476.60	
19 JUL	FURNITURE, HOME FURNISHINGS				
20 JUL	CANNING VALE CASH &	CANNINGVALE	AU	1,211.27	
20 JUL	GROCERY STORES, SUPERMARKETS				
21 JUL	SWAN TAXIS 13 13 30	EAST SYDNEY	AU	28.08	
21 JUL	TAXICABS/LIMOUSINES				
21 JUL	SWAN TAXIS 13 13 30	EAST SYDNEY	AU	19.65	
21 JUL	TAXICABS/LIMOUSINES				
22 JUL	SWAN TAXIS 13 13 30	EAST SYDNEY	AU	25.42	
22 JUL	TAXICABS/LIMOUSINES				
27 JUL	GIFTVOUCHERS.COM	MILSONS POINT	AU	105.50	
27 JUL	MISCELLANEOUS & SPECIALTY RE				
		Sub Total:		9,577.73	
	Miscellaneous Transactions				
02 AUG	TRANSFER CLOSING BALANCE TO BILLING ACCT			9,577.73 -	
		Sub Total:		9,577.73 -	
		Grand Total:		0.00	

I have checked the above details and verify that they are correct.

Cardholder Signature _____ Date _____

Transactions examined and approved.

Manager/Supervisor Signature _____ Date _____

BusinessChoice Everyday VISA Card Statement

AMANDA O'HALLORAN
SHIRE OF ASHBURTON
PO BOX 567
TOM PRICE WA 6751

For enquiries, or lost or stolen cards, please call 1300 650 107 from anywhere in Australia, 24 hours a day, 7 days a week.

Any statement entries for purchases or cash advances made in a foreign currency include the following: (1) the foreign currency transaction amount converted into Australian dollars by the applicable credit card scheme and (2) the Westpac Foreign Transaction Fee (FX Fee), being the applicable Westpac Processing Fee and the applicable Westpac On-Charged Scheme Fee.

Card Account Transaction Details

Account Name	Card Number	Credit Limit	Available Credit
Amanda O'Halloran	4293 1830 0118 6081	10,000	10,000.00
Statement From	Statement To	Facility Number	
04 JUL 2011	02 AUG 2011	00028553	

Summary of Changes in Your Account Since Last Statement

From Your Opening Balance of	We Deducted Payments and Other Credits	And We Added				To Arrive at Your Closing Balance of	Total Past Due / Overlimit balances	Your minimum payment including past due overlimit is
		New purchases	Cash advances	Fees, Interest & Government Charges	Miscellaneous Transactions			
0.00	10,000.00 -	16,656.09	0.00	0.00	6,656.09 -	0.00	0.00	0.00

BusinessChoice Everyday VISA Card			
Date of Transaction	Description	Debits/Credits	Cardholder Comments
19 JUL	Payments PAYMENT-BPAY-THANK YOU FINANCIAL INSTITUTIONS - MAN <div style="text-align: right;">Sub Total:</div>	10,000.00 - 10,000.00 -	
01 JUL	Purchases CLOCKWORK PRINT WEST PERTH AU	583.00	
04 JUL	STATIONERY, OFFICE SUPPLIES, QANTAS MASCOT AU	708.70	
05 JUL	QANTAS BALCATT A CASH & CARR BALCATT A AU	89.50	
05 JUL	GROCERY STORES, SUPERMARKETS SHANE RODNEY EATON ONSLOW AU	559.00	
	EATING PLACES, RESTAURANTS		

BusinessChoice Everyday VISA Card					
Date of Transaction	Description			Debits/Credits	Cardholder Comments
06 JUL	KARRATHA ADVENTURE S	KARRATHA	AU	1,270.00	
	SPORTING GOODS STORES				
07 JUL	WOOLWORTHS 4611	KARRATHA	AU	248.28	
	GROCERY STORES, SUPERMARKETS				
07 JUL	WOOLWORTHS 4611	KARRATHA	AU	60.09	
	GROCERY STORES, SUPERMARKETS				
07 JUL	MIGHTY APE LIMITED	AUCKLAND	NZ	29.89	
	COMPUTER SOFTWARE				
07 JUL	BEST WESTERN KARRATHA	KARRATHA	AU	310.00	
	BEST WESTERN HOTELS				
07 JUL	SHANE RODNEY EATON	ONSLow	AU	545.00	
	EATING PLACES, RESTAURANTS				
08 JUL	SHANE RODNEY EATON	ONSLow	AU	116.00	
	EATING PLACES, RESTAURANTS				
11 JUL	WILDWATER HOLDINGS PT	KARRATHA	AU	1,244.10	
	RECREATION SERVICES				
12 JUL	WOTIF.COM HOTELS	MILTON	AU	644.95	
	HOTELS, MOTELS, RESORTS - LO				
14 JUL	QANTAS	MASCOT	AU	46.00	
	QANTAS				
15 JUL	ADVANCE PRESS	BASSENDEAN	AU	1,859.00	
	QUICK-COPY, REPRODUCTION & B				
17 JUL	BEADON BAY HOTEL	ONSLow	AU	114.00	
	EATING PLACES, RESTAURANTS				
18 JUL	RAMINEA PTY LTD T/AS T TOM PRICE		AU	82.50	
	DRINKING PLACES (ALCOHOLIC B				
19 JUL	QANTAS	MASCOT	AU	1,025.70	
	QANTAS				
20 JUL	RED BREEZE	TOM PRICE	AU	142.40	
	EATING PLACES, RESTAURANTS				
23 JUL	ONSLow GENERAL	ONSLow	AU	159.20	
	GROCERY STORES, SUPERMARKETS				
23 JUL	ONSLow GENERAL	PEPPERMINT GR	AU	330.07	
	GROCERY STORES, SUPERMARKETS				
24 JUL	BEADON BAY HOTEL	ONSLow	AU	344.00	
	EATING PLACES, RESTAURANTS				
24 JUL	ONSLow GENERAL	PEPPERMINT GR	AU	301.14	
	GROCERY STORES, SUPERMARKETS				
23 JUL	QANTAS	MASCOT	AU	965.70	
	QANTAS				
25 JUL	NATIONAL HEART FNDN	SUBIACO EAST	AU	472.60	
	CIVIC, SOCIAL & FRATERNAL AS				
26 JUL	ALL CARE MOBILE DRY	FORRESTFIELD	AU	270.00	
	DRY CLEANERS				
26 JUL	ONSLow GENERAL	ONSLow	AU	144.25	
	GROCERY STORES, SUPERMARKETS				
28 JUL	QANTAS	MASCOT	AU	705.71	
	QANTAS				
28 JUL	QANTAS	MASCOT	AU	1.87	
	QANTAS				
28 JUL	KARRATHA ADVENTURE S	KARRATHA	AU	179.10	
	SPORTING GOODS STORES				
28 JUL	ONSLow OCEAN VIEW CARA	ONSLow	AU	840.00	
	TRAILER PARKS & CAMP GROUNDS				

BusinessChoice Everyday VISA Card			
Date of Transaction	Description	Debits/Credits	Cardholder Comments
29 JUL	QANTAS MASCOT AU	615.69	
29 JUL	QANTAS MASCOT AU	306.70	
30 JUL	WOTIF.COM HOTELS MILTON AU	1,331.95	
01 AUG	HOTELS, MOTELS, RESORTS - LO QANTAS MASCOT AU	10.00	
	Sub Total:	16,656.09	
	Miscellaneous Transactions		
02 AUG	TRANSFER CLOSING BALANCE TO BILLING ACCT	6,656.09 -	
	Sub Total:	6,656.09 -	
	Grand Total:	0.00	

I have checked the above details and verify that they are correct.

Cardholder Signature _____ Date _____

Transactions examined and approved.

Manager/Supervisor Signature _____ Date _____

LIST OF PAYMENTS FOR AUGUST 2011

Municipal Payments

CHQ/EFT	Date	Name	Description	Amount		
EFT12688	05/08/2011	ABOUT FUN ENTERTAINMENT	Passion of the Pilbara Festival - James Sleight to perform t over the two days	-4400.00	1	CSH
EFT12689	05/08/2011	Abco Products	170032 4.5Ltr Solvol Liquid Soap x6 - 1Ltr Canyon Solvent resistant Sprayer complete	-102.46	1	CSH
EFT12690	05/08/2011	Australian Super	Payroll deductions	-6441.37	1	CSH
EFT12691	05/08/2011	Aviva Australia Ltd Superannuation	Superannuation contributions	-613.51	1	CSH
EFT12692	05/08/2011	BALLARD CLEANING CO.	Please supply labour for Cleaning various properties for SOA	-3333.00	1	CSH
EFT12693	05/08/2011	BIANCA THAIR	45hours at \$55.00 - Inside Ashburton, Facebook & websites updates - Newsletter Expenditure GEN	-2722.50	1	CSH
EFT12694	05/08/2011	BJ & A Building and Maintenance	Repairs to various houses in SOA	-6953.10	1	CSH
EFT12695	05/08/2011	BT Financial Group Super - Graeme Lees	Superannuation contributions	-714.14	1	CSH
EFT12696	05/08/2011	BT Financial Group Super - Terina Bycroft	Superannuation contributions	-350.82	1	CSH
EFT12697	05/08/2011	BT Financial Group Super - Vick Settatee	Superannuation contributions	-707.88	1	CSH
EFT12698	05/08/2011	BT Portfolio Service Ltd - Super Wrap - Tanya Worth	Superannuation contributions	-455.33	1	CSH
EFT12699	05/08/2011	Beadon Bay Pty Limited (Village)	Catering - Onslow - Special Projects/Regional Events GEN	-1259.50	1	CSH
EFT12700	05/08/2011	CHEF MASTER AUSTRALIA	348PR White & Black bags \$138.55 incl Gst	-1343.90	1	CSH
EFT12701	05/08/2011	Care Super	Superannuation contributions	-1326.29	1	CSH
EFT12702	05/08/2011	Centurion Transport Co Pty Ltd	Freight charges for various items for SOA	-1670.98	1	CSH
EFT12703	05/08/2011	Child Support Agency	Payroll deductions	-465.36	1	CSH
EFT12704	05/08/2011	Commander Australia Limited	Monthly Phone Account SOA	-468.32	1	CSH
EFT12705	05/08/2011	Country Comfort Inter City Motel - Perth	Accommodation for artists for Passion of Pilbara	-525.00	1	CSH
EFT12706	05/08/2011	Dell Computer Ltd	Dell Latitude E6410 Base For CTO as per quote 17542727/2	-12479.50	1	CSH
EFT12707	05/08/2011	Denver Technology	Various computer parts and Services	-28029.65	1	CSH

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EFT12708	05/08/2011	Direct Trades Supply - Eacott Enterprises	W551 - All products from quote 12753 minus x2 nifty nabbers - Works Prog Depot Mtce Onslow	-560.95	1	CSH
EFT12709	05/08/2011	ERA Contractors	Various electrical work in Onslow	-3733.08	1	CSH
EFT12710	05/08/2011	GIBSON PLUMBING & GAS SERVICES	Various plumbing work in Onslow	-1646.70	1	CSH
EFT12711	05/08/2011	HOYLAKE NOMINEES T/AS MCMAHON BURNETT TRANSPORT	Freight Charges for various items for Onslow	-1352.66	1	CSH
EFT12712	05/08/2011	Hesta Super Fund	Superannuation contributions	-693.25	1	CSH
EFT12713	05/08/2011	ING Custodians Pty Limited	Superannuation contributions	-534.48	1	CSH
EFT12714	05/08/2011	IWATER HAULAGE	Semi Water Cart Hire - various projects SOA	-39463.00	1	CSH
EFT12715	05/08/2011	Independent Valuers of Western Australia Pty Ltd	Fee for Valuation Services - Lot 2 Stadium Road, Tom Price - Town Centre Development - Professional	-825.00	1	CSH
EFT12716	05/08/2011	Institute of Public Works Engineering Australia WA Division	Shire of Ashburton Membership from 1/1/2011 to 31/12/2011 - SUBSCRIPTIONS & PUBLICATIONS GEN	-715.00	1	CSH
EFT12717	05/08/2011	JAPANESE TRUCK & BUS SPARES	PTR12 - Speedo head unit - Hino Prime Mover Ranger Pro 6x4	-730.00	1	CSH
EFT12718	05/08/2011	JEANIE RESOURCES	B318 - Clean ablution block & diasble toilet at Onslow Basketball court - 2 x cleaners @\$60per hour- Public Toilets Onslow	-264.00	1	CSH
EFT12719	05/08/2011	Jenko Welding & Marine Services	Replacement of a flame tamer for community development BBQ - Repairs & Maintenance Equipment GEN	-440.00	1	CSH
EFT12720	05/08/2011	K MART KARRATHA	Various Kitchen goods - RECRUITMENT EXPENSES GEN	-91.00	1	CSH
EFT12721	05/08/2011	Keith Pearson	Town Planning Services for 2nd - 15th July 2011 - 37.5hours - including return flights - CONSULTANT FEES GEN	-5034.32	1	CSH
EFT12722	05/08/2011	Kings Hotel Perth	accommodation & meals for Megan Walsh superior room with balcony check in thur 28/4 check out Sat 29/4 @\$165.00per nite (booking ref 00961)	-385.00	1	CSH
EFT12723	05/08/2011	LIGHTBASE PTY LTD	Final Payment for Onslow Job - RFT 14/10 Construction of lighting & power upgrade - Sporting Precinct Upgrade - Onslow GEN	-16539.60	1	CSH
EFT12724	05/08/2011	Lyons & Pierce Karratha	Various plumbing work TP and Para	-2062.10	1	CSH

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EFT12725	05/08/2011	MACDONALD JOHNSTON ENGINEERING COMPANY	PTR14 - Compactor filters - ISUZU Rear Loading Rubbish Truck	-236.91	1	CSH
EFT12726	05/08/2011	MTAA Superannuation Fund	Superannuation contributions	-1126.13	1	CSH
EFT12727	05/08/2011	MUZZYS HARDWARE - RED DAWN ENTERPRISES PTY LTD T/A	Tie Down Ratchet - 900kg - Works Prog Tom Price Dry Parks & Reserves	-63.55	1	CSH
EFT12728	05/08/2011	Municipal Employees Union	Payroll deductions	-17.40	1	CSH
EFT12729	05/08/2011	Nationwide Superannuation Fund	Superannuation contributions	-582.24	1	CSH
EFT12730	05/08/2011	Onslow - Karratha Courier Services	PRM07 - Repair damage to cutting daeck as discussed. - Kubota F3060 Mower AS1050	-478.50	1	CSH
EFT12731	05/08/2011	Onslow Mechanical	PTR07 - Vehicle service - Mitsubishi Fighter Tipper 8 Tonne 1AKW035	-694.58	1	CSH
EFT12732	05/08/2011	Onslow Seafoods	Seafood for Passion of Pilbara - Onslow - Special Projects/Regional Events GEN	-150.00	1	CSH
EFT12733	05/08/2011	Onslow Supermarket	Various goods -Onslow	-5968.27	1	CSH
EFT12734	05/08/2011	PILBARA FOOD SERVICES P/L	PRS03 - 5Lt Rio acid cleaner - McDonald Jonston 605VT Sweeper Mounted on HINO 500 Series Truck	-36.58	1	CSH
EFT12735	05/08/2011	Pannawonica Primary School	Painting supplies for Shire banner, Panna - PRINTING & STATIONERY GEN	-297.89	1	CSH
EFT12736	05/08/2011	Pilbara Mechanical Services	Repairs to various vehicles in SOA	-342.10	1	CSH
EFT12737	05/08/2011	Pilbara Motor Group	X001 - Fan Belt - Works Prog Private Works	-60.70	1	CSH
EFT12738	05/08/2011	Prime Super	Superannuation contributions	-1216.78	1	CSH
EFT12739	05/08/2011	Q SUPER	Superannuation contributions	-876.81	1	CSH
EFT12740	05/08/2011	QUALITY RESORT SORRENTO BEACH	Accommodation for Hayto, Condon & Van Nunspeet, Basketball - General Programs GEN	-1810.00	1	CSH
EFT12741	05/08/2011	RATATOUILLE ENTERPRISES	Passion of the Pilbara Festival - Peter Manifis and Don Hancey Consultancy and Guest Chefs - 9th and 10th July - Includes 2 days travel, Saturday event and Sunday Breakfast	-4523.02	1	CSH
EFT12742	05/08/2011	REI Super	Superannuation contributions	-1317.60	1	CSH
EFT12743	05/08/2011	RETRAVISION KARRATHA	B261 - Please supply x1 Euro Maide Electric Oven Model SWH - 600 - 1152 Tarwonga Crt Tom Price	-1199.00	1	CSH

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EFT12744	05/08/2011	Rob Paull & Associates	Professional Services rendered July 2011 - CONSULTANT FEES GEN	-31154.00	1	CSH
EFT12745	05/08/2011	SEBEL FURNITURE LTD	Integra Side Chair/Sky Clour TBA/UV treated. General Furniture and Fittings Expense.	-5120.72	1	CSH
EFT12746	05/08/2011	SOA Depot Social Club	Payroll deductions	-65.00	1	CSH
EFT12747	05/08/2011	Sigma Chemicals	X Sodium Hypochlorite 20lt (liquid Chlorine) and 2x 20L polly drums - Onslow water Park Maintenance & Servicing GEN	-63.32	1	CSH
EFT12748	05/08/2011	TOM PRICE TYREPOWER	Various tyre repairs for SOA vehicles	-445.00	1	CSH
EFT12749	05/08/2011	TUSS CONCRETE PTY LTD	BC415 - Sand and concrete - CAP - Depot Buildings Tom Price	-33302.72	1	CSH
EFT12750	05/08/2011	Tom Price Bakery	55 hamburger buns for the morning of 19.07.11, to be picked up at 8am	-38.00	1	CSH
EFT12751	05/08/2011	Tom Price Betta Electrical	GE019 - \$100.00 Gift Voucher for Christopher Pilot (Youth of the Year) - NAIDOC Winner.	-100.00	1	CSH
EFT12752	05/08/2011	Tom Price Hotel Motel	Accommodation for various people attending SOA	-1582.00	1	CSH
EFT12753	05/08/2011	VISAGE PRODUCTIONS	SOA participation in OUR TOWN tv series - ADVERTISING & PROMOTION GEN	-27500.00	1	CSH
EFT12754	05/08/2011	WA Local Government Super Plan	Superannuation contributions	-73739.82	1	CSH
EFT12755	05/08/2011	WALGA - WA LOCAL GOV. ASSOC.	seminar byPeter Weston: - WALGA Introduction to Local Government Act - Seminars and Training GEN	-6182.66	1	CSH
EFT12756	05/08/2011	Wattleup Tractors	PSL01 - To supply parts for Zenit 2100 as per quote 1173375	-830.30	1	CSH
EFT12757	05/08/2011	West Coast Roofing Australia Pty Ltd	GE004 - Civic Centre removal and replacement of old timber awening at western side of civic centre and replacement with RHS steel and colourbond sheeting and flashings as required.	-18590.00	1	CSH
EFT12758	05/08/2011	Westrac Pty Ltd	Various parts for vehicles in SOA	-2985.64	1	CSH
EFT12759	05/08/2011	Westscheme Superannuation Fund	Superannuation contributions	-4249.41	1	CSH
EFT12760	05/08/2011	Whelans	X019 - Portion of mobilisation and road set out with TBM's - Hamersley Gorge Works	-4798.20	1	CSH

21 SEPTEMBER 2011

EFT12763	10/08/2011	Rick Shields	Payroll amount of \$1500.00 was returned to bank due to wrong BSB - REFUNDS INCOME A/C (Cost Neutral) GEN	-1500.00	1	CSH
EFT12764	10/08/2011	SHARON WILLIAMS	Payroll amount of 670.43, due to money being returned to back as wrong BSB was given - REFUNDS INCOME A/C (Cost Neutral) GEN	-670.43	1	CSH
EFT12765	11/08/2011	Amanda O'Halloran	Parking, Meals & Fuel for Hire Car - Meetings/Travelling Costs GEN	-157.92	1	CSH
EFT12766	11/08/2011	Assetic MGM & Protection	Annual support & maintenance (July 2011 - June 2012) for Assetic SAM Premium	-14850.00	1	CSH
EFT12767	11/08/2011	Australian Air Express	Freight for week ending 29.07.11 - ANALYTICAL EXPENDITURE GEN	-123.64	1	CSH
EFT12768	11/08/2011	Australian Taxation Office - PAYG	Monthly PAYG withholding for July 11 - PAYG - SALARIES & WAGES GEN	-143696.32	1	CSH
EFT12769	11/08/2011	BJ & A Building and Maintenance	Various repairs to properties in TP and Para	-4932.40	1	CSH
EFT12770	11/08/2011	Beadon Bay Pty Limited (Village)	Self contained unit (inc meals) at Beadon Bay Caravan Park for 1x night (Thursday, 14th July 2011) for Bernard Smith whilst conducting inspections at Barrow Island/Onslow.	-275.00	1	CSH
EFT12771	11/08/2011	Bob Waddell Consultant	Review of synergy soft upload from excel - Contract/External Labour GEN	-148.50	1	CSH
EFT12772	11/08/2011	Bridgestone Australia WA Office	PUT42 - Bridgestone 205 / 70 R 15 R 623 - 2008 Toyota Hilux 4x2 Extra Cab V6 Ute	-2085.82	1	CSH
EFT12773	11/08/2011	Budget Car and Truck Rental	Hire car for Benjamin Griffith - Tuesday 19 July - RECRUITMENT EXPENSES GEN	-163.38	1	CSH
EFT12774	11/08/2011	CREATING COMMUNITIES	10 year Strategic Community Plan - Draftproposed planning process and present to council - Strategic Plan GEN	-8480.24	1	CSH
EFT12775	11/08/2011	Centurion Transport Co Pty Ltd	Freight charges for SOA	-401.39	1	CSH
EFT12776	11/08/2011	City Barn	Seconds Wheat (20kg)	-180.50	1	CSH
EFT12777	11/08/2011	Coates Hire Operations Pty Ltd (TP)	BC415 - Please supply EWP for 3 days for the erection of new shed at the Shire Depot in Tom Price.	-460.13	1	CSH
EFT12778	11/08/2011	Coca-Cola Amatil (Aust) Pty Ltd	Soft drinks for Vistors centre - Souvenir Expenses GEN	-308.51	1	CSH
EFT12779	11/08/2011	Commander Australia Limited	Telephone charges for SOA	-1243.49	1	CSH
EFT12780	11/08/2011	Courier Australia	Various freight charges for SOA	-806.54	1	CSH

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EFT12781	11/08/2011	D.A. BURKE & SONS BUILDERS PTY LTD	Progress claim 2 & 3 - RFT 06/11 Design & construction of 3 x residential dwellings in Onslow - Building Construction GEN	- 285530.41	1	CSH
EFT12782	11/08/2011	David Gray & Company	To supply 2 x 10 Ltr drums of Spearhead broadleaf herbicide	-1282.14	1	CSH
EFT12783	11/08/2011	Davincis Tile Gallery	BC109 - Please supply 10m2 of Cosmos Natural 200mm x 200mm tiles + grout for 335 First Ave in Onslow.	-816.50	1	CSH
EFT12784	11/08/2011	Davric Australia Pty Ltd	Various T-SHIRT TOM PRICE - AS PER ATTACHED LIST	-1725.72	1	CSH
EFT12785	11/08/2011	Denver Technology	Software and system renewals as per quote: S2010-6704 - COMPUTER EQUIPMENT GEN	-16375.70	1	CSH
EFT12786	11/08/2011	Dingo Promotions	Stadium jacket Large #JK01 with embroidery of Shire Crest LHB (as per quote #7434) for Mr Sean Buttery - Uniforms & PPE (Outdoor Staff) GEN	-88.00	1	CSH
EFT12787	11/08/2011	Direct Trades Supply - Eacott Enterprises	W653 - Swift lift hooks 1.3 tonne & 2.5 tonne - Boonderoo LIA subdivision and quick set concrete	-2607.80	1	CSH
EFT12788	11/08/2011	E & MJ Rosher Pty Ltd	Various parts for vehicles in SOA	-1648.00	1	CSH
EFT12789	11/08/2011	ERA Contractors	inspect and try to repair waste valve in tank at waterspray - Onslow water Park Maintenance & Servicing GEN	-396.00	1	CSH
EFT12790	11/08/2011	ESS THANLANYJI P/L	Fuel Charges - April 2011 - Fuel - ESS - Onslow	-8936.72	1	CSH
EFT12791	11/08/2011	Emu Essence	as per attached invoice : 90 - goods recieved already - Souvenir Expenses GEN	-443.30	1	CSH
EFT12792	11/08/2011	GIBSON PLUMBING & GAS SERVICES	BC109 - All plumbing works for the renovations to the bathroom as advised by Steve Thompson - CAP - 335 First Ave Onslow	-1507.00	1	CSH
EFT12793	11/08/2011	GLH CONTRACTING	Various Maintenance grading and equipment hire	- 128359.00	1	CSH
EFT12794	11/08/2011	GTS INDUSTRIAL SUPPLIES	PSW39 - GPS tripmeter with magnetic mount antenna - 2011 Toyota Prado 3.0 Turbo Diesel Auto GX	-825.00	1	CSH
EFT12795	11/08/2011	Garrards Pty Ltd	Aqua-K-Orthrin for mosquito pest control in Onslow.	-2802.80	1	CSH
EFT12796	11/08/2011	Hart Sport	Purchase of Equipment for Onslow's Youth Program - General Programs GEN	-1698.50	1	CSH
EFT12797	11/08/2011	Hema Map Pty Ltd	around aust atlas and guide - Souvenir Expenses GEN	-97.41	1	CSH

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EFT12798	11/08/2011	Holiday Inn - Burswood	Accomodation and meals - Seminars and Training GEN	-1159.60	1	CSH
EFT12799	11/08/2011	JANIENE FOX T/A Iron Fox Signs & Graphics	Signage for Ashburton Hall Paraburdoo as per quote # 00333	-422.11	1	CSH
EFT12800	11/08/2011	JAPANESE TRUCK & BUS SPARES	PTR16 - Filters S1560 - 72190 - Hino Ranger Pro 10 Side Armed Compator Rubbish Truck 2007 14AS	-396.00	1	CSH
EFT12801	11/08/2011	JEANIE RESOURCES	Casual Cleaner - 4th July to 31st July 2011 (Inclusive) 3 Hrs per day - Multi Purpose Complex Mtc & Servicing GEN	-2772.00	1	CSH
EFT12802	11/08/2011	JMG ENGINEERS & PLANNERS	Provide structural design for the proposed new carpark and walkways at Hammersley Gorge	-4180.00	1	CSH
EFT12803	11/08/2011	JO'S ONE STOP COATUME SHOP	EV20 - Hire of costumes for fashion parade - Nameless Festival	-600.00	1	CSH
EFT12804	11/08/2011	Jenko Welding & Marine Services	C013 - fabrication and installation of stainless steel table for - Beadon Point Lookout - Solar Light & Gazebo	-4120.60	1	CSH
EFT12805	11/08/2011	KARRATHA FURNITURE AND BEDDING	Various items of furniture - RECRUITMENT EXPENSES GEN	-8500.00	1	CSH
EFT12806	11/08/2011	Keith Pearson	Town Planning Services for the period 16th - 29th July 2011 - CONSULTANT FEES GEN	-10273.90	1	CSH
EFT12807	11/08/2011	Kings Hotel Perth	accommodation & meals for M. Walsh - Seminars and Training GEN	-385.00	1	CSH
EFT12808	11/08/2011	LGIS Insurance Broking	Insurance - various policies INSURANCE GEN	-6892.19	1	CSH
EFT12809	11/08/2011	LGMA (WA) Division	2011/12 LGMA membership, Member - Subscriptions & Publications GEN	-602.00	1	CSH
EFT12810	11/08/2011	MEGAN WALSH	Reimbursement for purchase of alcoholic refreshments - Onslow Structure Plan GEN	-309.00	1	CSH
EFT12811	11/08/2011	Mackies Concrete Services	Supply of 8 x 4m sections MRWA open ended cattle grids	-98340.00	1	CSH
EFT12812	11/08/2011	Mercure Hotel Perth	2 nights' accommodation for Mr Geoff Brayford - . Booking Reference No. 403616	-498.50	1	CSH
EFT12813	11/08/2011	Miracle Recreation Equipment	W273 - aluminium bench seats - Works Prog Tom Price Doug Talbot Park	-730.40	1	CSH
EFT12814	11/08/2011	Office Choice Malaga	Rubber bands, Back order - PRINTING & STATIONERY GEN	-5.25	1	CSH
EFT12815	11/08/2011	Onslow - Karratha Courier Services	Please collect goods from Karratha Furniture and Bedding - RECRUITMENT EXPENSES GEN	-639.61	1	CSH

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EFT12816	11/08/2011	Onslow Sun Chalets	W400 - Accommodation for Mr A. Monson - Works Prog Rural Access Roads	-160.00	1	CSH
EFT12817	11/08/2011	Onslow Supermarket	Various goods - Onslow	-558.10	1	CSH
EFT12818	11/08/2011	Orica Limited	Service fee for 70kg and 920kg cylinders of chlorine - July 11 - CHEMICALS GEN	-197.44	1	CSH
EFT12819	11/08/2011	PETA HAYTO	Out of pocket expense from the basketball camp - General Programs GEN	-595.50	1	CSH
EFT12820	11/08/2011	PILBARA FOOD SERVICES P/L	Various goods for TP	-1134.15	1	CSH
EFT12821	11/08/2011	Paraburdoo Medical Centre	Pre-employment medical for Mr John Zolopa - RECRUITMENT EXPENSES GEN	-165.00	1	CSH
EFT12822	11/08/2011	Pilbara Motor Group	Purchase of Vehicle - and various parts for SOA vehicles	-60120.98	1	CSH
EFT12823	11/08/2011	Port Printing Works	C4 & C5 envelopes - PRINTING & STATIONERY GEN	-2565.00	1	CSH
EFT12824	11/08/2011	Power Vac Pty Ltd	W354 - x2 Nifty Nabbers (UNPTNN90) - Works Prog Urban Roads Onslow	-166.00	1	CSH
EFT12825	11/08/2011	Protector Alsafe	Oliver work boots and Jacket - Uniforms & PPE (Outdoor Staff) GEN	-170.34	1	CSH
EFT12826	11/08/2011	REMA TIPTOP AUSTRALIA P/L	Impact socket set and tyre stop leak - MINOR ASSET PURCHASES GEN	-420.51	1	CSH
EFT12827	11/08/2011	ROXBY RETAIL ARCHITECTS	Various contracted works SOA	-28680.40	1	CSH
EFT12828	11/08/2011	Rio Tinto - Pilbara Iron Company Services Pty Ltd	Various water accounts and Rates for TP and Para	-2604.90	1	CSH
EFT12829	11/08/2011	SWAN DISTRICTS FOOTBALL CLUB	Purchase of boots - General Programs GEN	-160.00	1	CSH
EFT12830	11/08/2011	SYMMETRICAL GROUP	b237 - Please check and or replace thermostat and element in the hot water system at 17 Lilac St in Tom Price.	-419.58	1	CSH
EFT12831	11/08/2011	Savannah Engineers Pty Ltd	GE017 - Fabrication and installation of Flag Pole at Shire Office - Tom Price Cultural Expense.	-2286.90	1	CSH
EFT12832	11/08/2011	Sixth Avenue Consulting	C500 - Project managemetn services June 11 - Revitalisation Design Mall & Environs	-11990.00	1	CSH
EFT12833	11/08/2011	Stanfeld Signs	Large sign "Garden rules"- Works Prog/Community Garden"	-1815.00	1	
EFT12834	11/08/2011	THE ASHBURTON RESORT MOTEL	Accommodation for people attnding the SOA Onslow	-1805.00	1	CSH
EFT12835	11/08/2011	THE HONDA SHOP	P575 - Please supply attached order Quotation QO1871 (Parts) - Sundry Equipment	-409.98	1	CSH

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EFT12836	11/08/2011	THE MOWER MAN	Monthly Purchase Order for July 2011 - Contract Gardening GEN	-513.00	1	CSH
EFT12837	11/08/2011	Toll Ipec Pty Ltd	Various freight charges for SOA	-3425.66	1	CSH
EFT12838	11/08/2011	Toll Priority	Storage and distribution for July 11 - ADVERTISING & PROMOTION GEN	-304.43	1	CSH
EFT12839	11/08/2011	Toll West / Express	Freight charges for state library - POSTAGE & FREIGHT GEN	-154.47	1	CSH
EFT12840	11/08/2011	Tom Price Betta Electrical	Toaster, Kettle, M/Oven, DVD player, TV - RECRUITMENT EXPENSES GEN	-745.95	1	CSH
EFT12841	11/08/2011	Tom Price Hotel Motel	Accommodation Only for Waddell and Collyer	-1060.10	1	CSH
EFT12842	11/08/2011	Tom Price Medical Centre	FLU VACCINATIONS FOR TP - RECRUITMENT EXPENSES GEN	-360.00	1	CSH
EFT12843	11/08/2011	Tom Price Tyres	S003 - 208L of diesel oil - Engine Oil, PMG03 - Fit tyre to rim - 2010 John Deere 672GP Motor Grader	-1170.00	1	CSH
EFT12844	11/08/2011	Vision Safe Pty Ltd	Various hats - Uniforms & PPE (Outdoor Staff) GEN	-302.50	1	CSH
EFT12845	11/08/2011	WA Library Supplies	Purchase of stationery as per attached quote# QJ118R - PRINTING & STATIONERY GEN	-461.40	1	CSH
EFT12846	11/08/2011	WALGA - WA LOCAL GOV. ASSOC.	Various advertising for SOA	-27860.80	1	CSH
EFT12847	11/08/2011	WESTS GLASS	BC417 - X3 glasss panels for shire depot office - CAP - Depot Buildings Onslow	-313.50	1	CSH
EFT12848	11/08/2011	West Coast Roofing Australia Pty Ltd	GE004 - Dismantle and removal of air con and ducting, patch and repairing of leaks - Civic Centre Area W Tom Price	-3800.00	1	CSH
EFT12849	11/08/2011	Westrac Pty Ltd	Various parts for vehicles in SOA	-3647.57	1	CSH
EFT12850	19/08/2011	Abco Products	Please see attached order Quote No: 53888 Cleaning goods - Multi Purpose Complex Mtc & Servicing GEN	-202.55	1	CSH
EFT12851	19/08/2011	Access 1 Corporation	W221 - Four button remotes for tip boom gates - Works Prog Waste Site Paraburdoo	-125.40	1	CSH
EFT12852	19/08/2011	Amar Auto Electrics	Ptr14 - Inspect & Repair Side Ladder Safety Cut Out Operation - Isuzu Rear Loading Rubbish Truck 1cfy026	-472.50	1	CSH
EFT12853	19/08/2011	Ashburton 4WD & Mechanical	PSW30 - AC Delco Battery - Toyota RAV4 4X4 2.4L 5 Door A/T	-252.35	1	CSH
EFT12854	19/08/2011	Ashburton Aboriginal Corporation	PSW32 - Strip,refit, Balance 4WD tyre - Toyota Prado GX T/D A/T	-150.00	1	CSH
EFT12855	19/08/2011	Australia Post	Monthly purchases for July 11 - POSTAGE & FREIGHT GEN	-1801.20	1	CSH

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EFT12856	19/08/2011	Australian Communications & Media Authority	Licence Renewal - SUBSCRIPTIONS & PUBLICATIONS GEN	-152.00	1	CSH
EFT12857	19/08/2011	Bennetts Curtain Shop	B139 - Please supply holland blinds for 584 Third Ave in Onslow as per quote No 001-DP-000472. - 584 Third Ave Onslow	-480.15	1	CSH
EFT12858	19/08/2011	Bridgestone Australia WA Office	PTR15 - Bridgestome M716 9.5 R17.5 - 2005 Hino FD Twin Cab 6T AS 8050	-1494.81	1	CSH
EFT12859	19/08/2011	CREATING COMMUNITIES	Onslow Community Visioning Project	-95810.72	1	CSH
EFT12860	19/08/2011	Centrel Pty Ltd T/A Reliance Petroleum	Tank Hire up till end of July - Millstream Project - Works Prog Rural Access Roads	-6911.61	1	CSH
EFT12861	19/08/2011	Child Support Agency	Payroll deductions	-685.36	1	CSH
EFT12862	19/08/2011	Children's Book Council of Australia	Purchase of Children Book Week merchandice for Tom price Library - CHILDREN'S BOOK WEEK GEN	-22.50	1	CSH
EFT12863	19/08/2011	Coates Hire Operations Pty Ltd (TP)	Hire of equipment for SOA	-7440.40	1	CSH
EFT12864	19/08/2011	DAMPIER PORT AUTHORITY	Lease for 16 Parliment Place, 10.08 to 09.09.11 - Lease - Office Accommodation Perth GEN	-1320.00	1	CSH
EFT12865	19/08/2011	DESERT DWELLERS	Roll on Rosemary and Cedarwood creme, plus postage costs	-465.00	1	CSH
EFT12866	19/08/2011	Davric Australia Pty Ltd	Souveniers for Visitors Centre	-1797.89	1	CSH
EFT12867	19/08/2011	Diamond Security Fencing Pty Ltd	C024 - Construction of new fence for new Dog Exercise Park, North Rd Tom Price - Works Prog Lions Park Construct Dog Exercise Area	-31204.80	1	CSH
EFT12868	19/08/2011	Direct Trades Supply - Eacott Enterprises	W271 - Gal Barrel Unions and Elbows - Works Prog Tom Price Area W Oval	-978.00	1	CSH
EFT12869	19/08/2011	E & MJ Rosher Pty Ltd	Parts for SOA vehicles	-752.25	1	CSH
EFT12870	19/08/2011	ESS THANLANYJI P/L	Fuel purchases July - Fuel - ESS - Onslow	-6845.46	1	CSH
EFT12871	19/08/2011	Emu Essence	emu eggs - Souvenir Expenses GEN	-88.00	1	CSH
EFT12872	19/08/2011	Fire Rescue Safety Australia Pty Ltd	Rescue Supplies- Minor Assets GEN	-1749.00	1	CSH
EFT12873	19/08/2011	Fuji Xerox Australia Pty Ltd	Performer A4 Paper - PRINTING & STATIONERY GEN	-385.00	1	CSH
EFT12874	19/08/2011	GREG Musgrave	Km's travelled using own vehicle, 564kms - Councillors Travelling GEN	-546.02	1	CSH
EFT12875	19/08/2011	Ironcat Earthmoving Tyres	PFL01 - Supply Tyres - Samsung SF 15 L Forklift AS670	-693.00	1	CSH

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EFT12876	19/08/2011	JAPANESE TRUCK & BUS SPARES	Fuel tank dtrap and lock nuts	-124.40	1	CSH
EFT12877	19/08/2011	KAREN O'BRIEN	reimbursement of meals/taxis for training - Seminars and Training GEN	-121.30	1	CSH
EFT12878	19/08/2011	Kames Pty Ltd T/A Angus & Robertson Karratha	Purchase of books	-51.27	1	CSH
EFT12879	19/08/2011	Karratha Smash Repairs	Insurance Excess - INSURANCE GEN	-600.00	1	CSH
EFT12880	19/08/2011	L. J. Hooker	RENT 01/09/11 TO 30/09/11 TP Housing	-9720.94	1	CSH
EFT12881	19/08/2011	L.D. & M.J. BUTLER	Repairs & Parts SOA machinery	-2819.85	1	CSH
EFT12882	19/08/2011	LGIS Insurance Broking	Insurances - 30/06/11 to 30/06/12	-97021.86	1	CSH
EFT12883	19/08/2011	LGIS Workcare	Insurances - 30/06/11 to 30/06/12	-	1	CSH
				439918.60		
EFT12884	19/08/2011	Landgate	Mining Tenements - SEARCH FEES GEN	-121.50	1	CSH
EFT12885	19/08/2011	Local Health Authority Analytical Committee	Analytical Services - ANALYTICAL EXPENDITURE GEN	-1588.51	1	CSH
EFT12886	19/08/2011	Lyons & Pierce Karratha	Various Plumbings for SOA	-1556.80	1	CSH
EFT12887	19/08/2011	M & M RURAL FENCING	C001 - Supply of labour to construct fencing - Works Prog Tom Price Refuse Site	-35604.25	1	CSH
EFT12888	19/08/2011	Machinery Warehouse	W551 - 10 metre gernie hose with double lance gun - Works Prog Depot Mtce Onslow	-618.31	1	CSH
EFT12889	19/08/2011	Mercure Hotel Perth	Accommodation for SOA Staff & Councillors	-5389.64	1	CSH
EFT12890	19/08/2011	Municipal Employees Union	Payroll deductions	-17.40	1	CSH
EFT12891	19/08/2011	NATHAN ELDER	Purchase of 100x stylus for Ipad - COMPUTER EQUIPMENT GEN	-89.14	1	CSH
EFT12892	19/08/2011	Office Choice Malaga	Various Stationery Supplies for Onslow & Pannawonica	-2713.66	1	CSH
EFT12893	19/08/2011	PILBARA FOOD SERVICES P/L	Cleaning goods & Refreshments	-2190.53	1	CSH
EFT12894	19/08/2011	PINK HYGIENE SOLUTIONS	SANITARY SERVICES FOR WHOLE OF SHIRE (30 BINS) AUGUST THROUGH TO JUNE 2012 - CLEANING EXPENSES GEN	-2359.50	1	CSH
EFT12895	19/08/2011	Paraburdoo Inn	Accommodation for Councillors	-1342.50	1	CSH
EFT12896	19/08/2011	PathWest Lab Medicine WA	Drug and alcohol test for Mr John Zolopa as part of his pre-employment medical - RECRUITMENT EXPENSES GEN	-35.00	1	CSH
EFT12897	19/08/2011	Pilbara Mechanical Services	Various repairs to SOA vehicles	-1130.25	1	CSH
EFT12898	19/08/2011	Pilbara Motor Group	Various parts for vehicles in SOA	-175.53	1	CSH

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EFT12899	19/08/2011	Prime Corporate Psychology Services T/A Primexl	Initial Session EAP Fee for Service (1.25 hr) - Employee Assistance Scheme GEN	-213.13	1	CSH
EFT12900	19/08/2011	ROSALIE OKELY	Sponsorship sign basic artwork production and logo conversion as per Quote 7633	-550.00	1	CSH
EFT12901	19/08/2011	ROXBY RETAIL ARCHITECTS	Site Visit Adam Roxby/Ben Caine 4 days @\$1500 x 2	-18655.91	1	CSH
EFT12902	19/08/2011	Rio Tinto - Pilbara Iron Company Services Pty Ltd	Various Rates for TP & Paraburdoo	-10520.72	1	CSH
EFT12903	19/08/2011	SNAP PRINTING	Full Colour Brochures - Town Centre Upgrade Works	-1563.76	1	CSH
EFT12904	19/08/2011	SOA Depot Social Club	Payroll deductions	-75.00	1	CSH
EFT12905	19/08/2011	Sinewave Electrical Contractors	Please repair TOWER 1 (by ChangeRoom) timer. Has to have a PIN number entered before the menu on the timebox can be used. The pin we used to install, is now not working. Have a main footy game on the oval on Friday night, need to access tower 1 before then. - Peter Sutherland Oval Infrastructure Mtce	-1430.00	1	CSH
EFT12906	19/08/2011	Skipper Truck Parts	Monthly Purchase Order for July 2011 - SOA Vehicles	-372.46	1	CSH
EFT12907	19/08/2011	THE HONDA SHOP	X1 Honda 4 stroke wiper sniper (UMK 435U) + HRU216 mower pull cord	-714.00	1	CSH
EFT12908	19/08/2011	TOM PRICE TYREPOWER	Monthly Purchase Order for July 2011. SOA Vehicles	-2985.00	1	CSH
EFT12909	19/08/2011	TUSS CONCRETE PTY LTD	C500 - Stabilized sand - Revitalisation Design Mall & Environs	-5250.08	1	CSH
EFT12910	19/08/2011	The Shell Company of Australia Ltd	S002 - Diesel charges July 11 - DIESEL FUEL	-19580.22	1	CSH
EFT12911	19/08/2011	Toll West / Express	BC415 - Freight for Fletcher Insulation - West Coast Roofing - CAP - Depot Buildings Tom Price	-261.18	1	CSH
EFT12912	19/08/2011	Tom Price Hotel Motel	Accommodation for Mr P. Kyle re: Pool Prosecution hearing. - LEGAL EXPENSES GEN	-175.00	1	CSH
EFT12913	19/08/2011	Trick Electricks Pty Ltd	Various Electrical Repairs for SOA	-1171.23	1	CSH
EFT12914	19/08/2011	UNIVERSITY OF TECHNOLOGY, SYDNEY	Event Management 2011 - 20th - 23rd September 2011 - Mabel Gough - Seminars and Training GEN	-1890.00	1	CSH
EFT12915	19/08/2011	WA Rangers Association	One year membership renewal 2011 for Morgwn Lyndsay Jones.	-150.00	1	CSH

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EFT12916	19/08/2011	West Coast Roofing Australia Pty Ltd	BC415 - Supply and erect 15m x 10m x 4.5m shed for the Shire Depot in Tom Price as per quote No 20	-22900.00	1	CSH
EFT12917	19/08/2011	Westrac Pty Ltd	Various parts for vehicles in SOA	-449.71	1	CSH
EFT12918	25/08/2011	AIT Specialists Pty Ltd	Professional Services - review of records & determination - fuel tax credits, road transport etc for Period of 1st June 2011 - 30th June 2011	-994.29	1	CSH
EFT12919	25/08/2011	Abco Products	Various Cleaning products - CLEANING EXPENSES GEN	-390.11	1	CSH
EFT12920	25/08/2011	Australian Institute Of Mgmt	AIM Professional Receptionist - 1 September 2011 - Kimberlee Kite	-600.00	1	CSH
EFT12921	25/08/2011	Australian Private Networks	C218 - Broadband - Weano/Banjima Drive Prep 10Km for seal	-729.80	1	CSH
EFT12922	25/08/2011	BIANCA THAIR	30 HRS @ \$55 PER HOUR - INSIDE ASHBURTON, FACEBOOK AND WEBSITE UPDATES - Newsletter Expenditure GEN	-1815.00	1	CSH
EFT12923	25/08/2011	BJ & A Building and Maintenance	Please fix the broken window at the Sports Pavillon in Paraburdoo.	-974.60	1	CSH
EFT12924	25/08/2011	BOYA EQUIPMENT	PRM09 - To supply F3680 mower deck belt part no - K5677 - 34710 - Kubota F3680 Mower	-239.11	1	CSH
EFT12925	25/08/2011	Bob Waddell Consultant	General Accounting Services, including reimbursements for travel costs 15th August 2011 to 18th August 2011 - Contract/External Labour GEN	-8982.90	1	CSH
EFT12926	25/08/2011	Bridgestone Australia WA Office	X001 - Bridgestone 694 LT 265 / 65 R 17 - Works Prog Private Works	-1007.95	1	CSH
EFT12927	25/08/2011	Budget Car and Truck Rental	Car Hire for Passion of the Pilbara Festival	-1602.00	1	CSH
EFT12928	25/08/2011	CREATING COMMUNITIES	Paraburdoo Community Sports consultation - CONSULTANT FEES GEN	-20006.22	1	CSH
EFT12929	25/08/2011	Centurion Transport Co Pty Ltd	Freight from delivery for David Gray & Co Works Prog Replacement Bins	-276.46	1	CSH
EFT12930	25/08/2011	Corporate Express	Various Printing materials - PRINTING & STATIONERY GEN	-368.89	1	CSH
EFT12931	25/08/2011	Corporate Health Professionals	Health assessments for staff at Onslow	-3242.80	1	CSH
EFT12932	25/08/2011	Crush	Town Maps - Onslow, Pannawonica & Paraburdoo	-6534.00	1	CSH
EFT12933	25/08/2011	Cynthia Elsie Derschow	Reimbursement for Working With Children Check	-50.00	1	CSH
EFT12934	25/08/2011	DESIGN WORKROOM PTY LTD	Charette attendance 25.07 to 29.07.11 - Onslow Structure Plan GEN	-6173.20	1	CSH

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EFT12935	25/08/2011	David Gray & Company	Various supplies for SOA	-1428.28	1	CSH
EFT12936	25/08/2011	Davric Australia Pty Ltd	Souvenir Supplies - Visitors Centre	-2285.80	1	CSH
EFT12937	25/08/2011	ELITE SIGNS	C500 - Stickers with Royalties for Regions Logo for advertising purposes. - Revitalisation Design Mall & Environs	-349.80	1	CSH
EFT12938	25/08/2011	ENV.AUSTRALIA PTY LTD	Onslow Aerodrome and Light Industrial Area. Flora, Vegetation and Fauna Assessment as per ref (11pm111p002)	-16139.53	1	CSH
EFT12939	25/08/2011	ENZED Pilbara - Parker Hannifin (Australia)	PLD04 - HOSE REPAIRS - Komatsu WA380-3 Front End Loader	-427.79	1	CSH
EFT12940	25/08/2011	FUJITSU GENERAL (AUST) PTY LTD	Supply Airconditioners at SOA properties	-3495.80	1	CSH
EFT12941	25/08/2011	Forms Express	Quickbooks A4 Peel & Seal payslips - PRINTING & STATIONERY GEN	-1206.22	1	CSH
EFT12942	25/08/2011	Fuji Xerox Australia Pty Ltd	Photocopier Service Charges for SOA	-10943.56	1	CSH
EFT12943	25/08/2011	Galvin Hardware	Corna Corner Catches, Quick Clips, Door Stops 75mm, Adjustable Feet, Plastic Flat D Handle	-152.22	1	CSH
EFT12944	25/08/2011	Gary Martin Local Government Consultant	Provide local government managment services - Onslow Coordinator Western Operations position	-9240.00	1	CSH
EFT12945	25/08/2011	HAVEN DESIGNS	BC280 - Progress Claim - Shire Staff Housing Project - Tom Price - CAP - 27 Willow Rd Tom Price	-62927.37	1	CSH
EFT12946	25/08/2011	HOYLAKE NOMINEES T/AS MCMAHON BURNETT TRANSPORT	Freight Charges from Direct Trades Supply	-4939.15	1	CSH
EFT12947	25/08/2011	Hitachi Ltd	Various Parts for SOA Vehicles	-2770.34	1	CSH
EFT12948	25/08/2011	ISS Intergrated Services-Perth	Various purchased items - School Holiday Programs GEN	-811.91	1	CSH
EFT12949	25/08/2011	IT Vision Australia Pty Ltd	Remote Customer Assistance & Implementations- Webinars	-1556.50	1	CSH
EFT12950	25/08/2011	JEANIE RESOURCES	Cleaning from the 1st August 2011 till 7th August 2011 - CLEANING EXPENSES GEN	-1386.00	1	CSH
EFT12951	25/08/2011	Jason Signmakers	Signs for SOA	-850.30	1	CSH
EFT12952	25/08/2011	Jenko Welding & Marine Services	Various materials & repairs for SOA	-346.50	1	CSH
EFT12953	25/08/2011	John ZOLOPA	Reimbursement for relocation costs as per invoices attached - payment up to maximum of \$2000	-2000.00	1	CSH
EFT12954	25/08/2011	Josh Byrne & Associates	GE009 - Landscap consultant & irrigation audits for Onslow - 6th to	-5924.66	1	CSH

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10th July 2011

EFT12955	25/08/2011	KEY2DESIGN	Shire website alterations and design - ADVERTISING & PROMOTION GEN	-286.00	1	CSH
EFT12956	25/08/2011	LGMA (WA) Division	LGMA Customer Service Forum 2011 - Lisa Hannagan - 29th August 2011	-440.00	1	CSH
EFT12957	25/08/2011	Landgate	GRV Interim Valuations - SEARCH FEES GEN	-1079.85	1	CSH
EFT12958	25/08/2011	Lyons & Pierce Karratha	Various Plumbing works for SOA	-7085.87	1	CSH
EFT12959	25/08/2011	MIDWEST FIREWORKS	Fireworks for Festival - Onslow - Special Projects/Regional Events	-25000.00	1	CSH
EFT12960	25/08/2011	MUZZYS HARDWARE - RED DAWN ENTERPRISES PTY LTD T/A	Various hardware purchases for July - SOA	-5026.10	1	CSH
EFT12961	25/08/2011	Morley Mower Centre	P575 - To supply Stihl Supercut 20 - 2 - Sundry Equipment	-232.00	1	CSH
EFT12962	25/08/2011	NWSP	W271 - Repairs to reticulation main at the Tom Price Primary School Oval	-1030.71	1	CSH
EFT12963	25/08/2011	OUTER BOUNDS PHOTOGRAPHY	Photography for Charette and Advertising - Onslow Structure Plan GEN	-5665.00	1	CSH
EFT12964	25/08/2011	Office Choice Malaga	Stationery supplies for Onslow	-92.32	1	CSH
EFT12965	25/08/2011	PHOENIX SHUTDOWN SERVICES PTY LTD	Refund for over payment of commercial rubbish agreement 10/11 A506189 - REFUNDS INCOME A/C (Cost Neutral) GEN	-693.00	1	CSH
EFT12966	25/08/2011	PILBARA FOOD SERVICES P/L	Breeze Toilet Paper (large rolls).	-1109.74	1	CSH
EFT12967	25/08/2011	Pannawonica Primary School	Reimbursement of tins of paint for Shire banner - CONTRIBUTION TO CLUBS GEN	-297.89	1	CSH
EFT12968	25/08/2011	Pilbara Motor Group	PSW37 - Seat covers & Element Assy	-1222.94	1	CSH
EFT12969	25/08/2011	Port Printing Works	Business Cards - Geoff Brayford - PRINTING & STATIONERY GEN	-176.55	1	CSH
EFT12970	25/08/2011	QUALITY PRESS	Print 2000 Rate Payer Brochures as per quote 243299	-816.20	1	CSH
EFT12971	25/08/2011	Royal Wolf Trading	Supply of accommodation units, kitchens, recreation room etc - July 2011Nameless Valley Camp	-42889.28	1	CSH
EFT12972	25/08/2011	SALMAT BUSINESS FORCE	Inside Ashburton Newspaper - Newsletter Expenditure GEN	-2331.46	1	CSH
EFT12973	25/08/2011	SANDPIPER PRODUCTIONS	Artists Fees for POPI 2011 - Henna Workshops (2 travel + 2 work days) - Onslow - Special Projects/Regional Events GEN	-1990.00	1	CSH

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EFT12974	25/08/2011	SAS Locksmiths	B015 - supply 8 keys for Onslow Shire office - Bldg Prog/Administration Building Onslow	-211.20	1	CSH
EFT12975	25/08/2011	SEBEL FURNITURE LTD	Shrink-wrap and palletise. General Furniture and Fittings Expense.	-198.00	1	CSH
EFT12976	25/08/2011	SHADE AUSTRALIA	shade cloth signage as per quote Q10134NA	-4100.00	1	CSH
EFT12977	25/08/2011	SNAP PRINTING	Copies of Royalties for Regions Funding application - deliver to West Perth	-1412.64	1	CSH
EFT12978	25/08/2011	SYMMETRICAL GROUP	Please repair electrical fault in the welding bay at the Shire Depot in Tom Price	-110.00	1	CSH
EFT12979	25/08/2011	Sinewave Electrical Contractors	GE004 - Progress payment #2 supply and install four breezeair two speed evap coolers - Tom Price Civic Centre Refurbishment	-11000.00	1	CSH
EFT12980	25/08/2011	THE ASHBURTON RESORT MOTEL	Accommodation for Councillors	-1140.00	1	CSH
EFT12981	25/08/2011	TOM PRICE TYREPOWER	Various parts & repairs for SOA vehicles	-2361.00	1	CSH
EFT12982	25/08/2011	TUSS CONCRETE PTY LTD	C500 - delivery of stabilised sand - Revitalisation Design Mall & Environs	-21389.28	1	CSH
EFT12983	25/08/2011	The Educational Experience P/L	Purchase of arts and crafts - PROGRAM EXPENSES GEN	-17.68	1	CSH
EFT12984	25/08/2011	Thrifty Car Rental	Hire of 12 seater bus Passion of the Pilbara Festival	-408.68	1	CSH
EFT12985	25/08/2011	Toll West / Express	BC181 - Freight charges for Da Vinci tiles - CAP - 556 Margaret Ave Paraburdoo	-473.43	1	CSH
EFT12986	25/08/2011	Totally Confidential Records Management T/A Archivewise	Storage - Archive Box Standard - LEGAL EXPENSES GEN	-17.15	1	CSH
EFT12987	25/08/2011	Trick Electricks Pty Ltd	Electrical inspections in SOA	-582.29	1	CSH
EFT12988	25/08/2011	WA Library Supplies	Purchase of book covering items as per order form. - PROGRAM EXPENSES GEN	-283.95	1	CSH
EFT12989	25/08/2011	Wattleup Tractors	To supply bearings for Zenit 2100 part no - 06 . 4 . 008	-344.05	1	CSH
EFT12990	25/08/2011	Wavkegan Pty Ltd T/A BLOCKBUSTER VIDEO	Purchase of various NEW DVDS for the Paraburdoo library	-437.25	1	CSH
EFT12991	25/08/2011	West Coast Roofing Australia Pty Ltd	BC415 - Please supply and erect 15m x 10m x 4.5m shed - CAP - Depot Buildings Tom Price	-27900.00	1	CSH
EFT12992	25/08/2011	Westrac Pty Ltd	Various Parts for SOA Vehicles	-105.72	1	CSH

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EFT12993	26/08/2011	Environmental Industries P/L	C500 - Claim 5 for landscape construction 25/10 - Revitalisation Design Mall & Environs	- 465546.62	1	CSH
EFT12994	30/08/2011	AUDIO VISUAL WAREHOUSE P/L	Purchase of Outdoor cinema package, Onslow - General Programs GEN	-9990.20	1	CSH
EFT12995	31/08/2011	RAY WHITE EXMOUTH	Rent for Onslow Houses	-10833.33	1	CSH
INGOING COST FOR 10 PAYNE WAY, ONSLOW	30/08/2011	RAY WHITE EXMOUTH	B156 - Bond for 10 Payne Way, Onslow (4 weeks rent) - 10 Payne Way, Onslow, B156 - Rent for 10 Payne Way, Onslow, 01.09 to 30.09.11 - 10 Payne Way, Onslow	5833.33		INV
INGOING COST FOR 8 CLARKE PLACE, ONSLOW	30/08/2011	RAY WHITE EXMOUTH	B157 - Bond for 8 Clarke Place, Onslow, (4 weeks rent) - 8 Clarke Place, Onslow, B157 - Rent for 8 Clarke Place, Onslow, 01.09 to 30.09.11- 8 Clarke Place, Onslow	5000.00		INV

Municipal Cheques

CHQ/EFT	Date	Name	Description	Amount		
25615	02/08/2011	Shire of Ashburton (Petty Cash)	TP Petty cash	-925.10	1	CSH
25616	02/08/2011	Slater & Gordon Lawyers Trust Account""	Wittenoom claim - LEGAL EXPENSES GEN	- 105000.00	1	CSH
25618	04/08/2011	DEPARTMENT OF TRANSPORT	Registration 12 mths for SOA vehicles	-23682.05	1	CSH
25619	05/08/2011	AMP Corporate Superannuation (SuperLeader)	Superannuation contributions	-755.06	1	CSH
25620	05/08/2011	ANTHONY HYATT	Kennelling refund for Lichon & Holly - Dog Passed away - no longer needs kennels - REFUNDS INCOME A/C (Cost Neutral) GEN	-420.00	1	CSH
25621	05/08/2011	AXA - Generations Personal Super Plan	Superannuation contributions	-192.70	1	CSH
25622	05/08/2011	Asgard Wealth Solutions Super	Superannuation contributions	-212.77	1	CSH
25623	05/08/2011	Assett Super	Superannuation contributions	-293.56	1	CSH
25624	05/08/2011	BUSS (QUEENSLAND) PTY LTD BUSS Q	Superannuation contributions	-1054.18	1	CSH

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25625	05/08/2011	Bathroom Warehouse	Please supply 1 x Cartia Solo Vanity + pop up waste. flickmixer for vanity. Caprice Shower set.	-1318.00	1	CSH
25626	05/08/2011	Bunnings Warehouse	BC109 - supply 4 sheets of Skylon compressed sheeting - CAP - 335 First Ave Onslow	-349.54	1	CSH
25627	05/08/2011	C. Munro Contractors	B318 - Alarm going off at sunset Beach - - Public Toilets Onslow , Pump & Dump Portable Toilet - EXPENDABLE STORES GEN	-1209.50	1	CSH
25628	05/08/2011	CBus Super	Superannuation contributions	-1957.20	1	CSH
25629	05/08/2011	Commonwealth Personal Superannuation	Superannuation contributions	-673.20	1	CSH
25630	05/08/2011	Host Plus Executive Super	Superannuation contributions	-2121.76	1	CSH
25631	05/08/2011	LOCAL GOVERNMENT MANAGERS AUSTRALIA	2011/2012 LGMA Membership Subscription - SUBSCRIPTIONS & PUBLICATIONS GEN	-430.00	1	CSH
25632	05/08/2011	MLC Super	Superannuation contributions	-218.72	1	CSH
25633	05/08/2011	NAMELESS FESTIVAL	EV17 - Sponsorship for 2011 Festival - Nameless Festival	-26400.00	1	CSH
25634	05/08/2011	Quadrant Superannuation Pty Ltd	Superannuation contributions	-4906.14	1	CSH
25635	05/08/2011	Rest Superannuation	Superannuation contributions	-2868.37	1	CSH
25636	05/08/2011	Shire of Ashburton	D.A. Burke Builders - Retention for Progress Claim 1 - Inv DAB201128 - Building Construction GEN	-7498.78	1	CSH
25637	05/08/2011	Shire of Ashburton (Payroll Deductions)	Payroll deductions	-743.39	1	CSH
25638	05/08/2011	Spectrum Super	Superannuation contributions	-654.99	1	CSH
25639	05/08/2011	Sunsuper	Superannuation contributions	-980.30	1	CSH
25640	05/08/2011	TELSTRA	telephone costs - for SOA	-33410.61	1	CSH
25641	05/08/2011	Tasplan Super	Superannuation contributions	-896.61	1	CSH
25642	05/08/2011	Telstra Super Pty Ltd	Superannuation contributions	-564.94	1	CSH
25643	05/08/2011	Tom Price Tourist Park	C024 - Accommodation for 3	-2342.00	1	CSH
25644	11/08/2011	Robe River Rodeo Inc.	EV17 - Donation for the 2011 rodeo - 2010 Dry Season Assistance Scheme Community Services Grant	-2750.00	1	CSH
25645	11/08/2011	IG & AE SOUTER	Refund of a food permit for Nameless festival receipt No. 21595 - REFUNDS INCOME A/C (Cost Neutral) GEN	-90.00	1	CSH
25646	11/08/2011	LINKLETTERS GRAPHIC DESIGN	ARTWORK FOR SOA INFORMATION TO RATEPAYERS 2011/2012	-385.00	1	CSH

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25647	11/08/2011	Ocean View Caravan Park	X2 Nights fro Rob Botterill -Ice Cream Van man - Onslow - Special Projects/Regional Events GEN	-70.00	1	CSH
25648	11/08/2011	Shire of Ashburton	10% retention of Claim 2 & 3(to be held in Trust T2500) - Building Construction GEN	-28841.45	1	CSH
25649	11/08/2011	Shire of Ashburton (Petty Cash)	Petty cash Onslow, Para	-595.00	1	CSH
25650	11/08/2011	Trethewey Industries P/L	W223 - Superlash twine - Recycling	-440.00	1	CSH
25651	11/08/2011	Zurich Australian Insurance Ltd	Excess for insurance claim #023399 Via LGIS - INSURANCE GEN	-300.00	1	CSH
25652	19/08/2011	ALYSSA MULLER	Refund of kennelling fee due to dog being taken out early - REFUNDS INCOME A/C (Cost Neutral) GEN	-90.00	1	CSH
25653	19/08/2011	BJK Publishing & Photography	GIANT POST CARDS - VERTICAL FERN POOL	-427.50	1	CSH
25655	19/08/2011	EMMA HEYS	Re-imbursement of Hire car for rates training 01/08 to 05.08.11 -	-316.56	1	CSH
25656	19/08/2011	Glen Smith	Reimbursement of Taxi Fares - Volunteers Emergency Services Conference - SEMINARS & TRAINING GEN	-105.65	1	CSH
25657	19/08/2011	Horizon Power	Power usage for Onslow properties	-5461.46	1	CSH
25658	19/08/2011	Shire of Ashburton (Payroll Deductions)	Payroll deductions	-350.00	1	CSH
25659	25/08/2011	C. Munro Contractors	Various works for SOA properties	-4635.76	1	CSH
25660	25/08/2011	CANNING BRIDGE AUTO LODGE	Accommodation and meals for Karen O'Brien for 2 nights, 08.08.11 to 10.08.11 - Seminars and Training GEN	-200.00	1	CSH
25661	25/08/2011	LESTOK TOURS PTY LTD	Transport to & from Paraburdoo Airport in July	-665.00	1	CSH
25662	25/08/2011	MILFORD FRAMERS	W223 - Laminated poster including postage & handling - Recycling	-27.50	1	CSH
25663	25/08/2011	North Tom Price Primary School	Reimbursement fo paints purchased for Nameless banner comp for Shire - CONTRIBUTION TO CLUBS GEN	-186.25	1	CSH
25664	25/08/2011	Onslow Tyre Service	Tyre repairs for 2 vehicles in Onslow	-150.00	1	CSH
25665	25/08/2011	PARABURDOO PRIMARY SCHOOL	Reimbursement towards cost of paint up to \$500 for Shire Nameless Banner competition - CONTRIBUTION TO CLUBS GEN	-500.00	1	CSH
25667	25/08/2011	TELSTRA	telephone costs - for SOA	-895.29	1	CSH
25668	25/08/2011	Tom Price Camp Draft	Donation for Tom Price Camp Draft 2011 - CONTRIBUTION TO CLUBS GEN	-1000.00	1	CSH

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25669	25/08/2011	Tom Price Furniture Centre	Double doona cover - dark colour.	-379.65	1	CSH
25670	25/08/2011	Tom Price Senior High School	Donation for awards night - CONTRIBUTION TO CLUBS GEN	-50.00	1	CSH

Trust Payments

CHQ/EFT	Date	Name	Description	Amount		
202409	09/08/2011	Anthony Brooke	SALES FOR FRAMED PRINTS JULY 11 - ANTHONY BROOKE	-60.80	2	CSH
202410	09/08/2011	BJK Publishing & Photography	SALES OF PHOTOGRAPHIC PRINTS JULY 11 - BJK PUBLISHING	-997.50	2	CSH
202411	09/08/2011	Frank Richardson	SALES OF PHOTOGRAPHIC PRINTS JULY 11 - FRANK RICHARDSON	-794.40	2	CSH
202412	09/08/2011	Tuesday Lockyer	REFUND BOND FOR USE OF COMMUNITY CENTRE CHAIRS & TABLES - TUESDAY LOCKYER	-400.00	2	CSH
202413	09/08/2011	LESTOK TOURS PTY LTD	LESS COACH COMMISSION JULY 2011 - LESTOK TOURS and daily takings	-43631.12	2	CSH
202414	09/08/2011	WESTERN AUSTRALIAN SYMPHONY ORCHESTRA	REIMBURSEMENT FOR KEY BOND - WEST AUSTRALIAN SYMPHONY ORCHESTRA	-50.00	2	CSH
202415	31/08/2011	Builders Registration Board of WA	REFUND BRB LEVY COLLECTED IN JULY 2011	-1179.00	2	CSH
202416	31/08/2011	Construction Training Fund	REFUND CTF LEVY COLLECTED IN JULY 2011	-25631.64	2	CSH
202417	31/08/2011	DIANNE GRAMMER	REFUND OF BOND HELD FOR 9 WEELAMURRA CRT, TOM PRICE, D. GRAMMER	-500.00	2	CSH
202418	31/08/2011	Shire of Ashburton	COMMISSION ON BRB LEVY and CTF levy COLLECTED IN JULY 2011	-346.50	2	CSH

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12.5 - FUNDING FOR PRC SHORT STAY ACCOMMODATION STUDY

Jeffrey Breen

From: Shelley Pike [ceo@prc.wa.gov.au]
Sent: Tuesday, 6 September 2011 9:44 AM
To: Allen Cooper (ceo@eastpilbara.wa.gov.au); Collene Longmore (ceo@roebourne.wa.gov.au); Jeffrey Breen; Paul Martin (ceo@porthedland.wa.gov.au); Linton Rumble Council; Barbara O'Driscoll (barbaraod@westnet.com.au); David Hipworth; Greg Musgrave (gmu41724@bigpond.net.au); Kelly Howlett (kellyhowlett35@hotmail.com); Kelvin Portland (kportland@optusnet.com.au); Lynne Craigie (lynnecraigie@bigpond.com); Nicole Lockwood; Stan Martin (sudan@norcom.net.au)
Cc: Sue Shepherdson; Felicity Gilbert (Felicity.Gilbert@pdc.wa.gov.au)
Subject: short stay accom scop of work
Attachments: short stay accom scop of work.docx

Dear Councillors and Colleagues

Currently visitors to the Pilbara are mostly business travellers, with other major market segments being visiting friends and relatives, self-drive grey nomads and international back packers. There is very little robust data on the accommodation use and demand for these market segments or potential new market segments that the Pilbara might target with greater availability of accommodation. We know, for example, that potential visitors often are unable to come to the Pilbara due to there being no accommodation of any type available but we do not know how many visitor nights are lost due to this.

Further to this, the Councils and Pilbara Cities are eager to develop more accommodation in the region and are planning a range of developments.

The PDC and the PRC believe that there is an urgent need to collate robust data on the accommodation requirements of our visitor markets in order to assist government to plan appropriately and additionally to support investment attraction initiatives from the private sector.

PDC has been in discussion with Tourism WA who is in complete agreement that the Pilbara is in urgent need of such a study. They have offered to provide technical expertise in assisting to develop a scope and manage the consultancy. In consultation with Tourism WA, PDC believes that \$100,000 will be required to attract an appropriate consultant and resource the time and travel requirements to undertake such a study.

Please find attached the scope for the proposed tourism short stay accommodation study the PRC is partnering with the PDC to facilitate. Could you please advise me by close of business Friday whether you have any changes you would like to make to the scoping document.

The PDC is contributing \$75,000 to the project and the PRC is managing the tender process as a contribution in kind. The Shire of Roebourne is likely to contribute \$10,000 (previously ANTW contribution) and the Shire of Ashburton has also been asked if it can contribute part of its ANTW contribution. I realise that you have not budgeted for this study however to ensure a collaborative approach across all four shires I would like to request that the Shire of East Pilbara and the Town of Port Hedland consider allocating some funds to this regional study which will benefit the whole of the Pilbara and enable us to target the appropriate market segments for investment.

Kind Regards,

Shelley Pike
Chief Executive Officer
Pilbara Regional Council

Level 1, 414 Murray Street
PERTH WA 6000
Work: (08) 9467 2456
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Email: ceo@prc.wa.gov.au



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DEMAND NEEDS ANALYSIS FOR SHORT STAY ACCOMMODATION IN THE PILBARA

Scope of Work

Background

The Pilbara has some of the finest natural attractions in Western Australia with spectacular national parks, tropical islands, pristine inland waterways unaffected by crocodiles and some of the best fishing to be had in Australian waters. The region also boasts the largest collection of petro glyptic rock art in the world and the oldest examples of life on earth at 3.4 billion years.

Opportunity for tourism in the Pilbara abounds but the region has a number of serious impediments to tourism development. The mining resources boom has brought tremendous growth and development to the region but currently it has also stretched the region's infrastructure to the limit leaving no capacity for servicing the tourism market and driving prices beyond the reach of most tourism markets.

A major impediment to the development of tourism in the Pilbara is the availability of accommodation in all accommodation categories, and this will be a critical part of the tourism development. Accommodation developments in the Pilbara boast average annual occupancies in excess of 95% as a result of people visiting the region for work purposes and short stay accommodation facilities are quickly consumed by mining company contracts for FIFO workers.

The State government's vision of Pilbara Cities recognises that tourism, and the development of infrastructure to support it, is essential if the region is to achieve sustainable centres attractive for people to live, work, invest and visit. The Pilbara Cities population target of 140,000 people in 2035 from a 2010 base of 48,610 (ABS 2010), will only be achieved through diversification of the economy. Tourism is identified as a key potential opportunity to do this.

The timing to develop a comprehensive analysis of short stay accommodation is now. Travellers are being turned away due to lack of accommodation, new and proposed resource projects are projecting ever increasing numbers of transient workers.

The Pilbara needs to plan for incorporating tourism development into the planning of the Cities of the North as means of creating employment options, improving local amenities, fostering community pride and educating visitors on the unique landscapes and cultural heritage of the region. In all four of the Pilbara Councils projects and planning for short stay accommodation is underway.

Project Description

A thorough and in-depth analysis of current and potential visitors to the Pilbara is required to:

- Measure the existing and planned short stay accommodation beds, types and rates.
- Measure the demand for short stay accommodation now and in the future.
- Identify the types and quantity of short stay accommodation required by visitor markets now and in the future.

- Provide information that will assist local governments in planning short stay accommodation needs.
- Provide information that may be used to attract private investors.

Scope of Works

Stage One – Desk top Review

- Desk top research of all existing visitor data.
- Review of planning documents relating to tourism in the Pilbara, profiled Shire by Shire.
- Profile of all existing and potential visitor markets.
- Audit of all short stay accommodation in the region (PDC has current data to assist this).
- Audit of all planned short stay accommodation facilities, Shire by Shire.
- SWOT analysis in the provision of short stay accommodation in the Pilbara.

Stage Two - Consultation

- Consultation with Visitor Centres, Australia's North West, Tourism WA, WA Tourism Council, WAITOC, DEC, tour operators, accommodation providers.

Stage Three

- Modelling of future demand for short stay accommodation in 5, 10 years and 2035.
- Modelling and profiling of visitor markets in 5, 10 years and 2035.
- Modelling of facilities required according to numbers of beds, type and rates.
- Investigation of potential models of delivering short stay facilities, ie government assistance that may be required.
- Strategies to mitigate barriers such as staff shortages and wage pressures, attraction development, etc.

Deliverables

- Report to provide a clear investigation into where the Pilbara is **now** in terms of its tourism needs with respect to its short term accommodation requirements, **where** the Pilbara needs to be to achieve a vibrant tourism industry and finally **how** it can get there.
- Provide the detail required to assist local and state government to plan effectively.
- Provide data required to attract private investors presented as a separate document suitable for dissemination at industry events in word format.
- 10 bound copies plus an electronic version of the final report.

Timeline

Critical Time Path Pilbara Short Term Accommodation Study																										
Milestone	Week																									
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	
Confirm working committee																										
Signoff on scope of works																										
Develop WALGA approved tender and release																										
Appoint consultants & redefine study objectives																										
Primary and secondary research – stages 1 & 2																										
Presentation of research findings																										
Develop the strategy – stage 3																										
Presentation of draft report																										
Release draft report to working group & PDC Board																										
Final Report & investment attraction publication																										
Study release and dissemination to public																										

Budget

\$100,000 (ex GST) inclusive of travel and accommodation costs, production of final report electronically in Microsoft Word plus 10 hard copies and investment attraction documentation electronically in Microsoft Word.



Conclusion

The Pilbara Regional Council should consider whether the benefits derived from having a representative on the ANWT Board is the most appropriate way of achieving Council's expectations regarding the promotion of the Pilbara.

Voting Requirements: - Simple Majority

RECOMMENDATION

That Council:

1. accept Cr Hipworth's resignation and thank him for his contribution to the Australia's North West Tourism Board; and
2. nominate a Councillor to represent the Pilbara Regional Council on the Australia's North West Tourism Board.

ALTERNATE COUNCIL RESOLUTION

Resolution Number: 1074

Moved: Cr O'Driscoll

Seconded: Cr Thomas

That Council:

1. accept Cr Hipworth's resignation and thank him for his valuable contribution to the Australia's North West Tourism Board; and
2. The CEO to advise ANWT that Council wish to focus their resources on developing the Pilbara tourism product and will not be nominating a Councillor to represent the Pilbara Regional Council on the Australia's North West Tourism Board at this point in time.

Carried, 7-0

14.5 PILBARA REGIONAL COUNCIL CORPORATE CREDIT CARD POLICY

Attachments: 14.5 Policy Statement Corporate Credit Card

Responsible Officer: Ms Shelley Pike, Chief Executive Officer

Author Name: Ms Sue Shepherdson, Executive Assistant

Disclosure of Interest: Nil

Purpose

To increase the limit on the Corporate Credit Card for the PRC Chief Executive Officer from \$2,000 to \$5,000.



(ii) in the case of a regional local government, for the chairman, attending a council meeting is \$280 for each meeting.

(5) The total of fees paid —

(a) to the mayor or president; or

(b) in the case of a regional local government, to the chairman, for attending meetings (whether of the council or of any committee) in each year is not to exceed \$14000.

[Regulation 30 amended in Gazette 23 Apr 1999 p. 1719; 31 Mar 2005 p. 1034.]

Policy Implications: Nil

Financial Implications:

Council sitting Fees, President's allowances and expense reimbursement allowances will be included in the 2011/12 budget at the endorsed levels.

Strategic Implications: Nil

Voting Requirements: Absolute Majority

COUNCIL RESOLUTION

Resolution Number: 1073

Moved: Cr Portland

Seconded: Cr Hipworth

That Council:

1. endorse the following sitting fees and allowances for the 2011/12 Financial Year:

- Councillor Meetings Sitting Fees: President \$280; Councillors \$140;
- Presidents Allowance: \$1,000;
- Councillors Reimbursement Budget: \$3,500

2. endorse that Councillor Meeting Sitting Fees be paid at the beginning of October, January, April and the end of June.

ABSOLUTE MAJORITY REQUIRED

Carried, 7-0

14.4 MEMBERSHIP OF AUSTRALIA'S NORTH WEST TOURISM BOARD

Attachments: Nil.

Responsible Officer: Ms Shelley Pike, Chief Executive Officer

Author Name: Ms Sue Shepherdson, Executive Assistant

Disclosure of Interest: Nil



Purpose:

This report is to accept Cr Hipworth's resignation and thank him for his contribution to the Australia's North West Tourism Board.

Background:

In January 2008 Council elected a Councillor to represent the Pilbara Regional Council on the Australia's North West Tourism (ANWT) Board, and a second person (Councillor or Officer) to be local governments' representative on the Warlu Way Project Management Committee. Resolution:

"Res. 0747

- 1. That Councillor Hipworth be elected as the Pilbara Regional Council's representative on the Australia's North West Tourism Board.*
- 2. That Councillor Hipworth be elected as the Pilbara Regional Council's representative on the Warlu Way Project Management Committee."*

Cr Lynne Craigie was the previous Pilbara Regional Council's representative on the ANWT Board.

In October 2010 Council elected Cr Hipworth to represent the PRC on the Australia's North West Tourism Board and Cr Musgrave as Proxy.

"Res. 0995

That Council elects Cr David Hipworth to represent the Pilbara Regional Council on the Australia's North West Tourism Board and elect Cr Greg Musgrave as Proxy.

It was agreed that Cr Greg Musgrave would also attend the Annual General Meeting"

Issues

The State Government has divided the State of Western Australia into 'tourism regions' for the purpose of promoting tourism outside and inside the State. ANWT has been established to market tourism within the Pilbara and the Kimberley, and one Councillor from the Pilbara Regional Council sits on the ANWT Board in order to ensure that the Pilbara interests are considered.

Policy Implications - Nil

Political Implications

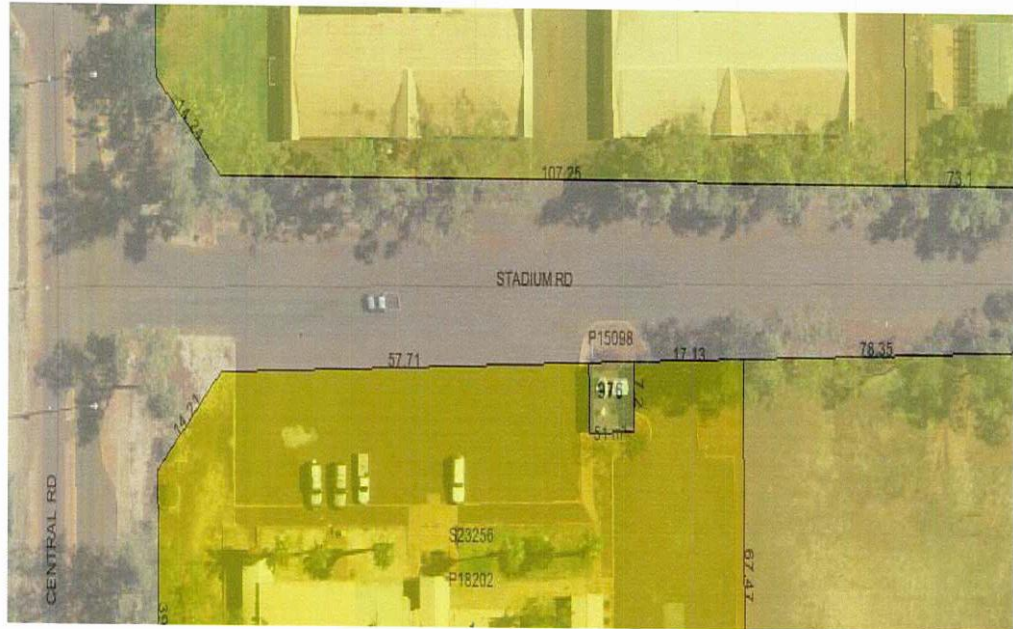
A decision not to nominate a representative to the ANWT Board may impact on the ANWT's ability to appropriately promote the Pilbara in both the short and long term and may weaken the PRC's position when negotiating with Tourism WA and other tourism associations and professionals.

Legislative Implications - Nil.

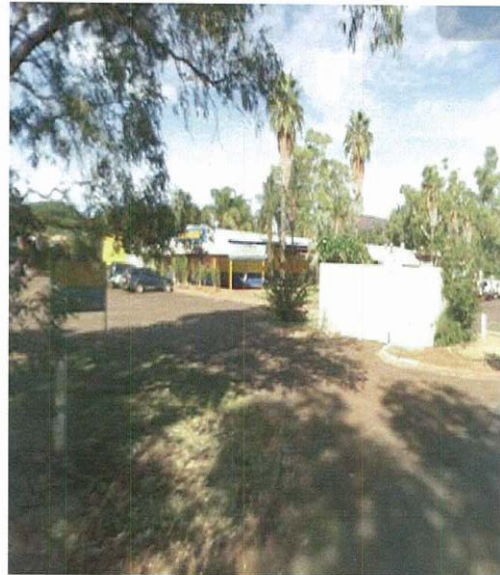
Financial Implications

Travel and accommodation expenses for a Councillor to attend ANWT Board meetings.

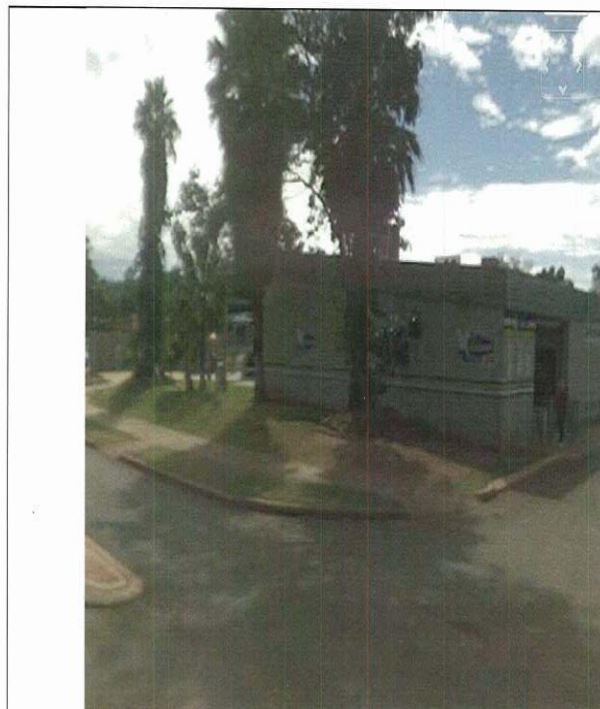
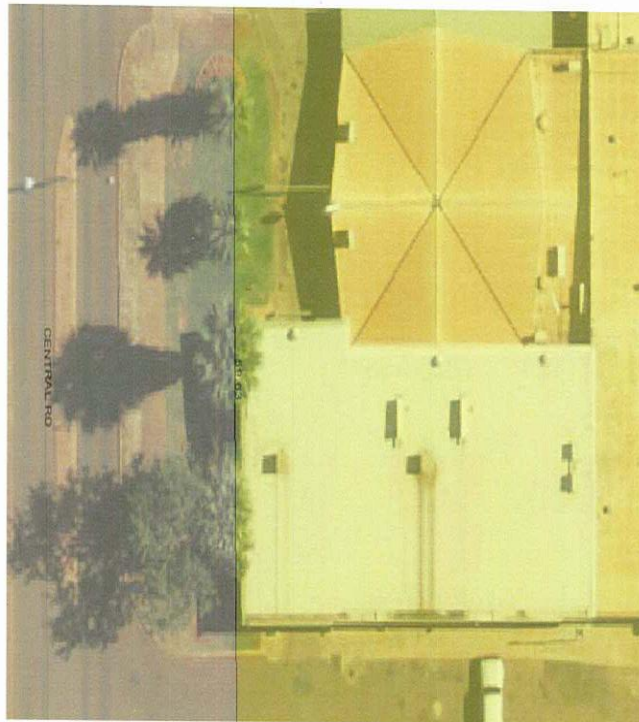
13.1 - APPLICATION FOR PLANNING APPROVAL - MIXED USE (COMMERCIAL/ACCOMMODATION) DEVELOPMENT AT LOT 1 CORNER OF CENTRAL AND STADIUM ROADS, TOM PRICE



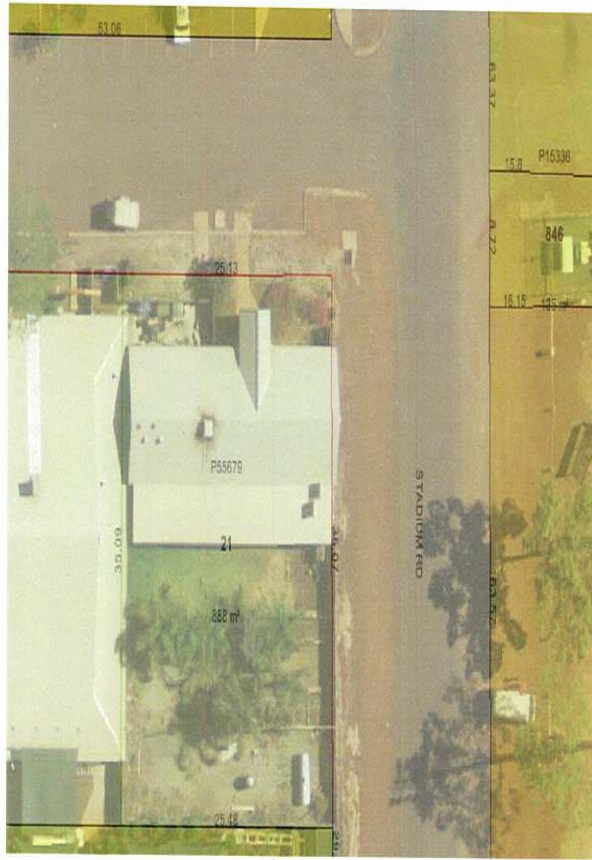
Land opposite Lot 1 Stadium Road. The trees are almost on the lot boundary, with the building walls set back approximately 6metres and the verandahs approximately 4metres from the boundary.



The fence of the electricity substation in Stadium Road is virtually on the boundary.



The Bottle shop at the Tom Price Hotel is located on the boundary to Central Road reserve



The side wall of Red Breeze restaurant is sited on the boundary of Stadium Road reserve

GREG ROWE & associates
FOCUSSED ON ACHIEVEMENT

DEVELOPMENT APPLICATION

LOT 1 STADIUM ROAD, TOM PRICE

GRA RFF 6779 8 JULY 2011

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APPENDIX 2 DA 1 DEVELOPMENT APPLICATION PLANS
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APPENDIX 4 SOCIAL IMPACT STATEMENT

1.0 Introduction

This report has been prepared by Greg Rowe and Associates on behalf of Penhall Investments Pty Ltd in support of two development proposals at Lot 1 Stadium Road, Tom Price. The Development Applications are as follows:

- » DA 1: an extension to the south and new store room adjoining the northern side of the existing building; and
- » DA 2: a new two storey mixed use building on the northern portion of the site adjoining the existing transformer.

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.

2.0 Description of Site

2.1 Location

The subject site is situated in Tom Price, within the Shire of Ashburton. The subject site is bound by Stadium Road to the north and Central Road to the west, both of which are sealed, gazetted roads.

Refer Figure 1 – Local Location.

2.2 Cadastral Information

The subject site comprises one land parcel, being:

- » Lot 1 on Plan 18202 of Certificate of Title Volume 1917 and Folio 627

In 1994 the subject site was strata titled on Strata Plan 23256. The subject site has a land area of approximately 4868m², with frontages of approximately 81 metres to Stadium Road and 46 metres to Central Road.

Refer Figure 2 – Aerial Plan and Appendix 1 – Certificates of Title.

2.3 Existing Improvements

Currently the subject site is occupied by a single storey mixed use commercial development. The site also comprises two car parking areas in which the first is situated to the north and the second to the east of the commercial building.

Access to the site is direct from Stadium Road whereby there is very limited delineation between the car park and road pavement. There are no formal crossovers to the northern car park. A two way crossover provides access to and from the eastern car park. Pedestrian footpaths are present along both sides of Central Avenue to the west of the subject site.

2.4 Surrounding Land Uses

Currently the subject site includes a convenience store, art galleries, offices, a video store, a shop and a cafe. The lot immediately to the east is vacant and land uses north of the subject site include a bank and a day care centre.

The Tom Price Concept Plan proposes Lot 2 Stadium Road, immediately east of the subject site, to be developed to accommodate mixed uses inclusive of professional offices, retail, cafe, residential apartments and an outdoor amphitheatre. The lot immediately north has been earmarked for future mixed use commercial development with upper level residential uses. The Concept Plan also proposes to establish a public pedestrian mall within Reserve 46292, which abuts the southern boundary of the subject site and Lot 2.

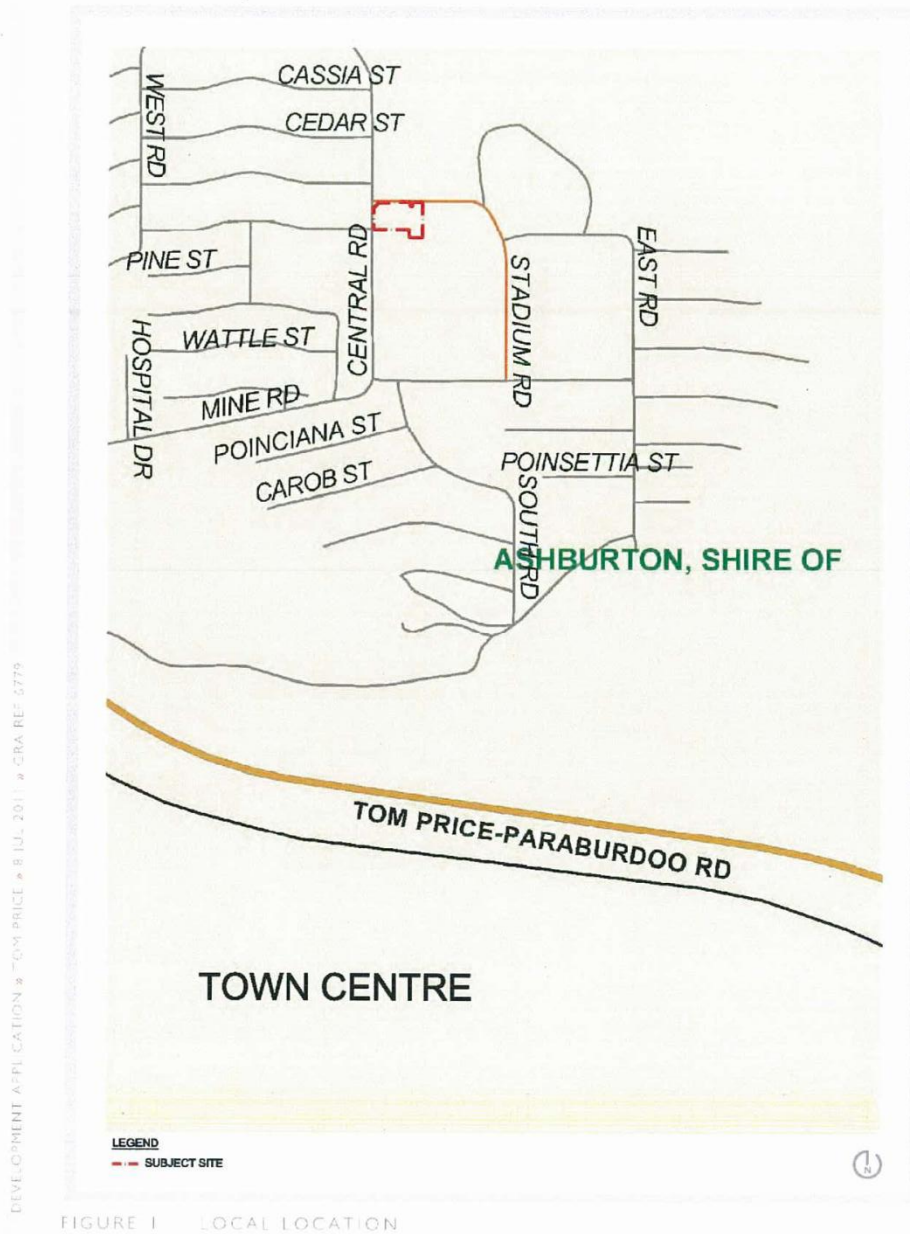


FIGURE 2 AERIAL

DEVELOPMENT APPLICATION # TOM PRICE # 8 JUL 2011 # GRA REF 6779



3.0 Description of Proposal

For ease of assessing the two Development Applications, this report discusses them both in conjunction to one another. This is particularly relevant to justifying the car parking and open space provisions. As aforementioned, DA 1 is for the southern extension of the existing building as well as an additional store room adjoining the northern side of the building. DA 2 involves the development of a two storey mixed use building on the northern portion of the subject site as well as the reconfiguration and improvement of the existing northern car park and surrounds.

3.1 DA 1: Description of Proposal

In August 2006 the Shire of Ashburton granted planning approval for the southern extension of the existing commercial building. This approval has since lapsed and as such DA 1 is for renewal of planning permission. This development application however proposes an additional 39.2m² to the original extension, resulting in a total extension area of 137.7m². In addition to this a 5.4m² (4.5m² measured to the inside wall) store room is proposed for the northern side of the commercial building. This store room will be attached to the existing steel structure and finished to match the adjacent building.

Runoff from the proposed extension is not considered to be a concern for the neighbouring property as the building will be setback more than 1 metre from the boundary. Runoff will be managed through the use of guttering and onsite drainage.

In addition to the proposed extensions, it is anticipated the exterior of the existing building will be revamped. This will include the cladding of damaged walls, improvements to the fascia and the painting of the building. These improvements will have a positive impact on the visual aesthetics of the subject site and wider Tom Price town centre. As a result, the existing building will appear more consistent with the proposed development for the adjacent lot.

Refer Appendix 2 – DA 1 Plans.

3.2 DA 2: Description of Proposal

Development Application 2 is for a mixed use two storey development to be situated on the northern boundary of the subject site adjacent to the existing transformer. It is proposed the ground level of this building will be utilised for commercial type land uses whilst the upper floor will be for either residential or short stay accommodation.

The lower floor will consist of 302.3m² commercial orientated tenancies for shop and office purposes.

The upper level of the building proposes four residential dwellings accessible via two internal staircases. The upper level has been modelled in such a manner that should it be necessary one occupant/ family can utilise two dwellings as one. As to be discussed, the upper floor level has been constructed to comply with the provisions of the Residential Design Codes. Due to the evident housing shortage within Tom Price and the wider Shire of Ashburton, it is envisaged the upper floor will be utilised in a flexible manner in order to meet housing demands. Ideally, it is anticipated the upper floor will provide residency for town centre employees. Residential development within the town centre will improve surveillance of the area and deter antisocial behaviour.

A service yard is proposed to be situated immediately south of the transformer and adjacent to the proposed building. The service yard will be for the storage of rubbish bins and other such equipment. Four undercover carports

will be provided adjacent to the proposed building (south of the proposed storage yard) for residential or short stay accommodation occupants as well as one visitor car bay.

The positioning of the proposed building and storage yard adjacent to the existing transformer will create a more formalised finished to a currently out of place and inconsistent development. In order to further improve the visual aesthetics of the subject site, it is proposed the transformer will be re-fenced using materials to match the proposed building.

It is envisaged the proposed development will act as a transition between the existing commercial building to the south and the proposed architecturally modern and 'futuristic' development to the east. This will positively contribute to, and improve, the current visual aesthetics of the area.

In addition to this, the proposed development will generate a much more formalised car parking arrangement of designated entrance and exit points. Currently there is limited delineation between Stadium Road and the car parking area. As such the car parking area as it currently exists is dangerous and disorganised. The proposed development will incorporate paved pedestrian access between the existing and proposed developments that will inherently connect into the wider pedestrian network. Moreover this will improve existing concerns of pedestrian safety by becoming a much more pedestrian orientated development.

The proposed development will also include new linear aligned landscaping throughout the site which will positively contribute to the visual aesthetics of the subject site and wider Tom Price town centre.

Please refer to Appendix 3 – DA 2 Plans.

4.0 Town Planning Considerations

4.1 Zoning and Land Use Permissibility

4.1.1 Shire of Ashburton Town Planning Scheme No.7

In accordance with the Shire's Town Planning Scheme No.7 (TPS No.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."

Both DA 1 and 2 are consistent with this definition as a variety of land uses are proposed that will valuably contribute to the Tom Price town centre. The proposed mixed use development of DA 2 is a use not listed within TPS No.7. This development proposes a land use mix of 'Multiple Dwelling', 'Office' and 'Shop'.

'Multiple Dwelling' is defined as:

"a dwelling which in a group of more than one whereby any part of a dwelling is vertically above part of any other."

The DA 2 proposed development of four multiple dwellings is consistent with the above definition as the dwellings are placed wholly above the ground floor. As to be further discussed in section 4.1.2 of this report, the definition of 'Multiple Dwelling' within the Residential Design Codes was consulted in order to determine this was a 'Multiple Dwelling' and not a 'Grouped Dwelling'. In accordance with TPS No.7, multiple dwelling is an 'A' use within the 'Commercial and Civic' zone meaning:

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

In accordance with TPS No.7, 'Office' is defined as:

"a building or part of a building used for the conduct of administration, the practice of a profession, research, the carrying on of agencies, a post office, bank, building society, insurance office, estate agency, typist and secretarial services, or services of a similar nature, but does not include administration facilities required in association with a predominant use on site."

'Shop' is defined as:

"any building where goods are displayed or offered indoors for sale by retail or hire of non-industrial goods or where services of a personal nature are provided, including a betting agency, Laundromat, libraries and loan outlets, but excluding a showroom, take away food outlet and garage sale."

As such the proposed building of DA is consistent with each of the land use definitions of 'Multiple Dwelling', 'Office' and 'Shop'. At this early juncture it is unknown exactly how much of the ground level floor space will be designated for 'Shop' use and 'Office' use. This however should not be an issue as both 'Office' and 'Shop' are 'P' uses within the 'Commercial and Civic' zone meaning:

"the use is permitted by the Scheme providing the use complies with the relevant development standards and requirements of the Scheme."

The proposed development is consistent with the intent of the 'Commercial and Civic' zone as well as the proposed mix of land uses being 'Multiple Dwelling', 'Office' and 'Shop.' As previously noted, residential development within the town centre will improve both passive and active surveillance consequently deterring antisocial behaviour. As such the Shire of Ashburton is encouraged to consider the benefits of such a development in relation to improving the Tom Price town centre by supporting this proposal.

Refer Figure 4 - Zoning Plan.

The proposed development is consistent with the car parking requirements as outline in Section 6.17 of TPS No.7. This is demonstrated in the following table:

Development Application Stage	Land use	Floor Area m²	Parking Rate	Parking Requirement
DA 1	Shop (1)	700.2	1 per 20m² NLA	35
	Office (1)	216	1 per 30m² NLA	7.2
	Cafe (1)	N/A 79	1 per 6m² Dining Area	5
		Of that 30m² is Dining		
	Sub Total			47.2
DA 2	Shop (as required)	151.5	1 per 20m² NLA	7.5
	Office (as required)	151.5	1 per 30m² NLA	5
	Residential (4)	291.6	1 per dwelling and 0.25 visitor bay per dwelling	5
	Sub Total			17.5
	Total Parking Required			64.7
Total Parking Provided			67	
Notes				
1. For the ground floor of the new building, it has been assumed 50% (151.15m²) of the area will be used for shop purposes and 50% (151.15m²) for office purposes.				
2. For the upper floor of the new building, the residential parking requirement has been calculated in accordance with Section 7.3.3 of the Residential Design Codes.				
3. If all four units on the upper floor of the new building were used for holiday accommodation, 1-5/ would require parking to be provided at a rate of 1 bay per unit plus 1 visitor bay for every 3 units (6 bays), thereby increasing the total required parking to 66 bays.				

As shown in the above table, there are an additional 2 parking bays proposed compared to that required under the provisions of TPS No. 7 and the R-Codes. The provision of the additional parking bays is to ensure the subject site

maintains a flexible design whereby should a land use change in the future the newly proposed land use can be accommodated within the number of parking bays available whilst according to the provisions of the Scheme.

A safer and more formalised car parking arrangement is proposed in comparison to the existing car park. The northern car parking area has one entrance from Stadium Road with two exits, one onto Stadium Road and one onto Central Road. This will enable safer and more efficient vehicle movement throughout the site whilst responding to the need for the parking arrangement to be pedestrian friendly.

The proposed car parking arrangement complies with the minimum number of car parking bays required whilst improving accessibility and movement through the site as well as accommodating for pedestrian safety.

4.1.2 Statement of Planning Policy 3.1: Residential Design Codes

The Residential Design Codes (R-Codes) were developed under Section 26 of the *Planning and Development Act 2005*. The purpose of the R-Codes is to provide control over residential developments throughout Western Australia.

In accordance with the provisions of the R-Codes, the proposed development is defined as a 'Mixed Use Development' which is "buildings that contain commercial and other non-residential uses in conjunction with residential dwellings in a multiple dwelling configuration." Further to this, 'Multiple Dwellings' are defined as:

"a dwelling or group of more than one dwelling on a lot where any part of a dwelling is wholly or predominantly vertically above part of any other but:

- » Does not include a grouped dwelling, and
- » Includes any dwellings above the ground floor in a mixed use development."

Section 6.10.3 of TPS No.7 states "the density of residential development in the Commercial and Civic and Townsm zones shall not exceed R50..." The Stage 2 mixed use building will therefore be assessed in accordance with the R-Codes 'R50' provisions for multiple dwellings (Table 4 of the R-Codes). The following table demonstrates and justifies the proposed development relative to the provisions of the R-Codes.

Category	R-Code Provisions	Proposed	Comment
Maximum plot ratio	0.6	0.326	Complies
Minimum % of open space	45%	70%	Complies
Minimum setback from primary street	2m	0m	The 0 metre setback is consistent with the Performance Criteria of section 7.1.3 of the R-Codes. Refer to table below.
Maximum height: top of external wall	9m	5.9m	Complies
Maximum height – top of external wall (concealed roof)	10m	5.9m	Complies
Maximum height – top of pitched roof	12m	6.9m	Complies
Maximum height of built to boundary walls – max height	3.5m	5.9m	Refer to assessment of section 6.3.2 performance criteria below.
Maximum height of built to boundary walls – average	3m	5.9m	Refer to assessment of section 6.3.2 performance criteria below.

As shown in the above Table 4, the proposed nil primary street setback is inconsistent with the provisions of the R-Codes. The following table justifies the nil setback by demonstrating how the proposal meets the R-Codes section 7.1.3 Performance Criteria.

Performance Criteria: <i>Buildings are to be setback from the street boundaries an appropriate distance to ensure they:</i>	Compliance:
Contribute to the desired streetscape	The proposed nil setback contributes to the desired streetscape as it enables a continual pedestrian footpath and visual corridor past the transformer towards the future cultural precinct of the town centre. A consistent building setback to a street frontage is considered good town planning.
Provide articulation of the building on the primary and secondary streets	The proposed building will be aesthetically appealing as an entrance point to the town centre with a rendered wall finish to the lower level and a weatherboard finish to the upper level. Further to this, the adjacent visually intrusive transformer (that has a nil setback) will be concealed with a new fence designed to match to architectural design of the new building.
Allow for minor incursions that add interest and reflect the character of the street without impacting on the appearance of bulk over the site	The proposed building will act as a transition between the existing 1 storey commercial building to the south and proposed multiple storey buildings to the north and east. Due to the presence of an approximate 4m verge adjacent to the road pavement, minor incursions will still add interest whilst not impacting on the appearance of bulk over the site.
Are appropriate to its location, respecting the adjoining development and existing streetscape; and	Currently the subject site, as it exists within the town centre, is underdeveloped. The proposed building will provide an aesthetically pleasing entry to the town centre whilst acting as a transition between the one storey commercial building south (on Lot 1) and the proposed architecturally modern buildings to the east. The streetscape will be improved with the inclusion of street paving north and west of the proposed building as well as the reconfiguration and formalisation of the northern car park. The proposed building will conceal the existing transformer and improve to overall visual appearance of the subject site and wider town centre.
Facilitate the provision of weather protection where appropriate.	The proposed development incorporates verandas on the northern, southern and western sides for weather protection. Further to this, paved pedestrian footpaths are proposed to connect various parts of the subject site and into the wider footpath network. Improved landscaping and shade tree planting is also proposed in an orderly manner throughout the site.

The following table highlights how the proposed building complies with the Performance Criteria of 'section 6.3.2: building on boundary' of the R-Codes:

Performance Criteria: <i>Buildings built up to boundaries other than the street boundary where it is desirable to do so in order to:</i>	Compliance:
<ul style="list-style-type: none"> » Make effective use of space; or » Enhance privacy; or » Otherwise enhance the amenity of the development 	<ul style="list-style-type: none"> » The building is effectively using a currently underused area of an underdeveloped lot within the town centre. » Privacy is not considered a concern as the proposed building is 21m within the eastern boundary of the site. As such there are no concerns of overlooking. » The amenity of the subject will be improved as this will assist in hiding the visually intrusive and out-of-place transformer. Amenity will further be improved as the transformer will be re-fenced to appear part of the proposed building.
Not have significant adverse effects on the amenity of the adjoining property; and	The proposed building will not have adverse effects on the amenity of the adjoining property. The adjoining property is a visually intrusive and inapt transformer. The proposed building will conceal the transformer as its exterior wall will be re-fenced to match the architectural design of the proposed building. This will contribute favourably to improving the subject site and the wider Tom Price town centre.
Ensure that direct sun to major openings to habitable rooms and outdoor living areas of adjoining properties is not restricted.	The proposed building is on the western side of the transformer. The residential portion of the proposed building is higher than the transformer and as such, the habitable rooms of the proposed building are not impacted by the higher boundary wall. In addition to this, openings on the eastern and western side of the proposed building are minimised for climatic purposes.

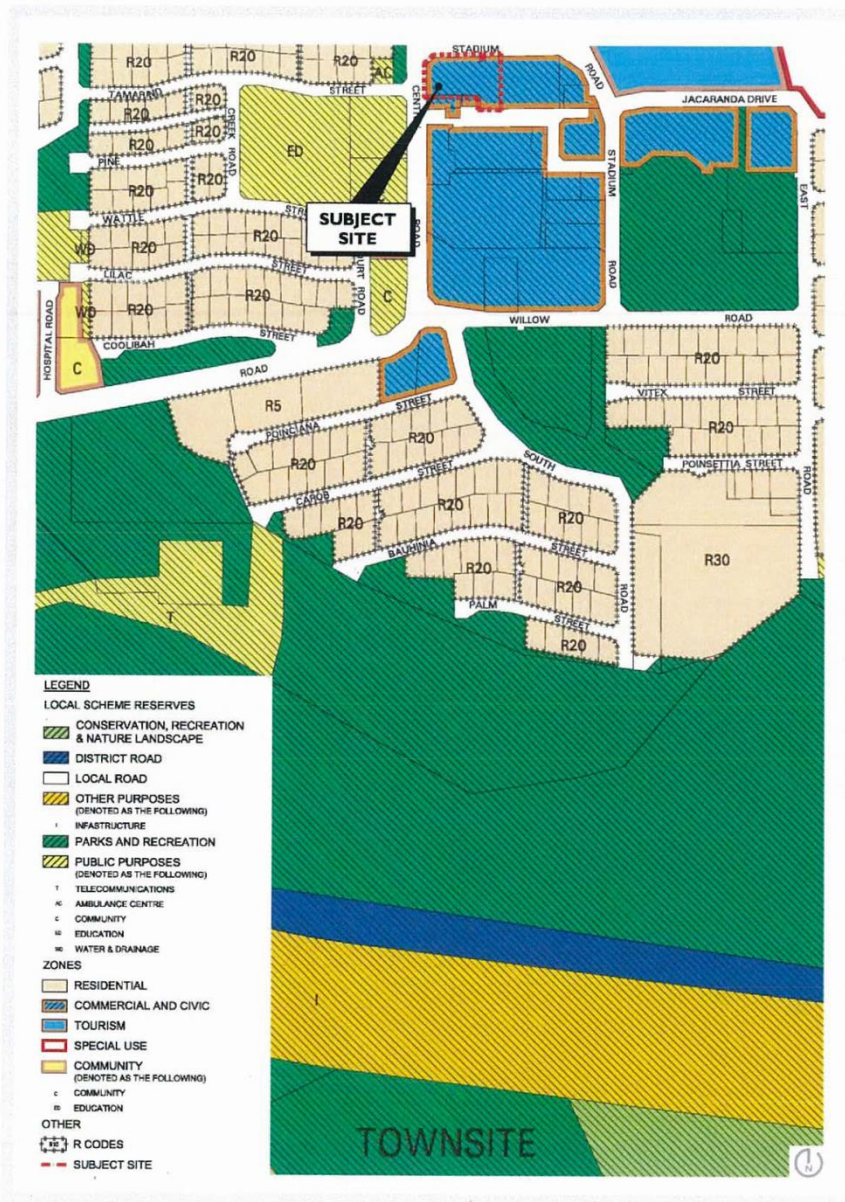


FIGURE 3 SHIRE OF ASHBURTON TP5 NO 7 ZONING

In accordance with section 7.3.1 of the R-codes, the proposed balconies for each of the dwellings do not meet the 'Acceptable Development' provisions of a minimum area of 10m² with a minimum dimension of 2.4m. Dwellings 1 and 4 however have two balconies each totalling 18.4m² of outdoor living area. Dwellings 2 and 3 both have balconies totalling 9.5m². The proposed design does meet the 'Performance Criteria' whereby all balconies are capable of use in conjunction with a habitable room for each of the dwellings. Furthermore, each dwelling does have balconies facing north, maximising the winter sun. It must be noted that the four dwellings have been designed so that dwellings 1 & 2 and 3 & 4 can operate collectively as two dwellings. In such a case, the provision of outdoor living would accord with the 'Acceptable Development' provision.

Relative to section 7.3.3 of the R-Codes, a total of 4 parking bays are required per dwelling. To accommodate this, 4 undercover carports are proposed to be located south of the proposed service yards. As in accordance with the R-Codes, 1 visitor bay is provided south of the carports. The four store rooms on the ground level of the two story building will provide adequate space for a bicycle for each of the dwellings.

The proposed development appears to be consistent with all other acceptable development provisions as outline in the R-Codes for mixed use developments.

4.1.3 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 the guidelines. More specifically, the lower and upper floors have been designed in a flexible manner to enable change of uses in order to respond to changing demands. The proposed building incorporates attractive architectural design, landscaping and paving whilst the existing building will undergo a revamp to improve the visual appearance of the area.

As previously noted, the car parking area will be reconfigured to allow safe and direct vehicle and pedestrian access to and around the site.

The following table provides a response to the 'General Guidelines for Commercial Building Refurbishment and New Development.'

Policy Guideline	Proposal and Justification
Civic uses, cultural uses/ events, small office uses and more retail outlets should be encouraged.	The development proposes a mix of shop and office land uses within the ground floor and the proposed building.
Refurbishments should be compatible in scale to existing development. Two storey buildings are permitted provided important views are not compromised.	The proposed extensions to the south and east are of the same scale of the existing building. The proposed two storey mixed use building is consistent with the proposed building to the east on lot 2. No views or vistas are compromised.
Important views and vistas of main pedestrian routes should not be blocked or obscured by new buildings and planting.	The proposed extensions of stage 1 are adjacent to the existing building and therefore there will be limited impact on existing views and vistas. The proposed stage 2 two storey building is north of the existing commercial building and as such important views towards Mt Nameless will not be impacted. Landscaping and planting will be of a human scale and therefore will not impede views.
New buildings should respond to the climate but not compromise design. All new buildings should incorporate verandas.	The upper floor of the proposed building has windows, doors and balconies facing north and south. Heat invasion is minimised with only a small window on the east and west sides of the building that is protected by a canopy shade. The lower level has large windows and openings on the north, south and west side of the building and is protected by a veranda on each of these sides. The east side is protected by the adjacent transformer, storage yard and car port.
Appropriate building materials	The roof will be made from colorbond. The upper level will be finished with painted

	weatherboard whilst the lower level walls will be finished with a render.
Pitched Roof	The roof is proposed to be pitched

4.1.3.1 Draft Modified Local Planning Policy 10: Tom Price Design Guidelines

The Draft Modified Local Planning Policy 10: Tom Price Design Guidelines was recently been advertised for public comment. The draft policy stated:

"Nil or zero setbacks will not be supported where the building abuts a road or access way."

At the 15 June 2011 Council Meeting, it was resolved to amend the wording of this clause to read:

"Nil or zero setbacks will not normally be supported where the building abuts a road or access way. Any proposal that seeks nil or zero setbacks will need to clearly demonstrate in the proposal how such setbacks will achieve the overall objectives of the Policy and add to the unique character of the town site."

DA 2 proposes a nil setback to the lot boundary. This setback is consistent with the existing transformer that abuts the proposed building to the east. A nil setback is justified relative to the fact it will create a direct view corridor beyond the transformer towards the future cultural precinct of the town centre. This will further aid in creating a more consistent pedestrian network.

The following table explains how the nil setback can still achieve the overall objectives of the policy:

Policy Objective	Justification of Nil Setback
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.	DA 1: The proposed extension is consistent with the existing building. DA 2: The scale and height of the proposed 2-storey building is consistent with the Tom Price objectives of the Tom Price Concept Plan. The building will act as a transition from the single storey commercial building on the southern side of the lot to the anticipated 2 storey buildings to the north higher density development to the east. The space between the existing commercial building and proposed mixed use building will be landscaped and paved to create an attractive, comfortable and safe setting for pedestrians.
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.	Both buildings are compatible with the scale and form of the town centre. Climate controls have been accommodated through building design and orientation including the strategic placement of windows, the inclusion of verandas and awnings and materials used. The proposed building and external refurbishment of the existing building will contribute positively to the 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.	The proposed two storey building has been designed in a manner that it can respond to market demand. The upper floor has been modelled in such a manner that should it be necessary, one occupant/ family can utilise two dwellings as one. In addition to this, there is the provision of additional parking bays in order to respond to changes in use (i.e. more shop floor space than office floor space in the mixed use building).
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.	DA 1 proposes to revamp the exterior of the existing building to improve its visual aesthetics whilst reflecting design elements of the proposed multi story building of DA 2. DA 2 proposes to conceal the currently out of place transformer using fencing to reflect the materials/ design/ colours of the multi story building. The site will be landscaped and paved in an attractive manner. Lighting and seating will be provided.
Adequate car parking should be provided in appropriate, convenient locations, with clear, safe and direct pedestrian connections to the businesses and activities. Servicing of	It has been proposed to reconfigure the northern car park to create a more efficient movement network and improve pedestrian safety and connections. The loading zone is proposed to be located on the western side of the commercial

business by vehicles should take place in such a way that building away from the car parking and predominant areas of pedestrian movement. pedestrian safety and amenity is not compromised.

As outlined above, the nil setback does not compromise the ability of the objectives of the policy to be achieved. Importantly, the nil setback contributes to improving view and movement corridors through the site and wider town centre. As noted in Councils 15 June 2011 meeting minutes, the nil setback does not detract from the streetscape as buildings including the bottle shop and Red Breeze Restaurant have walls on the boundary of Central Road and Stadium Road respectively. As such the proposed nil setback will contribute to the "unique" character of the town rather than detracting from it.

In addition to this, a review of the policy highlighted that 'Attachment 1: Design Guidelines' is somewhat contradictory to the imposed nil setback. The development provisions of the Design Guidelines states:

"Reduced building setbacks to encourage active participation of public space."

Further to this, the third objective of the built form section of the Design Guidelines states:

"To create a compact core including a mix of street-orientated high-amenity residential and commercial developments where active non-residential uses are designed to address the street, with minimal street setbacks."

The proposed development is consistent with both the above design guidelines and will encourage active participation of public spaces with active ground level street frontages. The extension of view and walking corridors into the future cultural precinct of Lot 2 will further deter opportunities for antisocial behaviour whilst encouraging pedestrians to move throughout the town centre with ease, and without visual and physical obstruction.

Moreover Lot 1 Stadium Road is an important entrance point to the town centre and as such the nil setback will assist in hiding the visually intrusive transformer whilst creating an urban frontage which is important to all successful and pedestrian orientated town centres.

Due to the inherent benefits and development consistency of the proposed nil setback, the local government is encouraged to support the proposed nil setback.

4.1.4 Local Planning Policy 20: Social Impact Assessment

DA 2 warrants public consultation as the proposed 'Multiple Dwelling' land use is listed as an 'A' use within the 'Commercial and Civic' zone of TPS No.7.

This Policy requires the preparation of a Social Impact Statement ('SIS') for all development proposals subject to a community consultation/ advertising process. A SIS forms part of the Social Impact Assessment ('SIA') which is the process of analysing, monitoring and managing the social consequences of development and is a beneficial tool in discovering potential issues and informing the community in the decision making process.

Refer to Appendix 4 for a copy of the Social Impact Statement Pro-Forma.

4.1.5 Shire of Ashburton Municipal Heritage Inventory

The subject site is registered as LGA Place No. 26 on the Municipal Heritage Inventory. This is specifically in relation to the shopping arcade that was built in 1967 to be used as a single men's mess for the mining and construction works of Tom Price.

The shopping arcade is listed as a 'Category C' which states:

"Retain and conserve if possible; endeavour to conserve the significance of the place through the provisions of the Shire of Ashburton Planning Scheme; a more detailed Heritage Assessment/ Impact Statement may be required prior to approval being given for any major redevelopment or demolition; photographically record the place prior to any major redevelopment or demolition."

The proposed development does not involve major redevelopment or demolition of the arcade. Rather the proposal incorporates the revamping and improvement of the heritage listed site in order to retain and conserve it whilst contributing to the revitalisation of the Tom Price town centre.

5.0 Conclusion

This report has been prepared by Greg Rowe and Associates on behalf of Penha Investments Pty Ltd in support of two development proposals at Lot 1 Stadium Road, Tom Price. The development applications are as follows:

- » DA 1 - an extension to the south and new store room adjoining the northern side of the existing building; and
- » DA 2 - a new two storey mixed use building on the northern portion of the site adjoining the existing transformer site.



The subject site is zoned 'Commercial and Civic' in accordance with the provisions of the Shire of Ashburton's Town Planning Scheme No. 7. The proposed use is a 'Use Not Listed' within TPS No. 7, however complies with the intent of 'Office', 'Shop' and 'Multiple Dwellings'. Both 'Office' and 'Shop' land uses are listed as 'P' uses. 'Multiple Dwelling' is an 'A' use in the 'Commercial and Civic' zone under the provisions of TPS No. 7 which means that the use is not permitted unless Local Government has exercised its discretion and has granted planning approval after giving special notice in accordance with Clause 5.7.

The proposed two stage development is considered to be an appropriate use for the subject site given it:

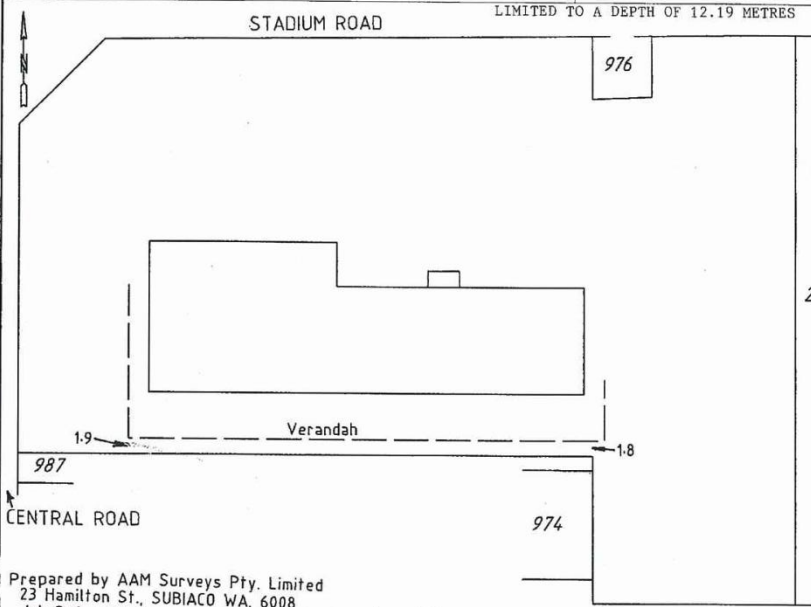
- » It has been designed in a manner which ensures its appearance and scale is compatible with surrounding land uses;
- » Is consistent with the objectives of the 'Commercial and Civic' zone as it promotes a variety of land uses and flexibility;
- » Provides for the safe and efficient movement of vehicles through the site;
- » Complies with the applicable development standards contained within the R-Codes, TPS No. 7 and current local planning policies/guidelines;
- » Positively contributes to the revitalisation of the Tom Price Town Centre;
- » Promotes active and passive surveillance of the area, deterring antisocial behaviour.

On the basis of the above, it is requested the Local Government accordingly consider and assess the proposed development.

APPENDIX I
CERTIFICATE OF TITLE

PLAN OF <u>PORTION OF GREGORY LOCATION 46</u> AND BEING <u>LOT 1 ON PLAN 18202</u> CERTIFICATE OF TITLE <u>VOL. 1917 FOL. 627</u> LOCAL AUTHORITY <u>SHIRE OF ASHBURTON</u> LOCALITY <u>TOM PRICE</u> INDEX PLAN NAME OF BUILDING <u>STADIUM ROAD SHOPPING MALL</u> NAME OF BODY CORPORATE _____ (IF STRATA PLAN OF SUBDIVISION OR CONSOLIDATION) ADDRESS FOR SERVING OF <u>CNR. STADIUM & CENTRAL ROADS</u> NOTICES ON COMPANY <u>TOM PRICE 6751</u> PURPOSE _____		STRATA PLAN 23256  LODGED <u>16.9.92</u> <u>3821</u> EXAMINED <u>24.9.92</u> <u>6F</u> REGISTERED <u>27.9.94</u> <u>App 152986</u> <div style="text-align: center;">  <i>G. Sach</i> REGISTRAR OF TITLES </div>
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LIMITED TO A DEPTH OF 12.19 METRES



Prepared by AAM Surveys Pty. Limited
 23 Hamilton St., SUBIACO WA. 6008
 Job Ref. : 23433

Scale 1 : 500


SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY CURRENT Cs. of TITLE	
LOT No.	UNIT ENTITLEMENT	VOL.	FOL.
1	131		
2	67		
3	175		
4	71		
5	136		
6	225		
7	60		
8	75		
9	60		
AGGREGATE	1000		

CERTIFICATE OF LICENSED VALUER

I, BERNIE R. WORTHINGTON being a Licensed Valuer licensed under the Land Valuers Licensing Act 1978 do hereby certify that the unit entitlement of each Lot, as stated in the schedule bears in relation to the aggregate unit entitlement of all Lots delineated on the strata plan a proportion not greater than 5 per cent more or 5 per cent less than the proportion that the capital value of that Lot bears to the aggregate capital value of all the Lots delineated on the plan.

August 7th, 1992

Date



Signed

ANNEXURE

SEE

E66747/1/88-2M-S/77652

LANDGATE COPY OF ORIGINAL NOT TO SCALE Mon May 30 09:39:50 2011 JOB 36841547

21 SEPTEMBER 2011

CA 1

<p>PLAN OF <u>PORTION OF GREGORY LOCATION 46</u> <u>AND BEING LOT 1 ON PLAN 18202</u></p> <p>CERTIFICATE OF TITLE <u>VOL. 1917</u> <u>FOL. 627</u></p> <p>LOCAL AUTHORITY <u>SHIRE OF ASHBURTON</u></p> <p>LOCALITY <u>TOM PRICE</u> <u>INDEX PLAN</u></p> <p>NAME OF BUILDING <u>STADIUM ROAD SHOPPING MALL</u></p> <p>NAME OF BODY CORPORATE (IF STRATA PLAN OF SUBDIVISION OR CONSOLIDATION)</p> <p>ADDRESS FOR SERVING OF <u>CNR. STADIUM & CENTRAL ROADS</u></p> <p>NOTICES ON COMPANY <u>TOM PRICE</u></p> <p>PURPOSE <u>STRATA PLAN</u></p>	<p>STRATA PLAN 23256</p> <p>OFFICE USE ONLY</p> <p>LODGED _____</p> <p>EXAMINED _____</p> <p>REGISTERED _____</p> <p>REGISTRAR OF TITLES</p>
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ANNEXURE B

-Scale- : ANNEXURE B

SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY CURRENT Cs. of TITLE	
LOT No.	UNIT ENTITLEMENT	VOL.	FOL.
1	131	2000-615	
2	67	2000-616	
3	175	2000-617	
4	71	2000-618	
5	136	2000-619	
6	225	2000-620	
7	60	2000-621	
8	75	2000-622	
9	60	2000-623	
AGGREGATE	1000		

CERTIFICATE OF LICENSED VALUER

I, **BERNIE R. WORTHINGTON** being a Licensed Valuer licensed under the Land Valuers Licensing Act 1978 do hereby certify that the unit entitlement of each Lot, as stated in the schedule bears in relation to the aggregate unit entitlement of all Lots delineated on the strata plan a proportion not greater than 5 per cent more or 5 per cent less than the proportion that the capital value of that Lot bears to the aggregate capital value of all the Lots delineated on the plan.

17/1/94
Date Signed

E66747/1/88-2M-S/7652

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DESCRIPTION OF PARCEL AND BUILDING

SINGLE STOREY STEEL FRAMED BUILDING WALLED WITH CONCRETE BLOCKS AND ROOFED WITH ALUMINIUM SHEET, SITUATED ON PORTION OF GREGORY LOCATION 46 AND BEING LOT 1 ON PLAN 18202 AND CONTAINED IN CERTIFICATE OF TITLE VOLUME 1917 FOLIO 627.

THE ADDRESS IS CORNER OF STADIUM AND CENTRAL ROADS, TOM PRICE.

CERTIFICATE OF SURVEYOR

I, ANDREW ALASTAIR PORTEOUS, being a licensed surveyor registered under the Licensed Surveyors Act 1909, as amended, hereby certify that:—

- (a) each lot that is not wholly within a building shown on the plan is within the external surface boundaries of the parcel; and either
- (b) each building referred to above is within the external surface boundaries of the parcel; or
- ~~(c) in a case where a part of a wall or building, or material attached thereto, encroaches beyond the external surface boundaries of the parcel—~~
 - ~~(i) all lots shown on the plan are within the external surface boundaries of the parcel;~~
 - ~~(ii) the plan clearly indicates the existence of the encroachment and its nature and extent; and~~
 - ~~(iii) where the encroachment is not on to a public road, street or way, that an appropriate easement has been granted and registered as an appurtenance of the parcel.~~

15 June 1992
Date

A Porteous
Licensed Surveyor

CERTIFICATE OF LOCAL AUTHORITY

SHIRE OF ASHBURTON, the local authority hereby certifies that—

- (1) (a) the building and the parcel referred to above has been inspected and that it is consistent with the building plans and specifications in respect of the building thereof that have been approved by the local authority; or
- (b) the building has been inspected and the modification is consistent with the approved building plans and specifications relating to the modification;
- (2) the building, in the opinion of the local authority, is of sufficient standard and suitable to be divided into lots pursuant to the Strata Titles Act 1985;
- ~~(3) where a part of a wall or building or material attached thereto encroaches beyond the external surface boundaries of the parcel on to a public road, street or way the Local authority is of the opinion that retention of the encroachment in its existing state will not endanger public safety or unreasonably interfere with the amenity of the neighbourhood and the local authority does not object to the encroachment;~~
- (4) ^{*}(a) any conditions imposed by the State Planning Commission have been complied with; ~~^{*}(b) the within strata scheme is exempt from the requirement of approval by the State Planning Commission.~~

21 JUL 1992
Date

[Signature]
Town/Shire Clerk

*Delete whichever is inapplicable

51676/12/86—1 500—5/7654

CA 7

STRATA PLAN No.

23256

STRATA TITLES ACT 1985

**CERTIFICATE OF APPROVAL BY STATE PLANNING COMMISSION
TO A STRATA PLAN**

It is hereby certified that the approval of the State Planning Commission has been granted pursuant to the provisions of abovementioned Act to:

- (i) the Strata Plan submitted on 14 AUG 1992 ~~14 AUG 1992~~ and relating to the property described below;
- (ii) to the sketch submitted on of the proposed subdivision of the property described below into lots on a Strata Plan subject to the following conditions:

Property Description:

Whole/Part Lot(s) 1 PLAN 18202
 Location(s)
 Town TOM PRICE
 Local Authority District Shire of Ashburton
 Property Owner Hamersley Iron Pty Limited

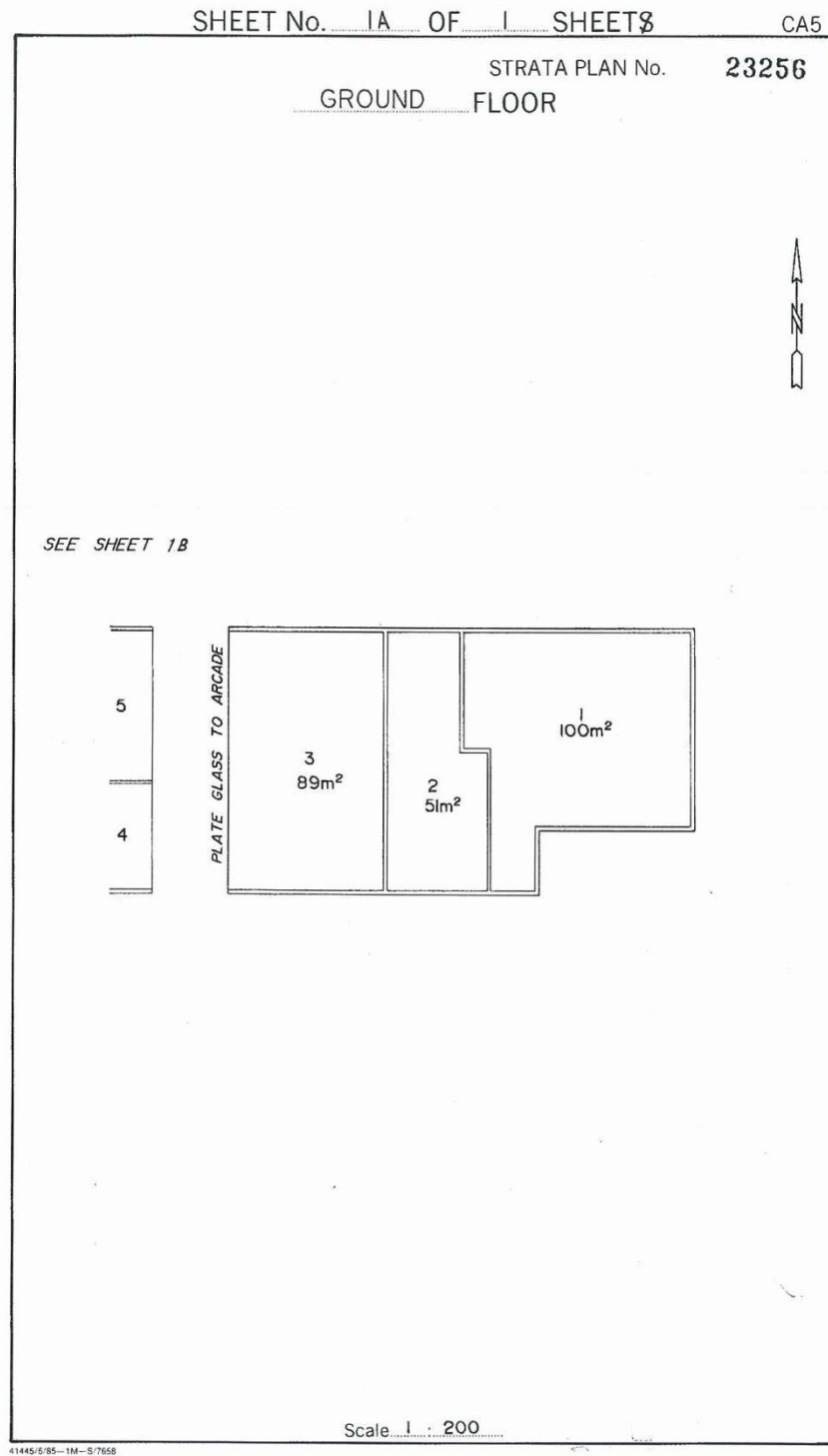

 For Chairman,
 STATE PLANNING COMMISSION

Date - 8 SEP 1992
 (*To be deleted as appropriate)

46879/4/96-1500-S/7660

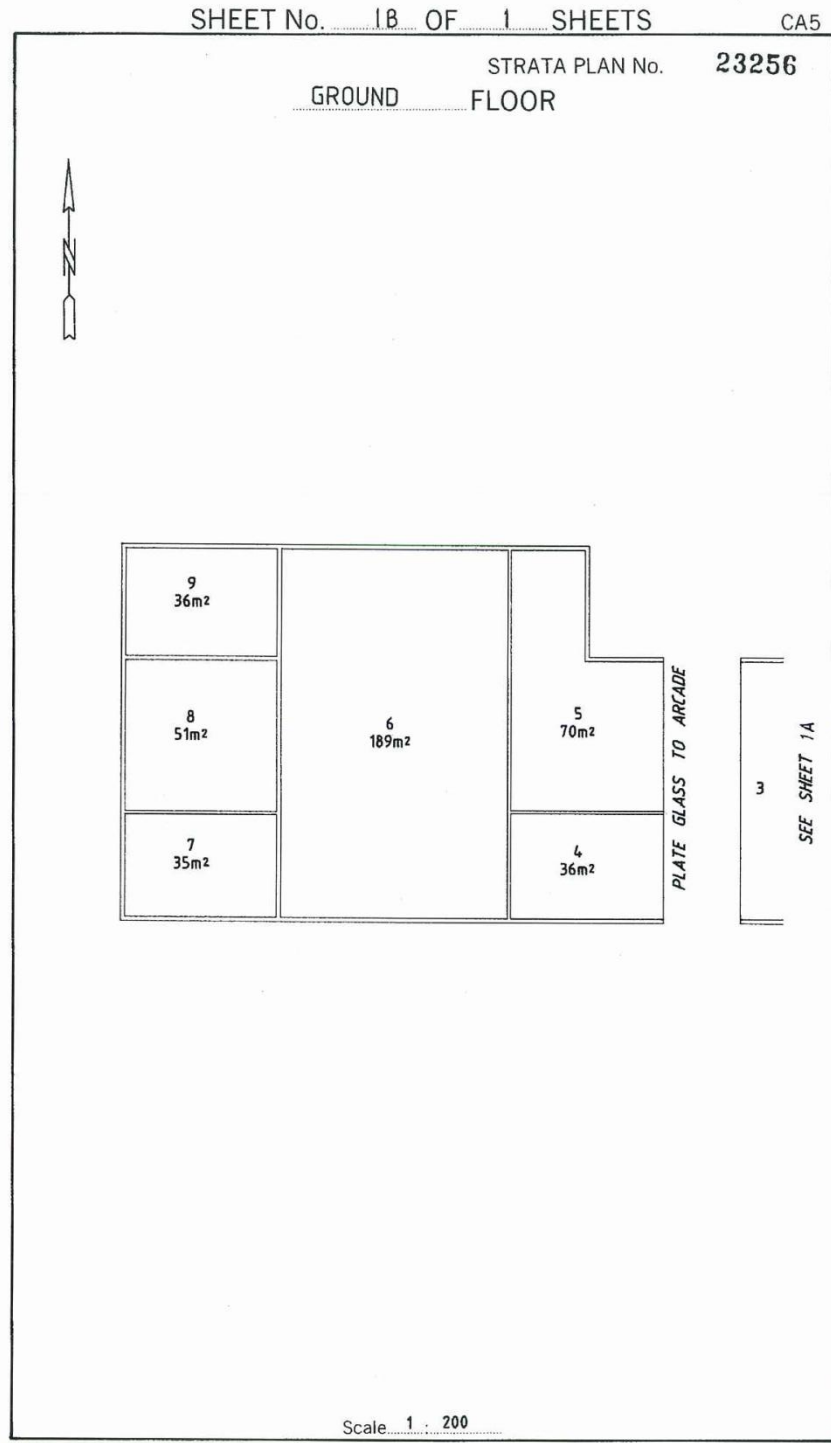
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21 SEPTEMBER 2011



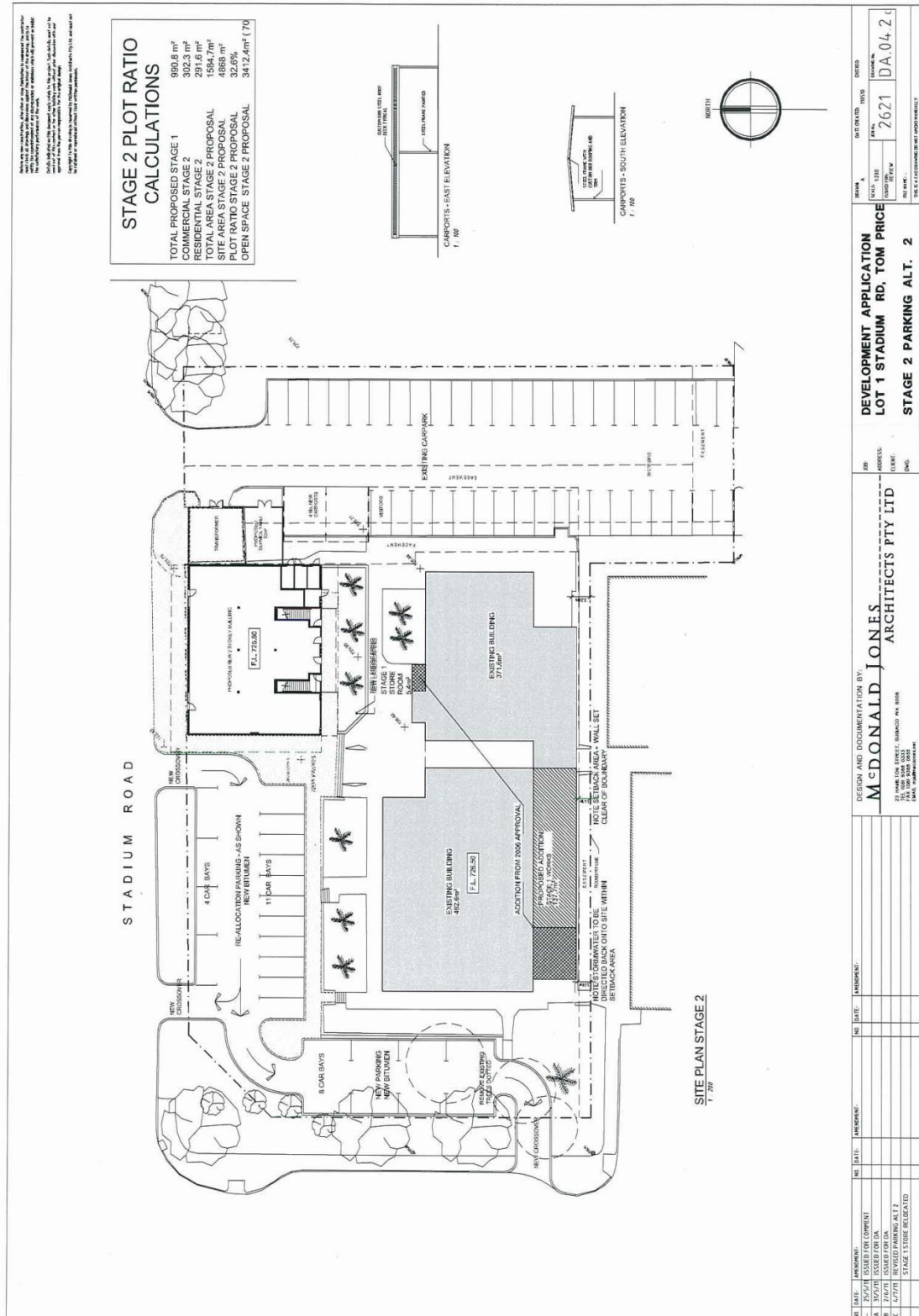
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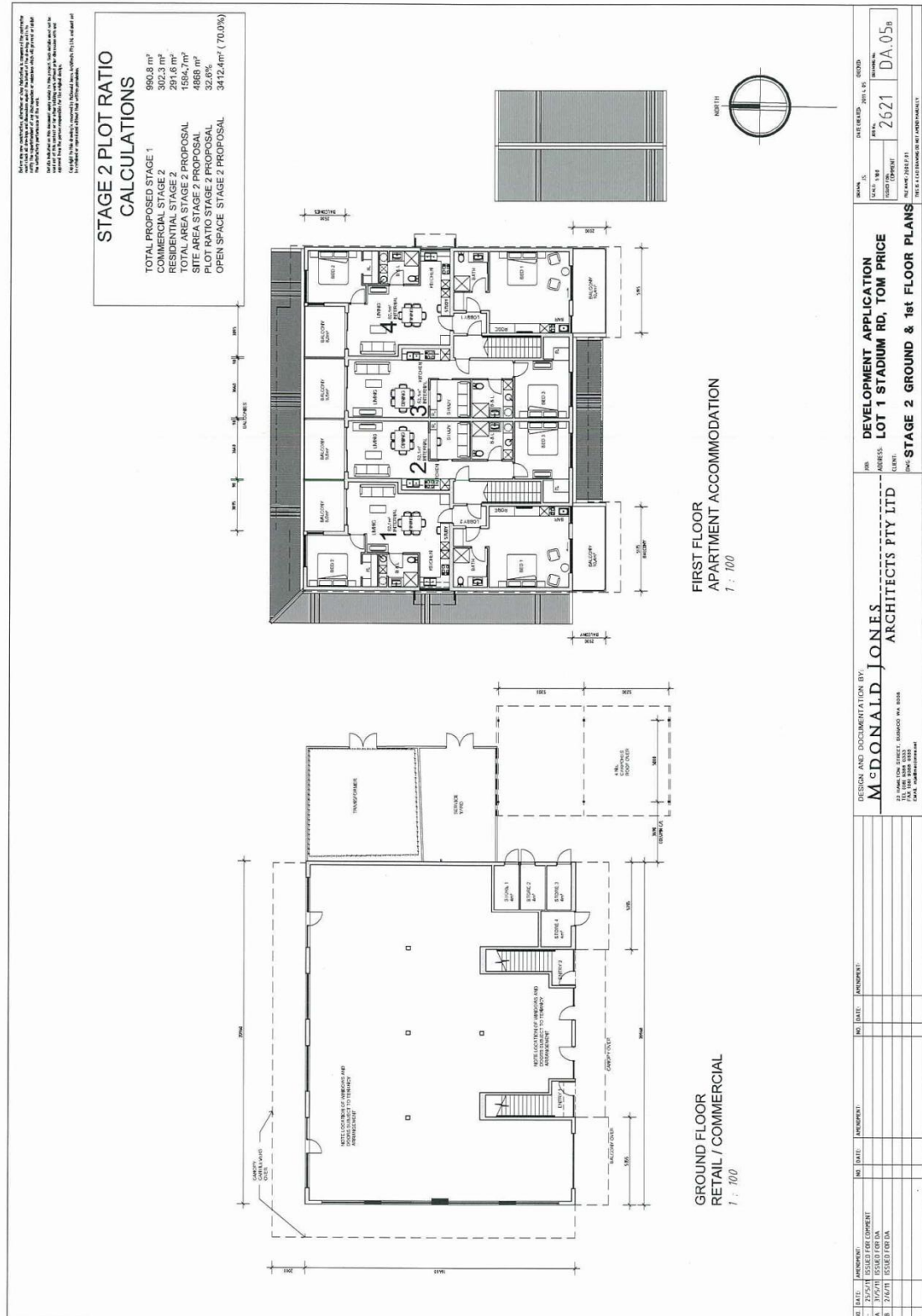
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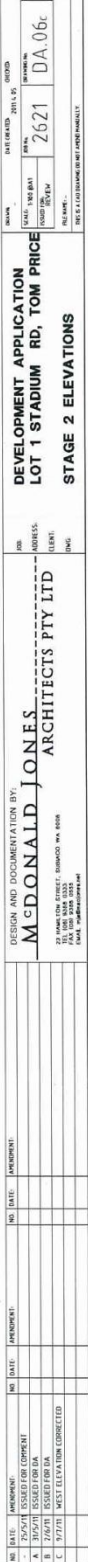


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APPENDIX 4 SOCIAL IMPACT STATEMENT

SOCIAL IMPACT: PRO-FORMA

I. PROPOSED DEVELOPMENT:

- a) **LOCATION:** Area & ownership of subject land
- Location: Lot 1 Stadium Road, Tom Price
 - Area: 4868m²
 - Ownership: Penhall Investments Pty Ltd
 - Applicant: Greg Rowe and Associates
- b) **BACKGROUND:** Existing development/ land use on site (e.g. house, residence): One storey commercial building of multiple tenancies and two large car parks.
- c) **DESCRIPTION OF SITE:**
- **Topography:** Flat
 - **Vegetation:** Cleared of any native vegetation, landscaping verge on western portion of lot and tree planting between the northern car park and commercial building
 - **Surrounding Development:** The lot north of the subject site is developed for commercial purposes (including a bank and day care centre). Lot 2 immediately east of the subject site is currently vacant but is earmarked for mixed use development.

Please tick as appropriate

- ☒ Drainage
- ☒ Water Supply
- ☐ Effluent Disposal – N/A as sewer easements are present adjacent to the subject site.
- ☒ Electricity/ Gas Supply
- ☒ Telecommunications
- ☒ Sealed Roads

d) DESCRIPTION OF PROPOSAL

- **Land use:** DA 1 – commercial building and DA 2 – Mixed use: office, shop and multiple dwelling.
- **No. of Units/ floor areas, location on-site:** DA 1 – Extensions to the commercial building of 141m² gross area combined with the existing floor area totals 990.8m². DA 2 – 4 multiple dwellings with combined floor area of 291.6m² and a commercial floor level of 'shop' and 'office' uses totalling 302.3m².
- **Estimated Cost of Development:** DA 1 – \$300,000.00 and DA 2 – \$1 300 000.00
- **Is Strata Subdivision proposed?** No
- **Implementation and Management:** Unknown at this time but will be undertaken by a professional company.

- **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 whilst potentially accommodating tourist attractions. The exterior of the existing building including the heritage listed arcade will be repaired and painted.
- **Perceived issues of objections/ conflict?**
 1. The proposed nil setback to the mixed use building is expected to endure objection. It will be argued the nil setback is consistent with that of the adjoining transformer. Good town planning practices encourage consistent street setbacks to prevent vistas being obscured and enabling pedestrians to continue along the same path. Further to this, the nil setback meets the performance criteria as stated in Section 7.1.3 of the Residential Design Codes.
 2. The north most car parking located within the road verge. Placing the car parking in the road verge allows for a more efficient use of the site as well as safer car parking arrangement. The 9 parking bays are in addition to the minimal TPS No.7 and R-Code requirements which allows more flexibility in uses permitted should there be a change of use in the future.

4. COMMUNITY CONSULTATION:

- **List the likely key issues of concern from affected stakeholders (Immediate vicinity).** The immediate vicinity is owned and operated by the same business and as such there is not expected to be issues of concern from stakeholders within the immediate vicinity. Business owners of the smaller tenancies within the existing commercial building will likely be concerned by the noise, dust and traffic issues; however the benefits generated by this development will outweigh such temporary concerns.
- **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.** The expected level of community consultation is expected to 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?** An extension to the existing commercial building was proposed and approved in 2006 (see Appendix 2). Council is aware of our Client's intentions to develop the subject site further as outlined in a letter addressed to Council in late 2010.
- **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.

21 SEPTEMBER 2011

GREG ROWE & associates
FOCUSED ON ACHIEVEMENT

Our Ref: 6779

9 September 2011

Shire of Ashburton
PO Box 567
TOM PRICE WA 6751

Attention: Rob Paull

Dear Rob

Justification in support of nil setback of Development Application – Lot 1 Stadium Road, Tome Price
Greg Rowe and Associates act on behalf of the landowner of Lot 1 Stadium Road, Tom Price (herein referred to as 'the subject site'). We have been instructed by our client to prepare this letter to explain and justify the proposed nil setback to Stadium Road.

By means of context, we have provided a brief background of the subject site and proposed development, demonstrating the benefits such a development will have relative to the revitalisation of the Tom Price town centre whilst responding to employment and accommodation demands. Following this we have outlined a number of arguments supporting the proposed nil setback of this development.

In summary it is our view that the inclusion of the nil setback within the proposed development:

- » is supported in local planning policy and State planning policy;
- » is supported by planning theory;
- » is supported in the Designing Out Crime Planning Guidelines;
- » can positively contribute to climate control at a street level;
- » can improve the amenity of a street, contributing to active and passive surveillance;
- » can represent a better use of urban space;
- » is encouraged in a number of other town centre revitalisation design guidelines due to the positive impact they have on revitalising centres; and
- » will not be detrimental to the current streetscape or character of the town.

In order to better illustrate the above, a brief review of successful town centres throughout regional Western Australia has been included as well as a review of existing nil setbacks within Tom Price. In addition to this an assessment of the proposed development against the Residential Design Codes was also included to demonstrate compliance of the development against State planning guidelines.

PROPOSED DEVELOPMENT

This Development Application proposes a mixed use two storey building to be situated on the northern boundary of the subject site adjacent to the existing transformer. It is proposed the ground

TOWN PLANNING MASTER PLANNING URBAN DESIGN PROJECT MANAGEMENT

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perth

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email gra@greg-rowe.com

regional offices

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mandurah@greg-rowe.com
mid west
geraldton@greg-rowe.com
pilbara
portland@greg-rowe.com
karratha@greg-rowe.com

www.greg-rowe.com

Greg Rowe Pty Ltd ARN 41 093 308 715

level of this building will be utilised for commercial land uses whilst the upper floor will be for either residential or short stay accommodation.

The proposed development complies with the provisions of the Residential Design Codes. The upper level has been modelled in such a manner that should it be necessary one occupant/ family can utilise two dwellings as one. Due to the evident housing shortage within Tom Price and the wider Shire of Ashburton, it is envisaged the upper floor will be utilised in a flexible manner in order to meet housing demands. Ideally, it is anticipated the upper floor will provide residency for town centre employees. Additional residents within the town centre will improve passive and active surveillance of the area and as such deter antisocial behaviour.

A service yard is proposed immediately south of the transformer and adjacent to the proposed building. The service yard will be for the storage of rubbish bins and other such equipment. Four undercover carports will be provided adjacent to the proposed building (south of the proposed storage yard) for residential or short stay accommodation occupants as well as one visitor car bay.

The positioning of the proposed building and storage yard adjacent to the existing transformer will create a more formalised finished to the currently out of place, inconsistent and eyesore development. In order to further improve the visual aesthetics of the subject site, it is proposed the transformer will be re-fenced using materials to match the proposed building.

It is envisaged the proposed development will act as a transition between the existing commercial building to the south and the proposed architecturally modern and 'futuristic' development to the east. This will positively contribute to, and improve the current visual aesthetics of the area.

In addition to this, the proposed development will generate a much more formalised car parking arrangement of designated entrance and exit points. Currently there is limited delineation between Stadium Road and the car parking area. As such the car parking area as it currently exists is dangerous and disorganised. The proposed development will incorporate paved pedestrian access between the existing and proposed developments that will inherently connect into the wider pedestrian network of the town centre. Moreover this will improve existing concerns of pedestrian safety by becoming a much more pedestrian orientated development.

The proposed development will also include new linear aligned landscaping throughout the site which will positively contribute to the visual aesthetics of the subject site and wider Tom Price town centre.

SUBMISSION

The following details the positive impact the nil setback will have relative to the overall revitalisation of the Tom Price town centre. Further to this, it is emphasised the inclusion of the nil setback is in keeping with the character of the Tom Price town centre and it is complementary to the existing character of the subject site and wider town centre. Development to a nil setback will promote pedestrian movement by creating direct pedestrian access whilst improving both passive and active surveillance of the subject site. As such the proposed development should be assessed on its own merits and approved by Council.

I. Local Planning Policy: Design Guidelines for the Tom Price Town Centre

Local Planning Policy: 'Design Guidelines for the Tom Price Town Centre' was approved by council in June 2011. The purpose of the Design Guidelines 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" (Our emphasis).

In relation to building setbacks, the Design Guidelines state:

"Nil or zero setbacks will not normally be supported where the building abuts a road or access way. Any proposal that seeks nil or zero setbacks will need to clearly demonstrate in the proposal how such setbacks will achieve the overall objectives of the Policy and add to the unique character of the town site."

As previously noted, the development on a nil setback is consistent with the existing transformer which is adjacent to the proposed two storey building. It is envisaged the transformer will be integrated into the design of the building by upgrading the exterior fence to match that of the proposed building and as such creating a more formalised development fronting Stadium Road. The nil setback will enable direct site lines and movement corridors for pedestrians moving to and from the subject site. As to be further discussed below, this has a direct correlation with the 'pedestrian experience' specifically in relation to perceptions of safety.

The following table provides a commentary of how the proposed development will "achieve the overall objectives of the Policy and add to the unique character of the town site."

Objective	Justification of nil setback
1. 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 <u>attractive, interesting, comfortable, safe and well maintained</u> .	The nil setback will enable direct site lines and walking corridors between the subject site and the town centre/ activity centre (Lot 2, immediately east). This contributes to perceptions of safety and comfort for pedestrians as passive and active surveillance is improved. Setting the building further back will prevent direct walking and viewing corridors and therefore decrease perceptions of pedestrian safety.
2. Buildings within the town centre should be <u>compatible in scale</u> and form and designed for the Pilbara climate. Refurbishment and new development should contribute positively to the principle functions and <u>visual quality</u> of the town centre.	The nil setback is consistent with the adjacent transformer. The nil setback will enable direct site lines to and from the town centre. The nil setback will enable shade structures over the footpath.
3. New development and internal fit-outs of existing buildings should be designed in a <u>flexible manner</u> to facilitate/ encourage <u>changes</u> in use, and to ensure that desirable, alternative uses of buildings in the future are not prevented by inappropriate design.	The two storey building has been designed in a flexible manner to facilitate an array of uses and respond to change. Specifically the upper residential level can be modelled in such a manner that should it be necessary one occupant/ family can utilise two dwellings as one.
4. <u>Public and private spaces</u> around buildings should be developed in an <u>integrated and attractive way</u> , 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 <u>thoroughfares</u> .	The proposed building is designed to integrate with and conceal the existing transformer in an attractive manner. The transformer is considered to be an eyesore. It has been proposed to re-fence the transformer to reflect the design of the proposed building. The nil setback will enable a direct thoroughfare for pedestrians moving between Lots 1 and 2.
5. Adequate car parking should be provided in appropriate, convenient locations, with <u>clear, safe and direct pedestrian connections</u> to the businesses and activities. Servicing of businesses by vehicles should take place in such a way that <u>pedestrian safety and amenity</u> is not compromised.	The nil set back enables a clear, safe and direct pedestrian connection between the Lot 1 northern car park and the Lot 2 cultural precinct/ activity centre. Pedestrian safety and amenity is improved due to improved surveillance in and around the subject building at a street level. Should the two storey building be set back further than the transformer, site lines across the eastern parking entrance will be obstructed.

As emphasised in the above table, the proposed nil setback is consistent with the five objectives of the Design Guidelines of the Tom Price Town Centre. We are of the opinion that the proposed development will better enhance the urban environment whilst improving the experience of the town for pedestrians than if the building were setback further.

2. Impact on Existing Streetscape

It was noted in the minutes from the June 2011 Council Meeting that nil or zero setbacks could be considered provided the *"applicant demonstrate how the nil or zero setback will not be to the detriment of existing trees, shrubbery or grassed areas that already contribute to the unique character of the townsite."*

Figure 1 below shows the existing transformer is out of place and an eyesore within the town. It is evident from these images that the existing 'shrubbery' and 'grassed' area surrounding the transformer is not maintained. Further to this, due to the positioning of the small fence the landscaping is purely for visual effect and not functional.



Figure 1: Images of the Transformer on Lot 1 Stadium Road.

In order to create a more formalised finish to the currently out of place transformer, the development proposes to integrate the transformer into the design of the two storey building. The exterior wall of the transformer will be re-fenced in a manner that reflects the exterior design of the proposed building. The northern side of the transformer will be neatly paved to facilitate efficient movement of pedestrians between Lots 1 and 2. Currently Stadium Road does not accommodate pedestrian footpaths. The promotion of pedestrian movement within the town centre will positively contribute to the character and revitalisation of the town. Further contributing to the revitalisation is the fact the proposed building will incorporate shade structures over the footpath to provide necessary shading for pedestrians in response to the more extreme climatic conditions in which Tom Price experiences.

In addition to this, the proposed reconfiguration of the car park also incorporates new landscaped and paved areas immediately south of the proposed building which will also contribute positively to enhancing revitalising the town centre.

As such the proposed nil set back will not be of detriment to the existing shrubbery. Rather the proposed development will contribute to a more attractive town centre that promotes pedestrian movement and enhances perceptions of safety.

3. Designing Out Crime Planning Guidelines

The Designing Out Crime Planning Guidelines ('DOCPG') were released in June 2006 by the Western Australian Planning Commission. The guidelines note that planning and design of places, spaces and buildings can assist in reducing crime through improvements to lighting, fencing, landscaping and surveillance of an area. Peoples' behaviour, particularly in terms of the possibility of offending, as well as an individual's perception about their safety, can be influenced by the design of that environment. Good design can reduce opportunities for offending and improve feelings of safety.

In order to avoid a "dead spot" or entrapment, we propose a nil setback to the two storey mixed use building adjacent to the transformer. The following table lists the rationale, objectives and performance criteria as noted in the DOCPG that supports the inclusion of the nil setback.

Topic	Objective	Rationale/ Factors to Consider	Performance Criteria
Sightlines and way finding	To provide unimpeded sightlines, particularly along pedestrian pathways.	Design needs to facilitate good sightlines so that the ability to see ahead and around the route is not compromised. This is known as 'visual permeability'. » Sharp blind corners » Barriers, particularly along pedestrian routes.	Avoid the use of gradients or changes in direction which impede sightlines, especially on pathways, stairs or enclosed spaces. Ensure that pedestrians have a clear view ahead.
Predictable routes and spaces safe from entrapment.	To reduce the risk of attack by hidden persons. To eliminate possible entrapment places.	Predictable routes enable attackers to easily identify the route taken by users where choice is limited. This is particularly problematic where the route ends up close to an entrapment spot. Entrapment spots are small confined areas adjacent to or near a pedestrian or cycle route that are shielded on three sides by a barrier such as a loading bay, recessed entrance, walls or gaps in tall shrubbery. They are often difficult to eliminate once created. They impair the sense of safety because they continue the sense of the unknown and provide easy concealment.	Avoid creating entrapment spots adjacent to a main pedestrian and or cycle route.
Civic and town centres.	Ensure safe and easy movement between uses.	Civic and town centres are very important contributors to community safety. The design and mix of uses in these centres should contribute to vitality and legitimate use. It is important to maintain safe access through areas for all uses... Active frontages can also have a positive impact on safety.	Entrapment spaces: Ensure that building setbacks do not introduce dead zones and entrapment spaces.

By rejecting the nil setback, the development will not meet the performance criteria of the DOCPG. Setting the proposed building further back than the existing transformer will inevitably create an entrapment space. Entrapment spaces naturally decrease perceptions of safety for pedestrians as views at the street level are obstructed. As such this would be contrary to the 'purpose' of the Design Guidelines for the Tom Price Town Centre which seeks to "improve the experience of the town for pedestrians."

We request that Council consider the benefits the proposed development will encompass relative to deterring crime and improving surveillance and perceptions of safety.

4. Climate Control

The proposed development has a role in climate control at the street level. In towns such as Tom Price climatic conditions are extreme and as such local climate control through urban design is important. Climate control theory is based around design controls "that protect against excessive heat and prevailing winds, capitalise on cooling summer breezes and winter sun, and minimise the urban heat island effect." It is

noted that climate control is also a common theme within the Development Guidelines whereby Part 4 notes *"new development should react appropriately to local climatic conditions."*

As can be seen in the images in Section 2, there is currently no adequate weather protection for pedestrians at the street level along Stadium Road. The inclusion of the nil setback of the proposed development will enable the provision of awnings/ verandas over the pedestrian walkway to provide relief from the extreme summer heat, humidity and rain.

We are of the opinion that awnings/ verandas will provide greater weather protection than street trees. As there are no existing street trees on the northern portion of the subject site, it will be several years before any trees planted will mature and provide the adequate level of shade coverage.

Therefore we request council consider the benefits of having awnings/ verandas over the footpath to improve the experience of the pedestrian by providing permanent relief than that of street trees from the extreme summer heat and rain.

5. Review of Other Recent Town Centre Revitalisation Policies

A review of a number of other town centre development guidelines throughout Western Australia found there to be support for nil setbacks in order to revitalise and improve the town centres. A number of Councils are supportive of nil setbacks as planning theory suggests these promote a strong relationship between the street and the public realm. Planning theory notes that pedestrians typically prefer to take the most direct route between attractions. As such urban planning should ensure the pedestrian network reflects the main desire lines within the centre. In addition to this, nil setbacks have proven to create a high standard of development and built form within town centres. This is important for attracting and maintaining pedestrian activity and ultimately revitalising a town centre.

Listed below are examples from the Shire of Roebourne, City of Mandurah, City of Rockingham and City of Gosnells, all of which are supportive of nil setbacks from streets and accessways.

The City of Rockingham established Planning Policy 3.2.4 in 2009 to outline Council's policy requirements for the development of the Baldivis Town Centre. For the Northern Precinct of the town centre, the 'performance standards/requirements' states:

"reduced front setbacks and zero lot lines are required to encourage an urban rather than suburban form of development."

The 2007 City of Gosnells Local Planning Policy 5.2 was established to provide a guide for the planning, development and revitalisation of the Gosnells Town Centre. The policy states:

"The built form of new development in the town centre is to comply with the following:
i) *a nil setback to principle streets at ground level."*

Further to this, the policy continues by stating *"a maximum secondary setback of 1.5 metres."* The City's Local Planning Policy 5.1 for the development and revitalisation of the Maddington Town Centre area is also supportive of nil setbacks stating *"non-residential or mixed use development must achieve a nil primary street setback."*

The Proposed Development Guidelines under the draft Mandurah City Centre Precinct Plan proposes nil setbacks to Tuckey Street and Sholl Street as these are considered the centres 'main streets'. The nil setback is justified as promoting a 'tighter urban form.'

The 'City Centre Master Plan: Karratha City of the North Volume 3' Town Centre Policy identifies key drivers and pressures to include:

"Amendment to the Scheme will be required to shift current development paradigms of large areas of single land uses to achieve nil or reduced setbacks; awnings or shade structures over footpaths... to enhance the Karratha Town Centre."

The Master Plan further identifies that 'main street' type development is focussed on enhancing the public domain to create clearly legible streets, active streetscapes, connectivity, enhanced pedestrian environments, safety and security, which is achieved through the inclusion of nil or reduced setbacks.

Following an Enquiry-by-Design Workshop in 2000 for the City of Armadale, eight key design recommendations were made. In support of nil setbacks, one recommendation states:

"Ensure that all new commercial and mixed-use development address the streets with zero front setbacks and active frontages. Encourage the provisions of shade elements such as verandahs and awnings."

It is noted that most of the examples listed above are from developed metropolitan and larger regional areas. The reason for this is that generally towns of similar capacity as Tom Price do not yet have town centre design guidelines. In addition to this we have attempted to source more recent examples of town centre policy supporting nil setbacks which to date has generally been demanded from faster growing areas and resource rich towns.

6. Review of Nil Setbacks within Existing Town Centres

We emphasise that the incorporation of nil setbacks within town centres is not a new phenomenon; in fact many of Western Australia's most established main streets have nil or consistent setbacks whether it be the high streets of Fremantle, Subiaco and Victoria Park or the main streets of such country towns as York, Northampton, Narrogin, Toodyay and Cue. Mining towns such as Leonora, Collie and Laverton have also been developed with nil and consistent street setbacks which has positively contributed to the urban environment and the way in which pedestrians move through the centre. These main streets are all successful from an urban design perspective as they facilitate pedestrian movement and interaction throughout the main street or town centre resulting in lively and active street characters.

Please refer to Attachment 1 - Nil setbacks within WA country town main streets and town centres.

In addition to the above, Tom Price also has existing buildings with nil setbacks within the town centre. Notwithstanding the fact we believe all development proposals should be assessed based on their own merits, we note nil setbacks are not out of character within the town centre of Tom Price. In addition to the transformer on the subject site being on the boundary of the Stadium Road reserve, the bottle shop at the Tom Price Hotel is located on the boundary of the Central Road reserve. Further to this, the side wall of the Red Breeze restaurant is sited on the boundary of the Stadium Road reserve.

Please refer to Attachment 2 - Nil setbacks within the town centre of Tom Price.

7. Assessment of a Nil Setback on the Subject Site

The following two tables formed part of the actual Development Application for the subject site. Both these tables assess the subject site against the performance criteria of the relevant Residential Design Code provisions (R-Codes). As demonstrated in the tables, it is possible to satisfy the performance criteria with a nil or zero setback.

The following table justifies the nil setback by demonstrating how the proposal meets the R-Codes section 7.1.3 Performance Criteria.

Performance Criteria: Buildings are to be setback from the street boundaries an appropriate distance to ensure they:	Compliance:
Contribute to the desired streetscape.	The proposed nil setback contributes to the desired streetscape as it enables a continual pedestrian footpath and visual corridor past the transformer towards the future cultural precinct of the town centre. A consistent building setback to a street frontage is considered good town planning.
Provide articulation of the building on the primary and secondary streets.	The proposed building will be aesthetically appealing as an entrance point to the town centre with a rendered wall finish to the lower level and a weatherboard finish to the upper level. Further to this, the adjacent visually intrusive transformer (that has a nil setback) will be concealed with a new fence designed to match the architectural design of the new building.
Allow for minor incursions that add interest and reflect the character of the street without impacting on the appearance of bulk over the site.	The proposed building will act as a transition between the existing 1 storey commercial building to the south and proposed multiple storey buildings to the north and east. Due to the presence of an approximate 4m verge adjacent to the road pavement, minor incursions will still add interest whilst not impacting on the appearance of bulk over the site.
Are appropriate to its location, respecting the adjoining development and existing streetscape.	Currently the subject site, as it exists within the town centre, is underdeveloped. The proposed building will provide an aesthetically pleasing entry to the town centre whilst acting as a transition between the one storey commercial building south (on Lot 1) and the proposed architecturally modern buildings to the east. The streetscape will be improved with the inclusion of street paving north and west of the proposed building as well as the reconfiguration and formalisation of the northern car park. The proposed building will conceal the existing transformer and improve the overall visual appearance of the subject site and wider town centre.
Facilitate the provision of weather protection where appropriate.	The proposed development incorporates verandas on the northern, southern and western sides for weather protection. Further to this, paved pedestrian footpaths are proposed to connect various parts of the subject site and into the wider footpath network. Improved landscaping and shade tree planting is also proposed in an orderly manner throughout the site.

The following table outlines how the proposed building complies with the Performance Criteria of 'Section 6.3.2: Building on Boundary' of the R-Codes.

Performance Criteria: Buildings built up to boundaries other than the street boundary where it is desirable to do so in order to:	Compliance:
<ul style="list-style-type: none"> » Make effective use of space; or » Enhance privacy; or » Otherwise enhance the amenity of the development 	<ul style="list-style-type: none"> » The building is effectively using a currently underused area of an underdeveloped lot within the town centre. » Privacy is not considered a concern as the proposed building is 21m within the eastern boundary of the site. As such there are no concerns of overlooking. » The amenity of the subject will be improved as this will assist in hiding the visually intrusive and out-of-place transformer. Amenity will further be improved as the transformer will be re-fenced to appear part of the proposed building.
Not have significant adverse effects on the amenity of the adjoining property; and	The proposed building will not have adverse effects on the amenity of the adjoining property. The adjoining property is a visually intrusive and inapt transformer. The proposed building will conceal the transformer as its exterior wall will be re-fenced to match the architectural design of the proposed building. This will contribute favourably to improving the subject site and the wider Tom Price town centre.

Ensure that direct sun to major openings to habitable rooms and outdoor living areas of adjoining properties is not restricted.

The proposed building is on the western side of the transformer. The residential portion of the proposed building is higher than the transformer and as such, the habitable rooms of the proposed building are not impacted by the higher boundary wall. In addition to this, openings on the eastern and western side of the proposed building are minimised for climatic purposes.

SUMMARY

In summary the proposed nil setback will have a positive impact of the revitalisation of the Tom Price town centre. The nil setback will enable direct site views and movement corridors for pedestrians. Pedestrian movement is fundamental to successful town centres whilst improving surveillance at the street level and perceptions of safety.

By disallowing the nil setback of the proposed development an entrapment space or 'dead spot' will be created which is contrary to planning theory and the 'Designing Out Crime Planning Guidelines.'

Further to this, the nil setback will not have a detrimental impact on the existing character of the town as nil setbacks are already present within the town centre. It is noted that although the existing shrubbery and grass area around the transformer will be removed, this would have occurred with or without the nil setback. This existing shrubbery and grass area is not well maintained and does not serve a purpose relative to shade protection or comfort. In allowing the nil setback of the proposed development, more space will be available for the provision of attractive landscaping on the southern side between the two storey development and existing shopping complex.

The incorporation of the nil setback will enable the paved pedestrian footpath to be sheltered in order to provide relief for pedestrians from the extreme summer heat and rain. Together these elements will facilitate pedestrian movement through the site and wider town centre. This will provide a necessary connection to the planned mixed use activity centre at Lot 2 immediately to the east.

As such we request the Shire of Ashburton and Elected Members reconsider the development application based not only on the precedent set by the existing transformer but also the positive contribution the proposed development will have on enhancing and revitalising the town centre. Importantly we emphasise the nil setback to the Stadium Road reserve will not have a detrimental impact on the existing character.

Should you require any further information or clarification in relation to this matter, please contact Annabel McLarty on 9582 8288.

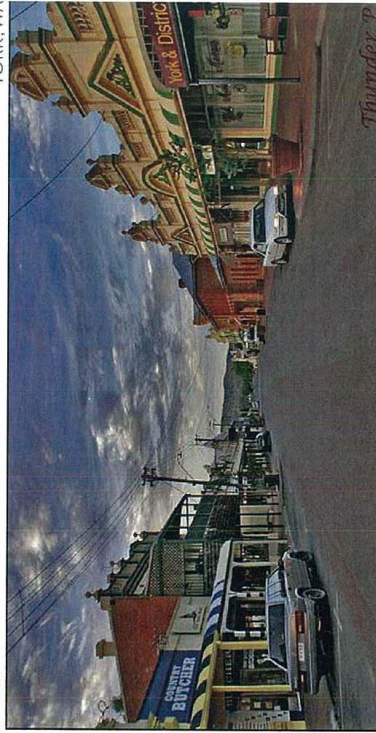
Yours faithfully

GREG ROWE AND ASSOCIATES



ANNABEL MCLARTY
Peel/South West Office

YORK, WA



LEONORA, WA



LEONORA, WA



COLLIE, WA

Attachment I

Nil setbacks within WA country town main streets and town centres

NARROGIN, WA



NORTHAM, WA



TOODYAY, WA



NORTHAMPTON, WA



CUE, WA



Attachment I

NLI setbacks within WA country town main streets and town centres

AERIAL VIEW OF RESTAURANT ON THE
STADIUM ROAD RESERVE



RESTAURANT WALL ON THE STADIUM
ROAD RESERVE

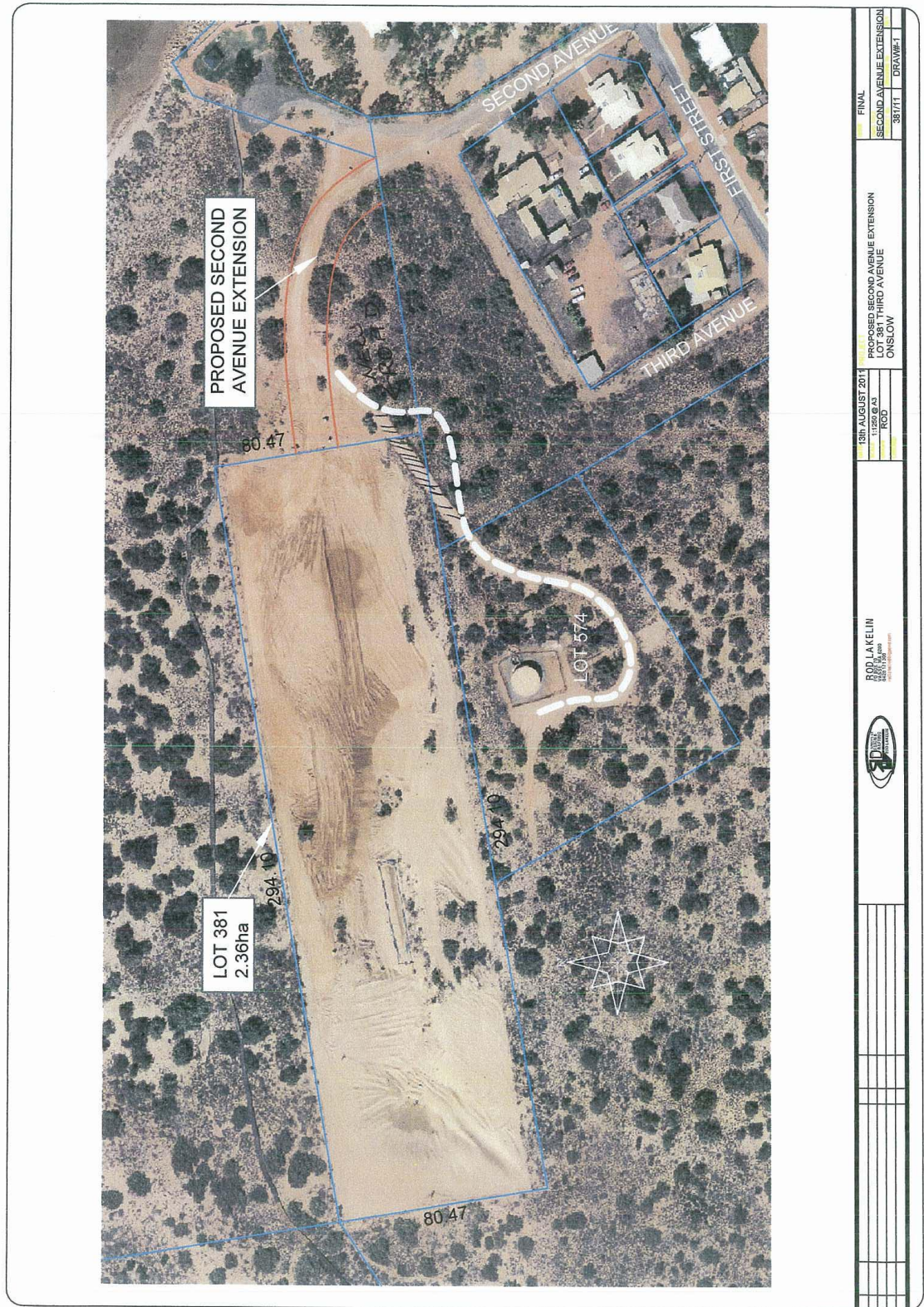


SIDE ON VIEW OF RESTAURANT ON THE STADIUM ROAD RESERVE.

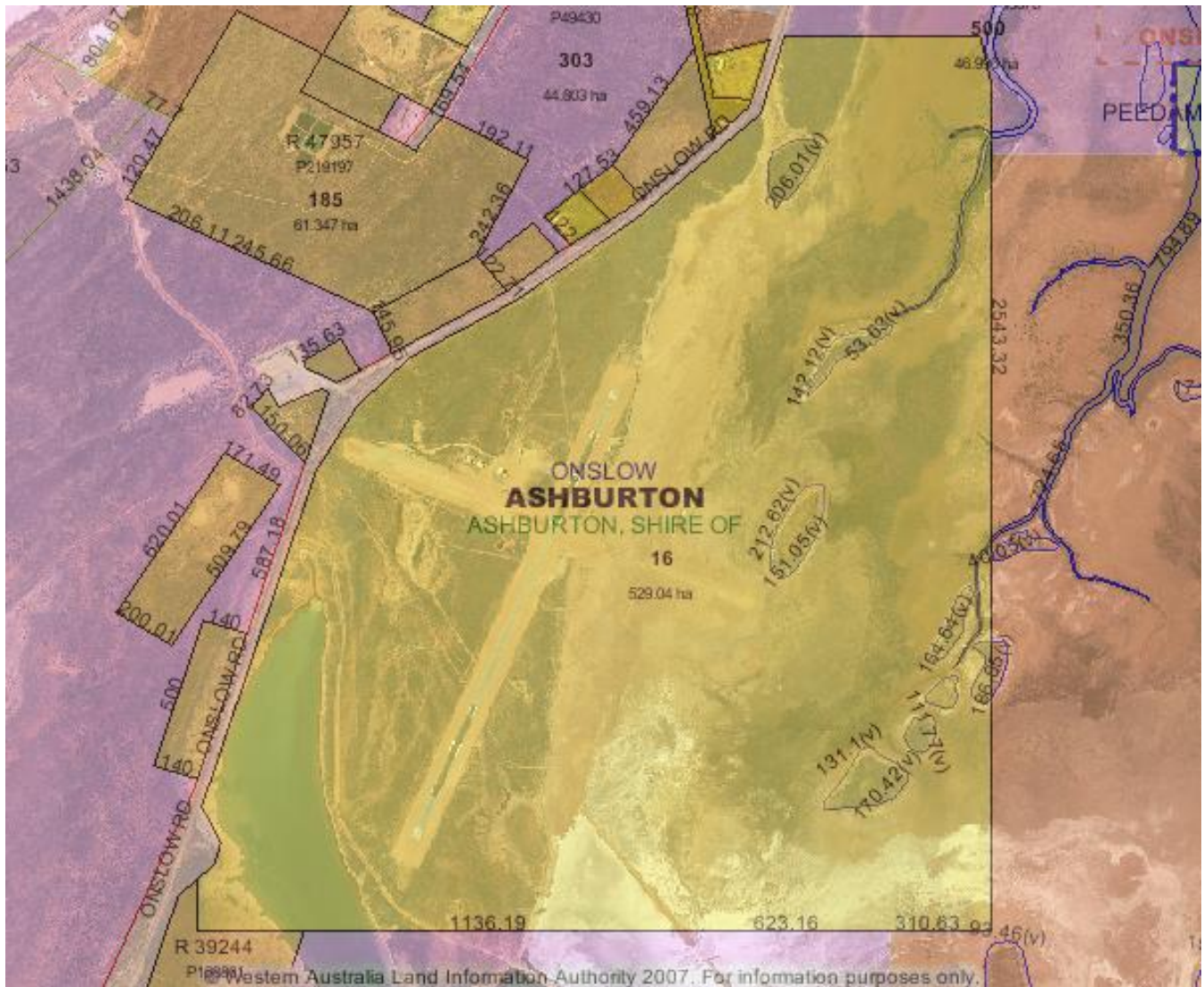


Attachment 2

Nil setbacks within the Tom Price Town Centre

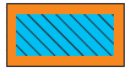


13.3 - PROPOSED APPLICATION FOR TEMPORARY TRANSIENT WORKFORCE ACCOMMODATION CAMP, LOT 16 ONSLOW ROAD, ONSLOW (ONSLOW AIRPORT)

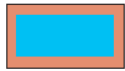


13.4 - DRAFT LOCAL PLANNING POLICY - ONSLOW INTERIM DESIGN GUIDELINES

AREA COVERED BY DRAFT LOCAL PLANNING POLICY – ONSLOW INTERIM TOWN CENTRE DESIGN GUIDELINES



COMMERCIAL AND CIVIC



TOURISM



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

Title:	Onslow Interim Town Centre Design Guidelines
File No:	
Minute No:	
Statutory Environment:	Local Government Act, Shire of Ashburton Town Planning Scheme No. 7 Planning & Development Act 2005
Adopted:	Adopted at the Ordinary Meeting of Council held on XX XX of 2011
Last Review Date:	Not Applicable
Date:	XXX

1. PURPOSE

Local Planning Policies are guiding documents 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.

The purpose of this policy is to ensure that the character of Onslow's built form is reflected in any future growth of the Town Centre. The preparation and adoption of Interim Design Guidelines for development within the Town Centre is seen as a priority to ensure the pressures of growth are managed and that community expectations are met.

It is intended that these Interim Design Guidelines will be reviewed and updated, if required, within a period of no less than 12 months from the date of adoption.

2. 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 that the Policy is designed to achieve before making its determination.

All developments will be assessed against the requirements and intent of these Design Guidelines. Where there is inconsistency between the R-Codes and the Design Guidelines, the requirements of the Design Guidelines shall prevail, as the Design Guidelines set out permissible variations to the R-Codes that have been adopted by the Shire of Ashburton.

These Design Guidelines have been adopted as a Local Planning Policy in accordance with Part 2 of the Scheme.

3. OBJECTIVES

The Guidelines are designed to facilitate a high standard of sustainable built form and high quality aesthetics within the Onslow Town Centre that correspond to the local Onslow character. An overview of local character is appended to these Guidelines. Reference to the elements depicted within this sheet should be reflected within any new development in the town centre.

Objectives have been drawn directly from the Onslow Townsite Strategy to ensure consistency of Council policy.

This policy seeks to ensure the following objectives are met. That the town centre:

1. Is a flood-mitigated commercial, civic and mixed use centre;
2. Is vibrant and lively and has a character that sympathetically melds the old with the new;
3. Offers opportunities for a range of commercial, civic, mixed use and tourism activities;
4. Is accessible and well connected to neighbouring residential areas;
5. Connects with the beachfront and maximises ocean vistas;
6. Encourages buildings that are commensurate with the scale of existing Onslow buildings;
7. Ensures designs respond to the identified character themes for Onslow;
8. Incorporates larger developments that are composed of a combination and aggregation of smaller scaled elements and as groups of separate buildings.
9. Buildings are not expressed as a large single mass with long, unbroken horizontal elements, large wall planes, continuous rooflines, balconies, materials and colours;
10. Building massing has a vertical rhythm with regular vertical design elements, scaled to respond to the scale of existing Onslow buildings. This includes separating building forms with spaces between buildings;
11. Roof forms are visible and pitched to create a varied skyline; and
12. Upper level floors of buildings are reduced in size from floors below and are treated to reduce their visual impact.

4. APPLICATION OF THIS POLICY

These Interim Design Guidelines will be used by the Shire of Ashburton as the primary design criteria for assessing development applications within the Onslow Town Centre. The design guidelines apply to all development within the Onslow town site zoned *Commercial and Civic* in accordance with the Shire of Ashburton Local Planning Scheme No 7 (the Scheme) and also includes Reserve 24405 zoned Tourism under the Scheme.

The Guidelines should be read in conjunction with:

RESIDENTIAL DESIGN CODES (R-CODES)

The requirements of the R-codes apply in all respects except where modification is indicated below. In particular, Part 7 of the R-Codes outlines design elements for multiple dwellings within areas with a coding of R30 or greater and within mixed use development and activity centres.

BUILDING CODE OF AUSTRALIA

All construction must comply with the current Building Code of Australia.

LOCAL PLANNING SCHEME

The Shire of Ashburton Local Planning Scheme No. 7 applies within the Onslow town site and should be read in conjunction with these guidelines.

COUNCIL PLANNING POLICIES

The Shire of Ashburton has adopted these guidelines as a Local Planning Policy within the Onslow Town Centre. The objective of the policy is to promote good town centre design outcomes commensurate with the character of Onslow and to enhance community interaction through open streetscapes whilst ensuring that built form outcomes maximise opportunities for occupants to enjoy the local environment.

4.1. Climate Responsive Design

Climate responsive design is aimed at ensuring that the final development uses natural micro climate design to maximise natural climate control. The term may be applied to any aspect of the design process, from regional master planning, to subdivision, lot layout and building design.

In the context of Onslow, Climate Responsive Design for new developments also refers specifically to specific environmental conditions associated with the town of Onslow. The key climatic conditions are identified as the overall climatic and weather conditions throughout the year and coastal vulnerability and events such as storm surge.

Climate

Onslow experiences hot day-time temperatures between 37 and 41 degrees from October through April, and slightly cooler conditions during the winter months from May through September when day-time temperatures average between 28 and 32 degrees. Corresponding night-time temperatures are a little cooler, ranging from an average of 21 degrees during June and July to an average of 30 degrees from December through March.

Winds are predominately southerly to westerly during spring and summer, but more variable during autumn and winter. Strong winds (30-40 km/h) are typically from the north-east quadrant, while extreme winds (>75 km/h) occur from a wider range of directions. There is a relative absence of strong and extreme winds from the south-east to south, as winds from these directions blows offshore and is moderated by the land.

Located in the most cyclone-prone affected area of Australia's coast, Onslow has historically endured the most intense cyclone activity of any town in Australia. The town experiences cyclonic impact about once every two years on average, although the frequency and intensity of these cyclones is extremely variable. Although half of all cyclones since 1910 have had wind gusts less than 125 km/h, in the decade to 1963 Onslow experienced five severe cyclones with wind gusts exceeding 170 km/h and a further three cyclones that caused some flood related damage). The 1963 cyclone had winds that were measured at 231 km/h while wind gusts to 247 km/h were recorded during the passage of TC Trixie in 1975. (BoM, 2011).

Storm Surge

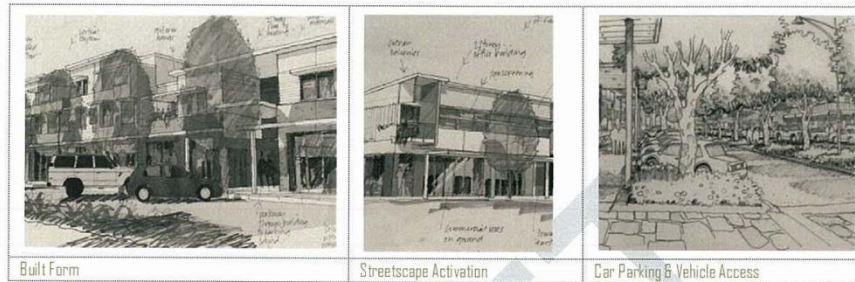
Storm surge poses a significant threat to Onslow and is a rise in the normal water levels along the shoreline caused by a combination of strong onshore winds and/or reduced atmospheric pressure. The actual water level, called the storm tide is a combination of the storm surge and tidal variation. The worst case scenario is to have a severe cyclone pass near the town near the time of high tide, in which case the water level will be many metres above the highest astronomical tide. Given the significant tidal variations in the area, this is a rare occurrence (BoM 2011) however special design considerations are required to mitigate potential inundation risks associated with storm surge.

There are a variety of methods of mitigating against the impacts of storm surge in high risk areas, many of which involve raising the floor level of the building above the storm tide line. Whilst such design measures may offer a degree of protection from storm tides, issues such as universal access and the relationship between the building and the street can pose design challenges and require careful consideration in the design process to ensure a good urban design outcome is achieved.

5. DESIGN GUIDELINES

This section outlines the key design intent and the acceptable provisions required to be reflected in all development within the Onslow Town Centre.

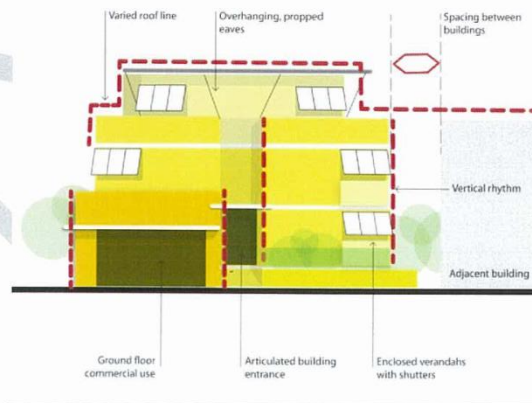
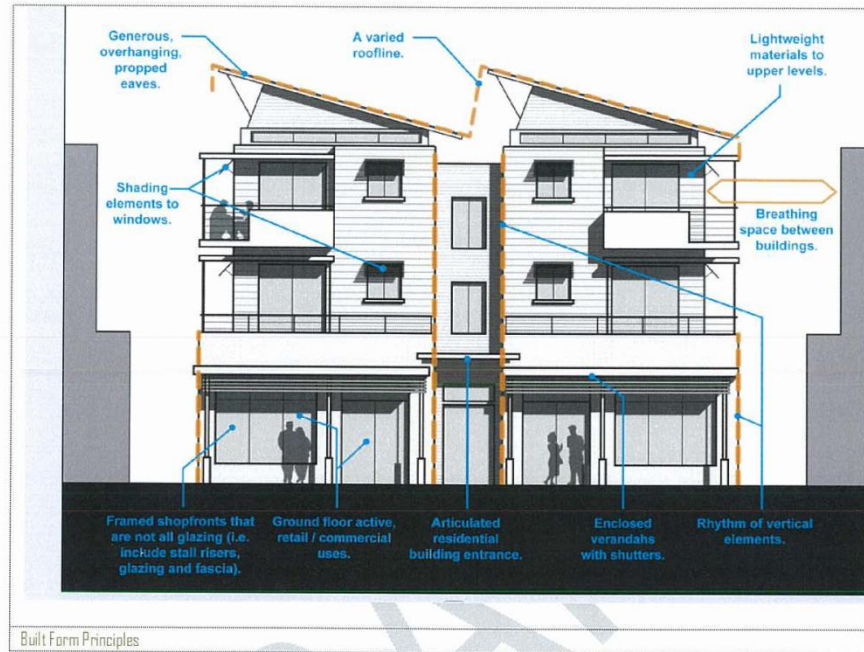
Key Design Elements



5.1. Built Form

Objectives

- Ensure that development within the Onslow Town Centre promotes a pedestrian-oriented and conveniently accessible urban form, which fosters community interaction and local identity.
- Ensure that buildings in the town centre are of an appropriate scale consistent with the character of Onslow to optimise visual amenity within the town centre.
- 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.
- Create a harmonious, safe and attractive environment through streetscape enhancement and building design that provides an engaging street rhythm and character.
- Ensure high quality architectural design for all development within the Onslow Town Centre, with elements that promote climatic responsive design, visual interest, architectural articulation and sustainable outcomes.
- To avoid large single mass buildings with long, unbroken horizontal elements, large wall planes, continuous rooflines, balconies, materials and colours.



Development Provisions

- 5.1.1. All development within the town centre shall be a maximum of 3 storeys in height. Any third level shall be set back a minimum of 4 metres behind the minimum setback of the floor directly below it.
- 5.1.2. All development shall have a nil setback to the primary street.

- 5.1.3. Where finished floor levels are required to be raised from the adjacent footpath level, greater setbacks may be permitted to the primary street provided that terraces, walkways shall be set back at nil to the street edge. Associated shade structures such as awnings may also be set back at nil to the street edge.
- 5.1.4. Where ramps are required to achieve universal access between the footpath and finished floor levels within the building, these shall be designed to maximise access to the frontage of the building and/or partly accommodated within the building.
- 5.1.5. Where security or cyclone protection screens are utilised, these shall be of a high quality design and are required to be removable to maximise streetscape quality during business hours.
- 5.1.6. Residential uses are strongly encouraged to be provided on upper levels with commercial uses provided to address the street. New residential uses are discouraged at ground level within the town centre.
- 5.1.7. Protection from climatic extremes shall feature as a key element in the design of all buildings in the town centre. Shutter awnings should be provided on upper level windows.
- 5.1.8. A high level of articulation shall be provided through employing measures including: shutter awnings; shading devices; materials; projections; recesses, balconies; awnings; major openings; entrances; and roof articulation.
- 5.1.9. The provision of high quality and appealing built form enhancing the image of the Onslow Town Centre as an enjoyable, safe, pedestrian-oriented place, complementing existing site attributes.
- 5.1.10. Building massing is to have a vertical rhythm, with regular vertical design elements.
- 5.1.11. Buildings should be scaled to respond to the scale of existing Onslow buildings. This should include the separation of new building forms with spaces between buildings.
- 5.1.12. Larger developments shall be composed of a combination and aggregation of smaller scaled elements and as groups of separate buildings.
- 5.1.13. Roof forms should be visible, pitched in form and create a varied skyline.
- 5.1.14. Upper level floors are to be reduced in size from floors below and treated to reduce their visual impact.

5.2. Streetscape Activation and Safety

Objectives

- *Provide opportunity for a variety of quality public open space experiences to facilitate social interaction within the Onslow Town Centre.*
- *Provide appropriate shading and climate control measures such as shade structures and tree planting for protection from climatic extremes and promote a comfortable and useable open space at all times of the year.*
- *Create a connected, safe and attractive streetscape.*
- *Provide commercial and retail frontages that open out onto the street and have the opportunity to become a part of the public realm.*
- *Maximise the outlook from all tenancies and residences onto public space.*
- *Provide shelter and climate protection for pedestrian comfort*
- *Maintain a clear distinction between the public and private realm.*
- *Promote design that maintains open sight lines at eye level.*

Development Provisions

- 5.2.1. Buildings shall be designed to maximise the activation of the street frontages 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.
- 5.2.2. No less than 70% of the width of frontage to streets and publically accessible spaces shall be visually permeable.
- 5.2.3. Windows, other than bi-folding door/windows, shall have a sill of between 0.5 and 0.6 metres above the adjacent footpath. The sill shall be designed to enable short-term seating.
- 5.2.4. Areas of greatest activity and interest shall be oriented toward the street front.
- 5.2.5. No blank walls, car parking or service areas shall be exposed to streets and public spaces.
- 5.2.6. Recessed entrances, allowing for a transition zone between building and footpath are encouraged. These should be limited to a depth of 1.5 metres.
- 5.2.7. Shade awnings shall be provided for no less than 80% of the street front. Where the development is to have a residential first floor set back from the street it need not provide awnings other than at entrances.
- 5.2.8. Bi-fold door/windows and large operable windows are encouraged to strengthen the link between internal and external areas.
- 5.2.9. Upper level residences or commercial tenancies shall be designed to maximise the view over the street with the use of major openings, balconies and upper level terraces.
- 5.2.10. Opportunities for casual surveillance must be provided from inside buildings to points of ingress. Building entrances must optimise visibility and safety through careful location, orientation and lighting design.
- 5.2.11. Buildings and boundaries shall be adequately secured from unwanted intruders.
- 5.2.12. Lighting shall assist in illuminating entrances, footpaths and other less public areas.
- 5.2.13. Additional lighting shall be provided where street-lighting will be limited or screened (e.g. laneways, building entrances, rear car parks and footpaths under awnings).
- 5.2.14. Movement sensor lighting is encouraged but shall not be set off by movement beyond the site or lead to glare in public or neighbour spaces.

5.3. Car Parking and Vehicle Access

Objectives

- *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.*
- *Ensure that development in the Onslow Town Centre is undertaken in such a way as to minimise the conflict between vehicles and pedestrians.*
- *Encourage active frontage to all streets, pedestrian networks and public access ways.*
- *Promote a permeable pedestrian network of access to car parks from rear laneways.*
- *Provide car parking at the rear of buildings to minimise impact on streetscape and promote active frontages to the street.*
- *Ensure safe and convenient access is provided between buildings and car parking areas, and other facilities.*

Development Provisions

- 5.3.1. Vehicular access points on streets shall be limited to avoid disruption to traffic and minimise the impact on local streets within the Onslow Town Centre.
- 5.3.2. Where ground level car parks are proposed, these shall be appropriately shaded with street trees and/or shade structures.
- 5.3.3. 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.
- 5.3.4. Vehicles shall not be accommodated between the primary street front and the building line.
- 5.3.5. Where at grade parking is provided within a lot, parking areas shall be designed with the character of a street or square where cars have been allowed to park. Trees, seating, flush (kerbless) paving and other urban landscaping features should be considered as a means of achieving this.
- 5.3.6. Car parks shall be designed to incorporate suitable drainage provision.
- 5.3.7. Vehicle crossovers are not to disturb existing trees within the road reserve.

5.4. Signage

Objectives

- *Promote ease of navigation for all user groups.*
- *Enable the successful operation of businesses.*
- *Promote signage that is of appropriate design and location to fulfil its purpose.*
- *Minimise the visual impact on the local environment.*

Development Provisions

Location

- 5.4.1. Where signage and ancillary equipment is essential to support the use of the building, it shall be integrated with the building as a whole, or as part of the associated landscape design, to minimise a cluttered appearance and avoid appearing as an afterthought.
- 5.4.2. Signage must be limited to a maximum of one wall for each tenancy within a building, except where a tenancy, or building has more than one street frontage.
- 5.4.3. Windows shall be free of advertising in the zone 1m and 2m above the footpath. Upper floor windows shall not contain signage.

Scale and Form

- 5.4.4. All signage shall be of a scale and design character that complements the pedestrian experience, rather than relating to views from passing traffic.
- 5.4.5. Signage shall not be continuous across the façade. Repetition of the same sign is discouraged.
- 5.4.6. Signage either attached to the fascia of an awning, hanging from the awning or included in the design of a shop front shall be rectilinear in shape.
- 5.4.7. Other than where it can be demonstrated that the signage is well integrated into the façade, all signs shall be limited to a maximum dimension of 2 metres by 0.5 metres.
- 5.4.8. Signage shall be of high quality graphic design, simple in format and appropriately located and integrated with the building design, scale of the street and adjacent buildings.

- 5.6.3. Drought tolerant landscaping shall be provided for all development within the Onslow town centre.
- 5.6.4. AAAA rated water efficient fixtures such as taps, toilets and toilet cisterns shall be incorporated within all new development.
- 5.6.5. Shade trees should be planted adjacent to east and west facing walls to reduce excess solar gain.
- 5.6.6. Buildings that front onto the public realm shall be provided with appropriate shading devices to provide shelter to the pedestrians along the building frontage.

6. REFERENCE:

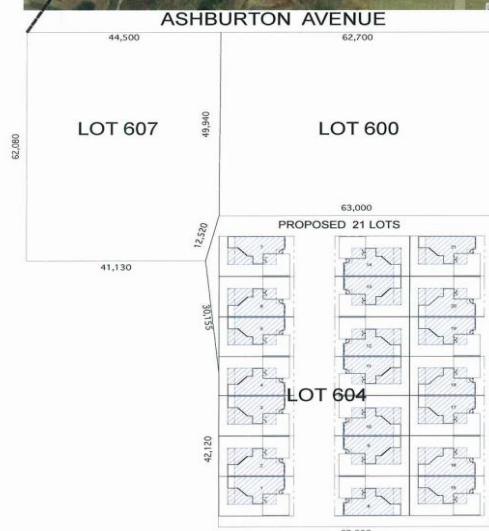
The Shire of Ashburton Local Planning Scheme No. 7, Council Planning Policies and the Planning & Development Act 2005.

7. RESPONSIBILITIES:

The Town Planning Department as per the Delegations Policy and Register and further authority is delegated to the Chief Executive Officer for the following:

8. ADOPTION:

13.5 - APPLICATION FOR PLANNING APPROVAL - GROUP HOUSING DEVELOPMENT, LOT 604, ROCKLEA ROAD/YOU YI LANE, PARABURDOO



DESIGN / MATERIAL / STRUCTURAL SYSTEM
& PROJECT TEAM



BUILDER / DEVELOPER

Better Builders
(WA) Pty Ltd.

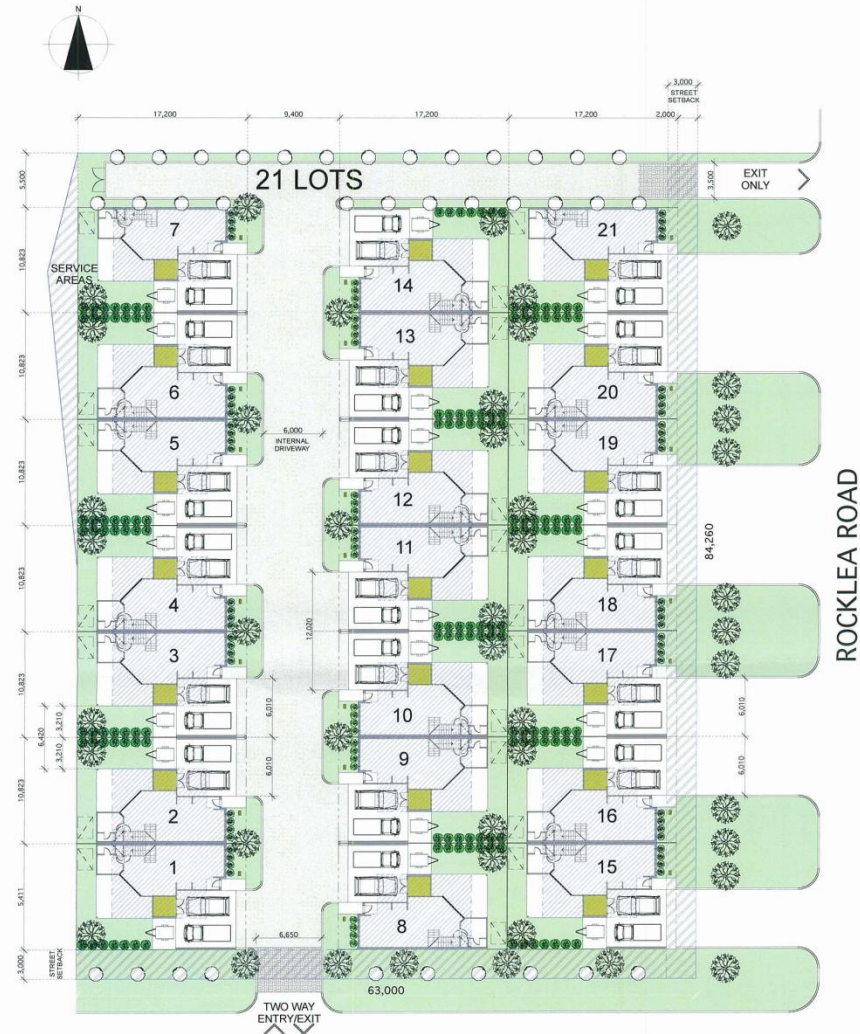
CLIENT: BETTER BUILDERS (WA) PTY LTD
PROJECT: RIO TINTO IRON ORE EXCLUSIVE OFFER
ADDRESS: ASHBURTON RESIDENTIAL ESTATE
LOT 604 ROCKLEA ROAD, PARABURDOO

DATE	VARIATION	NO	DESCRIPTION
12 MAY 11	A	1	ISSUED FOR INFORMATION & DISCUSSION ONLY
01 JUN 11	B	1	ISSUED FOR DEVELOPMENT APPLICATION
23 JUN 11	C	1	ISSUED FOR DEVELOPMENT APPLICATION - MINOR PLAN ADJUSTMENTS

LOCATION PLAN
DEVELOPMENT APPLICATION

DATE: 23 JUN 11
SCALE: 1:500@A1

REV 'C'
A01



SITE INFORMATION:

LOT NO. = 604 ROCKLEA ROAD, PARABURDOO
 SITE AREA = 5301m²
 ZONE = R30 - R50
 TOTAL MIN OPEN SPACE REQUIRED = 45% (2386m²)

PROPOSED UNIT COMPLEX:

HOUSE NUMBER = 21
 TYPICAL - AREA PER LOT = 186.15m²
 - HOUSE AREA - GROUND LEVEL = 102.13m²
 - FIRST LEVEL = 80.13m²
 - TOTAL AREA = 182.26m²
 TOTAL BUILDING ENVELOP = 2144.73m²
 TOTAL OPEN SPACE = 3156.27m² (59.5%)

DESIGN / MATERIAL / STRUCTURAL SYSTEM
 & PROJECT TEAM



BUILDER / DEVELOPER

Better Builders
 (WA) Pty Ltd.

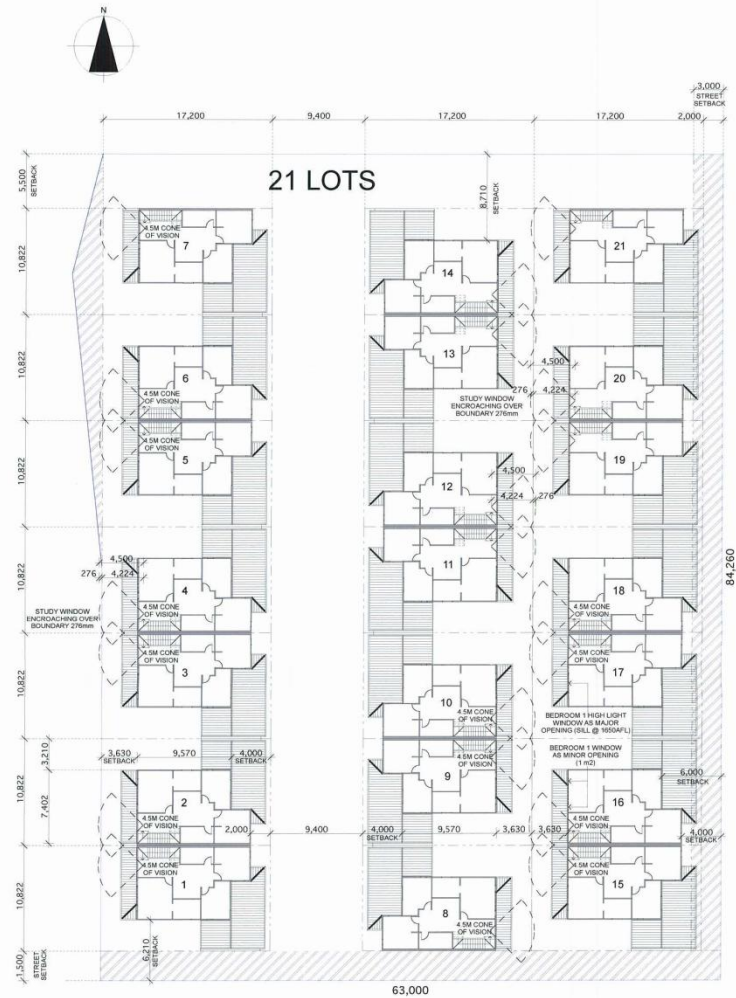
CLIENT: BETTER BUILDERS (WA) PTY LTD
 PROJECT: RIO TINTO IRON ORE EXCLUSIVE OFFER
 ADDRESS: ASHBURTON RESIDENTIAL ESTATE
 LOT 604 ROCKLEA ROAD, PARABURDOO

DATE	VARIATION	NO	DESCRIPTION
12 MAY 11	A	1	ISSUED FOR INFORMATION & DISCUSSION ONLY
01 JUN 11	B	1	ISSUED FOR DEVELOPMENT APPLICATION
23 JUN 11	C	1	ISSUED FOR DEVELOPMENT APPLICATION - MINOR PLAN ADJUSTMENTS

SITE LAYOUT - GROUND FLOOR LEVEL
 DEVELOPMENT APPLICATION

DATE: 23 JUN 11
 SCALE: 1:200@A1

REV 'C'
A02



DATE	VARIATION	NO	DESCRIPTION
12 MAY 11	A	1	ISSUED FOR INFORMATION & DISCUSSION ONLY
01 JUN 11	B	1	ISSUED FOR DEVELOPMENT APPLICATION
23 JUN 11	C	1	ISSUED FOR DEVELOPMENT APPLICATION - MINOR PLAN ADJUSTMENTS

DESIGN / MATERIAL / STRUCTURAL SYSTEM
& PROJECT TEAM

BUILDER / DEVELOPER

Better Builders
(WA) Pty Ltd

CUSTOMER:	BETTER BUILDERS (WA) PTY LTD
PROJECT:	RIO TINTO IRON ORE EXCLUSIVE OFFER
ADDRESS:	ASHBURTON RESIDENTIAL ESTATE LOT 604 ROCKLEA ROAD, PARABURDOO

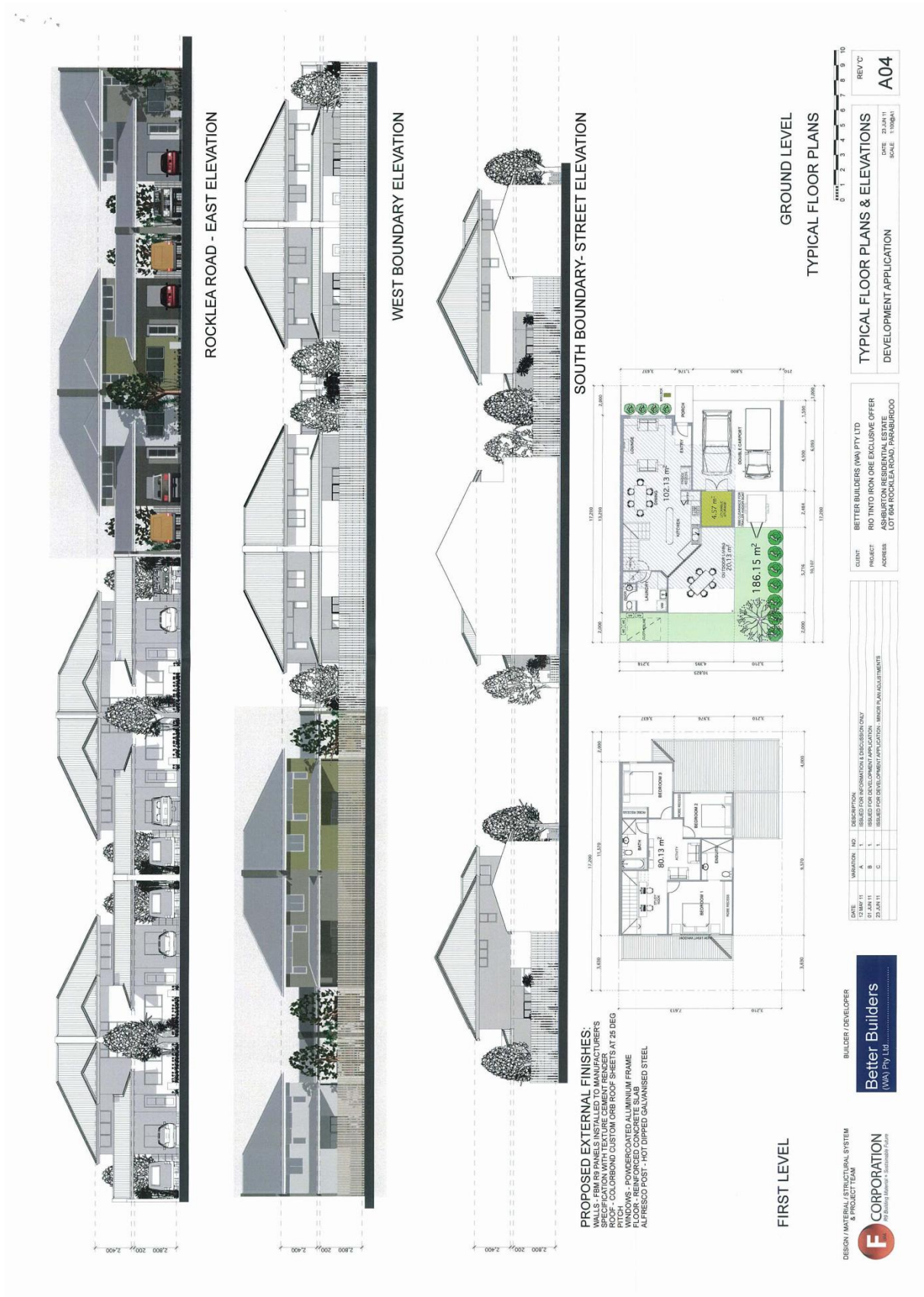
SITE LAYOUT - FIRST FLOOR LEVEL

DEVELOPMENT APPLICATION

DATE: 23 JUN 11
SCALE: 1:200@A1

REV 'C'

A03





CSSU Business Profile and Proposal Onslow Early Learning Centre



Produced by CSSU
Karri Hillier
Chief Executive Officer
2 September 2011



1. Business Overview

The following document is a Business Profile of the CSSU.

1.1 About CSSU

Contact: Karri Hillier
Position: Chief Executive Officer
Organisation: Children's Services Support Unit
Status: Not-for-profit Incorporation
Address: Suite 2, 484 Albany Highway, Victoria Park WA 6100
Postal Address: PO Box 112, Victoria Park WA 6979
Telephone: Office: 089470 6886 Mobile: 0400347057
Facsimile No: 089470 3883
Email: karri.hillier@cssu.org.au
Website: www.cssu.org.au
ABN: 74914567313 GST: YES

CSSU is a not for profit, incorporated organisation overseen by a professional Board of Management [Board] based in Perth. CSSU provides governance and management for childcare services and community services. In most instances the Board acts as the Licensee of the childcare services. However, CSSU can provide a range of business options that meet the needs of specific organisations or communities. These include support in financial management, service delivery, human resources, training and development. We are able to undertake evaluations and facilitate in the development of strategic plans. We specialise in assessing compliance in relation to regulatory and government funded service requirements. CSSU is experienced in direct service delivery, operating and managing childcare and community services for children, individuals, families, communities and specific needs groups that face challenges and disadvantage.

The Board appoints a Chief Executive Officer (CEO) to manage the day to day operations and strategic direction of the organisation. The CEO is supported by a Leadership Team consisting of a General Manager - Finance, General Manager - Business and two Regional Managers. Each of CSSU's childcare services is managed by a locally with support provided through Perth office.

CSSU was formed in 1973 to provide governance and management of a number of childcare services. In 1991 CSSU's role broadened to provide both financial and management advice, support and training to all commercial and non-profit services in receipt of the Commonwealth Child Care Benefit.

In 2001 CSSU undertook a feasibility study to investigate "Alternative Management Models for Community-Based Childcare Services". The study identified that childcare services, especially in rural and remote areas, were under pressure to meet the increasing regulatory requirements of delivering childcare services and the expectation that services operate as a business.

In 2010 CSSU extended our scope to include community services commencing with a Safe House situated in Wadeye, a remote Aboriginal community in the Northern Territory.





CSSU employs 190 staff. Professional staff are employed to administer all areas of financial management, human resource and administration ensuring staff in our services can focus on delivering quality services.

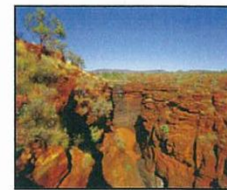
CSSU is a Registered Training Organisation [RTO] and offers on-the-job training in all our services commencing with Certificate III in Children's Services – Childcare. We are also a Family Day Care Scheme provider.

1.2 Delivery Sites

CSSU provides services in both Western Australia and the Northern Territory. Currently CSSU operates 15 services in the Pilbara, Kimberley, Perth, Gascoyne, Northern Territory [Wadeye] and Peel regions.

Pilbara

Site Name- Millars Well Early Learning Centre
Street Address- Teesdale Pl., Millars Well 6714
Telephone- (08) 9187 1992
Long Day Care – 100 places



Site name- Dampier Early Learning Centre
Street Address- 214 Roe Court, Dampier 6713
Telephone- (08) 9183 1670
Long Day Care – 17 places



Site Name- Pannawonica Early Learning Centre
Street Address- 13 Ashburton Pannawonica 6716
Telephone- (08) 9184 1391
Long Day Care – 24 places

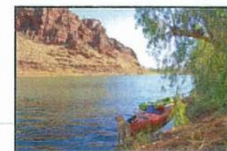
Site Name- Karratha Out of School Care
Wellard Way Karratha 6714
Telephone- (08) 9144 1620
After School Hours and Vacation Care – 96 places



Site Name- Wickham Early Learning Centre
Street Address- 175 Carse Street Wickham 6720
Telephone- (08) 9187 1992
Long Day Care – 24 places

Site Name- LenTaplin Children's Services
Street Address- Lot 2513 Dempster Port Hedland 6721
Telephone- (08) 9173 3833
Long Day Care – 38 places

Site Name- LenTaplin Out of School Care
Street Address- Lot 2513 Dempster Port Hedland 6721
Telephone- (08) 9173 3833
Out of School Care – 26 places





Site Name- Parraburdoo Early Learning Centre
Long Day Care – 24 places
Opening 1 August 2010

Bulgarra Early Learning Centre
Lot 1148 Searipple Road, Karratha 6714
Telephone- (08) 9 185 4292
Long Day Care – 43 places

Peel Region
Boddington Early Learning Centre
Long Day Care – 38 places

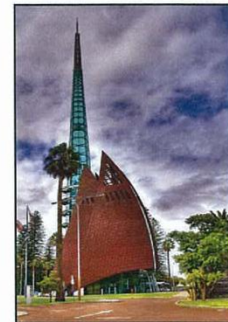
Gasgoyne
Site Name- Bernice McLeod Childcare Centre
Street Address- 1027 Payne Street Exmouth 6707
Telephone- (08) 9949 1582
Long Day Care – 24 places

Perth Metro
Site Name- Blue Gum Out of School Care
33 Moolyteen Road Brentwood
Telephone- (08) 9316 2215
After School and Vacation Care – 94 places

West Kimberley
Site Name- Scallywags Day Care Centre
Street Address- Ashley Street, Derby 6728
Telephone- (08) 9191 1793
Long Day Care – 32 places

Wadeye [NT]
Site Name- Wadeye Children and Family Centre
C/- Wadeye
Long Day Care – 60 places

Site Name- Wadeye Safe House - 40 places
C/- Wadeye



1.3 Senior Staff Profiles



Name: Karri Hillier - **Position:** Chief Executive Officer

Qualifications: BA Training and Organisational Development

Membership: Golden Key Society

Experience: 25 years senior management not-for-profit sector. Five years experience strategic planning/business consultant. Extensive experience working with indigenous Australians and humanitarian refugees. Qualified adult educator and facilitator. Tendered for, designed, set-up and delivered new business to the maximum value of 5 million dollars per annum per service.

Responsibilities: Overseeing the day to day management and strategic direction of the organisation and business development.



Name: Louise Clarke – **Position:** General Manager - Finance

Qualifications: BSC Hons Banking and Finance. Graduate Certificate in Education.

Membership: Associate Member of the Chartered Institute of Management Accountants, Fellow Chartered Association of Certified Accountants.

Experience: 13 years in childcare industry – With CSSU since 2000. International experience in banking and accounting

Responsibilities: Overseeing all areas of financial management. Four additional staff reporting to this position to include Payroll and Accounts Payable, Human Resources, IT and Administration, 2 positions processing parent fees and fees administration.



Name: Rebecca Byrne – **Position:** Regional Manager

Qualifications: Bachelor of Education [Early Childhood], Associate Diploma of Social Science [Childcare] and Certificate IV in Workplace Training and Assessment.

Experience: Experience as an early childhood teacher and coordination of childcare services, licensing and accreditation, training and assessment in the childcare industry.

Responsibilities: Ensure the service meets programming, licensing and accreditation requirements. Support and advice to Coordinators and Directors, accredited training and assessment and industry consultation.



Name: Sam Bullen – **Position:** Regional Manager

Qualifications: Associate Diploma Childcare – 20 years experience in the childcare industry [5 years with CSSU]. Certificate IV in Workplace Training and Assessment

Experience: Licensing, accreditation and renovations of five childcare services. Four years experience providing ongoing support, information and advice on licensing, accreditation and program development to services. Assessment and purchase of equipment, accredited training and assessment and industry consultation.

Responsibilities: Ensure the service meets programming, licensing and accreditation requirements. Support and advice to Coordinators and Directors, accredited training and assessment and industry consultation.



Name: Coral Callan **Position:** General Manager - Business

Qualifications: Diploma in Children's Services and a Certificate IV in Workplace Training and Assessment. Coral is currently enrolled in a Diploma in Management with 6 units remaining and is trained in Protective Behaviours.

Experience: 20 years experience in the children's services sector spanning across not for profit and government agencies, including Directing an Indigenous Early Learning Centre, Coordinating Parenting Programs in rural and remote locations and most recently a trainer and mentor. Coral is very passionate in empowering children and young people with the right to feel safe.

Responsibilities: Ensure the service meets programming, licensing and accreditation requirements. Support and advice to Coordinators and Directors, accredited training and assessment and industry consultation.



1.4 Service Features

CSSU does not believe “one size fits all”. We are not a franchise. We are a not for profit incorporated organisation. CSSU is committed to working with the unique communities, businesses and government to facilitate their childcare and community service needs. We have extensive experience in working in partnership with other organisations and business groups to ensure mutual benefit, access, and quality services.



We aim to pay **above award wages** and in return expect quality outcomes from staff. CSSU focuses on attracting, developing and retaining highly professional and motivated people.



The **parent fees** we charge are in line with industry standards or equivalent to other childcare providers within a location. As we are not seeking to make a profit or to provide benefit to shareholders we are able to provide services at competitive prices while guaranteeing additional benefits.

CSSU has the capacity to ensure our services are up-to-date with the latest approaches in childcare and community services. Currently childcare service delivery is based on a child centred approach focusing on learning environments that stimulate, promote and enhance children’s interest and learning experiences. Staff are required to work with parents to ensure the best outcomes for their children.

CSSU selects staff on the basis of their ability to add value to the organisation. For instance we have qualified teachers and staff with social science degrees.

CSSU is experienced in delivering services to rural and remote areas and in working with Aboriginal people and communities. Over the years that CSSU has been operating we have worked in partnership with the mining industry, local, state and federal governments and the RAAF.



1.5 Marketing



Irene Odongkara
Human Resources and
Marketing Coordinator

CSSU has a number of unique selling propositions [USP] which provide an advantage in marketing our services. Having been a part of the childcare industry since 1973, CSSU is well known and regarded. Additionally:

- Our policies, procedures, documentation and financial management systems are considered best practice and have been used by the industry since 1991.
- All our services provide on-the-job accredited training and assessment in childcare [similar to TAFE].
- All funds are directed back into the organisation to employ additional expertise and assistance that ensures high levels of support to our services and outcomes for children and families.
- As a not-for-profit we are entitled to receive government and other grants



- We contribute at government level into childcare. For example in 2009 were invited to write a submission into childcare to a senate enquiry and to present to the senate committee.
- Our childcare services are licensed and accredited.

1.6 Key Financial Objectives

- CSSU aims to achieve a breakeven outcome in the first financial year of taking on a new service.
- To build the organisations capacity and sustainability by ensuring 10% of our annual income is held in reserves.
- To work in partnership with stakeholders to ensure mutually beneficial and financially viable services.

2. Business Structure

Regional Managers are responsible for between four - six services dependent on the size and complexity of the services. Each of our services are managed by a local Manager. Regional Managers visit services at least monthly and provide ongoing support via telephone and email.

By centralising financial management and the administrative aspects of human resources in Perth, local services can focus on service delivery, confident that their services are meeting all the financial, reporting and other administrative requirements. Management and payment of parent fees is also located in Perth office, alleviating the difficulties of debt collection in a community based setting.

CSSU's has all the required insurances to meet licensing and government funding requirements.



Rachel Barker
Fees
Administrator

2.1 Current Leases

CSSU leases a number [20+] of facilities to operate our services and private properties to house staff, especially in the Pilbara where housing costs are not affordable for non-mining company employees. CSSU is also experienced in managing facilities that include use by other organisations.

3. Accredited Training

CSSU is a Registered Training Organisation and provides on-the-job training for Certificate III Children's Services - Childcare. We are in the process of including on scope the Certificate IV in Children's Services - Out of School Hours Care and the Diploma in Childcare.



CSSU originally became an RTO to provide quality training within our own childcare services. This was due to the difficulties experienced in rural and remote areas in accessing accredited training. However we are now offering training for unqualified staff in non CSSU services.

Under the new National Quality Framework all staff working in childcare centres with children will be required to have the Certificate III Children's Services - Childcare, or be working toward the qualification.



Belinda Greenwood
RTO Coordinator

4. Services in Remote Indigenous Communities

CSSU is experienced in working with Indigenous people and communities. Currently CSSU is providing a Children and Family Centre and a Safe House in Wadeye, a remote Aboriginal community 420 Kilometres South West of Darwin. Wadeye is closed off by road at least six months of the year. It is the largest Indigenous community in the Northern Territory and gained significant political and media attention as a part of the Northern Territory Emergency Response or 'Intervention'.



For 10 years CSSU supported all the Multifunctional Aboriginal Childcare Services [MACS] in WA. CSSU also provided placements for people returning to work in the childcare sector. To achieve placements in indigenous communities CSSU worked with the local Community Development Employment Programs to set up crèches that would provide employment opportunities and childcare for indigenous people in rural and remote areas.



5. CSSU's Spirit [Vision], Purpose and Values

OUR SPIRIT

Working Together - Meeting the Challenge - Determined to Lead

OUR VISION

Our vision is to bring this spirit to bear on the challenges that we encounter in the communities in which we work. We envisage expanding our range of services by offering quality support, management and training services that we have built in the childcare sector to other community service sectors where communities are experiencing real need.

OUR PURPOSE

CSSU builds resilient individuals, families and communities by providing support, management and learning opportunities for organisations, and those disadvantaged by poverty, location or a lack of services.

OUR VALUES

CSSU values:

Honesty

Working together in an ethical, open and transparent manner to create a safe and supportive environment where people demonstrate a willingness to self reflect and work together in a respectful and playful manner.

Equality

Honouring diversity and the unique contribution that each individual brings to the organisation. Ensuring that relationships and partnerships are mutually beneficial. Supported by non-judgmental behaviour and the challenging of discrimination.

Professionalism

*Using professional knowledge, education and experience to deliver high quality services which meet the needs of individuals and communities.
Adhering to the organisation's policies and procedures and working to industry standards.
Working together out of the organisation's values and showing initiative that contributes to CSSU being recognised as a leader in the community services sector.*



4. Proposal Onslow Early Learning Centre

Subject to CSSU Board of Management approval CSSU would assume governance and management of the Onslow Early Learning Centre [Centre] taking on the responsibility as the licensee and employer. CSSU would take on all legal responsibilities and becomes the business owner of the service.

CSSU would operate the Centre as a long day care, with staffing sourced to provide services for between 15 - 19 [full time equivalent] children per week during the first year. The Centre would open eight hours per day.

Morning and afternoon tea would be provided but parents would be required to pack their children's lunch.

Number and Ages of Children

0-2 years	4
2-3 years	5
3-6 years	10

Staffing Requirements

- 1 Qualified Staff
- 2 Unqualified Staff

Fees

Parent Fees will be \$100.00/day or \$500.00 per week. This is comparable to other services in the Pilbara, the cost reflects the high cost of housing and employing staff in rural and remote areas.

Licensing Process and Time Line

CSSU would take responsibility for licensing the Centre with CSSU as the Licensee. There would be up to a 90 day period before the license was approved and for CSSU to take on full governance and management. This is from lodgment of the application which can be subject to delays by the Childcare Licensing and Standards Unit. Given licensing may be interrupted by the Christmas period an additional two to four weeks may be required.

Erring on the side of caution the service would be operational in February/March 2012.

Deficit Funding

The Centre, with the projected utilisation of 15FTE children would provide an income of \$375,000.00 and be entitled to government funded sustainability funding of \$51,000.00 per annum.

Factors that will impact on the amount of deficit funding required will be whether staff employed have their own children, in which case they are entitled to subsidised childcare. One subsidised child can cost up to \$25,000.00 per annum.

Additionally, CSSU does not have enough information to budget for electricity costs. In Karratha, for instance, a similar sized building costs us \$9,000.00 - \$10,000.00 per annum however in Exmouth the cost is \$4,500.00 per annum. High electricity costs are related to the need to use air conditioning. In the draft budget \$4,500.00 has been incorporated for electricity.



Should there be no need for sponsored childcare and electricity costs are no more than \$4,500.00 per annum the deficit required will be \$29,850.00. See budget below.

Responsibility

CSSU would take full legal responsibility as an employer, business owner and licensee to include:

- Budget preparation, financial reports and audits
- Payment of wages, accounts, insurances, tax
- Ensuring payment of fees and debt management
- Purchasing equipment
- Recruitment, selection, support and management of staff and staffing issues
- Ensuring the Centre meets licensing and accreditation standards and reporting requirements
- Preparation for accreditation and licensing visits
- Provision of policies and procedures and updates in line with licensing and accreditation standards
- Staff training and performance management
- Service delivery: programming etc
- Insurances to include Public Liability, Contents, Workers Compensation etc.

The **Shire of Ashburton** would be responsible for:

- Leasing the building at a peppercorn rent to CSSU.
- Support in securing housing.
- It is suggested this is based on a three year term with the option to renew for a further three years.
- Major structural damage or changes [if required by licensing].
- Insurance of Building.
- Deficit fund the Centre in the first year of operation, and thereafter to be negotiated, should utilisation levels not support viability.



5. Draft Summary Budget

Income	
Fee Income	375,000
Sustainability Funding	51,000
Total Income	426,000
Expenditure	
Wages	212,300
Wage On Costs	55,750
District Allowances	15,000
Total	283,050
Other Costs	
Audit	1,600
Accreditation Expenses	500
Management Fees	55,000
Advertisement	2,500
Relocation	3,500
Cleaner	
Consumables	18,000
Electricity and Gas	4,200
Play Equipment/Resources	6,000
Gardening and Pest Control	
General Insurance	6,500
Housing Allowance	40,400
Legal Professionals	500
Marketing and Publishing	400
Memberships	200
Photocopy/Computer	3,000
Repairs and Maintenance	
Staff Expenses and Events	3,000
Set-up Costs	15,000
Telephone/Internet	2,500
Travel	10,000
Rates/Water	
Total	172,800
Total Income	426,000
Total Expenditure	455,850
Deficit	- 29,850
Subsidised Childcare	-25,000
Deficit	- 54,850

Fee Income Based on:

\$100.00/day
\$500.00/week

Families entitled to full CCB and
Childcare Rebate will pay
approximately \$32.00/day

Note: Morning and afternoon tea
provided only. Children require a
packed lunch.

Utilisation:

First six months:

0-2 years	4 FTE
2-3 years	5 FTE
3-6 years	10 FTE

Staffing to meet Accreditation Requirements

1 Qualified
2 Unqualified