LIST OF PAYMENTS FOR JULY 2022

Reference Number	Date	Name	Description	Invoice Amount	Payment Amount
EFT61738	21/07/2022	PENNANT HOUSE PTY LTD	Payment		$280.50
INV-2279	11/07/2022	PENNANT HOUSE PTY LTD	2 New flags for the Tom Price Administration Buidling	280.50	
		PENNANT HOUSE PTY LTD		**280.50**	**$280.50**
EFT61739	21/07/2022	PERTH CAKE COLLECTIVE	Payment		$1,952.50
INV-0980	14/07/2022	PERTH CAKE COLLECTIVE	400 Embossed cookies for health and wellbeing event	1952.50	
		PERTH CAKE COLLECTIVE		**1952.50**	**$1,952.50**
EFT61740	21/07/2022	PILBARA FOOD SERVICES	Payment		$356.06
SI133200	11/07/2022	PILBARA FOOD SERVICES	Refreshments for Tom Price transit house	124.59	
SI133201	11/07/2022	PILBARA FOOD SERVICES	Refreshments for Tom Price administration building	141.99	
SI133300	15/07/2022	PILBARA FOOD SERVICES	Refreshments for Tom price Willow St transit house	89.48	
		PILBARA FOOD SERVICES		**356.06**	**$356.06**
EFT61741	21/07/2022	PILBARA MOTOR GROUP	Payment		$1,772.51
P126116058	08/07/2022	PILBARA MOTOR GROUP	Portable compressor for Tom Price depot	1011.14	
J135158486	18/07/2022	PILBARA MOTOR GROUP	40,000 Km service on Toyota Prado GXL	761.37	
		PILBARA MOTOR GROUP		**1772.51**	**$1,772.51**
EFT61742	21/07/2022	PLATINUM SURVEYS	Payment		$4,661.00
INV-0038	08/06/2022	PLATINUM SURVEYS	Survey services for Ocean View Caravan Park Phase 3	3256.00	
INV-0039	08/06/2022	PLATINUM SURVEYS	Conversion of survey data into format Water Corp requires for Second Ave sewer extension.	605.00	
INV-0042	09/06/2022	PLATINUM SURVEYS	File conversions for survey data Ocean View Caravan Park	800.00	
		PLATINUM SURVEYS		**4661.00**	**$4,661.00**
EFT61743	21/07/2022	PREMIER TRUCK PAINTERS PTY LTD	Payment		$10,000.00
INV-0410	01/07/2022	PREMIER TRUCK PAINTERS PTY LTD	Full restoration of a 1960's Long- Bed Bedford Fire Truck RFQ 30.21	10000.00	
		PREMIER TRUCK PAINTERS PTY LTD		**10000.00**	**$10,000.00**
EFT61744	21/07/2022	PULSE SOFTWARE	Payment		$36,935.80
INV-1894	04/07/2022	PULSE SOFTWARE	1 Year license fee for software support 01/07/2022 - 30/06/2022	36935.80	
		PULSE SOFTWARE		**36935.80**	**$36,935.80**
EFT61745	21/07/2022	RAC MOTORING PTY LTD	Payment		$159.00
6397651	14/06/2022	RAC MOTORING PTY LTD	Puncture repair on tyre for Toyota Hilux 4x4 D/C	159.00	
		RAC MOTORING PTY LTD		**159.00**	**$159.00**
EFT61746	21/07/2022	RAY WHITE EXMOUTH	Payment		$2,440.07
004528-11BMCGRATH	24/06/2022	RAY WHITE EXMOUTH	Rent for 11B McGrath Ave, Onslow 16/07/2022 - 15/08/2022	2389.88	
004762-420SECOND	13/07/2022	RAY WHITE EXMOUTH	Water consumption for 4/20 Second Ave, Onslow 19/02/2022 - 08/07/2022	50.19	
		RAY WHITE EXMOUTH		**2440.07**	**$2,440.07**
EFT61747	21/07/2022	RED BREEZE	Payment		$356.70
12072022-SHIRE	12/07/2022	RED BREEZE	Dinner for Councillors after July Council meeting in Tom Price 12/07/2022	356.70	
		RED BREEZE		**356.70**	**$356.70**
EFT61748	21/07/2022	REMA TIP TOP AUTOMOTIVE	Payment		$2,188.45
1836768	06/05/2022	REMA TIP TOP AUTOMOTIVE	Tyre fitting equipment for Komatsu 655 - 7 Motor Grader and CAT 140 Motor Grader	2188.45	
		REMA TIP TOP AUTOMOTIVE		**2188.45**	**$2,188.45**
EFT61749	21/07/2022	RENTOKIL PEST CONTROL	Payment		$1,683.00
20352869	14/07/2022	RENTOKIL PEST CONTROL	Subfloor treatment for 193 Capricorn Ave, Paraburdoo Transit House	1683.00	
		RENTOKIL PEST CONTROL		**1683.00**	**$1,683.00**
EFT61750	21/07/2022	RIO TINTO - PILBARA IRON	Payment		$1,084.15
5000831627	01/07/2022	RIO TINTO - PILBARA IRON	Water and sewerage rates for 865 Central Rd, Tom Price July - Sept	192.08	
3004328054	04/07/2022	RIO TINTO - PILBARA IRON	Electricity consumption for 865 Central Rd, Tom Price 26/05/2022 - 27/06/2022	422.84	
3004328112	08/07/2022	RIO TINTO - PILBARA IRON	Electricity consumption for Lot 67 Camp Rd, Paraburdoo 24/05/2022 - 27/06/2022	258.38	
3004328369	08/07/2022	RIO TINTO - PILBARA IRON	Electricity consumption for Food Van at Lot 67 Camp Rd, Paraburdoo 24/05/2022 - 27/06/2022	138.57	
1004341903	12/07/2022	RIO TINTO - PILBARA IRON	Electricity consumption for 2/327 Warara St, Tom Price 24/05/2022 - 01/07/2022	72.28	
		RIO TINTO - PILBARA IRON		**1084.15**	**$1,084.15**
EFT61751	21/07/2022	ROYAL LIFE SAVING SOCIETY WA	Payment		$10,609.50
174179	14/07/2022	ROYAL LIFE SAVING SOCIETY WA	Conduct inspections and report on compliance of 197 home pool barrier fences	10609.50	
		ROYAL LIFE SAVING SOCIETY WA		**10609.50**	**$10,609.50**

LIST OF PAYMENTS FOR JULY 2022

Reference Number	Date	Name	Description	Invoice Amount	Payment Amount
EFT61752	21/07/2022	RUN ENERGY PTY LTD	Payment		$41,444.59
17797	20/04/2022	RUN ENERGY PTY LTD	Provide Onslow Class IV Landfill Leachate Management System (RFT 22.20)	41444.59	
		RUN ENERGY PTY LTD		**41444.59**	**$41,444.59**
EFT61753	21/07/2022	SEEK LIMITED	Payment		$5,000.00
502419935	13/07/2022	SEEK LIMITED	Flexible advertising budget for Shire wide job advertisements	5000.00	
		SEEK LIMITED		**5000.00**	**$5,000.00**
EFT61754	21/07/2022	SHERIDAN'S FOR BADGES	Payment		$199.48
85776	05/07/2022	SHERIDAN'S FOR BADGES	Desk plate for Employee #1994 for OCM and plates for honour board with Councillor details	199.48	
		SHERIDAN'S FOR BADGES		**199.48**	**$199.48**
EFT61755	21/07/2022	SHIRE OF ASHBURTON (DEDUCTIONS)	Payment		$4,706.01
DEDUCTION	17/07/2022	SHIRE OF ASHBURTON (DEDUCTIONS)	Payroll deductions	4706.01	
		SHIRE OF ASHBURTON (DEDUCTIONS)		**4706.01**	**$4,706.01**
EFT61756	21/07/2022	SINEWAVE ELECTRICAL	Payment		$558.25
T33113	11/05/2022	SINEWAVE ELECTRICAL	Weighbridge Fault finding investigation Tom Price Waste Site	558.25	
		SINEWAVE ELECTRICAL		**558.25**	**$558.25**
EFT61757	21/07/2022	SODEXO - RENTAL PAYMENTS	Payment		$2,129.17
PM01-038943	14/07/2022	SODEXO - RENTAL PAYMENTS	Rent for 294 Samson Ave, Paraburdoo 28/07/2022 - 27/08/2022	1042.86	
PM01-038942	14/07/2022	SODEXO - RENTAL PAYMENTS	Rent for 487 Robe Ave, Paraburdoo 28/07/2022 - 27/08/2022	1086.31	
		SODEXO - RENTAL PAYMENTS		**2129.17**	**$2,129.17**
EFT61758	21/07/2022	STATE LIBRARY OF WA	Payment		$698.50
RI032669	13/07/2022	STATE LIBRARY OF WA	Delivery of Better Beginnings program 2022/23 for all town Library's	698.50	
		STATE LIBRARY OF WA		**698.50**	**$698.50**
EFT61759	21/07/2022	SUNNY SIGN COMPANY PTY LTD	Payment		$906.40
478754	24/05/2022	SUNNY SIGN COMPANY PTY LTD	Safety signage for Paraburdoo Waste Site	906.40	
		SUNNY SIGN COMPANY PTY LTD		**906.40**	**$906.40**
EFT61760	21/07/2022	THE PICKLED BEAN	Payment		$327.00
00001661	18/07/2022	THE PICKLED BEAN	Catering of morning tea and lunch for OMC in Tom Price 12/07/2022	327.00	
		THE PICKLED BEAN		**327.00**	**$327.00**
EFT61761	21/07/2022	TOLL GLOBAL EXPRESS (A/C# 2085060)	Payment		$240.33
1612-3VA230	17/07/2022	TOLL GLOBAL EXPRESS (A/C# 2085060)	Freight charges	240.33	
		TOLL GLOBAL EXPRESS (A/C# 2085060)		**240.33**	**$240.33**
EFT61762	21/07/2022	TOM PRICE HOTEL MOTEL	Payment		$866.50
227956	31/05/2022	TOM PRICE HOTEL MOTEL	Catering for Tom Price Council meeting 12/07/2022	77.00	
228620	27/06/2022	TOM PRICE HOTEL MOTEL	Facilitator meals for July school holiday program Tom Price	463.50	
228793	07/07/2022	TOM PRICE HOTEL MOTEL	Meals vouchers for Employee #1922 12/07/2022	37.00	
228850	08/07/2022	TOM PRICE HOTEL MOTEL	Meals for Employee #1963 11/07/2022 - 13/07/2022	144.50	
228851	08/07/2022	TOM PRICE HOTEL MOTEL	Meals for Employee #1960 12/07/2022 - 13/07/2022	144.50	
		TOM PRICE HOTEL MOTEL		**866.50**	**$866.50**
EFT61763	21/07/2022	TOM PRICE TYRES	Payment		$204.65
10042856	12/07/2022	TOM PRICE TYRES	Vehicle inspectoin on PRM11 - 2010 Kubota Mower (1DIE362)	204.65	
		TOM PRICE TYRES		**204.65**	**$204.65**
EFT61764	21/07/2022	TORQUE TECH MECHANICAL & TYRE	Payment		$1,875.00
52,820	11/07/2022	TORQUE TECH MECHANICAL & TYRE	Supply of 4 RT500 tyres for PTR24 - 2012 Hino 500 Series Dump Truck (AS684)	1600.00	
52,986	18/07/2022	TORQUE TECH MECHANICAL & TYRE	N50ZZ battery for Tom Price fleet	275.00	
		TORQUE TECH MECHANICAL & TYRE		**1875.00**	**$1,875.00**
EFT61765	21/07/2022	TOWNSITE EAGLES FOOTBALL CLUB	Payment		$26.00
REFUND20220713	13/07/2022	TOWNSITE EAGLES FOOTBALL CLUB	Refund of application that was lodged and paid twice	26.00	
		TOWNSITE EAGLES FOOTBALL CLUB		**26.00**	**$26.00**
EFT61766	21/07/2022	TSG - TECHNICAL SERVICES GROUP	Payment		$22,880.22
INV-00002724	14/07/2022	TSG - TECHNICAL SERVICES GROUP	Public Wi-Fi Renewals for all towns 1/7/2022 - 30/6/2023	22880.22	
		TSG - TECHNICAL SERVICES GROUP		**22880.22**	**$22,880.22**
EFT61767	21/07/2022	TUTT BRYANT EQUIPMENT	Payment		$1,037.33

LIST OF PAYMENTS FOR JULY 2022

Reference Number	Date	Name	Description	Invoice Amount	Payment Amount
008474009	11/07/2022	TUTT BRYANT EQUIPMENT	Supply of forward and reverse toggle switch for Bomag BC772RB-2	707.61	
008474010	11/07/2022	TUTT BRYANT EQUIPMENT	Supply of 1 Arm rest for Bomag BC772RB-2	146.58	
008474081	14/07/2022	TUTT BRYANT EQUIPMENT	Arm rest for Bomag BC772RB-2	183.14	
		TUTT BRYANT EQUIPMENT		**1037.33**	**$1,037.33**
EFT61768	21/07/2022	WA RETICULATION SUPPLIES	Payment		$2,841.30
M5250	02/05/2022	WA RETICULATION SUPPLIES	2 X Franklin 3.7kw 3 phase motors for Panna-Millstream works	2841.30	
		WA RETICULATION SUPPLIES		**2841.30**	**$2,841.30**
EFT61769	21/07/2022	WATER CORPORATION	Payment		$720.48
9019195726-0012	13/07/2022	WATER CORPORATION	Trade waste permit Lot 555 Cameron Ave, Onslow 01/07/2022 - 30/06/2022	240.16	
9022116777-0007	13/07/2022	WATER CORPORATION	Trade waste permit 14 Second Ave, Onslow 01/07/2022 - 30/06/2022	240.16	
9021860641-0009	13/07/2022	WATER CORPORATION	Trade waste permit 643 McRae Pl, Onslow 01/07/2022 - 30/06/2022	240.16	
		WATER CORPORATION		**720.48**	**$720.48**
EFT61770	21/07/2022	WELDING SOLUTIONS	Payment		$457.78
INV-06634	18/07/2022	WELDING SOLUTIONS	Pressure washing lance and attachments to suit PTR25 - 2012 Isuzu Refuse Truck (1EJF345).	457.78	
		WELDING SOLUTIONS		**457.78**	**$457.78**
EFT61771	21/07/2022	WESTRAC PTY LTD	Payment		$11.44
PI7187269	08/07/2022	WESTRAC PTY LTD	Freight on Door struts for CAT 2017 CS68B Roller (1GNS489)	11.44	
		WESTRAC PTY LTD		**11.44**	**$11.44**
EFT61772	21/07/2022	WINC AUSTRALIA PTY LIMITED	Payment		$212.11
9039777002	14/07/2022	WINC AUSTRALIA PTY LIMITED	Stationery for Onslow IT department	65.11	
9039777997	14/07/2022	WINC AUSTRALIA PTY LIMITED	Stationery order for Tom Price depot	147.00	
		WINC AUSTRALIA PTY LIMITED		**212.11**	**$212.11**
EFT61773	22/07/2022	WA TREASURY CORPORATION	Payment		$7,153.90
GFEEJUNE22	25/07/2022	WA TREASURY CORPORATION	Government guarantee fee invoice for PE 30/06/2022	7153.90	
		WA TREASURY CORPORATION		**7153.90**	**$7,153.90**
28776	27/07/2022	DEPARTMENT OF TRANSPORT	Payment		$41,759.15
011101025162	26/07/2022	DEPARTMENT OF TRANSPORT	Registration for Shire vehicles and plant as per Fleet Schedule B9700 01/08/2022 - 31/07/2023	7238.05	
011101025162	26/07/2022	DEPARTMENT OF TRANSPORT	Registration for Shire vehicles and plant as per Fleet Schedule B9700 01/08/2022 - 31/07/2023	3368.35	
011101025162	26/07/2022	DEPARTMENT OF TRANSPORT	Registration for Shire vehicles and plant as per Fleet Schedule B9700 01/08/2022 - 31/07/2023	2513.60	
011101025162	26/07/2022	DEPARTMENT OF TRANSPORT	Registration for Shire vehicles and plant as per Fleet Schedule B9700 01/08/2022 - 31/07/2023	4378.15	
011101025162	26/07/2022	DEPARTMENT OF TRANSPORT	Registration for Shire vehicles and plant as per Fleet Schedule B9700 01/08/2022 - 31/07/2023	9970.50	
011101025162	26/07/2022	DEPARTMENT OF TRANSPORT	Registration for Shire vehicles and plant as per Fleet Schedule B9700 01/08/2022 - 31/07/2023	9757.40	
011101025162	26/07/2022	DEPARTMENT OF TRANSPORT	Registration for Shire vehicles and plant as per Fleet Schedule B9700 01/08/2022 - 31/07/2023	4533.10	
		DEPARTMENT OF TRANSPORT		**41759.15**	**$41,759.15**
EFT61798	28/07/2022	AMPOL AUSTRALIA PETROLEUM	Payment		$3,040.37
0302044246	30/06/2022	AMPOL AUSTRALIA PETROLEUM	Fuel usage for the period - 01/06/2022 to 30/06/2022	3040.37	
		AMPOL AUSTRALIA PETROLEUM		**3040.37**	**$3,040.37**
EFT61799	28/07/2022	AUTOPRO TOM PRICE	Payment		$184.60
00064918	20/07/2022	AUTOPRO TOM PRICE	Trolly jack for PUT119 - Toyota Hilux 4x4 (AS9162)	75.00	
00064956	21/07/2022	AUTOPRO TOM PRICE	Protective cambuckle for Toyota Hilux 4x4	17.60	
0065052	26/07/2022	AUTOPRO TOM PRICE	4 x Large metal pins for 2017 Western Star Prime Mover (4800AS)	92.00	
		AUTOPRO TOM PRICE		**184.60**	**$184.60**
EFT61800	28/07/2022	BLACKWOODS PTY LTD	Payment		$7,336.33
PE2929DW	24/05/2022	BLACKWOODS PTY LTD	Supply 100 x 20Kg bags EZYstreet Bioblend for Onslow Street Maintenance	7026.80	
PE1377EI	04/07/2022	BLACKWOODS PTY LTD	Asphalt Cold Ezstreet Bioblend - 1 x 20kg Bag	70.27	
PE1379EI	04/07/2022	BLACKWOODS PTY LTD	Asphalt Cold Ezstreet Bioblend - 3 x 20kg Bags	210.80	
ON4573EM	18/07/2022	BLACKWOODS PTY LTD	Impact adaptor for Onslow - Peedamulla Road	28.46	
		BLACKWOODS PTY LTD		**7336.33**	**$7,336.33**
EFT61801	28/07/2022	CAMPBELL'S CANNING VALE	Payment		$814.99
57406	11/07/2022	CAMPBELL'S CANNING VALE	Assort items for onsale at Onslow Shire Airport Kiosk	814.99	
		CAMPBELL'S CANNING VALE		**814.99**	**$814.99**
EFT61802	28/07/2022	CENTURION TRANSPORT CO	Payment		$1,940.67

LIST OF PAYMENTS FOR JULY 2022

Reference Number	Date	Name	Description	Invoice Amount	Payment Amount
SI0458523	30/06/2022	CENTURION TRANSPORT CO	Freight charges Perth to Tom Price 30/06/2022	785.04	
SI0459536	03/07/2022	CENTURION TRANSPORT CO	Freight charges Perth to Tom Price 30/06/2022	35.46	
SI0462716	17/07/2022	CENTURION TRANSPORT CO	Freight charges Perth to Onslow 12/07/2022	42.35	
SI0462717	17/07/2022	CENTURION TRANSPORT CO	Freight charges Perth to Tom Price 11/07/2022	96.84	
SI0462718	17/07/2022	CENTURION TRANSPORT CO	Freight charges Perth to Paraburdoo 14/07/2022	980.98	
		CENTURION TRANSPORT CO		**1940.67**	**$1,940.67**
EFT61803	28/07/2022	CHRISTOPHER HAMER	Payment		$75.00
REFUND20220727	08/07/2022	CHRISTOPHER HAMER	Refund of cancelled Tom Price kennel booking 28/07/2022 - 31/07/2022	75.00	
		CHRISTOPHER HAMER		**75.00**	**$75.00**
EFT61804	28/07/2022	CIVS (DEMOCRATIC OUTCOMES T/A)	Payment		$3,374.80
00005314	11/07/2022	CIVS (DEMOCRATIC OUTCOMES T/A)	Creation and management of ballot for the Shire's enterprise agreement 2022.	3374.80	
		CIVS (DEMOCRATIC OUTCOMES T/A)		**3374.80**	**$3,374.80**
EFT61805	28/07/2022	CORPORATE TRAVEL MANAGEMENT	Payment		$2,361.59
I.0015139709	13/07/2022	CORPORATE TRAVEL MANAGEMENT	Booking #B11009848 Accommodation and meals for Employee #1919 28/06/2022 - 30/06/2022	314.24	
I.0015171539	19/07/2022	CORPORATE TRAVEL MANAGEMENT	Booking #B11199594 Flights (Tas-Melb-Pth-Para) for Employee #1033 25/07/2022	1263.10	
I.0015184977	21/07/2022	CORPORATE TRAVEL MANAGEMENT	Booking #B11211311 Flights (Pth-Para-Pth) for Employee #1903 08/08/2022 - 26/08/2022	784.25	
		CORPORATE TRAVEL MANAGEMENT		**2361.59**	**$2,361.59**
EFT61806	28/07/2022	CUTTING EDGES EQUIPMENT PARTS	Payment		$5,666.38
3329441	21/07/2022	CUTTING EDGES EQUIPMENT PARTS	Cutting edge and hardware to suit PLD11 - 2012 John Deere Loader (AS8758)	2833.19	
3329440	21/07/2022	CUTTING EDGES EQUIPMENT PARTS	Cutting edge and hardware to suit PLD13 - 2014 John Deere Tool Carrier / Wheel loader (AS044)	2833.19	
		CUTTING EDGES EQUIPMENT PARTS		**5666.38**	**$5,666.38**
EFT61807	28/07/2022	DATACOM SYSTEMS (AU) PTY LTD	Payment		$7,250.22
INV1247328	23/07/2022	DATACOM SYSTEMS (AU) PTY LTD	Microsoft 365 user fees for July 2022	7250.22	
		DATACOM SYSTEMS (AU) PTY LTD		**7250.22**	**$7,250.22**
EFT61808	28/07/2022	DICE SOLUTIONS	Payment		$4,761.99
17504	22/06/2022	DICE SOLUTIONS	Repairs to BBQ at Onslow Aquatic centre	286.00	
17577	18/07/2022	DICE SOLUTIONS	Emergency Call out to repair back entrance gate at Onslow admin building	939.90	
17597	20/07/2022	DICE SOLUTIONS	Inspect load bank fault on generator at Onslow Airport	143.00	
17595	20/07/2022	DICE SOLUTIONS	Install new 24VDC contactor, float switch lead, labour and freight	1128.07	
17601	21/07/2022	DICE SOLUTIONS	Diagnose and repair accomodation trailer, tripping the breaker and shutting down genset.	1788.40	
17608	21/07/2022	DICE SOLUTIONS	Investigate fault with power at site 70 Onslow Sun Chalets	476.62	
		DICE SOLUTIONS		**4761.99**	**$4,761.99**
EFT61809	28/07/2022	DIRECT TRADES SUPPLY PTY LTD	Payment		$939.00
556635	20/07/2022	DIRECT TRADES SUPPLY PTY LTD	High impact wrench with ring kit for Depot staff	939.00	
		DIRECT TRADES SUPPLY PTY LTD		**939.00**	**$939.00**
EFT61810	28/07/2022	DOONGURRA CIVIL MINING	Payment		$25,500.20
INV-0351	25/07/2022	DOONGURRA CIVIL MINING	Provide one week watercart operations for Onslow - Peedamulla Road grading works	8772.50	
INV-0352	25/07/2022	DOONGURRA CIVIL MINING	Provide plant operators for Onslow - Peedamulla Road grading works	16727.70	
		DOONGURRA CIVIL MINING		**25500.20**	**$25,500.20**
EFT61811	28/07/2022	E & MJ ROSHER PTY LTD	Payment		$632.90
1445856	25/07/2022	E & MJ ROSHER PTY LTD	Supply 1x solid fill tyre for Kubota GZD15-HD Mower (1EBC719)	276.00	
1445875	26/07/2022	E & MJ ROSHER PTY LTD	Supply and deliver replacement glass for Kubota mower	356.90	
		E & MJ ROSHER PTY LTD		**632.90**	**$632.90**
EFT61812	28/07/2022	E&CC CONSULTING	Payment		$96.00
SA0001-2	24/06/2022	E&CC CONSULTING	Remaining portion of invoice SA0001 Consulting services	96.00	
		E&CC CONSULTING		**96.00**	**$96.00**
EFT61813	28/07/2022	EMIRGE PTY LTD	Payment		$2,422,110.06
V00000840	28/06/2022	EMIRGE PTY LTD	Retention payment for Onslow Gym and Childcare Upgrade (RFT 10.20)	58634.17	
V00000843	01/07/2022	EMIRGE PTY LTD	Progress Claim 8 - Construction of Tom Price Childcare and Combined Emergency Services	2101848.93	
V00000844	01/07/2022	EMIRGE PTY LTD	Progress claim 1 - Design and Construct Tom Price and Paraburdoo Multipurpose Courts	193498.80	
V00000845	25/07/2022	EMIRGE PTY LTD	Progress Claim 1 - Works to Onslow Senior Citizen Units 1 & 4 (RFQ 38.21)	68128.16	
		EMIRGE PTY LTD		**2422110.06**	**$2,422,110.06**

LIST OF PAYMENTS FOR JULY 2022

Reference Number	Date	Name	Description	Invoice Amount	Payment Amount
EFT61814	28/07/2022	EVAN AYRES	Payment		$550.00
INV-78A	26/06/2022	EVAN AYRES	Music for Welcome to Towns event 28th June 2022 Tom Price	550.00	
		EVAN AYRES		**550.00**	**$550.00**
EFT61815	28/07/2022	FOCUS CONSULTING WA	Payment		$880.00
2122-239-3	21/07/2022	FOCUS CONSULTING WA	Electrical engineering design and IFC documentation for Ocean View Caravan Park	880.00	
		FOCUS CONSULTING WA		**880.00**	**$880.00**
EFT61816	28/07/2022	GO WEST TOURS	Payment		$67.26
36595	30/06/2022	GO WEST TOURS	Airport Shuttle for Employee #1903 PBO - TP Monday 6 June 2022	33.63	
36596	30/06/2022	GO WEST TOURS	Airport Shuttle for Employee # 1903 TP - PBO Friday 24 June 2022	33.63	
		GO WEST TOURS		**67.26**	**$67.26**
EFT61817	28/07/2022	GREENFIELD TECHNICAL SERVICES	Payment		$13,037.41
INV-2676	15/07/2022	GREENFIELD TECHNICAL SERVICES	Inspection and preperation of EPAR cost estimate for flood damaged roads May 2022	13037.41	
		GREENFIELD TECHNICAL SERVICES		**13037.41**	**$13,037.41**
EFT61818	28/07/2022	HITACHI CONSTRUCTION MACHINERY	Payment		$810.83
SI1052821	19/07/2022	HITACHI CONSTRUCTION MACHINERY	Service kit for PLD11 - 2012 John Deere 644K Loader (AS8758)	300.88	
SI1053699	20/07/2022	HITACHI CONSTRUCTION MACHINERY	PLD11 - 2012 John Deere 644K Loader (AS8758)	191.54	
SI1056389	25/07/2022	HITACHI CONSTRUCTION MACHINERY	Supply rear glass and trims for Hitachi ZX33U-SA Mini Excavator	318.41	
		HITACHI CONSTRUCTION MACHINERY		**810.83**	**$810.83**
EFT61819	28/07/2022	HORIZON POWER	Payment		$5,130.06
240802-2101369618	08/07/2022	HORIZON POWER	Electricity consumption for 20 Third Ave, Onslow 07/05/2022 - 07/07/2022	215.39	
544789-2101369938	08/07/2022	HORIZON POWER	Electricity consumption for 7 First Ave, Onslow 07/05/2022 - 07/07/2022	195.08	
510486-2101370619	08/07/2022	HORIZON POWER	Electricity consumption for 7/9 First Ave, Onslow 07/05/2022 - 07/07/2022	201.25	
516190-2101369372	08/07/2022	HORIZON POWER	Electricity consumption for 15 First Ave, Onslow 07/05/2022 - 07/07/2022	44.20	
518256-2101370540	08/07/2022	HORIZON POWER	Electricity consumption for 3/Lot 666 Anketell Crt, Onslow 07/05/2022 - 07/07/2022	207.10	
518873-2101370616	08/07/2022	HORIZON POWER	Electricity consumption for 10/09 First Ave, Onslow 07/05/2022 - 07/07/2022	172.73	
522432-2101370788	08/07/2022	HORIZON POWER	Electricity consumption for 83 Second Ave, Onslow 07/05/2022 - 07/07/2022	128.10	
543845-2101370657	08/07/2022	HORIZON POWER	Electricity consumption for 4/7 Anketell Crt, Onslow 07/05/2022 - 07/07/2022	102.73	
122856-2101369455	08/07/2022	HORIZON POWER	Electricity consumption for Lot 567 Beadon Creek Rd, Onslow 07/05/2022 - 07/07/2022	734.73	
543048-2101370558	08/07/2022	HORIZON POWER	Electricity consumption for Unit CS/7 Anketell Crt, Onslow 07/05/2022 - 07/07/2022	42.94	
430371-2101369918	08/07/2022	HORIZON POWER	Electricity consumption for 82 Second Ave, Onslow 07/05/2022 - 07/07/2022	152.72	
547734-2101380074	19/07/2022	HORIZON POWER	Electricity consumption for 6 Carlyon Rd, Onslow 08/07/2022 - 18/07/2022	23.03	
518256-2101380053	19/07/2022	HORIZON POWER	Electricity consumption for 3/Lot 666 Anketell Crt, Onslow 08/07/2022 - 18/07/2022	32.85	
521349-2101384081	22/07/2022	HORIZON POWER	Electricity consumption for 60 Second Ave, Onslow 20/05/2022 - 21/07/2022	2877.21	
		HORIZON POWER		**5130.06**	**$5,130.06**
EFT61820	28/07/2022	HUMBLE SOUL	Payment		$285.00
000100	20/07/2022	HUMBLE SOUL	Onslow keepers chair yoga session 06/07/2022	285.00	
		HUMBLE SOUL		**285.00**	**$285.00**
EFT61821	28/07/2022	IMAGINATION WORKSHOP PTY LTD	Payment		$2,200.00
19347	21/07/2022	IMAGINATION WORKSHOP PTY LTD	Deposit for theatre shows - Roald Dahl and The Imagination Seekers	2200.00	
		IMAGINATION WORKSHOP PTY LTD		**2200.00**	**$2,200.00**
EFT61822	28/07/2022	IN THE BOOTH	Payment		$1,240.00
JDHN123742	22/07/2022	IN THE BOOTH	Photo booth hire deposit for Onslow's Annual Gala Ball - 22nd October 2022.	1240.00	
		IN THE BOOTH		**1240.00**	**$1,240.00**
EFT61823	28/07/2022	INTEGRATED STRUCTURAL SERVICES	Payment		$8,130.00
2205	11/07/2022	INTEGRATED STRUCTURAL SERVICES	Structural design and documentation for Ocean View Caravan Park - Phase 3	8130.00	
		INTEGRATED STRUCTURAL SERVICES		**8130.00**	**$8,130.00**
EFT61824	28/07/2022	JANIS LYNN	Payment		$200.00
REFUND20220727	08/07/2022	JANIS LYNN	Refund of cancelled Tom Price kennel booking 18/07/2022 - 25/07/2022	200.00	
		JANIS LYNN		**200.00**	**$200.00**
EFT61825	28/07/2022	JAPANESE TRUCK & BUS SPARES	Payment		$4,867.20
450170	04/07/2022	JAPANESE TRUCK & BUS SPARES	Freight charge for Inv 447483	99.00	
451905	19/07/2022	JAPANESE TRUCK & BUS SPARES	Service kit for PTR18 - 2010 Mitsubishi Fuso Prime Mover (AS8327)	251.35	

LIST OF PAYMENTS FOR JULY 2022

Reference Number	Date	Name	Description	Invoice Amount	Payment Amount
452042	20/07/2022	JAPANESE TRUCK & BUS SPARES	Seat and canvas seat covers for PTR25 - 2012 Isuzu Refuse Truck (1EJF345)	4516.85	
		JAPANESE TRUCK & BUS SPARES		**4867.20**	**$4,867.20**
EFT61826	28/07/2022	JBS&G AUSTRALIA (STRATEGEN)	Payment		$19,052.00
94795	30/06/2022	JBS&G AUSTRALIA (STRATEGEN)	Environmental licence and operations support for PRWMF	19052.00	
		JBS&G AUSTRALIA (STRATEGEN)		**19052.00**	**$19,052.00**
EFT61827	28/07/2022	JEROME DAVENPORT	Payment		$82,500.00
20220722 PO#73625	22/07/2022	JEROME DAVENPORT	Design and paint murals on Onslow Water Tanks	82500.00	
		JEROME DAVENPORT		**82500.00**	**$82,500.00**
EFT61828	28/07/2022	KHB MOBILE MECHANICAL PTY LTD	Payment		$844.31
00025687	20/07/2022	KHB MOBILE MECHANICAL PTY LTD	Check charge and jump start PLD12 - 2013 Komatsu 6 Wheel Loader (AS095)	105.38	
00025700	20/07/2022	KHB MOBILE MECHANICAL PTY LTD	Service on Hako Citymaster 1650 Pavement Sweeper	603.90	
00025546	20/07/2022	KHB MOBILE MECHANICAL PTY LTD	Inspection on airconditioner and replace cabin filter on Toyota Hilux 4x4 (AS9367)	135.03	
		KHB MOBILE MECHANICAL PTY LTD		**844.31**	**$844.31**
EFT61829	28/07/2022	M & S SHEDS AND CONSTRUCTION	Payment		$171.65
REFUND20220727	12/07/2022	M & S SHEDS AND CONSTRUCTION	Repayment of EFT61625 returned as bank. (refund for accidental payment of BA20220090)	171.65	
		M & S SHEDS AND CONSTRUCTION		**171.65**	**$171.65**
EFT61830	28/07/2022	M J MAINTENANCE	Payment		$3,360.00
0010	21/07/2022	M J MAINTENANCE	Provide weed control and gardening maintenance service Onslow Airport	3360.00	
		M J MAINTENANCE		**3360.00**	**$3,360.00**
EFT61831	28/07/2022	MCLEODS BARRISTERS & SOLICITORS	Payment		$1,445.68
125098	30/06/2022	MCLEODS BARRISTERS & SOLICITORS	Provide legal advice in regard to matter 49492	1445.68	
		MCLEODS BARRISTERS & SOLICITORS		**1445.68**	**$1,445.68**
EFT61832	28/07/2022	MCMAHON BURNETT TRANSPORT	Payment		$167.84
00029133	30/06/2022	MCMAHON BURNETT TRANSPORT	Freight charges Perth to Onslow June 2022	167.84	
		MCMAHON BURNETT TRANSPORT		**167.84**	**$167.84**
EFT61833	28/07/2022	MONSTERBALL AMUSEMENTS	Payment		$1,745.00
9725067	10/07/2022	MONSTERBALL AMUSEMENTS	Facilitators for Term 3 Holiday Program - Tom Price final payment	1745.00	
		MONSTERBALL AMUSEMENTS		**1745.00**	**$1,745.00**
EFT61834	28/07/2022	MOORE AUSTRALIA (WA) PTY LTD	Payment		$9,207.00
424530	31/05/2022	MOORE AUSTRALIA (WA) PTY LTD	Professional fees in relation to preparation of audit log and agenda paper May 2022	9207.00	
		MOORE AUSTRALIA (WA) PTY LTD		**9207.00**	**$9,207.00**
EFT61835	28/07/2022	NAPA (GPC ASIA PACIFIC T/AS)	Payment		$389.51
5470067499	19/07/2022	NAPA (GPC ASIA PACIFIC T/AS)	5 x Mounting bracket tubes for Tom Price fleet	217.25	
5470067581	20/07/2022	NAPA (GPC ASIA PACIFIC T/AS)	EPG grease for Tom price Graders and refuse truck	172.26	
		NAPA (GPC ASIA PACIFIC T/AS)		**389.51**	**$389.51**
EFT61836	28/07/2022	NORTON ROSE FULBRIGHT AUSTRALIA	Payment		$1,205.49
1613977	16/06/2022	NORTON ROSE FULBRIGHT AUSTRALIA	Provide legal advice in regard to matter 1071872/4033687/MDX/110	1205.49	
		NORTON ROSE FULBRIGHT AUSTRALIA		**1205.49**	**$1,205.49**
EFT61837	28/07/2022	ONSLOW BEACH RESORT	Payment		$283.00
23748	30/06/2022	ONSLOW BEACH RESORT	Meals for Employee # 1981 28/06/2022 - 29/06/2022	86.50	
23905	21/07/2022	ONSLOW BEACH RESORT	Provide meals for employee #1629 18-20/07/2022	141.50	
23924	22/07/2022	ONSLOW BEACH RESORT	Meal voucher for Employee #1903 21/07/2022 - 22/07/2022	55.00	
		ONSLOW BEACH RESORT		**283.00**	**$283.00**
EFT61838	28/07/2022	ONSLOW GENERAL STORE	Payment		$613.18
PO73502-	15/07/2022	ONSLOW GENERAL STORE	Onslow Clean Up Day 17th July - Tea / coffee & beverage supplies	106.00	
PE-17/07/2022-1	17/07/2022	ONSLOW GENERAL STORE	Onslow consumables	115.59	
PE-17/07/2022-2	17/07/2022	ONSLOW GENERAL STORE	Onslow consumables	54.64	
PE-17/07/2022-3	17/07/2022	ONSLOW GENERAL STORE	Onslow Airport consumables	139.05	
PE-24/07/2022-1	24/07/2022	ONSLOW GENERAL STORE	Onslow Airport consumables	148.40	
PE-24/07/2022-2	24/07/2022	ONSLOW GENERAL STORE	Onslow consumables	49.50	
		ONSLOW GENERAL STORE		**613.18**	**$613.18**
EFT61839	28/07/2022	OVERSBY CONSULTING	Payment		$6,710.00

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Reference Number	Date	Name	Description	Invoice Amount	Payment Amount
0253	16/07/2022	OVERSBY CONSULTING	Drainage Analysis for Onslow Industrial Park.	6710.00	
		OVERSBY CONSULTING		**6710.00**	**$6,710.00**
EFT61840	28/07/2022	P SHADLER CONTRACTING PTY LTD	Payment		$4,488.00
360	20/07/2022	P SHADLER CONTRACTING PTY LTD	Provide labour hire for Pannawonica Millstream road reconstruct project	4488.00	
		P SHADLER CONTRACTING PTY LTD		**4488.00**	**$4,488.00**
EFT61841	28/07/2022	PARABURDOO RED DIRT ROCKS	Payment		$9,300.00
DONATION20220727	15/07/2022	PARABURDOO RED DIRT ROCKS	Donation for Community Signature Events 2022-23	9300.00	
		PARABURDOO RED DIRT ROCKS		**9300.00**	**$9,300.00**
EFT61842	28/07/2022	PFD FOOD SERVICES PTY LTD	Payment		$1,238.15
LD341956	12/07/2022	PFD FOOD SERVICES PTY LTD	Supply food items for onsale at Onslow Airport Kiosk	1238.15	
		PFD FOOD SERVICES PTY LTD		**1238.15**	**$1,238.15**
EFT61843	28/07/2022	PILBARA FOOD SERVICES	Payment		$285.59
SI133568	25/07/2022	PILBARA FOOD SERVICES	Supply refreshments for Onslow - Peedamulla roads crew	285.59	
		PILBARA FOOD SERVICES		**285.59**	**$285.59**
EFT61844	28/07/2022	PILBARA MOTOR GROUP	Payment		$61.20
P125141593	18/07/2022	PILBARA MOTOR GROUP	Supply wiper blades for Toyota Hilux Workmate 4x2 S/C	61.20	
		PILBARA MOTOR GROUP		**61.20**	**$61.20**
EFT61845	28/07/2022	POWERVAC PTY LTD	Payment		$4,893.79
548847	15/07/2022	POWERVAC PTY LTD	Provide parts and labour to repair Tennant T5 Onslow Airport	4893.79	
		POWERVAC PTY LTD		**4893.79**	**$4,893.79**
EFT61846	28/07/2022	RAY WHITE EXMOUTH	Payment		$5,214.28
004914-19CLARKE	19/07/2022	RAY WHITE EXMOUTH	Rent for 19 Clarke Pl, Onslow 10/08/2022 - 09/09/2022	2824.40	
004961-11BMCGRATH	25/07/2022	RAY WHITE EXMOUTH	Rent for 11B McGrath Ave, Onslow 16/08/2022 - 15/09/2022	2389.88	
		RAY WHITE EXMOUTH		**5214.28**	**$5,214.28**
EFT61847	28/07/2022	RIO TINTO - PILBARA IRON	Payment		$3,943.85
5000837426	01/07/2022	RIO TINTO - PILBARA IRON	Water and sewerage rates for 981 Stadium Rd, Tom Price July - Sept 2022	38.43	
5000830348	01/07/2022	RIO TINTO - PILBARA IRON	Water and sewerage rates for 2004 Boonderoo Rd, Tom Price July - Sept 2022	192.08	
5000839158	01/07/2022	RIO TINTO - PILBARA IRON	Water and sewerage rates for 849 Willow Rd, Tom Price July - Sept 2022	71.49	
5000848696	01/07/2022	RIO TINTO - PILBARA IRON	Water and sewerage rates for 2001Boonderoo Rd, Tom Price July - Sept 2022	213.67	
5000855055	01/07/2022	RIO TINTO - PILBARA IRON	Water and sewerage rates for Lot 23 Turee Way, Paraburdoo July - Sept 2022	136.75	
5000857911	01/07/2022	RIO TINTO - PILBARA IRON	Water and sewerage rates for 616 Fortescue Rd, Paraburdoo July - Sept 2022	71.49	
3004326744	04/07/2022	RIO TINTO - PILBARA IRON	Electricity consumption for Lot 23 Turee Way, Paraburdoo 25/05/2022 - 28/06/2022	272.24	
3004327023	04/07/2022	RIO TINTO - PILBARA IRON	Electricity consumption for 849 Willow Rd, Tom Price 26/05/2022 - 27/06/2022	2041.33	
3004327593	04/07/2022	RIO TINTO - PILBARA IRON	Electricity consumption for Lot 2001 Boonderoo Rd, Tom Price 26/05/2022 - 27/06/2022	831.89	
3004328377	04/07/2022	RIO TINTO - PILBARA IRON	Electricity consumption for 811A Ashburton Ave, Paraburdoo 24/05/2022 - 28/06/2022	74.48	
		RIO TINTO - PILBARA IRON		**3943.85**	**$3,943.85**
EFT61848	28/07/2022	SHIRE OF ASHBURTON	Payment		$2,553.68
DEDUCTION	17/07/2022	SHIRE OF ASHBURTON	Payroll deductions	2553.68	
		SHIRE OF ASHBURTON		**2553.68**	**$2,553.68**
EFT61849	28/07/2022	SKIPPER TRANSPORT PARTS	Payment		$573.36
K56931	20/07/2022	SKIPPER TRANSPORT PARTS	Booster brakes and air hoses for 2017 Western Star 4800 FS Prime Mover (4800AS)	573.36	
		SKIPPER TRANSPORT PARTS		**573.36**	**$573.36**
EFT61850	28/07/2022	SODEXO REMOTE SITES AUSTRALIA	Payment		$533.84
5100041235	07/06/2022	SODEXO REMOTE SITES AUSTRALIA	Monthly supermarket purchases May 2022	78.53	
5100041287	13/07/2022	SODEXO REMOTE SITES AUSTRALIA	Monthly supermarket purchases June 2022	130.59	
5100041291	20/07/2022	SODEXO REMOTE SITES AUSTRALIA	Fuel usage for Pannawonica June 2022	324.72	
		SODEXO REMOTE SITES AUSTRALIA		**533.84**	**$533.84**
EFT61851	28/07/2022	SODEXO - RENTAL PAYMENTS	Payment		$37,621.40
PM01-039113	18/07/2022	SODEXO - RENTAL PAYMENTS	Rent for 397 Acalypha St, Tom Price 01/08/2022 - 31/08/2022	1300.00	
PM01-039010	18/07/2022	SODEXO - RENTAL PAYMENTS	Rent for 21B Cogelup St, Tom Price 01/08/2022 - 31/08/2022	1516.66	
PM01-039130	18/07/2022	SODEXO - RENTAL PAYMENTS	Rent for 423 Hibiscus St, Tom Price 01/08/2022 - 31/08/2022	1516.67	
PM01-039126	18/07/2022	SODEXO - RENTAL PAYMENTS	Rent for 2/2 Kanberra Dve, Tom Price 01/08/2022 - 31/08/2022	910.00	

LIST OF PAYMENTS FOR JULY 2022

Reference Number	Date	Name	Description	Invoice Amount	Payment Amount
PM01-039082	18/07/2022	SODEXO - RENTAL PAYMENTS	Rent for 3/2 Kanberra Dve, Tom Price 01/08/2022 - 31/08/2022	1516.66	
PM01-038996	18/07/2022	SODEXO - RENTAL PAYMENTS	Rent for 3/10 Kanberra Dve, Tom Price 01/08/2022 - 31/08/2022	823.33	
PM01-039007	18/07/2022	SODEXO - RENTAL PAYMENTS	Rent for 2/19 Allambi St, Tom Price 01/08/2022 - 31/08/2022	1516.67	
PM01-039117	18/07/2022	SODEXO - RENTAL PAYMENTS	Rent for 2/23 Allambi St, Tom Price 01/08/2022 - 31/08/2022	1191.67	
PM01-039115	18/07/2022	SODEXO - RENTAL PAYMENTS	Rent for 3/19 Allambi St, Tom Price 01/08/2022 - 31/08/2022	736.66	
PM01-039003	18/07/2022	SODEXO - RENTAL PAYMENTS	Rent for 3/25 Allambi St, Tom Price 01/08/2022 - 31/08/2022	910.00	
PM01-038995	18/07/2022	SODEXO - RENTAL PAYMENTS	Rent for 280 Ashburton Ave, Paraburdoo 01/08/2022 - 31/08/2022	1303.57	
PM01-039168	18/07/2022	SODEXO - RENTAL PAYMENTS	Rent for 159 Cassia St, Tom Price 01/08/2022 - 31/08/2022	1738.10	
PM01-039104	18/07/2022	SODEXO - RENTAL PAYMENTS	Rent for 144 Cedar St, Tom Price 01/08/2022 - 31/08/2022	1516.66	
PM01-038994	18/07/2022	SODEXO - RENTAL PAYMENTS	Rent for 17B Cogelup St, Tom Price 01/08/2022 - 31/08/2022	1300.00	
PM01-039000	18/07/2022	SODEXO - RENTAL PAYMENTS	Rent for 726 Yiluk St, Tom Price 01/08/2022 - 31/08/2022	1300.00	
PM01-039132	18/07/2022	SODEXO - RENTAL PAYMENTS	Rent for 27 Lilac St, Tom Price 01/08/2022 - 31/08/2022	1516.67	
PM01-039152	18/07/2022	SODEXO - RENTAL PAYMENTS	Rent for 816 Kulai St, Tom Price 01/08/2022 - 31/08/2022	1321.66	
PM01-039134	18/07/2022	SODEXO - RENTAL PAYMENTS	Rent for 4/6 Kanberra Dve, Tom Price 01/08/2022 - 31/08/2022	1300.00	
PM01-039095	18/07/2022	SODEXO - RENTAL PAYMENTS	Rent for 4/4 Kanberra Dve, Tom Price 01/08/2022 - 31/08/2022	910.00	
PM01-039093	18/07/2022	SODEXO - RENTAL PAYMENTS	Rent for 1217 Wilgerup Pl, Tom Price 01/08/2022 - 31/08/2022	1516.67	
PM01-039001	18/07/2022	SODEXO - RENTAL PAYMENTS	Rent for 9 Weelamurra Crt, Tom Price 01/08/2022 - 31/08/2022	1651.19	
PM01-039100	18/07/2022	SODEXO - RENTAL PAYMENTS	Rent for 4 Weelamurra Crt, Tom Price 01/08/2022 - 31/08/2022	1408.33	
PM01-039099	18/07/2022	SODEXO - RENTAL PAYMENTS	Rent for 18 Weelamurra Crt, Tom Price 01/08/2022 - 31/08/2022	1516.66	
PM01-038999	18/07/2022	SODEXO - RENTAL PAYMENTS	Rent for 1175 Tarwonga Cct, Tom Price 01/08/2022 - 31/08/2022	1998.81	
PM01-038993	18/07/2022	SODEXO - RENTAL PAYMENTS	Rent for 1167 Tarwonga Cct, Tom Price 01/08/2022 - 31/08/2022	1998.81	
PM01-038991	18/07/2022	SODEXO - RENTAL PAYMENTS	Rent for 1166 Tarwonga Cct, Tom Price 01/08/2022 - 31/08/2022	2172.62	
PM01-039023	18/07/2022	SODEXO - RENTAL PAYMENTS	Rent for 20 Lilac St, Tom Price 01/08/2022 - 31/08/2022	1213.33	
		SODEXO - RENTAL PAYMENTS		**37621.40**	**$37,621.40**
EFT61852	28/07/2022	STRATAGREEN	Payment		$346.50
145304	30/05/2022	STRATAGREEN	Apparent Axeman 10ltr for Tom Price street trees	346.50	
		STRATAGREEN		**346.50**	**$346.50**
EFT61853	28/07/2022	SUNNY SIGN COMPANY PTY LTD	Payment		$1,291.40
479900	13/06/2022	SUNNY SIGN COMPANY PTY LTD	Traffic control road signs for Panna-Millstream road works	1291.40	
		SUNNY SIGN COMPANY PTY LTD		**1291.40**	**$1,291.40**
EFT61854	28/07/2022	TELSTRA	Payment		$57,943.99
1467928584-T311-	25/06/2022	TELSTRA	Monthly Telephone charges	29.00	
1112743032-T311-	27/06/2022	TELSTRA	Monthly telephone charges	110.00	
1467928485-T311-	02/07/2022	TELSTRA	Monthly Telephone charges	540.00	
1467928501-T311-	02/07/2022	TELSTRA	Monthly Telephone charges	948.60	
1559493000-	03/07/2022	TELSTRA	Monthly Telephone charges	194.73	
5762935200-	06/07/2022	TELSTRA	Monthly Telephone charges	248.91	
0460869000-	09/07/2022	TELSTRA	Monthly telephone and communication charges	55843.75	
1467928584-T311-	25/07/2022	TELSTRA	Monthly Telephone charges	29.00	
		TELSTRA		**57943.99**	**$57,943.99**
EFT61855	28/07/2022	TENDERLINK.COM	Payment		$184.80
ASHBRT-499735	18/07/2022	TENDERLINK.COM	Advertising for Monday 18th July 2022 RFQ 14.22 - Rural Unsealed Roads - Water Cart	184.80	
		TENDERLINK.COM		**184.80**	**$184.80**
EFT61856	28/07/2022	THE VAULT	Payment		$375.00
1036	15/06/2022	THE VAULT	Provide catering for Ordinary Council Meeting 14/06/2022	375.00	
		THE VAULT		**375.00**	**$375.00**
EFT61857	28/07/2022	THINKPROJECT AUSTRALIA	Payment		$13,113.01
RSL-18978	01/07/2022	THINKPROJECT AUSTRALIA	RAMM Transport asset annual support and maintenance 01/07/2022 - 30/06/2023	13113.01	
		THINKPROJECT AUSTRALIA		**13113.01**	**$13,113.01**
EFT61858	28/07/2022	TIKIES DESIGN (MARIE NONA T/A)	Payment		$537.28
106	22/07/2022	TIKIES DESIGN (MARIE NONA T/A)	Supply of Ingredients and cooking of Cultural Foods for Naidoc Sundowner 8th July 2022	537.28	
		TIKIES DESIGN (MARIE NONA T/A)		**537.28**	**$537.28**

LIST OF PAYMENTS FOR JULY 2022

Reference Number	Date	Name	Description	Invoice Amount	Payment Amount
EFT61859	28/07/2022	TINA DAHMS (KENNEL REFUND)	Payment		$100.00
REFUND20220727	27/07/2022	TINA DAHMS (KENNEL REFUND)	Refund of Tom Price cancelled kennel booking 25/07/2022 - 26/07/2022	100.00	
		TINA DAHMS (KENNEL REFUND)		**100.00**	**$100.00**
EFT61860	28/07/2022	TOLL GLOBAL EXPRESS (A/C# 2085060)	Payment		$1,343.54
1613-3VA230	24/07/2022	TOLL GLOBAL EXPRESS (A/C# 2085060)	Freight charges	1343.54	
		TOLL GLOBAL EXPRESS (A/C# 2085060)		**1343.54**	**$1,343.54**
EFT61861	28/07/2022	TOLL GLOBAL EXPRESS (A/C# 1050717)	Payment		$136.75
705233	13/07/2022	TOLL GLOBAL EXPRESS (A/C# 1050717)	Freight charges	136.75	
		TOLL GLOBAL EXPRESS (A/C# 1050717)		**136.75**	**$136.75**
EFT61862	28/07/2022	TOM PRICE COMMUNITY GARDEN	Payment		$1,150.50
DONATION20220727	20/07/2022	TOM PRICE COMMUNITY GARDEN	Donation towards hosting Community Open Day 26/06/2022	1150.50	
		TOM PRICE COMMUNITY GARDEN		**1150.50**	**$1,150.50**
EFT61863	28/07/2022	TOM PRICE PONY AND HORSE CLUB	Payment		$500.00
DONATION20220727	22/07/2022	TOM PRICE PONY AND HORSE CLUB	Donation for providing mail box drop in Tom Price	500.00	
		TOM PRICE PONY AND HORSE CLUB		**500.00**	**$500.00**
EFT61864	28/07/2022	TOM PRICE TYRES	Payment		$2,214.35
10042942	21/07/2022	TOM PRICE TYRES	208 Litres of 5w30 Engine Oil for Tom price fleet	2214.35	
		TOM PRICE TYRES		**2214.35**	**$2,214.35**
EFT61865	28/07/2022	TORQUE TECH MECHANICAL & TYRE	Payment		$1,400.00
52,843	19/07/2022	TORQUE TECH MECHANICAL & TYRE	Supply and fit tyres to Custom HD Plant Trailer 4.5T (1TTY052)	1400.00	
		TORQUE TECH MECHANICAL & TYRE		**1400.00**	**$1,400.00**
EFT61866	28/07/2022	TRACEY TAYLOR	Payment		$25.00
REFUND20220727	08/07/2022	TRACEY TAYLOR	Refund of cancelled Tom Price kennel booking 09/07/2022	25.00	
		TRACEY TAYLOR		**25.00**	**$25.00**
EFT61867	28/07/2022	VIVA ENERGY AUSTRALIA PTY LTD	Payment		$15,578.21
6575803	30/06/2022	VIVA ENERGY AUSTRALIA PTY LTD	Fuel usage for the period - 01/06/2022 to 30/06/2022	12538.45	
6575803	30/06/2022	VIVA ENERGY AUSTRALIA PTY LTD	Fuel usage for the period - 01/06/2022 to 30/06/2022	3039.76	
		VIVA ENERGY AUSTRALIA PTY LTD		**15578.21**	**$15,578.21**
EFT61868	28/07/2022	WATER CORPORATION	Payment		$672.22
9019334319-0014	22/07/2022	WATER CORPORATION	Annual Trade waste permit for 51 Third Ave, Onslow 01/07/2022 - 30/06/2022	336.11	
9019334634-0013	22/07/2022	WATER CORPORATION	Annual Trade waste permit for Lot 500 McGrath Ave, Onslow 01/07/2022 - 30/06/2022	336.11	
		WATER CORPORATION		**672.22**	**$672.22**
EFT61869	28/07/2022	WESTRAC PTY LTD	Payment		$546.18
PI7234061	22/07/2022	WESTRAC PTY LTD	Service kit and blade guides for CAT 2017 CS68B Roller Vibratory Compactor (1GNS489)	546.18	
		WESTRAC PTY LTD		**546.18**	**$546.18**
EFT61870	28/07/2022	WEX AUSTRALIA PTY LTD (MOTORPASS)	Payment		$1,020.97
15	15/07/2022	WEX AUSTRALIA PTY LTD (MOTORPASS)	Fuel usage and card fees for period ending 15/07/2022	1020.97	
		WEX AUSTRALIA PTY LTD (MOTORPASS)		**1020.97**	**$1,020.97**
EFT61871	28/07/2022	WHITEHAUS ARCHITECTS PTY LTD	Payment		$7,901.30
INV-22110	03/06/2022	WHITEHAUS ARCHITECTS PTY LTD	Architectural design and documentation services for Ocean View Caravan Park - (Phase 3)	7901.30	
		WHITEHAUS ARCHITECTS PTY LTD		**7901.30**	**$7,901.30**
EFT61872	28/07/2022	WINC AUSTRALIA PTY LIMITED	Payment		$208.80
9039011109	19/04/2022	WINC AUSTRALIA PTY LIMITED	Supply craft items for Pannawonica School Holiday Program	16.02	
9039774461	14/07/2022	WINC AUSTRALIA PTY LIMITED	Stationery items for Tom Price administration office	141.50	
9039776552	14/07/2022	WINC AUSTRALIA PTY LIMITED	Stationery for Tom Price administration office	9.68	
9039848432	22/07/2022	WINC AUSTRALIA PTY LIMITED	Assorted stationery for Tom Price admin building	41.60	
		WINC AUSTRALIA PTY LIMITED		**208.80**	**$208.80**
EFT61873	28/07/2022	WURTH AUSTRALIA	Payment		$1,654.58
4320150211	20/07/2022	WURTH AUSTRALIA	Workshop consumables for Tom price depot	1654.58	
		WURTH AUSTRALIA		**1654.58**	**$1,654.58**
			TOTAL	**6157067.82**	**$6,157,067.82**

Attachment 12.1A - Monthly Schedule of Accounts Paid - July 2022
LIST OF PAYMENTS FOR JULY 2022

Reference Number	Date	Name	Description	Invoice Amount	Payment Amount
Superannuation					
PAYMENT	19/07/2022	CLICKSUPER	Payment		$102,085.10
SUPER		CLICKSUPER	Superannuation contributions 20/06/2022 - 03/07/2022	102085.10	
		CLICKSUPER		**102085.10**	**$102,085.10**
PAYMENT	27/07/2022	CLICKSUPER	Payment		$102,837.25
SUPER		CLICKSUPER	Superannuation contributions 04/07/2022 - 17/07/2022	102837.25	
		CLICKSUPER		**102837.25**	**$102,837.25**
			TOTAL	**102837.25**	**$204,922.35**

Shire of Ashburton

CEO's Delegated Payment List - Regulation 13(1) Local Government (Financial Management) Regulation 1996

Corporate Credit Cards
Payment Total for Month of June 2022

Description		Amount
Director Projects and procurement	$	348.33
Director Corporate Services	$	2,860.12
Director Infrastructure Services	$	1,465.21
Director People and Places	$	9,020.44
Manager Human Resources	$	-
Grand Total	$	13,694.10

LIST OF PAYMENTS FOR JUNE 2022

Trans No.	Date	Name	Description	Payment
DIRECTOR PROJECTS AND PROCUREMENT - $10,000				
CM-JUL-22-01	03/06/2022	RMS	Monthly fee for online booking system for OVCP, 01/05/2022 - 31/05/2022	124.33
CM-JUL-22-02	06/06/2022	RMS	Monthly flat fee for online booking system for OSC, 01/06/2022 - 31/06/2022	193.50
CM-JUL-22-03	20/06/2022	ONSLOW SUPERMARKET	Desk fan for the Green Room at Shire 50th Anniversary celebrations	30.50
			Total	**$ 348.33**
DIRECTOR CORPORATE SERVICES - $10,000				
NC-JUL-22-01	03/06/2022	COUNTRYWIDE AUSTRALIA	Local supporters page advertising in National Emergency Response Winter 2022 Regional WA edition	660.00
NC-JUL-22-02	09/06/2022	COLES	Refreshments for Risk Framework Workshop 9/06/2022	14.20
NC-JUL-22-03	09/06/2022	COLES	Consumables for Risk Framework Workshop 9/06/2022	6.88
NC-JUL-22-04	09/06/2022	LESTOKTOURS	Airport transfer from Tom Price for Risk Framework Workshop Consultant	33.63
NC-JUL-22-05	13/06/2022	COLES	Refreshments for Paraburdoo OCM 14/06/2022	204.25
NC-JUL-22-06	14/06/2022	MUZZYS HARDWARE	Extension lead for use at Council Meetings	25.75
NC-JUL-22-07	14/06/2022	PARABURDOO IGA	Refreshments for Councillors at Paraburdoo Transit house for June OCM	16.30
NC-JUL-22-08	17/06/2022	MAILCHIMP	Montly subscription fee for online survey software	37.81
NC-JUL-22-09	21/06/2022	MUZZYS HARDWARE	Steel cap work boots for CEO	249.00
NC-JUL-22-10	21/06/2022	LESTOKTOURS	Return airport transfers to Tom Price for employee training course facilitator	67.25
NC-JUL-22-11	23/06/2022	SPROUT SOCIAL	Final refund of incorrect charges in May	-330.00
NC-JUL-22-12	24/06/2022	MAILCHIMP	Upgrade to subscription for online survey software, increase to 2500 contacts	50.15
NC-JUL-22-13	27/06/2022	REED EXHIBITIONS	Fee for CEO and Shire President to attend WA Mining Conference in Perth 12/10/2022 - 13/10/2022	1178.10
NC-JUL-22-14	01/07/2022	REZDY	Annual fee, tour booking system at the Tom Price Visitor Centre 27/07/2022 - 26/07/2023	646.80
			Total	**$ 2,860.12**
DIRECTOR INFRASTRUCTURE SERVICES - $10,000				
MF-JUL-22-01	03/06/2022	WHEATLAND MOTEL	Accommodation and meals for Road MO travellling to collect new caravan 31/05/2022	222.71
MF-JUL-22-02	16/06/2022	NANUTARRA ROADHOUSE	1 x nights' accommodation for Coordinator Roads 16/06/2022	156.55
MF-JUL-22-03	16/06/2022	NANUTARRA ROADHOUSE	Meal package for Coordinator Roads 16/06/2022	95.00
MF-JUL-22-04	20/06/2022	NANUTARRA ROADHOUSE	1 x nights' accommodation and meal package for Coordinator Roads 17/06/2022	252.50
MF-JUL-22-05	20/06/2022	NANUTARRA ROADHOUSE	Refund of 1 x nights' accommodation for Coordinator Roads 16/06/2022	-176.55
MF-JUL-22-06	20/06/2022	NANUTARRA ROADHOUSE	Refund of meal package for Coordinator Roads 16/06/2022	-75.00
MF-JUL-22-07	23/06/2022	MAIN ROADS WA	Online Road Safety Engineering course subscription for Asset Management Specialist	495.00
MF-JUL-22-08	23/06/2022	MAIN ROADS WA	Online Road Safety Engineering course subscription for Manager Assets & Programming	495.00
			Total	**$ 1,465.21**
DIRECTOR PEOPLE AND PLACES - $10,000				
TM-JUL-22-01	08/06/2022	VEND POS	Annual fee for TPVC point of sale system, 2 registers	1747.20
TM-JUL-22-02	09/06/2022	COLES	Refreshments for hospitality rider, Shire 50th Anniversary celebrations in Tom Price 11/06/2022	314.51
TM-JUL-22-03	09/06/2022	COLES	Gift cards for June Volunteer of the Month, all towns	200.00
TM-JUL-22-04	10/06/2022	SODEXO	Accommodation for facilitators & musicians for Shire 50th Anniversary celebrations in Tom Price 09/06/2022-	2310.00
TM-JUL-22-05	10/06/2022	REGAL SPORTSWEAR	2 NAIDOC shirts	86.74
TM-JUL-22-06	10/06/2022	PARRY'S MERCHANTS	250 x small brown paper bags for Shire 50th Anniversary celebration in Tom Price	88.99
TM-JUL-22-07	10/06/2022	KMART	Decorations for Shire 50th Anniversary celebration in Tom Price	266.00
TM-JUL-22-08	13/06/2022	SODEXO	Accommodation for facilitators, musicians & special guests for Shire 50th Anniversary celebrations in Tom	3990.00
TM-JUL-22-09	13/06/2022	ASIC	Current & historical company extract for Rostlea Holdings Pty Ltd	17.00
			Total	**$ 9,020.44**
			Total Credit Cards	**$ 13,694.10**

Westpac

Cardholder statement **Run Date: 4 July 2022**

Company details

ATTN: SENIOR FINANCE OFFI
SHIRE OF ASHBURTON
SHIRE OF ASHBURTON
PO BOX 567
TOM PRICE WA 6751

Cardholder name: NATHAN CAIN
Cardholder number: [redacted]

Cost centre no:
Statement date: 03/07/22

Opening balance: 0.00

For enquiries please call: 1300 650 107

C indicates a credit or payment

*Closing balance: 0.00

* The closing balance will be transferred automatically in terms of the authority held.

Payment due date:	28/07/22	Credit limit:	10,000.00	Annual percentage rate:	19.96%
Past due:	0.00	Available credit:	10,000.00	Monthly percentage rate:	1.66%
Mimimum payment due:	0.00				

Date	Description of transaction	Amount	Ref.
03/06/22	COUNTRYWIDE AUSTRAL MELBOURNE AUS	NC 660.00	7311
09/06/22	COLES 0328 TOM PRICE AUS	14.20	5411
09/06/22	COLES 0328 TOM PRICE AUS	6.86	5411
09/06/22	WWW.LESTOKTOU* RD5BAY0 TOM PRICE AUS	33.63	4111
13/06/22	COLES 0328 TOM PRICE AUS	204.25	5411
14/06/22	MUZZYS HARDWARE TOM PRICE AUS	NC. 25.75	5251
14/06/22	PARABURDOO IGA PARABURDOO AUS	16.30	5411
17/06/22	MailChimp Atlanta USA	37.81	5818
21/06/22	MUZZYS HARDWARE TOM PRICE AUS	249.00	5251
21/06/22	WWW.LESTOKTOU* R00B2Z4 TOM PRICE AUS	67.25	4111
23/06/22	SPROUT SOCIAL, INC 8668783231 USA 220.44 U. S. DOLLAR	NC. 330.00 C	5045
24/06/22	MailChimp Atlanta USA	50.15	5818
27/06/22	REED EXHIBITIONS CHATSWOOD AUS	1,178.10	7922
01/07/22	REZDY SURRY HILLS AUS	646.80	5734
03/07/22	PRINCIPAL CREDIT	2,860.10 C	5734

*** E N D O F L I S T ***

Westpac Banking Corporation ABN 33 007 457 141.

I have checked the above details and verify that they are correct.
Cardholder Signature _____ Date 15/7/22
Transactions examined and approved.
Manager/Supervisor Signature _____ Date 18/7/22.

Westpac

Cardholder statement

Run Date: 4 July 2022

Company details

ATTN: SENIOR FINANCE OFFI
SHIRE OF ASHBURTON
SHIRE OF ASHBURTON
PO BOX 567
TOM PRICE WA 6751

Cardholder name: MATTHEW FANNING
Cardholder number: [redacted]

Cost centre no:
Statement date: 03/07/22

Opening balance: 0.00

For enquiries please call: 1300 650 107

C indicates a credit or payment

*Closing balance: 0.00

* The closing balance will be transferred automatically in terms of the authority held.

Payment due date: 28/07/22
Past due: 0.00
Mimimum payment due: 0.00

Credit limit: 10,000.00
Available credit: 10,000.00

Annual percentage rate: 19.96%
Monthly percentage rate: 1.66%

Date	Description of transaction	Amount	Ref.
03/06/22	Wheatland Motel Dalwallinu AUS	222.71	7011
16/06/22	NANUTARRA ROADHOUSE PT NANUTARRA AUS	156.55	5541
16/06/22	NANUTARRA ROADHOUSE PT NANUTARRA AUS	95.00	5541
20/06/22	NANUTARRA ROADHOUSE PT NANUTARRA AUS	252.50	5541
20/06/22	NANUTARRA ROADHOUSE PT NANUTARRA AUS	176.55 C	5541
20/06/22	NANUTARRA ROADHOUSE PT NANUTARRA AUS	75.00 C	5541
23/06/22	MAIN ROADS WA DON AITK EAST PERTH AUS	495.00	9399
23/06/22	MAIN ROADS WA DON AITK EAST PERTH AUS	495.00	9399
03/07/22	PRINCIPAL CREDIT	1,465.21 C	9399

*** E N D O F L I S T ***

Westpac Banking Corporation ABN 33 007 457 141.

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

Cardholder Signature _____ Date 4/7/22

Transactions examined and approved.

CEO Signature _____ Date 08.07.2022

Westpac

Cardholder statement

Run Date: 4 July 2022

Company details

ATTN: SENIOR FINANCE OFFI
SHIRE OF ASHBURTON
SHIRE OF ASHBURTON
PO BOX 567
TOM PRICE WA 6751

Cardholder name: TY MATSON
Cardholder number: [redacted]

Cost centre no:
Statement date: 03/07/22

Opening balance: 0.00

For enquiries please call: 1300 650 107

C indicates a credit or payment

*Closing balance: 0.00

* The closing balance will be transferred automatically in terms of the authority held.

Payment due date:	28/07/22	Credit limit:	10,000.00	Annual percentage rate:	19.96%
Past due:	0.00	Available credit:	10,000.00	Monthly percentage rate:	1.66%
Mimimum payment due:	0.00				

Date	Description of transaction	Amount	Ref.
08/06/22	Vend Pos South MelbourAUS	1,747.20	4816
09/06/22	COLES 0328 TOM PRICE AUS	314.51	5411
09/06/22	COLES 0328 TOM PRICE AUS	200.00	5411
10/06/22	SODEXO REMOTE SITES TOM PRICE AUS	2,310.00	5411
10/06/22	REGAL SPORTSWEAR PTY MURARRIE AUS	86.74	5655
10/06/22	SMP*Parrys Merchants Karratha InduAUS	88.99	5411
10/06/22	KMART 1119 KARRATHA AUS	266.00	5310
13/06/22	SODEXO REMOTE SITES TOM PRICE AUS	3,990.00	5411
20/06/22	ASIC SYDNEY AUS	17.00	9399
03/07/22	PRINCIPAL CREDIT	9,020.44 C	9399

*** END OF LIST ***

Westpac Banking Corporation ABN 33 007 457 141.

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

Cardholder Signature _____ Date 14/7/22

Transactions examined and approved.

Manager/Supervisor Signature _____ Date 14/7/22

- Ty what are palm plant for?

Required 2/3 VIP tents now being used for many more events...

Westpac

Cardholder statement **Run Date: 4 July 2022**

Company details

ATTN: SENIOR FINANCE OFFI
SHIRE OF ASHBURTON
SHIRE OF ASHBURTON
PO BOX 567
ONSLOW WA 6710

Cardholder name: CHANTELLE BRYCE
Cardholder number: [redacted]

Cost centre no:
Statement date: 03/07/22

Opening balance: 0.00

For enquiries please call: 1300 650 107

C indicates a credit or payment

*Closing balance: 0.00

* The closing balance will be transferred automatically in terms of the authority held.

Payment due date:	28/07/22	Credit limit:	10,000.00	Annual percentage rate:	19.96%
Past due:	0.00	Available credit:	10,000.00	Monthly percentage rate:	1.66%
Mimimum payment due:	0.00				

Date	Description of transaction	Amount	Ref.
03/06/22	RMS- Commercial 0383999462 AUS	124.33	7011
06/06/22	RMS- Commercial 0383999462 AUS	193.50	7011
20/06/22	QNSLOW SUPERMARKET ONSLOW AUS	30.50	5411
03/07/22	PRINCIPAL CREDIT	348.33 C	5411

*** END OF LIST ***

Westpac Banking Corporation ABN 33 007 457 141.

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

Cardholder Signature Chantelle McGurk Date 05/07/2022

Transactions examined and approved

Manager/Supervisor Signature _____ Date 7/7/22.

12.2A - Monthly Financial Statements - July 2022

(Attachment will be included in supplementary attachment document)

13.1A - Clearance of Condition 2 of Subdivision Application - WAPC 162161
Lot 30 and Lot 31 Yungu Road, Onslow

13.4 WAPC Application 162161 for Amalgamation on Lot 30 and 31 Yungu Road, Onslow

File reference	YUN.0030; YUN.0031
Author's name	B Leavy
Author's position	Statutory Planning Officer
Author's interest	Nil
Authorising officer's name	B McKay
Authorising officer's position	Manager Town Planning
Authorising officer's interest	Nil
Name of applicant / respondent	Western Australian Planning Commission
Date report written	11 May 2022
Previous meeting reference	Not Applicable

Summary

An application for subdivision has been received by the Shire from the Western Australian Planning Commission (WAPC) for a two (2) lot amalgamation of Lot 30 and Lot 31 Yungu Road, Onslow.

The subdivision application (WAPC 162161) seeks comments and conditions for the proposed amalgamation.

Council is requested to provide support for the amalgamation application in accordance with the Officer's Recommendation.

Background

An application for subdivision has been received by the Shire of Ashburton from the Western Australian Planning Commission (WAPC) for a two (2) lot amalgamation of Lot 30 and Lot 31 Yungu Road, Onslow.

Comment

Proposal

The application for amalgamation of two lots seeks to combine the follow lots as defined below:

Lot 30 – 443m^2
Lot 31 – 435m^2
Amalgamated total lot area (Lot 301 in Attachment 1.1A) = 878m^2

Attachment 13.4A

Subject Site and Locality

The subject land is currently vacant cleared land. The lot is not internally serviced by reticulated water, sewerage, telecommunications and below ground power. However, all applicable servicing is available to the site, subject to the applicable approvals.

The adjoining allotments within the Barrada Estate - Stage 1 development are predominantly occupied by single storey houses.



Figure 1: Aerial view of the subject site (in red) and adjoining lots

The subdivision application is assessed against the requirements of the Residential Design Codes (R-Codes), Shire of Ashburton Local Planning Scheme No. 7 (LPS7), State Planning Policies and Liveable Neighbourhoods.

Model Subdivision Conditions

All subdivision applications are required to utilise the Model Subdivision Conditions provided and approved by the WAPC. Any condition that is non-standard, is required to provide a succinct and reasonable justification for the variation from the standard conditions.

The proposed subdivision generally complies with the requirements of the Residential Design Codes, Shire of Ashburton Local Planning Scheme No. 7, State Planning Policies and Liveable Neighbourhoods, and as such should be supported by way of providing model conditions in relation to the subdivision.

Attachment 13.4B

Consultation

Development Control Unit
Manager Town Planning
Director People and Place

Statutory environment

Planning and Development Act 2005

139. Commission's functions when approving subdivision etc.

(5) The Commission may give its approval under section 135 or 136 subject to conditions which are to be carried out before the approval becomes effective.

(6) Subject to subsection (3), in giving its approval under section 135 or 136 the Commission is to have due regard to the provisions of any local planning scheme that applies to the land under consideration and is not to give an approval that conflicts with the provisions of a local planning scheme.

(7) The Commission may give an approval under section 135 or 136 that conflicts with the provisions of a local planning scheme if —

(a) the local planning scheme was not first published, or a consolidation of the local planning scheme has not been published, in the preceding 5 years and the approval is consistent with a State planning policy that deals with substantially the same matter; or

(b) the approval is consistent with a region planning scheme that deals with substantially the same matter; or

(c) in the opinion of the Commission —

(i). the conflict is of a minor nature; or

(ii). the approval is consistent with the general intent of the local planning scheme;

or

(d) the local planning scheme includes provisions permitting a variation of the local planning scheme that would remove the conflict; or

(e) in the case of an application under section 135, the local government responsible for the enforcement of the observance of the scheme has been given the plan of subdivision, or a copy, under section 142 and has not made any objection under that section; or

(f) the approval is given in circumstances set out in the regulations.

(8) Despite subsection (3), the Commission is to ensure that an approval under section 135 or 136 complies with the provisions of a local planning scheme to the extent necessary for compliance with an environmental condition relevant to the land under consideration.

143. Consultation requirements as to proposed subdivision

(4) When, in the opinion of the Commission, a plan of subdivision may affect the functions of a local government, a public authority, or a utility services provider, the Commission is to forward the plan or a copy of the plan to that local government, public authority or utility services provider for objections and recommendations.

(5) A local government, public body or utility services provider receiving such a plan or copy is to, within 42 days of receipt of the plan or copy or within such longer period as the Commission allows, forward it to the Commission with —

(a) a memorandum in writing containing any objections to, or recommendations in respect of, the whole or part of that plan; and

(b) in the case of a local government receiving a plan or copy relating to land within the area to which an assessed scheme (as defined in the EP Act) applies, advice of any relevant environmental condition to which the assessed scheme is subject.

(6) If a local government, public authority or utility services provider does not forward a memorandum within the time allowed under subsection (2), the Commission may determine that it is to be taken to have no objections or recommendations to make or advice to give.

Financial implications

There are no known significant financial implications in relation to this matter.

Strategic implications

Shire of Ashburton Strategic Community Plan 2022-2032

Strategic Objective	Place – We will provide sustainable, purposeful, and valued built and natural environment opportunities for the community.
Strategic Outcome	Land use opportunities to benefit current and future communities
Strategy	Incorporate appropriate planning controls for land use planning and development.

Risk management

Risk has been assessed based on the Officer Recommendation.

Risk	Risk Likelihood	Risk Impact / Consequence	Risk Rating	Principal Risk Theme	Risk Action Plan
Council supports the subdivision application.	Possible (3)	Insignificant (1)	Low (3)	Compliance No noticeable regulatory or statutory impact.	Endorse Officer Recommendation
Council does not support the subdivision application.	Possible (3)	Minor (2)	Moderate (6)	Financial Impact $10,000 - $100,000	Endorse Officer Recommendation
	Possible (3)	Insignificant (1)	Low (3)	Reputation - (Social/Community) Unsubstantiated,	Endorse Officer Recommendation

				localised low impact on community trust, low profile or no media item.	

The following Risk Matrix has been applied:

Risk Matrix						
Consequence / Likelihood		Insignificant	Minor	Moderate	Major	Catastrophic
		1	2	3	4	5
Almost Certain	5	Moderate (5)	High (10)	High (15)	Extreme (20)	Extreme (25)
Likely	4	Low (4)	Moderate (8)	High (12)	High (16)	Extreme (20)
Possible	3	Low (3)	Moderate (6)	Moderate (9)	High (12)	High (15)
Unlikely	2	Low (2)	Low (4)	Moderate (6)	Moderate (8)	High (10)
Rare	1	Low (1)	Low (2)	Low (3)	Low (4)	Moderate (5)

Adoption of this item has been evaluated against the Shire of Ashburton's Risk Management Policy CORP5 Risk Matrix.

The perceived level of risk is "Low-Moderate" because failure to support the subdivision application has associated risks that may result in legal proceedings.

Policy implications

There are no known policy implications for this matter.

Voting requirement

Simple majority

Councillor interest declarations

Nil

Officer recommendation

That with respect to Western Australian Planning Commission Application 162161 | Lot 30 and Lot 31 Yungu Road, Onslow – Two (2) Lot Amalgamation, Council,

a Supports the amalgamation application (WAPC 162161) subject to Western Australian Planning Commission conditions and advice notes, as included at Attachment 13.4B, and as follows:

F1 - Information is to be provided to demonstrate that the measures contained in Section 6; Table X (INSERT TABLE NUMBER THAT RELATES TO DEVELOPER IMPLEMENTATION RESPONSIBILITIES] of the bushfire management plan [RENAME/ INSERT VERSION/ DATE] have been implemented during subdivisional works. This information should include a completed 'Certification by Bushfire Consultant' from the bushfire management plan. (Local Government)

Or

Information is to be provided to demonstrate that the measures contained in the bushfire management plan (insert version/date) [RENAME/DELETE AS APPLICABLE] that address the following:
(a)
(b)
(c)

Have been implemented during subdivisional works. This information should include a notice of 'Certification by Bushfire Consultant'.

F2 - A notification, pursuant to Section 165 of the Planning and Development Act 2005, is to be placed on the certificate(s) of title of the proposed lot(s) with a Bushfire Attack Level (BAL) rating of 12.5 or above, advising of the existence of a hazard or other factor.

Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows:

"This land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner and is/ may be subject to a Bushfire Management Plan [RENAME/DELETE AS APPLICABLE]. Additional planning and building requirements may apply to development on this land" (Western Australian Planning Commission)

T20 - Suitable arrangements being made with the local government for the provision of vehicular crossover(s) to service the lot(s) shown on the approved plan of subdivision. (Local Government)

W1 - For all lots apply a):
a) Arrangements being made with a licensed water provider for the provision of a suitable water supply service to each lot shown on the approved plan of subdivision. (Water Corporation/ Aqwest/ Busselton Water) [DELETE / INSERT LICENSED SERVICE PROVIDER AS APPLICABLE]

For applications for survey strata or vacant strata schemes also include b):
b) Additionally, arrangements are to include the provisions of a suitable water supply service to each lot in the scheme (plan) (Western Australian Planning Commission)

The provision of easements for existing or planned future water, sewerage and/or drainage infrastructure as may be required by [INSERT SERVICE PROVIDER] being granted free of cost to that body. [INSERT SERVICE PROVIDER]

Standard Advice

Ta2. The landowner/applicant and the local government are advised to refer to the Institute of Public Works Engineering Australia Local Government Guidelines for Subdivisional Development (current edition). The guidelines set out the minimum best practice requirements recommended for subdivision construction and granting clearance of engineering conditions imposed.

Ta3. In regard to Condition (T1), the landowner/applicant is advised that the road reserves, including the constructed carriageways, laneways, truncations, footpaths/dual use paths and car embayments, are to be generally consistent with the approved plan of subdivision.

Tea1. The applicant/landowner is advised that pursuant to the Commonwealth Telecommunications Act 1997 there will generally be a requirement for the installation of fibre-ready telecommunications infrastructure. Exemptions can be sought for certain types of development. Further information is available from the Australian Government Department of Infrastructure, Transport, Regional Development and Communications website at www.infrastructure.gov.au

b Authorises the Statutory Planning Officer to forward a letter of support for the amalgamation application (WAPC 162161) to the Western Australian Planning Commission regarding point (a) above.

Council Decision **078/2022**

Moved **Cr L Rumble**
Second **Cr T Mladenovic**

That with respect to Western Australian Planning Commission Application 162161 | Lot 30 and Lot 31 Yungu Road, Onslow – Two (2) Lot Amalgamation, Council,

a Supports the amalgamation application (WAPC 162161) subject to Western Australian Planning Commission conditions and advice notes, as included at Attachment 13.4B, and as follows:

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Or

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(a)
(b)
(c)

Have been implemented during subdivisional works. This information should include a notice of 'Certification by Bushfire Consultant'.

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Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows:

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<u>Standard Advice</u>

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Ta3. In regard to Condition (T1), the landowner/applicant is advised that the road reserves, including the constructed carriageways, laneways, truncations, footpaths/dual use paths and car embayments, are to be generally consistent with the approved plan of subdivision.

Tea1. The applicant/landowner is advised that pursuant to the Commonwealth Telecommunications Act 1997 there will generally be a requirement for the installation of fibre-ready telecommunications infrastructure. Exemptions can be sought for certain types of development. Further information is available from the Australian Government Department of Infrastructure, Transport, Regional Development and Communications website at www.infrastructure.gov.au

b Authorises the Statutory Planning Officer to forward a letter of support for the amalgamation application (WAPC 162161) to the Western Australian Planning Commission regarding point (a) above.

Carried 7/0

13.1B - Clearance of Condition 2 of Subdivision Application - WAPC 162161
Lot 30 and Lot 31 Yungu Road, Onslow

7 July 2022

Our Reference: 104718

Shire of Ashburton
PO Box 567
TOM PRICE WA 6751

Attention: Planning Department

Dear Sir/Madam,

RE: Amalgamation of Lots 30 & 31 Yungu Road, Onslow
WAPC Reference: 162161
Plan Number: 424533

Please find enclosed two copies of the survey plan, clearance checklist and WAPC approval for the above subdivision given approval by the WAPC on 17 June 2022.

Could you please supply a letter of clearance for the following condition(s):- 2

If any particular conditions are not applicable to this clearance application, could you please note this accordingly on your returned clearance letter?

For example:
Condition 1 - condition cleared to the satisfaction of Shire of Ashburton
Condition 2 - not applicable to this stage of the subdivision

Kind Regards

Natasha Pallister

Project Assistant

Perth Level 1, 2 Sabre Crescent, JANDAKOT WA 6164
PO Box 3526, SUCCESS 6964
Phone 6436 1599 **Fax** 6436 1500 **Email** info@mngsurvey.com.au
McMullen Nolan Group Pty Ltd **ABN** 90 009 363 311
Perth | Melbourne | Kimberley | South West

mngsurvey.com.au

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Subdivision Clearances - Conditions Checklist

The Property

Property Description: Amalgamation of Lots 30 & 31 Yungu Road, Onslow

The Applicant

Company: McMullen Nolan Group Pty Ltd
Address: PO Box 3526, SUCCESS WA 6964
Contact; Natasha Pallister
Phone: 6436 1599
Email: natasha.pallister@mngsurvey.com.au
Applicant's Reference: 104718

The Application

WAPC Reference: 162161
Decision Date: 17 June 2022

Conditions Requested for Clearance

Authority: Shire of Ashburton

No.	Condition Key Words	Action Undertaken to Fulfill Condition	Clearing Authority Comment	Signed by Project Officer
2	Suitable arrangements being made with the local government for the provision of vehicular crossover(s) to service the lot(s) shown on the approved plan of subdivision.	Discussions have been made between Lauren Heinritz from Australian Executor Trustees and the Shire regarding the crossovers, further discussion to be had to determine what is required to satisfy this condition.		

Plan Information

Tenure Type	Freehold
Plan Type	Deposited Plan
Plan Purpose	Subdivision

Plan Heading

LOTS 50

Locality and Local Government

Locality	ONSLOW
Local Government	SHIRE OF ASHBURTON

Planning Approval

Planning Authority	Western Australian Planning Commission
Reference	162161

Survey Details

Survey Method	Compiled
Compiled From Field Records	
Compiled From Plans	DP403451
Compiled From Titles	CT2867-77, CT2867-76
Declared as Special Survey Area	Yes

Survey Certificate - Regulation 4 Compiled Plan

I hereby certify that this compiled plan -
(a) is a correct and accurate representation of the survey(s) of the subject land; and
(b) is in accordance with the relevant law in relation to which it is lodged.

MARK ANDREW DOBSON Licensed Surveyor	Date

Survey Organisation

Name	MNG MCMULLEN NOLAN GROUP
Address	SUCCESS 6964
Phone	6436 1599
Fax	6436 1500
Email	
Reference	104718dp-002b

Former Tenure

New Lot / Land	Parent Plan Number	Parent Lot Number	Title Reference	Parent Subject Land Description
50	DP403451	LOT 30	2867-76	
	DP403451	LOT 31	2867-77	

Former Tenure Interest and Notifications

Subject	Former Tenure	Action	Lots On This Plan	Origin	Endorsement	Comments
	30/DP403451	Brought forward (in full)	LOT 50	DOC M915278	NOTIFICATION SECTION 165 PLANNING & DEVELOPMENT ACT 2005 LODGED 25/2/2015.	
	30/DP403451	Brought forward (in full)	LOT 50	DOC M915279	NOTIFICATION SECTION 165 PLANNING & DEVELOPMENT ACT 2005 LODGED 25/2/2015.	
	30/DP403451	Brought forward (in full)	LOT 50	DOC M915280	NOTIFICATION SECTION 165 PLANNING & DEVELOPMENT ACT 2005 LODGED 25/2/2015.	
	31/DP403451	Brought forward (in full)	LOT 50	DOC M915278	NOTIFICATION SECTION 165 PLANNING & DEVELOPMENT ACT 2005 LODGED 25/2/2015.	
	31/DP403451	Brought forward (in full)	LOT 50	DOC M915279	NOTIFICATION SECTION 165 PLANNING & DEVELOPMENT ACT 2005 LODGED 25/2/2015.	
	31/DP403451	Brought forward (in full)	LOT 50	DOC M915280	NOTIFICATION SECTION 165 PLANNING & DEVELOPMENT ACT 2005 LODGED 25/2/2015.	

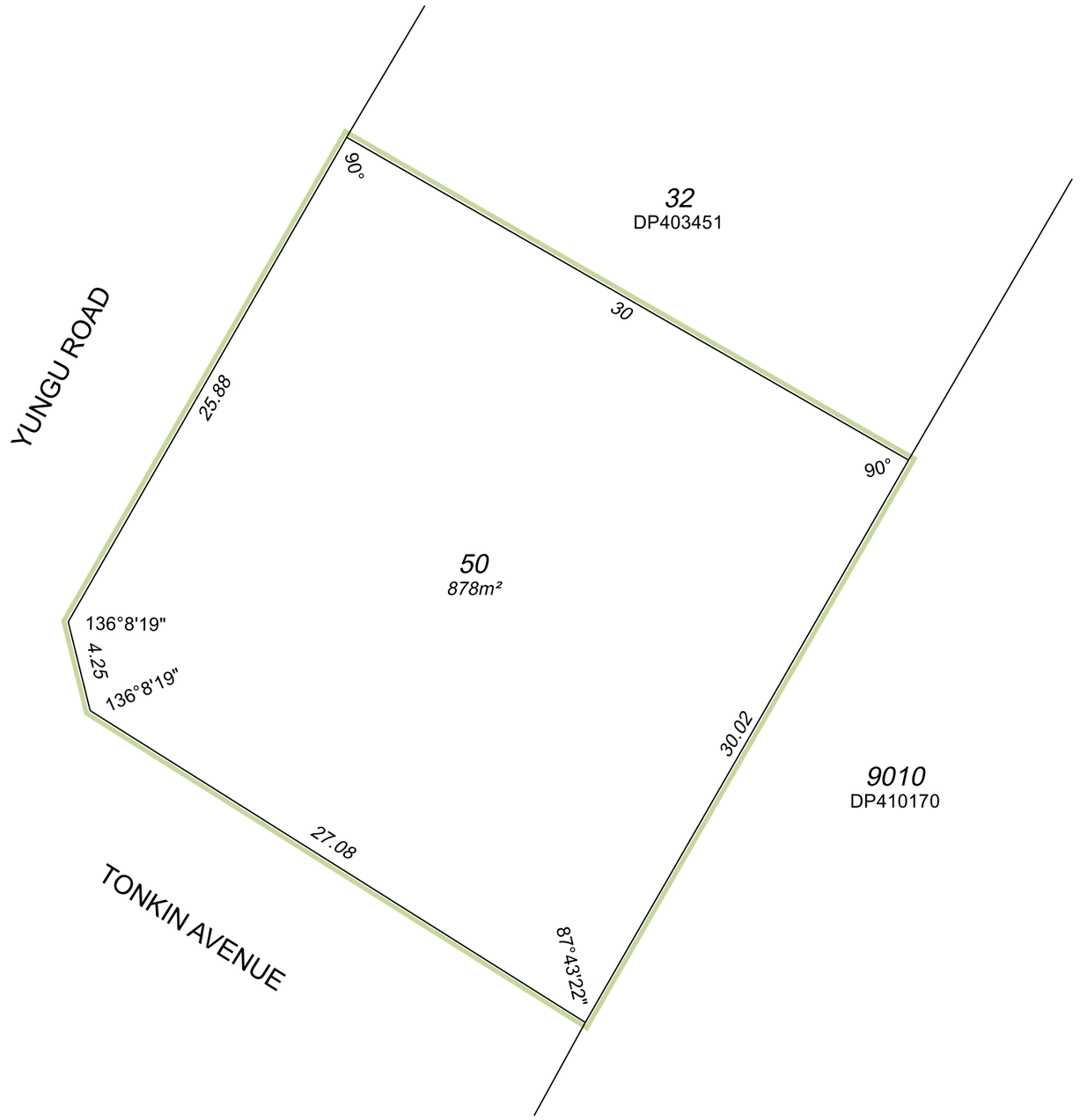
New Memorials and Notifications

Subject	Purpose	Statutory Reference	Origin	Land Burdened	Benefit To	Comments
	NOTIFICATION (Hazards or Other Factors)	SEC. 165 OF THE P&D ACT 2005	DOC	LOT 50		Bushfire Management Plan

WESTERN AUSTRALIA Landgate MNG

MC MULLEN NOLAN GROUP
PO Box 3526, Success W.A. 6964
Tel: (08) 6436 1599
Fax: (08) 6436 1500
Email: info@mngsurvey.com.au

ADDITIONAL SHEETS	SHEET		SHEETS	VERSION NUMBER	DEPOSITED PLAN
ENDORSEMENT SHEET	1	OF	2	1	424533



N

SCALE 1:250 @ A3

2 0 10

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MC MULLEN NOLAN GROUP
PO Box 3526, Success W.A. 6964
Tel: (08) 6436 1599
Fax: (08) 6436 1500
Email: info@mngsurvey.com.au

ADDITIONAL SHEETS	SHEET		SHEETS	VERSION NUMBER	DEPOSITED PLAN
ENDORSEMENT SHEET	2	OF	2	1	424533

Western Australian Planning Commission

Your Ref : 104718

M N G Survey
Level 1, 2 Sabre Crescent
JANDAKOT WA 6164

Approval Subject To Condition(s)
Freehold (Green Title) Subdivision

Application No : 162161

Planning and Development Act 2005

Applicant	:	M N G Survey Level 1, 2 Sabre Crescent JANDAKOT WA 6164
Owner	:	Marjorie Hughes & Maitland Parker P O Box 277 TOM PRICE WA 6751
Application Receipt	:	21 March 2022

Lot Number	:	30 & 31
Diagram / Plan	:	Deposited Plan 403451
Location	:	-
C/T Volume/Folio	:	2867/76, 2867/77
Street Address	:	Lots 30 & 31 Yungu Road, Onslow
Local Government	:	Shire of Ashburton

The Western Australian Planning Commission has considered the application referred to and is prepared to endorse a deposited plan in accordance with the plan date-stamped **21 March 2022** once the condition(s) set out have been fulfilled.

This decision is valid for **three years** from the date of this advice, which includes the lodgement of the deposited plan within this period.

The deposited plan for this approval and all required written advice confirming that the requirement(s) outlined in the condition(s) have been fulfilled must be submitted by **17 June 2025** or this approval no longer will remain valid.

140 William Street, Perth, Western Australia 6000, Locked Bag 2506 Perth, 6001
Tel: (08) 6551 8002; Fax: (08) 6551 9001; Infoline: 1800 626 477
e-mail: info@dplh.wa.gov.au; web address http://www. dplh.wa.gov.au
ABN 35 482 341 493

Reconsideration - 28 days

Under section 151(1) of the *Planning and Development Act 2005*, the applicant/owner may, within 28 days from the date of this decision, make a written request to the WAPC to reconsider any condition(s) imposed in its decision. One of the matters to which the WAPC will have regard in reconsideration of its decision is whether there is compelling evidence by way of additional information or justification from the applicant/owner to warrant a reconsideration of the decision. A request for reconsideration is to be submitted to the WAPC on a Form 3A with appropriate fees. An application for reconsideration may be submitted to the WAPC prior to submission of an application for review. Form 3A and a schedule of fees are available on the WAPC website: http://www.dplh.wa.gov.au

Right to apply for a review - 28 days

Should the applicant/owner be aggrieved by this decision, there is a right to apply for a review under Part 14 section 251 of the *Planning and Development Act 2005*. The application for review must be submitted in accordance with part 2 of the *State Administrative Tribunal Rules 2004* and should be lodged within 28 days of the date of this decision to: the State Administrative Tribunal, Level 6, State Administrative Tribunal Building, 565 Hay Street, PERTH, WA 6000. It is recommended that you contact the tribunal for further details: telephone 9219 3111 or go to its website: http://www.sat.justice.wa.gov.au

Deposited plan

The deposited plan is to be submitted to the Western Australian Land Information Authority (Landgate) for certification. Once certified, Landgate will forward it to the WAPC. In addition, the applicant/owner is responsible for submission of a Form 1C with appropriate fees to the WAPC requesting endorsement of the deposited plan. A copy of the deposited plan with confirmation of submission to Landgate is to be submitted with all required written advice confirming compliance with any condition(s) from the nominated agency/authority or local government. Form 1C and a schedule of fees are available on the WAPC website: http://www.dplh.wa.gov.au

Condition(s)

The WAPC is prepared to endorse a deposited plan in accordance with the plan submitted once the condition(s) set out have been fulfilled.

The condition(s) of this approval are to be fulfilled to the satisfaction of the WAPC.

The condition(s) must be fulfilled before submission of a copy of the deposited plan for endorsement.

The agency/authority or local government noted in brackets at the end of the condition(s) identify the body responsible for providing written advice confirming that the WAPC's requirement(s) outlined in the condition(s) have been fulfilled. The written advice of the agency/authority or local government is to be obtained by the applicant/owner. When the

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ABN 35 482 341 493

written advice of each identified agency/authority or local government has been obtained, it should be submitted to the WAPC with a Form 1C and appropriate fees and a copy of the deposited plan.

If there is no agency/authority or local government noted in brackets at the end of the condition(s), a written request for confirmation that the requirement(s) outlined in the condition(s) have been fulfilled should be submitted to the WAPC, prior to lodgement of the deposited plan for endorsement.

Prior to the commencement of any subdivision works or the implementation of any condition(s) in any other way, the applicant/owner is to liaise with the nominated agency/authority or local government on the requirement(s) it considers necessary to fulfil the condition(s).

The applicant/owner is to make reasonable enquiry to the nominated agency/authority or local government to obtain confirmation that the requirement(s) of the condition(s) have been fulfilled. This may include the provision of supplementary information. In the event that the nominated agency/authority or local government will not provide its written confirmation following reasonable enquiry, the applicant/owner then may approach the WAPC for confirmation that the condition(s) have been fulfilled.

In approaching the WAPC, the applicant/owner is to provide all necessary information, including proof of reasonable enquiry to the nominated agency/authority or local government.

The condition(s) of this approval, with accompanying advice, are:

CONDITION(S):

1. A notification, pursuant to Section 165 of the *Planning and Development Act 2005* is to be placed on the certificate(s) of title of the proposed lot(s) with a Bushfire Attack Level(BAL) rating of 12.5 or above, advising of the existence of a hazard or other factor.

   Notice of this notification is to be included on the diagram or plan of survey (deposited plan).

   The notification is to state as follows:

   "This land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner and may be subject to a Bushfire Management Plan. Additional planning and building requirements may apply to development on this land".

   (Western Australian Planning Commission)

2. Suitable arrangements being made with the local government for the provision of vehicular crossover(s) to service the lot(s) shown on the approved plan of subdivision. (Local Government)

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Tel: (08) 6551 8002; Fax: (08) 6551 9001; Infoline: 1800 626 477
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ABN 35 482 341 493

ADVICE:

1. The applicant/landowner is advised that pursuant to the *Commonwealth Telecommunications Act 1997* there will generally be a requirement for the installation of fibre-ready telecommunications infrastructure. Exemptions can be sought for certain types of development. Further information is available from the Australian Government Department of Infrastructure, Transport, Regional Development and Communications website at www.infrastructure.gov.au

Ms Sam Fagan
Secretary
Western Australian Planning Commission
17 June 2022

Enquiries : Robert Moore (Ph 6551 9347)

140 William Street, Perth, Western Australia 6000, Locked Bag 2506 Perth, 6001
Tel: (08) 6551 8002; Fax: (08) 6551 9001; Infoline: 1800 626 477
e-mail: info@dplh.wa.gov.au; web address http://www. dplh.wa.gov.au
ABN 35 482 341 493

ATTACHMENT 1

9
DP 403451

10
DP 403451

11
DP 403451

ROAD

YUNGU

SCULLY ROAD

33
DP 403451

32
DP 403451

TONKIN

AVENUE

9010
DP 410170

301
878m²

31
435m²

30
443m²

14.5
30
25.88
11.38
4.25
27.08
15.52
30.02

10
11
12
13
14

DEPARTMENT OF PLANNING, LANDS AND HERITAGE	
DATE	FILE
21-Mar-2022	162161

APPLICATION SKETCH LEGEND

- Boundary of Subject Land
- Existing Boundaries
- Proposed Boundaries
- Sewer
- Water
- Power
- Contour - Major
- Contour - Minor
- Contour - Interval XXX

SUMMARY

Lots 30, 31 Yungu Road, ONSLOW 6710

Application Type	*Amalgamation*
Parent Lot A	*30*
Parent Graphic	*DP 403451*
Certificate of Title	*Volume 2867 Folio 76*
Total Area	*443m²*
Parent Lot B	*31*
Parent Graphic	*DP 403451*
Certificate of Title	*Volume 2867 Folio 77*
Total Area	*435m²*
Local Authority	*Shire of Ashburton*
TPS	*Urban Development*
Zoning	*N/A*
Original No. of Lots	*2*
Proposed No. of Lots	*1*

This plan, which was prepared by MNG for AUSTRALIAN EXECUTOR TRUSTEES, shows the proposed amalgation of LOTS 30, 31 YUNGU ROAD, ONSLOW and is intended to accompany an application to the Western Australian Planning Commision (WAPC) for approval to subdivide. All information relating to the subdivision, including lot dimensions and areas are subject to approval by the WAPC, the Local Authority and other servicing authorities having an interest in the land.

Existing boundaries shown heron are a graphical representation only, they have been extracted from Landgate's Spatial Cadastral Database, which is only a model of the cadastre, and has not been re-established by survey. MNG does not guarantee position unless stated otherwise.

Existing easements, encumberances and interests are not necessarily depicted on the planand a current title search is recommended to check this information prior to sale and development of proposed lot(s).

The use of this plan for other than the purpose for which it is commissioned is strictly prohibited. In particular, the information shown on the plan in not relied upon for financial dealings involving the land either in the whole or in the part.

The contents of this plan are current and correct as of the date stated within the revision panel. All consultants and persons wishing to utilise this data should satisfy themselves of this plans currency by contacting the McMullen Nolan Group.

Contours are compiled from MNG Survey Data and Landgate SLIP Data and are subject to change without notice.

This plan is not to be distributed without this note, which is an integral part of the plan.

N

PROPOSED SUBDIVISION LOTS 30, 31 YUNGU ROAD, ONSLOW (AMALGAMATION)

CLIENT:

Australian Executor Trustees

2.5 0 SCALE 1 : 250 @ A3 10

ALL DISTANCES ARE IN METRES

For a true to scale reproduction of this plan, plot it to A3 with the Paging Scaling set to None.

FILES
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Control Register:- 98376
File Name:-
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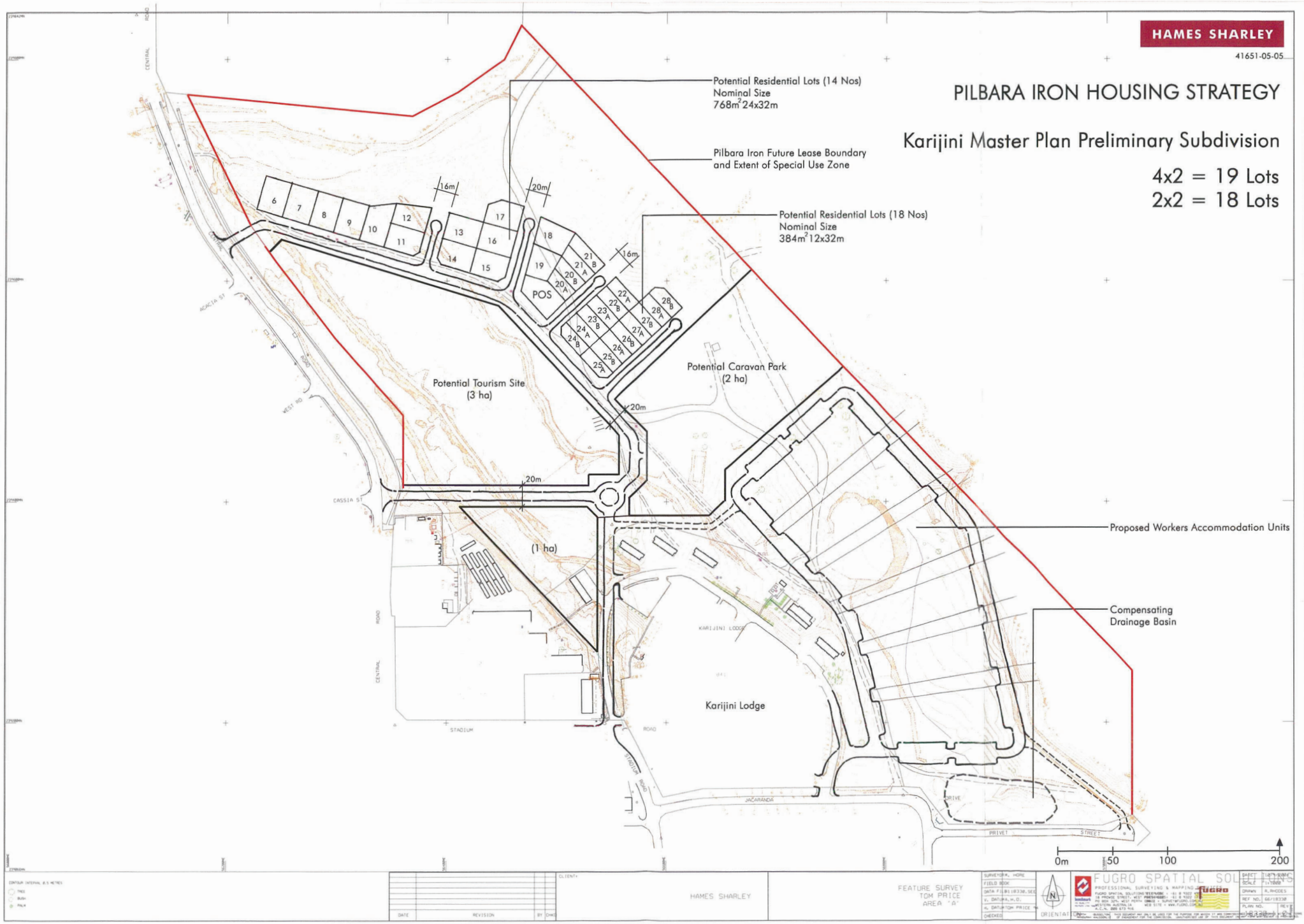
MC MULLEN NOLAN GROUP
Level 1, 2 Sabre Crescent
Jandakot, W.A. 6164
PO Box 3526, Success
W.A. 6964, Australia
Offices in: Broome, Bunbury, Kununurra, Newman, Port Hedland

Tel: (08) 6436 1599
Fax: (08) 6436 1500
info@mngsurvey.com.au
www.mngsurvey.com.au
ABN 90 009 363 311

Project Mngr.	Nigel Simpson	Datum	BIO94

104718 - 001 - A
Job Number | Plan Number | Version

13.2A - Proposed Section 79 Land Administration Act 1997 Lease over Lot 3010 on Deposited Plan 51300


HAMES SHARLEY
41651-05-05
PILBARA IRON HOUSING STRATEGY
Karijini Master Plan Preliminary Subdivision
4x2 = 19 Lots
2x2 = 18 Lots
Potential Residential Lots (14 Nos)
Nominal Size
768m² 24x32m
Pilbara Iron Future Lease Boundary
and Extent of Special Use Zone
Potential Residential Lots (18 Nos)
Nominal Size
384m² 12x32m
POS
Potential Tourism Site
(3 ha)
Potential Caravan Park
(2 ha)
(1 ha)
Proposed Workers Accommodation Units
Compensating
Drainage Basin
Karijini Lodge
16m
20m
0m
50
100
200
HAMES SHARLEY
FEATURE SURVEY
TOM PRICE
AREA 'A'
FUGRO SPATIAL SOL

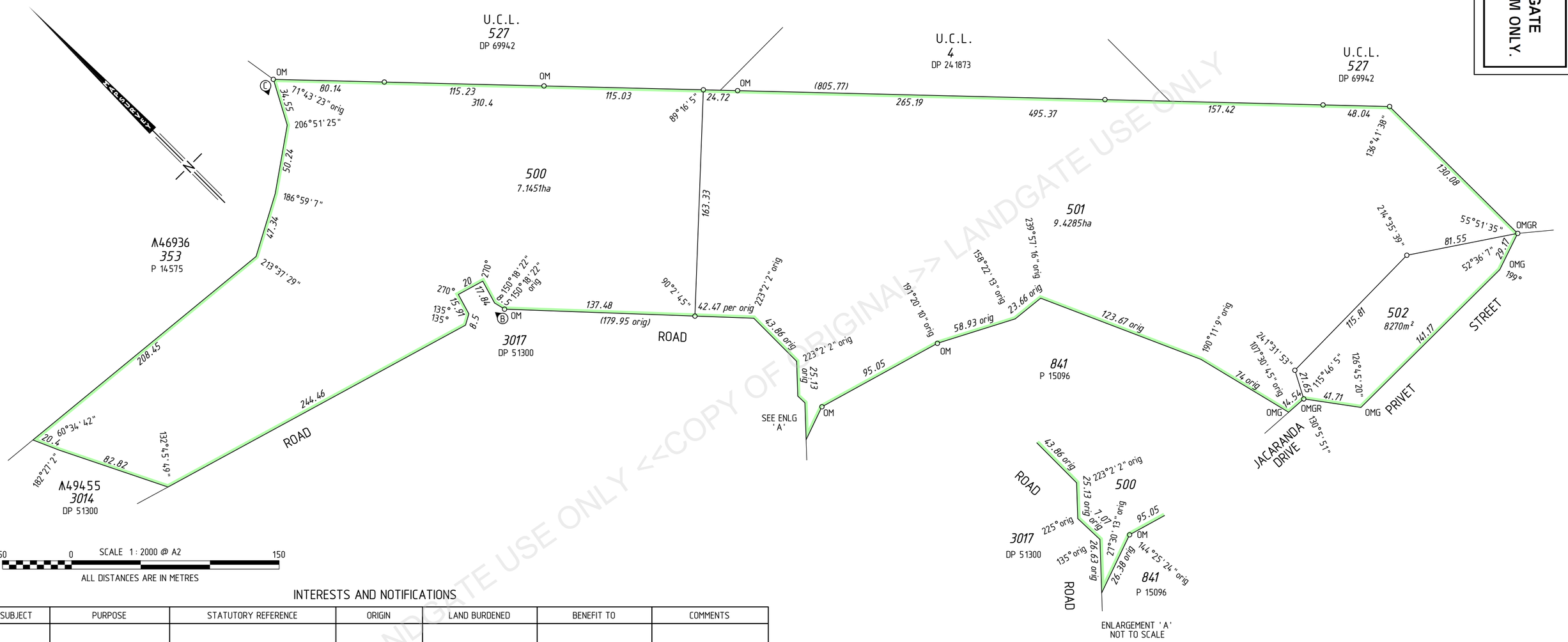
13.2B - Proposed Section 79 Land Administration Act 1997 Lease over Lot 3010 on Deposited Plan 51300

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Retrieved: 15/07/2022 9:45 AM Page: 1

AMENDMENTS TABLE

VERSION	AMENDMENT	AUTHORISED BY	DATE
2	Amend boundaries for Lots 500 & 501	Mark Dobson	15/02/2018

HELD BY LANDGATE IN DIGITAL FORM ONLY.



INTERESTS AND NOTIFICATIONS

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS

LANDGATE USE ONLY <<COPY OF ORIGINAL>> LANDGATE USE ONLY

TYPE CROWN
PURPOSE SUBDIVISION

PLAN OF
LOTS 500-502

S.S.A. NO

DISTRICT GREGORY
D.P.I. FILE No. 50661-2004-05
LOCAL AUTHORITY SHIRE OF ASHBURTON
TOWNSITE TOM PRICE
LOCALITY TOM PRICE

INDEX ON BK60 (2) 11.11, 12.10, 12.11

FORMER TENURE
LOT 3010 ON DP 51300 C/T LR3154-231

FIELD BOOK
109998
143785

SCALE: 1 : 2000 at A2
ALL DISTANCES ARE IN METRES

McMULLENNOLAN
PO Box 3526, Success, W.A. 6964
Telephone: (08) 6436 1599
Facsimile: (08) 6436 1500
Email: info@mapsurvey.com.au

MAPS Ref : 95570dp-001d
DP63658#01.CSD

SURVEYOR'S CERTIFICATE
Reg 54

I Stuart G. THOMSON
hereby certify that this plan is accurate and is a correct representation of the -
(a) *survey, and/or
(b) *calculations from measurements,
[*delete if inapplicable]
undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.

Stuart Thomson 2018.03.16 15:11:17 +08'00'
Licensed Surveyor Date

LODGED
DATE 0-M-r-0
FEE PAID 02000
ASSESS No. 000128

TYPE OF VALIDATION
FULL AUDIT
LEGAL COMPONENT 000M
DOCKET PLAN 1770-200017
0AM0D 0005 10-0-2018
I.S.C.
F.S.C.

APPROVED BY WESTERN AUSTRALIAN PLANNING COMMISSION
FILE EXEMPT FROM WAPC APPROVAL
Delegated under Sec 16 P & D Act 2005 DATE

IN ORDER FOR DEALINGS
SUBJECT TO
0e0e Act0
10-0-2018
For INSPECTOR OF PLANS & SURVEYS / AUTHORIZED LAND OFFICER DATE

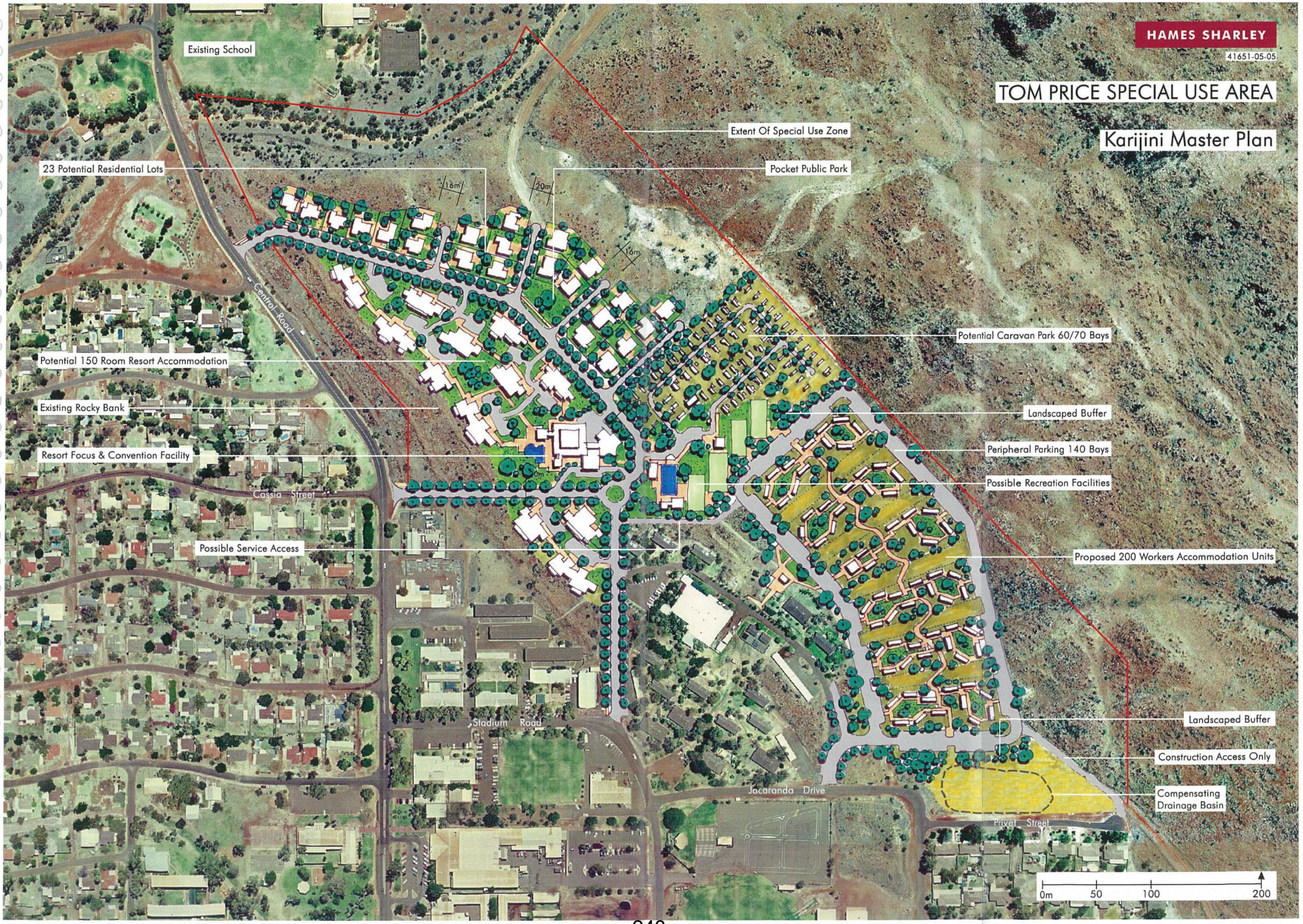
APPROVED
INSPECTOR OF PLANS & SURVEYS / AUTHORIZED LAND OFFICER DATE

Landgate
Western Australian Land Information Authority

DEPOSITED PLAN
63658

SHEET 1 OF 1 SHEETS
VERSION 2

13.2C - Proposed Section 79 Land Administration Act 1997 Lease over Lot 3010 on Deposited Plan 51300


HAMES SHARLEY
41651-05-05
TOM PRICE SPECIAL USE AREA
Karijini Master Plan
Existing School
Extent Of Special Use Zone
23 Potential Residential Lots
Pocket Public Park
Potential Caravan Park 60/70 Bays
Potential 150 Room Resort Accommodation
Existing Rocky Bank
Landscaped Buffer
Resort Focus & Convention Facility
Peripheral Parking 140 Bays
Possible Recreation Facilities
Possible Service Access
Proposed 200 Workers Accommodation Units
Landscaped Buffer
Construction Access Only
Compensating Drainage Basin
Central Road
Cassia Street
Stadium Road
Jacaranda Drive
Privet Street
16m
20m
0m
50
100
200

13.4A - Audit report into Community Infrastructure and Services Partnership

Community Infrastructure and Services Partnership

RioTinto

shire of Ashburton
reef to range

Memorandum of Understanding

Community Infrastructure and Services Partnership

2017 - 2022

This Memorandum of Understanding is made the 5th **day of** July **2017**

Between

Pilbara Iron Company (Services) Pty Ltd ABN 35 107 210 248 of 152-158 St Georges Terrace, Perth, Western Australia, 6000 (**Rio Tinto**)

and

Shire of Ashburton ABN 45 503 070 070, a body corporate established under section 2.5 of the *Local Government Act* 1995 (WA), of Poinciana Street Tom Price Western Australia, 6751 (**Shire**)

Background

A. Rio Tinto and the Shire agreed through a Memorandum of Understanding entitled *Community Infrastructure and Services Partnership* dated 1 July 2012 (**2012 MOU**) to work together to revitalise existing and develop new civic, sporting and community facilities and programs in the Pilbara inland towns of Tom Price, Paraburdoo and Pannawonica.

B. The Parties continue to share a desire to sustain the liveability of these communities and now wish to agree to terms in order to update and refresh the general undertakings to be performed by the Parties as set out in the 2012 MOU for a further five (5) years.

C. Rio Tinto has confirmed its commitment to Pannawonica, Paraburdoo and Tom Price and will continue to work closely with the Shire to deliver effective services and infrastructure that focus on making the Pilbara region a better place to live, work and invest by contributing towards normalisation of town governance and long term sustainability of facilities and services while meeting current and future community needs.

D. The 2012 MOU has proven to be a successful and effective model in providing a clear and sustainable platform for day to day communication and negotiation between local government and corporate business despite changes in personnel, community need and priorities, and other influencing factors such as fluctuating economic climates.

E. The Partnership Governance Framework (**Annexure 1**) outlines how the Parties will engage in order to oversee the Community Infrastructure and Services Plan (further outlined in Clause 9).

F. The Community Infrastructure and Services Plan (**Annexure 2**) outlines the prioritised Partnership Projects and services in which the Parties have agreed to work together to achieve the outcomes contemplated by this MOU.

Definitions

Business Day means a day other than a Saturday, Sunday or public holiday observed in Western Australia.

Business Hours means the hours between 9:00am and 4.00pm on a Business Day.

Commencement Date means 1 July 2017.

Corporations Act means *Corporations Act 2001* (Cth).

End Date means a period ending five (5) years from the Commencement Date unless earlier terminated in accordance with this Memorandum of Understanding.

Financial year means 1 July to 30 June.

LGA means the *Local Government Act* 1995 (WA).

MOU means this Memorandum of Understanding.

Partnership means the partnership between the Shire and Rio Tinto as created and facilitated by the *Community Infrastructure and Services Partnership* dated 1 July 2012 and the *Community Infrastructure and Services Partnership Memorandum of Understanding 2017-2022.*

Partnership Project means a project between the Shire and Rio Tinto as set out in clause 5 and Annexure 2.

Principles means those Principles set out in clause 3.

Purpose means the Purpose as set out in clause 2.

Rio Tinto Group means the dual listed company structure including Rio Tinto Limited (ACN 004 458 404), Rio Tinto plc (Company No. 719885) and any related body corporate (as the term is defined in the *Corporations Act* 2001 (Cth), provided also that in relation to Rio Tinto, the term includes each member of the Rio Tinto Group), any unincorporated joint venture in which Rio Tinto Limited or Rio Tinto plc has a participating interest of not less than 50% and any body corporate or unincorporated joint venture managed by Rio Tinto Limited or Rio Tinto plc or their related bodies corporate.

Term means the period set out in clause 4.

Memorandum of Understanding

The Parties agree as follows:

1 Name

The Memorandum of Understanding shall be known as the *Community Infrastructure and Services Partnership Memorandum of Understanding 2017-2022* (or **MOU**).

2 Purpose

The purpose of this MOU is to update and replace the terms of the 2012 MOU and to agree and confirm the principles, objectives, reporting requirements and governance framework that the Parties undertake to uphold in working together to:

- agree to a shared vision and alignment of key strategic plans and Shire priorities;
- implement and carry out a long-term governance framework to support, monitor, evaluate and promote the Partnership;
- utilise the expertise of local government to scope and deliver community services and infrastructure; and
- support the normalisation of communities.

3 Principles

The parties will uphold the following principles in their performance of the Purpose:

3.1 *Respect* – To work together in a collaborative and constructive manner that recognises individual viewpoints, constraints and processes of each party and respecting differences in order to achieve the outcomes of the Partnership;

3.2 *Accountability* – That the Parties recognise the accountabilities that each party has to the other and to those external to the MOU;

3.3 *Leveraging* – The capacity to combine resources and expertise of the Parties to achieve efficiencies. The Partnership also serves as a platform to leverage additional resources from external parties to support the objectives of the Partnership;

3.4 *Communication* – To increase the reputation of the individual Parties through effective communication strategies that promotes the Partnership to relevant government and industry stakeholders as well as the wider community;

3.5 *Sustainability* – In collaboration between key government agencies, business and community stakeholders the parties will work together to create sustainable community facilities, services and programs;

3.6 *Good Governance* – the Parties are committed to good governance through the structures and systems that direct and manage the Partnership.

4 Term

Term of this MOU will take effect on 1 July 2017 and will continue for a period of five (5) years, unless amended or terminated earlier pursuant to the terms of this MOU.

5 Partnership Project

The Community Infrastructure and Services Plan (**Annexure 2**) outlines the prioritised Partnership Projects and services in which the Parties have agreed to work together to achieve the following outcomes;

- alignment with strategic and regional government community plan and priorities;
- promoting inclusive community participation;
- effective and efficient community organisations and services;
- strengthening individual skills and expanding leadership base; and
- promoting resource utilisation by the community residents and organisations.

6 Shire Obligations

The Shire agrees that for the duration of the Term it will:

6.1 communicate with Rio Tinto in a timely and effective manner regarding Partnership matters;

6.2 manage and facilitate the Partnership Governing Committee, and the Partnership Management Group;

6.3 manage the Partnership and the monthly reporting against Partnership agreement objectives and for individual agreements in respect of a Partnership Project;

6.4 develop robust business cases for potential Partnership Projects to be submitted to Rio Tinto for financial consideration demonstrating project need, community support, viability and/or sustainability, return on investment, alignment with the Partnership objectives and other supporting evidence such as opportunities for third party support;

6.5 review the communication and engagement plan annually and ensure that a communications plan is in place for each Partnership Project; and

6.6 have regard to Rio Tinto's code of business conduct entitled *The Way We Work* (as updated from time to time) when performing its obligations in respect of a Partnership Project. The Shire can access *The Way We Work* on Rio Tinto's website via www.riotinto.com/documents/The_way_we_work.pdf

In the absence of internet access, Rio Tinto will provide Shire with a paper copy.

7 Rio Tinto Obligations

Rio Tinto agrees that for the duration of the term it will:

7.1 communicate with the Shire in a timely and effective manner regarding Partnership matters;

7.2 utilise Rio Tinto networks and engage Rio Tinto employees where relevant and appropriate to assist in the implementation of Partnership Projects;

7.3 provide representation at the Partnership Governing Committee and the Partnership Management Group; and

7.4 provide the agreed funding for Partnership Projects as set out in funding agreements executed between the Parties which are separate to this MOU.

8 General Undertakings by the Parties

The Parties agree that for the duration of the Term each Party will:

8.1 at all times duly perform and observe its obligations under this MOU and will promptly inform each other Party of any occurrence which might adversely affect its ability to do so in a material way;

8.2 undertake its responsibilities under this MOU with integrity and in good faith in accordance with good corporate governance practices;

8.3 not attempt to, sell, transfer, assign, mortgage, charge or otherwise dispose of or deal with any of its rights, entitlements and powers or obligations under this MOU unless specifically provided for by the terms of this MOU;

8.4 comply with all relevant laws, statutes and local laws and obtain all necessary consents and approvals for work in connection with the MOU; and

8.5 co-operate fully with the other Party in the administration of this MOU.

9 Governance

9.1 Rio Tinto and the Shire shall continue the Governance Framework established by the 2012 MOU which includes a Partnership Governing Committee, a Partnership Management Group and the Partnership Management Team. Each of these groups has specific roles and responsibilities in:

a) delivering the Partnership;

b) tracking strategies against milestones, budgets and expected outcomes;

c) establishing and promoting key messages; and

d) the evaluation of the Partnership and its associated Partnership Projects and activities.

9.2 The Partnership Governing Committee (**PGC**) will provide the strategic direction and approvals process for the overall management and monitoring of the Partnership and its associated activities and Partnership Projects.

The PGC shall meet no less than once every six (6) months and is to be administered by the Shire through the Partnership Management Team.

9.3 The Partnership Management Group (**PMG**) works closely with the Partnership Management Team to provide project guidance and monitoring of the Partnership and its associated activities and Partnership Projects.

The PMG shall meet no less than once every three (3) months and is to be administered by the Shire through the Partnership Management Team.

9.4 The Partnership Management Team (**PMT**) is employed by the Shire through a funding agreement with Rio Tinto. The PMT is responsible for the day to day implementation and management of the Partnership and its associated activities and Partnership Projects.

The PMT will provide administrative support to the PGC and PMG and participate in scheduled meetings as determined by the Parties.

9.5 Within three (3) months of the Commencement Date, the Parties agree to review and update the Terms of Reference documents for the PGC and PMG which were executed in contemplation with the terms of the 2012 MOU and which set out the day-to-day workings of these groups which include, but are not limited to: membership, meeting schedule; voting requirements; out of session decisions; minutes and agendas.

10 Reporting and Evaluation

10.1 Annual Report

a) In February of each year of the Term, the Shire shall prepare and present a report to Rio Tinto that sets out the performance of the Partnership and the Shire's obligations and general undertakings in respect of the preceding financial year (**Annual Report**).

b) The Annual Report must include:

I. detailed financial statements;

II. a comprehensive summary of the Partnership Projects and services undertaken by the Parties under the Partnership;

III. details of actual and in-kind financial assistance and resources secured through third party partnerships; and

IV. details of successes, challenges and learnings during the reporting period.

10.2 General Reporting

a) The Shire is to prepare and present periodic reports to Rio Tinto as agreed through the Partnership Governance Framework which includes tracking strategies against milestones, budgets and expected outcomes in line with the reporting requirements of Partnership Project funding agreements executed by the Parties.

10.3 Evaluation

a) The effectiveness of this Partnership will be reviewed by the Parties every two (2) years and an overall independent review will be undertaken within three (3) months of final completion of the Partnership. The Partnership Governing Committee shall set and agree to the Scope of Works for the evaluation and the selection of an independent reviewer.

b) The primary aim of the independent review is to assess and make recommendations on the effectiveness and impact of the Partnership on:

I. internal – the impact of this Partnership on individual participants in terms of resources, expectations and capacity;

II. external – the wider community and other key stakeholders such as government and business.

10.4 Audit Right

a) Following reasonable written notice, the Shire shall provide Rio Tinto or its agents, with access to the Shire's financial records and other documentation as required for the purpose of audit by Rio Tinto of the Partnership in order to verify compliance by the Shire with this MOU.

11 Promotion and Public Communications

11.1 Within three (3) months of the Commencement Date, the Parties agree to develop and implement an overarching Communications and Engagement Plan which:

a) seeks opportunities to promote the Partnership;

b) includes ongoing opportunities to promote the progress and implementation of Partnership Projects as identified in the Community Infrastructure and Services Plan;

c) outlines the procedure for limited licences to use the name and the logo of the Parties; and;

d) outlines the procedure for public statements or announcements of the Partnership and of the Parties (**Communications and Engagement plan**).

11.2 The Parties are to manage, monitor and annually review the Communications and Engagement Plan as part of the role and responsibilities of the Parties under the Partnership Governing Framework.

11.3 Despite anything in the Communications and Engagement Plan, prior to making a public statement, issuing a press release or otherwise making a public announcement or statement in connection with the Partnership, its associated activities or a Partnership Project, a Party wishing to make such a statement or announcement must first obtain the written consent of the other Party.

12 Licence to use name and logo

12.1 Rio Tinto's name and logo

To assist the Shire to implement a Partnership Project and to carry out its obligations under this MOU, Rio Tinto grants to the Shire for the Term, a revocable, non-exclusive limited licence to use Rio Tinto's name and logo on advertising and promotional material and on its website, annual report and any other relevant material in connection with the Partnership, its associated activities or a Partnership Project on the condition that:

a) the Shire first obtains Rio Tinto's written approval (which may be withheld at Rio Tinto's absolute discretion); and

b) the Shire's use of Rio Tinto's name or logo complies with the standards and specifications advised by Rio Tinto and by law.

12.2 Shire's name and logo

The Shire grants to Rio Tinto for the Term a non-exclusive limited licence to use the Shire's name and logo on advertising and promotional material and on its website, annual report and any other relevant material in connection with the Partnership, its associated activities or a Partnership Project during the Term on the condition that:

a) the relevant member of the Rio Tinto Group first obtains the Shire's written approval (which may be withheld at the Shire's absolute discretion); and

b) use of the name or logo by the relevant member of the Rio Tinto Group complies with the standards and specifications advised by the Shire to the relevant member of the Rio Tinto Group and by law.

13 Disputes

13.1 In the event that a dispute arises in relation to this MOU the Parties will meet and discuss the dispute and attempt to resolve the dispute.

13.2 If the dispute cannot be resolved under clause 13.1, then the dispute must be referred to Rio Tinto Manager Community Engagement and the Shire of Ashburton Director Strategic and Economic Development who will meet, within 14 days of a referral under this clause, and attempt to resolve the dispute.

13.3 If the dispute cannot be resolved between the Manager Community Engagement and the Shire of Ashburton Director Strategic and Economic Development, then the dispute will be escalated to Rio Tinto General Manager Communities and Communications and the Chief Executive Officer of the Shire who will meet, within 14 days of a referral under this clause, and attempt to resolve the dispute.

13.4 If the Parties are unable to resolve the dispute by following the process set out in clauses 13.1, 13.2 and 13.3, or if a Party fails to attend a meeting, then the Parties must engage in mediation within a reasonable timeframe. The mediator must be an independent mediator

who is agreed to by both Parties. If mediation does not resolve the dispute, then the Parties may seek to resolve the dispute in accordance with any other lawful means.

13.5 At all levels, the Parties will attempt to resolve the dispute on a basis consistent with a desire to retain a good working relationship, without prejudice and in a confidential manner.

13.6 Nothing in this clause prevents a Party from seeking urgent interlocutory relief from a court of law.

14 Confidentiality

14.1 Subject to clauses 14.2, 14.2 and 14.3, the Parties must keep confidential the terms and conditions of this MOU and any confidential information considered to be confidential information by other Party which was obtained in the course of carrying out its obligations under this MOU. Notwithstanding the obligations in this clause 14.1, Rio Tinto may disclose this MOU and any confidential information to any member of the Rio Tinto Group.

14.2 A Party may disclose confidential information if required by a law or a requirement of a stock exchange or any other purpose agreed by the other Party in writing. If a Party is required by a law or requirement of a stock exchange to disclose confidential information it will, to the extent possible, provide the other Party with prior notice and co-operate with the other Party to mitigate the impact of the required disclosure.

14.3 The Shire must first seek permission in writing from Rio Tinto requesting permission to and justification to disclose this MOU to a third party. Information which is already in the public domain is not to be considered confidential information.

15 Notification

15.1 The Parties agree that they will notify each other as soon as practicable in the event there is a change in circumstances that affects this MOU.

15.2 A notice under this MOU will be validly given if it is in writing or by email and addressed to the relevant addressee in clause 15.1. The addressee details in 15.1 may be updated and notified by one Party to the other from time to time.

15.3 A notice will be deemed to have been received by a Party if it is delivered by hand or by email during Business Hours. If delivered outside Business Hours – the next Business Day and if sent by post – seven (7) Business Days' after it was posted.

Rio Tinto	To:	Manager Community Engagement
	Address:	152 – 158 St Georges Tce PERTH, WESTERN AUSTRALIA 6000
Shire of Ashburton	To:	Chief Executive Officer
	Address:	PO Box 567 Tom Price WA 6751

16 Termination

16.1 Termination for breach

Without prejudice to any other rights or obligations in this MOU, either Party may terminate this MOU by written notice to the other Party if the other Party commits a material breach of its obligations and either the breach is non-rectifiable or, if the defaulting Party fails to remedy the breach, within thirty (30) Business Days of receiving a notice of the breach from the non-defaulting Party.

16.2 Termination for insolvency

a) If a Party becomes insolvent, the other Party may terminate this MOU immediately by giving the insolvent Party notice in writing.

b) For the purposes of this MOU a Party is "insolvent" if:

I. it becomes insolvent or is deemed insolvent in accordance with the Corporations Act or any other relevant legislation;

II. it is in liquidation, provisional liquidation, under administration or has had a controller (as defined by the Corporations Act) appointed to its property;

III. it is subject to any arrangement, assignment, moratorium or protection with or from creditors (other than as part of a bona fide reconstruction);

IV. an application preparatory to, or which could result in any of (i),(ii) or (iii) is made and not dismissed or stayed within 30 days;

V. it is otherwise unable to pay its debts as and when they fall due; or

VI. it fails to comply with a statutory demand.

16.3 Clause 14 (Confidentiality) survives the termination of this MOU.

16.4 Termination of this MOU is without prejudice to any accrued rights of a Party.

16.5 Notwithstanding any other provision of this MOU, upon termination, Rio Tinto will not be liable to provide any funding to the Shire that has not already accrued on the date of termination.

16.6 Upon termination, the Shire must return to Rio Tinto funding that it has received as a consequence of entering this MOU and which as at the date of termination, has not been incorporated into the relevant Partnership Project.

17 General

17.1 Any amendments or variations to this MOU must be made in writing and must be signed by both Parties.

17.2 This MOU does not create a joint venture or a relationship of partnership or agency.

18 Liability

18.1 In regard to activities undertaken under or arising out of this MOU:

(a) the liabilities of each Party are several only, and not joint, joint and several, or collective.

(b) neither Party is liable to the other in contract, tort (including negligence) or breach of statutory duty for any indirect or consequential loss in connection with the Purpose or Partnership Projects, including without limitation, loss of profit, loss of revenue or business or loss of goodwill.

(c) Rio Tinto is not liable to the Shire in any way nor is it liable to a third party in relation to Shire's operations or in connection with the MOU.

19 Assignment

19.1 Rio Tinto may assign or novate this MOU to another member of the Rio Tinto Group provided it gives notice in writing to Shire. Notice including details of the assignee or novatee and the notice must be provided at least six weeks prior to execution of any assignment or novation.

19.2 The Shire may not assign or novate this MOU without the prior written consent of Rio Tinto.

20 General

20.1 The obligations of Rio Tinto under this MOU may be performed by any member of the Rio Tinto Group and if the obligations are performed by a member of the Rio Tinto Group other than Rio Tinto, the performance of the obligations will be deemed for all intents and purposes to have been performed by Rio Tinto.

20.2 References to "Shire" or "Shire of Ashburton" shall include all future successors or equivalent bodies corporate as created pursuant to sections 2.1 and 2.5 of the LGA.

20.3 This MOU is governed by the laws of Western Australia and each Party submits to the non-exclusive jurisdiction of the courts of Western Australia.

20.4 This MOU constitutes the entire agreement between the Parties as to its subject matter.

20.5 To the extent that any provision in this MOU is determined unenforceable or unlawful it will be severed and the remaining provisions will remain as enforceable.

20.6 This MOU may be executed in any number of counterparts. The counterparts taken together constitute the whole document. If the counterparts are executed on different dates, the date of this MOU will be the date the last counterpart was executed.

Executed and delivered as a Memorandum of Understanding

By
Pilbara Iron Company (Services) Pty Ltd
ABN 35 107 210 248

in the presence of:

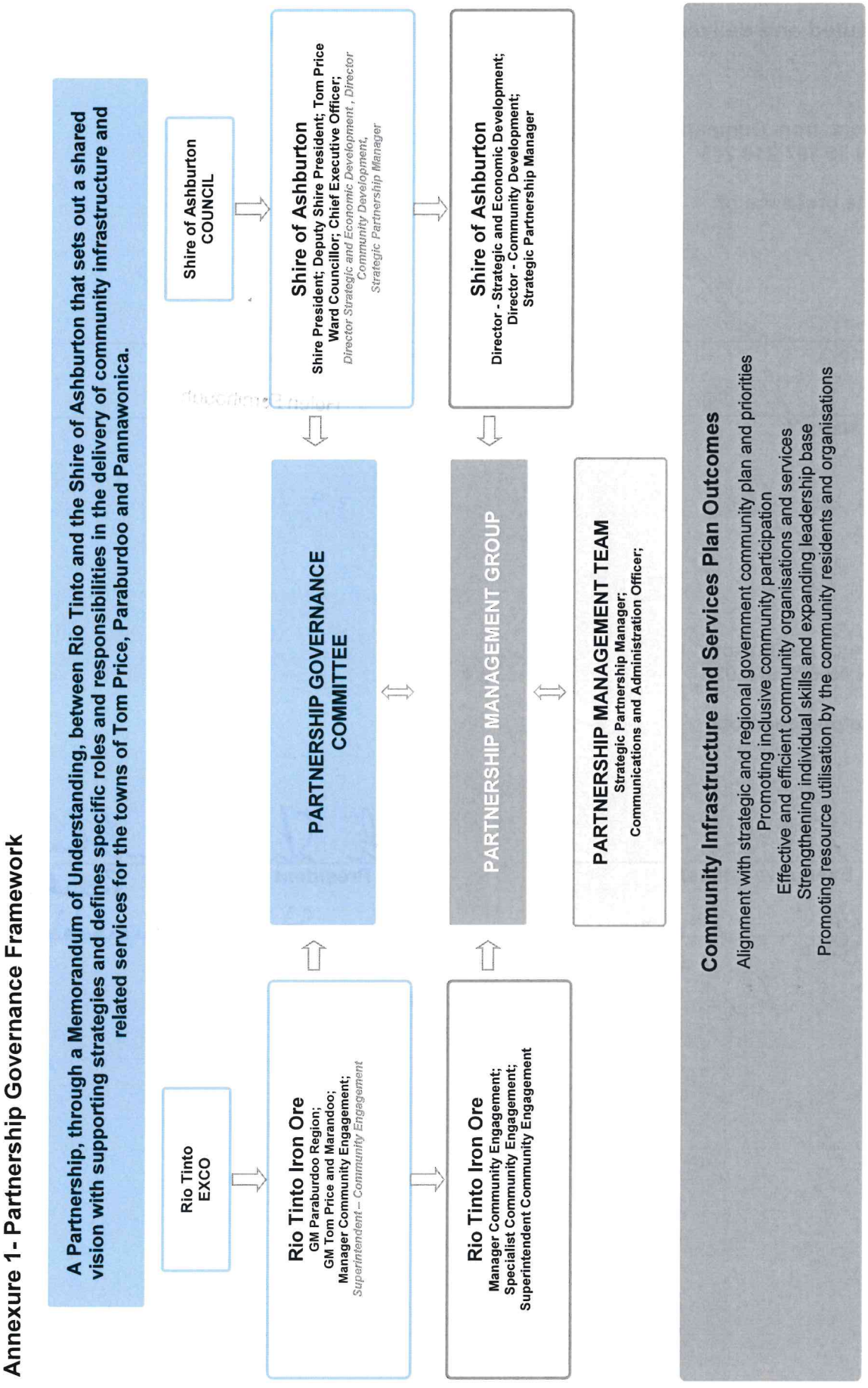
Director	**~~Director~~/Secretary**
Print Name Kellie Parker	**Print Name** Helen Fernihough
Date 26/6/17	**Date** 27/6/17

By
Shire of Ashburton
ABN 45 503 070 070

in the presence of:

Chief Executive Officer	**Shire President** Deputy President
Print Name Dale Stevens.	**Print Name** Linton Stanley Rumble
Date 5/7/17	**Date** 5/07/17.

Annexure 1- Partnership Governance Framework



Annexure 2 - Community Infrastructure and Services Partnership Plan

Type	Partnership Project	Objective	Potential Funding Source/s	Timeframe/Deliverables
Service	**Partnership Management Team**	- Management of the Partnership to ensure roles and responsibilities are clearly defined, ensure acquittal of all funds and key deliverables are being met in accordance with the terms and conditions of the Partnership agreements, - To support the success of the partnership through the provision of additional resources, training and professional development opportunities.	Rio Tinto	Execution of agreement 1 July 2017 for five years Preparation of a project plan
	Community Events and Festivals	- Deliver a diverse calendar of events to the communities of Pannawonica, Paraburdoo and Tom Price	Shire of Ashburton Rio Tinto Lotterywest Eventscorp Local businesses NFP Service providers	Execution of agreement 1 July 2017 for five years Preparation of a five year project strategy and associated annual plan
	Community Capacity Development	- To increase the capacity of the community by carrying out community development activities and programmes that support the community and initiatives such as club development, FIFO integration activities etc	Rio Tinto Shire of Ashburton Department of Local Government, Sport and Cultural Industries Local businesses NFP Service Providers	Execution of agreement 1 July 2017 for five years Preparation of a five year project strategy and associated annual plan
Infrastructure	**Tom Price Childcare Facilities**	- To construct functional childcare and out of school care facilities that increase the available capacity of the town	Rio Tinto, Shire of Ashburton Royalties for Regions	Timeframes to be confirmed on the development of a business case to apply and secure

Type	Partnership Project	Objective	Potential Funding Source/s	Timeframe/Deliverables
			Lotterywest	funding; Develop an operating model Secure land; and Construction
	Tom Price Emergency Services Precinct	- To investigate a functional emergency services facility that allows multiple services to co-locate.	Rio Tinto, Shire of Ashburton Department of Fire and Emergency Services Royalties for Regions Lotterywest	Prepare feasibility study to determine community need and stakeholder interest. Timeframes to be confirmed on the development of a business case to apply and secure funding; Develop an operating model; Secure land; and Construction
	Tom Price Youth and Community	- Continue consultations with Tom Price stakeholders to further investigate youth facilities in Tom Price.	Rio Tinto, Shire of Ashburton Royalties for Regions Lotterywest	Prepare feasibility study to determine community need and stakeholder interest. Timeframes to be confirmed on the development of a business case to apply and secure funding; Develop an operating model; Secure land; and Construction
Other	**Economic Diversification**	- Initiatives supporting tourism, small business development and indigenous enterprises in Tom Price and Paraburdoo.	Rio Tinto, Shire of Ashburton Local Businesses	Investigate initiatives supporting economic diversification, sustainability and tourism identified by Shire and regional develop strategies. Develop a business case for funding opportunities identified in the strategy if supported.

Type	Partnership Project	Objective	Potential Funding Source/s	Timeframe/Deliverables
	Land Ownership and Management Opportunities	- Legacies of normalisation in Tom Price and Paraburdoo are identified and strategies proposed supporting potential land and asset transfer and/or responsibilities to local government or relevant authority; - Resolution of ongoing confusion of roles and responsibilities, sites left unmaintained and/or managed eg road reserves with RTIO assets (Tom Price Haul Pack)	Rio Tinto, Shire of Ashburton State Government Agencies	Undertake a study to determine sites and transfer requirements, including long term obligations, liability and financial implications

14.1A - Addition of Towera Road and Towera-Lyndon Road to the Level 6.3 Restricted Access Vehicle Network

Google Maps

Carnarvon, Western Australia 6701 to Cobra-Gifford Creek Rd, West Lyons River WA 6705

Drive 506 km, 7 hr 8 min



Imagery ©2022 TerraMetrics, Map data ©2022 Google 20 km

Carnarvon
Western Australia 6701

1. Head east
97 m
2. Slight right
210 m
3. Continue onto Gascoyne Rd
260 m
4. Turn right onto Lewer Rd
350 m
5. Turn left onto Robinson St
3.2 km
6. Continue onto National Route 1
286 km
7. Turn right onto Towera Rd
21.9 km

3 hr 20 min (312 km)

Towera Rd
Yannarie WA 6710

8. Head south-east on Towera Rd towards Nyang Rd

18.3 km

9. Continue straight to stay on Towera Rd

4.4 km

10. Continue onto Lyndon-Towera Rd

22.4 km

11. Turn right

1.7 km

12. Turn left

8.4 km

13. Continue straight

1.2 km

14. Turn left

500 m

15. Turn right onto Lyndon-Towera Rd

15.1 km

16. Continue onto Lyndon Rd

79 m

17. Turn left to stay on Lyndon Rd

2.2 km

18. Turn right

290 m

19. Turn left

220 m

20. Turn left

6.2 km

21. Merge onto Lyndon-Minnie Creek Rd

49.1 km

22. Turn left onto Ullawarra Rd

50.0 km

23. Continue straight

3.4 km

24. Continue onto Cobra-Gifford Creek Rd

11.0 km

3 hr 47 min (194 km)

Cobra-Gifford Creek Rd
West Lyons River WA 6705

These directions are for planning purposes only. You may find that construction projects, traffic, weather or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

15.1A - Proposed Development - Onslow Industrial Park

Attachments Index for:

PROPOSED DEVELOPMENT – ONSLOW INDUSTRIAL PARK

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shire of Ashburton
opportunity to community
Onslow - Pannawonica - Paraburdoo - Tom Price

ONSLOW INDUSTRIAL PARK



PROJECT MANAGEMENT PLAN

08 AUGUST 2022
Revision 2

Prepared by:

A4 PROJECTS
PROJECT AND DEVELOPMENT MANAGEMENT

PREAMBLE

This report has been prepared for use by the Shire of Ashburton only and should be treated as such. The purpose of this document is to facilitate the Shires internal assessment of the proposed development, based on initial site investigations and high-level conceptual design. It is a source of the current information available to those involved, so that they may gain a holistic view of the project, to better play their own part in it.
In the absence of detailed information or design at the early stage of this project, numerous assumptions and estimates have been made. Parties utilising the information provide in this document should first review and consider the entire document.

The Project Management Plan is a live document which will be updated at intervals throughout the project as further information becomes available. It will be circulated to the project team members, the project manager and key consultants. Information contained within it must therefore be treated as being available to the entire project team. Users should check with the Author if they are in possession of the latest revision.

DOCUMENT REVISION STATUS

Rev No	Date	Revision Description	Intl	Sign	Intl	Sign	Intl	Sign
			Prepared		Checked		Approved	
0	12/07/22	Initial Draft for discussion	KP		KP		CM	
1	18/07/22	Track changes	CM		CM		CM	
2	03/08/22	Change Updates	KP		KP		CM	

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Terms and abbreviations used in this report:

Council	The Council of the Shire of Ashburton
SoA, Client	Shire of Ashburton
A4	A4 Projects (Project Managers)
LGA	Local Government Authority
PMP	Project Management Plan
RFT	Request for Tender
RFP	Request for Proposal
OIP	Proposed Onslow Industrial Park
HP	Horizon Power
WC	Water Corporation

1.0 EXECUTIVE SUMMARY

Focussed on only the first stage of the proposed development, the latest investigative review has provided the following project summarised updates:

1. Water Corporation reticulated sewer is not available for this development.
2. Water Corporation water supply is available to this development, with exact flow, pressure and quantity still to be confirmed.
3. Horizon Power have confirmed that the current spare capacity, is available supply 1232 kVA electricity to Lots 1-3 only. This could change with other applications and will need to be secured via a formal quotation and acceptance.
4. The geotechnical investigation and report confirm the site is generally suitable for industrial / commercial development, but with shallow rock present in multiple areas.
5. The Site and Soil Evaluation has confirmed the land is generally suitable for on-site waste water treatment and disposal
6 The majority of the land is at 4.5 – 5.0 AHD. Current Planning requirement are for finished floor levels to be at the following AHD: Commercial (Strategic - 5.9m and non-Strategic - 4.9m AHD) and Industrial -4.9m AHD). This may be subject to change with TPS 7 amendments expected Q1 2023.
7 Various specialist studies and regulatory approvals are required before detailed design can be commenced.
8 Preliminary drainage advice shows the requirement for a 30m wide road reserve, this will need to be refined in detailed design.
9 Conceptual earthworks design shows a need for over 150,000m3 of imported fill would be required for the Phase 1 development (90,000m3 of this is required within development Lots 1-3). These quantities have been incorporated in the latest project cost estimate, assuming the available dredge spoil is NOT utilised.
10 The current subdivision layout allows for development of the 322,950m2 land area (Lot 200) as follows:
    a. Saleable / Rentable Lot total size area: 235,592 (73%)
    b. Undeveloped Heritage area of 4,952m2 (1.5%)
    c. Associated road reserve area for roads / drainage / services, etc – 82,406m2 (25.5%)
    d. Imported fill for Phase 1 accounts for approximately 29% of the construction cost (excluding GST and contingencies).
11 Based on the information available to date and other assumptions, Lot servicing costs appears to be around $200/m2 with Horizon Power Headworks charges excluded.
12 No formal sales or marketing has been done around the specific Lots included in the development
13 No external stakeholder liaison has commenced, and Council have only been provided with informal briefing sessions to date.

The Shire now needs to consider the various options for the way forward on this potential project. This may include progressing key items to bring the proposed development closer to a “project ready” stage, or focus on attracting potential Buyers / Tenants, and then adapting the development to their needs.

2.0 PROJECT BACKGROUND

2.1 Introduction

The proposed Onslow Industrial Park project is located directly to the West of the existing Onslow Aerodrome facility. The proposed industrial and commercial development has been under discussion since development of the new runway and airport terminal around 2014. During this time, with various internal Shire project leaders, there have been limited high level investigations and some planning submissions undertaken. Throughout the previous years, no liaison was undertaken with the relevant utility providers, and minor on-site investigations were conducted. Responding to renewed interest in Onslow from potential mining and logistics companies, the Shire elected to conduct a more in-depth review of the land development potential. It was hoped that the additional information would help identify the viability of the site and support the Shires discussions with any interested parties looking for light industrial or commercial development opportunities.

A4 Projects were appointed in September 2021 to review the available information and support the Shire develop a more holistic approach to investigating the development potential of the available land.
JDSI were previously appointed on a Shire panel to provide Engineering services, and after a high-level review, provided the attached Engineering Servicing and due diligence Report. Refer attachment 6. As the Report was based on numerous assumptions and estimates, the Shire decided to undertake further investigations to determine the physical properties of the land identified, and engage the utility providers and improve the accuracy of the assumptions in the following areas:

- Capacity of the existing power network to service the proposed development
- Capacity of existing water network to service the proposed development
- Capacity of existing sewer networks to service the proposed development
- Geotechnical properties of the proposed Phase 1 & 2 development areas to determine the suitability for development and on-site effluent disposal
- Model concept bulk earthworks designs and determine approximate imported fill requirements
- Identify the suitability of the adjacent dredge spoil material for imported fill material
- Source valuations for serviced industrial land
- Update the existing project cost estimate

To simplify this investigative stage, but still allow a future phased development approach, the Shire confirmed that investigations should be focussed on the first phase of the proposed development. Phase 1 concept subdivision layout still allows to for access into a potential future Phase 2 development on the southern boundary line.

Following a suitable scoping and procurement process, Galt Geotechnics were contracted to provide a geotechnical investigation to determine the overall viability of the site for the proposed industrial / commercial development and determine the suitability of the site for on-site wastewater treatment.

Due to JDSI's poor response times the Shire went on to engage another suitable engineer to carry out the necessary scope, and therefore Edgeloe Engineering was appointed to conduct a high-level Civil Engineering concept earthworks design in March 2022. With earthworks being one of the largest costs associated with the development, better quantifying the imported fill requirements helps improve the accuracy of the original cost estimate.

To better inform the impact of the stormwater management on site, Oversby Consulting were appointed in May 2022 to conduct a high-level review of the previous Stormwater Management Plan and provide conceptual advice on the management of stormwater for the proposed development.

The outcomes of the above investigations are summarised within this documentation, with more detailed information contained in the attached Reports and drawings.

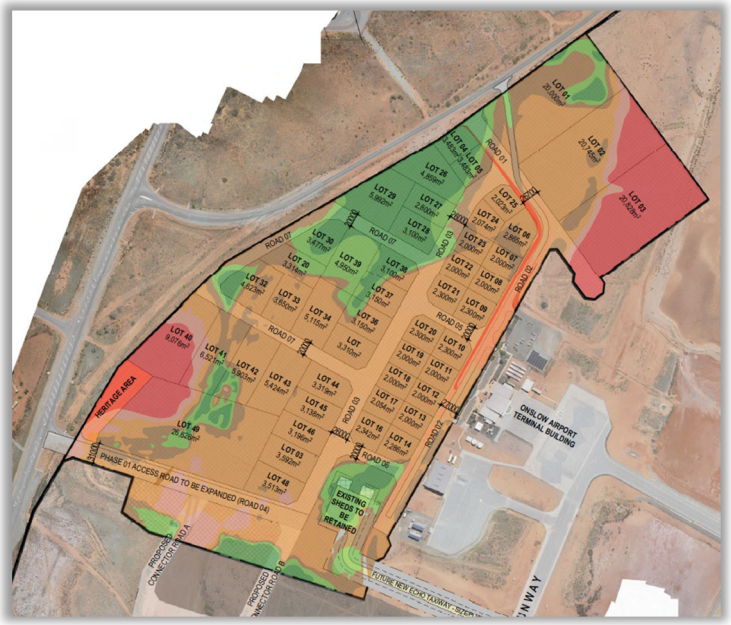
2.2 Proposed Development Site

2.2.1 General Description

The proposed development site is located on Lot 200 (on DP405414), approximately 3km south of the Onslow Town Centre. The 39,295 Hectare Lot is bounded by McAullay Road to the north, Onslow Airport to the East & South, and Onslow Road to the west (Refer to the image on the cover of this document.

Onslow Road forms the western boundary of the proposed subdivision and provides direct access to the Onslow Townsite, Ashburton North Strategic Industrial Area (ANSIA) and connection to the North West Coastal Highway (approximately 75 kilometres to the South). McAullay road is RAV 10 rated and managed by the Shire of Ashburton.
The existing Onslow Airport access road traverses the site and will require realignment in the vicinity of Lot 1 and McAullay Rd. The airport road is also owned and operated by the Shire of Ashburton.
Onslow Airport facility falls within Lot 201 and borders the proposed industrial development on the North, East and South. The Southern side of the site is predominantly tidal flats forming part of the Onslow Salt mining tenement.

The land generally undulates gently and slopes to the south-eastern side of the site. The eastern portion of the site is predominantly salt marsh flats, with small outcrops rising above the flat marsh. Most of the site is approximately 4.5-6.0m AHD with lower areas to the NE and SW (ref image below).



The land is undeveloped, with native vegetation and large cleared areas originally created by the Shire as a 'borrow' area for the construction of the Onslow Airport runway.

Stockpiles of fill are present in the southern portion of the site and have been identified as spoil material from the Onslow Airport runway works in 2021.
The Onslow Marine Supply Base dredge stockpile is located to the north-west of the development area and currently encroaches on proposed development Lot 03.

2.2.2 Land Title

The proposed development site falls within Lot 200 on Deposited Plan 422498 (originally Lot 9500). The current subdivision approval refers to the original Lot 9500.The adjacent Onslow Aerodrome is located on Lot 201 on Deposited Plan 422498, previously located on Lot 9100. Refer attachment 2.

Under Shire of Ashburton's Local Planning Scheme No. 7 Lot 200 is currently zoned Mixed Business and therefore able to be utilised for both Industrial and Commercial Use.

2.2.3 Existing Easements, Memorials and Heritage Area's

The proposed development site has a water main easement over the South Western Corner in favour of Water Corporation. This easement will be incorporated into the proposed road reserve of the development. Refer attachment 3.
A second easement is shown at the junction of the existing airport road and McAullay Rd.
A third easement is still to be created by the Shire for the Horizon Power incoming power feed to the airport transformer if the project was supported by council.

A Department of Water and Environmental Regulation (DWER) Memorial is currently in place on Lot 200 and 201 (Deposited plan 422498) noting that the site has been classified as "possibly contaminated – investigation required". It is believed that this relates to the existing underground ACM water main (Phase 2), but this is still to be confirmed in writing.

A registered heritage site is located at the western edge of the site, adjacent the proposed new road intersection with Onslow Road. This heritage area has been excluded from the proposed Phase 1 development area.

2.2.4 Planning Considerations

While the latest investigations did not focus in depth on the future planning requirements, the project handover documentation received has contained the following:

2.2.4.a Current Planning Status

A Western Australian Planning Commission(WAPC) application (Ref# 161079) was approved on 21 September 2021, and this allows the development of 3 lots and the road reserve areas within the proposed Phase 1 area. The remaining areas within Phase 1 are treated as "Balance Lot" and are therefore subject to further assessment and approval by WAPC. This does allow flexibility in the sizing of future Lots to suit the market demand. Minor planning amendments are required to the common boundary between Lot 200 and 201 to suit the proposed development. Refer attachments 4 & 5.

The subdivision approval conditions will need to be resolved as part of the detailed design and will required to be cleared by the issuing authority prior to the formation of land titles.

As the proposed site is currently zoned for Mixed Use, the development would support Industrial and Commercial development. The airport is outside the Onslow Coastal Hazard Area and as such there are no FFL requirements. The Shire's planning department have advised the current Planning scheme is anticipated to be renewed in Q1 2023, which may impact the planning requirements for this project.
As the Planning Scheme is likely to change before all approvals are secured for the proposed development, the requirements below have been adopted for all concept design and other investigative works.

- Commercial - Strategic use and development shall have a minimum finished floor level of 5.9m AHD.
- Industry use and development shall be at a minimum finished floor level of 4.9m AHD.
- Commercial - non-Strategic use and development shall have a minimum finished floor level of 4.9m AHD.

2.2.4.b. Environmental Clearances

A flora and fauna assessment report was completed in 2011 and an Environmental clearing permit (Ref # 4673/1) was obtained for the airport runway, borrow area, terminal and construction camp over Lot 9500 and 9001. Refer attachments 3, 9 and 10.

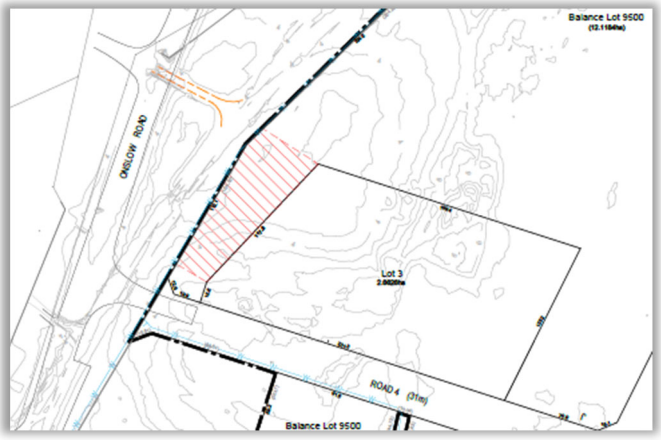
Prior to the proposed subdivision development, the outstanding environmental clearances will need to be secured.

2.2.4.c. Unexploded Ordinance (UXO) Clearance

As part of a previous subdivision over the proposed area in 2013, a UXO condition clearance letter was obtained from DFES covering the proposed Phase 1 development area. Refer attachment 12.

2.2.4.d Heritage Considerations

The Balance of Lot 9500 (now Lot 200) is affected by a Heritage area as shown below.



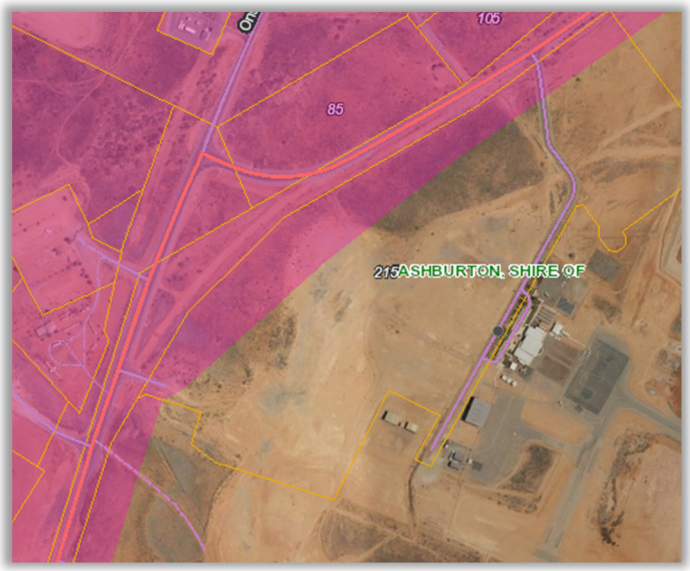
This area has been excluded from Phase 1 current subdivision application, and the updated concept subdivision layout. A 2013 draft report on the aboriginal heritage sites located in the proposed Phase 1 and 2 subdivision areas is available under attachment 11.

2.2.4.e Onslow Airport Height Restriction Controls

Parts of the proposed development may be impacted by the Airport height restriction control. Consideration will need to be given to this when the Shire are assessing development approvals for proposed buildings withing this area.

2.2.4.f BAL Assessment

The Western edge of the proposed development has been designated as a Bush Fire Prone Area (see DFES extract below):



A further assessment (by a specialist consultant) of the bushfire risk will be required under the Planning and Development (Local Planning Scheme) Regulations 2015 and the Building Code of Australia.

2.2.4.g Traffic Impact Assessment

It is understood that a traffic impact assessment may be required for design of the proposed intersections with Onslow and McAullay Road. The proposed RAV rating for the new subdivision has been suggested as RAV 9.

Onslow Road is rated as RAV 10 and under the control of Main Roads WA (MRWA). No discussions relating to this project have been held with MRWA to date.

McAullay Road is rated RAV 10, and under management by the Shire of Ashburton. Feedback from the Shire infrastructure department has been positive regarding the proposed new intersection with the Airport road.

The Road train drop-off area is currently situation on McAullay Road, approximately 1.5m past the Airport Turnoff. The main road train assembly area is located out on Onslow Road, approximately 30km in from North West Coast Highway.

2.3 Existing Underground Services

2.3.1 Power

The existing power feeder main to the Onslow airport transformer crosses the proposed development area. As-con survey information is available for the underground power line. While the alignment follows the future proposed subdivision road reserve, a suitable easement in favour of Horizon Power is still to be created by the Shire. Refer attachment 15.

2.3.2 Water

The existing Cane River Bore Main pipeline crosses the Southwestern corner of the site and is covered by a suitable easement. The water main alignment falls within the proposed Phase 1 road reserve. Refer attachment 13.

The original 50mm PVC water supply line for Onslow Airport currently runs from McAullay Rd boundary of Lot 9001 and intersects with the proposed subdivision Lot 3. This line will need to be relocated, and the new subdivision water reticulation will need to allow for a new connection to Onslow Airport. Refer attachment 14.

2.3.3 Telstra

Existing Telstra lines connect from McAullay Rd through to the airport and the weather station situated to the South East of the proposed development. The main Telstra line to the airport was installed in a common trench with the Horizon Power incoming main, then crosses the road and enters the airport terminal building in the vicinity of the check-in area. The route of the remaining Telstra line between the terminal and the weather station is unclear and will require further investigation. Refer all available information within attachment 16.

2.4 Project Team (2021 Q4 to 2022 Q2)

Following extensive delays by previous project owners, a new Project team was assembled in the last quarter of 2021:

The Shire of Ashburton nominated representative is Chantelle McGurk, Director Projects and Procurement. The Shire representative will be responsible for instructing the project team, Stakeholder liaison and all internal co-ordination within the Shire.

The latest Project team consists of seven consultant companies, appointed directly by the Shire:

1. A4 Projects (A4) have been appointed by the Shire on a three-year (renewable) contract for the provision of various project management services for SoA development projects. A4 have, directly or indirectly, completed various successful projects for the Shire since 2014. A4 Projects demonstrated experience in Project Development, Procurement and Contract Administration has been supported by an in-depth knowledge of the Shire's operations and the Towns of Onslow, Tom Price and Paraburdoo.

2. Platinum Surveys (PS) are based in Exmouth and were appointed to complete the drone imagery and topographical survey work.

3. Edgeloe Engineering (EE) are a boutique civil engineering consultancy, with extensive subdivision experience throughout WA. They were appointed to provide conceptual civil engineering advice and design to help prepare a cost estimate for the anticipated works. EE are appointed on other Shire civil projects within Onslow.

4. Oversby Consulting (OC) were appointed to complete a high-level review of the draft Stormwater Management plan produce by GHD and provide key conceptual drainage advice for the subdivision.

5. Galt Consulting (GC) were appointed to complete the Geotechnical investigation and reporting, for Phase 1 & 2 of the proposed project. This included an evaluation of the suitability of the area for on-site effluent disposal.

6. Underground Power Development (UPD) were retained to submit a subdivision Development Information Package to Horizon Power, to try and ascertain the available electrical supply for the proposed development.

7. Vizi Design (VD) were contracted to provide a new concept subdivision layout, based on the updated civil and drainage requirements.

Through completion of the documentation attached to this PMP, the above design Consultant have fulfilled their appointed scope of works.

2.5 Stakeholder Engagement Status

No formal external stakeholder engagement has taken place other than with the required Utilities Providers. The potential project has been informally discussed with BTAC during the Shires regular liaison meetings.

Internal stakeholder engagement has been initiated and completed with SoA Planning, SoA Infrastructure and the Onslow Airport Manager.

3.0 PROJECT SCOPE

3.1 Introduction

The current scope of works for the Onslow Industrial Park includes:

- Servicing of 42 individual industrial / commercial Lots (excluding reticulated sewer)
- Construction of a new road network and stormwater management within the proposed Industrial Park
- All associated specialist studies, clearances and planning requirements for the proposed subdivision
- New intersections to Onslow and McAullay Road
- Re-alignment of the existing airport road
- Engagement with internal and external stakeholders
- Associated marketing, sales and legal requirements, including the creation of new Lot titles.

Copies of the current Phase 1 concept subdivision layout are available under attachment 17.

3.2 Project Delivery Objectives

The current overall delivery objective of the project is to:

- Provide suitable industrial / commercial land options for Onslow based businesses.
- Promote Onslow as a suitable and sustainable logistics, manufacturing and servicing destination within the Pilbara region.

Following Councils assessment of this report and the available information, the overall delivery objectives will be reviewed.

3.3 Project Phasing

Phase 1 is currently planned to be constructed in a single phase to achieve the optimum economies of scale on the civil construction costs. Following formal written feedback from the Council and Horizon Power, the project staging will need be reviewed.

A potential second Phase of the development has been conceptually designed to the South of the proposed Phase 1. Phase 2 has been excluded from this investigation pending the success of the first Phase.

3.4 Outcomes from Latest Investigations and Concept Design

3.4.1 Topographical Drone Survey

A topographical drone survey was undertaken by Platinum Surveys in October 2021. Refer attachments 1and 14.

3.4.2 Geotechnical Investigation

Galt Geotechnics were contracted by the Shire in March 2022 to undertake a geotechnical investigation on both Phases of the proposed development. This appointment included an evaluation of the existing stockpiles on site and the adjacent dredge spoil stockpile. The results of the investigation are summarized below:

As an overview, the site is geotechnically capable of supporting the proposed industrial development. Note that hard material was discovered at relatively shallow levels in some areas. This is mainly due to the borrowing of overlying areas of fill, for use in the construction of the airport. This hard material will impact the cost of installation for drainage swales, underground services and foundations. More detailed information can be found in the attached reports Refer attachments 19 & 20. Key report extracts below:

- General subsurface conditions: surficial dunes (if previously present) have been removed during borrow works for the airport runway construction. Natural soils at the site typically comprise silty sand overlying calcarenite rock
- Soil classification: Class S (Slightly reactive clay sites with only slight ground movement from moisture changes)
- Preliminary Acid Sulphate Soils Assessment: Soils at the site are considered to be non-acid sulfate soils
- Groundwater: Less that 2m AHD at three test pit locations in March 2022. Standpipes were installed at 5 locations for future monitoring of the groundwater. The results of the field testing indicate that the groundwater level is generally higher in the west, falling towards the east
- Sand Dredge Fill: The areas of sandy dredge fill may be reused as relatively permeable approved fill
- Silty/Clayey Dredge Fill: It is not recommended that the silty / clayey dredge fill is reused for the proposed development
- Airport spoil stockpiles: Provided oversize material is removed from the stockpiles (>100 mm), the soils may only be reused in areas where fill does not need to be free draining. It is unlikely to be practical to separate the silty fill stockpiles from the localised stockpiles of free draining fill.
- Insitu soils: The insitu soils may only be reused in areas where fill does not need to be free draining
- Site Drainage: On site disposal of stormwater is not considered suitable for the proposed development due to the elevated fines contents of the natural soils.

3.4.3 Site and Soil Evaluation

A Site and Soil Evaluation was undertaken by GALT Geotechnics to determine if the proposed land was suitable for on-site effluent disposal. Through analysis of the on-site and laboratory results, GALT Geotechnics report confirmed that the site is suitable for on-site effluent treatment and disposal. Detailed information can be found in the attached reports Refer attachment 20, with key extracts below:

A design groundwater level of RL 1.9 m AHD can be assumed across the site for the purposes of effluent disposal.

- We recommend that the base of any treated effluent discharge elements is no lower than RL 3.4 m AHD (1.5 m above the design groundwater level
- Stormwater must be diverted away from the development so that groundwater levels do not locally exceed the level recommended above. Stormwater must be diverted away from effluent disposal systems.
- Based on the development earthworks described, most of the site is considered suitable for effluent disposal. Low permeability soils encountered in the southern portion of the Phase 2 site may require relatively large disposal areas.
- Assuming a typical industrial use for the lots, an Aquarius O2-NR system (which includes secondary treatment) is recommended, sized appropriate to the wastewater yield specific to the proposed development.

- We consider that all of the constraints at the site can be appropriately mitigated at the site using the risk-based approach outlined in AS1547-2012.

3.4.4 Stormwater Drainage

During the course of various works at the Onslow Airport, a Draft Storm Water Management Plan was previously prepared by GHD. Refer attachment 21

As part of the recent investigations, it became apparent that further high-level advice regarding rainwater disposal was required to better evaluate the potential impact on the required road reserve (and Lot sizes). In liaison with the civil engineer, Oversby Consulting completed a high-level review of the available information and prepared a conceptual stormwater management advice. Refer attachment 22. Note that the proposed drainage basins are located immediately outside the subject site and as such will need to be discussed and agreed with the appropriate stakeholders.
To accommodate the initial drainage swales, the road reserves have been widened to 30m (refer image under section 3.4.5 below). This will ideally be rationalized during the detailed design process to maximize the saleable Lot area.

As the Shire of Ashburton will ultimately own and maintain all stormwater infrastructure the design and construction work will need to be undertaken in accordance with their guidelines and standards, as well as the Local Government Guidelines for Subdivisional Development (IPWEA).

There is an existing cut-off drain in the north-east corner of the Phase 1 site, which has been constructed as a drainage channel for the dredge material stockpile. As the dredge material encroaches on Lot 200, this material will need to be removed and the drainage channel re-routed to suit the proposed development.

3.4.5 Earthworks and Roads

The development area is bounded by McAullay Road to the north and Onslow Road to the west. McAullay Road is under the control of the Shire of Ashburton and as such all works on and abutting public roads will be subject to their approval. Onslow Road is under the Control of Main Roads WA (MRWA) and as such all works on this public road will be subject to their approval. All regulatory signage and linemarking with the public road reserves will require the approval of Main Roads WA.
The existing roads abutting and surrounding the development are generally considered to be a rural standard in that they are unkerbed and appear to be a two-coat seal wearing course.

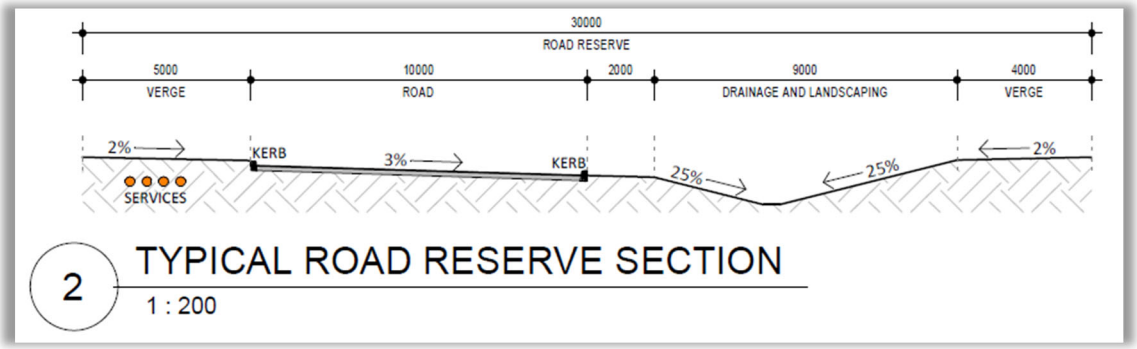
Currently access to the Subject Site is off McAullay Road via Onslow Airport Road.
With reference to the below image there are two proposed access points to the Subject Site:

Road 01 - off McAullay Road to the north which will involve the realignment of the Onslow Airport Road to suit the proposed subdivision layout; and
Road 02 – off Onslow Road to the south-west.

The proposed intersection with McAullay Road is likely to require a traffic impact assessment to gauge expected vehicle movements and determine whether McAullay Road will need to be widened at this location to facilitate a turning lane into and out of the development. During detailed design consideration will need to be given to road geometry

required to accommodate the intended vehicle size (i.e., 19m semi-trailer, or larger). This may be dependent on lot developer requirements.
The new road network within the development will be consistent with standard industrial developments of the area including kerbed and asphalted pavements and road cross-sections will be designed to align with the existing landform. In all cases the road cross sections will be designed to cater for utility services on standard verge alignments and appropriate stormwater management strategies.

The Subdivision Application prepared by Element in 2021 included proposed typical road cross-sections for the internal road network for differing road reserve widths. During a recent evaluation of the roads and stormwater management within the development, it was determined that an updated road reserve width of 30m was required. The current concept subdivision layouts have been prepared on this basis.



Conceptual earthworks plans have been prepared by Edgeloe Engineering for the roads and individual sites. These have taken due cognizance of the underlying rock discovered, on-site wastewater treatment and disposal, as well as the high-level advice regarding rainwater disposal provided by Oversby Consulting. Initial estimates show over 150,000m3 of imported fill would be required for the Phase 1 development (90,000m3 of this is required within development Lots 1-3). These quantities have been incorporated in the latest project cost estimate. Refer attachments 25 & 26.

3.4.6 Power Supply

Under JDSI guidance, a limited response was received from their initial consultation with Horizon Power (HP)., Underground Power Development (UPD) were appointed in mid-March 2022 to submit a Development Information Package (DIP) to HP, covering proposed Phase 1 of the development. The DIP allowed for a supply of 200 Kva per Hectare.
The DIP submission and HP invoice were settled at the end of March 2022, with a response anticipated on 01/05/22. On 28/04/22 HP requested further information from UPD, which was provided prior to the end of April.

During a co-ordination meeting with Horizon Power and the Shire in June, Horizon Power verbally confirmed that power for the full Phase 1 of the development would not be available.

Based on this feedback, and a subsequent discussion between HP and UPD, an amended DIP (covering just Lots 1-3 of the proposed concept subdivision layout) was submitted to HP in the first week of June and a formal response is awaited.

The Shire also escalated this issue with HP at their regular co-ordination meetings. Horizon Power have subsequently confirmed: *"….based on the present D&E forecast and no other committed large enterprise customer as of June 2022, there is no generation shortfall to supply this project "Onslow 1232kVA Industrial Park load".*
For a copy of the latest correspondence and Soa / HP monthly catchup meeting minutes Refer attachment 23.

3.4.7 Water Supply

There is an existing DN200 Asbestos Cement (AC) water main which runs past the site along McAullay Road to the north which feeds from the Water Towers located immediately north of the Subject Site. These Water Towers are fed by the Cane River Bore Main which draws water from the Onslow Bore Located approximately 26km east of the proposed development.
Part of the Cane River Bore Main runs through the Subject Site along proposed Road 4 and is covered by the appropriate easement.

It is expected that the water supply for the development will be from the existing DN200AC on McAullay Road, downstream of the Water Corporation town supply tanks, with a connection point likely to be near the proposed intersection of Road 1 and McAullay Road. The proposed new water main would likely be a DN150 reticulation main.

Through liaison with the Shire, Water Corporation (WC) confirmed that water was available to the first three sites reflected in the latest WAPC approval and further subdivision Lots. (Email extract Graham Hayward to Chantelle McGurk 18-03-22):

> *"Attached is the proposed approved plan of subdivision of the site (WAPC 161079). This proposal creates 3 lots and a large balance title for future subdivision.*
> *To satisfy the condition of subdivision to all three proposed lots a mains extension of approximately 800m will be required (shown in*
> *blue on the attached plan). For further subdivision of the balance title into smaller lots the second feed shown in green will be required as a security of supply (a further 900m of main).*
> *Stage 1 as depicted on the attached plan would require the second security of supply connection (green line) I addition to this I*
> *estimate a further 1000m of internal reticulation mains would be required, bringing the total to about 2.7 km of reticulation mains.*
> *If the Roadhouse is priority and you are looking to minimise the costs involved then I suggest just creating lot 1 and locating it there. This lot could be created as a staged clearance under the current application (161079). Lot 1 would have water services available without the need to construct any mains."* Refer attachment 24.

No formal application for a formal quotation on the supply of a service has been submitted.

3.4.8 Sewer

Through liaison with the Shire, Water Corporation (WC) confirmed that reticulated sewer was not possible at the proposed development site: (Email extract Graham Hayward to Chantelle McGurk 18-03-22):

> *"First up on the wastewater front unfortunately we are unable to provide reticulated service to this or future stages of development, below is the pervious advice we have provided in relation to this site:*
> *This proposal cannot connect to the existing wastewater scheme.*
> *Industrial estates in the north-west of the state are currently not connected to sewerage,*

Wastewater treatment plants in regional centres employ facultative (biological) processes, which are highly sensitive to contaminants. Wastewater from industrial areas presents a significant operational risk to the plant because of the potential to disrupt the biological treatment process.
The treated wastewater produced is typically re-used by Local Authorities to irrigate public open space and street trees.
There is currently no practicable way of mitigating the risk of wastewater contamination from industrial areas. In the Corporation's experience, the most effective risk management strategy is to not connect industrial land into the town's wastewater system"

As the Site and Soil Evaluation report (See item 3.4.3 above) has confirmed that the site is suitable for on-site effluent treatment and disposal, it is proposed that the Lots are not serviced with a reticulated sewer. Developers of individual Lots will therefore be responsible for all necessary approval, construction and maintenance of individual waster water treatment plants to the approval of the Local Authority. Refer attachment 24.

3.4.9 Telecommunications

As the development is currently within NBN's "service available area" and is covered by a Satellite service, no further investigations were conducted regarding the availability of supply. There is an existing Telstra Pit and Pipe network which run pasts the Subject Site and services the Onslow Airport.
Subject to NBN advice the development will consist of the installation of a standard pit and pipe network in accordance with NBN Co guidelines and standards. The current design practice for road reserves, pavement and verge provisions will make adequate allowance for services in accordance with the agreed Utilities Service Providers handbook. There will be some local land requirements for equipment sites which will be accommodated at detailed subdivision stage.

To progress the design and installation of a new communications network a New Development Application will need to be submitted to NBN and this agreement would confirm any Developer requirements. Developers will be required to cover the costs of trenching and ducting for the infrastructure, however NBN Co will cover the other costs of installing fibre infrastructure, including backhaul (subject to a feasibility assessment by NBN).

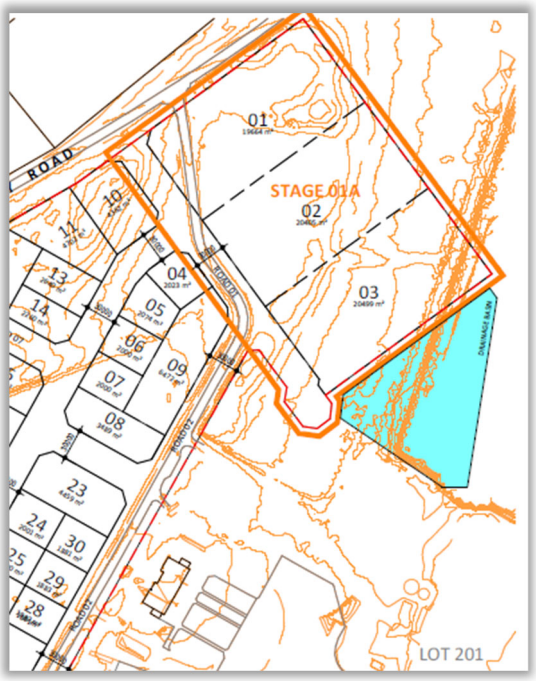
Given that it is a proposed Industrial Subdivision, the NBN requirements / needs will be subject to the needs of the lot developers. As such, it is recommended engaging NBN early to discuss the development to ensure that the network installed is flexible and able to be adapted to suit future buyer's needs.

3.5 Investigation Outcomes for Further Consideration

From the recent investigations, there are a number of items which require further consideration during the further planning and delivery of the proposed works.

- Pending Council decision on the way forward for this project, no formal marketing or expression of interest process has been undertaken to gauge the potential demand for this development.

- External Stakeholder engagement will need to be commenced following Council directive.
- An amendment to the existing subdivision approval will need to be submitted to match the latest concept subdivision perimeter line, internal Lot division and access to a potential second phase. The timing for preparation, submission and approval of the updated subdivision should be carefully ascertained and incorporated into a co-ordinated development programme to help avoid delays to the project delivery.
- An easement is required to be created by the Shire for the incoming Horizon Power feeder main to the Airport Transformer.
- SoA Planning have advised that an update to the existing Town Planning Scheme is anticipated in Q1 2023. There is a chance this may change the finished floor level requirements of the proposed development – and have a negative impact on the overall servicing costs.
- Environmental clearing permits were originally only obtained for a portion of Lot 201. Prior to the development, the outstanding clearances will need to be secured. Market feedback indicates large delays
- Initial earthworks calculations by the civil engineer show approximately 150,000m3 of imported fill will be required for the 42 Lots included in Phase 1. If only Lots 1-3 are developed, around 90,000m3 of imported fill will be required. With the Shire currently considering a sale of the dredge spoil, it would be worth considering with-holding a portion of that material. Noting that not all the existing material is suitable for imported fill (refer to the geotechnical investigation report), a suitable contingency should be allowed on the above figures.
- As Horizon Power has still not formally responded to the latest DIP submission (3 Lots), the overall scope, phasing and timing of the proposed development will need to be reviewed and will still be subject to Horizon Power formal confirmation of availability of power for the development.
- Potable Construction Water is required for final earthworks layers. Onslow potable water supply is constrained and will not satisfy earthworks peak demands. Early engagement will be required with Water corporation to agree the increased usage for a project of this size. On-site water storage will also need to form part of the Contractors tendered scope of works.
- Lot 3 is currently impacted by the dredge spoil on the NE corner. The responsibility for removal of the dredge fill on Lot 3 and appropriate stormwater management in the area, may lie with the dredging contractor and not the Shire



- The conceptual drainage basins are located immediately outside the development site on suitable land (refer image above). The position and size of these basins will need to be resolved with the relevant stakeholder.

- To accommodate the initial drainage outcomes, the road reserves have been widened to 30m. This has obviously reduced the over Lot sizes for sale / lease, and proportionally the anticipated income. With such a direct impact on the project revenue this requirement will need to be re-investigated as a priority when commencing the detailed design process.

- A DWER Memorial is currently in place on Lot 9001 on deposited plan 405414 noting that the site has been classified as "possibly contaminated – investigation required". It is believed that this relates to the existing underground ACM water main (Phase 2), but this is still to be confirmed in writing. Refer attachment 3.

- Current budget pricing (based on Contractor rates) could be inflated due to current market conditions and should reduce as the market contracts in coming months. This obviously has a direct impact on the viability of the project.

While the proposed Phase 2 development has not been considered in detail during this phase of the investigations, there are some salient facts to bear in mind when considering the overall success of both phases of the development.

a. Part of the Cane River Bore Main runs through the Subject Site along proposed Road 4 and through Phase 2. Refer attachments 3 & 13.

b. The Existing weather station may need to be re-located. There are very specific requirements to the required location and early stakeholder engagement is advised. Refer attachments 1 & 16.

c. In re-routing the existing Cane River Bore Main to suit the airport redevelopment in 2014, the old water line was not removed. This abandoned ACM pipe traverses the proposed Phase 2 development and will need to be

removed, safely disposed and the area remediated. Refer attachments 3 & 13.

d. Uncontrolled dumping from Onslow Airport works Refer attachments 1 & 19.

e. Aboriginal Heritage considerations: A report generated in 2012 required further stakeholder engagement and regulatory approvals prior to development: (Deep Woods, 2012) Refer attachment 11.

It has been noted that it is the Shire of Ashburton's intention to disturb Onslow Airport 01. As such, it is required that prior to any disturbance or development taking place that may affect the site, that the Shire of Ashburton lodge a Section 18 Application to the Minister of Indigenous Affairs for permission to use the land on which Aboriginal sites are located. Further, it is recommended that Aboriginal monitors be present during all development works, to ensure that any materials that may be present sub-surface are collected and stored appropriately.

4.0 PROJECT IMPLEMENTATION STRATEGY

4.1 Introduction

The optimal delivery strategy for this proposed development will vary as the external and internal conditions influencing the project evolve.

4.2 Project Delivery Methodology

Although this proposed project is at a very early stage, the follow 10 stages highlight the current delivery strategy:

1. Resolution from Council on further investigations, long-term planning requirements and seeking market feedback
2. Prepare a Business Case for Council consideration
3. Securing potential land sales or tenancies
4. Sourcing of finance
5. Production of Construction documentation
6. Obtaining development approval
7. Procurement of a Civils Contractor.
8. Construction
9. Creation of Land Titles
10. Sale / lease

The Shire currently contracts a dedicated project management company (A4 Projects) who have provided a strong project delivery record for the Shire, over the last 8 years and have experience delivering industrial estates.

4.3 Project Approvals

Approval/Permit	Description
Planning	• Alterations to the current approved subdivision application • Planning submissions for amendments to Lots 200 and 201 common boundaries • Approval of a Development Application • Approval of a Building Permit • Complete subdivision clearances • Create Land Titles
SoA Council	• Assessment and approval of the project Business Case • Approval of land transactions • Approval of project funding conditions • Appointment of the successful Tenderer
Funding	• Approval by SoA

5.0 ORGANISATION MANAGEMENT AND COMMUNICATION

5.1 Introduction

It is essential to define and identify the anticipated key players with their respective roles and responsibilities and the project reporting lines at the commencement of the project. All new entrants to the project should be briefed on this structure, and all existing project members should be informed of any changes.

5.2 Roles and Responsibilities

- **Shire of Ashburton**

Shire of Ashburton is the Client and is represented by Chantelle McGurk, Director Projects and Procurement. The Shire representative will be responsible for reporting and communicating within the Shire, directly to the key stakeholders and obtaining Council approvals.

- **Project Manager**

Kevin Pickering is the nominated Project Director for A4 Projects. The Project Manager will manage the project team on behalf of the Client. These services will also include drafting tender documentation, assisting with the tenderer assessments and award and managing the Consultants and Contractor through the construction process. A4 Projects have successfully completed various successful projects for the Shire since 2014. The Project Manager will report primarily to the Shire representative.

- **Specialist Consultants**

Specialist consultants will be appointed by the Shire following the appropriate Shire procurement process. These specialist Services will relate to necessary studies required on the proposed development site, relating to Environmental, Heritage, Fire, Traffic, etc. The specialist consultants will report, and take instruction from the project manager, on behalf of the Shire.

- **Planning and Design Consultants**

Planning and design consultants will be appointed by the Shire following the necessary local government procurement process. Services will relate to design and construction documentation relating to their specific expertise and involve co-ordination with fellow consultants. The design consultants will report, and take instruction from the project manager, on behalf of the Shire.

- **Civils Contractor**

A suitably qualified civils contractor will be appointed to construct the necessary on and off-site works, in accordance with the Shire procurement policies.

5.3 Key Stakeholders

The following key stakeholders relating to the project have been identified to date. The following list is not necessarily exhaustive, and will be amended in consultation with the Shire, as the project progresses:

Decision Maker	Shire of Ashburton;
Funding Partner	To be Confirmed
Adjacent/Affected Landowners	Onslow Airport – Megan Walsh
End users	Still to be identified
Service Providers	Water Corporation
	Horizon Power
	NBN / Telstra
Regulatory Agencies	Western Australia Planning Commission
	Department of Planning, Lands and Heritage
	Department of Water and Environmental Regulation
	Shire of Ashburton – Planning & Infrastructure Services
	Main Roads WA
Community Groups	Buurabalayji Thalanyji Aboriginal Corporation (BTAC)
	Onslow Airport
	Existing Airport Precinct Tenancies
	Various Airport User Groups
	Onslow Chamber of Commerce

To date the only initial engagement has been with the Shire Planning department, BTAC, Onslow Airport Manager and the Utility Providers. The balance of the stakeholders will be formally engaged following Council approval and then at the opportune time and as the project funding and design progresses.

5.4 Communication Plan

When appropriate, a formal communication plan will be developed and managed by the Shire, to ensure all internal and stakeholders are kept up to date with the progression of the project.

5.5 Meetings

- Formal project control group meetings will include the project manager, Shire and any other necessary stakeholders. These meetings will be held on a regular basis and minutes of the meeting issued by the Project Manager.

- Development Meetings will be held by the Shire and the project manager as required.

- Stakeholder liaison meetings will be held by the Shire representative, with the project manager included as necessary.

- Design meetings will be held by the Project Manager and attended by the necessary design and specialist consultants. All design meeting minutes will be circulated to the Shire representative.

- On site construction progress meetings will be chaired and minuted by the project manager and attended by a Client representative.

6.0 PROGRAMME

6.1 Development Programme

The investigative works to date have followed a development programme prepared by the project manager in consultation with the Shire of Ashburton. Following Council decision on the required project direction, the programme will be extended to suit the method of delivery outlined in this document, reasonable assumptions and previous project development experience.

The programme will be reviewed and updated as the project progresses through the major milestones or changes are made to the anticipated delivery method or timing. Revisions to the programme will be made only by the project manager, in consultation and agreement with the Shire, and the affected consultants. This programme will be circulated to the necessary parties and evaluated against progress at the respective project meetings.

6.2 Estimated Project Milestones

The following of key milestone dates are best case scenario provisional estimates – pending Council decision on the future of this project:

Main Activities / Milestone	Anticipated Milestone Completion Date
Council decision on Project direction	September 2022
Business Case for Council Approval	November2022
Secure Project Sales & Funding	March 2022
Action Planning and Utility Provider requirements	March 2022
Procure Specialist and Design Consultants	April 2023
Complete Studies and Design Works	September 2023
Tender and Award Construction	November 2023
Construction Completion	July 2023
Land Titles	September 2023
Conditional subdivision approval (#161079 expires	22 September 2024

7.0 FINANCIAL ANALYSIS

7.1 Project Budget & Expenditure

A scope of works and associated budget will be determined following the Councils review of the latest investigation outcomes.
All project associated costs have been settled by the Shire to date.

7.2 Project Cost Estimate

Based on the outcomes from the recent investigations and selected high level design work, Edgeloe Engineers prepared a preliminary opinion of probably costs for the proposed development. Indicative costs (for the Phase 1 development) are close to $44 mil, excluding escalation, GST and Horizon Power network re-enforcement costs. Refer attachment 26.

In reading this report, please also note the following:

a. Rates supplied by a local contractor have been used where possible.
b. These figures do NOT have any allowance for Horizon Power headworks charges for new feeder cables, etc
c. The imported fill costs have assumed the dredge spoil is NOT made available for the project. Obviously, costs could be substantially reduced if this fill material was made available.
d. As industry pricing is highly variable and the timing of the project is unknown, a 5% escalation has been broadly allowed (2.5% x 2 years)
e. A contingency of 15% has been allowed on construction costs.
f. No allowance for interest costs (if the initial servicing costs were going to be covered via a bank loan).
g. Where no new information is available, the original allowances included in the first Engineering Report have been assumed.
h. Indicative costs have been extracted for a potential Phase 1a (Lots 1-3), but these are not based on any design - as this was never part of the Engineers scope of works.

7.3 Project Expenditure and Income Analysis

A broad assessment of the preliminary opinion of probable cost shows:

a. The current subdivision layout allows for development of the 322,950m2 land area (Lot 200) as follows:
    - Saleable / Rentable Lot total size area of 235,592 (Lots 1-3 total 60,569m2) ie 73%
    - Undeveloped Heritage area of 4,952m2 ie 1.5%
    - Associated road reserve area for roads / drainage / services, etc of 82,406m2 ie 25.5%
b. Detailed design should target minimisation of the road reserve through cost:benefit comparisons
c. Various figures are based on assumptions in the absence of supporting design work
d. Contractors preliminaries at 15% are currently market related

e. Imported fill for Phase 1 accounts for approximately 29% of the construction cost (excluding GST and contingencies).
f. Edgeloe Engineering costs estimate is based on conceptual quantities and local rates and therefore likely to be more accurate than JDSI previous estimate
g. The excluded Horizon Power headworks charges could have a substantial impact on this cost estimate.
h. Professional fees are deemed to include all necessary additional specialist studies required.
i. From the attached cost estimate, Lot servicing costs appears to be around $200/m2.

Pending Council decision on the future direction of this project, no formal sales or marketing has been done around the specific Lots included in the development. A decision regarding the sale or lease of the Lots is still to be determined by the Shire.

The Shire has been in discussion with a potential developer regarding the development of Lot 1 of the proposed subdivision.

An analysis of the anticipated income and pay-back periods against the anticipated development costs will need to be conducted as part of the Business Case.

7.4 Funding

Project funding will be determined via a Council directive on the project direction after an assessment of the information contained in this document.

8.0 RISK MANAGEMENT

8.1 Introduction

At this early stage of the project, a detailed risk identification has not been undertaken as without finance there is no project. Following successful sourcing of finance, a risk workshop will be held, involving all members of the project team. The outcome from this workshop will be a project risk register that can be reviewed and updated as the project moves through the various delivery phases.

A preliminary high level risk review has been completed for the project to initially identify and evaluate the effect of uncertainty on objectives and deliverables. A summary of the risks assessed is shown in the table below.

Risk Analysis Register Summary

ID	Potential Risk	Likelihood	Consequence	Risk Rating	Mitigation Measures
1	Inability to secure funding for the project	Dependant on the ease of sourcing suitable buyers / tenants for the development	Project delays or failure	VERY HIGH	Sourcing suitable buyer / tenant commitment prior to commencement of construction works.
2	Delays in provision of suitable services by Utility Providers	Dependant on the status of competing development	Delays to the commencement of the project	HIGH	Early engagement with all Utility Providers
3.	Amendment to the Planning scheme requirements	Anticipated Q1, 2023	Possible delays to project delivery	LOW	Shire Executive in close liaison with Planning Authority
4	Construction Issue/s: Underlying rock, Availability of Imported fill,	New risks are uncovered curing detailed design or construction	Delays to the completion of the project and/or requirement for additional works	LOW	A geotechnical investigation has been completed; Construction will be managed by experienced Shire and Consultants.
5	Cyclonic weather	Construction Works to occur outside	Delays to the completion of the project and/or	TOLERABLE	Inherent risk with Onslow's geographic

ID	Potential Risk	Likelihood	Consequence	Risk Rating	Mitigation Measures
		cyclone season	requirement for additional works		location. Mitigated through Contractors appropriate safety management strategies
6	Default by Buyers / Tenants	Lower than expected Profit / Loss for the project	Financial impact on Shire budget	LOW	Strong legal documentation in all sale and tenancy agreements
7	Impact on Onslow Airport Operations	Dependant on early engagement with stakeholder	Negative impact on Airport operations	LOW	Impact can be reduced through early engagement with stakeholder

ATTACHMENTS

1. OIP Aerial Image
2. Lot 200& 201 Deposited Plan
3. Lot 200 Easements, Memorials, Clearing Permits & Heritage
4. DPLH Plan of Subdivision
5. WAPC Conditional Subdivision Approval Letter
6. OIP Due Diligence and Engineering Servicing Report
7. OIP Contour Map Rendering
8. OIP Feature Survey
9. OIP Flora & Fauna Assessment
10. Existing & Required DWER Clearing Permits
11. Aboriginal Heritage Draft Report
12. Existing DFES UXO Condition Clearance
13. Existing Cane River Main & Redundant ACM Pipe
14. Existing Airport Water Supply
15. Existing Horizon Power Airport Feeder line
16. Existing Telstra Underground Lines
17. OIP Concept Subdivision Layouts
18. OIP Anticipated FFL's Email
19. OIP Geotech Report
20. OIP Site and Soil Evaluation
21. OIP Draft Stormwater Management Plan
22. OIP Concept Drainage Plan
23. Horizon Power Email on Full Development Service Availability
24. Water Corporation Email on Service Availability
25. OIP Concept Earthworks Plans
26. OIP Construction Servicing Estimate Rev 1





NOTES

No	By	CHK'D	DESCRIPTION	DRAWN	DATE	APPROVED	DATE

12D Project: Subdivision

PLATINUM SURVEYS

PLATINUM SURVEYS PTY LTD
PO Box 441, Exmouth 6707
Mobile: 0428 600 252
Email: platinum_surveys@me.com
Web: www.platinumsurveys.com

JOB No:
DATE: 05/10/2021
Hz Scale 1:5000 Vz Scale 1:5000
DRAWN: S VAN ELDIK
SURVEYOR: S VAN ELDIK
Horiz DATUM: BIO94
Vert DATUM: AHD GDA94

CLIENT: SHIRE OF ASHBURTON ONSLOW

ONSLOW AIRPORT SUBDIVISION
AERIAL TOPOGRAPHIC SURVEY

DRAWING No: 001-211005AS	SHEET 1 of 1	REV: 0

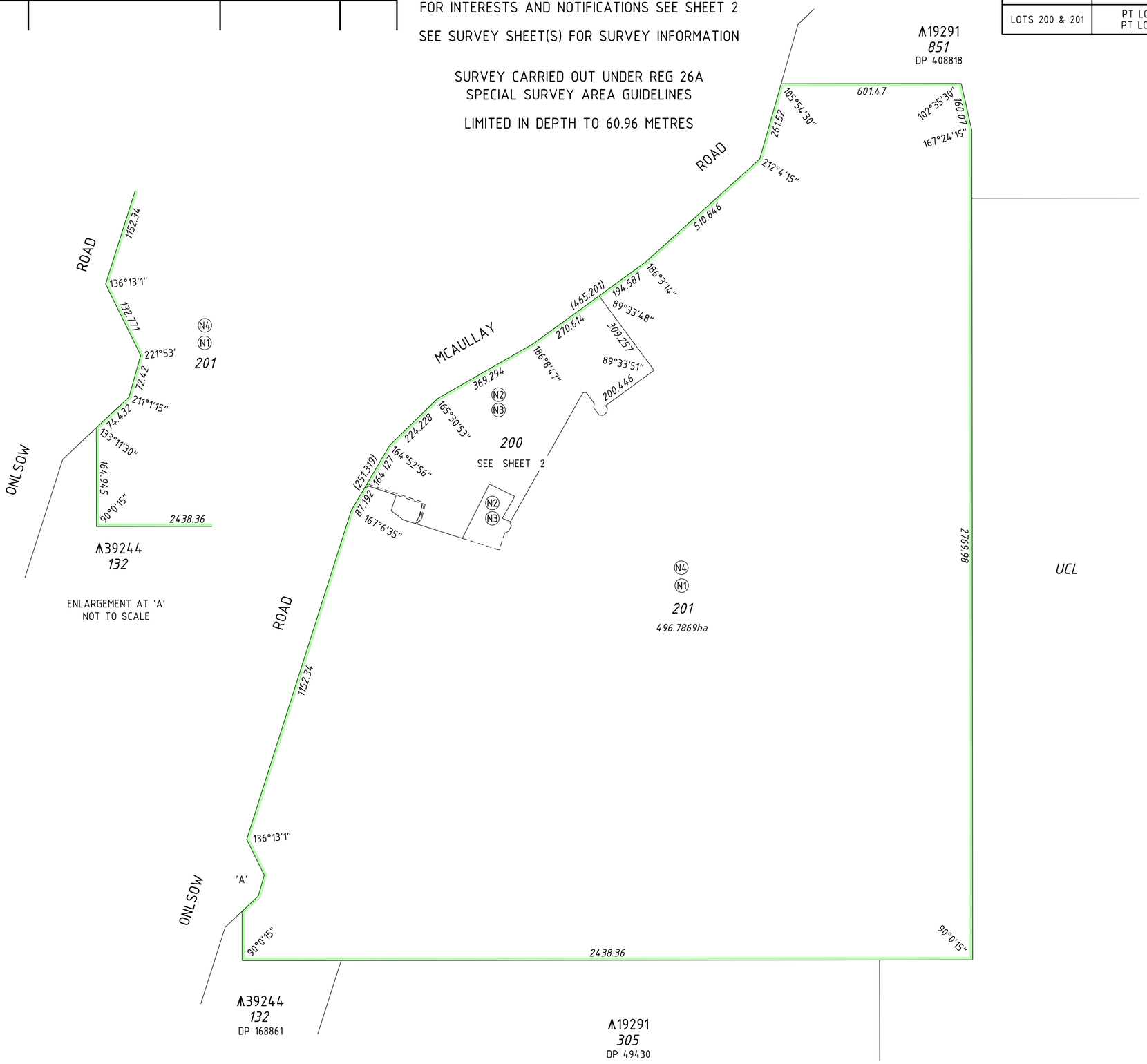
VER.	AMENDMENT	AUTHORISED BY	DATE

FOR INTERESTS AND NOTIFICATIONS SEE SHEET 2

SEE SURVEY SHEET(S) FOR SURVEY INFORMATION

SURVEY CARRIED OUT UNDER REG 26A
SPECIAL SURVEY AREA GUIDELINES

LIMITED IN DEPTH TO 60.96 METRES



LOT	FORMER PI/TENURE	ON PLAN\DIAGRAM	TITLE
LOTS 200 & 201	PT LOT 9001 PT LOT 9500	DP 405414 DP 405414	C/T 2918/507 C/T 2918/508

TYPE FREEHOLD S.S.A. YES/~~NO~~

PURPOSE SUBDIVISION

PLAN OF

LOTS 200, 201 & EASEMENT

FORMER TENURE D.P.L.H. FILE
SEE TABLE ABOVE

LOCAL AUTHORITY
SHIRE OF ASHBURTON

LOCALITY
ONSLOW

FIELD RECORD

SURVEYOR'S CERTIFICATE - REG 54

I, STUART D. ROB
hereby certify that this plan is accurate and is a correct representation of the -
(a) *survey; and/or
(b) *calculations from measurements recorded in the field records,
[* delete if inapplicable]
undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.

Stuart Rob — Stuart Douglas Rob 2021.08.18 10:16:52 +08'00'

LICENSED SURVEYOR DATE

LODGED

18-Aug-2021
DATE FEE PAID ASSESS No.

I.S.C.

EXAMINED

D H Roberton — 20-Aug-2021 DATE

WESTERN AUSTRALIAN PLANNING COMMISSION
FILE 159683

Delegated under S.16 P&D Act 2005 — 08-Sep-2021 DATE

IN ORDER FOR DEALINGS

SUBJECT TO
Sec 167 of P&D Act

FOR INSPECTOR OF PLANS AND SURVEYS DATE

APPROVED REG 26A (4)

INSPECTOR OF PLANS AND SURVEYS/AUTHORISED LAND OFFICER DATE

GOVERNMENT OF WESTERN AUSTRALIA

Landgate

DEPOSITED PLAN 422498

SHEET 1 OF 2 SHEETS - VERSION 1
(PLUS SURVEY SHEETS)

100 0 100 200 300 400 500
SCALE: 1:10,000 AT A2 SIZE

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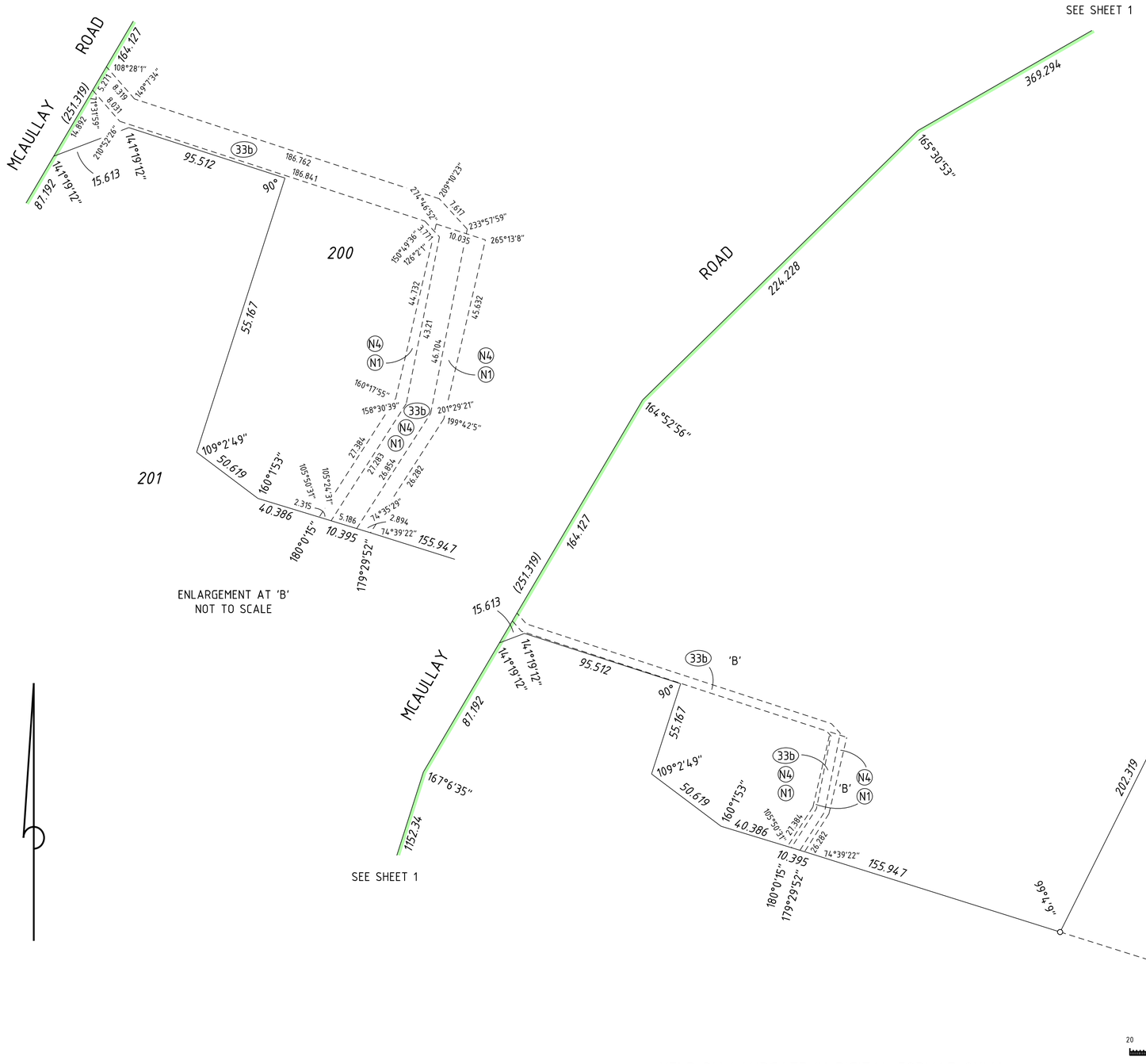
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636146-02 fss survey info.acs FP-636146-002-VER 1.0

HELD BY LANDGATE IN DIGITAL FORMAT ONLY

FOR HEADING SEE SHEET 1
LIMITED IN DEPTH TO 60.96 METRES

INTERESTS AND NOTIFICATIONS

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
(N1)	NOTIFICATION	SEC 70A OF THE TLA	DOC N526818	ALL LOTS		WATER SERVICE SUBJECT TO AGREEEMENT
(N2)	NOTIFICATION	SEC 70A OF THE TLA	DOC N526819	ALL LOTS		DISTRIBUTION MAIN SERVICE AGREEMENT REQUIRED
(N3)	NOTIFICATION	SEC 70A OF THE TLA	DOC N526820	ALL LOTS		NO POWER
(N4)	MEMORIAL	CONTAMINATED SITES ACT 2003	DOC N983603	ALL LOTS	DEPARTMENT OF WATER AND ENVIRONMENTAL REGULATION	
(33b)	EASEMENT (WATER SUPPLY)	SEC 167 OF THE P & D ACT REG 33(b)	THIS PLAN	LOT 200	WATER CORPORATION	



SCALE: 1:2,000 AT A2 SIZE

Stuart Douglas Rob
2021.08.18 10:16:24 +08'00'
LICENSED SURVEYOR DATE

GOVERNMENT OF WESTERN AUSTRALIA

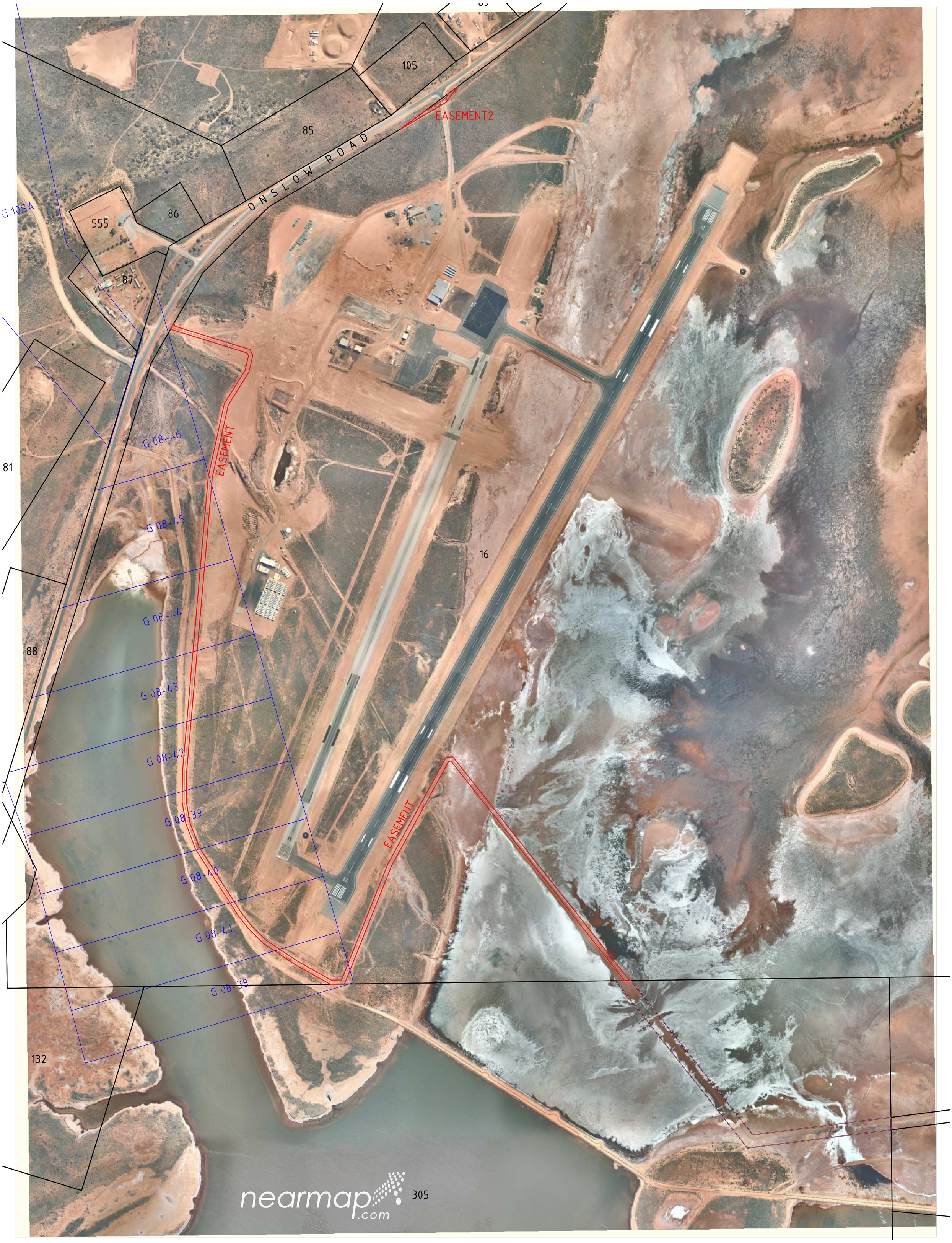
Landgate

veris
VERIS
(08) 6241 3333
www.veris.com.au

DP422498-636146dp1(Sheet 2).dgn
FP-636146-002-VER 1.0

DEPOSITED PLAN
422498
SHEET 2 OF 2 SHEETS - VERSION 1
(PLUS SURVEY SHEETS)

HELD BY LANDGATE IN DIGITAL FORMAT ONLY



CADASTRAL BOUNDARIES

EASEMENT BOUNDARIES

MINING TENEMENT BOUNDARIES

SCALE 1:4000

40 0 100 200

ALL DISTANCES ARE IN METRES

Rev.	Description	Drawn	Date	Chkd

Survey Date: JULY 2013 Surveyed By: GC/SJ/MDC

Drawn Date: DEC 2014 Drawn By: SJ

Scale (A1): 1 : 4000 Checked By:

Hor Datum: MGA94-Z50 Vert Datum: n/a

Data File:

CAD File: Landgate_cadastre Oct14 MGA94-z50.DWG

Path: S:\Projects\14\14287\survey\item-40 Water main DP

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

Client: SHIRE of ASHBURTON

WATER PIPELINE EASEMENT

As Shown On DP404317

ONSLOW AIRPORT

ONSLOW

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14287 - 40 - 68 - 0	1 of 1
Job No / Item No / Plan No / Rev	Sheet

ISO 9001:2008 FS 521002

INSTRUCTIONS

1. If insufficient space in any section, Additional Sheet Form B1, should be used with appropriate headings. The boxed sections should only contain the words "see page....."
2. Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by the parties.
3. No alteration should be made by erasure. The words rejected should be scored through and those substituted typed or written above them, the alteration being initialled by the persons signing this document and their witnesses.

NOTES

1. **DESCRIPTION OF LAND**
   Lot and Diagram/Plan/Strata/Survey-Strata Plan number or Location name and number to be stated.
   Extent - Whole, part or balance of the land comprised in the Certificate of Title to be stated. If this document relates to only part of the land comprised in the Certificate of Title further narrative or graphic description may be necessary. The volume and folio number to be stated.
2. **REGISTERED PROPRIETOR**
   State full name and address of the Registered Proprietors as shown on the Certificate of Title and the address / addresses to which future notices can be sent.
3. **INFORMATION CONCERNING SITE CLASSIFICATION**
   Include information concerning site classification as either: contaminated – restricted use, contamination – remediation required, remediated for restricted use or possibly contaminated – investigation required.
4. **CHIEF EXECUTIVE OFFICER'S ATTESTATION**
   This document must be signed by or on behalf of the Chief Executive Officer, Department of Water and Environmental Regulation under Section 91 of Contaminated Sites Act 2003. An Adult Person should witness this signature. The address and occupation of the witness must be stated.

EXAMINED

OFFICE USE ONLY

N983603 ML

11 Sep 2018 09:16:39 Perth

MEMORIAL

CONTAMINATED SITES ACT 2003

LODGED BY
Department of Water and Environmental Regulation

ADDRESS
Level 4, 168 St Georges Terrace
Perth, WA 6000

PHONE No. 1300 762 982

FAX No. (08) 6364 7001

REFERENCE No. 71861

ISSUING BOX No. 888V

PREPARED BY
Contaminated Sites
Department of Water and Environmental Regulation

ADDRESS
Level 4, 168 St Georges Terrace
Perth, WA 6000

PHONE No. 1300 762 982 FAX No. (08) 6364 7001

INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER THAN LODGING PARTY

2/4

TITLES, LEASES, DECLARATIONS ETC LODGED HEREWITH

1.
2.
3.
4.
5.
6.

Received Items

Nos. 0.

Receiving Clerk

Lodged pursuant to the provisions of the TRANSFER OF LAND ACT 1893 as amended on the day and time shown above and particulars entered in the Register.

LANDGATE COPY OF ORIGINAL NOT TO SCALE 09/09/2021 11:23 AM Request number: 62528547

Landgate
www.landgate.wa.gov.au

APPROVAL NUMBER

DEPARTMENT OF WATER AND ENVIRONMENTAL REGULATION
Client ID 9809

WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893 AS AMENDED

MEMORIAL

CONTAMINATED SITES ACT 2003

SECTION 58(1) (a) (i) (I) (II) (III) (IV)

DESCRIPTION OF LAND (Note 1)	EXTENT	VOLUME	FOLIO
LOT 9001 ON DEPOSITED PLAN 405414	Whole	2918	507

REGISTERED PROPRIETOR (Note 2)

SHIRE OF ASHBURTON OF POST OFFICE BOX 567, TOM PRICE

INFORMATION CONCERNING SITE CLASSIFICATION (Note 3)

Under the Contaminated Sites Act 2003, this site has been classified as "possibly contaminated - investigation required". For further information on the contamination status of this site, please contact Contaminated Sites at the Department of Water and Environmental Regulation.

Dated this Seventh day of September Year 2018

CHIEF EXECUTIVE OFFICER'S ATTESTATION (Note 4)

Paul Newell
A/SENIOR MANAGER

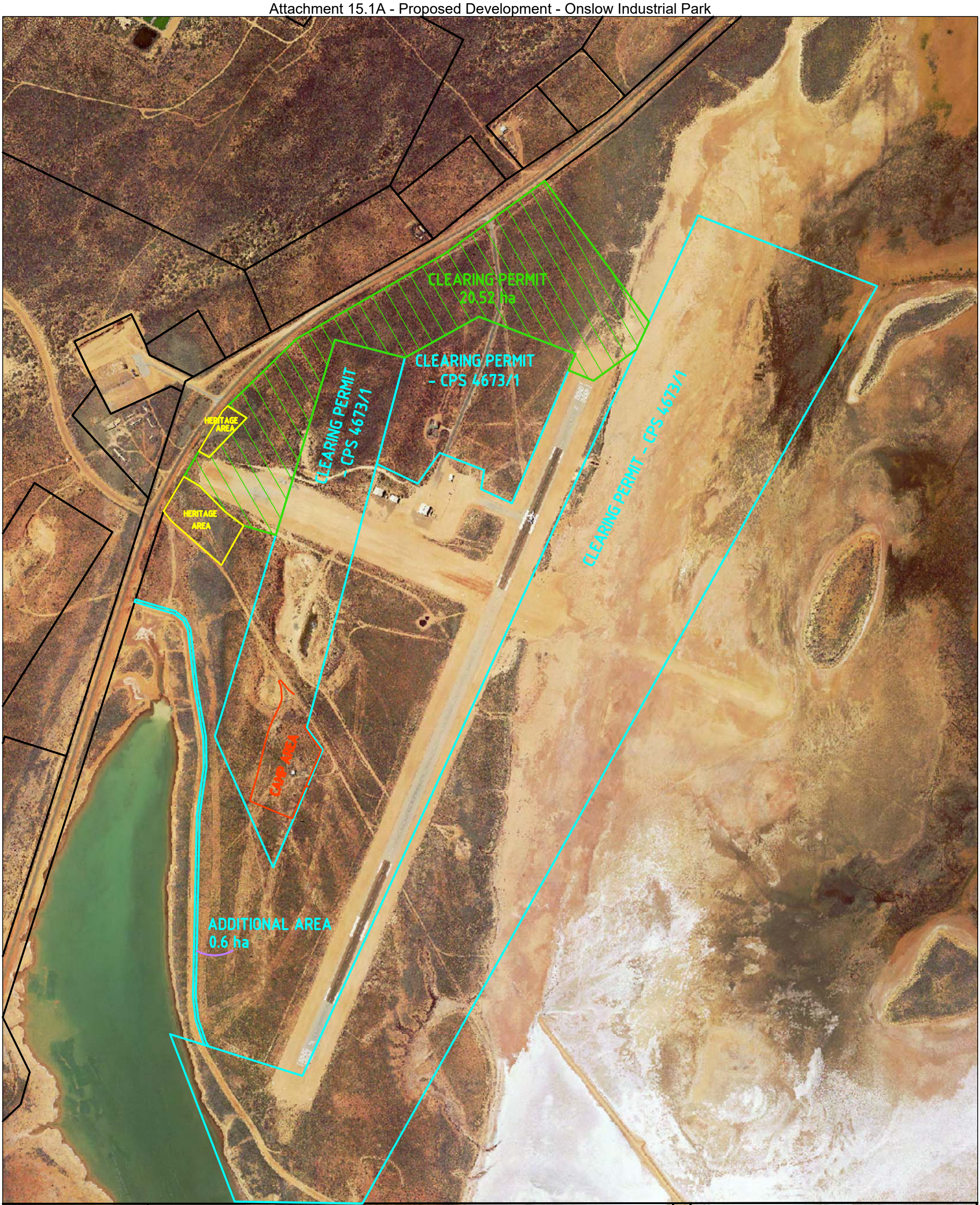
DELEGATE OF THE CHIEF EXECUTIVE OFFICER
DEPARTMENT OF WATER AND ENVIRONMENTAL REGULATION
UNDER SECTION 91 OF THE
CONTAMINATED SITES ACT 2003

SIGNATURE OF WITNESS

FULL NAME: Christopher Chau
ADDRESS: 168 St Georges Tce,PERTH WA 6000
OCCUPATION: Senior Business Systems Officer

LANDGATE COPY OF ORIGINAL NOT TO SCALE 09/09/2021 11:23 AM Request number: 62528547

Landgate
www.landgate.wa.gov.au



SCALE: 1: 8000	DATE DRAWN: 26 MAR 2013	CURRENT CLEARING PERMIT LIMITS AND HERITAGE SITE ONSLOW AIRPORT	REV 0
V DATUM:	DRAWN BY: SJ		
H DATUM: BIO94	CHECKED BY:		
SURVEY DATE:	DATA FILE: 130320_Onslow Airport Clearing Permit_Application.dwg		
SURVEYOR: Deep Woods			PLAN 14287-
JOB No: 14287-05			
FILE: S:\Projects\14\14287\survey\item-05b Clearing Plan		CLIENT: SHIRE of ASHBURTON	ORIGINAL SIZE: A3 / SHEET 1 OF 1

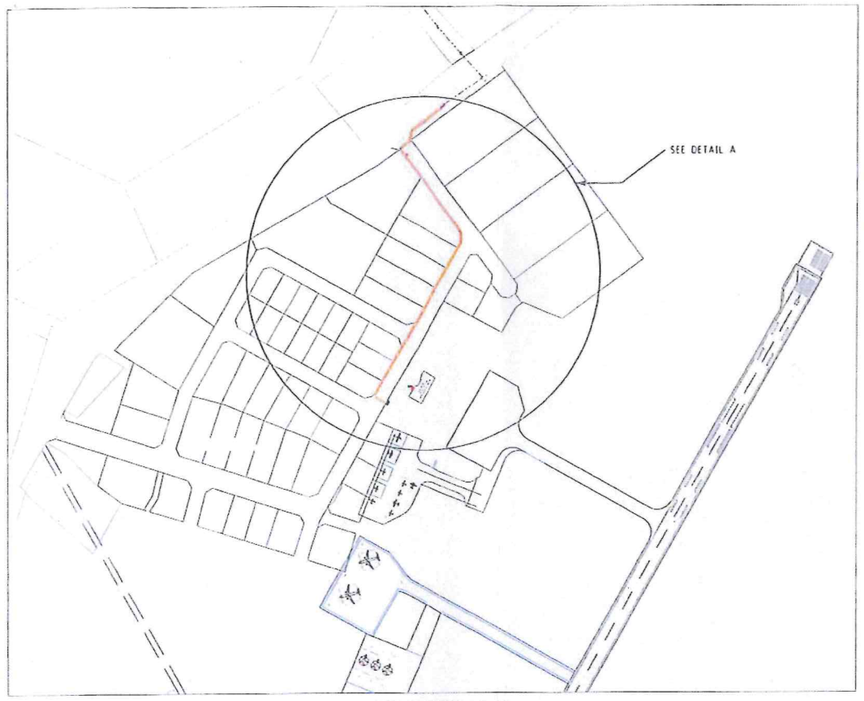
north

whelans
133 Scarborough Beach Road, Mount Hawthorn WA 6016
PO Box 99, MOUNT HAWTHORN WA 6915
T: 08 9443 1511 F: 08 9444 3901
E: whelans@whelans.com.au W: www.whelans.com.au

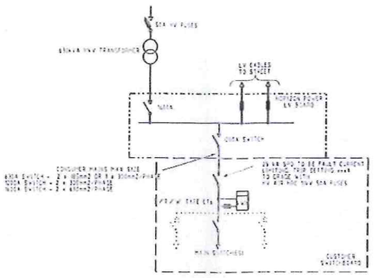
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ISO 9001:2008 FS 521002

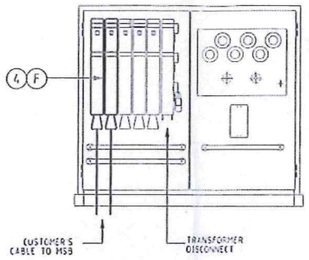
SAFETY - MAKE IT YOUR PRIMARY VALUE



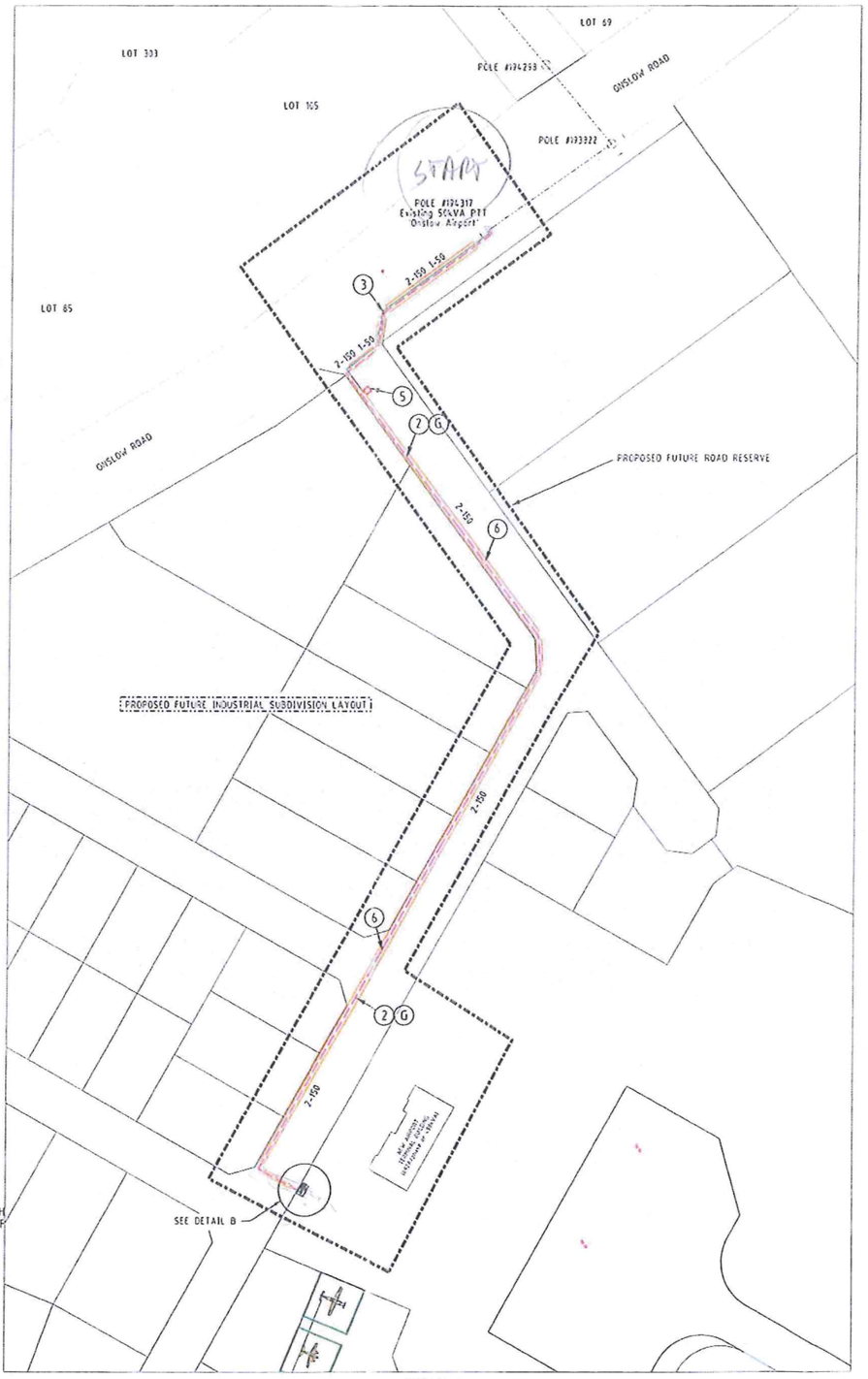
SITE LOCATION PLAN
SCALE 1:5000



SINGLE LINE DIAGRAM

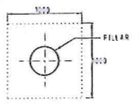


DETAIL C
MPS Tx LV FRAME
LOT 16 ONSLOW ROAD, ONSLOW
(FINAL ARRANGEMENT)



DETAIL A
CABLE ROUTE DETAILS
SCALE 1:1000

PILLAR EXCLUSION ZONE DETAIL



HORIZON POWER SCOPE OF WORK

1. INSTALL 11kV 630kVA MPS SUBSTATION TO OSH-3-02 AS NOTED ON DRAWING WITH 2+1 SWITCHGEAR
   CU = HU61_630_11 x 1, HU66 x 3, HU65 x 1, HU76 x 3, HU6 x 1
2. INSTALL & TERMINATE 400HV CABLE FROM EXISTING POLE 194317 TO NEW 630kVA MPS SUBSTATION.
   CU = CN53 x 660m, HU76 x 1
3. INSTALL & TERMINATE 25LV CABLE FROM EXISTING POLE 194317 TO MINI PILLAR. MINI PILLAR TO SUPPLY 5kVA FOR TELSTRA ROADSIDE CABINET.
   CU = CN42 x 130m, LU51_75_AL x 1
4. CUSTOMERS SUPPLY IS IN EXCESS OF 600 AMPS. TWO LV SWITCHES TO BE REPLACED WITH 1200A SWITCH FOR CUSTOMERS POINT OF SUPPLY.
   CU = LU46 X 1
5. INSTALL MINI PILLAR AS PER ZONE EXCLUSION DETAIL.
   CU = LU10 X 1
6. STRAIGHT JOINT 400 HV CABLES
   CU= HU2 X 2

CUSTOMER INFORMATION / SCOPE OF WORK

(A) SUBSTATION SITE WILL BE PREPARED AS PER THE WESTERN AUSTRALIAN DISTRIBUTION CONNECTIONS MANUAL CLAUSE 14.4.3. THIS INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING:
   1. PEGGING, COMPACTION AND LEVELLING.
   2. LOCATED 1m ABOVE 100 YEAR FLOOD LEVEL AND NOT IN A PRECARIOUS POSTION.
   3. CLEAR OF ALL SERVICES.
   4. CLEAN SAND FILL TO A DEPTH OF 1m IN SANDY SOILS TO A DEPTH OF 1.6m IN CLAY OR ROCK

(B) CUSTOMER TO ENSURE CONDUCTIVE FENCE WITHIN 2 METRES OF SUBSTATION SITE IS RELOCATED PRIOR TO THE COMMENCEMENT OF THE WORK.

(C) SUBSTATION TO BE DESIGNED TO MINIMUM DIMENSIONS SHOWN ON THE DRAWING AND IN-CONJUNCTION WITH HORIZON POWER'S DRAWING DSM-3-02

(D) IF THE CUSTOMER PROPOSES TO INSTALL SCREENING, APPROVAL SHALL BE OBTAINED FROM HORIZON POWER PRIOR TO ITS INSTALLATION. THE SCREENING SHALL BE INSTALLED ONLY AFTER HORIZON POWER HAS COMPLETED ALL OF THE WORK ON THE SUBSTATION SITE. REFER TO THE WESTERN AUSTRALIAN DISTRIBUTION CONNECTIONS MANUAL CLAUSES 14.4.8 AND 14.5.4 FOR DETAILS.

(E) NO BUILDINGS ALLOWED WITHIN 6m OF THE SUBSTATION UNLESS 2 HOUR FIRE RATED. SEE HORIZON POWER DRAWING DSM-5-01 FOR DETAILS

(F) CUSTOMERS 691.4 AMP POINT OF SUPPLY WILL BE AT 1200A LV SWITCH IN TRANSFORMER.

(G) A MINIMUM 2 METRE WIDE CABLE EASEMENT IS REQUIRED FOR ENTIRE ROUTE LENGTH OF HIGH VOLTAGE CABLE IN PRIVATE PROPERTY. ALL ASSOCIATED COSTS ARE THE RESPONSIBILITY OF CUSTOMER. EASEMENT TO BE DEFINED PRIOR TO CONSTRUCTION COMMENCES.

WARNING

IF WORKING IN THE VICINITY OF EXISTING OVERHEAD DISTRIBUTION OR TRANSMISSION LINES CONTRACTOR TO COMPLY WITH "WORKSAFE" CLEARANCES DURING CONSTRUCTION

WARNING

BEWARE OF UNDERGROUND SERVICES

For clarity, the location of existing underground cables are not shown
Underground cable locations must be checked on site
Locate all underground cables and services before commencement of work.
Refer to Worksafe Regulation 22L

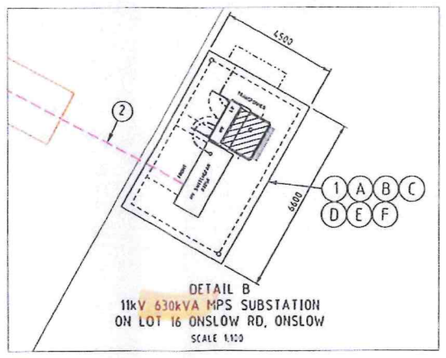
DIAL1100 BEFORE YOU DIG

RESTORATION & REINSTATEMENT REQUIREMENTS

Restoration & reinstatement required for this project to be completed as per the Restoration and Reinstatement Specification for Local Govts in WA. The Construction Manager is responsible for all restoration and reinstatement until formally accepted by Horizon Power or Local Govt Authority as appropriate.
See Field Instruction 22L

INSTRUCTION TO CONSTRUCTION CREWS

IT IS A REQUIREMENT OF HORIZON POWER THAT ALL EXISTING CONDUCTOR / CABLES SIZES ARE CONFIRMED ONSITE TO ENSURE THAT ALL FITTINGS ARE OF THE APPROPRIATE SIZE AND ARE INSTALLED CORRECTLY IN ACCORDANCE TO FIPSM STANDARDS. EG: HELICAL TERMINATIONS, TIES, PG CLAMPS, LUGS, ETC



DETAIL B
11kV 630kVA MPS SUBSTATION
ON LOT 16 ONSLOW RD, ONSLOW
SCALE 1:100

GENERAL NOTES FOR CPM

1. CPM TO ENSURE WORK IS CARRIED OUT AS PER FIPSM AND DCM MANUALS
2. CPM TO LIASE WITH CONTRACTOR/CUSTOMER TO NEGOTIATE INSTALLATION DATE
3. CPM TO CONFIRM SPD PROTECTION SETTINGS GRADE WITH HORIZON POWER PROTECTIVE DEVICES

LEGEND

POLES	
EXISTING POLE	
CONDUCTOR	
EXISTING OVERHEAD	
CABLE	
400mm2 HV	
25mm2 LV	

REV	AMENDMENT	DRN	DATE
A	ISSUED FOR REVIEW	PF	28/03/2014

HORIZON POWER
DISTRIBUTION DESIGN SERVICES

This document must not be copied without Western Power's written permission or be used for any unauthorised purpose.

CONTACT DETAILS

CUSTOMER CONTACT DETAILS
COMPANY NAME: SHIRE OF ASHBURTON
CONTACT: RICHARD REPSEVICIUS
PHONE NUMBER: 08 9181 3333
042 771 0047

CONSULTANT CONTACT DETAILS
COMPANY NAME: APD
CONTACT: BRAWNY LAM
PHONE NUMBER: 08 9212 1559

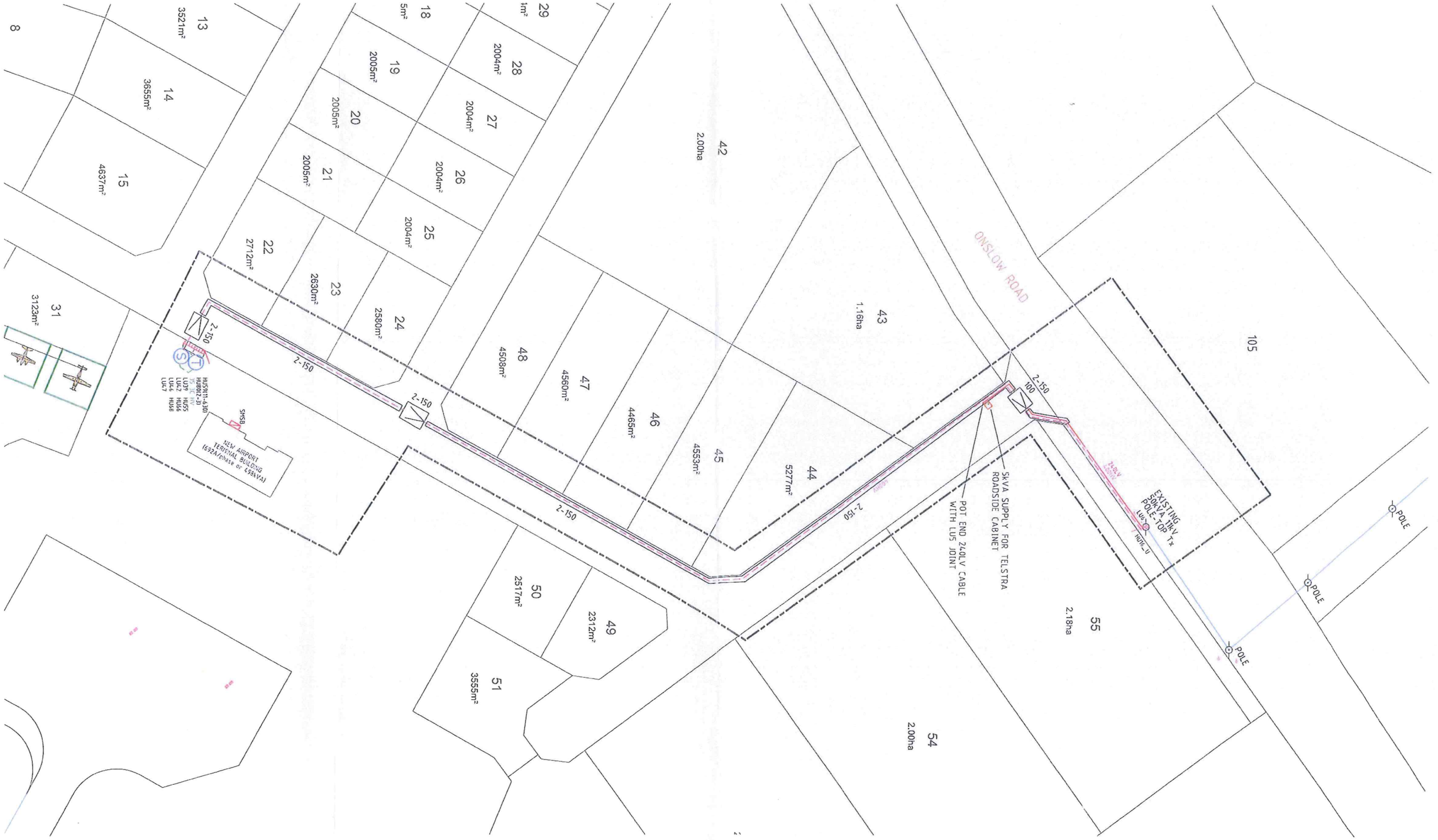
Lat : ° ' " S
Long : ° ' " E
MAP REF: GRID REF:

DRAWING TITLE
GAP0090 - SHIRE OF ASHBURTON - 691.4A SUPPLY TO ONSLOW AIRPORT TERMINAL, LOT 16 ONSLOW ROAD, ONSLOW

DESIGNER: PHIL FRISCIA
TEL: 0427736014
DATE: 28/03/2014
SHEET 1 OF 1
ORIGINAL SIZE - A1

HORIZON POWER PROJECT NUMBER
GAP0090

SCALE: AS INDICATED @ A1
REVISION A


ONSLOW ROAD
42
2.00ha
43
1.16ha
105
2.18ha
54
2.00ha
55
8
13
3521m²
14
3655m²
15
4637m²
18
5m²
19
2005m²
20
2005m²
21
2005m²
22
2712m²
23
2630m²
24
2580m²
25
2004m²
26
2004m²
27
2004m²
28
2004m²
29
1m²
31
3123m²
46
4465m²
47
4560m²
48
4508m²
45
4553m²
44
5277m²
50
2517m²
49
2312m²
51
3555m²
2-150
100
NEW AIRPORT TERMINAL BUILDING (672A/chase or 499kVA)
SMSB
HU05N11-630
HU080(2-3)
LU39
LU42
LU46
LU47
HU05
HU06
HU08
POT END 240LV CABLE WITH LU5 JOINT
5kVA SUPPLY FOR TELSTRA ROADSIDE CABINET
EXISTING 50kVA 11kV POLE-TOP Tx
LU5
HU11_4U
240LV
POLE
POLE
POLE

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE 14-Jul-2021

FILE 161079

LEGEND

- Application Area
- Existing cadastre
- Heritage area
- Existing contours (0.5m interval)
- Proposed lot
- Water main
- Underground power
- Telecommunications
- Road pavement

LOT SUMMARY

Subject Site (Lot 9500)	34.3537ha
Proposed Lot 1	2.0000ha
Proposed Lot 2	2.1620ha
Proposed Lot 3	2.6626ha
Balance Lot 9500	22.0867ha
Road	5.4424ha
Total	34.3537ha

Plan of Subdivision

Lot 9500 (No.215) McAullay Road, Onslow

Date: 19 June 2021 Scale: 1:2,500 @ A2 File: 21-023 SU01B Staff: LC / MR Checked: MR

0 50m

element.

Level 18, 191 St Georges Terrace, Perth Western Australia 6000.
PO Box 7375 Cloisters Square, Perth Western Australia 6850.
T. +61 8 9289 8300 | E. hello@elementwa.com.au elementwa.com.au

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Western Australian Planning Commission

Your Ref : 21-023

Leigh Caddy
C/- Element
P O Box 7375
PERTH WA 6000

Approval Subject To Condition(s)
Freehold (Green Title) Subdivision

Application No : 161079

Planning and Development Act 2005

Applicant	:	Leigh Caddy C/- Element P O Box 7375 PERTH WA 6000
Owner	:	Shire of Ashburton Lot 246 Poinciana Street TOM PRICE WA 6751
Application Receipt	:	14 July 2021

Lot Number	:	9500
Diagram / Plan	:	405414
Location	:	-
C/T Volume/Folio	:	2918/508
Street Address	:	Lot 9500 Mcaullay Road, Onslow
Local Government	:	Shire of Ashburton

The Western Australian Planning Commission has considered the application referred to and is prepared to endorse a deposited plan in accordance with the plan date-stamped **14 July 2021** once the condition(s) set out have been fulfilled.

This decision is valid for **three years** from the date of this advice, which includes the lodgement of the deposited plan within this period.

The deposited plan for this approval and all required written advice confirming that the requirement(s) outlined in the condition(s) have been fulfilled must be submitted by **22 September 2024** or this approval no longer will remain valid.

140 William Street, Perth, Western Australia 6000, Locked Bag 2506 Perth, 6001
Tel: (08) 6551 8002; Fax: (08) 6551 9001; Infoline: 1800 626 477
e-mail: info@dplh.wa.gov.au; web address http://www. dplh.wa.gov.au
ABN 35 482 341 493

Western Australian Planning Commission

Reconsideration - 28 days

Under section 151(1) of the *Planning and Development Act 2005*, the applicant/owner may, within 28 days from the date of this decision, make a written request to the WAPC to reconsider any condition(s) imposed in its decision. One of the matters to which the WAPC will have regard in reconsideration of its decision is whether there is compelling evidence by way of additional information or justification from the applicant/owner to warrant a reconsideration of the decision. A request for reconsideration is to be submitted to the WAPC on a Form 3A with appropriate fees. An application for reconsideration may be submitted to the WAPC prior to submission of an application for review. Form 3A and a schedule of fees are available on the WAPC website: http://www.dplh.wa.gov.au

Right to apply for a review - 28 days

Should the applicant/owner be aggrieved by this decision, there is a right to apply for a review under Part 14 section 251 of the *Planning and Development Act 2005*. The application for review must be submitted in accordance with part 2 of the *State Administrative Tribunal Rules 2004* and should be lodged within 28 days of the date of this decision to: the State Administrative Tribunal, Level 6, State Administrative Tribunal Building, 565 Hay Street, PERTH, WA 6000. It is recommended that you contact the tribunal for further details: telephone 9219 3111 or go to its website: http://www.sat.justice.wa.gov.au

Deposited plan

The deposited plan is to be submitted to the Western Australian Land Information Authority (Landgate) for certification. Once certified, Landgate will forward it to the WAPC. In addition, the applicant/owner is responsible for submission of a Form 1C with appropriate fees to the WAPC requesting endorsement of the deposited plan. A copy of the deposited plan with confirmation of submission to Landgate is to be submitted with all required written advice confirming compliance with any condition(s) from the nominated agency/authority or local government. Form 1C and a schedule of fees are available on the WAPC website: http://www.dplh.wa.gov.au

Condition(s)

The WAPC is prepared to endorse a deposited plan in accordance with the plan submitted once the condition(s) set out have been fulfilled. The condition(s) of this approval are to be fulfilled to the satisfaction of the WAPC.

The condition(s) must be fulfilled before submission of a copy of the deposited plan for endorsement.

The agency/authority or local government noted in brackets at the end of the condition(s) identify the body responsible for providing written advice confirming that the WAPC's requirement(s) outlined in the condition(s) have been fulfilled. The written advice of the agency/authority or local government is to be obtained by the applicant/owner. When the written advice of each identified agency/authority or local government has been obtained, it should be submitted to the WAPC with a Form 1C and appropriate fees and a copy of the deposited plan.

140 William Street, Perth, Western Australia 6000, Locked Bag 2506 Perth, 6001
Tel: (08) 6551 8002; Fax: (08) 6551 9001; Infoline: 1800 626 477
e-mail: info@dplh.wa.gov.au; web address http://www. dplh.wa.gov.au
ABN 35 482 341 493

Western Australian Planning Commission

If there is no agency/authority or local government noted in brackets at the end of the condition(s), a written request for confirmation that the requirement(s) outlined in the condition(s) have been fulfilled should be submitted to the WAPC, prior to lodgement of the deposited plan for endorsement.

Prior to the commencement of any subdivision works or the implementation of any condition(s) in any other way, the applicant/owner is to liaise with the nominated agency/authority or local government on the requirement(s) it considers necessary to fulfil the condition(s).

The applicant/owner is to make reasonable enquiry to the nominated agency/authority or local government to obtain confirmation that the requirement(s) of the condition(s) have been fulfilled. This may include the provision of supplementary information. In the event that the nominated agency/authority or local government will not provide its written confirmation following reasonable enquiry, the applicant/owner then may approach the WAPC for confirmation that the condition(s) have been fulfilled.

In approaching the WAPC, the applicant/owner is to provide all necessary information, including proof of reasonable enquiry to the nominated agency/authority or local government.

The condition(s) of this approval, with accompanying advice, are:

CONDITION(S):

1. Engineering drawings and specifications are to be submitted, approved, and works undertaken in accordance with the approved engineering drawings, specifications and approved plan of subdivision, for grading and/or stabilisation of the site to ensure that:

   a) lots can accommodate their intended use; and
   b) finished ground levels at the boundaries of the lot(s) the subject of this approval match or otherwise coordinate with the existing and/or proposed finished ground levels of the land abutting. (Local Government)

2. Engineering drawings and specifications are to be submitted and approved, and works undertaken in accordance with the approved engineering drawings and specifications and approved plan of subdivision, for the filling and/or draining of the land, including ensuring that stormwater is contained on-site, or appropriately treated and connected to the local drainage system. Engineering drawings and specifications are to be in accordance with an approved Urban Water Management Plan (UWMP) for the site, or where no UWMP exists, to the satisfaction of the Western Australian Planning Commission. (Local Government)

140 William Street, Perth, Western Australia 6000, Locked Bag 2506 Perth, 6001
Tel: (08) 6551 8002; Fax: (08) 6551 9001; Infoline: 1800 626 477
e-mail: info@dplh.wa.gov.au; web address http://www. dplh.wa.gov.au
ABN 35 482 341 493

Western Australian Planning Commission

3. Drainage easements and reserves as may be required by the local government for drainage infrastructure being shown on the diagram or plan of survey (deposited plan) as such, granted free of cost, and vested in that local government under Sections 152 and 167 of the *Planning and Development Act 2005*. (Local Government)

4. A notification, pursuant to Section 165 of the *Planning and Development Act 2005* is to be placed on the certificate(s) of title of the proposed lot(s) with a Bushfire Attack Level (BAL) rating of 12.5 or above, advising of the existence of a hazard or other factor. Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows:

"This land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner and is subject to a Bushfire Management Plan. Additional planning and building requirements may apply to development on this land". (Western Australian Planning Commission)

5. Information is to be provided to demonstrate that the measures contained in Section 6; Table 6 of the bushfire management have been implemented during subdivisional works. This information should include a completed 'Certification by Bushfire Consultant' from the bushfire management plan. (Local Government).

6. Engineering drawings and specifications are to be submitted, approved, and subdivisional works undertaken in accordance with the approved plan of subdivision, engineering drawings and specifications, to ensure that those lots not fronting an existing road are provided with frontage to a constructed road(s) connected by a constructed road(s) to the local road system and such road(s) are constructed and drained at the landowner/applicant's cost.

As an alternative, and subject to the agreement of the Local Government the Western Australian Planning Commission (WAPC) is prepared to accept the landowner/applicant paying to the local government the cost of such road works as estimated by the local government and the local government providing formal assurance to the WAPC confirming that the works will be completed within a reasonable period as agreed by the WAPC. (Local Government)

7. Suitable arrangements being made with the local government for the provision of vehicular crossover(s) to service the lot(s) shown on the approved plan of subdivision. (Local Government)

8. A notification, pursuant to Section 70A of the *Transfer of Land Act 1893* is to be placed on the certificate(s) of title of the proposed lot(s). Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows:

'A reticulated sewerage service is not available to the lot(s). As such, an on-site secondary treatment and disposal system for sewage will be required. Therefore, the developable area of the lot is reduced. There are ongoing landowner obligations to ensure that the treatment and disposal system is regularly maintained in accordance with relevant health regulations. Contact the local government for further information.' (Local Government)

140 William Street, Perth, Western Australia 6000, Locked Bag 2506 Perth, 6001
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e-mail: info@dplh.wa.gov.au; web address http://www. dplh.wa.gov.au
ABN 35 482 341 493

Western Australian Planning Commission

9. Prior to the commencement of subdivisional works, the landowner/ applicant is to provide a site and soil evaluation to determine the type of on-site sewage treatment system required and the appropriate location for on-site sewage disposal. (Local Government)

10. Arrangements being made with a licensed electricity network operator for the provision of an underground electricity distribution system that can supply electricity to each lot shown on the approved plan of subdivision. (Horizon Power)

11. Arrangements being made with a licensed water provider for the provision of a suitable water supply service to each lot shown on the approved plan of subdivision. (Water Corporation)

ADVICE:

1. Condition 2 has been imposed in accordance with *Better Urban Water Management Guidelines (WAPC 2008).* Further guidance on the contents of urban water management plans is provided in *'Urban Water Management Plans: Guidelines for preparing and complying with subdivision conditions' (Published by the then Department of Water 2008).*

2. The landowner/applicant and the local government are advised to refer to the Institute of Public Works Engineering Australia Local Government Guidelines for Subdivisional Development (current edition). The guidelines set out the minimum best practice requirements recommended for subdivision construction and granting clearance of engineering conditions imposed.

3. In regard to Condition 6, the landowner/applicant is advised that the road reserves, including the constructed carriageways, laneways, truncations, footpaths/dual use paths and car embayments, are to be generally consistent with the approved plan of subdivision.

4. The size and location of sewage disposal areas are to be consistent with Government Sewerage Policy. Best practice is provided in Australian/New Zealand Standard 1547 On-site domestic sewage management.

5. In regard to Condition 10, Horizon Power provides only one underground point of electricity supply per freehold lot.

6. In regard to Condition 11, the landowner/applicant shall make arrangements with the Water Corporation for the provision of the necessary services. On receipt of a request from the landowner/applicant, a Land Development Agreement under Section 83 of the *Water Services Act 2012* will be prepared by the Water Corporation to document the specific requirements for the proposed subdivision.

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7. To avoid planning and valuation problems, surveyors must identify any balance lots that are not to receive servicing facilities with a lot number in the 9000 number range. Any "super lots" that are the subject of future stages in the subdivision can be identified using the 9500 number series.

Ms Sam Fagan
Secretary
Western Australian Planning Commission

22 September 2021

Enquiries : Leighton Goldsworthy (Ph 6551 9261)

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Engineering Servicing Due Diligence Report

Lot 9500 McAullay Road, Onslow

Shire of Ashburton



JDS212008_Rev C

December 2021

INTEGRITY

We are open, honest, and consistent in our principles and conduct, so we're able to build trusted relationships with our clients and partners.

RESPECT

We treat everyone with respect and dignity and develop relationships founded on understanding and trust.

ACCOUNTABILITY

We always assume responsibility for our actions and make decisions in line with our economic, social, and ethical obligations.

EXCELLENCE

We pursue excellence in everything we do, challenging ourselves to look beyond the obvious and ensure ongoing improvement.

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A. Phase 1 And 2 Layout Plans
B. WAPC Approved Plan
C. Feature Survey
D. Service Authority Correspondence
E. Order of Probable Costs (OPC) Estimate

DOCUMENT REVIEW					
Revision	Date Issued	Issue Type	Written By	Reviewed By	Approved By
Rev A	29/11/2021	For Client Review	CE	BGT	BGT
Rev B	09/12/2021	Issued to Council	CE	BGT	JHG
Rev C	10/12/2021	Issued to Council	CE	BGT	JHG

1 Executive Summary

JDSi Consulting Engineers (JDSi) have been commissioned by the Shire of Ashburton to prepare the Engineering Servicing Report to support a Business Case for a proposed future industrial subdivision. JDSi understand the proposed development consists of the following:

- 67 industrial lots (45 as part of Phase 1 and 22 as part of Phase 2) of varying sizes and uses.

The study area consists of part of Lot 9001 and 9500 McAullay Road (the Subject Site) and is located in Onslow Western Australia, approximately 3km south of the Onslow Town Centre. The Subject Site is bounded by McAullay Road to the north, Onslow Airport to the East / South and Onslow Road to the west.

As detailed in the report, the Critical Project Items related to Engineering are as follows:

- Import Fill material source / availability
- Construction water availability
- Capacity of existing water network to service proposed development
- Capacity of existing sewer networks to service proposed development / sites suitability for on-site effluent disposal
- Contractor availability / rates

As detailed in the report, the recommended “Next Steps” are as follows:

- Engagement of consultants, including Civil Engineering, Geotechnical Engineering, Bushfire and Hydrology, in order to progress the design and close out outstanding investigations / reports.
- Confirm whether the site is to be serviced by reticulated sewer or on-site disposal.
- Confirm existing water network capacity to service development
- Investigate options for import fill and construction water sources.
- Early engagement with preferred contractor(s) to negotiate program and costs.
- Understand desired end uses of the lots to better inform servicing requirements.

2 Introduction and Key Objectives

JDSi Consulting Engineers (JDSi) have been commissioned by the Shire of Ashburton to prepare the Engineering Servicing Report to support a Business Case for a proposed future industrial subdivision. JDSi understand the proposed development consists of the following:

- 67 industrial lots (45 as part of Phase 1 and 22 as part of Phase 2) of varying sizes and uses.

Refer ***Appendix A*** for Phase 1 and Phase 2 Concept Plans.

The investigations undertaken and preparation of the report have been largely based on desktop studies, aerial imagery, some preliminary advice from the service authorities and a site visit on 10 November 2021.

The review is also based on bringing the necessary services to the sites to facilitate the creation of fully serviced lots generally in line with the concept plans attached hereto in ***Appendix A***. The information is current as of December 2021 and may be subject to change as development progresses in the area.

The report summarises the results of a review of the civil and electrical engineering related elements of the development. The key objectives of this report are to:

- Provide commentary on the proposed development and background to the existing site location and conditions.
- Provide commentary on any earthworks and remediation required within the development area.
- Provide commentary on the existing roads, drainage, and utility services infrastructure within the vicinity of the development.
- Provide commentary on the proposed road network and any upgrades required to facilitate the proposed development.
- Provide commentary on the overall stormwater drainage strategy for the proposed development.
- Document the Water Corporation's servicing requirements for sewer and water reticulation.
- Document Horizon Power's servicing requirements for electrical reticulation.
- Document servicing requirement for telecommunication and gas reticulation.
- Provide an OPC based on the Concept Lot Layout Plan.

3 Study Area

The study area consists of part of Lot 9001 and 9500 McAullay Road (the Subject Site) and is located in Onslow Western Australia, approximately 3km south of the Onslow Town Centre. The Subject Site is bounded by McAullay Road to the north, Onslow Airport to the East / South and Onslow Road to the west.

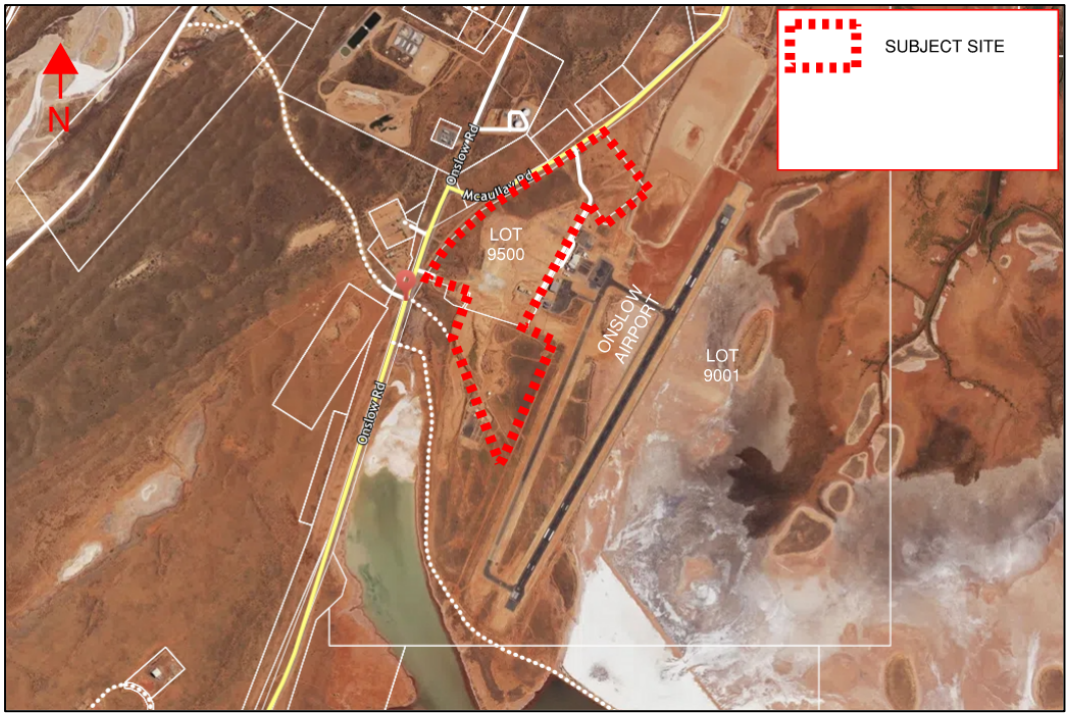


Figure 1 - Location Plan (source MNG access)

Under Shire of Ashburton's Local Planning Scheme No. 7 Lot 9500 is currently zoned Mixed Business and Lot 9001 Public Purposes. Lots 9500 and 9001 are 34.3ha and 494.6ha in area respectively, whilst the Subject Site totals to 55.1ha in area.

3.1 WAPC Approvals

A WAPC application (Ref# 161079) was approved on 21 September 2021 and this allows the development of 3 lots and the road reserve areas within the Phase 1 area. The remaining areas within Phase 1 are treated as "Balance Lot" and are therefore subject to further assessment and approval by WAPC. Refer ***Appendix B*** for a copy of the WAPC approved plan and associated conditions.

The conditions have been reviewed and are typical for an industrial subdivision in a rural area. There does not appear to be any engineering conditions that would significantly impact the orderly development of the land. It should be noted that a BAL Assessment will need to be done by a suitably qualified consultant to clear Condition 4.

3.2 Topography

A topographical survey for part of the Subject Site has been undertaken by Platinum Survey in 2021 and MNG in 2015 and indicates that the existing surface levels vary from approximately 3m AHD to 8.5m AHD. The lower elevations of the site generally coinciding with the north eastern and southern portions of the Subject Site. The site is generally undulating with localised high points to the north west and central section of the site.

Refer ***Appendix C*** for a copy of the available Feature Surveys.

3.3 Groundwater

Onslow is located within the Ashburton Sub-Area of the Pilbara Groundwater Area and therefore a license is required to extract water.

No site specific groundwater information is available.

It is noted that groundwater was encountered in the test holes dug as part of the Geotechnical Study undertaken by Golder Associates in March 2012 as part of the Onslow Airport upgrade works with depths ranging between 0.1m to 3m below ground level.

From interpreting this data against the available survey data, it can be estimated that the groundwater sits at around 0.9m to 1.2m AHD which is on average 3.5m below the natural surface level of the site except for the low laying areas to the north and west where it would only be 1.5m below natural surface.

No information on groundwater quality at the Subject Site is available.

3.4 Geological Conditions

The Geological Survey of Western Australia (1:250,000 scale) Geology Series Map for Onslow describes the geology for the area:

i. (Qs) Beaches & Coastal Dunes – Light grey, unconsolidated and poorly consolidated quartzose calcarenite; and
ii. (Qt) Supertidal flats – calcareous clay, silt and sand with authingenic gypsum and superficial algal mats and salt crusts

See below extract from Geology Series Map of Onslow and surrounding area.

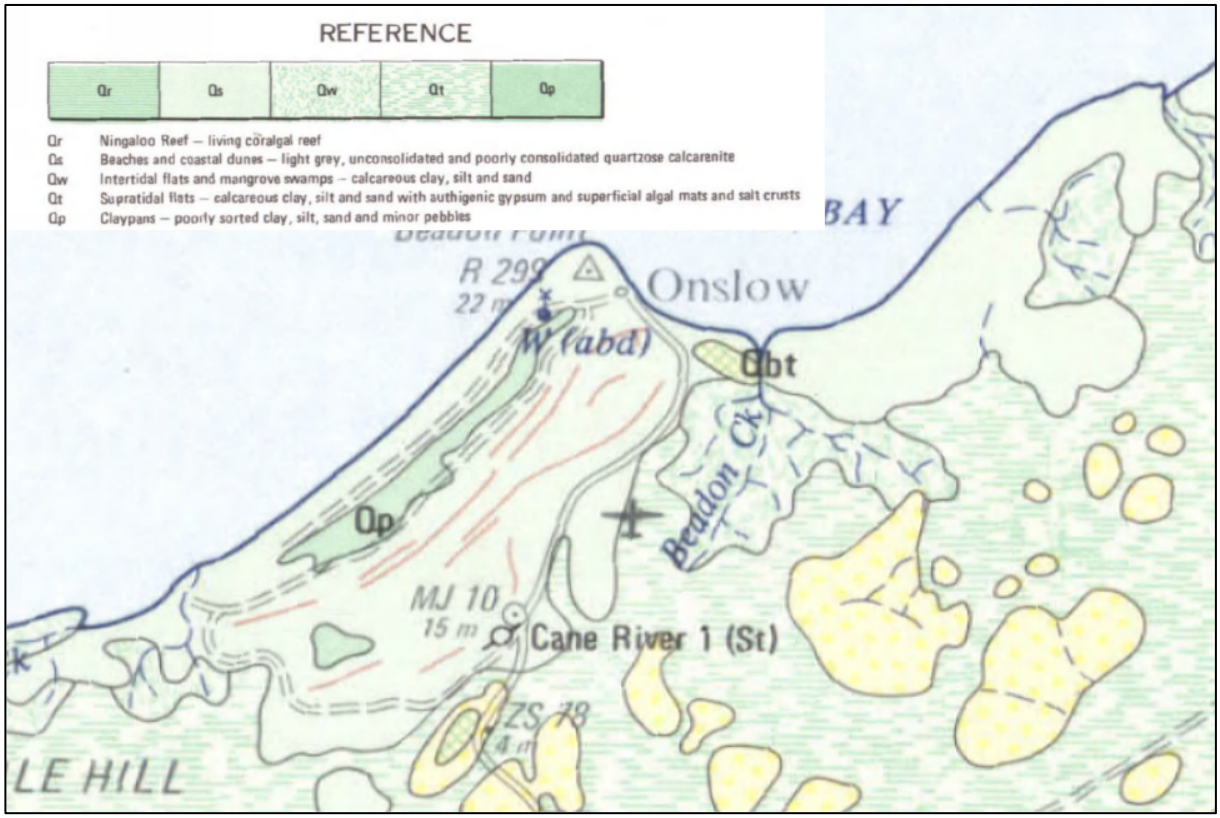


Figure 2 - Geology Series Map Onslow 1:250,000

A Geotechnical Study was undertaken by Golder Associates in 2012 as part of the Onslow airport upgrade works (immediately adjacent the site). This Study indicated that the near surface geology, in its undisturbed natural state, comprises:

- Clayey/Silty SAND, SAND – fine to coarse grained, low to medium plasticity, moist to wet, vary proportions of gravel, very loose to loose, extending from the surface to depths ranging from 3m to 6m overlying
- SAND, Gravelly SAND, Clayey SAND – fine to coarse grained, lot to medium plasticity, wet, medium dense to dense, extending to depths ranging from 6m to 10m, overlying
- Sandy CLAY – medium to high plasticity, fine to medium grained sand, moist, very stiff to hard, extending to the depth of investigation of 10m

Given the close proximity of the test pits to the Subject Site, it is expected that a similar surface geology would be encountered.

It has been noted by A4 Projects that, when undertaking other works in this area, hard rock deposits were encountered in the northern parts of the proposed development near proposed Lots 4, 16 & 22. This shall be further investigated as part of a site specific Geotechnical Report to better inform the design and construction considerations.

3.5 Acid Sulphate Soils

Acid Sulphate Soil mapping compiled by Department of Water and Environmental Regulation indicates the site is generally located within an area of "*low risk of acid sulfate soils occurring within 3 m of natural soil surface*". However, it is located near an area which is classified as a High Risk of encountering ASS within 3m.

As such it is recommended that a site specific Dewatering Management Plan be completed, and all excavation works and dewatering must be carefully managed to avoid any potential damage to surrounding land and water ways.



Figure 3 - DWER Acid Sulfate Soil Risk Map (Source DWER)

Risk Class

1 – High to moderate risk of ASS occurring within 3m of natural soil surface

2 – Moderate to low risk of ASS occurring within 3m of natural soil surface but high to moderate risk of ASS beyond 3m of natural soil surface

Figure 4: DWER ASS Mapping (source DWER)

3.6 Uncontrolled Fill

It has been noted from the site visit and advice provided by A4 Projects that there are stockpiles of uncontrolled fill located within the Phase 2 portion of the development.



Figure 4 - Uncontrolled Fill / Stockpiles (from aerial)



Figure 5 - Uncontrolled Fill / Stockpiles (from ground)

From the aerial imagery and site photos it is estimated that there is ~6000m3 of material stockpiled. These stockpiles will need to be dealt with as part of the development, noting that main the stockpiled area is within a proposed POS. If the material is not suitable for development, it could be graded and levelled to shape the POS area

3.7 Existing Structures / Infrastructure

There are numerous existing structures and services that fall within the Subject Site (Refer images 6 & 7). These will need to be taken into consideration when developing the site.

It should also be noted that a UXO Investigation has been completed, generally over the Phase 1 area, with DFES confirming this via letter on 9 August 2013. This DFES letter confirmed that "*no evidence of explosive ordnance activity was located*" and "*despite the extensive search however, no guarantee can be given by this office that the land is completely free from UXO*".

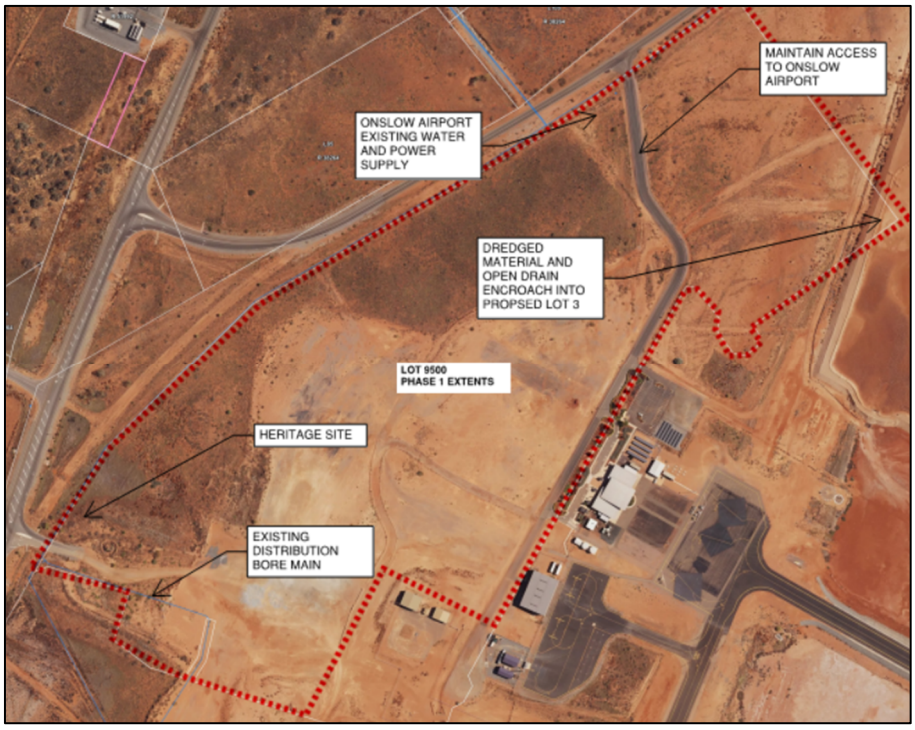


Figure 6 - Phase 1 existing structures / infrastructure.

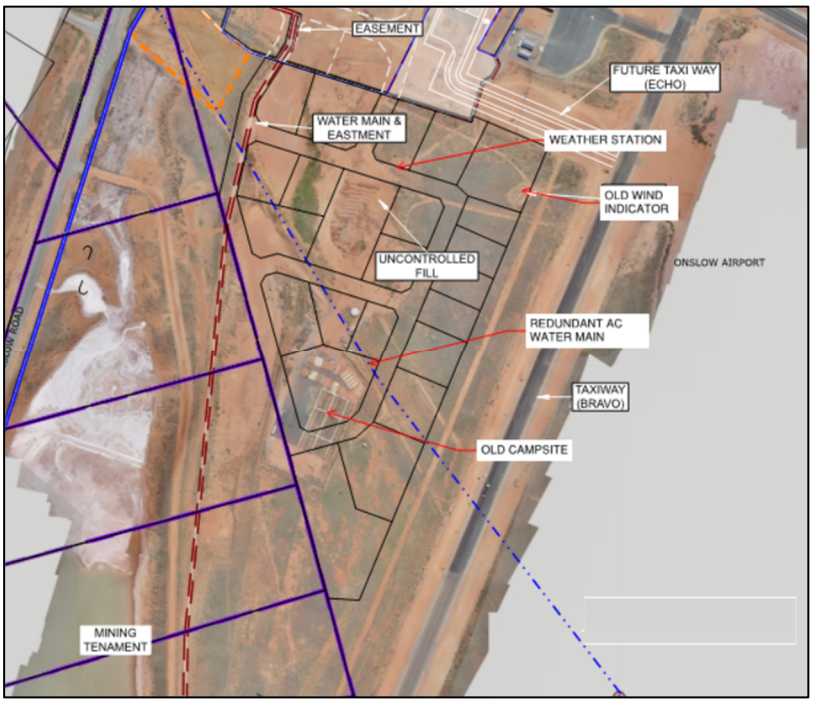


Figure 7 - Phase 2 existing structures and infrastructure (Image source fdpc)

4 Coastal Hazard Risk & Considerations

4.1 Tides

The Subject Site abuts the Beadon Creek Estuary and as such is influenced by the Beadon Creek Tide.

The Draft Stormwater Management Plan prepared by GHD in 2020 notes that the Highest Astronomical Tide (HAT) adjacent the Subject Site is 1.4m AHD.

4.2 Tailwater Constraints

The Draft Stormwater Management Plan prepared by GHD in 2020 for the Subject Site undertook modelling in consideration of the Coastal Hazard Risk Assessment and Adaption Plan (CHRMAP) prepared by Cardno (2016) for the Onslow Townsite to determine Water Level design criteria for the area. This modelling also took into consideration the potential impacts of climate change.

One of the Water Level Design criteria which was established was the tail water constraints. This is particularly important when undertaking the drainage design, as there will be a need to understand the impacts on the drainage systems hydraulic grade line when discharging into a water body impacted by CHRMAP constraints.

The Study nominated tailwater constraints for consideration for different storm events, and these are listed in the Table below.

AEP (1 in X year and % exceedance)	2015 Water Level (mAHD)	2070 climate change Water Level (mAHD)
10 (10%)	1.79	2.19
100 (1%)	2.41	2.99

Consideration will need to be given to the tailwater levels in conjunction with different storm events when undertaking the detailed drainage design as these will impact the hydraulic grade lines and the drainage systems ability to adequately drain the site.

4.3 Flood Levels & Finished Floor Levels

The CHRMAP prepared by Cardo in 2016 notes an appropriate flood level for the 500-year ARI event of 4.5m AHD (400mm below TPS 7 requirements). The report also refers to required minimum floor levels for land within the Onslow Coastal Hazard Area which is a Special Control Area.

The extents of the Onslow Coastal Hazard Area is outlined in the Shire of Ashburton's Town Planning Scheme No. 7 (TPS 7) Maps 3 & 4. The Subject Site falls outside the Hazard Area however, given its proximity to the Estuary and low lying nature of surrounding land it is recommended that due consideration be given to the levels specified.

The minimum finished floor levels are summarised in the Table below.

Land Use & Development	Minimum Finished Floor Level (FFL m AHD)
Health, Welfare and Community Services - Strategic use	6.4m
Commercial - Strategic use	5.9m
Residential use	5.9m
Industry use	4.9m
Commercial - non Strategic use	4.9m
Health, Welfare and Community Services - non Strategic use	4.9m
Temporary and/or Transient use	4m
Entertainment, Recreation and Culture use	2.5m

The Subject Site is Zoned Mixed Business under TPS 7 and as such, can be utilised for both Industrial and Commercial Use (both strategic and non-strategic as defined by TPS 7). As such, minimum finished floor level will range from 4.9m to 5.9m AHD depending on the end use.

5 Airport Height Restriction Area

Parts of the site fall within the Onslow Airport Height Restriction Area – Special Control Area. See figure below.

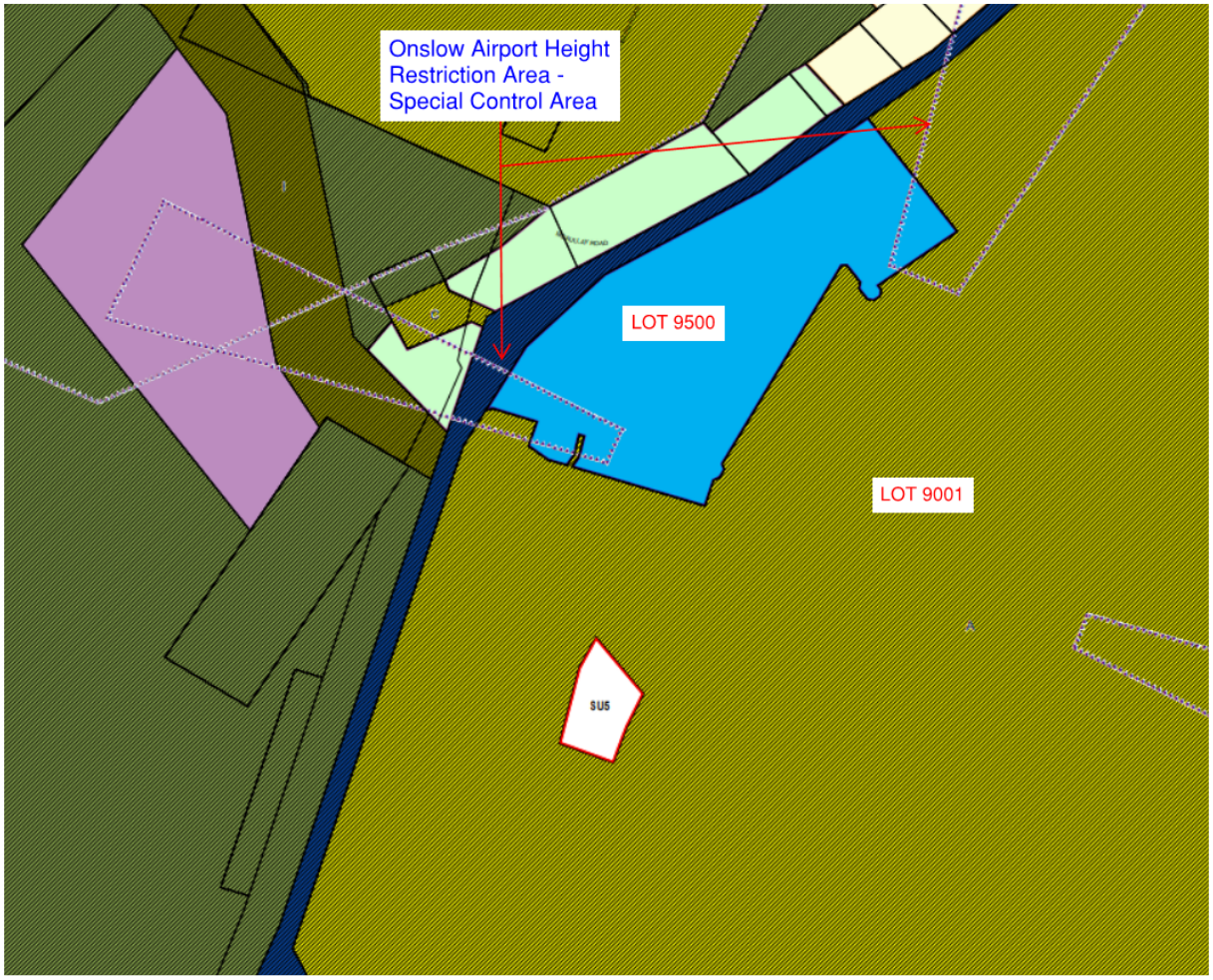


Figure 8 - Onslow Airport Height Restrictive Area

Consideration will need to be given to this when the Shire are assessing development approvals for proposed buildings withing this area.

6 Earthworks

The Subject Site generally grades from west to east but has a crest running through the centre of the site.

The Subject site is mostly cleared and devoid of vegetation from previous works save for some low-lying shrubs / bushes on the north western boundary (abutting McAullay Rd and Onslow Road) and the south east area abutting the Airport. See photos below taken on site on 10 November 2021.

For the area covered by the WAPC approval, no clearing should be required and therefore any vegetation impacted by the works will need to be cleared prior to commencement of earthworks.



Figure 9 - Phase 1 facing south



Figure 10 - Phase 1 facing east

The proposed end use will govern what finished surface level is proposed. Given its distance from the town site it is recommended that the development be designed to facilitate “Commercial-non Strategic” and “Industry” use as defined in TPS No. 7. This results in a minimum finished surface level of 4.9m AHD which is 0.4m higher than the predicted 1 in 500 year flood level for the area.

By adopting a minimum finished surface level of 4.9m AHD for the Subject Site the volume of import fill required will be significantly reduced as a large portion of the site is already at or near this level. If a future lot developer wishes to establish a use which requires a minimum finished floor level >4.9m AHD than this lot in particular can be further developed to suit.

The proposed subdivisional roads will generally be set at, or slightly below the finished floor levels and will be graded towards the proposed drainage outlets to the north east and south east of the site.

It is estimated that at the following imported fill volumes will be required for this project.

- Stage 1A = 42,000 m^3
- Stage 1B = 74,000 m^3
- Stage 1C = 88,000 m^3
- Stage 2 = 287,000 m^3

7 Wastewater Reticulation

The Subject Site is located within the Water Corporations licensed area for operating sewerage services.

The Subject Site is not currently serviced by a reticulated sewer and there are no nearby gravity sewers which can be extended to the Subject Site.

As such, there are two possible options to deal with wastewater generated from the proposed development, being a reticulated sewer system (Option 1) or onsite effluent disposal systems (Option 2).

If a reticulated sewer system is installed, a new connection will be provided to the Airport. However, the airport sewer flows will need to be provided to enable the sewer system to be adequately designed.

Option 1 – reticulated sewer system

Install a reticulated sewer system and connect to the nearby Wastewater Treatment Plant (WWTP) located approx. 1.2km to the north of the subject site

To do so, would require the installation of:

- Gravity sewer system,
- Wastewater Pump Station (WWPS); and,
- Sewer Pressure Main
- Based on the Water Corporation manual, the expected flows from the site are (excluding the Onslow Airport):Stage 1A (current WAPC area) = 1.37l/s
- Stage 1B + 1C = 6.23 l/s
- Stage 2 2 = 4.49 l/s

The preliminary advice from the Water Corporation is as follows, however at the time of this report, the authors were still waiting on further advice from the Water Corporation:

i. That a Wastewater Pump Station (WWPS) would be required to service the proposed development which will discharge to the nearby Wastewater Treatment Plant (WWTP)
ii. That the Water Corporation would need to assess the capacity of the WWTP to confirm additional flow could be received.

A copy of the correspondence with the Water Corporation is included hereto in ***Appendix D.***

The benefits of a reticulated sewer system are:

- that the full developable area of the lots can be realised (i.e., no need for designated areas within lot for on-site disposal systems such as spray / infiltration areas).
- Less maintenance for future lot buyers

The disadvantages for a reticulated sewer system are the substantial capital cost to install the required infrastructure.

Option 2 – Onsite effluent disposal systems

The development could be serviced by on-site effluent disposal systems such as Aerobic Treatment Units (ATU's), Secondary Treatment Systems (STS) and Aerated Wastewater Treatment Systems (AWTS) which would negate the need to install a reticulated sewer main and WWPS.

In addition, it should be noted that Condition 8 of the current WAPC approval states that a notification, pursuant to Section 70A of the Transfer of Land Act 1893 is to be placed on Certificate(s) of title of the proposed lot(s) stating that a reticulated sewerage system is not available to the lot(s). As such, an onsite secondary treatment and disposal system for sewerage will be required.

This suggests that on-site effluent disposal systems will be supported for this development.

To progress this option, it would need to be demonstrated that the site is suitable for use the on-site effluent disposal systems and this can be confirmed by further geotechnical studies, technical design assessment and confirmation from the Shire of Ashburton's Health Department or the WA Governments Department of Health. Note if deemed suitable, this would be a developer borne cost.

The benefits of an on-site effluent disposal system:

- More economically feasible than installing a reticulated sewer system

The disadvantages of an on-site effluent disposal systems:

- They require an area set aside on each lot to accommodate the infiltration area / spray field (note the size will depend on the flows which can only be determined when the each specific lot use is confirmed)
- They require maintenance from the lot owner.

8 Water Reticulation

The Subject Site is located within the Water Corporation's licensed area for provision of a potable water supply service.

There is an existing DN200 Asbestos Cement (AC) water main which runs past the site along McAullay Road to the north which feeds from the Water Towers located immediately north of the Subject Site. These Water Towers appear to be fed by the Cane River Bore Main which draws water from the Onslow Bore Located approximately 26km east of the Subject Site

Part of the Cane River Bore Main runs through the Subject Site along proposed Road 4 and through Phase 2.

It is expected that the water supply for the development will be from the existing DN200AC on McAullay Road, downstream of the Water Corporation town supply tanks, with a connection point likely to be near the proposed intersection of Road 1 and McAullay Road. The proposed new water main will be a DN150 reticulation main.

Water Corporations preliminary advice noted that a water supply study may be required to assess the network capacity to service the development. At the time of this report, the authors were still waiting on further advice from the Water Corporation regarding the capacity of the existing supply.

The water service for Onslow Airport is currently located near Lot 4 and will need to be relocated. As part of the Phase 0 development, the new water reticulation main will be extended to the Onslow Airport to allow the airport to reconnect to the new retic main.

A copy of the correspondence with the Water Corporation is included hereto in ***Appendix D.***

9 Roadworks

The Subject Site is bounded by McAullay Road to the north and Onslow Road to the west. McAullay Road is under the control of the Shire of Ashburton and as such all works on and abutting public roads will be subject to their approval. Onslow Road is under the Control of Main Roads WA (MRWA) and as such all works on this public road will be subject to their approval. All regulatory signage and linemarking with the public road reserves will require the approval of Main Roads WA.

The existing roads abutting and surrounding the development are generally considered to be a rural standard in that they are unkerbed and appear to be a two coat seal wearing course.

Currently access to the Subject Site is off McAullay Road via Onslow Airport Road.

With reference to the below image there are two proposed access points to the Subject Site:

- Road 01 - off McAullay Road to the north which will involve the realignment of the Onslow Airport Road to suit the proposed subdivision layout; and
- Road 02 – off Onslow Road to the south-west.

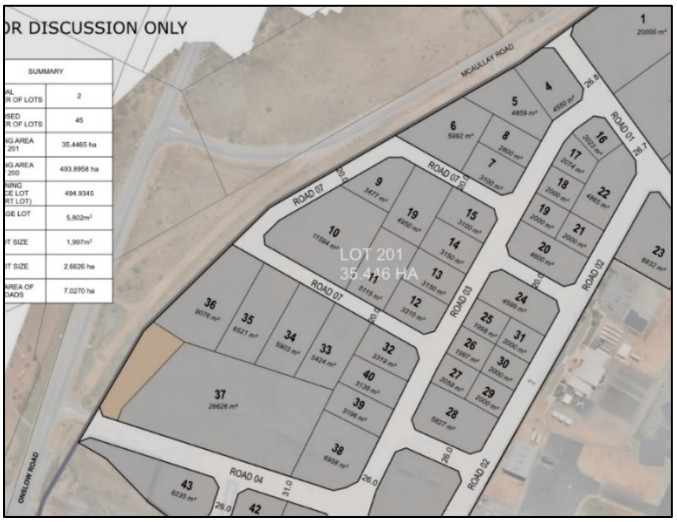


Figure 11 - Proposed Development Access

The intersection of Proposed Road 04 with Onslow Road has already been constructed as part of previous works and as such should not require any further work other than some realignment work to suit revised lot layout. See image below.



Figure 12 - Existing Onslow Road Intersection

The proposed intersection with McAullay Road is likely to require a traffic impact assessment to gauge expected vehicle movements and determine whether McAullay Road will need to be widened at this location to facilitate a turning lane into and out of the development. During detailed design consideration will need to be given to road geometry required to accommodate the intended vehicle size (i.e. 19m semi-trailer, or larger). This may be dependent on lot developer requirements.

The new road network within the development will be consistent with standard industrial developments of the area including kerbed and asphalted pavements and road cross-sections will be designed to align with the existing landform. In all cases the road cross sections will be designed to cater for utility services on standard verge alignments and appropriate stormwater management strategies.

The Subdivision Application prepared by Element in 2021 included proposed typical road cross-sections for the internal road network for differing road reserve widths. See images below.

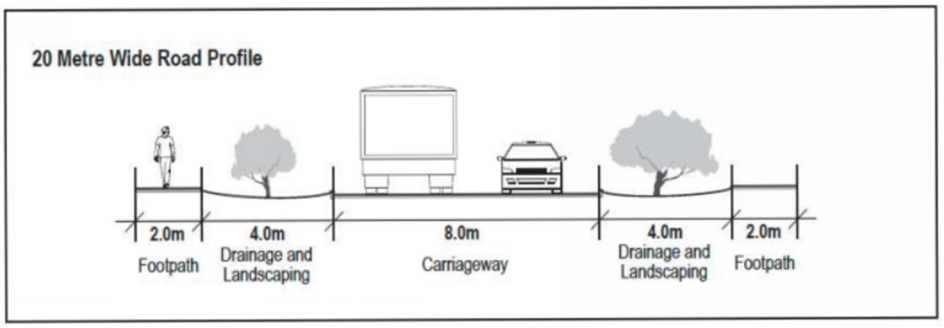


Figure 13 - Typical road cross-section 20m wide road reserve

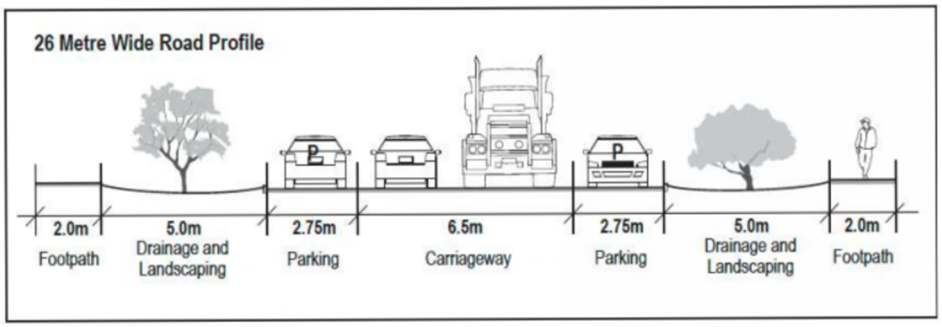


Figure 14 - Typical road cross-section 26m wide road reserve

10 Stormwater Drainage

Urban Water Management (UWM) is now a key part of any development process incorporating principles of integrating water and land use planning, considering all water sources in water planning, integrating water use and natural water processes and a total catchment integration of natural resource use and management (Ref. Stormwater Management Manual for Western Australia, DOW, April 2004 the State Water Strategy 2003 and the State Water Plan 2007).

Stormwater drainage management is a major component of an overall UWM strategy for which achievement of the principles of the plan may be facilitated through the application of Water Sensitive Urban Design (WSUD) techniques during planning, design, and construction of urban development projects. Objectives of WSUD include but are not limited to the following:

- Detention of stormwater rather than rapid conveyance to maintain predevelopment flows for quantity management.
- Use of vegetation for filtering purposes and nutrient stripping for quality management.
- Use of stormwater to conserve potable water; and
- Water efficient landscaping.

It is anticipated that the stormwater management strategy for the site will include the following:

- Maintain pre-development peak flow rates into and out of the site.
- Given that it is a rural industrial subdivision, the following drainage system is proposed:
    - A combination of open drains and pipework be installed to convey the 10% AEP event; and,
    - Events exceeding 10% AEP be conveyed by overland flow contained wholly with in the road reserve or drainage easements.
    - All runoff will be directed to adjacent flood plains to pre-development flow rates which will be achieved by introducing controls such as detention basins with controlled outlets.
- Set habitable floor levels at least 0.5 m above the 1% AEP flood level of adjacent flood plain.
- Set habitable floor levels at least 0.3 m above the 1% AEP flood level of the urban drainage system.
- The stormwater drainage design demonstrates that the land is capable of managing stormwater for all events up to the 1% AEP event.
- Controls used to improve stormwater quality will be included within roadside swales, open channels, and stormwater retention systems such as planting of specific vegetation and possible utilisation of an amended soil profile to assist in nutrient retention and breakdown.
- The use of native vegetation where practicable, minimal fertiliser application and soil amendment in major drainage areas will assist with the management of groundwater and surface water quality.

As the Shire of Ashburton will ultimately own and maintain all stormwater infrastructure the design and construction work will need to be undertaken in accordance with their guidelines and standards, as well as the Local Government Guidelines for Subdivisional Development (IPWEA).

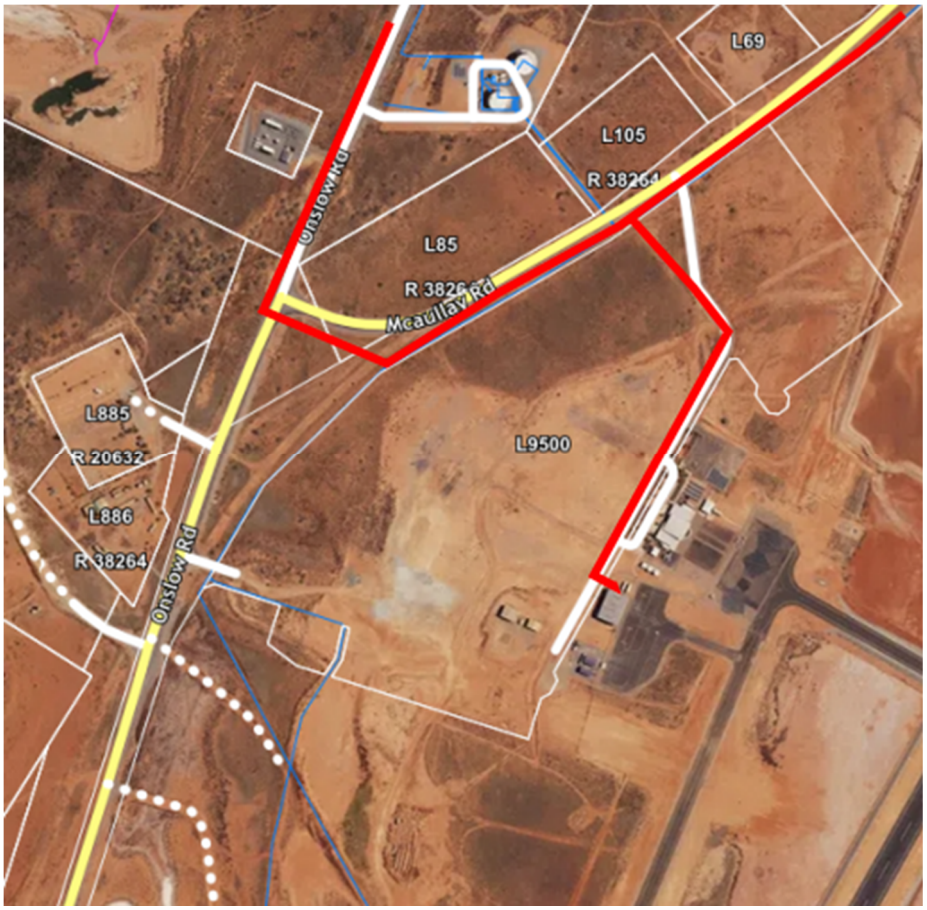
It is noted that there is an existing cut-off drain in the north-east corner of the Phase 1 site, which has been constructed as part of the dredge material stockpile. This may need to be re-routed to suit the ultimate development.

11 Power Supply

11.1 Existing Power Network

The following advice is based on a JDSi desktop study and support information obtained from DBYD and Horizon Power.

The nearest existing power identified for connection is on the North side of the development along McAullay Road with a High Voltage (HV) spur leading through the existing road to the substation at the airport.



Identified Horizon Power Underground High Voltage Line

Figure 12: Aerial Map with HV cable

11.2 Proposed Power Network

The anticipated power demands of the site can be broken up as follows:

Lots 9500 & 9001 - Onslow Industrial Park					
Stage	**Load Type**	**Information**	**Load (kVA)/lot**	**No. Lot**	**Total (kVA)**
1A	Industrial	Horizon Power UDS Manual	200/hectare	2	932.5
1B + 1C	Industrial	Horizon Power UDS Manual	200/hectare	41	4121.4
2	Industrial	Horizon Power UDS Manual	200/hectare	22	3045.8
				Proposed Total Load	**8099.7**

Table 1: Power Load Breakdown – Lots 9500 & 9001

The development will be staged, with the following electrical infrastructure required to be delivered

- Stage 1A – The size of the two proposed lots to be delivered are significant enough to require the need for a transformer and switchgear to be installed on site for a contiguous supply arrangement. Due to the large distance between the northern and southern lots, it is likely that 2 transformers and 1 switchgear will be needed in Stage 1A.
- Stage 1B + 1C – Along with the remaining capacity from infrastructure installed in Stage 1A, an estimated minimum of four 1MVA transformers and three switchgears will be required.
- Stage 2 – Approximately 3 to 4 1MVA transformers and 2 switchgears will be required to service this development.

In all phases, new HV cable will be required to interface with the nearest existing HV feeder within the vicinity. It should be noted that available capacity is currently unknown and is subject to formal advice from Horizon Power when a Design Information Package (DIP) or Feasibility Request is submitted. Based on available information, any lots greater than 6400sqm will require a transformer on or adjacent to the property for a contiguous supply.

Based on the proposed load of the overall development, Horizon Power will, at some point during the works, require network reinforcement in the form of new feeders and generation at the zone substation. Timing, extent and cost of the aforementioned reinforcement will be determined by Horizon Power. Therefore, a Feasibility Study / Design Information Package (DIP) by the authority is highly recommended to confirm the power supply capacity to the development.

For confirmation and consideration of the existing network, we recommend the Developer lodge a formal application with the utility as soon as practicable. All future development's electricity load requirements will be required to be approved by Horizon Power.

A copy of the correspondence with Horizon Power is included herein as ***Appendix D.***

12 Gas

There is no known gas infrastructure in the area. It is understood that the surrounding area is serviced by bottled gas.

Reticulated gas is not considered to be an essential service and as such is not required as a condition of subdivision.

13 Telecommunications

The Subject Site is currently within NBN's "service available area" and is covered by a Satellite service. In addition, there is an existing Telstra Pit and Pipe network which run pasts the Subject Site and services the Onslow Airport.

Subject to NBN advice the development will consist of the installation of a standard pit and pipe network in accordance with NBN Co guidelines and standards. The current design practice for road reserves, pavement and verge provisions will make adequate allowance for services in accordance with the agreed Utilities Service Providers handbook. There will be some local land requirements for equipment sites which will be accommodated at detailed subdivision stage.

To progress the design and installation of a new communications network a New Development Application will need to be submitted to NBN and this agreement would confirm any Developer requirements. Developers will be required to cover the costs of trenching and ducting for the infrastructure, however NBN Co will cover the other costs of installing fibre infrastructure, including backhaul (subject to a feasibility assessment by NBN).

Given that it is a proposed Industrial Subdivision, the NBN requirements / needs will be subject to the needs of the lot developers. As such, it is recommended engaging NBN early to discuss the development to ensure that the network installed is flexible and able to be adapted to suit future buyers needs.

14 Order of Probable Costs

JDSi has produced an Order of Probable Costs (OPC) estimate for the development of the Subject Site based on the lot layouts provided (***Appendix A***) and the information available at the time of this report.

As no detailed design is available JDSi have estimated volumes and quantities from the available PDF plans. Some rates for the OPC were obtained from a local Contractor, with other rates established from a combination of our in-house rural rates sets as well as typical Perth rates including a rural location uplift.

A copy of the OPC along with JDSi's assumptions and clarifications is attached as ***Appendix E***.

15 Opportunities and Constraints

15.1 Groundwater

15.1.1 Risks

We are currently basing our studies off extrapolated data from Golder Associates Investigation in 2012 and the maximum groundwater levels can significantly alter drainage and earthworks design considerations.

15.1.2 Opportunities

No opportunities relating to Groundwater have been identified at this time.

15.1.3 Recommendation

Up-to-date groundwater levels will need to be investigated and advised by the project hydrological consultant.

15.2 Geological conditions.

15.2.1 Risks

No site specific geotechnical investigations have been undertaken within the Subject Site.

It has been noted by A4 projects that hard rock has been encountered in the northern section Phase 1 near proposed lots 4,16 & 22. Further geotechnical investigations should focus on establishing the extent, depth and ease of excavation of this rock.

15.2.2 Opportunities

No opportunities relating to Geological Conditions have been identified at this time however through updated testing and investigations there may be an opportunity to reuse the smaller stockpiles currently on site as well as the larger area of dredge management material that has been stockpiled to the north of the site.

15.2.3 Recommendation

Site specific geotechnical investigations be undertaken to determine the conditions on site, the properties of all stockpiled materials in and adjacent the site, and the sites suitability for onsite effluent disposal.

15.3 Acid Sulphate Soils (ASS)

15.3.1 Risks

The DWER mapping indicates a low risk of encountering acid sulphate soils. However, the Subject Site abuts an area noted as high risk and as such, there is a chance of ASS being encountered especially if excavation is undertaken below groundwater levels which may be required if a reticulated gravity sewer is installed.

15.3.2 Opportunities

No opportunities relating to ASS have been identified at this time.

15.3.3 Recommendation

ASS is not expected, however will need to be managed during the earthworks and civil works contracts if encountered. A preliminary assessment should be completed as part of a site specific geotechnical investigation.

15.4 Uncontrolled Fill / Stockpiles

Risks: The source of the uncontrolled fill / stockpiles is unknown to the authors and appears to contain rubble, rubbish etc. As the source is unknown these stockpiles could be contaminated with asbestos etc which would need to be dealt with in accordance with industry best practice.

Opportunities: there is a proposed POS in Phase 2 which could accommodate low quality material. If not contaminated this uncontrolled fill material could be pushed out to fill the POS.

Alternatively, if deemed suitable by Geotech, the material could be used as deep fill.

Recommendation: undertake further investigation to understand what the stockpiles consist of to determine how best to treat it.

15.5 Existing Structures / Infrastructure

Risks: The below items are considered key critical items:

- Weather Station relocation: this is a key bit of infrastructure which will require stake holder engagement to relocate to a suitable location and may take time.
- Redundant Asbestos Water Pipe: the existing water main will need to either be removed or filled to mitigate any risk of subsidence in the future. The risk of removal is subject to the condition of the pipe.
- Existing Bore Main: this is deemed a critical asset and will need to be protected at all times
- Existing access to Onslow Airport: the operations of the Onslow Airport will need to be maintained and undisturbed throughout the duration of the works.

Opportunities: No opportunities relating to the existing structures / infrastructure have been identified.

Recommendations: Early engagement with relevant stakeholders.

15.6 Earthworks

Risks: There is the risk to supply of suitable import fill for the development.

In addition, it is understood that the supply of water in Onslow for earthworks activities is very low and as such, construction water is likely to be required from a local bore or adjacent water bodies in which case the water will be brackish.

Potential hard rock being encountered within the Subject Site.

Opportunities: There is an existing stockpile of material to the north of the site which has been generated from dredging activities of Beadon Creek. The Shire have advised that it owns ~ 2/3 of this.

A draft report prepared by 4DGeotechnics Pty Ltd for Mineral Resources Pty Ltd found that Dredge Spoil Onslow Airport closely meets the Common Fill specification as “General Fill” which could potentially yield 250,000m3 of material for use as General Fill. It should be noted that the report found that the material contains ~1% of cobbles which is not desirable at finished level and not suitable for use as backfill of services.

Recommendation: The 4DGeotechnics report is in draft format and has been prepared based on an assessment against Mineral Resources Specifications. As such, it is recommended that further Geotechnical investigations be undertaken to determine if the stockpiled material is suitable for use as structural fill on this development and what the resulting site classification would be.

Investigations be undertaken to obtain a construction bore licence to extract water for construction use, noting that this would also be subject to assessment of the quality of the water being extracted.

Consideration will need to be given to construction methodologies depending on water supply source as the use of salty / brackish water for construction can have implications for road pavements and structures.

15.7 Water

Risks: Water Corporation have not confirmed the capacity of the existing water network.

Opportunities: No opportunities relating to Water have been identified at this time.

Recommendation: Await advice from Water Corporation regarding water supply capacity.

15.8 Sewer

Risks: No reticulated gravity sewer is available to the site, as such a WWPS will be required if being serviced by reticulated sewer.

Water Corporation have advised that the capacity of the existing WWTP needs to be investigated.

Opportunities: It may be possible to service the development by on-site effluent disposal systems negating the need for reticulated sewer system. This is particularly relevant for certain industrial and commercial uses where sewer flows can be comparatively low when assessed against the lot size.

Recommendation: Await advice from Water Corporation regarding capacity of existing WWTP.

Undertake further geotechnical investigation to determine if the Subject Site is suitable for on-site effluent disposal.

15.9 Roadworks

Risks: Limited supply of clean / fresh water may impact road construction timing.

Opportunities: No opportunities relating to Roadworks have been identified at this time.

Recommendation: Traffic impact assessment be undertaken for the proposed intersections with McAullay Road and Onslow Road to determine traffic flows and intersection upgrade requirements.

Investigations be undertaken to confirm sufficient capacity for local clean water supply.

Investigations be undertaken to confirm locally available sources of road pavement materials.

Confirmation of maximum intended vehicle size in order to determine suitable road geometry.

15.10 Stormwater

Risks: No risks identified relating to stormwater management have been identified at this time.

Opportunities: No opportunities relating to stormwater management have been identified at this time.

Recommendation: Early engagement of a hydrologist to undertake onsite permeability testing and determine infiltration rates.

Draft Stormwater Management Plan prepared by GHD be finalised to inform the design.

15.11 Power

Risks: No planning has been undertaken by Horizon Power at this time and there may be limited capacity within the existing network.

Opportunities: No power related opportunities have been identified at this time.

Recommendation: Submit a Feasibility Request to Horizon Power to assess the Phase 1 works or submit a Design Information Package (DIP) for the short term development as per the current WAPC.

15.12 Contactor Smarts and Availability

Risks: There is limited construction resources in or near Onslow to undertake this work and it is expected that a workforce would need to be mobilised to site,

Opportunities: Experienced and suitable construction companies will be able to bring “construction smarts’ into the design process which may ultimate lead to cheaper and more efficient designs.

Recommendation: Early Contractor Engagement is recommended.

16 Disclaimer

JDSi have undertaken this assessment based on a desktop study and preliminary discussions with service authorities and subsequently assumptions have been made which, if incorrect, have the potential to change the assessment and/or recommendations. Major cost implications exist through factors which cannot be assured at this time including, but not limited to, upgrading and provision of utility services, conditions of development, Local Authority Scheme Requirements, ground conditions and timing of adjacent developments.

While JDSi has taken all care in the preparation of the likely development requirements and has noted key assumptions, JDSi accepts no responsibility for the accuracy of this report and provides it only as an indicative summary of engineering requirements.

If any further information is required or should you wish to clarify any issue, please contact our office.

17 References

4DGeotechnics Pty Ltd 2021. Onslow Iron Project – Phase 1. Borrow Search Area Geotechnical Assessment – Draft. 10 August 2021.

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GHD 2020. Shire of Ashburton Onslow Airport and Industrial Subdivision Stormwater Management Plan (SWMP) Draft. 26 October 2020.

Golder Associates 2012. Additional Geotechnical Investigations Onslow Airstrip

MNG Access 2021. www.mngaccess.com.au

NBNco 2021. NBN rollout mapping. www.nbnco.com.au

Shire of Ashburton 2021. Local Planning Strategy. 21 June 2021

Water Corporation 2021. Esinet. https://esinet-mw.watercorporation.com.au/

APPENDIX A
PHASE 1 AND 2 LAYOUT PLANS

DRAFT

FOR DISCUSSION ONLY

1
20000 m²

2
20745 m²

3
20828 m²

4
4550 m²

5
4859 m²

6
5992 m²

7
3100 m²

8
2800 m²

9
3477 m²

10
11594 m²

11
5115 m²

12
3310 m²

13
3150 m²

14
3150 m²

15
3100 m²

16
2023 m²

17
2074 m²

18
2000 m²

19
2000 m²

20
4600 m²

21
2000 m²

22
4865 m²

23
6832 m²

24
4599 m²

25
1998 m²

26
1997 m²

27
2058 m²

28
5827 m²

29
2000 m²

30
2000 m²

31
2000 m²

32
3319 m²

33
5424 m²

34
5903 m²

35
6521 m²

36
9076 m²

37
26626 m²

38
6958 m²

39
3196 m²

40
3138 m²

41
5358 m²

42
4297 m²

43
5176 m²

LOT 201

LOT 200

BALANCE LOT 44
495.0602 HA

PHASE 2

ROAD 01
ROAD 02
ROAD 03
ROAD 04
ROAD 07
ROAD 07
ROAD 07
ROAD 07
ROAD 07

ONSLOW ROAD

26.8
26.7
26.2
20.0
20.0
20.0
20.0
20.0
20.0
27.0
26.0
26.0
26.0
26.0
31.0

ALL AREAS AND DIMENSIONS
SUBJECT TO SURVEY

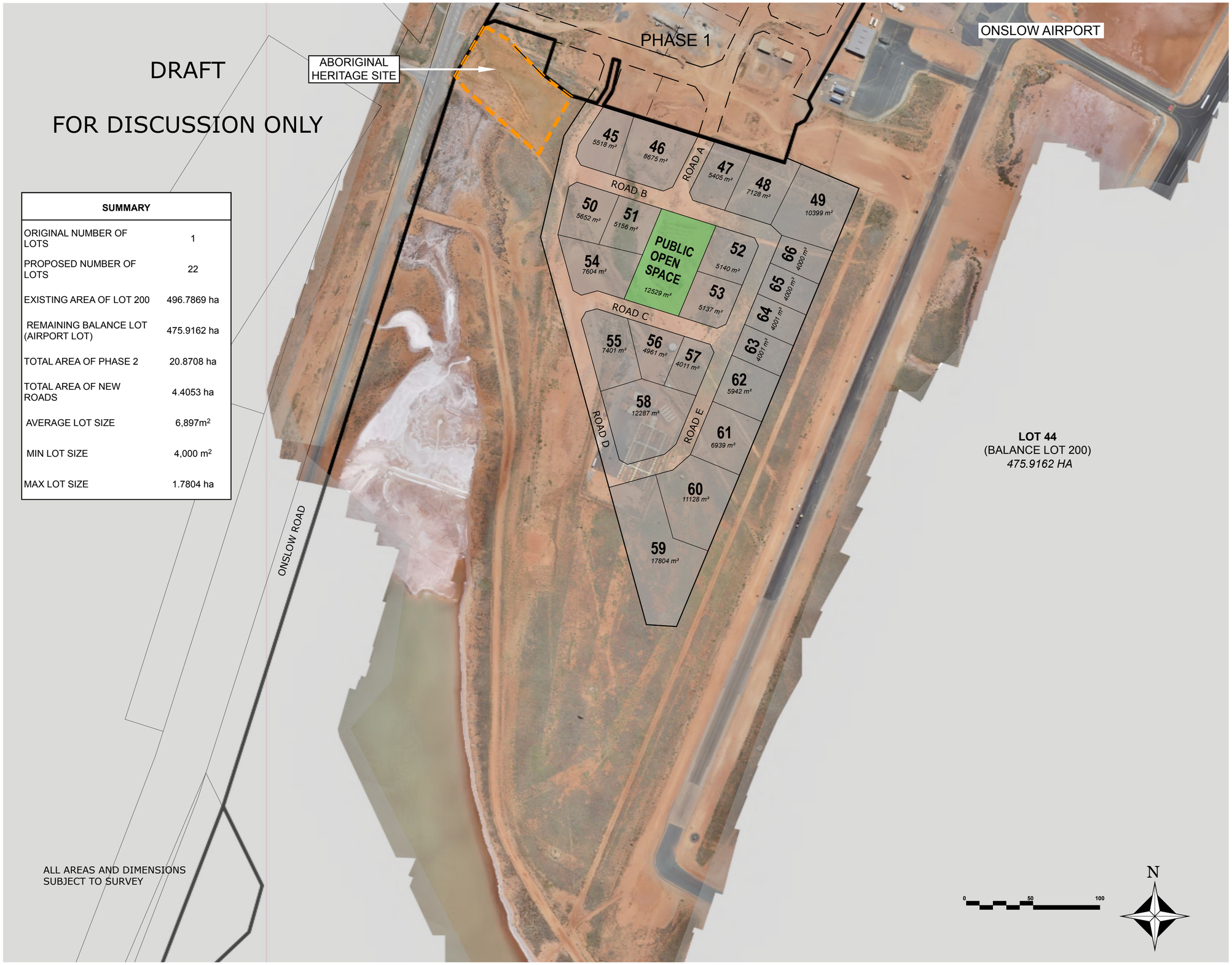
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fpdc
Ferraro planning and development consultancy

DRAWN	13 OCT 2021
REVISION	A: 18 OCT 2021
DRAWN BY	EF
SCALE	1:2,000 @ A2
LG	ASHBURTON

FIGURE 1.4 ONSLOW INDUSTRIAL PARK PHASE 1 - PROPOSED MODIFICATION



SUMMARY	
ORIGINAL NUMBER OF LOTS	1
PROPOSED NUMBER OF LOTS	22
EXISTING AREA OF LOT 200	496.7869 ha
REMAINING BALANCE LOT (AIRPORT LOT)	475.9162 ha
TOTAL AREA OF PHASE 2	20.8708 ha
TOTAL AREA OF NEW ROADS	4.4053 ha
AVERAGE LOT SIZE	6,897m²
MIN LOT SIZE	4,000 m²
MAX LOT SIZE	1.7804 ha

fpdc
Ferraro planning and development consultancy

DRAWN	14 OCTOBER 2021
REVISION	C: 5 NOVEMBER 2021
DRAWN BY	EF
SCALE	1:4,000 @ A2
LG	ASHBURTON

FIGURE 2.1 ONSLOW INDUSTRIAL PHASE 2 - OVERVIEW

APPENDIX B
WAPC APPROVAL

Western Australian Planning Commission

Your Ref : 21-023

Leigh Caddy
C/- Element
P O Box 7375
PERTH WA 6000

Approval Subject To Condition(s)
Freehold (Green Title) Subdivision

Application No : 161079

Planning and Development Act 2005

Applicant	:	Leigh Caddy C/- Element P O Box 7375 PERTH WA 6000
Owner	:	Shire of Ashburton Lot 246 Poinciana Street TOM PRICE WA 6751
Application Receipt	:	14 July 2021

Lot Number	:	9500
Diagram / Plan	:	405414
Location	:	-
C/T Volume/Folio	:	2918/508
Street Address	:	Lot 9500 Mcaullay Road, Onslow
Local Government	:	Shire of Ashburton

The Western Australian Planning Commission has considered the application referred to and is prepared to endorse a deposited plan in accordance with the plan date-stamped **14 July 2021** once the condition(s) set out have been fulfilled.

This decision is valid for **three years** from the date of this advice, which includes the lodgement of the deposited plan within this period.

The deposited plan for this approval and all required written advice confirming that the requirement(s) outlined in the condition(s) have been fulfilled must be submitted by **22 September 2024** or this approval no longer will remain valid.

140 William Street, Perth, Western Australia 6000, Locked Bag 2506 Perth, 6001
Tel: (08) 6551 8002; Fax: (08) 6551 9001; Infoline: 1800 626 477
e-mail: info@dplh.wa.gov.au; web address http://www. dplh.wa.gov.au
ABN 35 482 341 493

Western Australian Planning Commission

Reconsideration - 28 days

Under section 151(1) of the *Planning and Development Act 2005*, the applicant/owner may, within 28 days from the date of this decision, make a written request to the WAPC to reconsider any condition(s) imposed in its decision. One of the matters to which the WAPC will have regard in reconsideration of its decision is whether there is compelling evidence by way of additional information or justification from the applicant/owner to warrant a reconsideration of the decision. A request for reconsideration is to be submitted to the WAPC on a Form 3A with appropriate fees. An application for reconsideration may be submitted to the WAPC prior to submission of an application for review. Form 3A and a schedule of fees are available on the WAPC website: http://www.dplh.wa.gov.au

Right to apply for a review - 28 days

Should the applicant/owner be aggrieved by this decision, there is a right to apply for a review under Part 14 section 251 of the *Planning and Development Act 2005.* The application for review must be submitted in accordance with part 2 of the *State Administrative Tribunal Rules 2004* and should be lodged within 28 days of the date of this decision to: the State Administrative Tribunal, Level 6, State Administrative Tribunal Building, 565 Hay Street, PERTH, WA 6000. It is recommended that you contact the tribunal for further details: telephone 9219 3111 or go to its website: http://www.sat.justice.wa.gov.au

Deposited plan

The deposited plan is to be submitted to the Western Australian Land Information Authority (Landgate) for certification. Once certified, Landgate will forward it to the WAPC. In addition, the applicant/owner is responsible for submission of a Form 1C with appropriate fees to the WAPC requesting endorsement of the deposited plan. A copy of the deposited plan with confirmation of submission to Landgate is to be submitted with all required written advice confirming compliance with any condition(s) from the nominated agency/authority or local government. Form 1C and a schedule of fees are available on the WAPC website: http://www.dplh.wa.gov.au

Condition(s)

The WAPC is prepared to endorse a deposited plan in accordance with the plan submitted once the condition(s) set out have been fulfilled. The condition(s) of this approval are to be fulfilled to the satisfaction of the WAPC.

The condition(s) must be fulfilled before submission of a copy of the deposited plan for endorsement.

The agency/authority or local government noted in brackets at the end of the condition(s) identify the body responsible for providing written advice confirming that the WAPC's requirement(s) outlined in the condition(s) have been fulfilled. The written advice of the agency/authority or local government is to be obtained by the applicant/owner. When the written advice of each identified agency/authority or local government has been obtained, it should be submitted to the WAPC with a Form 1C and appropriate fees and a copy of the deposited plan.

140 William Street, Perth, Western Australia 6000, Locked Bag 2506 Perth, 6001
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e-mail: info@dplh.wa.gov.au; web address http://www. dplh.wa.gov.au
ABN 35 482 341 493

Western Australian Planning Commission

If there is no agency/authority or local government noted in brackets at the end of the condition(s), a written request for confirmation that the requirement(s) outlined in the condition(s) have been fulfilled should be submitted to the WAPC, prior to lodgement of the deposited plan for endorsement.

Prior to the commencement of any subdivision works or the implementation of any condition(s) in any other way, the applicant/owner is to liaise with the nominated agency/authority or local government on the requirement(s) it considers necessary to fulfil the condition(s).

The applicant/owner is to make reasonable enquiry to the nominated agency/authority or local government to obtain confirmation that the requirement(s) of the condition(s) have been fulfilled. This may include the provision of supplementary information. In the event that the nominated agency/authority or local government will not provide its written confirmation following reasonable enquiry, the applicant/owner then may approach the WAPC for confirmation that the condition(s) have been fulfilled.

In approaching the WAPC, the applicant/owner is to provide all necessary information, including proof of reasonable enquiry to the nominated agency/authority or local government.

The condition(s) of this approval, with accompanying advice, are:

CONDITION(S):

1. Engineering drawings and specifications are to be submitted, approved, and works undertaken in accordance with the approved engineering drawings, specifications and approved plan of subdivision, for grading and/or stabilisation of the site to ensure that:

   a) lots can accommodate their intended use; and
   b) finished ground levels at the boundaries of the lot(s) the subject of this approval match or otherwise coordinate with the existing and/or proposed finished ground levels of the land abutting. (Local Government)

2. Engineering drawings and specifications are to be submitted and approved, and works undertaken in accordance with the approved engineering drawings and specifications and approved plan of subdivision, for the filling and/or draining of the land, including ensuring that stormwater is contained on-site, or appropriately treated and connected to the local drainage system. Engineering drawings and specifications are to be in accordance with an approved Urban Water Management Plan (UWMP) for the site, or where no UWMP exists, to the satisfaction of the Western Australian Planning Commission. (Local Government)

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e-mail: info@dplh.wa.gov.au; web address http://www. dplh.wa.gov.au
ABN 35 482 341 493

Western Australian Planning Commission

3. Drainage easements and reserves as may be required by the local government for drainage infrastructure being shown on the diagram or plan of survey (deposited plan) as such, granted free of cost, and vested in that local government under Sections 152 and 167 of the *Planning and Development Act 2005*. (Local Government)

4. A notification, pursuant to Section 165 of the *Planning and Development Act 2005* is to be placed on the certificate(s) of title of the proposed lot(s) with a Bushfire Attack Level (BAL) rating of 12.5 or above, advising of the existence of a hazard or other factor. Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows:

   "This land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner and is subject to a Bushfire Management Plan. Additional planning and building requirements may apply to development on this land". (Western Australian Planning Commission)

5. Information is to be provided to demonstrate that the measures contained in Section 6; Table 6 of the bushfire management have been implemented during subdivisional works. This information should include a completed 'Certification by Bushfire Consultant' from the bushfire management plan. (Local Government).

6. Engineering drawings and specifications are to be submitted, approved, and subdivisional works undertaken in accordance with the approved plan of subdivision, engineering drawings and specifications, to ensure that those lots not fronting an existing road are provided with frontage to a constructed road(s) connected by a constructed road(s) to the local road system and such road(s) are constructed and drained at the landowner/applicant's cost.

   As an alternative, and subject to the agreement of the Local Government the Western Australian Planning Commission (WAPC) is prepared to accept the landowner/applicant paying to the local government the cost of such road works as estimated by the local government and the local government providing formal assurance to the WAPC confirming that the works will be completed within a reasonable period as agreed by the WAPC. (Local Government)

7. Suitable arrangements being made with the local government for the provision of vehicular crossover(s) to service the lot(s) shown on the approved plan of subdivision. (Local Government)

8. A notification, pursuant to Section 70A of the *Transfer of Land Act 1893* is to be placed on the certificate(s) of title of the proposed lot(s). Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows:

   'A reticulated sewerage service is not available to the lot(s). As such, an on-site secondary treatment and disposal system for sewage will be required. Therefore, the developable area of the lot is reduced. There are ongoing landowner obligations to ensure that the treatment and disposal system is regularly maintained in accordance with relevant health regulations. Contact the local government for further information.' (Local Government)

140 William Street, Perth, Western Australia 6000, Locked Bag 2506 Perth, 6001
Tel: (08) 6551 8002; Fax: (08) 6551 9001; Infoline: 1800 626 477
e-mail: info@dplh.wa.gov.au; web address http://www. dplh.wa.gov.au
ABN 35 482 341 493

Western Australian Planning Commission

9. Prior to the commencement of subdivisional works, the landowner/ applicant is to provide a site and soil evaluation to determine the type of on-site sewage treatment system required and the appropriate location for on-site sewage disposal. (Local Government)

10. Arrangements being made with a licensed electricity network operator for the provision of an underground electricity distribution system that can supply electricity to each lot shown on the approved plan of subdivision. (Horizon Power)

11. Arrangements being made with a licensed water provider for the provision of a suitable water supply service to each lot shown on the approved plan of subdivision. (Water Corporation)

ADVICE:

1. Condition 2 has been imposed in accordance with *Better Urban Water Management Guidelines (WAPC 2008).* Further guidance on the contents of urban water management plans is provided in *'Urban Water Management Plans: Guidelines for preparing and complying with subdivision conditions' (Published by the then Department of Water 2008).*

2. The landowner/applicant and the local government are advised to refer to the Institute of Public Works Engineering Australia Local Government Guidelines for Subdivisional Development (current edition). The guidelines set out the minimum best practice requirements recommended for subdivision construction and granting clearance of engineering conditions imposed.

3. In regard to Condition 6, the landowner/applicant is advised that the road reserves, including the constructed carriageways, laneways, truncations, footpaths/dual use paths and car embayments, are to be generally consistent with the approved plan of subdivision.

4. The size and location of sewage disposal areas are to be consistent with Government Sewerage Policy. Best practice is provided in Australian/New Zealand Standard 1547 On-site domestic sewage management.

5. In regard to Condition 10, Horizon Power provides only one underground point of electricity supply per freehold lot.

6. In regard to Condition 11, the landowner/applicant shall make arrangements with the Water Corporation for the provision of the necessary services. On receipt of a request from the landowner/applicant, a Land Development Agreement under Section 83 of the *Water Services Act 2012* will be prepared by the Water Corporation to document the specific requirements for the proposed subdivision.

140 William Street, Perth, Western Australia 6000, Locked Bag 2506 Perth, 6001
Tel: (08) 6551 8002; Fax: (08) 6551 9001; Infoline: 1800 626 477
e-mail: info@dplh.wa.gov.au; web address http://www. dplh.wa.gov.au
ABN 35 482 341 493

Western Australian Planning Commission

7. To avoid planning and valuation problems, surveyors must identify any balance lots that are not to receive servicing facilities with a lot number in the 9000 number range. Any "super lots" that are the subject of future stages in the subdivision can be identified using the 9500 number series.

Ms Sam Fagan
Secretary
Western Australian Planning Commission

22 September 2021

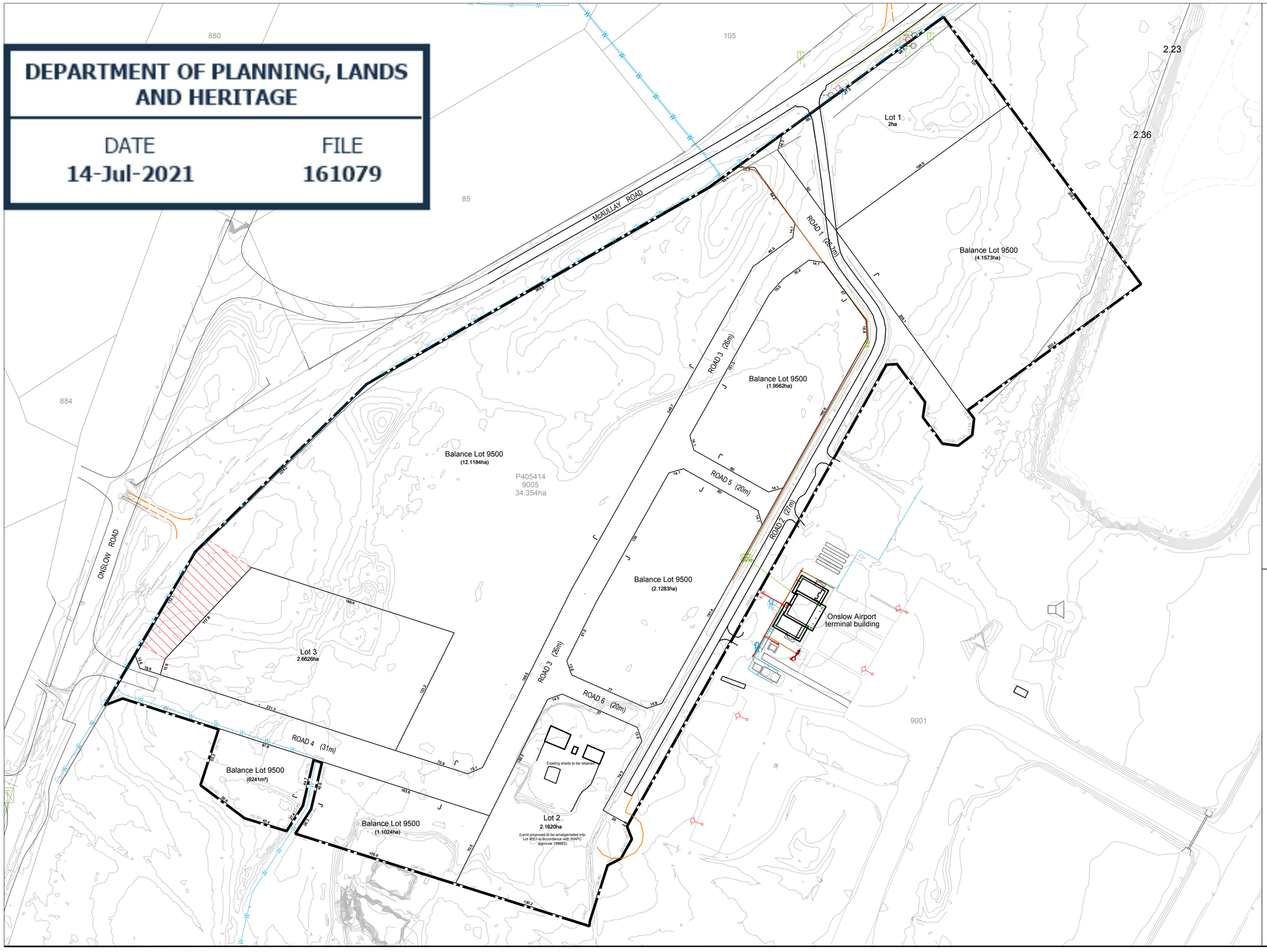
Enquiries : Leighton Goldsworthy (Ph 6551 9261)

140 William Street, Perth, Western Australia 6000, Locked Bag 2506 Perth, 6001
Tel: (08) 6551 8002; Fax: (08) 6551 9001; Infoline: 1800 626 477
e-mail: info@dplh.wa.gov.au; web address http://www. dplh.wa.gov.au
ABN 35 482 341 493

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE 14-Jul-2021

FILE 161079



LEGEND

- Application Area
- Existing cadastre
- Heritage area
- Existing contours (0.5m interval)
- Proposed lot
- Water main
- Underground power
- Telecommunications
- Road pavement

LOT SUMMARY

Subject Site (Lot 9500)	34.3537ha
Proposed Lot 1	2.0000ha
Proposed Lot 2	2.1620ha
Proposed Lot 3	2.6626ha
Balance Lot 9500	22.0867ha
Road	5.4424ha
Total	34.3537ha

Plan of Subdivision

Lot 9500 (No.215) McAullay Road, Onslow

0 50m

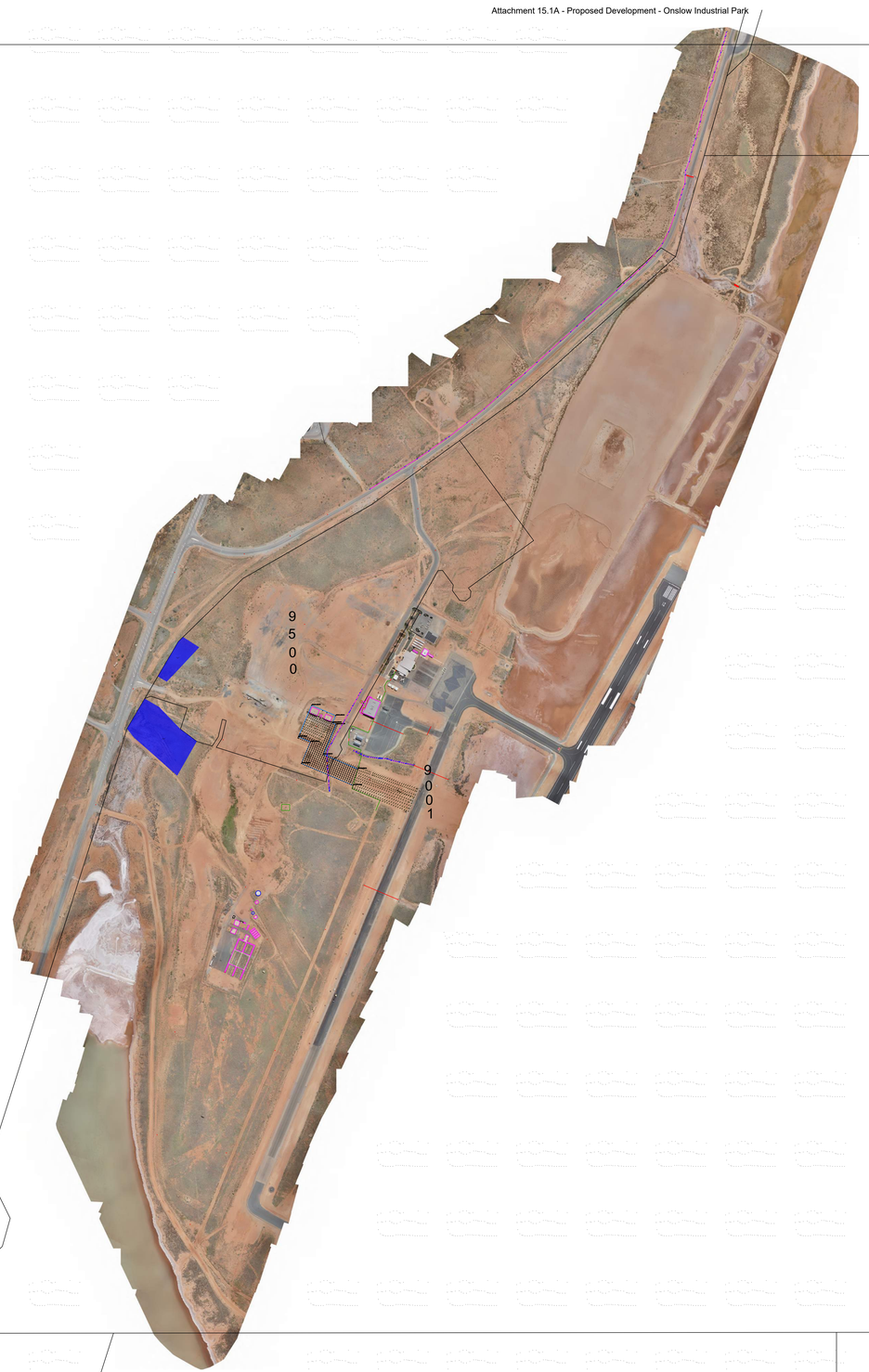
Date: 19 June 2021 Scale: 1:2,500 @ A2 File: 21-023 SU01B Staff: LC / MR Checked: MR

element.

Level 18, 191 St Georges Terrace, Perth Western Australia 6000.
PO Box 7375 Cloisters Square, Perth Western Australia 6850.
T. +61 8 9289 8300 | E. hello@elementwa.com.au elementwa.com.au

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APPENDIX C
FEATURE SURVEYS



N

NOTES

No	By	CHK'D	DESCRIPTION	DRAWN	DATE	APPROVED	DATE

12D Project: Subdivision

PLATINUM SURVEYS

PLATINUM SURVEYS PTY LTD
PO Box 441, Exmouth 6707
Mobile: 0428 600 252
Email: platinum_surveys@me.com
Web: www.platinumsurveys.com

JOB No:
DATE: 17/09/2021
Hz Scale 1:5000 Vz Scale 1:5000
DRAWN: S VAN ELDIK
SURVEYOR: S VAN ELDIK
Horiz DATUM: BI094
Vert DATUM: AHD GDA94

CLIENT: SHIRE OF ASHBURTON ONSLOW

ONSLOW AIRPORT SUBDIVISION
AERIAL TOPOGRAPHIC SURVEY
FEATURE SURVEY

DRAWING No: 001-21091701AS	SHEET 1 of 1	REV: 0



NOTES

No	By	CHK'D	DESCRIPTION	DRAWN	DATE	APPROVED	DATE

12D Project: Subdivision

PLATINUM SURVEYS

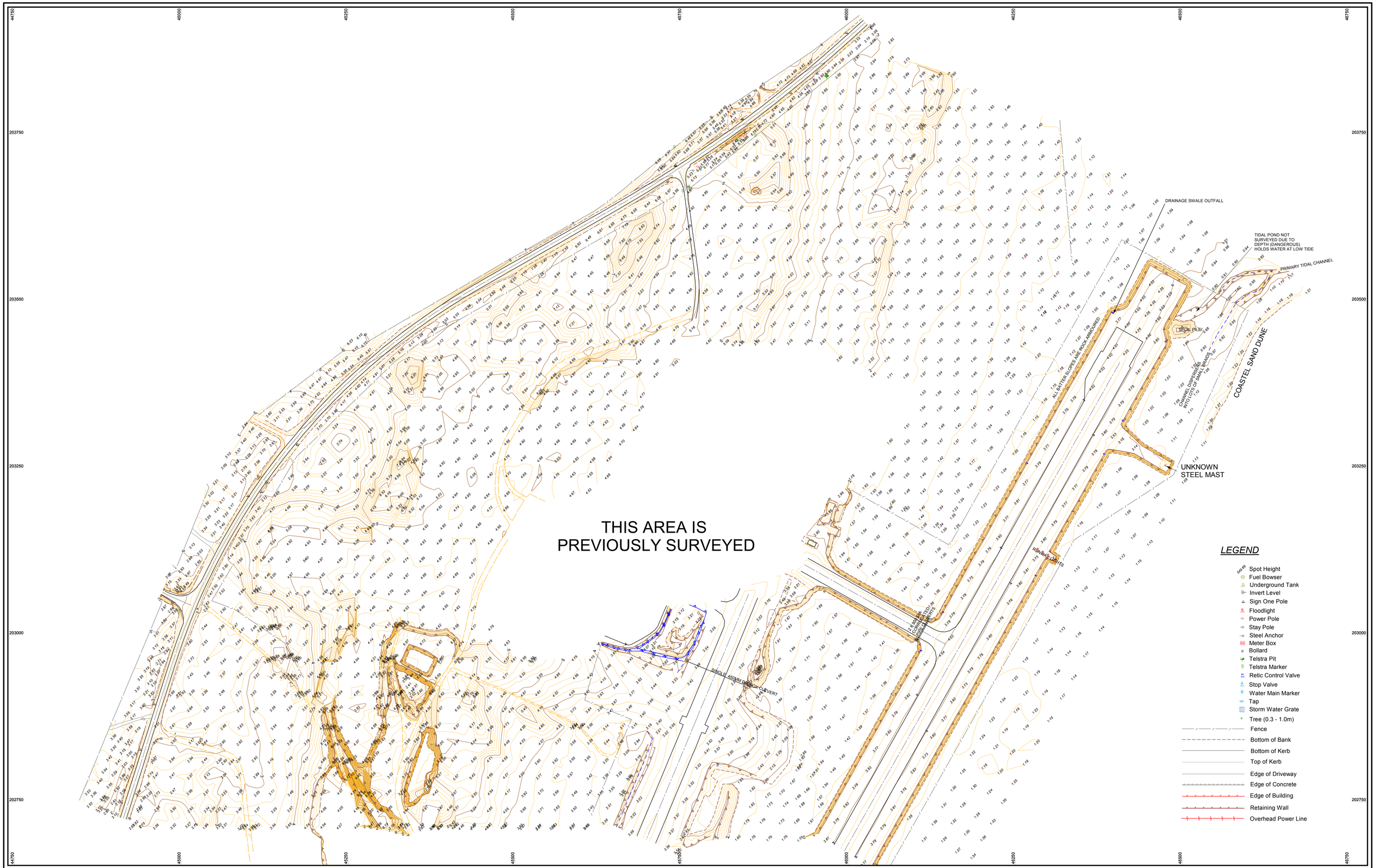
PLATINUM SURVEYS PTY LTD
PO Box 441, Exmouth 6707
Mobile: 0428 600 252
Email: platinum_surveys@me.com
Web: www.platinumsurveys.com

JOB No:
DATE: 17/09/2021
Hz Scale 1:5000 Vz Scale 1:5000
DRAWN: S VAN ELDIK
SURVEYOR: S VAN ELDIK
Horiz DATUM: BI094
Vert DATUM: AHD GDA94

CLIENT: SHIRE OF ASHBURTON ONSLOW

ONSLOW AIRPORT SUBDIVISION
AERIAL TOPOGRAPHIC SURVEY
AERIAL SURVEY MARKS AND CHECK POINTS

DRAWING No: 001-21091702AS	SHEET 1 of 1	REV: 0



Rev.	Description	Drawn	Date	Checked
A	Initial Issue	DHI	24/03/2015	DHI

SCALE 1:2500 @ A1

0 50 100 150 200 250

ALL DISTANCES ARE IN METRES

For a true to scale reproduction of this plan, plot it to A1 with the Paging Scaling set to None.

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Surveyor:- KRS
Survey Date:- 22/03/2015
Precal/Cad:-

bsi. ISO 9001 Quality Management — AS/NZS 4801:2001 Occupational Health and Safety Management

FS 565311 OSH 591267

N

The boundaries shown on this plan were not re-established as part of this survey, therefore this plan does not guarantee their accuracy. Existing easements, encumbrances or interests are not depicted and a title search is recommended to obtain this information. Re-establishment of the cadastral boundaries is recommended for any proposed works on or near existing boundaries.

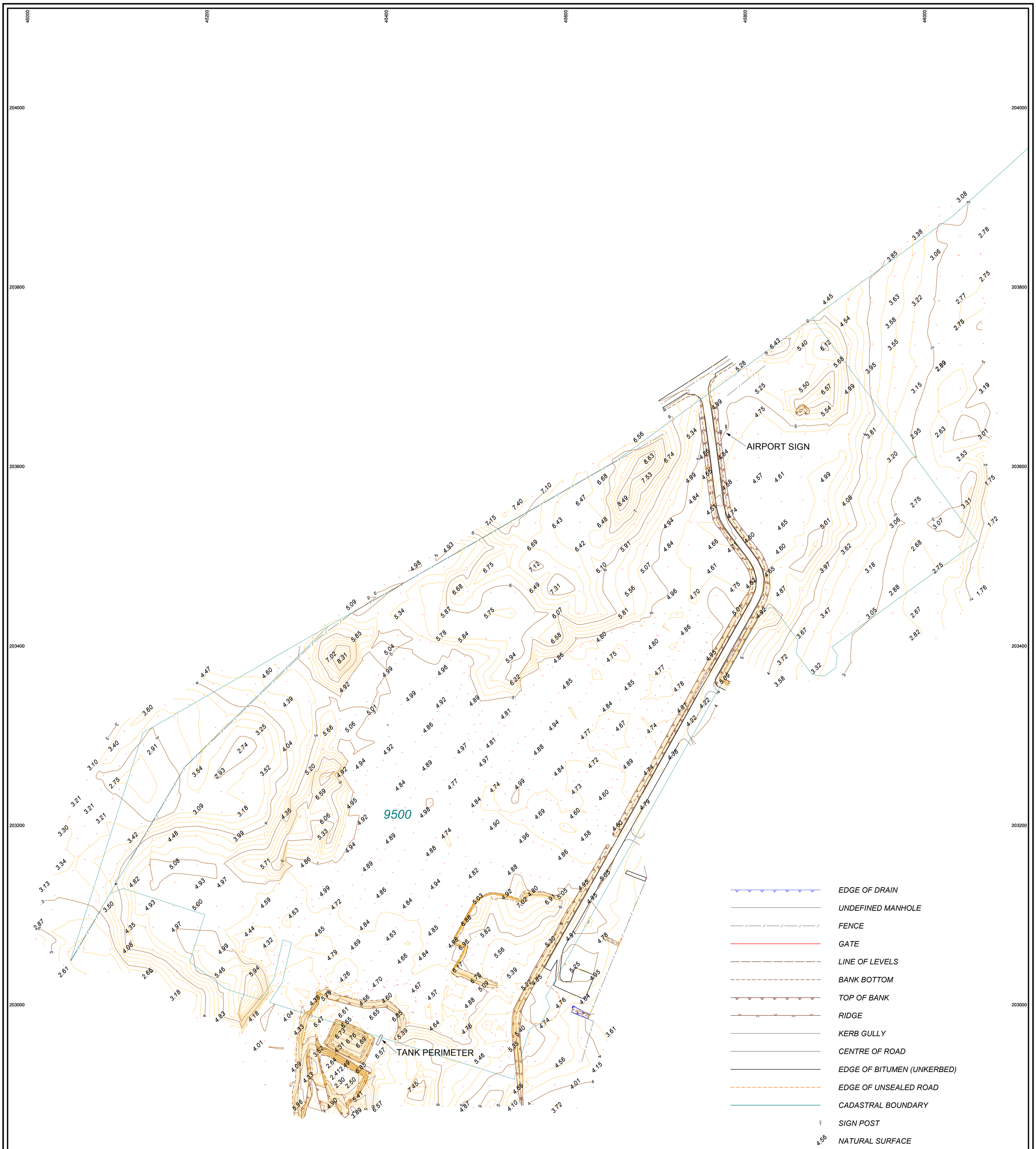
MNG.
MCMULLEN NOLAN GROUP
Level 1, 2 Sabre Crescent
Jandakot, W.A. 6164
PO Box 3526, Success
W.A. 6964, Australia
Offices in: Broome, Bunbury, Kununurra, Newman, Onslow, Port Hedland
Tel: (08) 6436 1599
Fax: (08) 6436 1500
info@mngsurvey.com.au
www.mngsurvey.com.au
ABN 90 009 363 311

ONSLOW AIRPORT
Drainage Study
Feature Survey

CLIENT:
HQ Management

Project Mngr.	Dan Hitchen	Datum	BIO94 / AHD

99109 - DE - 001 - A			
Job Number	Type	Plan Number	Revision



Rev.	Description	Drawn	Date	Checked
A	Initial Issue	GPM	12/10/2015	TKI

bsi. ISO 9001 Quality Management — FS 565311
AS/NZS 4801:2001 Occupational Health and Safety Management — OSH 591267

Surveyor:- NPR
Survey Date:- 09/10/2015
Precal/Cad:-

N

LOT 9500
ONSLOW AIRPORT
DETAIL SURVEY

CLIENT:
SHIRE OF ASHBURTON

The contents of this plan are current and correct as of the date stated within the revision panel. All consultants and persons wishing to utilise this data should satisfy themselves of this plans currency by contacting the McMullen Nolan Group.

SCALE 1:2000 @ A1
0 100 200
ALL DISTANCES ARE IN METRES
For a true to scale reproduction of this plan, plot it to A1 with the Paging Scaling set to None.

The boundaries shown on this plan were not re-established as part of this survey, therefore this plan does not guarantee their accuracy. Existing easements, encumbrances or interests are not depicted and a title search is recommended to obtain this information. Re-establishment of the cadastral boundaries is recommended for any proposed works on or near existing boundaries.

MCMULLEN NOLAN GROUP
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Offices in: Broome, Bunbury, Kununurra, Newman, Onslow, Port Hedland
Tel: (08) 6436 1599
Fax: (08) 6436 1500
info@mngsurvey.com.au
www.mngsurvey.com.au
ABN 90 009 363 311

Project Mngr.	Daniel Hitchen	Datum	BIO94 / AHD

Job Number	Type	Plan Number	Revision
99534	DE	001	A

APPENDIX D
SERVICE AUTHORITY CORRESPONDENCE

Christopher Elms

From: Clay Ullrich <Clay.Ullrich@watercorporation.com.au>
Sent: Friday, 19 November 2021 2:40 PM
To: Christopher Elms
Cc: Blair Trew; Rick Harrison
Subject: FW: JDS212008 - Planning advice request - Lot 9500 Mcaullay Rd Onslow [Filed 22 Nov 2021 07:23]

Hi Chris,

We have actioned your feasibility request, due to the requirements of the proposal – 49 Industrial lot in outer Onslow and being remote from existing infrastructure.

We need input from regional assets, I have sent requests to the relevant parties and await replies.

As an indication to what will be required to serve this proposal, WWPS will need to be constructed, and capacity at the treatment plant to be considered. Capacity of the existing water supply also requires investigation.

Unfortunately these answers are not available overnight.

At this stage a can not give you a time frame for a reply to your feasibility request.

Regards,

Clay Ullrich
Snr Adv – Greenfields Development
Development Services

E Clay.Ullrich@watercorporation.com.au
T (08) 6330 6731

watercorporation.com.au

From: Land Servicing <Land.Servicing@watercorporation.com.au>
Sent: Friday, 19 November 2021 8:38 AM
To: Clay Ullrich <Clay.Ullrich@watercorporation.com.au>
Subject: FW: JDS212008 - Planning advice request - Lot 9500 Mcaullay Rd Onslow

SF0009225

From: Christopher Elms <Chris.Elms@jdsi.com.au>
Sent: Friday, 19 November 2021 7:30 AM
To: Land Planning <LandPlanning@watercorporation.com.au>
Cc: Blair Trew <blair.trew@jdsi.com.au>; Land Servicing <Land.Servicing@watercorporation.com.au>
Subject: JDS212008 - Planning advice request - Lot 9500 Mcaullay Rd Onslow

Hi,

Just following up on a request for planning advice which was made on 4/11/21 for the abovementioned site via the online portal.

Are you able to provide any update?

Regards,

Chris Elms
Civil Engineer

M: 0432 731 998
P: 08 9227 0595
F: 08 9227 8617

Level 1
432 Murray Street
Perth WA 6000

PO Box 7483
Cloisters Square PO WA 6850

JDSi CONSULTING ENGINEERS

www.jdsi.com.au

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Christopher Elms

From: Danie Maree <Danie.Maree@horizonpower.com.au>
Sent: Tuesday, 9 November 2021 12:02 PM
To: Christopher Elms
Cc: Blair Trew; Barry Bishop; Justine Franklin
Subject: RE: JDS212008 - Lot 9500 McAullay Rd, Onslow - Industrial Subdivision - request for planning information

Hi Christopher,

The above-mentioned and our Telecom earlier, has reference.

Based on the information provided, the estimated load required to supply lot 201 is about 7MVA.

For this kind of load, we will require network strengthening in the form of new feeders and generation at the Power Station but we might have limited capacity available for the interim stage.

If you require more detail information, I suggest you submit DIP application.

Regards,

HORIZON POWER

Danie Maree
Network Designer & Planner
T (08) 9159 7211 | 0400 959 844
A Stovehill Road, Karratha WA 6714
E Danie.Maree@horizonpower.com.au
W horizonpower.com.au

Narnana mirnu Ngarluma–bura nyambarli ngurrai wanjila narnana barnigu, warrgum.

We acknowledge Ngarluma people as the original custodians of the lands where our West Pilbara office is located and extend that respect to all First Nations people across our service area.



From: Christopher Elms <Chris.Elms@jdsi.com.au>
Sent: Friday, 5 November 2021 6:27 AM
To: Danie Maree <Danie.Maree@horizonpower.com.au>
Cc: Blair Trew <blair.trew@jdsi.com.au>
Subject: JDS212008 - Lot 9500 McAullay Rd, Onslow - Industrial Subdivision - request for planning information

Hi Danie,

I've been given your contact by one of my colleagues and I was hoping you could assist or point me in the right direction.

Our client, the Shire of Ashburton, is looking to subdivide Lot 9500 McAullay Road, Onslow (zoned for mixed business) initially into 3 industrial lots (>20000m2 each) with the remainder to the a balance lot. A copy of the WAPC approval plan is attached

Ultimately it is planned to develop this area into an industrial park with the creation of 49 lots over Lot 9500 (referred to as “Phase 1”, see attached Phase 1 plan). In addition, pending uptake it is proposed to subdivide the adjacent Lot 9001 into a further 35 lots (referred to as “Phase 2”, see attached Phase 2 plan).

We have been engaged to prepare an engineering servicing report for the proposed development and as such, need to understand the capacity of the existing infrastructure, any planned upgrades and any additional requirements.

Would you be able to assist with the above?

Thanks and regards,

Chris Elms
Civil Engineer

M: 0432 731 998
P: 08 9227 0595
F: 08 9227 8617

Level 1
432 Murray Street
Perth WA 6000

PO Box 7483
Cloisters Square PO WA 6850

JDSi CONSULTING ENGINEERS

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Horizon Power, ABN 57 955 011 697, Karratha, Western Australia. Telephone: +61 8 6310 1000

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APPENDIX E
ORDER OF PROBABLE COST (OPC)

10/12/2021

Lot 9500 McAullay Road, Onslow

Client: Shire of Ashburton
Date: 10/12/2021
Revision: 1
Subject: Phases 1A, 1B, 1C & 2

JDSi CONSULTING ENGINEERS

1	Internal Construction Works — Stage	Phase 1A	Phase 1B	Phase 1B	Phase 2	TOTAL
	No. of Lots	2	16	26	22	66
1.01	Preliminaries & Management	$ 1,206,935	$ 1,077,369	$ 1,513,160	$ 2,305,560	**$ 6,103,024**
1.02	Earthworks	$ 1,931,257	$ 3,440,859	$ 3,998,046	$ 12,815,148	**$ 22,185,310**
1.03	Roadworks	$ 1,295,877	$ 454,116	$ 1,532,076	$ 1,483,788	**$ 4,765,857**
1.04	Stormwater Drainage	$ 298,444	$ 267,907	$ 382,817	$ 366,968	**$ 1,316,137**
1.05	Water Reticulation	$ 294,214	$ 82,599	$ 182,724	$ 186,471	**$ 746,008**
1.06	Electrical Reticulation	$ 836,667	$ 556,667	$ 1,330,000	$ 1,482,000	**$ 4,205,333**
1.07	NBN Communications	$ 171,281	$ 94,983	$ 140,139	$ 133,911	**$ 540,314**
1.08	Landscaping	$ -	$ -	$ -	$ 250,000	**$ 250,000**
	Total Internal Construction	**$ 6,034,675**	**$ 5,974,499**	**$ 9,078,963**	**$ 19,023,845**	**$ 40,111,983**
	15% Contingency	**$ 905,201**	**$ 896,175**	**$ 1,361,844**	**$ 2,853,577**	**$ 6,016,797**
	Total Internal Construction (inc 15% Contingency)	**$ 6,939,876**	**$ 6,870,674**	**$ 10,440,807**	**$ 21,877,422**	**$ 46,128,780**
	Internal Construction Cost per Lot (inc 15% Contingency)	**$ 3,469,938**	**$ 429,417**	**$ 401,570**	**$ 994,428**	**$ 698,921**
2	**Estate Major Works**					
2.01	Type 10 Waste Water Pumping Station	$ 2,000,000	$ -	$ -	$ -	**$ 2,000,000**
2.02	Pressure Main	$ 700,000	$ -	$ -	$ -	**$ 700,000**
2.03	Internal Water Corporation Sewer Reticulation Mains	$ 393,492	$ 166,192	$ 369,028	$ 333,257	**$ 1,261,969**
2.03	Removal of Existing Redundant AC watermain		$ -	$ -	$ 50,000	**$ 50,000**
2.04	Relocation of Weather Station		$ -	$ -	$ 100,000	**$ 100,000**
2.05	Demolition of Existing Campsite		$ -	$ -	$ 80,000	**$ 80,000**
	Total Estate Major Works	**$ 3,093,492**	**$ 166,192**	**$ 369,028**	**$ 563,257**	**$ 4,191,969**
	15% Contingency	**$ 464,024**	**$ 24,929**	**$ 55,354**	**$ 84,489**	**$ 628,795**
	Total Estate Major Works (inc 15% Contingency)	**$ 3,557,516**	**$ 191,121**	**$ 424,382**	**$ 647,746**	**$ 4,820,765**
	Estate Major Works Cost per Lot (inc 15% Contingency)	**$ 1,778,758**	**$ 11,945**	**$ 16,322**	**$ 29,443**	**$ 73,042**
3	**Total Construction Works**					
	Total Construction Works	**$ 9,128,167**	**$ 6,140,691**	**$ 9,447,991**	**$ 19,587,102**	**$ 44,303,952**
	15% Contingency	**$ 1,369,225**	**$ 921,104**	**$ 1,417,199**	**$ 2,938,065**	**$ 6,645,593**
	Total Construction Works (inc 15% Contingency)	**$ 10,497,392**	**$ 7,061,795**	**$ 10,865,190**	**$ 22,525,168**	**$ 50,949,545**
	Total Construction Cost per Lot (inc 15% Contingency)	**$ 5,248,696**	**$ 441,362**	**$ 417,892**	**$ 1,023,871**	**$ 771,963**
4	**Fees & Charges**					
4.01	Water Corporation Standard Headworks Contributions	$ 12,000	$ 95,000	$ 154,000	$ 130,000	**$ 391,000**
4.02	Water Planning Fee	$ 12,000	$ 4,000	$ 7,000	$ 7,000	**$ 30,000**
4.03	Horizon Power DIP, DCR, and QA fees	$ 10,000	$ 10,000	$ 10,000	$ 10,000	**$ 40,000**
4.04	HV Systems Charge (not applicable for Industrial Lots)	Nil	Nil	Nil	Nil	**$ -**
4.05	Supervision Fees (1.5%)	$ 29,000	$ 19,000	$ 38,000	$ 17,000	**$ 103,000**
4.06	Maintenance Bond (5%)	$ 80,000	$ 37,000	$ 96,000	$ 50,000	**$ 263,000**
4.07	NBN Co Deployment Charge	$ 1,200	$ 9,600	$ 15,600	$ 13,200	**$ 39,600**
4.08	NBN Co Backhaul Charge	Nil	Nil	Nil	Nil	**$ -**
4.09	Consultancy Fee's	$ 525,000	$ 354,000	$ 544,000	$ 1,127,000	**$ 2,550,000**
	Total Fees & Charges	**$ 669,200**	**$ 528,600**	**$ 864,600**	**$ 1,354,200**	**$ 3,416,600**
4	**Total Budget Estimate**	**$ 11,166,592**	**$ 7,590,395**	**$ 11,729,790**	**$ 23,879,368**	**$ 54,366,145**
5	**Total Cost per Lot**	**$ 5,583,296**	**$ 474,400**	**$ 451,146**	**$ 1,085,426**	**$ 823,729**
6	**Notes and Assumptions**					

6.01 General

a) Estimate based on high level conceptual design only. Detailed design needs to be completed for a detailed budget estimate.
b) Where available rates are based on Contractor supplied "Onslow" market rates. All other rates based on Perth Metropolitan rates with a 200% loading. No escalation has been applied to these costs.
c) The effect of GST has not been included in these costings.
d) Unless noted otherwise cost estimate is based on no external civil works being required i.e. no infrastructure upgrades or service network reinforcement.
e) Estimate is based on current information only and is subject to further studies.
f) Construction water assumed to be available.
g) A nominal allowance of $250,000 has been included for Landscaping Phase 2 POS per A4 Projects request.
h) Stages assumed to occur separately and in their entirety. Additional preliminaries and management costs will apply if works are carried out in sub-stages.
i) No allowance for ASS treatment. The requirement of ASS treatment to be verified by detailed geotechnical and environmental investigations as well as detailed design.

6.02 Earthworks

a) Estimate assumes import fill will be required. An earthworks strategy will need to be investigated during detailed design to confirm actual methodology. A import rate of $47.71 per cubic metre has been allowed.
b) No allowance for removal, disposal and/or replacement of in situ material.
c) No allowance for remediation/removal/disposal of any asbestos containing material.
d) Estimate includes allowance for 100mm topsoil strip, including screening and blending of topsoil, with disposal of unsuitable screenings (assumed 30%).

6.03 Sewer Reticulation

a) Internal Construction works based on on-site disposal, with this being a lot developer cost.
b) External Construction works nomiantes extra over allowance for a WWPS, pressure main and internal sewer reticulation. This is subject to Water Corporation advice.

6.04 Stormwater Drainage

a) Estimate includes allowance for pit and pipe system and swale system within road reserves.

6.05 Roadworks

a) No allowance for feature pavement treatments.
b) No allowance for car bays.

6.06 Water Reticulation

a) Estimate includes allowance for a DN150 water reticulation system to service the site.

6.07 Electrical and Communications

a) Communication and electrical costs based on per lot basis.

6.08 Gas

a) Estimate assumes NO gas infrastructure is available.

6.09 Fees

a) Water Corporation headworks for water and sewer reticulation to 1 Single Residential Equivalent (SRE) per lot only. - To be conformed with Water Corporation
b) A nominal allowance for Horizon Power Network Connection Charges has been included. These costs shall be determined upon client request of a Horizon Power paid feasibility study or design conformance review (DCR) of the design.
c) No allowance for Horizon Power network reinforcement cost i.e. additional feeder lines - to be confirmed with Horizon Power.
d) No allowance for NBN backhaul.
e) Estimate includes a nominal amont for Consultancy Fee's based on 5% of Construction Costs per A4 Projects request. Please note Consultancy Fee's include Contingency

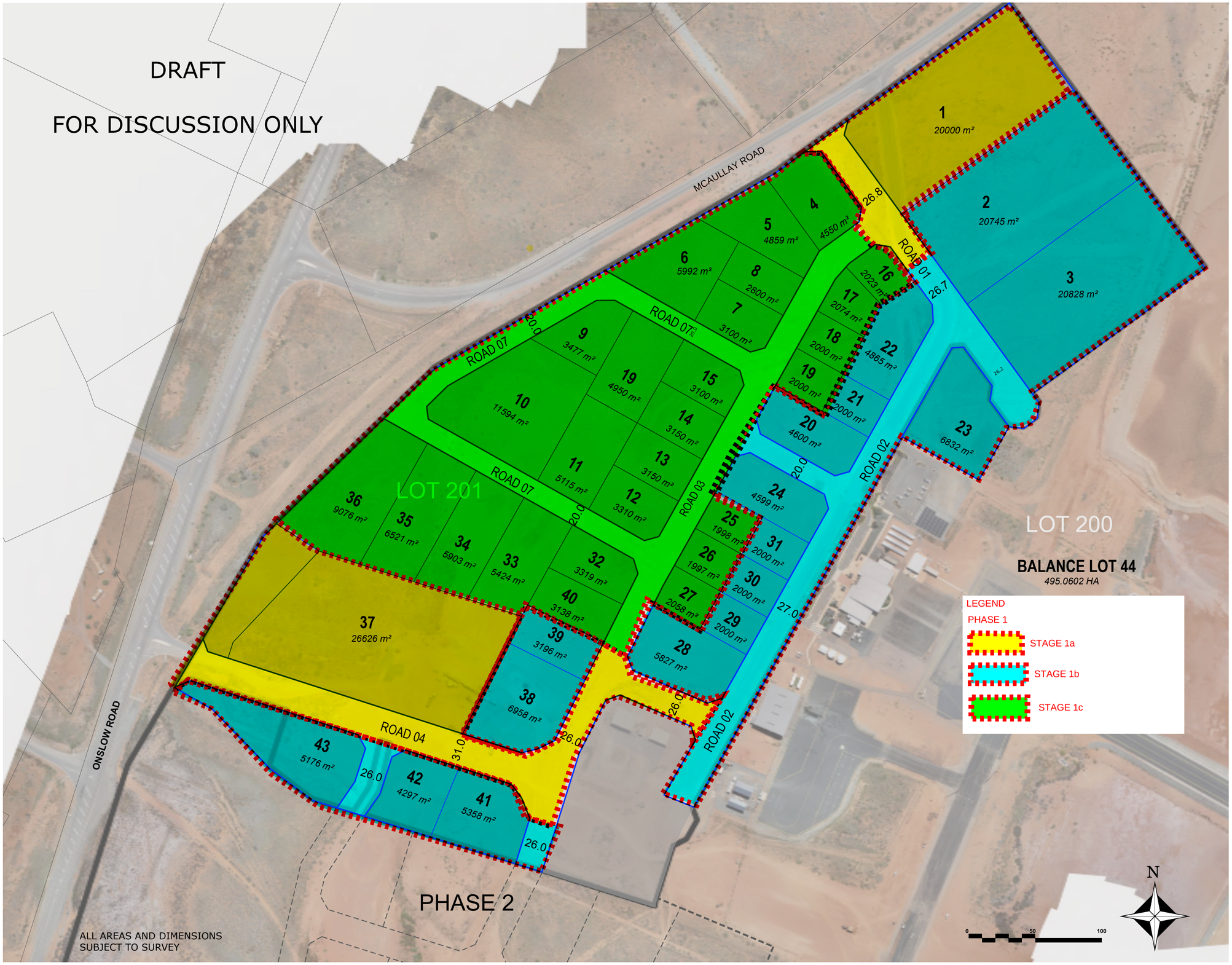
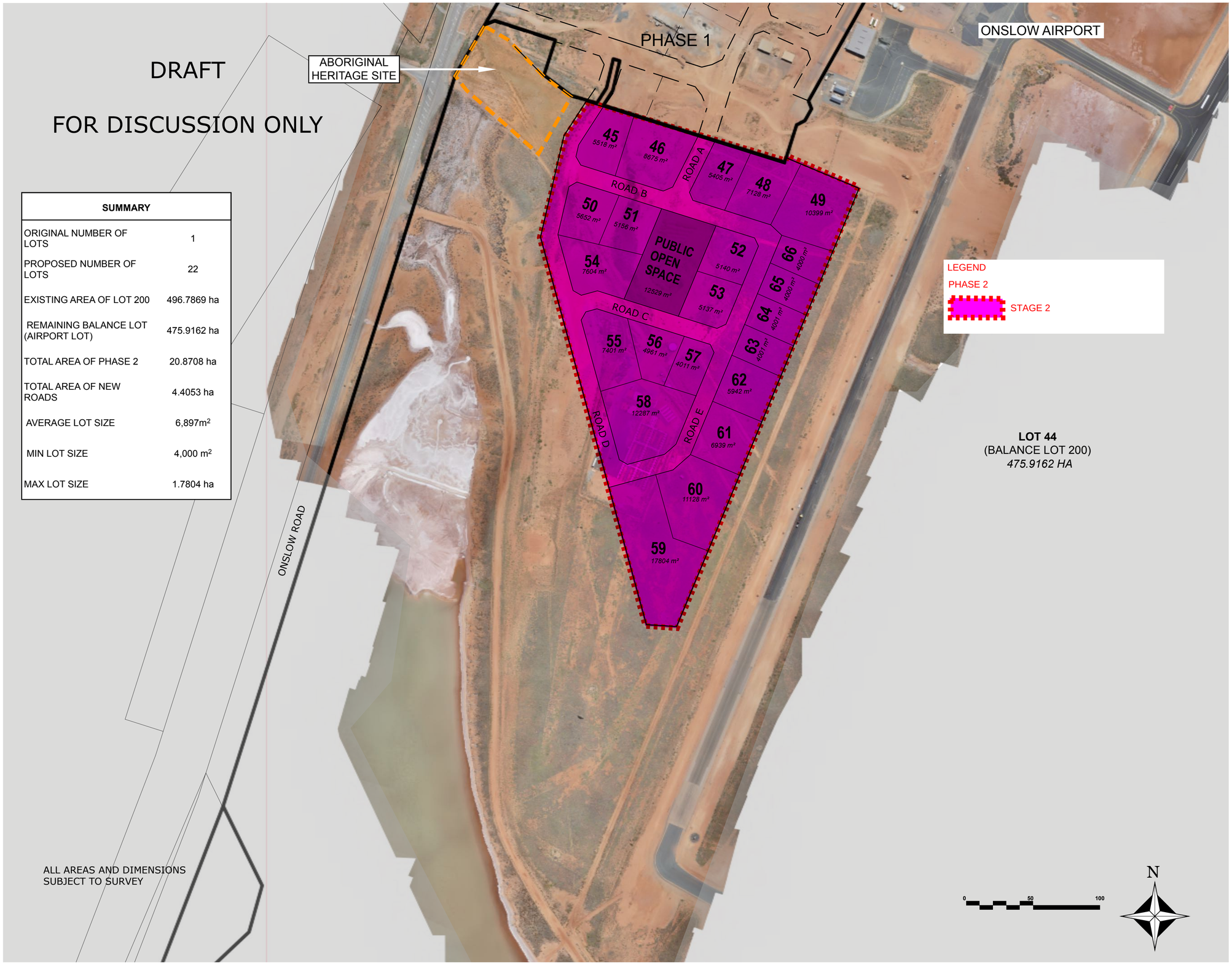


FIGURE 1.4 ONSLOW INDUSTRIAL PARK PHASE 1 - PROPOSED MODIFICATION

fpdc
Ferraro planning and development consultancy

DRAWN	13 OCT 2021
REVISION	A: 18 OCT 2021
DRAWN BY	EF
SCALE	1:2,000 @ A2
LG	ASHBURTON



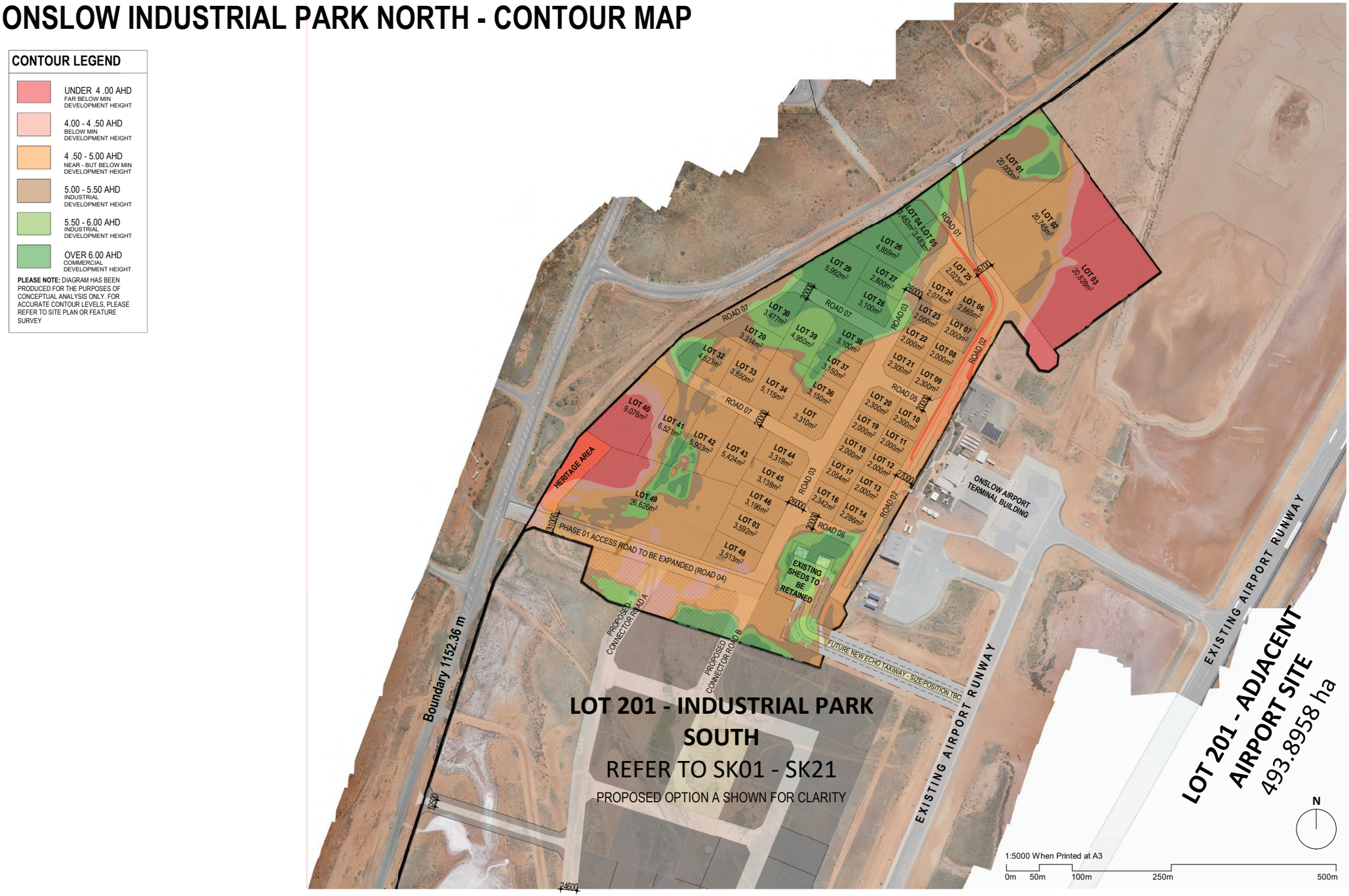
SUMMARY	
ORIGINAL NUMBER OF LOTS	1
PROPOSED NUMBER OF LOTS	22
EXISTING AREA OF LOT 200	496.7869 ha
REMAINING BALANCE LOT (AIRPORT LOT)	475.9162 ha
TOTAL AREA OF PHASE 2	20.8708 ha
TOTAL AREA OF NEW ROADS	4.4053 ha
AVERAGE LOT SIZE	6,897m²
MIN LOT SIZE	4,000 m²
MAX LOT SIZE	1.7804 ha

fpdc
Ferraro planning and development consultancy

DRAWN	14 OCTOBER 2021
REVISION	C: 5 NOVEMBER 2021
DRAWN BY	EF
SCALE	1:4,000 @ A2
LG	ASHBURTON

FIGURE 2.1 ONSLOW INDUSTRIAL PHASE 2 - OVERVIEW

ONSLOW INDUSTRIAL PARK NORTH - CONTOUR MAP

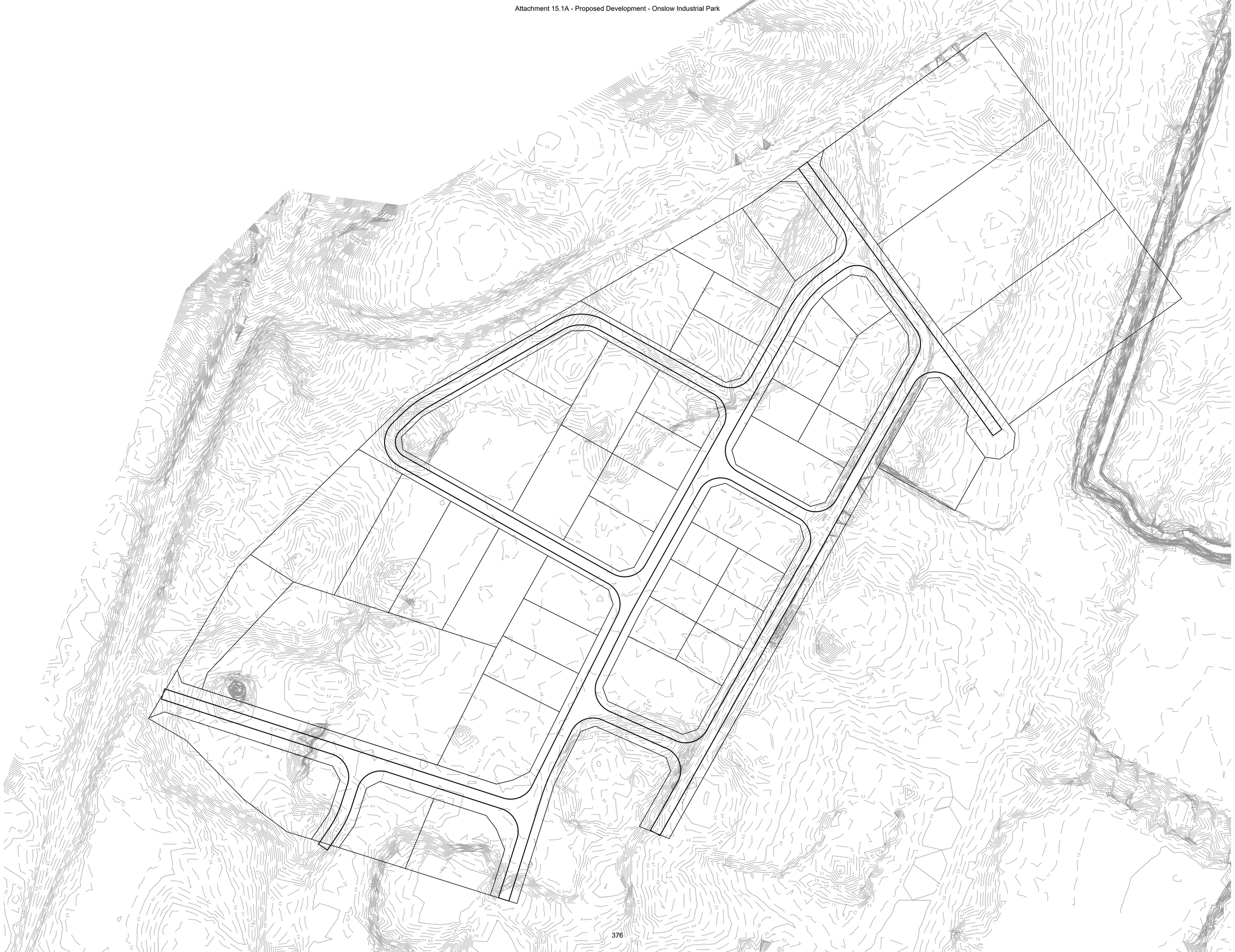


Onslow Industrial Park | North Park Subdivision - Contour Map

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ONSLOW LIGHT INDUSTRIAL AREA FLORA, VEGETATION AND FAUNA ASSESSMENT









ONSLOW LIGHT INDUSTRIAL AREA FLORA, VEGETATION AND FAUNA ASSESSMENT

Prepared for

SHIRE OF ASHBURTON

Prepared by

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Date:	*09/01/2012*

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PERMITS

This flora survey was undertaken under the following licences issued by the Department of Environment and Conservation: SL009368 to Ciaran Sgherza and SL009377 issued to James Sansom.

STATEMENT OF LIMITATIONS

Scope of Services

This environmental site assessment report ('the report') has been prepared in accordance with the scope of services set out in the contract, or as otherwise agreed, between the Client and ENV.Australia Pty Ltd (ENV) ('scope of services'). In some circumstances the scope of services may have been limited by factors such as time, budget, access and/or site disturbance constraints.

Reliance on Data

In preparing the report, ENV has relied on data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations, most of which are referred to in the report ('the data'). Except as otherwise stated in the report, ENV has not verified the accuracy or completeness of the data. To the extent that the statements, opinions, facts, information, conclusions and/or recommendations in the report ('conclusions') are based in whole or in part on the data, those conclusions are contingent upon the accuracy and completeness of the data. ENV will not be liable in relation to incorrect conclusions should any data, information or condition be incorrect or have been concealed, withheld, unavailable, misrepresented or otherwise not fully disclosed to ENV.

Environmental Conclusions

In accordance with the scope of services, ENV has relied on the data and has conducted environmental field monitoring and/or testing in the preparation of the report. The nature and extent of monitoring and/or testing conducted is described in the report.

Within the limitations imposed by the scope of services, the monitoring, testing, sampling and preparation of this report have been undertaken and performed in a professional manner, in accordance with generally accepted practices and using a degree of skill and care ordinarily exercised by reputable environmental consultants under similar circumstances. No other warranty, express or implied, is made.

Report for Benefit of Client

The report has been prepared for the benefit of the Client and for no other party. ENV assumes no responsibility and will not be liable to any other person or organisation for or in relation to any matter dealt with or conclusions expressed in the report, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in the report (including, without limitation, matters arising from any negligent act or omission of ENV or for any loss or damage suffered by any other party relying on the matters dealt with or conclusions expressed in the report). Other parties should not rely upon the report or the accuracy or completeness of any conclusions, and should make their own enquiries and obtain independent advice in relation to such matters.

Other Limitations

ENV will not be liable to update or revise the report to take into account any events or circumstances occurring or facts becoming apparent after the date of the report.

The scope of services did not include any assessment of the title to or ownership of the properties, buildings and structures referred to in the report, nor the application or interpretation of laws in the jurisdiction in which those properties, buildings and structures are located.

EXECUTIVE SUMMARY

ENV.Australia Pty Ltd was commissioned by LandCorp, on behalf of the Shire of Ashburton, in May 2011 to undertake a Level Two Flora and Vegetation and a Level One Fauna assessment of the Onslow Light Industrial Area study area.

The objectives of the flora and fauna assessment were to:

- Review the desktop assessment completed by AECOM to collate background information;
- Delineate and characterise the vegetation associations present (vegetation association mapping);
- Map the condition of vegetation (vegetation condition mapping);
- Conduct targeted searches for Threatened Flora, Declared Rare Flora, Priority Flora species, Threatened Ecological Communities, Priority Ecological Communities, Declared plants and environmental weeds;
- Assess vertebrate fauna habitat; and
- Make opportunistic records of vertebrate fauna.

A total of 67 taxa from 47 genera and 21 families, were recorded from the study area. Average plant species richness was 36.2 taxa per quadrat ± 4.9 from a total of four sites.

No species listed under the *Environment Protection and Biodiversity Conservation Act 1999* (Cth), gazetted as Declared Rare Flora under the *Wildlife Conservation Act 1950* (WA), or listed as Priority Flora by the Department of Environment and Conservation, were recorded in the study area.

Three introduced species were recorded in the study area. None of which are listed as Declared Plants under the *Agriculture and Related Resources Protection Act 1976* (WA).

One vegetation association was mapped in the study area. The vegetation association recorded is not listed as a Threatened Ecological Community under the *Environment Protection and Biodiversity Conservation Act 1999 (Cth),* as an Environmentally Sensitive Areas under the *Environmental Protection Act 1986 (WA),* or as a Priority Ecological Community by the Department of Environment and Conservation.

Vegetation condition ranged from Very Good to Completely Degraded, with most of the study area being Very Good to Good. Disturbance to vegetation within the study area included the presence of Introduced species, tracks, previous clearing and dumped rubbish.

The study area consists of one fauna habitat type: shrubland of *Acacia* species over Hummock grassland. This habitat was in good condition, but has low habitat value,

principally because of the lack of vegetation structure, the lack of trees and associated fauna resources (tree hollows, logs, bark and litter, branches).

A total of 18 vertebrate species were recorded during the field survey: this included 17 bird species and one mammal species. A total of 238 vertebrate fauna have been previously recorded (excluding some marine and rock-dwelling fauna that are unlikely to be recorded in the study area) from the vicinity of the study area. This includes five amphibian species, 72 reptile species, 135 bird species and 26 mammal species. Many of these species are unlikely to occur in the study area on a regular basis as these records are from a large area encompassing a wide range of habitats, and the study area is small with limited environmental variation.

A total of 13 conservation significant species were previously recorded from the vicinity of the study area. Eight of these are considered as 'Possible' to occur within the study area. A further two species were considered as 'Likely' to occur; one migratory bird was noted as 'Present' (with current study records), and two species were considered as 'Unlikely' to occur within the study area. The only mammal species considered 'Likely' to occur in the study area is the Short-tailed Mouse which has been recorded from Onslow town. The Rainbow Bee-eater (*Merops ornatus*) was the only species of conservation significance recorded in the study area. This bird is listed on the *Environmental Protection and Biodiversity Conservation Act 1999 (Cth)* as migratory.

This flora, vegetation and fauna survey of the Onslow Light Industrial Area study area has not identified any species, communities or habitats of conservation significance, that are likely to pose a constraint to development.

1 INTRODUCTION

1.1 THE PROJECT

1.1.1 Objectives

ENV.Australia Pty Ltd (ENV) was commissioned by LandCorp, on behalf of the Shire of Ashburton, in May 2011 to undertake a Level Two Flora and Vegetation and a Level One Fauna assessment of the proposed Onslow Light Industrial Area ('the study area').

The objectives of the flora and fauna assessment were to:

- Review the desktop assessment completed by AECOM to collate background information;
- Delineation and characterisation of the vegetation associations (vegetation association mapping);
- Mapping of the condition of vegetation and areas (vegetation condition mapping);
- Targeted surveys for Threatened Flora, Declared Rare Flora, Priority Flora species, Threatened Ecological Communities, Priority Ecological Communities, Declared plants and environmental weeds;
- Vertebrate fauna habitat assessment; and
- Opportunistic records of vertebrate fauna.

1.1.2 Location

The study area is approximately 37 hectares (ha) in size and located within the town site of Onslow, approximately 1,386 kilometres (km) north of Perth in Western Australia (Figure 1).

1.2 ENVIRONMENTAL ATTRIBUTES

1.2.1 Climate

The study area is located in the Carnarvon region of Western Australia. The nearest accessible climate data is available from the Bureau of Meteorology (BoM) Onslow weather station located within the study area.

The Carnarvon region has an arid-tropical climate with two distinct seasons, a hot summer from October to April and a mild winter from May to September. The area experiences a wide temperature range, with an average annual maximum daytime temperature of 31.3°C (1886-2011). In summer, maximum daytime temperatures may

reach 48.9°C, whilst in winter, minimum night temperatures may fall to 3.5°C (BoM 2011).

Rainfall in the Carnarvon region is often sporadic, and throughout the year (in summer and winter). The Onslow area has an average annual rainfall of 276.3 mm (1886-2011) (BoM 2011) with the majority of rainfall occurring during the summer months (Figure 2). Summer rainfall is typically associated with tropical storms in the north, or tropical cyclones that cross the coast and move inland. Winter rainfall is commonly the result of cold fronts moving north-easterly across the State.

For the three months preceding the survey Onslow received 385.0 mm of rainfall (February – April 2011), compared with the long-term average of 122.1 mm (1886-2011) for the same period (BoM 2011). Rainfall for the year to date (January to May 2011) was 469.8 mm compared with 150.0 mm for the long-term average for the same period (1971-2010). Overall, rainfall was well above the long term average.

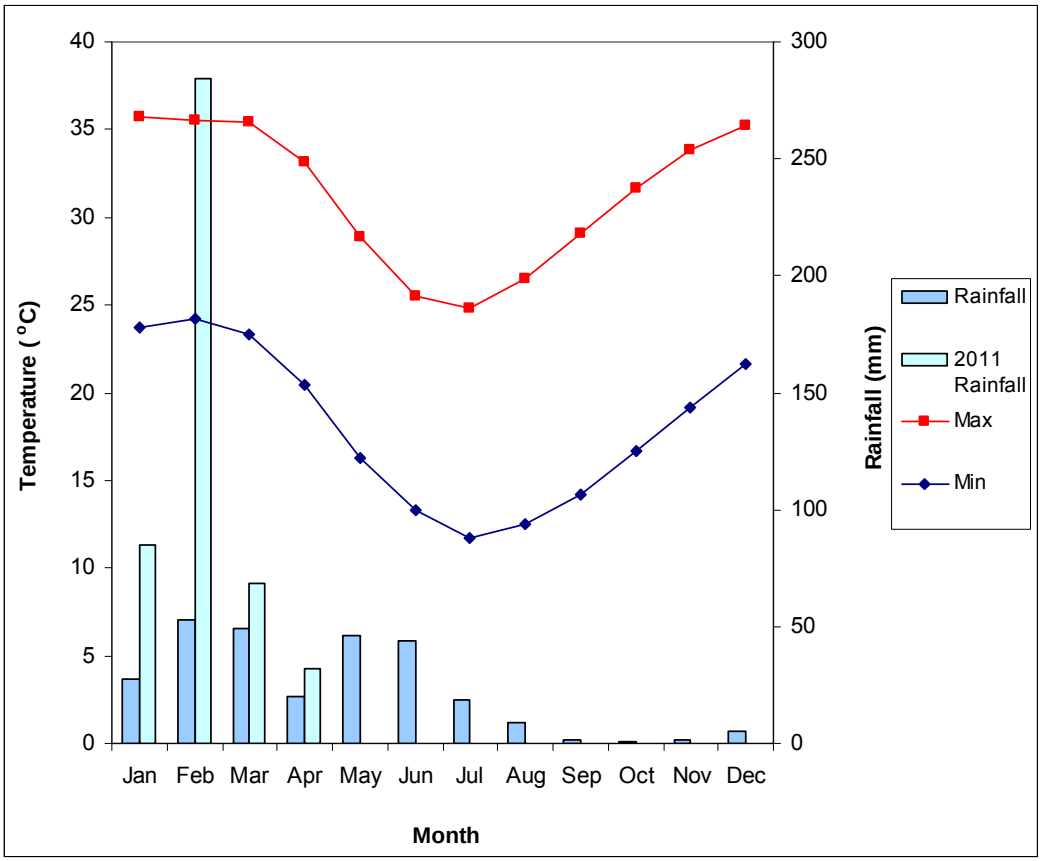


Figure 2: Average long-term (1886-2011) Rainfall and average Maximum and Minimum Temperatures at Onslow (BoM 2011)

1.2.2 Interim Biogeographic Regionalisation for Australia

The Interim Biogeographic Regionalisation for Australia (IBRA) divides Australia into 85 bioregions based on major biological and geographical/geological attributes (Thackway and Cresswell 1995). These bioregions are subdivided into 403 subregions, as part of a refinement of the IBRA framework [Department of Sustainability, Environment, Water, Population and Communities (DSEWPaC) 2011a].

The study area is located in the Carnarvon bioregion which is divided into two subregions. The study area is located in the Cape Range subregion (CAR1) (Kendrick and Mau 2002). The Cape Range subregion is composed of quaternary alluvial, Aeolian and marine sediments overlying Cretaceous strata (Kendrick and Mau 2002). The vegetation is characterised by *Acacia* shrublands over *Triodia* (spinifex) on limestone and red dunefields, *Triodia* hummock grasslands with sparse *Eucalyptus* trees and shrubs on the Cape Range and eastern dune-fields (Kendrick and Mau 2002).

1.2.3 Land Systems

Land system mapping is based on regional patterns in topography, soils and vegetation. The land system mapping classifies the Pilbara region into 102 land systems (van Vreeswyk *et al.* 2004). The study area comprises one land system (Table 1).

Table 1: Land System of the Study area

Land System	Description	Extent within Pilbara Region (km²)	Proportion of the Pilbara Region (%)
Dune	Dune fields supporting soft spinifex grasslands.	138	0.1

1.2.4 Geology

The following geological units occur in the study area, based on mapping by the Geological Survey of Western Australia (1990):

Qs: Beaches and coastal dunes – light grey, unconsolidated and poorly consolidated quartzose calcarenite; and

Qp: Claypans poorly sorted clay, silt, sand and minor pebbles.

1.2.5 Vegetation Mapping

Vegetation mapping of the Pilbara region was completed on a broad scale (1:1,000,000) by Beard (1975). The study area is situated in the Carnarvon Botanical District in the

Eremaean Botanical Province of Western Australia (Beard 1975). Beard mapped the study area as comprising two vegetation units (Table 2).

Shepherd *et al.* (2001) re-assessed the mapping of Beard (1975), and updated vegetation boundaries to account for clearing in the intensive land use zone, and subdivided some larger vegetation units. Vegetation types described by Shepherd *et al.* (2001) correspond with that of Beard (1975) as indicated in Table 2.

Table 2: Pre-European Vegetation within the Study Area as described by Shepherd *et al.,* (2001)

Beard mapping unit	Vegetation Code	Description	Pre-European Extent (ha)	Current Extent (ha)	Remaining (%)
Mud	127	Bare areas; mudflats	778, 381	778,153	100
K_3Ci	676	Succulent steppe; samphire	2, 110, 508	2, 087, 874	98.9

1.3 PREVIOUS BIOLOGICAL SURVEYS

Historically, the flora and fauna of the Carnarvon region has not been systematically recorded in detail. Research that has been done in the Carnarvon region, is primarily centred in the Cape Range region near Exmouth (Baynes and Jones 1993; Keighery and Gibson 1993). Onslow also shares biogeographical patterns with the Pilbara bioregion – a bioregion that also has been poorly surveyed at the broad scale level, with significant exceptions being the flora studies by Burbidge (1959) and Beard (1975). More recently, the Department of Agriculture (van Vreeswyk *et al.* 2004) conducted an inventory and condition survey of the Pilbara. The report provides a regional inventory of flora and a description of land resources. A comprehensive and systematic field review by the Department of Environment and Conservation (DEC) of Pilbara regional flora has been underway since 2002. However, the results of this assessment are not yet available. No such inventory has been proposed for the broader Carnarvon region.

In recent decades, a boom in large-scale regional resource development projects has resulted in a significant amount of site-specific biological survey work being carried out in the greater North-West Western Australian region, most of which is undertaken for formal environmental assessment.

That most relevant to the current survey is:

- *Onslow Townsite Strategy Ecological Desktop Study* (AECOM 2010):

- *A Vegetation and Flora Survey of the Wheatstone Project Area, near Onslow* (Biota 2010a);
- *Terrestrial Fauna Survey of the Wheatstone Project Area, near Onslow* (Biota 2010b);
- *Onslow Townsite Flora, Vegetation and Fauna Assessment* (ENV 2011a); and
- *Onslow Multi-sport and Recreation Precinct Flora, Vegetation and Fauna Assessment* (ENV 2011b).

2 METHODOLOGY

2.1 BACKGROUND TO THE PROTECTION OF FLORA, VEGETATION AND FAUNA

Flora and fauna are protected formally and informally by various legislative and non-legislative measures, which are as follows:

Legislative Protection

- *Environment Protection and Biodiversity Conservation Act 1999* (*EPBC Act*);
- *Wildlife Conservation Act 1950* (*WC Act*); and
- *Environmental Protection Act 1986* (*EP Act*).

Non-Legislative Protection

- Western Australian DEC Priority lists for flora, fauna and vegetation; and
- Recognition of locally significant populations by the DEC.

A short description of each is given below. Other definitions, including species conservation categories, are provided in Appendix A for flora and Appendix B for fauna. Conservation categories for ecological communities are provided in Appendix C.

EPBC Act

The *EPBC Act* aims to protect matters of national environmental significance. Under the *EPBC Act*, the Commonwealth Department of Sustainability, Environment, Water, Populations and Communities (DSEWPaC) lists threatened species and communities in categories determined by criteria set out in the Act (*www.environment.gov.au/epbc/index.html*). See Appendix A2, Appendix B and Appendix C2.

Projects likely to cause impacts on matters of national environmental significance should be referred to DSEWPaC for assessment under the *EPBC Act*.

WC Act

The Western Australian DEC lists flora and fauna under the provisions of the *WC Act* as protected according to their need for protection (see Appendix A for flora and Appendix B for fauna).

Flora is given Declared Rare status when populations are geographically restricted or are threatened by local processes. In addition, under the *WC Act*, by Notice in the Western Australian Government Gazette of 9 October 1987, all native flora

(spermatophytes, pteridophytes, bryophytes and thallophytes) is protected throughout the State.

Fauna are classified as Schedule 1 to Schedule 4 according to their need for protection (see Appendix B).

EP Act

Declared Rare Flora (DRF) and TECs are given special consideration in environmental impact assessments, and have special status as Environmentally Sensitive Areas (ESAs) under the *EP Act* and the *Environmental Protection (Clearing of Native Vegetation) Regulations 2004*.

Exemptions for a clearing permit do not apply in an ESA. In addition, habitat necessary for the maintenance of indigenous fauna is a clearing principle and assessed during consideration of applications for a NVCP.

DEC Priority Lists

The DEC lists 'Priority' flora and fauna that have not been assigned statutory protection under the *WC Act*, but which are under consideration for declaration as DRF or 'Scheduled' flora or fauna.

Flora and fauna assessed as Priority 1-3 (see Appendix A and Appendix B) are in urgent need of further survey. Priority 4 flora require monitoring every 5-10 years and Priority 5 flora are deemed to be dependent upon specific conservation programs for their continued survival (see Appendix A for definitions) while Priority 4-5 fauna are in need of monitoring as they are not currently threatened but could become so (see Appendix B for definitions).

Although DEC Priority species have no formal legal protection, they are under consideration as 'Rare' flora and 'Scheduled' fauna under the *WC Act*.

In addition, the DEC maintains a list of Priority Ecological Communities (PECs) which identifies those communities that need further investigation before possible nomination for TEC status.

Once listed, a community is a PEC, and when endorsed by the Western Australian Minister of Environment becomes a TEC, and protected as an ESA under *Environmental Protection (Clearing of Native Vegetation) Regulations* 2004 (see Appendix C for definitions).

Informal Recognition of Flora and Fauna

Certain populations or communities of flora and fauna may be of local significance or interest because of their patterns of distribution and abundance. For example, flora and fauna may be locally significant because they are range extensions to the previously

known distribution or are newly discovered taxa (and have the potential to be of more than local significance). In addition, many species are in decline as a result of threatening processes (primarily land clearing), and relict populations of such species assume local importance for the DEC. It is not uncommon for the DEC to make comment on these species of interest.

Introduced Flora

The Environmental Weed Strategy for Western Australia (Department of Conservation and Land Management [CALM] 1999) contains criteria for the assessment and ranking of weeds in terms of their environmental impact on biodiversity (see Appendix D). The Strategy defines environmental weeds as 'plants that establish themselves in natural ecosystems and proceed to modify natural processes, usually adversely, resulting in the decline of the communities they invade.'

Plants may also be 'Declared' by the Agriculture Protection Board under the *Agriculture and Related Resources Protection Act 1976 (WA)* (*ARRP Act*). Declared Plants are gazetted under five categories (P1-P5), which define the action required. Details of the definitions of these categories are provided in Appendix D. A declaration may apply to the whole State, to districts, individual properties or even to single paddocks. If a plant is 'Declared', landholders are obliged to control that plant on their properties (Department of Agriculture and Food Western Australia [DAFWA] 2009).

The Australia Government along with the state and territory governments has endorsed 20 species as Weeds of National Significance (WONS). Four major criteria were used in determining WONS:

- the invasiveness of a weed species
- a weed's impacts
- the potential for spread of a weed
- socio-economic and environmental values.

Each WONS has a national strategy and a national coordinator, responsible for implementing the strategy. WONS are regarded as the worst weeds in Australia because of their invasiveness, potential for spread, and economic and environmental impacts (Australian Government 2011).

2.2 FLORA

The survey was carried out in a manner designed to be compliant with EPA requirements for the environmental surveying and reporting for flora and vegetation in Western Australia, as set out in the following documents:

- *Environmental Protection of Native Vegetation in Western Australia: Clearing of Native Vegetation with Particular Reference to Agricultural Areas. Position Statement No.2* (EPA 2000);

- *Terrestrial Biological Surveys as an Element of Biodiversity Protection. Position Statement No. 3* (EPA 2002); and

- *EPA Guidance for the Assessment of Environmental Factors: Terrestrial Flora and Vegetation Surveys for Environmental Impact Assessment in Western Australia No. 51* (EPA 2004a).

2.2.1 Desktop Review

A desktop review was undertaken to gather background information on the flora and vegetation of the study area. This involved a search of the following sources:

- DEC combined biological database *NatureMap* (DEC 2011b);

- DEC Threatened and Priority Flora database (DEC 2011c); and

- Previous flora surveys (refer to Section 1.3).

A request for a database search was submitted to the DEC (50 km around the point: 115°6'48"E, 21°38'16"S) to ascertain the presence of Declared Rare or Priority species and Threatened or Priority Ecological Communities previously recorded in the project and surrounding areas. In addition, a literature review was conducted, together with a review of records of flora for the study area. These sources were used to compile a list of expected Declared Rare or Priority species, and Threatened or Priority Ecological Communities that may occur on the landforms in the study areas.

2.2.2 Field Survey

The survey was undertaken on the 15th of May 2011, with one person-day invested in the survey.

The survey recorded flora richness, vegetation composition and structure and assessed vegetation condition using quadrat data and traverses of the study area. Field staff collected flora information using 50 x 50 m vegetation survey plots, as preferred by DEC (*pers. comm.* S. van Leeuwen, DEC) and opportunistic collections. Quadrat locations are illustrated in Figure 3.

A total of four quadrats were established and were selected to be representative of the flora and vegetation of the study area.

Data was recorded using standardised field sheets. The information recorded at each quadrat included landscape features, soils, bare ground and disturbance levels (the Condition Scale is presented in Appendix E). Each species of plant at each quadrat was

recorded, including information on height and percentage cover. Opportunistic collections focused mainly on the location of new flora taxa not recorded in the quadrats, introduced species, and in particular, Declared Rare and Priority Flora, and flora not well known or not currently described.

2.2.3 Taxonomic Identification

One specimen of each taxon was collected. In addition, where field identification of taxa was not possible, specimens were collected systematically for later identification by taxonomists utilising the resources of the Western Australian Herbarium (WAH), through comparison with the reference collection and use of identification keys.

The species list for the study area was checked against FloraBase (WAH 2011) to determine whether any of the species are listed as DRF, Priority Flora or introduced species. Declared Rare and Priority Flora were also checked against the *EPBC Act* listing of threatened species to determine whether any are federally listed. Introduced species were checked against the Environmental Weed Strategy for Western Australia (CALM 1999) and the Australia Government list of Weeds of National Significance(WONS) (Australian Government 2011), to determine the criteria and ranking in terms of their environmental impact. Introduced species were also checked against the *ARRP Act* to determine whether any are listed as Declared Plants.

2.2.4 Vegetation Association Definition, Mapping and Statistical Analysis

Vegetation associations were described based on their structure and species composition, as defined by quadrat data and field observations. Locations of quadrats were selected using aerial photographs and were positioned to cover observed possible variations in vegetation.

Quadrat vegetation descriptions were used to delineate vegetation associations in the study area. Vegetation mapping was undertaken in the field and finalised in the office. Field mapping was carried out using GPS (Garmin) and GIS (OziExplorer and ArcGIS 9.3.1) hardware and software.

Multivariate analysis was not conducted on quadrat data from the survey. The study area is small and uniform, and was determined as one vegetation association.

Once the vegetation association was determined, it was checked against the listing of Federal and State TECs and State PECs. The vegetation association was also checked against regional databases, such as Beard (1975), Shepherd *et al.* (2001) and Comprehensive Adequate and Representative (CAR) Reserve Analysis (DAFWA 2007), to determine their regional representation.

2.2.5 Vegetation Condition Mapping

Quadrat data, combined with field traverses of the study area, was interpreted and vegetation condition boundaries drawn over an aerial photograph. The vegetation condition mapping was then digitised and produced as manipulable electronic mapping data using ArcGIS 9.3. Vegetation condition was mapped as per the condition scale presented in Appendix E.

2.3 FAUNA

The survey was carried out in a manner designed to be compliant with the EPA requirements for the environmental surveying and reporting of fauna surveys in Western Australia, as set out in the following documents:

- *Terrestrial Biological Surveys as an Element of Biodiversity Protection. Position Statement No. 3* (EPA 2002);
- *Terrestrial Fauna Surveys for Environmental Impact Assessment in Western Australia. Guidance Statement No. 56* (EPA 2004b); and
- *Terrestrial Guide – Terrestrial Vertebrate Fauna Surveys for Environmental Impact Assessment* (EPA and DEC 2010).

2.3.1 Database and Literature Review

The purpose of the desktop review was to gather background information on the study area and the fauna that it may support. This involved a search of the following sources:

- Western Australian Museum (WAM) and DEC combined biological database NatureMap (DEC 2011b) (area search based on an approximate 50 km buffer around the study area);
- DEC Threatened and Priority Fauna Database (DEC 2011d) (area search based on an approximate 50 km buffer around the study area);
- Birds Australia's Birdata (Birdata 2011) (area search based on a one degree square at around the study area);
- DSEWPaC Protected Matters Search Tool (DSEWPaC 2011b), also known as an EPBC search; and
- previous fauna surveys (e.g. previous ENV reports, other consultant's reports and DEC reports).

Collectively, these sources were used to compile a list of species previously recorded in the region. This list will invariably include some species that do not occur in the study area, as some fauna have a limited or patchy distribution, high level of habitat