



**Shire of Ashburton**  
**Special Council Meeting**  
**Attachments**  
**(Public)**

**Council Chambers, Onslow Shire Complex, Second Avenue**  
**Onslow**

**17 August 2021**

**2:00pm**

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## **6.1A – Staff Accommodation Strategy 2020 - 2030**



HATCH | RobertsDay

# SHIRE OF ASHBURTON STAFF ACCOMMODATION STRATEGY 2021 - 2031

APRIL 2021



## 6.1A - Staff Accommodation Strategy 2020 - 2030

### DOCUMENT CONTROL

Title: Shire of Ashburton Staff Accommodation Strategy 2021-2031

Prepared for: Shire of Ashburton

Prepared by: Hatch | RobertsDay + Moore Australia (WA) Pty Ltd

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A	Draft for Client Review	Zanda Cameron	Duane Cole	21 Dec 2020
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D	Minor edits by Client	Eric Denholm	Zanda Cameron	7 Apr 2021

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ONSLow

TOM PRICE

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# INTRODUCTION

**The purpose of this Staff Accommodation Strategy is to establish the strategic direction for the provision of staff housing for the Shire of Ashburton, over the next 10 years.**

It has been developed to create a more sustainable and responsive approach to the acquisition, maintenance, and refurbishment of its property portfolio, to ensure the delivery of well-designed and well-located housing, underpinned by a commercially driven approach.

The Strategy will build on the Shire's Workforce Plan and underpin the Strategic Community Plan and Corporate Business Plan, which provides an overview of the services, operations and projects that will be delivered by the Shire until 2027.

Fundamental to any significant infrastructure and services being achieved, is the attraction and retention of a suitably qualified and motivated staff.

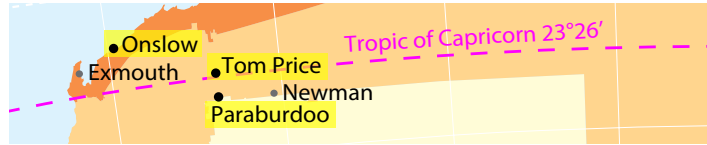
This Housing Strategy is intended to form a fundamental building block in the continued development of the Shire's housing portfolio and assist in staff attraction and retention.

A Schedule of Works, in accordance with the Long Term Finance Plan is also included as Part 5. It sets out the deliverables for staff to achieve each Financial Year.





# 6.1A - Staff Accommodation Strategy 2020 - 2030





# PART 1

# BACKGROUND AND ANALYSIS







**The Shire has, and will continue to be, confronted by a range of complex challenges and external factors which have a direct impact on the Shire’s Property Portfolio.**

Many of these challenges are unique, and difficult for any organisation to be confronted with.

A clear framework that establishes firm direction, based on strong rationale, is essential to ensure the Shire can overcome these hurdles, and build a portfolio of desirable and financially sustainable properties for its staff.

## Challenges

### Reactive Decision-Making

In the absence of any strategy, past decisions have been reactive and ad-hoc. This means maintenance spend has been high. Ageing properties are also acquired as they come to market, in some cases without due commercial consideration.

### Population Churn

Similar to other parts of the Pilbara, the Shire of Ashburton experiences population churn from residents moving into and out of the area on a regular basis. Anecdotal evidence suggests that the average family will spend 3-4 years in the Shire before moving away, often to Perth. Over the last decade, the Shire has averaged almost 11% ‘churn’, meaning that roughly 11% of the Shire’s population arrives and departs every year.

### Staff attraction / retention

The high ‘churn’ rate is also reflected through staff turnover, which has been alarmingly high (ranging between 39-50% over the past 5 years).

With revolving staff managing the property portfolio, there has been no continuity and decisions have been reactive.

### Housing + Land Shortage

Access to housing for staff, as well as other essential workers, is a very real problem – particularly in Tom Price. In Tom Price and Paraburdoo, most of the staff housing stock is owned by Rio Tinto, which provides an additional layer of complexity.

Anecdotal reports suggested essential services have been delayed or deferred (such as banking services, post office workers and doctors) because suitable accommodation has not been made available.



There also continues to be a lack of private developer interest and shortage of developable land in Tom Price, which was identified through the Royalties for Regions program several years ago. This is an issue that has not yet been resolved.

### Mining Towns

Mining Towns come with their own unique set of challenges. As predominately single economy towns, the housing supply is vulnerable to external factors, such as commodity prices. This impacts directly on house prices – which are well above the State Average.

### One size does not fit all

Each Town has its own unique challenges and requires a very different approach.

Tom Price is well established but land locked. Most of the housing is 40 years old and nearly 80% is owned by Rio Tinto Houses are very hard to source, particularly given the current resource boom.

Onslow on the other hand, is a small town that has seen exponential growth in recent years, which is forecast to continue.

### High Costs

Being located above the 26th parallel directly attributes to a higher than average expense – both in terms of building costs, on-going maintenance and operational expenses (for power etc.).

## Opportunities

The Shire is at the cross-roads. With new investment on the horizon, and opportunities for transformation in each Town, the Shire of Ashburton has the potential to invest in a Housing Portfolio which will not only become a lever to attract new staff, but to also invigorate and support future growth and revitalisation of its Town Centres.

### An Economic Powerhouse

For a Shire with a population around 13,000 people, it is remarkably well-resourced. The Shire of Ashburton contributes \$42 billion in exports, which represents 18% of the WA's Gross State Product and 2.5% to Australia's Gross Domestic Product – one of the largest individual local government contributions in the Nation. It has generated an estimated \$2.2 billion for the State Government, in Mining Royalties. Its economic fortune translates to a Shire that is asset rich and financially secure, compared to many other regional communities.

### Strategic Partnerships

Rio Tinto, Chevron, BHP and FMG are the State's resource giants, and they all operate in Ashburton. The Shire is well placed to benefit from these powerful partnerships. Being cogniscent of different Corporate objectives (through various stages of development) and balancing local expectations will be important to maintaining strong relationships into the future.

### Enviably Lifestyle

With a combination of close access to some of WA's best natural assets, very low unemployment and access to jobs that are amongst the highest incomes in Australia, the region offers compelling lifestyle for many, particularly families.

### Tax Benefits

Being above the 26th parallel, the Shire and staff both benefit considerably from the Fringe Tax Benefits afforded by the provision of subsidised housing to staff.



# STAFF HOUSING

**The Shire of Ashburton recognises the high cost of living in the Pilbara and has committed to providing quality accommodation, or appropriate compensation, to eligible employees requiring assistance to relocate to, or remain in the Shire.**

The Shire has maintained a staff level of approximately 180 employees for the last five years, with staff located in various locations within the Shire as well as working remotely from other locations within WA.

The number of staff has varied over the past five years, and this has been complicated by a very high turnover, which was up to 50% in 2017/18. The provision of quality, affordable housing is seen as an important factor to retain staff.

In June 2019, Council adopted EMP 19 Directive in relation to Employment Accommodation. The purpose was to guide a consistent and fair approach for the provision or assistance for accommodation (or rent relief) to assist in the attraction and retention of Shire employees. The principle objectives were to:

- provide housing relief to all Shire staff in a manner that is fair, consistent and within the budgetary constraints of the Shire;
- provide housing options for existing Staff where their housing circumstances may change; and
- encourage potential employees to view the Shire as a place where housing options are generously catered for.

Forty six percent (46%) of staff are currently provided with accommodation at no charge as part of their remuneration.

Staff are currently accommodated in various forms of arrangements, including:

- Shire owned accommodation (23%)
- Rentals through Rio Tinto/Sodexo and privately owned accommodation (20%)
- Rent Relief (1%) - where Staff have secured their own rental properties and the Shire pays, and
- No assistance provided as partner or family provides accommodation through their employer or they own the property.

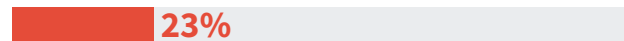
Based on current housing allocations, 59% of staff are based in Tom Price, 26% are Onslow-based and 15% are based in Paraburdoo.

## STAFF HOUSING

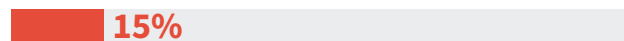
No Assistance provided



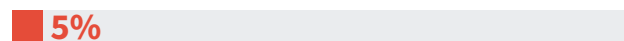
Shire Owned



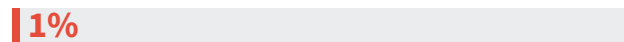
Rio Tinto / Sodexo



Private Rentals



Rent Relief



### Future Accommodation Drivers

There are four main demand drivers for future accommodation:

- Additional stock to accommodate existing vacant positions
- Additional stock for the low / high growth scenarios (refer to table 1)
- Replacing existing rentals with Shire owned properties, and
- Additional stock to accommodate a higher percentage of staff

Additional housing will be required to meet immediate recruitment needs, as well as projected Staff growth over the next 10 years.

The 2020-21 Annual Budget shows 46.5 FTE positions not currently filled, with staff accommodation being a significant factor restricting the recruitment of staff for these positions.

Forecast growth in the FTE requirements was also identified with senior management during an integrated strategic planning and reporting workshop.

Forty six percent (46%) of staff are currently provided with accommodation at no charge, and 115 staff are accommodated within 100 properties. Whilst this ratio is impossible to control or predict, the same ratio has been maintained to determine the number of properties that would be required.

Based on these assumptions, 19 accommodation units are required for an additional 21.5 FTE's included in the 2020-21 budget. An additional 7-11 properties is also expected to meet the low to high staff growth scenario's.

Any increase to the percentage of staff receiving accommodation support will also result in an increase in the accommodation requirements for the assumed growth scenario's, as well as for existing employees.

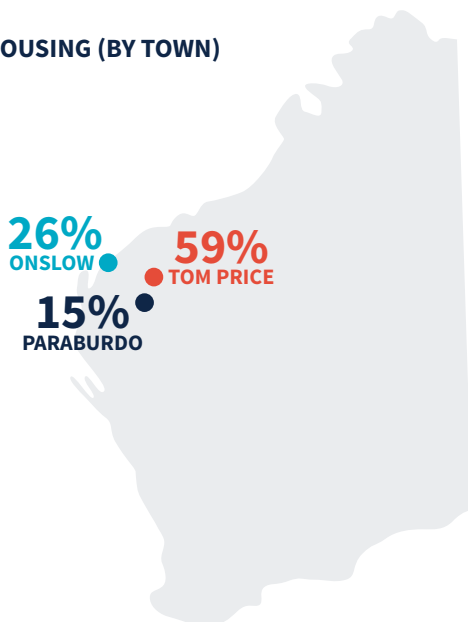
Given the Shire is planning to invest in a new Office Building, it is expected that Tom Price will remain as the primary Administration Centre where most staff will be based. However, if land is not available to accommodate new housing in Tom Price, housing options will need to be explored in Onslow.

A table showing the forecast estimates is provided below.

**TABLE 1**

	ADDITIONAL FTE	ADDITIONAL ACCOMMODATION STOCK REQUIRED
Properties to fill existing vacancies	46.5	19
Staff Growth Forecasts (Low)	16.5	7
Staff Growth Forecasts (Medium - High)	10.5	4
Replace rentals		44
Total		74

### STAFF HOUSING (BY TOWN)





# DEMOGRAPHIC PROFILE

Understanding the broader demographic profile and housing mix gives an insight into the idiosyncrasies of each Town, and other drivers which may impact on future investment and staff retention.

	Onslow	Tom Price	Paraburdoo	Regional WA
Population	857	3,005	1,380	524,167
Median Age Residents	39	31	32	39
Average Household Size	2.00	3.00	3.00	3.00
Median Weekly Income	\$2,200	\$2,490	\$2,750	\$1,415
Median Mortgage Repayment	\$2,325	\$737	0	\$1,700
Medium sale price	\$257,500	\$300,000	\$210,000	
Annual Growth (2019-20)	-10.9%	7.1%	21.7%	
Total Private Dwellings	440	1,209	637	223,635
Occupied	303	892	398	176,495
Unoccupied (vacancy)	136 (30%)	314 (25%)	238 (37%)	47,139 (21%)

## Demographic Profile

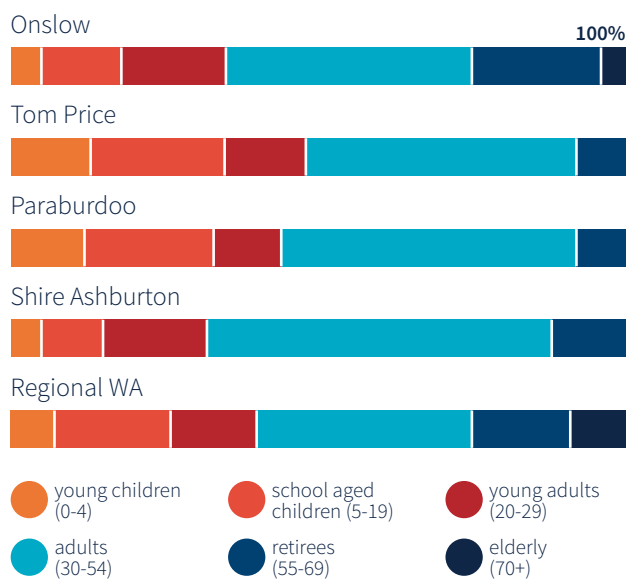
There are significant differences in the demographic profile of each Town.

Onslow has a more similar age structure and household to WA, with notably less school age children and more retirees (which is not surprising given its coastal location).

Tom Price and Paraburdoo each have very few elderly (70+), but a higher proportion of adults aged 30-54.

Factors such as housing for seniors, access to health care, and a satisfactory high school education are important considerations that complement the provision of housing, and impact more broadly on population drivers, liveability and a staff retention.

### DEMOGRAPHIC PROFILE



Shire of Ashburton

Population  
**13,261** (2017)

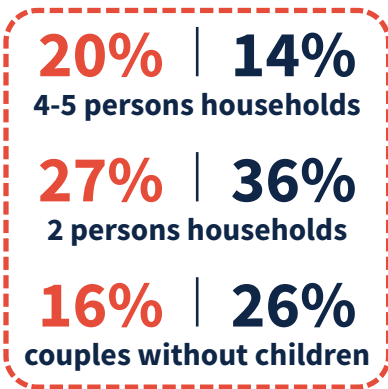
## Household Structure

The Shire of Ashburton has comparatively, larger and smaller households compared to Regional WA. It also has significantly less couples without children which would indicate a demand for larger houses.

It has a housing mix dominated by 3-bedroom properties, particularly in Tom Price and Onslow.

Onslow has significantly less families, compared to the other Towns in the region, and Regional WA.

● shire of ashburton ● regional wa

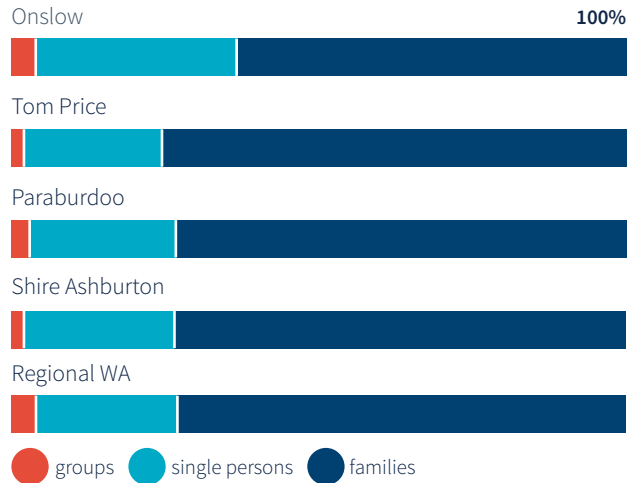


**4%** | **8%**  
single parent families

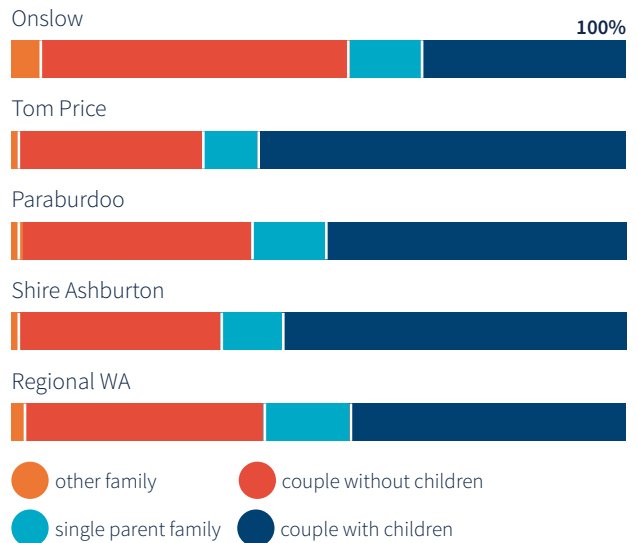
**17%** | **22%**  
lone person households

**26%** | **7%**  
visitor only households

### HOUSEHOLD COMPOSITION



### FAMILY COMPOSITION





### Home Ownership

The Shire has a low proportion of households with a mortgage 3% (WA 37%).

It also has a disproportionately high number of rentals 65% (WA 27%) and a very high median weekly income \$2,313 (WA \$1,582).

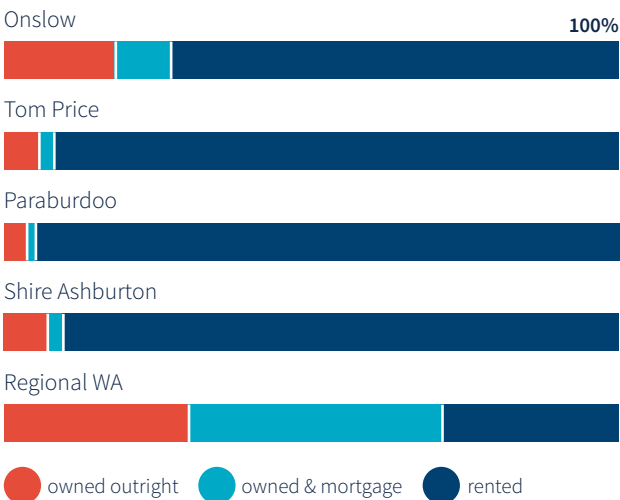
### Socio-Economic Disadvantage Index, 2016

The Shire of Ashburton has a low incidence of disadvantage, with the Shire ranking 122 out of a total of 137 Local Government Areas in Western Australia in 2016 (decile 9). Additionally, the Shire ranked 487 out of a total of 544 Local Government Areas, nationally.

The towns with the least incidence of disadvantage are Tom Price (ranked 1,151) and Paraburdoo (ranked 1,044).

Onslow (ranked 295 out of 1,457 WA suburbs, decile 3) has a relatively high incidence of disadvantage, which shows that the resource wealth is not enjoyed by all and there is a level of divergence across the community.

#### RESIDENTIAL TENURE



	Score	Ranking within Western Australia		
		Rank	Decile	Percentile
Tom Price	1065	1151	8	79
Onslow	970	295	3	21
Pannawonica	1042	926	7	64
Paraburdoo	1054	1044	8	72
Ashburton (S)	1046	122	9	89

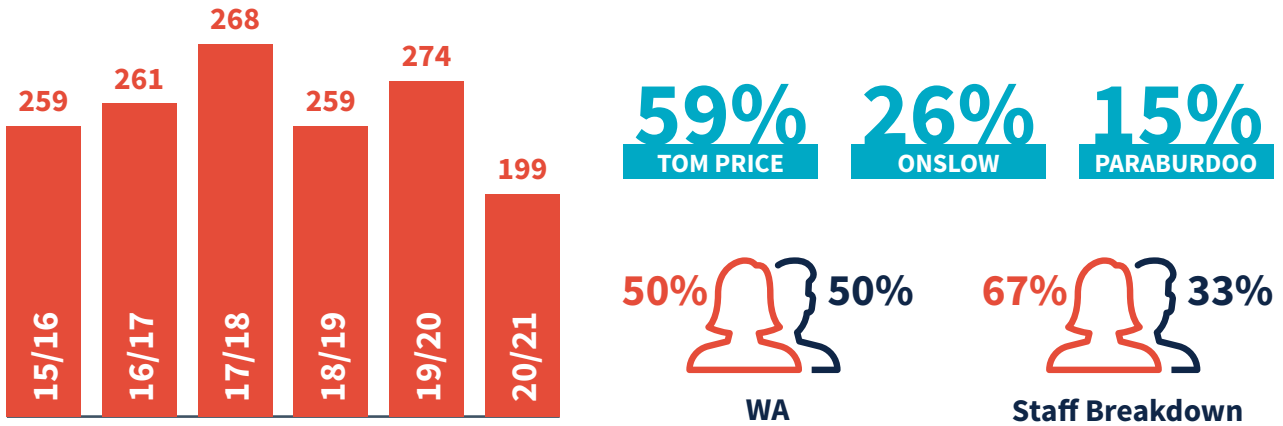
**Data Sources:**

- ABS 2016 (Ashburton (S) Local Government Area)
- <https://profile.id.com.au/ashburton>
- <https://reiw.com.au/suburb/tom-price/>
- <https://reiw.com.au/suburb/onslow/>
- <https://reiw.com.au/suburb/paraburdoo/>

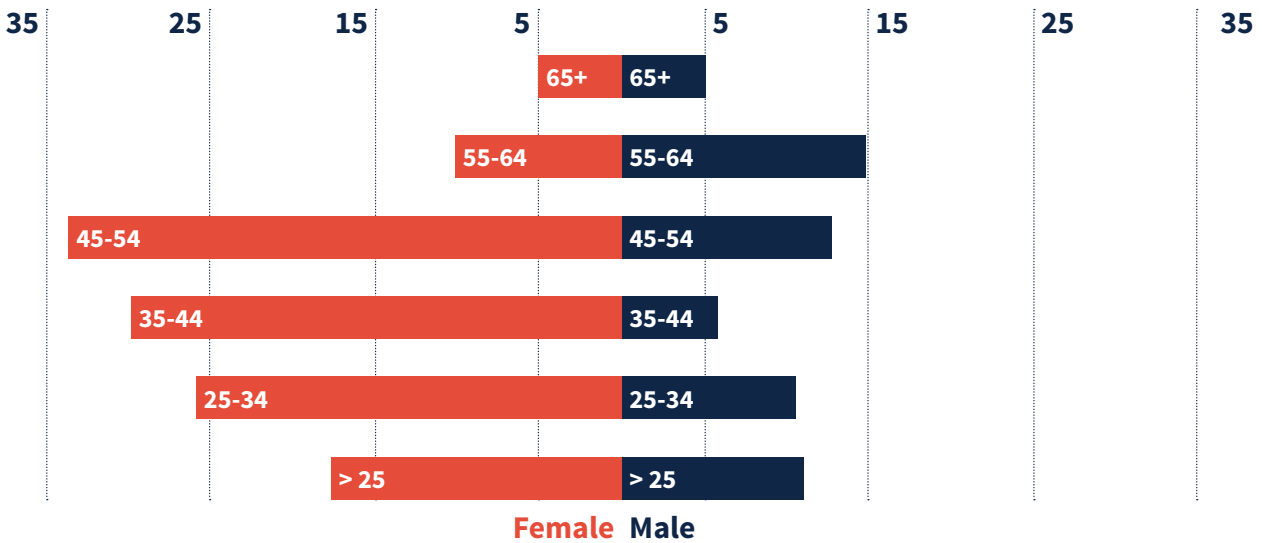


## Staff Summary

### Staff Turnover



### Current Workforce by Age



### Distribution of Housing (current)

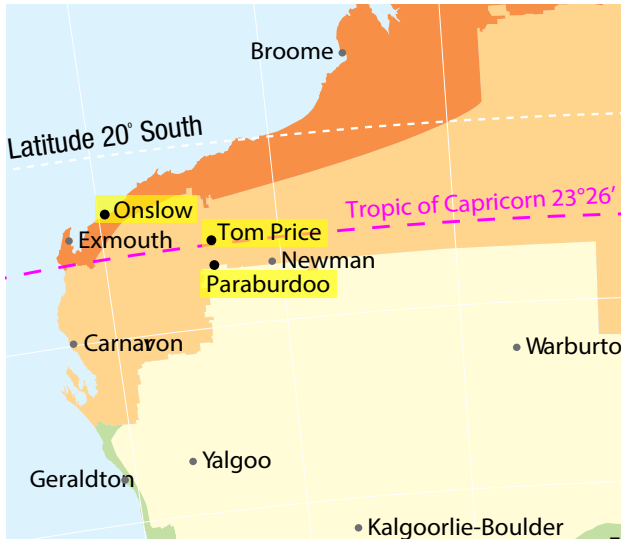
Based on the current data, not all staff receive a benefit for Housing.







# CLIMATE



## Different Towns, Different Climate

It is evident from the feedback obtained from staff surveys that better designed, comfortable homes are a priority.

Many homes built in both Tom Price and Paraburdoo were constructed in the 1960s and 70s, and were based on designs better suited to Perth's warm temperate climate, rather than the extremes of the Pilbara. Many homes have exposed thermal mass (bricks) and relatively short eaves, meaning indoor spaces are typically uncomfortable without air-conditioning in every room. While solar panels might assist in offsetting this relatively unsustainable reliance on high amounts of electricity for most days of the year, passive solar design techniques can be used to create more efficient and comfortable living conditions.

It is first necessary to appreciate the differences between climates of the three towns, before considering typical design responses.

Paraburdoo and Tom Price are more than 250km inland, and will experience greater differences between high and low temperatures, while Onslow enjoys the stabilising effect of the ocean and does not experience unbearably cool nights.

Onslow is north of the Tropic of Capricorn and will therefore experience sun penetrating from both the north and south of buildings depending on the time of year, while in Paraburdoo the sun will always be to the north.

Cyclone Season is typically November to April, and most frequent in the months of February and March. The National Construction Code prescribes additional strengthening requirements to buildings in response to these weather patterns.

Houses not suited for their Climate



## Climate Zones

The Australian Government classifies the three towns as falling within three different climate zones.

Source: Your Home Technical Manual Fourth Edition, Australian Government (2010)

### ZONE 1

High humid summer, warm winter



#### Main characteristics:

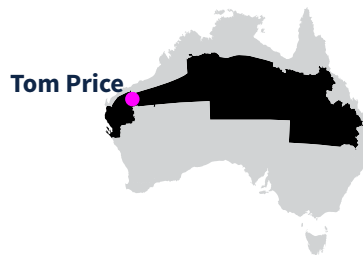
- Highly humid with a degree of 'dry season'.
- High temperatures year round.
- Minimum seasonal temperature variation.
- Lowest diurnal (day/night) temperature range.

#### Key design responses:

- Employ lightweight (low mass) construction.
- Maximise external wall areas (plans with one room depth are ideal) to encourage movement of breezes through the building (cross ventilation).
- Ceiling fans should be used where required.
- Site for exposure to breezes and shading all year.
- Shade whole building summer and winter (consider using a fly roof).
- Use reflective insulation and vapour barriers.
- Ventilate roof spaces.
- Use bulk insulation if mechanically cooling.
- Choose light coloured roof and wall materials.
- Elevate building to permit airflow beneath floors.
- Consider high or raked ceilings.
- Provide screened, shaded outdoor living areas.
- Consider creating sleepout spaces.
- Design and build for cyclonic conditions.

### ZONE 3

Hot dry summer, warm winter



#### Main characteristics:

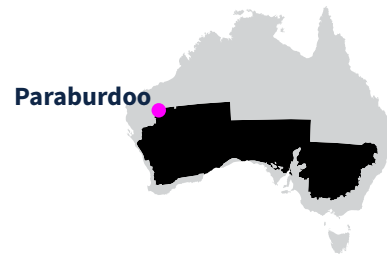
- Distinct wet and dry seasons.
- Low rainfall and low humidity.
- No extreme cold but can be cool in winter.
- Hot to very hot summers common.
- Significant diurnal (day/night) range.

#### Key design responses:

- Use passive solar design with insulated thermal mass.
- Maximise cross ventilation.
- Evaporative cooling or ceiling fans should be used if required.
- Consider convective (stack) ventilation, which vents rising hot air while drawing in cooler air.
- Site home for solar access and exposure to cooling breezes.
- Shade all east and west glass in summer.
- Install reflective insulation to keep out heat in summer.
- Use bulk insulation in ceilings and walls.
- Build screened, shaded summer outdoor living areas that allow winter sun penetration.
- Use garden ponds and water features to provide evaporative cooling.

### ZONE 4

Hot dry summer, cool winter



#### Main characteristics:

- Distinct seasons with low humidity all year round.
- High diurnal (day/night) temperature range.
- Low rainfall.
- Very hot summers common with hot, dry winds.
- Cool winters with cold dry winds.

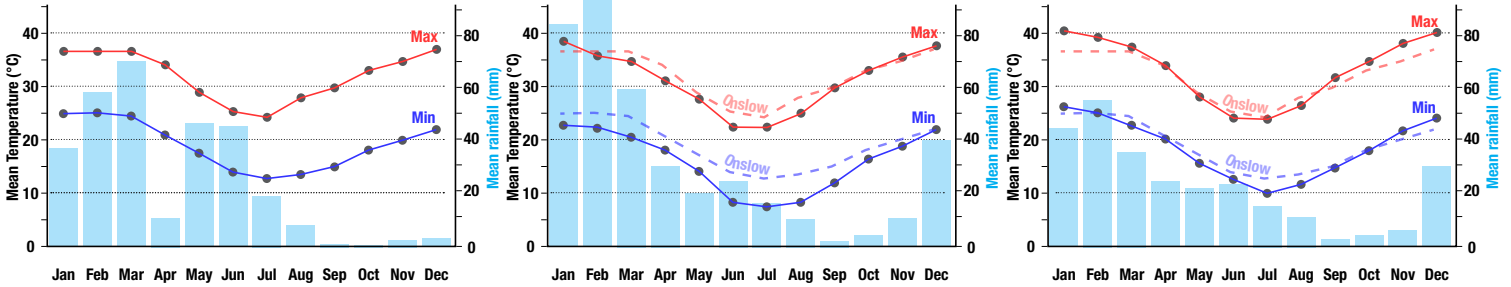
#### Key design responses:

- Use passive solar principles with well insulated thermal mass.
- Maximise night time cooling in summer.
- Consider convective (stack) ventilation, which vents rising hot air while drawing in cooler air.
- Build more compact shaped buildings with good cross ventilation for summer.
- Maximise solar access, exposure to cooling breezes and cool air drainage. Protect from strong, cold winter and dusty summer winds.
- Shade all east and west glass in summer.
- Provide shaded outdoor living areas.
- Consider adjustable shading to control solar access.
- Auxiliary heating may be required.
- Use evaporative cooling if required.
- Avoid air-conditioning.
- Use reflective insulation to keep out summer heat.
- Use bulk insulation for ceilings, walls and exposed floors.
- Consider double glazing.
- Use ponds and water in shaded courtyards to provide evaporative cooling.
- Draught seal thoroughly. Use airlocks to entries.



## Local Climate

Source: Bureau of Meteorology, Australian Government (2020)



### Onslow

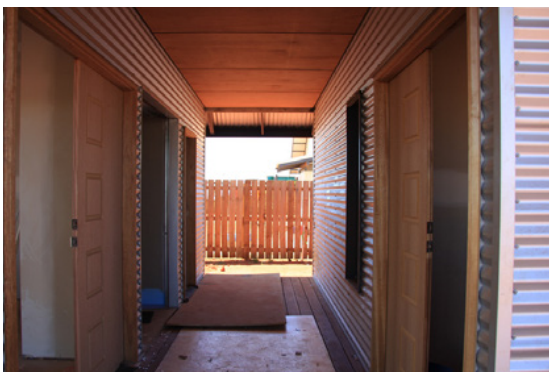
- Summer sun moves south of town
- Protracted Hot Summer Period (Sep - Apr above 30°C max.)
- Cooler Winter Nights, but never averaging less than 10°C
- Diurnal temperature variation, generally only 10°C
- Long periods of little or no rain (toward end of year)
- 308.4mm rain per year

### Tom Price

- Summer sun directly overhead
- Protracted Hot Summer Period (Oct - Apr above 30°C max.)
- Cold Winter Nights (Jun - Aug below 10°C)
- Diurnal temperature variation up to 20°C, generally 15°C
- More rain during Summer than Onslow
- 398.5mm rain per year

### Paraburadoo

- Summer sun practically overhead (but always north)
- Protracted Hot Summer Period (Sep - Apr above 30°C max.)
- Cooler Winter Nights, but not as cold as Tom Price
- Diurnal temperature variation, generally 15°C
- The least amount of overall rainfall
- 271.3mm rain per year



### Breezeway

A breezeway allows airflow to be better directed to rooms and allows for natural cooling if direction of breezes is taken into account when building or renovating.

ZONE	DESCRIPTION
Onslow	1 High humid summer, warm winter
	2 Warm humid summer, mild winter
Tom Price & Paraburadoo	3 Hot dry summer, warm winter
	4 Hot dry summer, cool winter
	5 Warm temperate
	6 Mild temperate
	7 Cool temperate
	8 Alpine

### A Closer Look

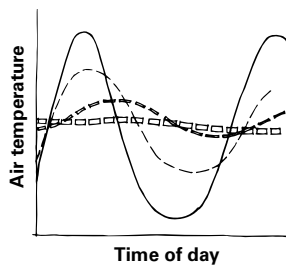
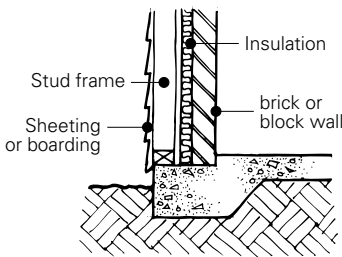
A closer look at local climate conditions reveals that Climate Zone 4 (Hot dry summer, cool winter) can be used to accurately describe both Tom Price and Paraburadoo.

Climate Zone Source: Your Home Technical Manual Fourth Edition, Australian Government (2010)

### What Does this mean for building houses?

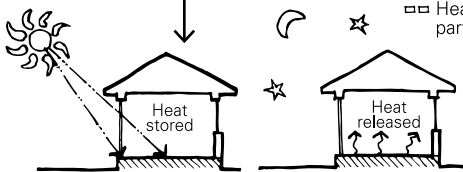


← **Wrap around verandahs** are encouraged in Onslow, as sun can penetrate from all angles depending on time of the year.



**Thermal mass** (bricks and concrete) is much more important in Tom Price and Paraburadoo, for its thermal lag properties. Insulated thermal mass (protected from direct exposure to sun) will help minimise the differences between minimum night-time and maximum day-time temperatures.

**Winter sun only important in Tom Price and Paraburadoo**



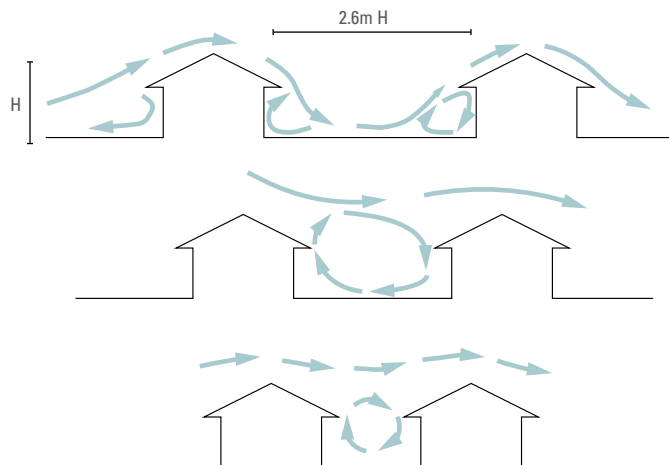
- Outdoor temperature
- - light timber-framed building
- - Heavy building with external insulation
- Heavy building set into and partially covered with earth

Source: Your Home Technical Manual Fourth Edition, Australian Government (2010)

**Light-weight** construction can be used in Onslow, and in Tom Price and Paraburadoo when paired with thermal mass

### Allowing adequate separation between houses to allow for breezes

Source: Pilbara Vernacular Handbook, CODA and Landcorp (2011)



Desired outcome: Isolated Roughness Regime. Air flows over an object and descends back to ground level

Undesirable outcome: Wake Interference Regime. Air flows over the first object and impact the upper portion of the downwind object to create an eddy between the two

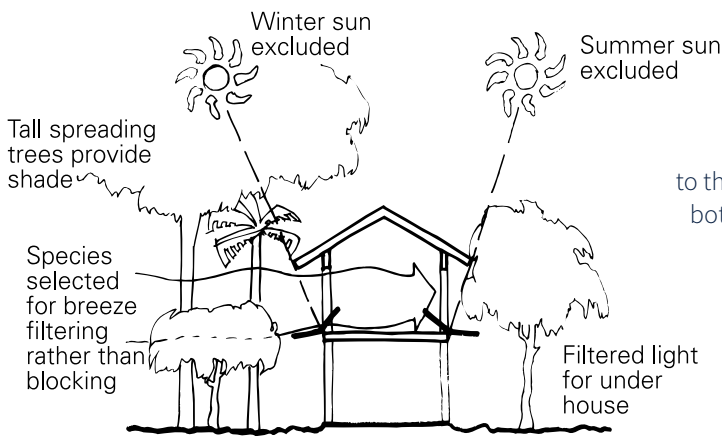
# CLIMATE RESPONSE

## ZONE 1

High humid summer, warm winter



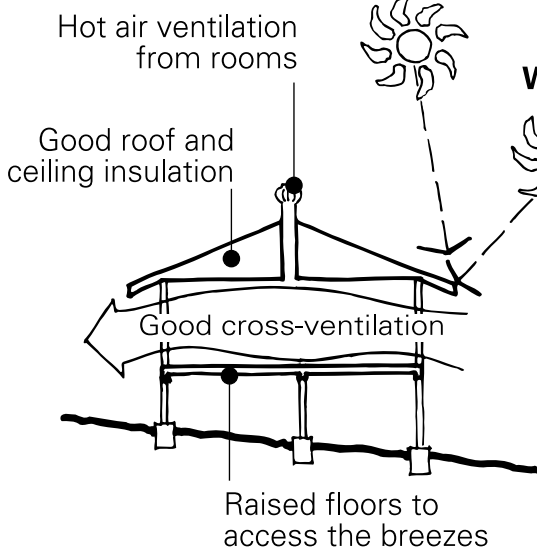
### Onslow Only



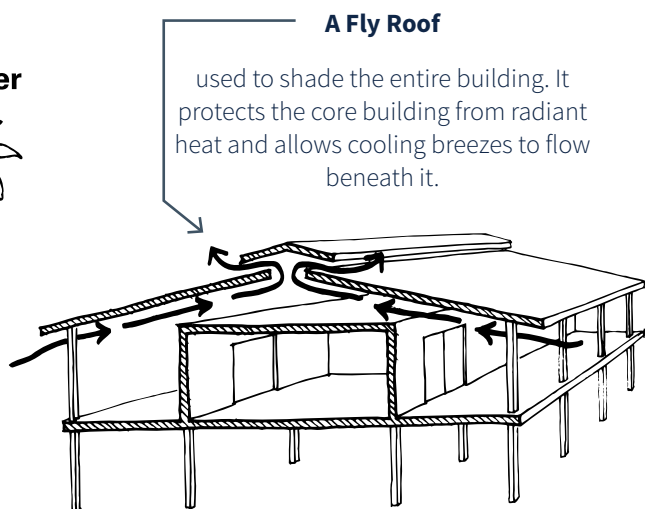
### Permanent Shading

to the entire house is necessary, to exclude both summer and winter sun. Design for cooling breezes.

### Summer



### Winter



Source: Your Home Technical Manual Fourth Edition, Australian Government (2010)



**ZONE 3**

Hot dry summer, warm winter

Tom Price



**ZONE 4**

Hot dry summer, cool winter

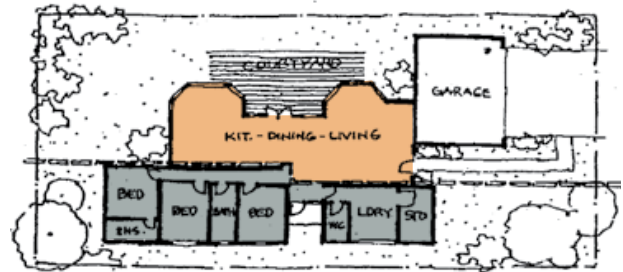
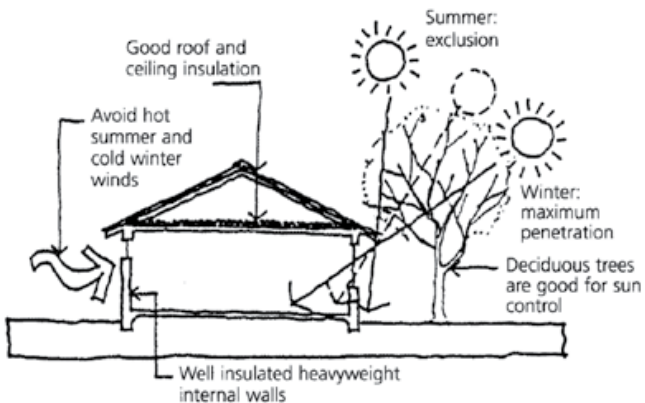
Paraburdoo



**Tom Price and Paraburdoo**

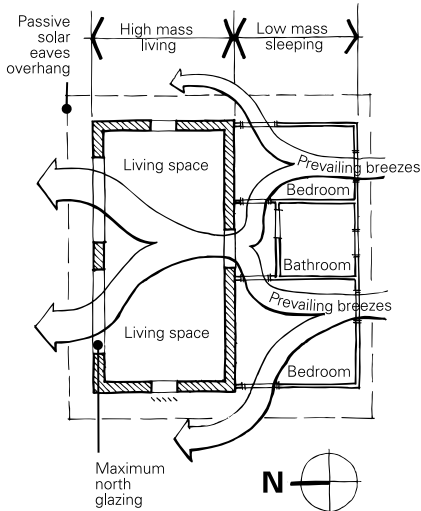
**Winter Sun**

is much more important, and must penetrate to allow stored heat to be released during the cooler night-time



Source: Amcord, 1995

- Rooms requiring heat in winter
- Rooms which don't require heating

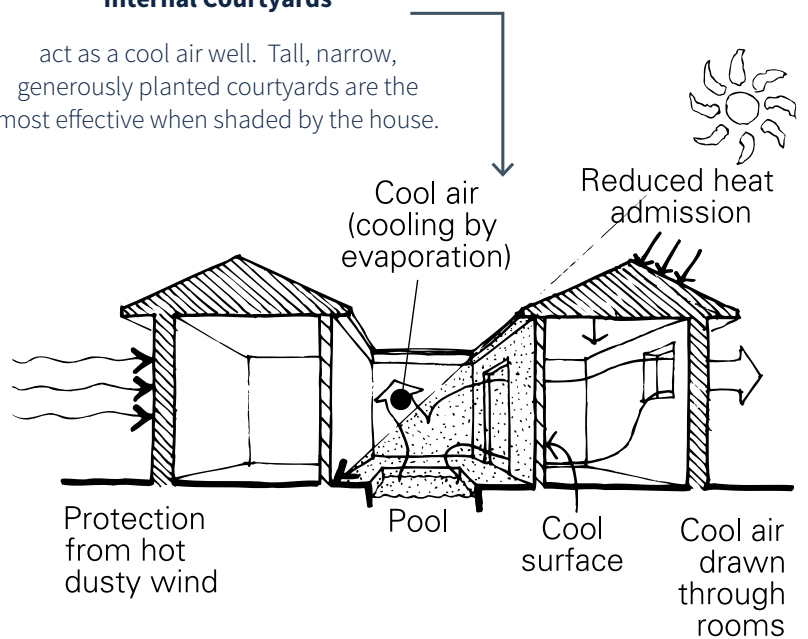


**Thermal Mass**

on north side of the house.  
Minimise sun penetration from east and west elevations

**Internal Courtyards**

act as a cool air well. Tall, narrow, generously planted courtyards are the most effective when shaded by the house.



# PART 2

# HOUSING PROFILE







# SHIRE OF ASHBURTON

The Shire of Ashburton has a very low proportion of 4-bedroom houses in all towns, compared to Regional WA, and other mining communities.

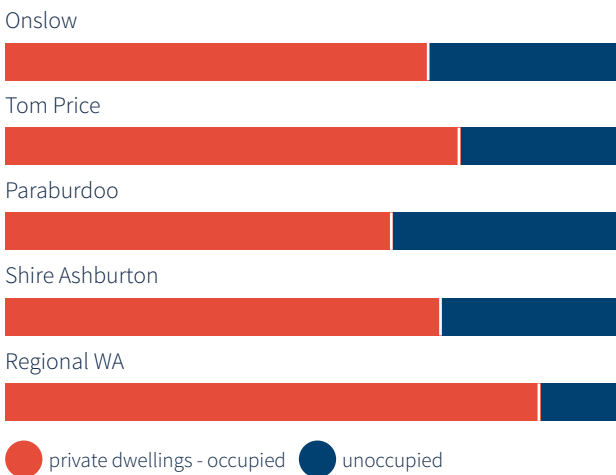
Onslow has a good mix of housing sizes and types.

Tom Price and Paraburdoo have a majority separate houses, with a very low proportion of semi-detached / town houses. There are no flats or apartments in Paraburdoo.

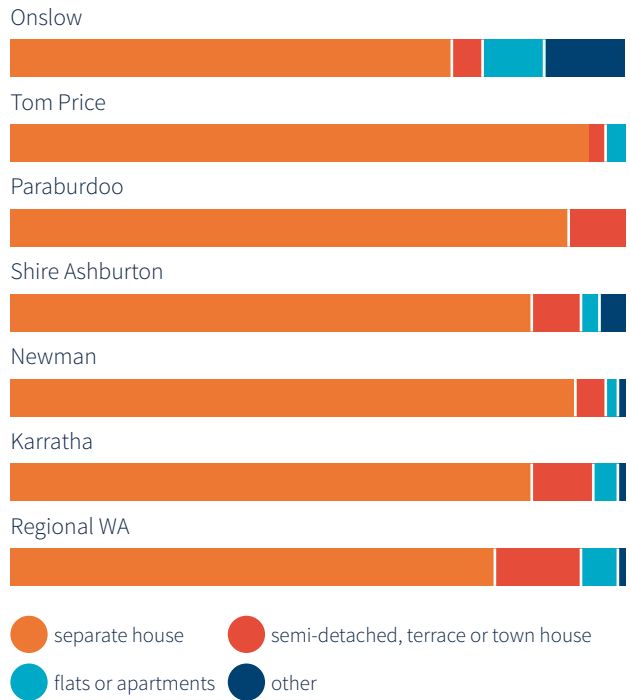
Anecdotally, there are also reports of a housing crisis in Tom Price for essential workers, such as banking and medical staff. The data is not represented by the ABS 2016 occupancy rates, because the high demand is cyclical, a direct result of Rio Tinto being the dominate property owner in Town.

Forging strategic alliances and investing in joint development initiatives with other organisations, such as the Pilbara Development Commission, Local Not for Profit Organisations (e.g. Gumala), the Government Regional Officers' Housing Program (GROH), Department of Communities and Development WA will help to diversify the product offer and reduce these risks to soften the impact during periods of high-level mining activity.

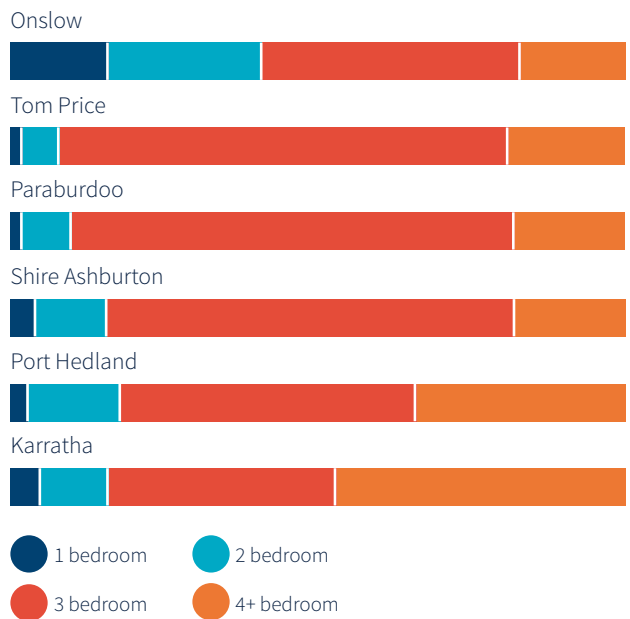
## OCCUPANCY (2016)



## HOUSING TYPOLOGIES



## HOUSING MIX













# SHIRE'S PROPERTY PORTFOLIO











The Shire of Ashburton's current Shire Housing comprises 100 properties, 56% of which are owned by the Shire. Of these, 28 are in Tom Price, 18 in Onslow and 10 in Paraburdoo. The majority of stock is currently represented by separate 3 x 1 houses.

There are very few larger properties, and most of these are allocated to Senior Staff. This means that in some instances, larger families (4-5 people) are being housed in 3 x 1 bedroom homes, and single person households are in larger 4x 2 homes.

## HOUSING STOCK

	 1 X 1	 2 X 1	 2 X 2	 3 X 1	 3 X 2	 4 X 1	 4 X 2	 4 X 3	 4 X 4	 7 X 6
Onslow	0	2	3	12	9	0	4	0	0	
Tom Price	3	8	0	32	10	3	0	0	0	1
Paraburdoo	0	0	0	10	0	1	0	0	1	0

## HOUSING OCCUPANTS

						
 4 X 2	2 ♦ 0	1 ♦ 0	0 ♦ 1		1 ♦ 2	
 3 X 1	2 ♦ 8	2 ♦ 7	0 ♦ 7	2 ♦ 6		0 ♦ 2
 2 X 1	2 ♦ 1	0 ♦ 2				
 1 X 1		0 ♦ 2				

● onslow ● tom price

## OPERATIONS & MAINTENANCE

	TOM PRICE	ONSLOW	PARABURDOO	TOTAL
Maintenance Expenses (2019-20)	\$228,281	\$115,357	\$95,538	\$439,255
Operational Expenses (2019-20)	\$703,425	\$361,225	\$98,548	\$1,163,198
Fair Value	\$6.9m	\$7.8m	\$1.9m	\$16.6m (est)
Asset Replacement Value	\$13.4m	\$7.1m	\$4.6m	\$25.1m

Data shows that the Shire has spent a substantial sum on maintenance, capital upgrades and operational expenses, for both Shire-owned and rental properties.

Between 2016 and 2021, the Shire spent a total of \$5.5m, comprising \$2.4m on Shire owned properties, and \$3.1m on rental properties. Operational expenses relate to leasing fees, electricity and water.

These expenses are particularly high in Tom Price, because of the high number of rental properties.

Collating the data required to understand the Shire's Property Portfolio, including past and planned Capital Works Program, Building Maintenance, Lease Agreements and Condition Assessments has been a long and arduous task. The information is scattered amongst various sources and different spreadsheets. It is disparate and incomplete, and difficult for Shire staff to manage the portfolio efficiently and effectively.

Benchmark standards usually recommend a minimum funding of 1% of the building Asset Replacement Value (ARV) of a property building portfolio.

Average spend on Property Maintenance has been in accordance to recommended benchmark standards (around 1.5%), but all maintenance work has been reactive.

A 'preventative maintenance program' will help to maintain good maintenance practice and better preserve assets to a reasonable condition or standard.

Cost estimates for a preventative maintenance program, based on a minimum benchmark spend of 1.6% per annum (including a 60% pilbara 'mark-up'), are included in the table below.

### BUILDING MAINTENANCE MINIMUM SPEND (BMW)

	ASSET REPLACEMENT COST (ARV)	PER ANNUM MINIMUM (1.6% P.A.)	5 YR MINIMUM (1.6% P.A.)
Onslow	\$7.1m	\$113,600	\$568,000
Tom Price	\$13.4m	\$214,400	\$1,072,000
Paraburdoo	\$4.6m	\$73,600	\$368,000

**PROPERTY EXPENSES (2019-20)**

**Onslow**

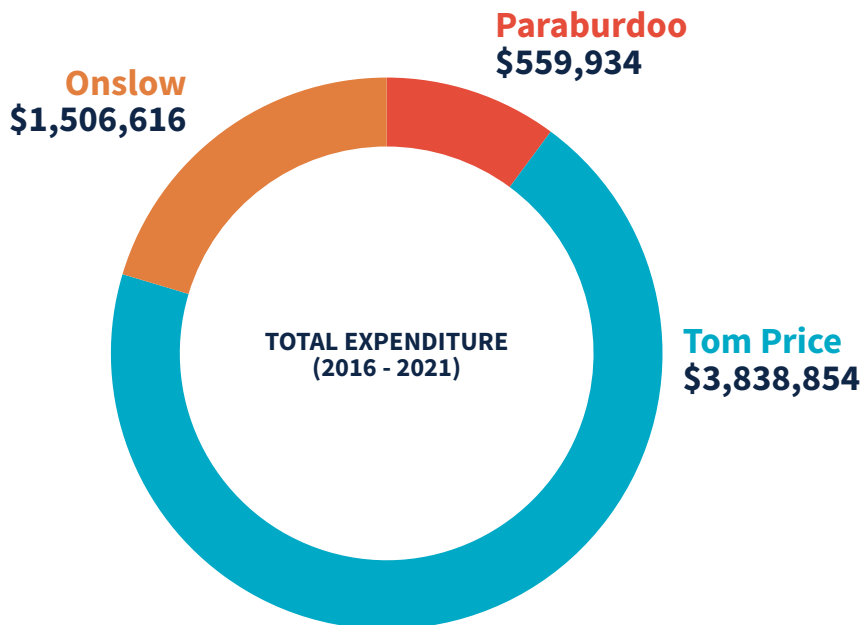
	Building Maintenance	Operations	Total
Shire	\$92,823	\$110,907	<b>\$203,730</b>
Rentals	\$17,864	\$219,276	<b>\$237,140</b>
No longer rented	\$2,458	\$668	<b>\$3,127</b>

**Tom Price**

	Building Maintenance	Operations	Total
Shire	\$172,845	\$206,306	<b>\$379,151</b>
Rentals	\$46,599	\$462,189	<b>\$508,788</b>
No longer rented	\$8,838	\$34,930	<b>\$43,767</b>

**Paraburdoo**

	Building Maintenance	Operations	Total
Shire	\$95,538	\$65,565	<b>\$161,104</b>
Rentals	\$0	\$32,983	<b>\$32,983</b>
No longer rented	\$0	\$0	<b>\$0</b>





## Refurbishment Programs

A rolling capital works program has been in place in Tom Price and Paraburadoo.

The Shire has invested substantially in property over the past 5 years. The total investment, based on past costs and estimated future works, capital and maintenance expenses represent 40-60% of the Asset Replacement Value.

Full refurbishments have generally cost around \$200-\$250K per property. Data inconsistencies suggest that there is a low understanding of actual condition of properties in Tom Price and Paraburadoo.

In recent years, significant works were excluded from the refurbishment programs. This means several properties still require significant spend to get them up to standard, on items such as landscaping, roof replacement and insulation. These works should be considered a priority, to assist in the reduction of operational expenses.

Establishing a 'Refurbishment Framework' to guide the necessary and desired upgrades will ensure there is a fair, consistent and thorough approach.

A strategic framework will also ensure that the refurbishments are undertaken with appropriate, high quality and durable materials that will stand the test of time.

Upgrading the aged properties is perceived as a prudent response financially, compared to the initial outlay of a new build, and it does provide staff with a property that is suitable and adequate. However, the building is not thermally efficient and far from ideal to suit the modern family lifestyles.

Ultimately, the differential cost outlay between a new build versus a refurbished property in Tom Price is not dissimilar. Based on data that has been provided by the Shire, a new property can be built for around \$500,000-\$550,000, whereas full refurbishments have cost between approximately \$150,000-\$200,000, in addition to a purchase price around \$260,000-\$280,000.

The refurbishment program also does little to boost and diversify the property portfolio currently on offer in Tom Price and Paraburadoo.

It makes sound sense to gradually invest in a portfolio of new homes, when the total spend to renovate houses, represents a substantial proportion of the total fair value.



126 Cedar Street, Tom Price  
Full Refurbishment Required



261 Poincianna Street, Tom Price  
Refurbishment Complete



## Acquisitions

The Shire has also purchased several aged properties in Tom Price and Paraburdoo over the past 5 years, which have required substantial refurbishment investment.

Data shows given the significant refurbishment costs to bring these properties up to standard, it would be as cost effective, to invest in new properties.

YEAR	ADDRESS	PROPERTY DETAILS	PURCHASE COST	REFURBISHMENT COSTS COMPLETE (PLANNED)
2017	602 Boolee Street, Tom Price	Existing House (aged – 3 x 1)	\$250,000	\$290,629
2017	604 Boolee Street, Tom Price	Existing House (aged – 3 x 1)	\$258,000	\$306,397
2017	787 Larnook Street, Tom Price	Existing House (aged – 3 x 1)	\$268,000	\$228,035
2017	710 Yiluk Street Tom Price	Existing House (aged – 3 x 1)	\$223,000	\$258,427
2019	Lot 193 Capricorn Ave Paraburdoo	Existing House (aged – 3 x 1)	\$210,000	\$176,347



602 Boolee Street, Tom Price



710 Yiluk Street, Tom Price



178 Cassia St, Tom Price (refurbished)



Transit House, Onslow

## 6.1A - Staff Accommodation Strategy 2020 - 2030



Address	BMW (2016-20)	Asset Replacement Cost (ARV)	5 Yr STD BMW+ Capital / ARV	Capital Works (2015-2020)	5 -10 Yr Capital Works Program (Estimated)	Total Planned Spend / ARV
39 Joffre Ave Paraburdoo	\$55,721	\$411,000	14%		\$200,000	62%
126 Cedar St Tom Price	\$25,316	\$474,000	9%	\$18,104	\$250,000	62%
604 Boolee St Tom Price (8)	\$41,911	\$503,000	38%	\$149,586	\$114,900	61%
571 Brockman Ave Paraburdoo	\$21,083	\$450,000	15%	\$45,189	\$200,000	59%
825 Warara St Tom Price	\$26,573	\$469,000	6%		\$250,000	59%
22 Lilac St Tom Price	\$7,756	\$445,000	2%		\$250,000	58%
586 King Ave Paraburdoo	\$24,636	\$447,000	12%	\$30,875	\$200,000	57%
1004 Marradong Pl Tom Price	\$16,589	\$445,000	48%	\$198,650	\$38,900	57%
556 Margaret Ave Paraburdoo	\$16,101	\$412,000	37%	\$135,399	\$83,500	57%
98 Oleander St Tom Price	\$16,556	\$454,000	7%	\$13,016	\$225,000	56%
797 Kulai St Tom Price	\$9,379	\$466,000	2%		\$250,000	56%
602 Boolee Street, Tom Price	\$26,397	\$528,000	37%	\$169,332	\$94,900	55%
773 Larnook St Tom Price	\$10,235	\$478,000	2%		\$250,000	54%
565 Brockman Ave Paraburdoo	\$28,656	\$450,000	21%	\$66,235	\$150,000	54%
172 Hardy Ave Paraburdoo	\$28,928	\$533,000	20%	\$79,179	\$180,000	54%
498 Sirius St Tom Price	\$25,627	\$526,000	6%	\$3,531	\$250,000	53%
398 Acalypha St Tom Price	\$21,853	\$631,000	15%	\$73,542	\$225,000	51%
1143 Yanagin Pl Tom Price	\$36,552	\$578,000	50%	\$253,925	n/a	50%
178 Cassia St Tom Price	\$14,686	\$419,000	46%	\$179,723	\$14,900	50%
56 Whaleback Ave Paraburdoo	\$19,569	\$440,000	4%		\$200,000	50%
17 Lilac St Tom Price	\$15,847	\$474,000	36%	\$154,847	\$58,900	48%
787 Larnook Street, Tom Price	\$23,247	\$498,000	34%	\$144,788	\$60,000	46%
516 Lockyer Ave Paraburdoo	\$11,684	\$470,000	2%		\$200,000	45%
90 Pilbara Ave Paraburdoo	\$12,849	\$480,000	3%		\$200,000	44%
710 Yiluk Street, Tom Price	\$10,521	\$606,000	36%	\$207,906	\$40,000	43%
279 Carob St Tom Price	\$27,603	\$591,000	33%	\$169,555	\$44,900	41%
283 Carob St Tom Price	\$17,080	\$493,000	33%	\$143,882	\$33,900	40%
758 Mungarra St Tom Price	\$17,795	\$480,000	30%	\$124,241	\$28,900	36%
193 Capricorn Ave Paraburdoo	\$47,757	\$503,000	13%	\$19,690	\$108,900	35%
944 First St Onslow (3)	\$5,467	\$436,000	1%		\$120,000	29%
1104A Jabbarup St Tom Price	\$23,289	\$439,000	22%	\$74,989	\$8,500	24%
1152 Tarwonga Crt Tom Price	\$39,499	\$502,000	24%	\$80,516		24%
1104B Jabbarup St Tom Price	\$23,075	\$439,000	19%	\$58,201	\$8,500	20%
261 Poinciana St Tom Price	\$16,845	\$576,000	11%	\$45,559	\$8,900	12%





583 Third Ave Onslow (Proposed Demolition)



22 Lilac Street, Tom Price



98 Oleander St, Tom Price



First Avenue, Onslow (Waterfront)



294 Samson Ave, Paraburdoo (rental)



193 Capricorn Ave, Paraburdoo





# RENTALS

## Market Overview

The average market rent for all towns is very high compared to Regional WA, particularly in Onslow.

For Onslow, the contrasting mix of old and modern properties in Town, is reflected in substantial price differences. For example, the price for a one-bedroom apartment ranges from \$320 to \$1,200/week.

### MARKET RENTS (2020)

Town	Currently Listed	Price (average) /week	Average Price /month
Regional WA	N/A	\$350	\$1,516
Tom Price	32	\$495	\$2,145
Onslow	12	\$950	\$4,115
Paraburdoo	2	\$675	\$2,925

### ONSLOW – MARKET RENTS (2020)

	High (per week)	Low (per week)	Average (per week)
1-bedroom	\$1,200	\$320	\$485
2-bedroom	\$500	\$400	\$435
3-bedroom	\$900	\$350	\$488
4-bedroom	\$690	\$250	\$550

Source: Core Logic, November 2020



26 Maunsell Corner, Onslow



Villa Units, Onslow



395 Bruce Avenue, Paraburdoo



144 Cedar Street, Tom Price

## Rental Properties

The Shire rents 44 properties for its staff. Most of these properties (30) are in Tom Price, 90% of which are Rio Tinto properties.

The average monthly rent for staff housed in private rentals is \$1,340 in Tom Price, and \$1,950 in Onslow. As expected, rents in Onslow are on average higher, based on the current market. In contrast, rental properties in Tom Price are lower than average, being older/subsidised stock that is owned by Rio. There was a monthly difference of \$1,262 and \$645 between the lowest and highest paid rental subsidy in Tom Price and Onslow respectively.

In 2016/17 and 2017/18 respectively, the annual spend for one rental property in Onslow was \$49,000 and \$43,215 (\$159,500 over 5 years). The rent paid was considerably higher than other properties through the same period.

A guiding policy to inform ‘capped’ rents for each town, based on reasonable market rates and current market review, would help to manage issues of equity and fairness.

The Shire currently rents houses from Rio Tinto/Sodexo in Tom Price and Paraburdoo, and other private rentals in Onslow to meet staff housing demand.

Whilst not critical, replacement of existing rental stock with Shire owned properties would release the houses for rental to other organisations such as the post office and school who are facing the same housing challenges.

Whilst a significant capital spend would be required to replace the rental houses this would reduce future operating expenditure whilst providing staff with modern energy efficient fit for purpose housing better able to attract and retain staff.

### SHIRE RENTS PAID (CURRENT)

	TOTAL	AVERAGE (PER MONTH)	HIGHEST (CURRENT)	LOWEST (CURRENT)	TOTAL
Tom Price	31	\$1,341	\$1,998	\$736	\$365,299
Onslow	19	\$1,953	\$2,383	\$1,738	\$ 75,464
Paraburdoo	2	N/A			



18 Weelamarra Court, Tom Price



27 Lilac St, Tom Price



# NEW BUILDS & ACQUISITIONS

## Market Overview

There are very few properties for sale in each town, each year.

Since the mining boom, which saw exorbitant prices peak up until 2012, house prices have been more stable. The average price is currently highest in Tom Price, where stock is in high demand and land availability is at a premium. The number of properties for sale is low in Onslow, but land is readily available, particularly in Barrada Estate.

The data indicates it is currently a good time to invest. Having a clear strategy on asset acquisitions, will counter reactive and ad-hoc decisions and provide Councillors with the confidence that investments are based on a sound and rationale approach.

TOWN	PRICE (AVERAGE)	CURRENTLY LISTED
Tom Price	\$485,000	5
Onslow	\$460,000	11
Paraburdoo	\$275,000+	1

Source: Core Logic November 2020

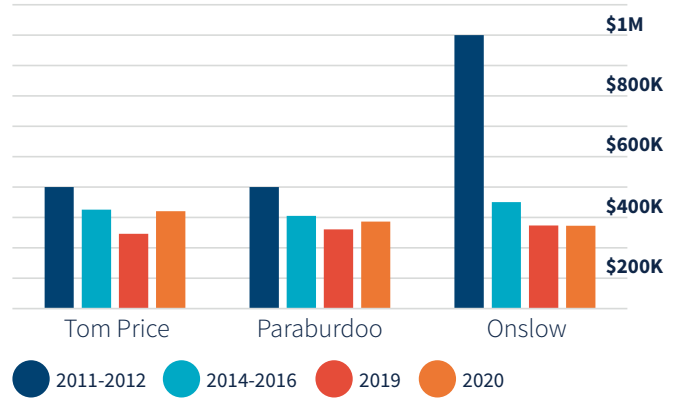
### PROPERTY LISTINGS: ONSLOW

PROPERTY TYPE	AVERAGE	PROPERTIES LISTED
3 x 1	\$301,000	3
4 x 3	\$690,000	1

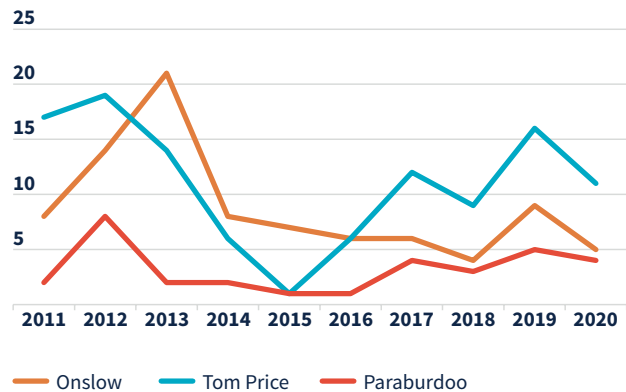
### PROPERTY LISTINGS: TOM PRICE

PROPERTY TYPE	AVERAGE	PROPERTIES LISTED
2 x 2	\$594,000	1
3 x 2	\$599,000	2
3 x 1	\$340,000	3
4 x 1	\$516,000	3
5 x 2	\$612,500	1

## MEDIAN HOUSE PRICES



## SALES (YEAR)



### New Builds

New properties which are owned by the Shire represent negligible 5-year annual spend. Initial outlay ranges from \$380,000-\$500,000 per dwelling. Obvious efficiencies are also gained when multiple dwellings are built at the same time. The high upfront outlays are offset with flow on benefits such as reduced maintenance and decreased operational expenses, in particular above-average market rents.

YEAR	ADDRESS	PROPERTY DETAILS	TOTAL COST	DWELLING COST (APPROX.)
2012	Lot 27 Willow Road, Tom Price	New Build Transit House	\$770,000	
2016	5 Anketell Court (Lots 2 & 3)	Existing Houses	\$760,000	\$380,000
2016	Barrarda Estate, Onslow	New Builds 2 Dwellings (3 x 2) 1 Dwelling (4 x 2)	\$1,200,000	\$400,000
2017	8 Anketell Crt, Onslow (Not built by the Shire)	Triplex (purchased) 3 Dwellings (3 x 2)	\$700,000	\$235,000
2020	Grevillea Place, Tom Price	New Build 2 Dwellings (3 x 2)	\$998,815	\$500,000

Initial observations suggest it is worthwhile establishing clearer guidelines to better inform decisions for new builds. It is likely that cost has driven the choices for the recent houses built in Tom Price. A heightened focus on layout would have resulted in an improved and more efficient designed house, such as the recent builds in Onslow.

- Barrarda Estate - Well designed, efficient layout and good-sized rooms
- Anketell Court Triplex – Yard space is limited. Units are well designed, with an efficient, modern layout with good sized rooms.
- Grevilla Place – Room to improve the layout and design.
- Willow Road – Well considered and thoughtfully designed. For future transit properties, it would be worth considering the inclusion of ‘self-contained’ kitchens in some rooms, for extended stay visitors.



8A Anketell, Onslow



6 Carolyn, Onslow



215 Grevillia Place, Tom Price





# STAFF SURVEYS

A staff accommodation survey was distributed to all employees in September 2020, requesting input in the development of staff accommodation. Detailed employee feedback of satisfaction with, and perceived importance of specific accommodation factors was obtained by means of this survey, in respect to the factors summarised below:

- Shire provision of accommodation
- Suitability of current accommodation for your circumstances
- Standard of accommodation
- State of repair
- Design and Layout
- Garden / Backyard / Outdoor areas
- Disability access
- Age of accommodation
- Proximity to workplace
- Neighbourhood problems

Results were generally positive, commending the Shire on the provision of housing.

The areas with the poorest level of satisfaction were disability access, design and layout and age of accommodation. Proximity to the workplace came up as the factor with the biggest gap between the level of importance and satisfaction.

Some of the key elements highlighted include:

- Build for efficiency / fit for purpose (design efficiency / solar panels to reduce high-power costs)
- Climate responsive landscaping / garden maintenance
- Space to suit lifestyle needs (i.e. patios / storage areas for boats, camper trailers, garden areas etc.)
- Allocation of housing types to suit family needs (versus organisational hierarchy)
- Provision for storage

The feedback provides valuable insights to help prioritise investment decisions in future refurbishment programs and new builds.

As our family needs are changing now, there seems to not be opportunity for larger accommodation	Hard to keep any plants alive in the heat	I believe that the SoA does a great job with their housing and over all I have no complaints
Housing allocation based on hierarchy, rather than family requirements, I feel, needs to change	The shire needs housing that suits the 'Onslow Lifestyle' and not units with limited yard and parking space	Not one single cupboard has built in shelving and it has recently been renovated
I am very grateful to the Shire for providing housing, currently at no cost, as it allowed my family to stay in Tom Price	Consider that single people or a couple may like a house and garden and space rather than a unit	Better outdoor aspect due to weather conditions and flooding
Solar power / Solar panels	The air-conditioning unit (APAC) is outdated, requires a lot of maintenance and is extremely expensive to run	Efficient cooling and heating are a requirement not just a nice to have





61 Pine Street, Tom Price - Potential Demolition and Rebuild



6 Carlyon, Onslow - New Build

# PART 3

# TOWN OVERVIEW





# ON SLOW

## Current and Future Population

The current population of Onslow is approximately 850 people.

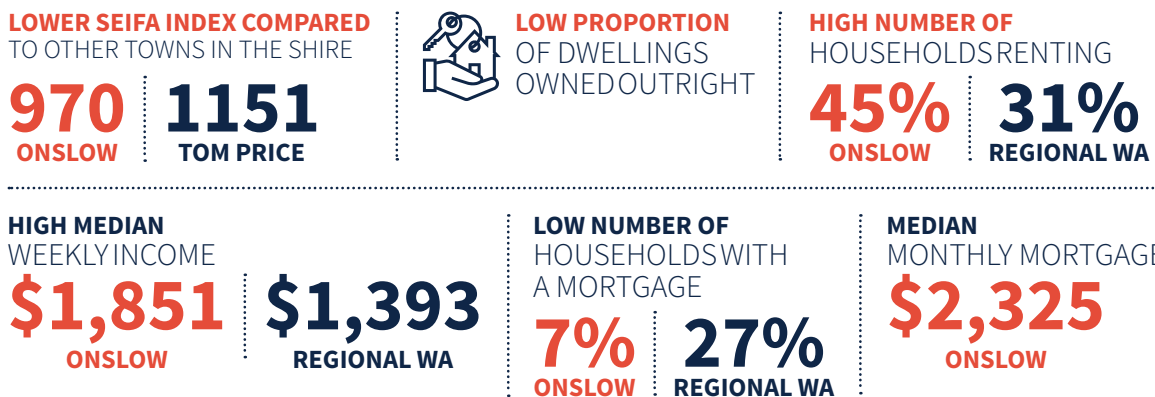
Onslow has seen a reduction in its population of late due to the Chevron Wheatstone Gas Plant Facility moving from construction to operation, as operation of the plant requires substantially less people to operate than the number required for construction.

The future population growth of Onslow is unknown. Modest growth is speculated over the next five to ten years.

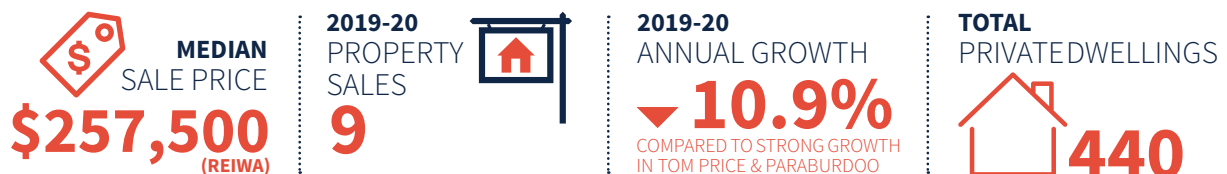
### PEOPLE



### ECONOMIC DRIVERS



### MARKET OVERVIEW





## Property Portfolio

The Shire currently owns 18 properties and rents thirteen (13) properties in Onslow at a total cost of \$204,508 annually (2019/20).

Compared to Tom Price and Paraburdoo, Onslow has a good diverse mix of housing types, which are in a reasonable condition.

The portfolio includes a contrasting and varied mix between new, modern houses, and aged, fibre-cement houses.

Onslow housing stock is made up of a mixture of free standing units and single residential dwellings. Most of the single residential houses are more than 40 years old and have been maintained to a reasonable degree. Some of the older properties warrant replacement.

Investment in the Shire’s new office administration building has established a stronger presence in Town.

As Onslow expands, service demands will also increase. An upgraded and fit for purpose Transit House will better accommodate the needs of visiting staff and short-term contractors, which are will inevitably increase in numbers, over the coming decade.

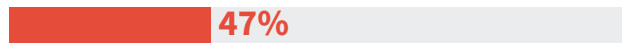


3 First St (Heritage)

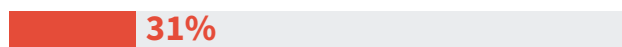
### PROPERTY SUMMARY

#### STAFF HOUSING

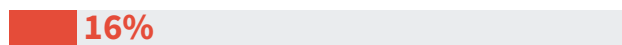
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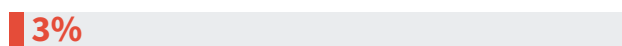
Shire Owned



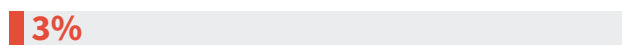
Private Rentals



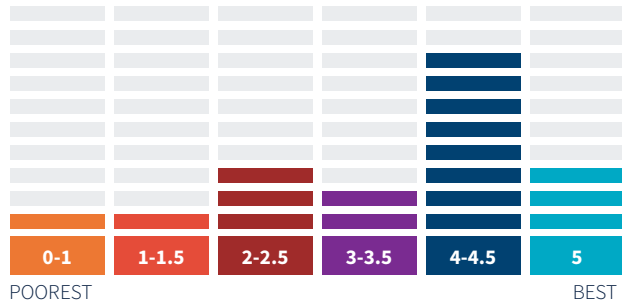
Sodexo



Rent Relief



### PROPERTY CONDITION - ONSLOW



### ONSLOW PORTFOLIO MIX



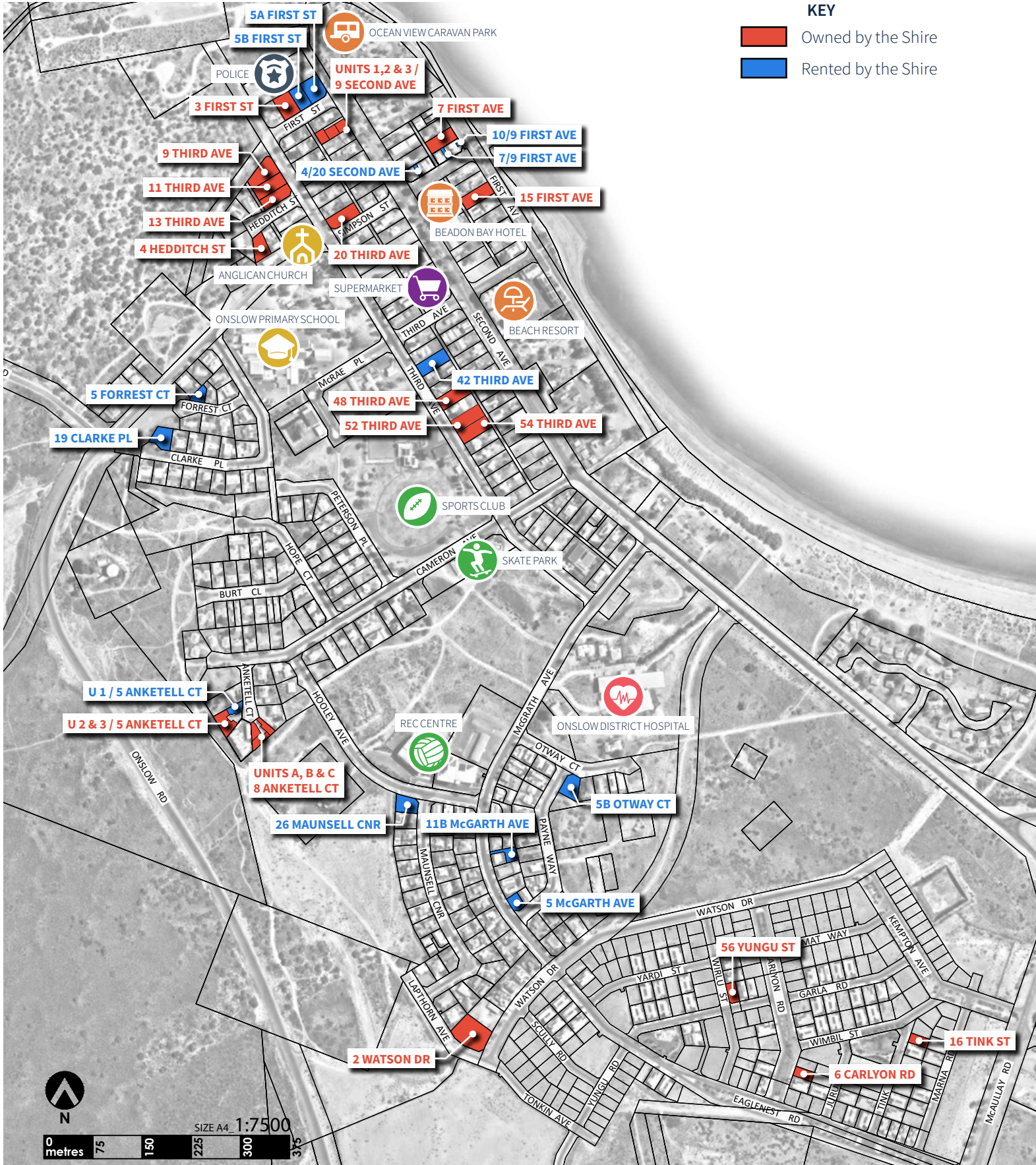


PROPERTY PORTFOLIO

ONSLOW

**KEY**

- Owned by the Shire
- Rented by the Shire



Cadastral Data Source: Landgate (2020); Aerial Photograph Source: Nearmap (Oct 2020)

## 6.1A - Staff Accommodation Strategy 2020 - 2030

ONSLow PROPERTIES OWNED BY THE SHIRE							
STREET ADDRESS	LOT No.	HOUSING TYPE	BED x BATH	FAIR VALUE	YEAR OF BUILD	PRIORITY	NOTES
U2/5 Anketell Court	Lot 666	Townhouse	3 x 2	\$362,490	2013	L	-
U3/5 Anketell Court	Lot 666	Townhouse	3 x 2	\$362,490	2013	L	-
8A Anketell Court	Lot 1	Townhouse	3 x 2	\$363,410	2015	L	New Build
8B Anketell Court	Lot 1	Townhouse	3 x 2	\$363,410	2015	L	New Build
8C Anketell Court	Lot 1	Townhouse	3 x 2	\$363,410	2015	L	New Build
6 Carlyon Road	Lot 170	House	3 x 2	\$425,350	2017	L	-
4 Hedditch St	Lot 578	Vacant	-	-	-	H	Opportunity
3 First St	Lot 944	House	2 x 1	\$27,210	c. 1920s	M	Heritage
7 First Ave	Lot 307	House	3 x 1	\$217,000	c. 1970s	M	Poss. redevelop
U1/9 Second Ave	Lot 318	Townhouse	3 x 2	\$318,280	2011	L	-
U2/9 Second Ave	Lot 318	Townhouse	3 x 2	\$318,280	2011	L	-
U3/9 Second Ave	Lot 318	Townhouse	3 x 2	\$318,280	2011	L	-
9 Third Ave	Lot 583	House	3 x 1	\$122,500	c. 1970s	H	Redevelop
11 Third Ave	Lot 584	House	3 x 1	\$125,300	c. 1970s	H	Redevelop
13 Third Ave	Lot 585	House	3 x 1	\$114,100	c. 1970s	H	Redevelop
15 First Ave	Lot 335	<b>Exec House</b>	3 x 1	\$184,200	c. 1970s	L	Poss redevelop
20 Third Ave	Lot 325	<b>Transit House</b>	4 x 3	\$149,300	c. 1960s	H	Redevelop
16 Tink Street	Lot 194	House	3 x 2	\$425,350	2017	L	New Build
56 Yungu St	Lot 94	<b>Exec House</b>	4 x 2	\$363,410	2017	L	-
2 Watson Dr	Lot 899	Vacant	-	-	-	H	Opportunity
48 Third Ave	Lot 394	Vacant	-	-	-	-	Opportunity
52, 54 Third Ave	Lot 396-397	Vacant	-	-	-	-	Opportunity

ONSLow PROPERTIES RENTED BY THE SHIRE							
STREET ADDRESS	LOT No.	HOUSING TYPE	BED x BATH	OCC.	YEAR COMM.	PROPERTY OWNER	ANNUAL RENT
U1/5 Anketell Court	Lot 666	Townhouse	3	4	2019	Private (n/a)	\$23,400
19 Clarke Pl	Lot 624	House	3	1	2008	Ray White (Foley/ Morelys)	
U7/9 First Ave	Lot 308	Apartment	2	1	2012	Munro (n/a)	
U10/9 First Ave	Lot 308	Apartment	2		2019	Ray White (n/a)	\$20,857
5A First St	Lot 934	House	3		2019	State of WA	
5B First St	Lot 934	House	3		2018	State of WA	
5 Forrest Ct	Lot 10	House	3			Private (Whitmores)	
26 Maunsell Cnr	Lot 856	House	3	2	2016	Anderton, Howarth	\$28,600
5 McGarth Ave	Lot 10	House			2019	Ray White (Jack)	
11B McGarth Ave	Lot 2	House	3		2020	Ray White (Glauch Wine P/L, Lyches, Thornleys)	\$23,464
5 Otway Ct	Lot 926	House	3	2		Ray White (Hayes)	\$23,464
U4/20 Second Ave	Lot 309	Apartment	2			Ray White (Elberton Dev P/L, Taplan P/L)	\$20,857
42 Third Ave	Lot 391	House			2019	Glorie Holdings P/L, Glorie x 4	



**ON SLOW**

# REDEVELOPMENT OPPORTUNITIES

**WATERFRONT PROPERTIES**  
 7 & 15 First Ave - 930m<sup>2</sup> & 1,012m<sup>2</sup>  
 Zoned Commercial & Civic  
 Redevelopment potential

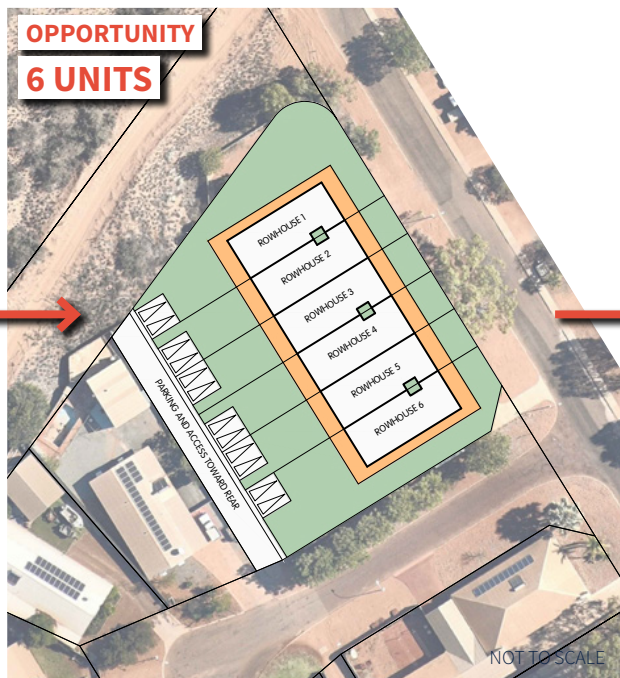
**BIG IDEA:**  
 Multi-unit medium density development  
 on existing waterfront properties  
 (investigate coastal hazard risk)



**OPTIONS**

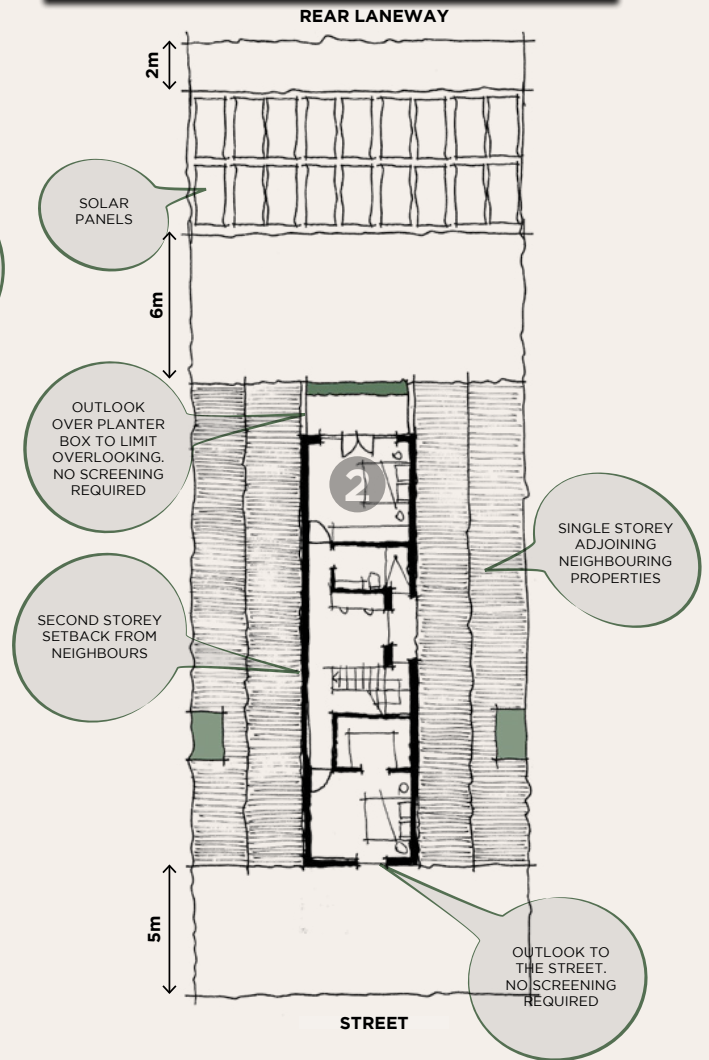
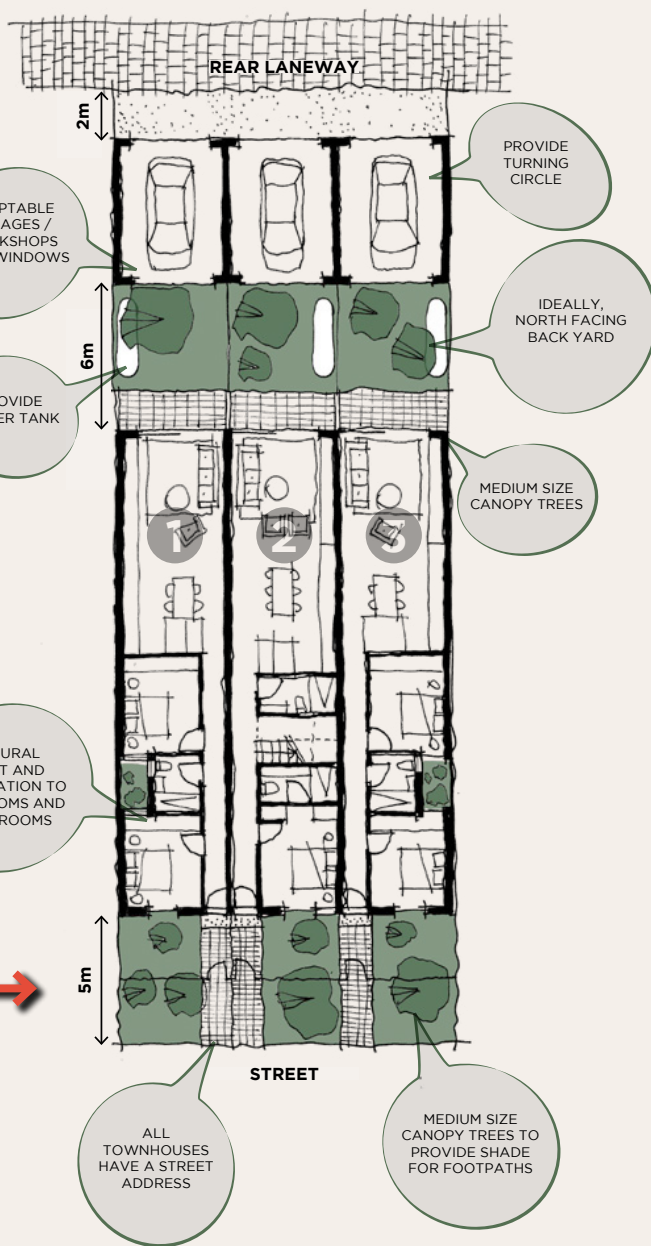


**TRANSIT HOUSE**  
 20 Third Ave - 990sqm  
 Zoned R20  
 Redevelopment potential  
 Single house with multiple  
 beds and bathrooms or two  
 Grouped Dwellings (3x2)



**ROWHOUSE TYPOLOGY EXAMPLE**

- MODIFICATIONS TO SUIT ONSLOW'S CLIMATE AND LIFESTYLE**
1. Add a Verandah to all sides to ensure sun does not penetrate the homes at all times throughout the year.
  2. Allow space for 2 x car bays for each dwelling and 'Pilbara Lifestyle' (i.e. camper trailers, boats and caravans)(slightly wider lots - 8m width is possible).
  3. Modest / affordable 2x1 dwellings can be built efficiently, but a 4x2 can be delivered by building up (at a higher cost).



Source: City of Darebin, [Good Design Guide](#) (Oct 2020)



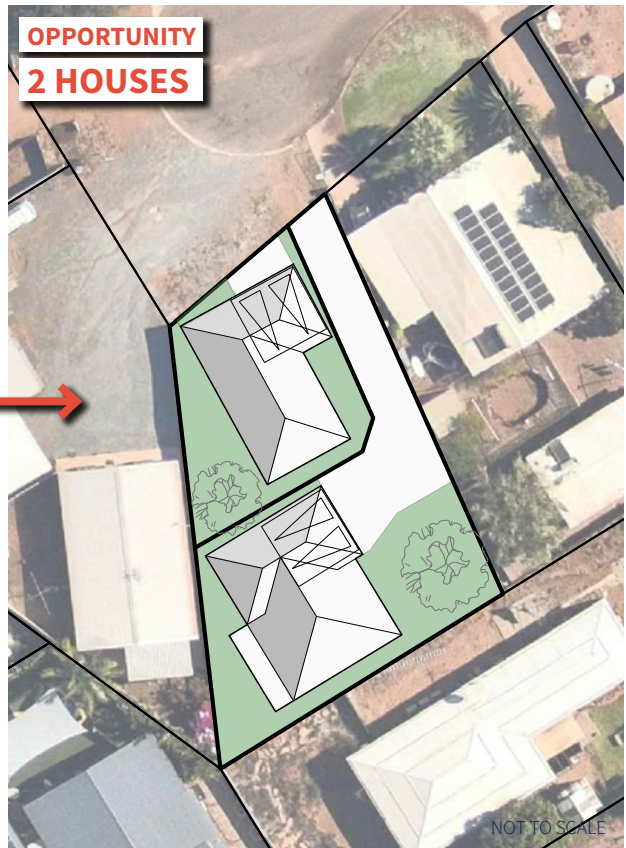
**ONSLow**

# VACANT LAND OPPORTUNITIES

**LOT 578 (HOUSE NO. 4) HEDDITCH STREET**



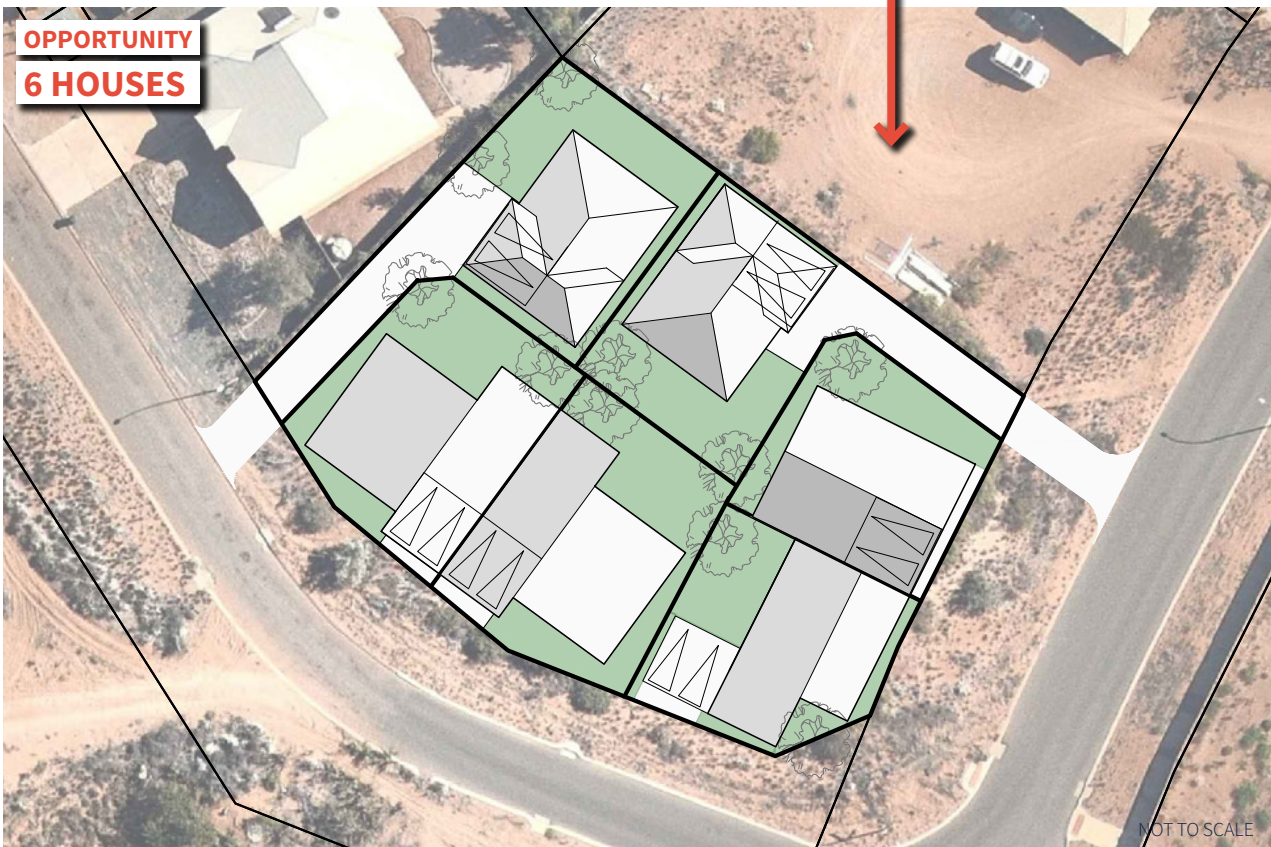
**CAVEAT:**  
 Not capable of subdivision under current coding. Scheme Amendment required to enable R30 code. Suggest looking at broader street block, subject to servicing capability.





**LOT 899 (HOUSE NO. 2) WATSON DRIVE**

**THEORETICAL YIELD CALCULATIONS:**  
 $2,086\text{m}^2 / 300 = 6.95$  | round down to 6 lots.  
 7 houses could be developed with only a 1% variation to the average lot size, capable of Approval under the Design Principles clause 5.1.1 of the R-Codes.





# TOM PRICE

## Current and Future Population

The population of Tom Price has seen many ups and downs over the last ten years.

There is evidence that the Town is currently undergoing a crisis, with an acute accommodation shortage for essential workers and new businesses. Although limited, there are undeveloped land opportunities around Town.

Investment in joint development opportunities with like-minded investment partners (in addition to Rio Tinto) will bring a welcome boost to Town, and a pathway to deliver a better range of modern, and diverse housing stock that is more efficient, cost effective and better suited to contemporary family lifestyles.

Given growth projections forecast for Onslow, it is possible that the demand for housing in Tom Price will remain relatively stable, and there may be a transitional shift to Onslow.

## PEOPLE

 POPULATION <b>2,956</b>	 MEDIAN AGE <b>31</b>	HIGH NUMBER OF 35-54 YEARS <hr/> LOW PROPORTION OF RETIREES (55-69 YEARS)	 HIGH NUMBER OF RENTED DWELLINGS	 LARGE PROPORTION OF COUPLE FAMILIES WITH CHILDREN <hr/> HOUSING STOCK DOMINATED BY 3 BEDROOM
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## ECONOMIC DRIVERS

HIGH SEIFA INDEX COMPARED TO REGIONAL AREAS <b>1,151</b> TOM PRICE <b>975</b> REGIONAL WA	 LOW PROPORTION OF DWELLINGS OWNED OUTRIGHT <b>6%</b> TOM PRICE <b>29%</b> REGIONAL WA	HIGH NUMBER OF HOUSEHOLDS RENTING <b>45%</b> ONSLOW <b>31%</b> REGIONAL WA
HIGH MEDIAN WEEKLY INCOME <b>\$2,490</b> TOM PRICE <b>\$1,415</b> REGIONAL WA	LOW NUMBER OF HOUSEHOLDS WITH A MORTGAGE <b>2%</b> TOM PRICE <b>27%</b> REGIONAL WA	MEDIAN MONTHLY MORTGAGE <b>\$737</b> TOM PRICE <b>\$1,700</b> REGIONAL WA

## MARKET OVERVIEW

 MEDIAN SALE PRICE <b>\$300,000</b> (REIWA)	2019-20 PROPERTY SALES <b>16</b>	 2019-20 ANNUAL GROWTH <b>▲7.1%</b>	TOTAL PRIVATE DWELLINGS  <b>1,209</b>
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### Shire's Property Portfolio

The Shire currently owns 28 properties, and rents thirty (30) properties in Tom Price at a total annual cost of \$508,788 (2019/20). Of the rental properties, 90% are owned by Rio Tinto.

Tom Price housing stock is made up of mainly single older style free standing residential dwellings, constructed in the late sixties to the mid-seventies by Hamersley Iron. Most of the single residential houses are more than 40 years old and have been maintained to a reasonable degree with some properties having various levels of refurbishment works carried out over the years.

Generally, in the Town, there is a lack of diversity across housing typologies, with around 73% of stock being separate 3 x 1 houses. This presents an opportunity to invest in smaller semi-detached homes/flats/apartments as well as larger 4 x 2 family homes.

There is also consistent demand for accommodation to suit short term contractors. Compact dwellings (such as 1 x 1; 2 x 2 bedroom units), will help to cater to this demand.



816 Kulai Street (rental)

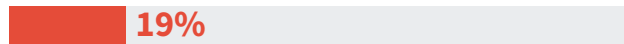
### PROPERTY SUMMARY

#### STAFF HOUSING

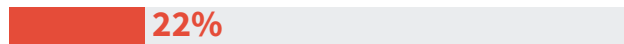
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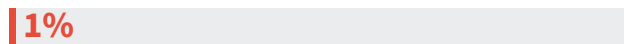
Shire Owned



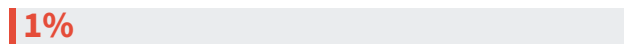
Rio Tinto / Sodexo



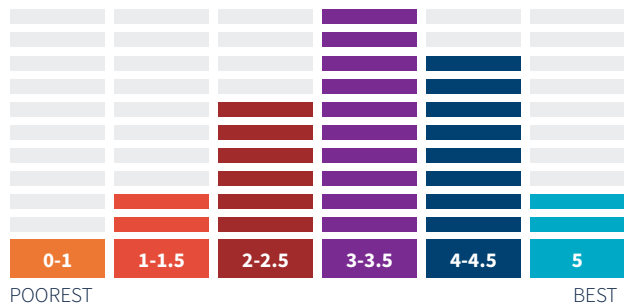
Private Rentals



Rent Relief



#### PROPERTY CONDITION - TOM PRICE



#### TOM PRICE PORTFOLIO MIX







### TOM PRICE

# RIO TINTO

## Overview

Rio Tinto is the largest employer in Tom Price and in 2018, the mine sites employed 1,217 people. Of these staff:

- 63% are 'residential' and reside in Tom Price, and
- 37% are employed on a FIFO basis (i.e. live in Tom Price or the relevant mine site camp on a temporary basis).

Approximately 70-75% of the 1,200 dwellings in Tom Price are owned by Rio Tinto (approx. 900 dwellings). Houses are rented to employees at highly subsidised rent rates, coupled with rebates and discounts for utility charges. Houses rented to external parties are generally charged at market rent, to avoid distortion of the small independent property ownership market in Tom Price.

As an employer who provides subsidised housing to staff, Rio Tinto has well established policies and frameworks in place to protect itself as a Landlord. There are also clear lines of demarcation between the role of Rio Tinto as an employer and landlord. These policies include, for example, the decision to charge a minimal rent and to enforce breach notices when required. Rio Tinto's Housing Benefit Policies have also been successful in its Coastal Towns, to incentivise home ownership. These are strong policies and relevant precedents that could be replicated by the Shire of Ashburton, to address and further mitigate issues around risk and exposure.

Most of the housing is nearly 50 years old, consistent in-built form, having mainly been constructed at the same time in the 1960s, early 1980s and a smaller house construction program around 2000 (on North Road).

Rio Tinto have been progressively rolling out a refurbishment program since 2010, at approximately \$150-200K per property. Approximately 30-40% of the houses have been refurbished or have planned works underway. Property investment is an on-going challenge in the Town, as development costs are counter-cyclical to mining activity. Costs are low when mining activity is low, but corporate funding is difficult to secure through these periods.

The Company's current forecasts suggests there will be no significant increase to the residential requirements in Tom Price over the medium term. The workforce will transition, but Rio Tinto plans to continue to use the available housing stock within town and manage peak demand through Fly-In Fly-Out (FIFO) accommodation.

Travel distances between the Townsites and new mines ultimately dictate the balance of residential vs FIFO workers. A commute time of around 45 mins-1hr drive, is considered reasonable given the workers long shifts. Retaining access to FIFO accommodation (such as Windawarri and Jundamunnah Village) is important because it allows the Company to manage rapid changes in accommodation demand.

This is particularly important given the lack of economic diversity that currently underpins third party investment in Tom Price.

## Advocacy + Collaboration

Unlike other mining companies who are progressing through early phases of investment within the Shire of Ashburton, Rio Tinto has had a long-standing presence in Tom Price and Paraburdoo and invested heavily over the years. In addition to its funding commitments within the Community Infrastructure and Service Partnership with the Shire, the Company is tied to funding obligations of the State Agreement.

Rio Tinto has invested in water, sewerage and power upgrades totalling \$20m over the past 5 years and have a budgeted for an additional \$28m over the next 5 years. This investment is often overlooked because of the type and nature of the funding provided.

Rio Tinto is a key and influential stakeholder. It can assist but ultimately, it is a Mining Company, and it is beyond their remit to be the ‘panacea’ to resolve the Town’s housing issues. The company would welcome a joint response with the Shire of Ashburton, to lobby and advocate for greater State Government involvement and support, to help overcome some of the current housing challenges.

Rio Tinto is also committed to continue to engage with the Shire of Ashburton on its business plans. The Company recognises how corporate decisions can distort the property market and directly impact the residential population in town. To mitigate these impacts, houses rented (and sold) to external parties are generally charged at market rent.

Rio Tinto’s decisions also have a direct impact on residential confidence. There has been ‘backlash’ in the past which questions Rio Tinto’s long-term commitment to the Town, whenever decisions around divesting properties have been made.

Rio Tinto has indicated that there are a limited number of properties that could be made open for a negotiated sale. A joint narrative that communicates the merits of a divestment agreement, to build a stronger, resilient Town for Tom Price into the future, will align well to the Corporate Objectives of both organisations.



97 North Road, Tom Price



Rio Tinto Property (Private Sale)



Recreational Areas

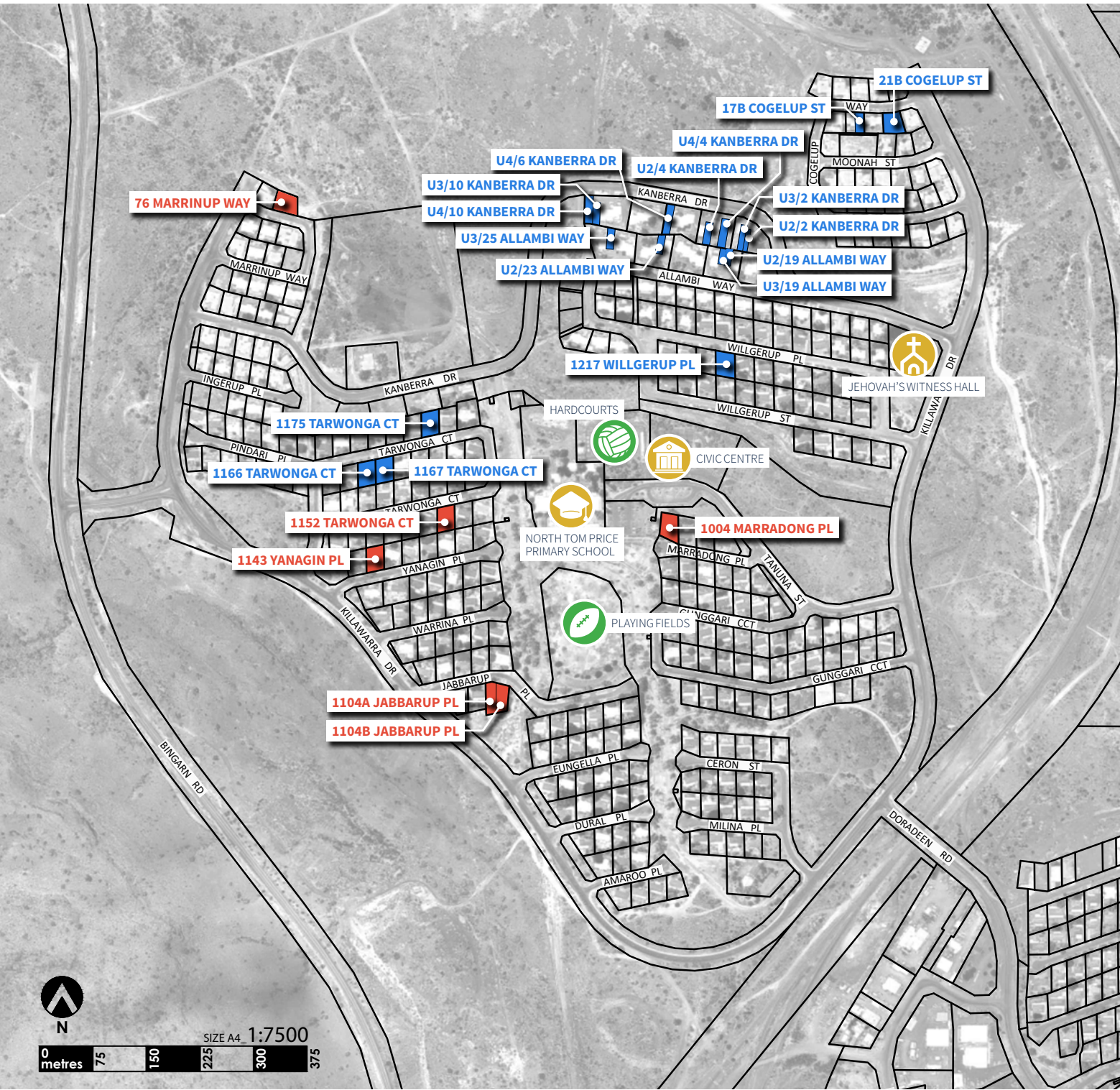


Tom Price Golf Course



PROPERTY PORTFOLIO

# TOM PRICE (NORTH)



Cadastral Data Source: Landgate (2020); Aerial Photograph Source: Nearmap (2013)

**KEY**

- Owned by the Shire
- Rented by the Shire

## 6.1A - Staff Accommodation Strategy 2020 - 2030

TOM PRICE (NORTH) PROPERTIES OWNED BY THE SHIRE							
STREET ADDRESS	LOT No.	HOUSING TYPE	BED x BATH	FAIR VALUE	YEAR OF BUILD	PRIORITY	NOTES
1004 Marradong Pl	Lot 1004	House	3X1	\$242,394	c. 1970s	L	Refurb 2016
1104A Jabbarup Pl	Lot 1104	Semi-detached villa Unit	3X2	\$266,644	c. 1990s	L	Refurb complete
1104B Jabbarup Pl	Lot 1104	Semi-detached villa Unit	3X2	\$266,644	c. 1990s	L	Refurb complete
1143 Yanagin Pl	Lot 1143	<b>Executive House</b>	3X2	\$345,777	c. 1970s	L	Refurb complete
1152 Tarwonga Ct	Lot 1152	House	3X2	\$274,253	c. 1970s	L	Refurb 2017
76 Marrinup Way	Lot 76	Vacant Land		-			

TOM PRICE (NORTH) PROPERTIES RENTED BY THE SHIRE							
STREET ADDRESS	LOT No.	HOUSING TYPE	BED x BATH	OCCUP-ANTS	YEAR COM-MENCED	PROPERTY OWNER	ANNUAL RENT
U3/10 Canberra Dr	Lot 3	Rowhouse Unit	2	1	2019	Hamersley Iron P/L	\$9,880
U4/10 Canberra Dr	Lot 3	Rowhouse Unit	2	1		Hamersley Iron P/L	\$9,880
U4/6 Canberra Dr	Lot 5	Rowhouse Unit	1	1	2004	Hamersley Iron P/L	\$15,600
U2/4 Canberra Dr	Lot 6	Rowhouse Unit	2	1	2011	Hamersley Iron P/L	\$10,920
U4/4 Canberra Dr	Lot 6	Rowhouse Unit	1	3	2020	Hamersley Iron P/L	\$10,920
U2/2 Canberra Dr	Lot 7	Rowhouse Unit	2	1	2020	Hamersley Iron P/L	\$10,920
U3/2 Canberra Dr	Lot 7	Rowhouse Unit	2		2020	Hamersley Iron P/L	\$18,200
U2/19 Allambi Way	Lot 9	Rowhouse Unit	2	1	2018	Hamersley Iron P/L	\$18,200
U3/19 Allambi Way	Lot 9	Rowhouse Unit	2	1	2017	Hamersley Iron P/L	\$8,840
U2/23 Allambi Way	Lot 11	Rowhouse Unit	2	1	2016	Hamersley Iron P/L	\$10,920
U3/25 Allambi Way	Lot 12	Rowhouse Unit	2	1		Hamersley Iron P/L	\$10,920
17B Cogelup St	Lot 204	House	3	1		Hamersley Iron P/L	\$15,600
21B Cogelup St	Lot 206	House	3	1	2018	Hamersley Iron P/L	\$18,200
1166 Tarwonga Cct	Lot 1166	House	3			Hamersley Iron P/L	\$23,986
1167 Tarwonga Cct	Lot 1167	House	3	3	2018	Hamersley Iron P/L	\$23,986
1175 Tarwonga Cct	Lot 1175	House	3	2	2019	Hamersley Iron P/L	\$23,986
1217 Willgerup Pl	Lot 1217	House	3	2		Hamersley Iron P/L	\$23,986





## 6.1A - Staff Accommodation Strategy 2020 - 2030

TOM PRICE (SOUTH) PROPERTIES OWNED BY THE SHIRE							
STREET ADDRESS	LOT No.	HOUSING TYPE	BED x BATH	FAIR VALUE	YEAR OF BUILD	PRIORITY	NOTES
17 Lilac Street	17	House	3x1	\$247,732	1960's	L	Refurb 2017
22 Lilac Street	22	House	3x1	\$173,877	1960's	M	refurb. req.
27 Willow Road	27	<b>Transit House</b>	7x5	\$899,000	2010	L	
61 Pine Street	61	House	3x1	\$113,700	1960's	H	Redevelop
98 Oleander Street	98	House	3x1	\$167,479	1960's	H	refurb. req.
126 Cedar Street	126	House	3x1	\$185,432	1960's	H	refurb. req.
178 Cassia Street		House	3x1	\$218,339	1960's	L	Refurb 2017
215A Grevillia Street	215	Duplex <b>Executive House</b>	3x2	\$995,000	2020	L	New Build
215B Grevillia Street	215	Duplex	3x2		2020	L	New Build
261 Poinciana Street	261	House	4x1	\$301,549	1970's	L	Refurb 2017
279 Carob Street	279	House	4x1	\$309,883	1960's	L	Refurb complete
283 Carob Street	283	House	3x1	\$309,833	1960's	L	Refurb 2017
398 Acalypha Street	398	House	3x1	\$246,402	1970's	M	refurb. req.
498 Sirius Street	498	House	4x1	\$245,071	1970's	M	refurb. req.
602 Boolee Street	602	<b>Executive House</b>	3x1	\$207,906	1970's	L	Refurb 2017
604 Boolee Street	604	House	3x1	\$200,406	1970's	L	Refurb 2018
710 Yiluk Street	710	House	3x1	\$254,264	1970	L	Refurb 2018
758 Mungarra Street	758	House	3x1	\$251,702	1970's	L	Refurb 2017
773 Larnook Street	773	House	3x1	\$187,347	1970's	M	refurb. req.
787 Larnook Street	787	House	3x1	\$210,242	1970's	L	Refurb 2018
797 Kulai Street	797	House	3x1	\$244,763	1970's	M	refurb. req.
825a Warara Street	825	Group Dwelling	3x1	\$194,317	2012	M	refurb. req.
825b Warara Street	825	Group Dwelling	2x2	\$461,700	2012	L	New Build

TOM PRICE (SOUTH) PROPERTIES RENTED BY THE SHIRE							
STREET ADDRESS	LOT No.	HOUSING TYPE	BED x BATH	OCCUP-ANTS	YEAR COM-MENCED	PROPERTY OWNER	ANNUAL RENT
20 Lilac St	20	House	3			Hamersley Iron P/L	\$14,560
27 Lilac St	27	House	3	1	2016	Hamersley Iron P/L	\$20,800
2/327 Warara St	327	Attached Unit			2016	Stosic, Stosic	
5/327 Warara St	327	Attached Unit			2018	Burcher	
10/327 Warara St	327	Attached Unit			2018	Macdonald, Ongarato	
144 Cedar St	144	House	3			Hamersley Iron P/L	\$18,200
159 Cassia St	159	House	3	3	2014	Hamersley Iron P/L	\$20,800
397 Acalypha Street	397	House	4	4	2014	Hamersley Iron P/L	\$15,600
423 Hibiscus St	423	House	3	2	2018	Hamersley Iron P/L	\$18,200
726 Yiluk St	726	House	3	4	2019	Hamersley Iron P/L	\$15,600
816 Kulai St	816	House	3	1	2010	Hamersley Iron P/L	\$15,860
4 Weelamurra Ct	838	Attached Unit	3	1		Hamersley Iron P/L	\$16,900
9 Weelamurra Crt	838	Attached Unit				Hamersley Iron P/L	
18 Weelamurra Ct	838	Attached Unit	3	1	2020	Hamersley Iron P/L	\$18,200



**TOM PRICE**

# REDEVELOPMENT OPPORTUNITIES



TOM PRICE ASPIRATIONAL DEVELOPMENT OPPORTUNITIES					
SITE / LOT NO.	OWNER	SIZE	ZONING	COMMENTS / CONSTRAINTS	POTENTIAL YIELD
Lot 2	Shire of Ashburton	5,314m <sup>2</sup>	Commercial and Civic	Could be perceived by community as a park	25-35 apartments
Lot 500 and 501	State of WA	4.7284 ha	Reserved for Parks, Recreation & Drainage	Rezoning required to allow development. Multiple possibilities. Potential for green space to be retained.	50+ houses
Lots 927, 929, 931, 932, 934 and 935	Gumala Investments Pty Ltd	690-730m <sup>2</sup> each site	Residential R20	6 x vacant lots, mostly acquired in 2010-2012.	6 houses
Lot 3010	State of WA	17.3976 ha	Special Use Area no. 1	Multiple possibilities	200+ units
Lot 3011	State of WA	2.9550 ha	Special Use Area no. 1	2009 proposal for a resort with amenities	124 unit hotel

Map Source: Shire of Ashburton District Planning Scheme no. 7, WAPC (2020)

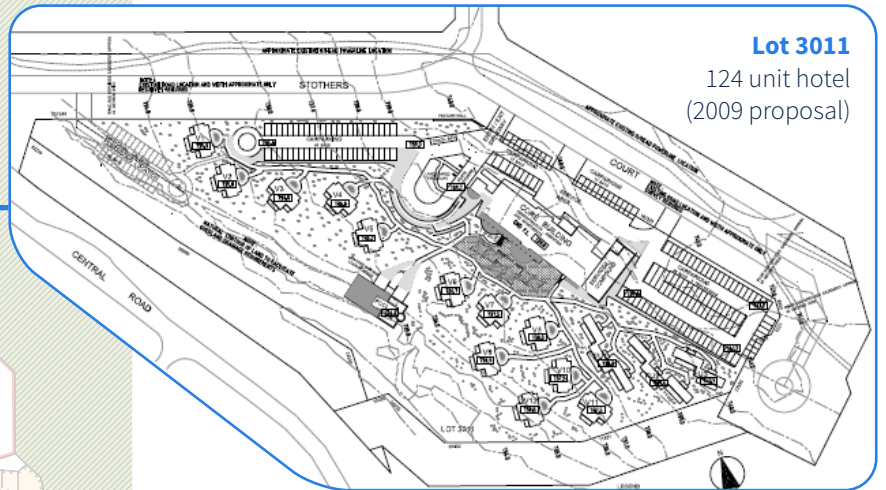
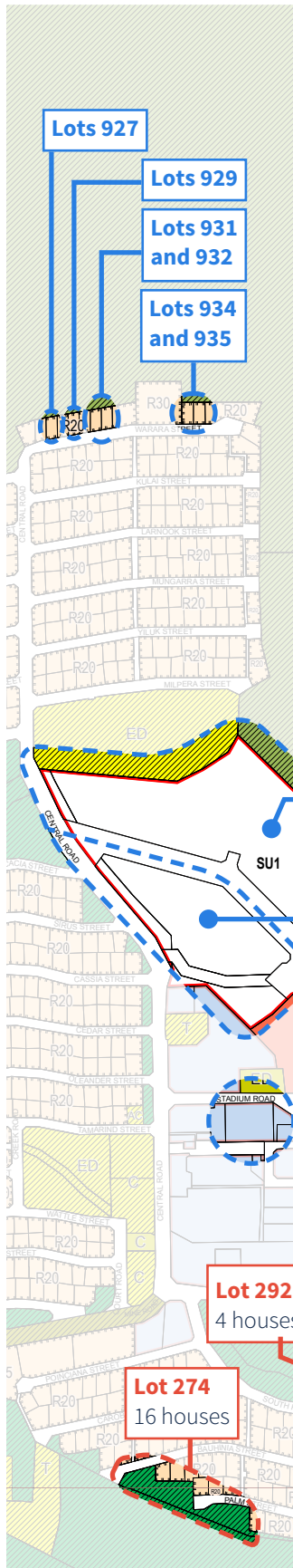
**TOTAL POTENTIAL: 400+**



# 6.1A - Staff Accommodation Strategy 2020 - 2030

TOM PRICE PRIORITY DEVELOPMENT OPPORTUNITIES					
SITE / LOT NO.	OWNER	SIZE	ZONING	COMMENTS / CONSTRAINTS	POTENTIAL YIELD
Lot 46 and 400	Shire of Ashburton	4.2498 ha	Residential R30	Major drain runs through the site	18 houses
Lot 271	State of WA	6,569m <sup>2</sup>	Residential R20	Site may have a drainage function	8 houses
Lot 274	State of WA	8,777m <sup>2</sup>	Reserved for Parks, Recreation & Drainage	Rezoning required to allow development	16 houses
Lot 277	State of WA	1.2372 ha	Residential R20	Drainage needs to flow through the site	15-20 units
Lot 292	State of WA	3,331m <sup>2</sup>	Reserved for Parks, Recreation & Drainage	Rezoning required to allow development	4 houses
Lot 294	State of WA	3,021m <sup>2</sup>	Reserved for Parks, Recreation & Drainage	Rezoning required to allow development. Steep topography.	6 houses
Lot 1240	RVI Investments Pty Ltd	3,891m <sup>2</sup>	Residential R20	Recent sale in May 2020; controlled by private ownership	6 houses
Lot 3001	State of WA	3.2254 ha	Residential R30	Much of the site used for drainage	10 houses

**TOTAL POTENTIAL: 83**



**Lot 3011**  
124 unit hotel  
(2009 proposal)

**BIG IDEA:**

Consolidate recreation assets and vacant space, and provide medium density housing.

**Notes:**

The above yield assumptions are based on high level land capability assessments with consideration of zoning and prevailing pattern of surrounding development. It is recommended that yields for individual sites should be further investigated with concept planning as part of any individual site due diligence.



# PARABURDOO

## Current and Future Population

The current population of Paraburdoo is approximately 1360 persons.

Paraburdoo staffing levels are expected to remain relatively consistent.

Like Tom Price, Paraburdoo has seen many ups and downs over the last ten years.

The future population growth of Paraburdoo is unknown. With the announcement by Rio Tinto that the Paraburdoo mine will be extended, the town may see modest growth within the next five to ten years.

### PEOPLE



HIGH NUMBER OF  
35-54 YEARS

LOW PROPORTION  
OF RETIREES  
(55-69 YEARS)



HIGH NUMBER  
OF RENTED  
DWELLINGS



HOUSING STOCK  
DOMINATED BY  
3 BEDROOM



LARGE PROPORTION  
OF COUPLE FAMILIES  
WITH CHILDREN

LESS  
COUPLES WITH  
NO CHILDREN



### ECONOMIC DRIVERS

HIGH SEIFA INDEX COMPARED  
TO REGIONAL AREAS



LOW PROPORTION  
OF DWELLINGS  
OWNED OUTRIGHT



HIGH NUMBER OF  
HOUSEHOLDS RENTING



HIGH MEDIAN  
WEEKLY INCOME



LOW NUMBER OF  
HOUSEHOLDS WITH A MORTGAGE



### MARKET OVERVIEW



## Property Portfolio

The Shire currently owns 10 properties, and rents two (2) properties in Paraburdoo at a total cost of \$32,800.00 annually.

Paraburdoo housing stock is made up of mainly single older style free standing residential dwellings which were constructed in the late sixties to the mid-seventies by Hamersley Iron.

Most of the single residential houses are more than 40 years old and have been maintained to a reasonable degree with some properties having various levels of refurbishment works carried out over the years.



172 Hardy Street



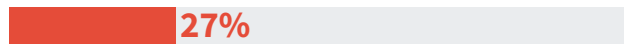
### PROPERTY SUMMARY

#### STAFF HOUSING

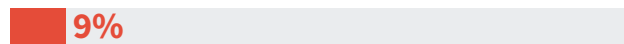
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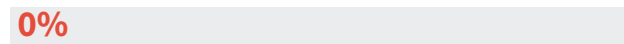
Shire Owned



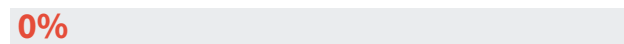
Rio Tinto / Sodexo



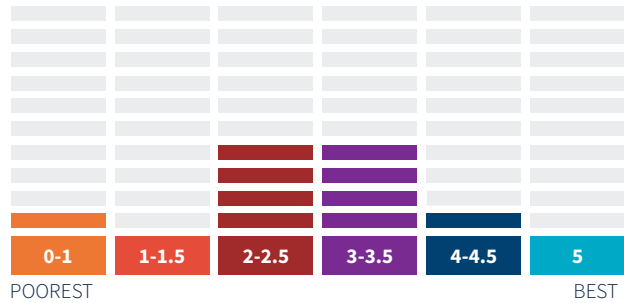
Private Rentals



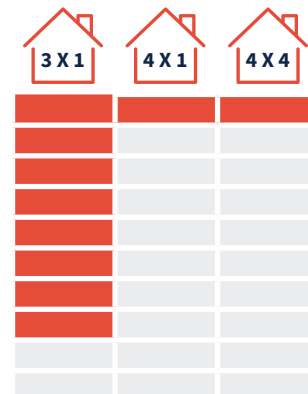
Rent Relief



### PROPERTY CONDITION - PARABURDOO



### PARABURDOO PORTFOLIO MIX



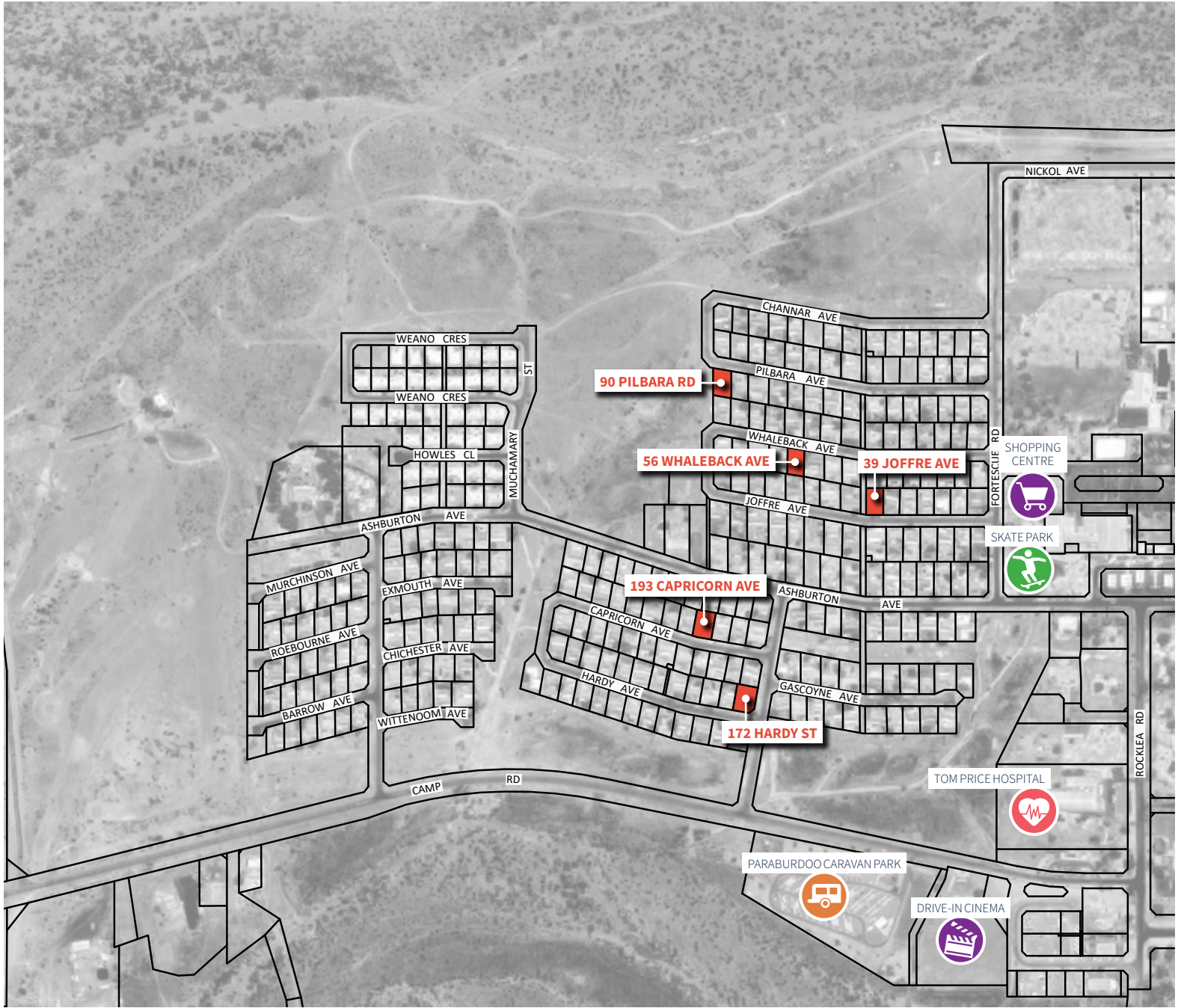


PROPERTY PORTFOLIO

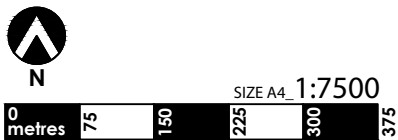
PARABURDOO (WEST)

KEY

- Owned by the Shire
- Rented by the Shire



Cadastral Data Source: Landgate (2020); Aerial Photograph Source: Google Maps (2020)



PARABURDOO (WEST) PROPERTIES OWNED BY THE SHIRE							
STREET ADDRESS	LOT No.	HOUSING TYPE	BED x BATH	FAIR VALUE	YEAR OF BUILD	PRIORITY	NOTES
39 Jofee Ave	Lot 39	House	3x1	\$172,486	c. 1970s	M	Refurb req. (partially complete)
56 Whaleback Ave	Lot 56	House	3x1	\$184,932	c. 1970s	M	Refurb. req.
90 Pilbara Ave	Lot 90	House	3x1	\$203,077	c. 1970s	M	Refurb req. (partially complete)
172 Hardy Ave	Lot 172	House	4x1	\$306,715	c. 1970s	L	Refurb 2017
193 Capricorn Ave	Lot 193	House	4x4	\$102,533	c. 1970s	L	Refurb 2017

PARABURDOO (WEST) PROPERTIES RENTED BY THE SHIRE							
STREET ADDRESS	LOT No.	HOUSING TYPE	BED x BATH	OCCUP-ANTS	YEAR COM-MENCED	PROPERTY OWNER	ANNUAL RENT
n/a - no properties rented in Paraburdoo (West)							



PROPERTY PORTFOLIO

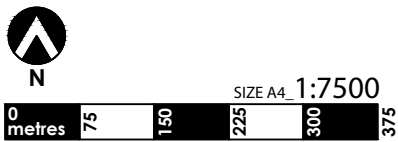
PARABURDOO (EAST)

KEY

- Owned by the Shire
- Rented by the Shire



Cadastral Data Source: Landgate (2020); Aerial Photograph Source: Google Maps (2020)



PARABURDOO (EAST) PROPERTIES OWNED BY THE SHIRE							
STREET ADDRESS	LOT No.	HOUSING TYPE	BED x BATH	FAIR VALUE	YEAR OF BUILD	PRIORITY	NOTES
516 Lockyer Ave	Lot 516	House	3x1	\$157,378	c. 1970s	H	Refurb req.
556 Margaret Ave	Lot 556	House	3x1	\$199,511	c. 1970s	L	Refurb 2016
565 Brockman Ave	Lot 565	House	3x1	\$224,220	c. 1970s	L	Refurb 2016
571 Brockman Ave	Lot 571	House	3x1	\$190,131	c. 1970s	M	Refurb Req. (partially complete)
586 King Ave	Lot 586	House	3x1	\$149,706	c. 1970s	M	Refurb req.

PARABURDOO (EAST) PROPERTIES RENTED BY THE SHIRE							
STREET ADDRESS	LOT No.	HOUSING TYPE	BED x BATH	OCCUP-ANTS	YEAR COM-MENCED	PROPERTY OWNER	ANNUAL RENT
395 Bruce Ave	Lot 395	House			2010	Smallacombe, Smallacombe	
280 Ashburton Ave	Lot 280	House			2017	Hamersley Iron P/L	
487 Robe Ave	Lot 487	House				Hamersley Iron P/L	
294 Samson Ave	Lot 294	House				Hamersley Iron P/L	

# PART 4

# IMPLEMENTATION







# CORPORATE POLICIES

## Overview

Whilst the current approach to house staff for free represents good intent, several consequential factors need to be further explored and resolved.

## Fairness and Equity

There are currently a range of equity issues at play, which, in the interests of fairness, need to be taken into account.

Housing costs borne by the Shire currently vary from \$10K through to \$25K plus per annum (per employee utilising Shire owned/rented accommodation); or significant upfront investment in a new home or property refurbishments ranging from \$30K - \$600K.

In comparison, there is no off-set assistance provided to a staff member if they are housed by their partner's employer or own the property.

It also appears that, there have been no guidelines to inform decisions in relation to property upgrades or rent subsidies. An 'ask and you receive' approach has been generally accepted.

In some cases, the houses provided are not necessarily the best 'fit' for family circumstances. Current standard practice in local government allocates the 'best' properties to Executive / Senior Staff. This means that in some cases, larger families are being housed in smaller homes, and smaller families are automatically allocated 'better' homes, which may have rooms 'surplus' to requirements.

## Accountability

There are no specific legislative frameworks in place for corporate entities or government organisations that manage property portfolios. This means that the use of and management of all accommodation provided by the Shire is in accordance with the Residential Tenancy Act 1987 and the Residential Tenancy Agreement (form 1AA). The legislation states that unless the rent exceeds \$1,200 per week, the security bond must not exceed the sum of 4 weeks rent.

The Shire has currently taken the position that it will not charge rent. This means that tenants are not required to pay any Bond, and there are no enforceable measures in place to maintain accountability.

The current policy which affords 'free rent' effectively undermines the Shire's ability to protect and maintain its property portfolio to a reasonable standard. The Shire is presently exposed and entirely dependent on staff members to act appropriately. For properties rented by the Shire from third parties, the Shire is particularly vulnerable. There is no recourse or accountability in place, if the property is not looked after or damaged.

There is also a parity issue, in relation to the treatment of older versus newer homes. Current procedures provide no distinction between the two.

Strategies and procedures need to be established, to better safeguard the Shire and introduce an element of accountability back to the staff members who are tenants of the Shire's properties.

One of the Shire's greatest challenges, is the overall 'churn' rate, estimated around 11% and the Shire's current policy to provide 'free' housing provides no incentive for staff to purchase their own homes.

As the local government, there is a broader role for the Shire to play, in not only providing housing to attract and retain its own staff – but to also underpin, build and support each Town's broader social and economic objectives.

Exploring alternative options for Housing Benefit Policies, is a way to incentivise direct investment in Town, and entice employees to stay for longer.

### GUIDING PRINCIPLES

- Invest in systems that will improve the efficiency and effectiveness of the Capital Works and Maintenance Programs in accordance with the AMP (to be compiled).
- Strengthen property management policies and procedures to provide fairness, equity and accountability
- Ensure housing refurbishments and new builds consider climate responsive design that better suits lifestyle needs, is comfortable to live, and achieves greater cost efficiencies
- Leverage Shire investment as a lever to support broader economic activity and improve lifestyle and amenity outcomes
- Explore Housing Benefit Initiatives (to encourage home ownership in all Towns)

### Actions

#### Property Management

1. Ensure staff have the administrative systems and resources to properly manage the portfolio, including maintenance planning, asset and tenant information, and financial systems.
2. Progress a thorough Condition Assessment for all properties in Tom Price and Paraborndoo, particularly those earmarked for full and partial refurbishment. The assessment should include landscaping / reticulation, as well as a Statutory Compliance Register to adhere to relevant mandatory requirements, such as hard-wired smoke alarms, RCD's, pool fences etc.
3. Prepare a Property Refurbishment Framework to guide and inform all future Capital Upgrades, for ageing properties in Tom Price and Paraborndoo.
4. Any properties identified for refurbishment should be reviewed by a building designer or Architect experienced with passive solar design and the local climate, to get the best advice for improvements.
5. Prepare and implement a Preventative Maintenance Program for all properties owned by the Shire, including new builds.
6. Engage a contractor to carry out an exhaustive maintenance/replacement program to known issues, rather than adhoc repairs (e.g. retic or landscaping).
7. Prepare a maintenance budget that gives due consideration to all assets, including:
  - existing assets to be maintained
  - new builds / newer properties
  - existing assets to be upgraded or refurbished ('minimum maintenance') and
  - existing assets identified for inclusion in special maintenance programs and initiatives (such as Landscaping, Insulation etc.).

#### Lease Agreements

1. Reconsider the option to charge staff a minimal rent vs free rent, to address the risks and accountability.
2. Ensure current Lease Agreements are in place between the Shire and all tenants.
3. Establish regular reviews and inspections to ensure property conditions are adhered to.
4. Establish a policy to ensure a consistent and fair approach is in place, in relation to rent subsidy relief paid to eligible employees. For example, a policy which prevents 'double-dipping' (i.e. partner receives rental relief from non-Shire employer and lives in Shire accommodation).
5. A recommended guide or 'capped' rent for each town's rental properties, based on reasonable market rates and current market reviews, would help to manage issues of equity and fairness.

#### Acquisitions/ Rental Replacement

1. Examine opportunities for the Shire to provide low-cost funding facilities that would support and encourage staff housing procurement.
2. Before making an acquisition, ensure there is a healthy mix of housing options to suit medium and long term.
3. If the land is vacant or a redevelopment proposition, consider obtaining a high-level site plan concept from a building designer experienced in passive solar design, to better understand the site's suitability.
4. Monitor boom and bust cycle prices over the long-term and consider strategic purchases of land in suppressed markets (even if short-term need for acquisition is not apparent).



# TOM PRICE + PARABURDOO

## Overview

Making the right investment choices to establish a dependable property portfolio in Tom Price and Paraburdoo will not only strengthen the Shire’s financial position.

For both Towns, the focus should be on progressing a detailed assessment of each property, and investing in high quality, durable refurbishments that deliver on-going value for money, and last the test of time.

The Shire’s investment can bring opportunities that will ultimately make a powerful and influential impact on each Town. It can boost the local economy and directly influence and improve amenity, lifestyle and liveability.

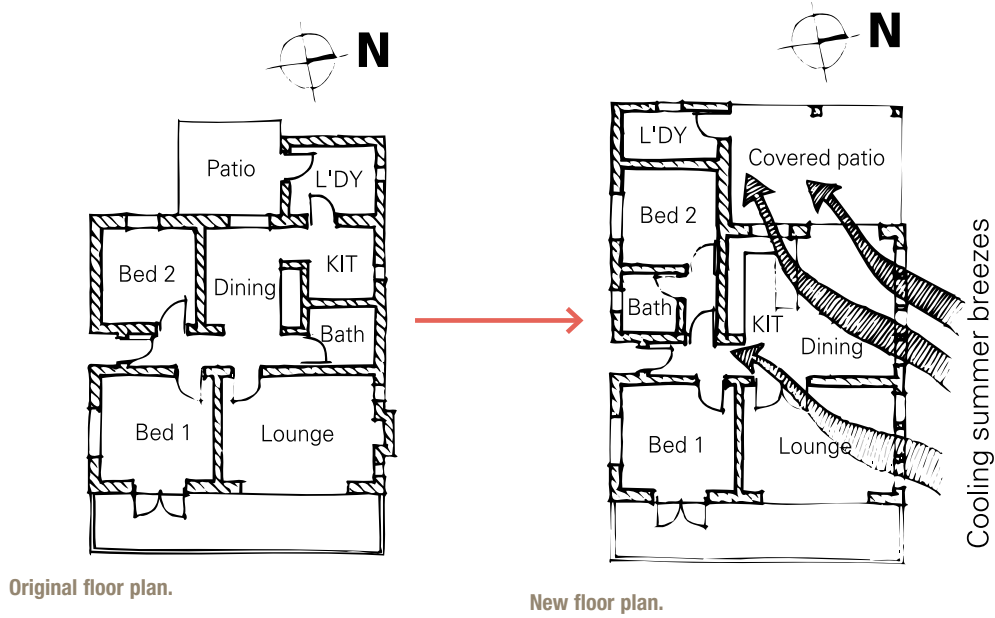
### GUIDING PRINCIPLES

- Upgrade / rebuild existing properties in poor condition
- Build portfolio to lessen reliance on rental properties
- Invest in larger + smaller dwellings to diversify housing stock in Town
- Explore Housing Benefit Initiatives (to encourage home ownership and balance out the rental market)

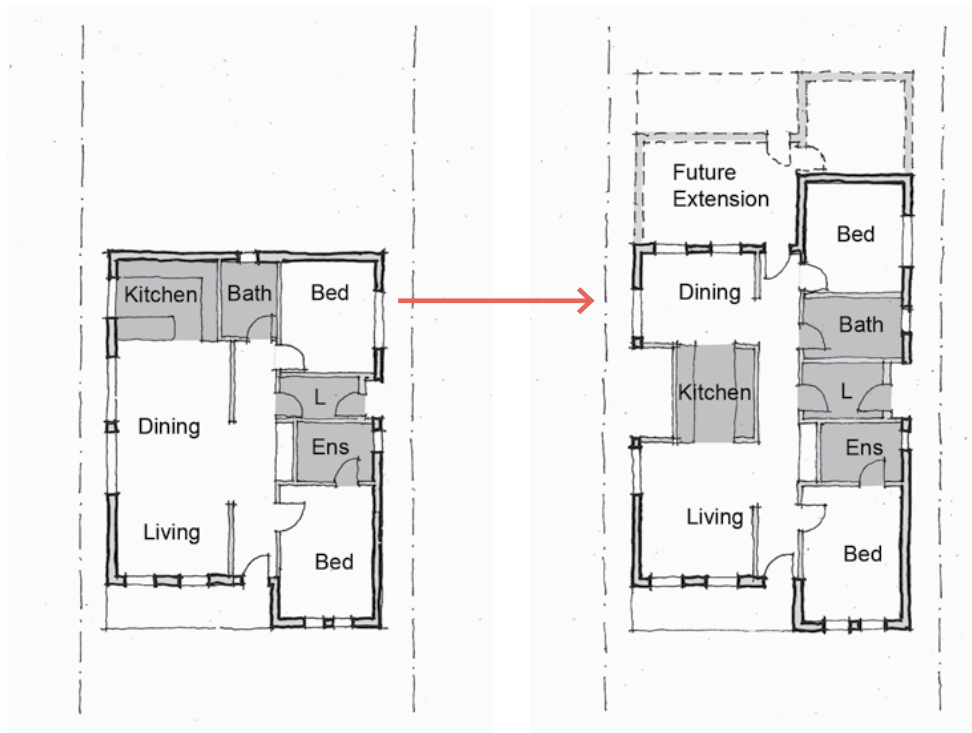
## Strategic Partnerships / Development Opportunities

1. Continue dialogue with Not for Profit organisations to understand, support and possibly explore joint development opportunities on undeveloped land (i.e. along Wararara Street and other ‘lazy-land’ sites).
2. Explore partnership opportunities with the State Government to invest in commercial and residential opportunities to address the crisis for essential services and open up opportunities to diversify the local economy (Development WA, Department of Communities).
3. Partner with key stakeholders, such as the private sector to lobby and advocate for the necessary support structures and investment platforms that will progress the transition towards a diversified economy, and secure a future beyond Mining, for Tom Price and Paraburdoo.
4. Invest in new community infrastructure in all areas of Town, to improve amenity, uplift property values and enhance liveability (i.e. Area W).
5. Investigate housing suppliers that can provide relatively affordable ‘kit homes’ that can be orientated and slightly modified to suit local conditions.

### Renovation Ideas (Generic)



Generic concept: closer consideration of local cooling breezes required



A typical house plan (above) often requires the expensive relocation of wet areas such as bathrooms and kitchen if the house is to be extended.

Another floor plan (above) provides larger wet areas for improved accessibility, and these wet areas are located to allow for future extensions with only minor changes to the existing dwelling.



# TOM PRICE + PARABURDOO

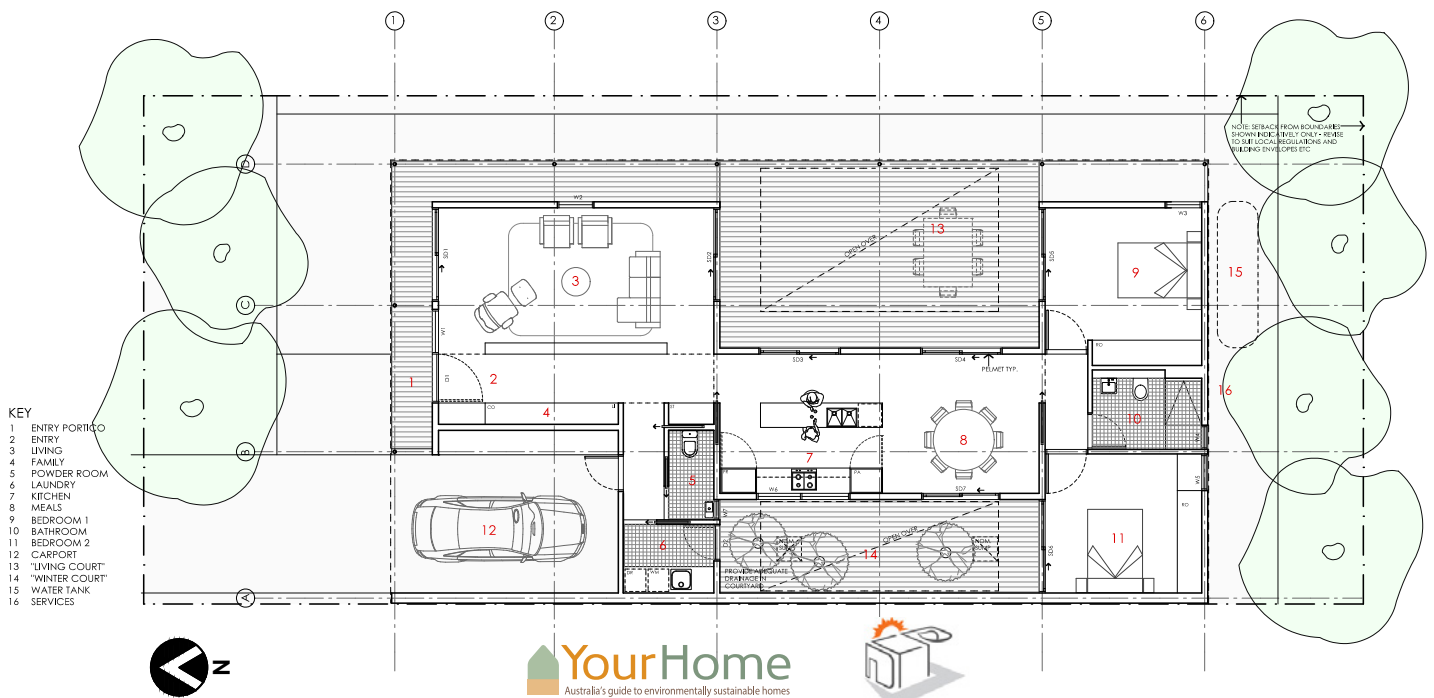
## Actions

1. Conduct a property condition assessment to thoroughly evaluate the condition of all properties in Tom Price and Paraburadoo.
2. Establish a 'Refurbishment Framework' to guide and prioritise capital works.
3. Progress discussions with the State Government to initiate Joint Development Opportunities for Tom Price, address the Town's housing shortage for essential workers, and build a more diverse and modern range of housing stock.
4. Maintain open dialogue with key developers in Town, to understand building programs and leverage cost-sharing opportunities, where possible.
5. Commence 'designated' works that will have an immediate and positive impact on property values and assist with cost-saving measures (i.e. retic, landscaping, insulation, hot water systems).
6. Seek quotations and commence upgrades for properties in Tom Price and Paraburadoo, identified as 'high' and 'medium' priority (2 x properties p.a.)
7. Progress demolition and initiate a tender to construct new housing at 61 Pine Street (explore opportunity for two smaller dwellings 2 x 2 or one single dwelling 4 x 2).
8. Explore purchase opportunities for surplus housing stock with Rio Tinto, together with a position statement that demonstrates a joint commitment to grow and support a stronger and resilient Town.
9. Test 'lazy land' sites through concept designs and feasibilities.

## Two-bedroom floorplan example

Suitable for Tom Price and Paraburadoo

House design available from [Your Home](http://YourHome.gov.au), Australian Government website.



**Onslow**

*“The preferred shape for a hot humid climate is an elongated rectangle with a ratio of 1:1.7 enables good cross-ventilation.”*

Pilbara Vernacular Handbook, CODA and Landcorp (2011)

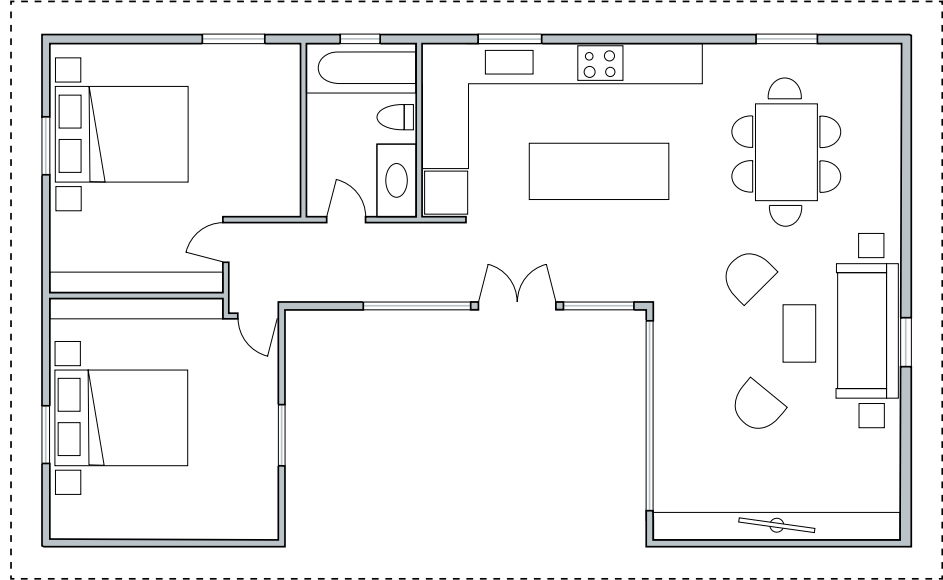


Diagram 1: Plan

**Tom Price + Paraburdoo**

*“In a hot dry climate, a square, introverted design with rooms opening onto an enclosed courtyard is appropriate. The courtyard can be shaded by surrounding walls whilst enabling cross-ventilation to the surrounding rooms.”*

Pilbara Vernacular Handbook, CODA and Landcorp (2011)



Diagram 2: Plan



# ONSHOW

## Overview

To many, Onslow is perceived as a small, understated coastal town. But with strong projected growth, this small town will most likely be the primary focus area, for the Shire’s future growth.

Onslow has seen strong growth and investment over the past decade. The Town’s expansion is earmarked as strategically important to the State Government.

The community investment in Onslow has been extraordinary, for a small community. Major projects such as Chevron Wheatstone LNG, Onslow Marine Support Base, BHP Macedon Gas and Onslow Salt have transformed the town.

On the back of this investment, local businesses and residents have benefited from new housing and tourism accommodation, upgraded roads and utilities, and state

of the art facilities including a new airport, upgraded health services, recreational (and aquatic) facilities, and a new Shire Administration Building. The Town’s untapped tourism potential is also significant - as home to the Mackerel Islands and some of WA’s best marine environments.

Development WA has also invested in Town, with the establishment of Barrada Estate – which has seen 65 homes built, since it was established in 2015.

Council has recently invested in a state-of-the-art administration building in Onslow. At some stage over the coming years, consideration should be given to transitioning and encouraging more staff to be based in Onslow.

Thinking ahead and making smart investment decisions now, will ensure the Shire is well positioned to manage this transition.

### GUIDING PRINCIPLES

- Invest in land now, while prices are still reasonable
- Consider larger dwellings to help attract more families to town (3 x 2 + 4 x 2)
- Explore Housing Benefit initiatives (to encourage home ownership and balance out the rental market)
- Invest in houses / block sizes that leverage the coastal location (i.e. larger block sizes, space for boats etc.)

## Strategic Opportunities

1. Maintain open dialogue with the private sector and the Department of Communities (Housing). Continue to work with Development WA, to secure value for money land opportunities at Barrada Estate.
2. Continue to encourage more retirees to age in place within the Shire.

## Actions

1. Demolish and replace the Transit House (transition strategy required). Consider options to replace with a single house with multiple beds and bathrooms or two Grouped Dwellings (3x2).
2. Demolish existing 3 x properties on Third Avenue and build new group dwellings.
3. Upgrade Heritage Property on 944 First Avenue.
4. Progressively invest in vacant land, and aged properties within well sought-after locations (1 x lots p.a.).
5. Cost and undertake minimum refurbishments on long term strategic assets (waterfront properties).
6. In the medium to longer term, explore design ideas and cost implications to invest in a multi-density apartment development on the Shire’s existing waterfront properties (First Avenue). The property could be utilised for short term contractors, visiting staff or Executive Accommodation.

# 6.1A - Staff Accommodation Strategy 2020 - 2030



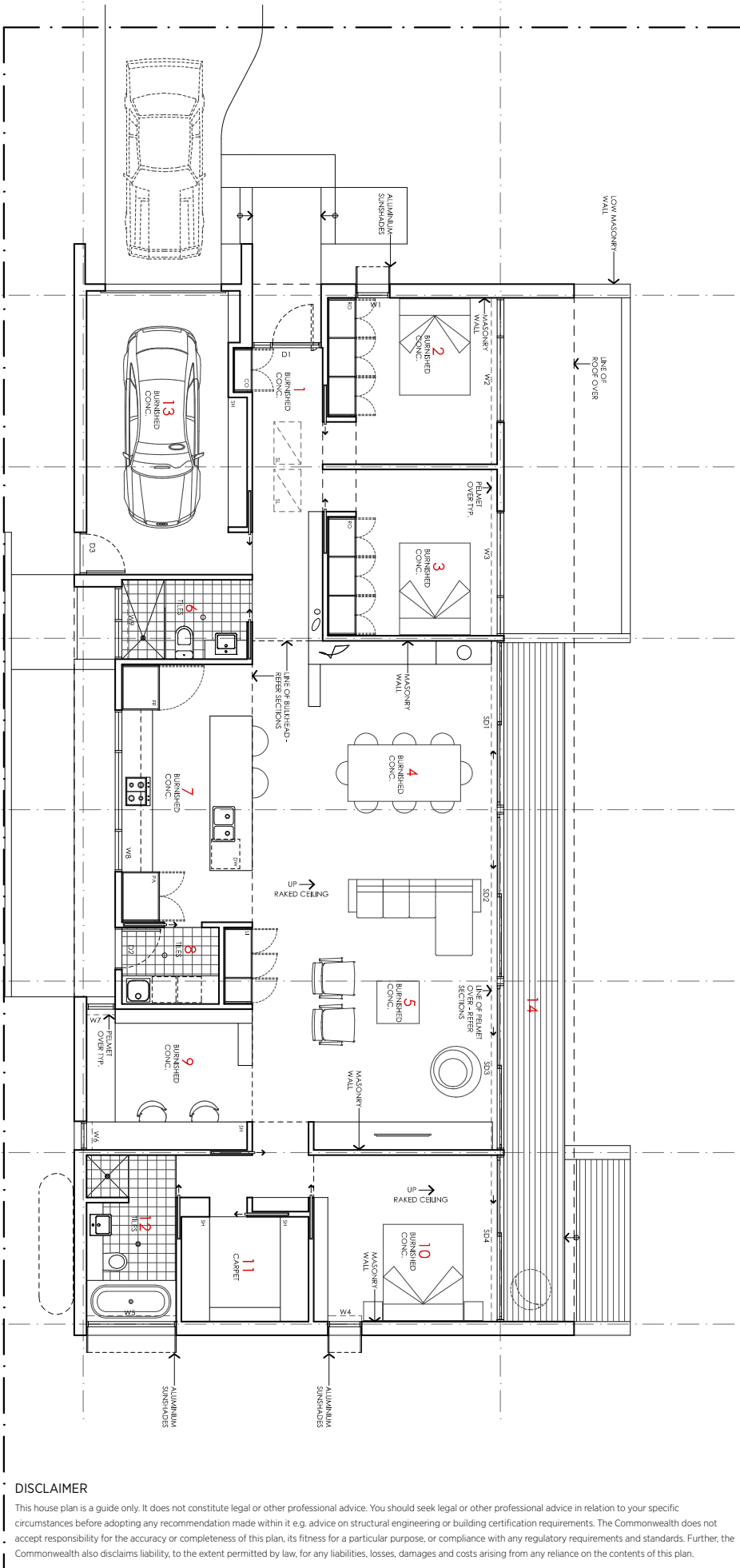
## Three-bedroom floorplan example

Suited for Onslow's climate.

House design available from [YourHome](#), Australian Government website.



Design For Place



**DISCLAIMER**

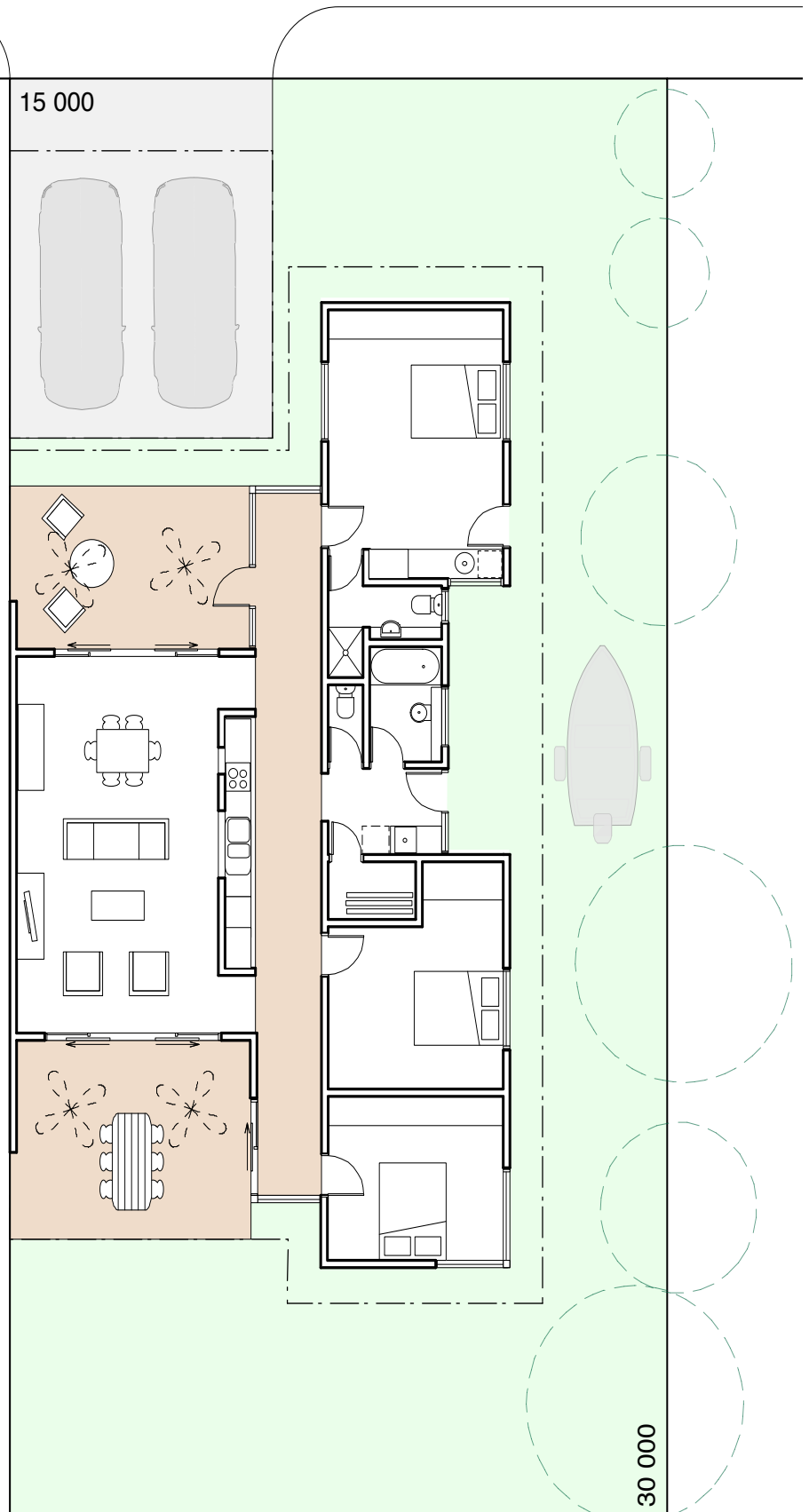
This house plan is a guide only. It does not constitute legal or other professional advice. You should seek legal or other professional advice in relation to your specific circumstances before adopting any recommendation made within it e.g. advice on structural engineering or building certification requirements. The Commonwealth does not accept responsibility for the accuracy or completeness of this plan, its fitness for a particular purpose, or compliance with any regulatory requirements and standards. Further, the Commonwealth also disclaims liability, to the extent permitted by law, for any liabilities, losses, damages and costs arising from any reliance on the contents of this plan.





## Design for Place

- Consider re-use of demolition materials which speak of past building traditions as well as being positive sustainable practice.
- Consider designing outdoor living and sleeping areas which support a lifestyle which suits local conditions. (Diagram 1 and various adaptable options and responses to seasonal climate conditions for this plan).
- Consider time-honored and familiar building elements such as a perimeter verandah particularly when building in masonry.



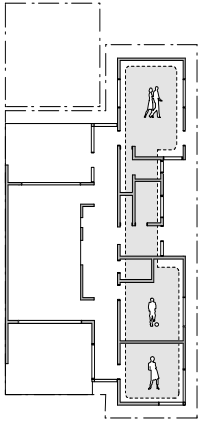
### MORE READING:

- [Pilbara Vernacular Study](#) (Landcorp and Coda, 2011)
- [Guide to Low Carbon Residential Buildings - New Build](#)
- [Guide to Low Carbon Residential Buildings - Retrofit](#)
- [Your Home, Guide to Sustainable Homes](#)

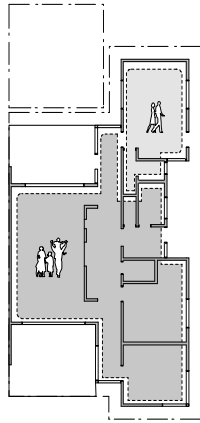
All drawings and information on this page is an extract from the Pilbara Vernacular Handbook, CODA and Landcorp (2011)

## Design that recognises how spaces are used differently throughout the year

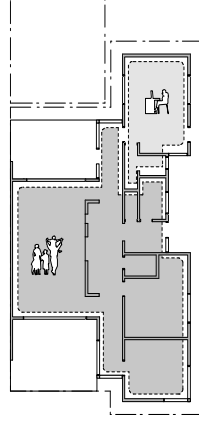
Allowing residents to acclimatise, adapt and be comfortable at all times



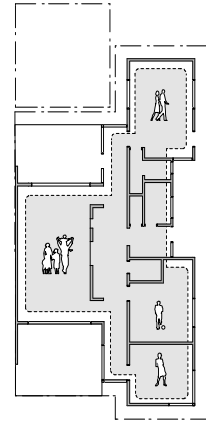
**ADAPTABILITY 1**  
**Family Home:**  
 Three bedroom House with extensive outdoor living. Large master bedroom at front includes ensuite, kitchenette and adjacent outdoor living area.



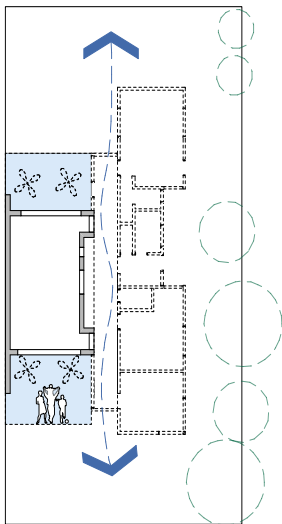
**ADAPTABILITY 2**  
**Shared house/Cultural:**  
 Self contained room at the front of the house with a separate entry and outdoor space. House responds to shared households and cultural rules by allowing for independence of occupant groups



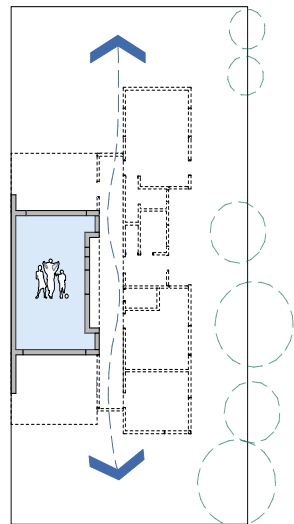
**ADAPTABILITY 3**  
**Live/Work:**  
 Fully contained home office at the front of the house with a separate entry, allowing for complete separation of home and work environments.



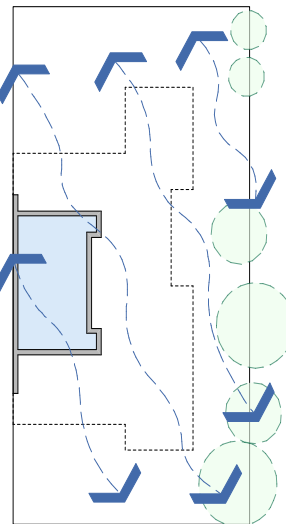
**ADAPTABILITY 4**  
**Extended Family:**  
 Mattresses can be taken from the store room and used in the living space (and outdoor decks) when extended family come to stay



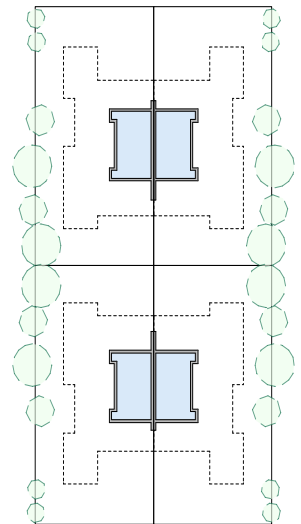
**DRY SEASON**  
 Living spills outdoors to the north and south. Central breeze-way and sleeping wing open up for maximum ventilation



**WET SEASON**  
 Living retreats to the air-conditioned core. Ventilation still provides some relief



**ZERO LOT**  
 Large side set backs provide breeze path to lot layout. Planting in setback provides a buffer zone



**COOL CORE**  
 Repetition of house design with zero lot alignment creates cool-cores fully shaded by surrounding light-weight house construction

All drawings and information on this page is an extract from the Pilbara Vernacular Handbook, CODA and Landcorp (2011)



# PART 5

# SCHEDULE OF WORKS





6.1A - Staff Accommodation Strategy 2020 - 2030

FINANCIAL YEAR	LTFP	LOCATION	ADDRESS	EXISTING	REDEVELOPMENT	ACCOMMODATION GAIN	REFURBS	ESTIMATED COST	SAS LOCATION	FURTHER INFO
2021/22	\$3,000,000									
		Onslow	48 Third Avenue (3 lots divided by Shell Museum)	Vacant	4, 3 x 2 Grouped Dwellings	4	0	\$1,500,000.00	Not in SAS	Shire holds MO
		Tom Price	76 Marrinup Way	Vacant	2, 3 x 2 Grouped Dwellings	2	0	\$1,000,000.00	Not in SAS	Freehold
		Tom Price	Upgrades to high and medium priority properties	N/A	2 properties pa	0	2	\$500,000.00	Page 68	
								\$3,000,000.00		
2022/23	\$2,000,000									
		Onslow	20 Third Avenue	Transit House	2, 3 x 2 Grouped Dwellings / 4 x 4 Transit House	2	0	\$1,000,000.00	Page 70	
		Tom Price	Reticulation/Landscaping	N/A		0	0	\$500,000.00	Page 68	
			ROLLOVER to 2023/24 (Watson Street Redevelopment)			0	0	\$500,000.00		
								\$2,000,000.00		
2023/24	\$2,000,000									
			2022/23 ROLLOVER			0	0	-\$500,000.00		
		Onslow	Cnr Watson and Lapthorn	Vacant	4, 3 x 2 Grouped Dwellings	4	0	\$2,500,000.00	Not in SAS	Shire holds MO
								\$2,000,000.00		
2024/25	\$-									
		-	-	-	-	0	0	\$-		
2025/26	\$2,000,000									
		Onslow	9, 11 & 13 Third Avenue	3, 3 x 1 Houses	6, 2 x 1 Grouped Dwellings	3	0	\$1,500,000.00	Page 70	
		Tom Price	Upgrades to high and medium priority properties		2 properties pa	0	2	\$500,000.00	Page 68	
								\$2,000,000.00		
2026/27	\$2,000,000									
		Onslow	7 First Avenue	3 x 1 House	STAGE 1: Multi-unit medium density development	0	0	\$1,500,000.00	Page 44	
		Tom Price	Hot water systems			0	0	\$500,000.00	Page 68	
								\$2,000,000.00		
2027/28	\$2,000,000									
		Onslow	7 First Avenue	3 x 1 House	STAGE 2: Multi-unit medium density development	3	0	\$1,500,000.00	Page 44	
		Tom Price	Upgrades to high and medium priority properties		2 properties pa	0	2	\$500,000.00	Page 68	
								\$2,000,000.00		
2028/29	\$2,000,000									
		Tom Price	61 Pine Street	3 x 1	2 x 2 or 4 x 2	1	0	\$850,000.00	Page 68	
			Upgrades to high and medium priority properties		2 properties pa	0	2	\$500,000.00	Page 68	
		Tom Price	Reticulation/Landscaping	N/A		0	0	\$150,000.00	Page 68	
			ROLLOVER to 2029/30 (Poinsettia Street Redevelopment)			0	0	\$500,000.00		
								\$2,000,000.00		

6.1A - Staff Accommodation Strategy 2020 - 2030



FINANCIAL YEAR	LTFP	LOCATION	ADDRESS	EXISTING	REDEVELOPMENT	ACCOMMODATION GAIN	REFURBS	ESTIMATED COST	SAS LOCATION	FURTHER INFO
2029/30	\$2,000,000.00									
			2028/29 ROLLOVER			0	0	-\$500,000.00		
		Tom Price	292 Poinsettia Street	Vacant	4, 3 x 2	4	0	\$2,500,000.00	Not in SAS	Awaiting RTIO Easement prior to creation of reserve/ freehold tranfer/sale to Shire
								\$2,000,000.00		
2030/31	\$2,000,000.00									
		Onslow	15 First Avenue	3 x 1 House	STAGE 1: Multi-unit medium density development	0	0	\$1,000,000.00	Page 44	
		Tom Price	Upgrades to high and medium priority properties		2 properties pa	0	4	\$1,000,000.00		
								\$2,000,000.00		
2031/32	\$2,000,000									
		Onslow	15 First Avenue	3 x 1 House	STAGE 2: Multi-unit medium density development	3	0	\$2,000,000.00	Page 44	
								\$2,000,000.00		
						26	12	\$21,000,000.00		

**Refurb Order of Priority**

Paraburdoo	516 Lockyer	2	2028/29
	571 Brockman		2028/29
Tom Price	797 Kulai	10	2021/22
	1104A Jabberup		2021/22
	1104B Jabberup		2025/26
	98 Oleander		2025/26
	126 Cedar		2027/28
	773 Larnook		2027/28
	22 Lilac		2029/30
	498 Sirius		2029/30
	825 Warara		2029/30
	758 Mungarra		2029/30
		12	









## **6.1B – Staff Accommodation Strategy 2020 - 2030**

## 6.1B - Staff Accommodation Strategy 2020 - 2030

Financial Year	LTFP	Location	Address	Existing	Redevelopment	Accommodation Gain	Refurbs	Estimated Cost
<b>2021/22 \$3,000,000</b>								
		Onslow Tom Price	48 Third Avenue (3 lots divided by Shell Museum)	Vacant	4, 3 x 2 Grouped Dwellings	4	0	\$1,500,000
		Tom Price	76 Marrinup Way	Vacant	2, 3 x 2 Grouped Dwellings	2	0	\$1,000,000
		Price	Upgrades to high and medium priority properties	N/A	2 properties pa	0	2	\$ 500,000
								<b>\$3,000,000</b>
<b>2022/23 \$2,000,000</b>								
		Onslow Tom Price	20 Third Avenue	Transit House	2, 3 x 2 Grouped Dwellings / 4 x 4 Transit House	2	0	\$1,000,000
		Price	Reticulation/Landscaping	N/A		0	0	\$ 500,000
			ROLLOVER to 2023/24 (Watson Street Redevelopment)			0	0	\$ 500,000
								<b>\$2,000,000</b>
<b>2023/24 \$2,000,000</b>								
			2022/23 ROLLOVER			0	0	-\$ 500,000
		Onslow	Cnr Watson and Laphorn	Vacant	4, 3 x 2 Grouped Dwellings	4	0	\$2,500,000
								<b>\$2,000,000</b>
<b>2024/25 \$ -</b>								
						0	0	\$ -
<b>2025/26 \$2,000,000</b>								
		Onslow Tom Price	9, 11 & 13 Third Avenue	3, 3 x 1 Houses	6, 2 x 1 Grouped Dwellings	3	0	\$1,500,000
		Price	Upgrades to high and medium priority properties		2 properties pa	0	2	\$ 500,000
								<b>\$2,000,000</b>
<b>2026/27 \$2,000,000</b>								
		Onslow Tom Price	7 First Avenue	3 x 1 House	STAGE 1: Multi-unit medium density development	0	0	\$1,500,000
		Price	Hot water systems			0	0	\$ 500,000
								<b>\$2,000,000</b>
<b>2027/28 \$2,000,000</b>								
		Onslow Tom Price	7 First Avenue	3 x 1 House	STAGE 2: Multi-unit medium density development	3	0	\$1,500,000
		Price	Upgrades to high and medium priority properties		2 properties pa	0	2	\$ 500,000
								<b>\$2,000,000</b>

## 6.1B - Staff Accommodation Strategy 2020 - 2030

Financial Year	LTFP	Location	Address	Existing	Redevelopment	Accommodation Gain	Refurbs	Estimated Cost
2028/29 \$2,000,000								
	Tom Price	Paraburdoo	61 Pine Street	3 x 1	2 x 2 or 4 x 2	1	0	\$ 850,000
	Tom Price		Upgrades to high and medium priority properties		2 properties pa	0	2	\$ 500,000
	Tom Price		Reticulation/Landscaping	N/A		0	0	\$ 150,000
			ROLLOVER to 2029/30 (Poinsettia Street Redevelopment)			0	0	\$ 500,000
								\$ 2,000,000
2029/30 \$2,000,000								
	Tom Price		2028/29 ROLLOVER			0	0	-\$ 500,000
	Tom Price		292 Poinsettia Street	Vacant	4, 3 x 2	4	0	\$2,500,000
								\$2,000,000
2030/31 \$2,000,000								
	Onslow Tom Price		15 First Avenue	3 x 1 House	STAGE 1: Multi-unit medium density development	0	0	\$1,000,000
			Upgrades to high and medium priority properties		2 properties pa	0	4	\$1,000,000
								\$2,000,000
2031/32 \$2,000,000								
	Onslow		15 First Avenue	3 x 1 House	STAGE 2: Multi-unit medium density development	3	0	\$2,000,000
								\$2,000,000
TOTAL						26	12	\$21,000,000





## 6.1C - Staff Accommodation Strategy 2020 – 2030 (Confidential)



## 6.2A – Land Asset Assessment

6.2A - Land Asset Assessment

ID No.	Aerial Image	Tenure Type	Reserve No.	Reserve Purpose	Lot No.	Street Name	Town	Zoning (LPS No. 7)	Land Area	Certificate of Title	Diagram/Deposited Plan/Plan	Current Use	Lease Details	Environmental Constraints	Heritage Constraints	Fair Value (at 30/06/20)	Comments	Categorisation
MS001		Freehold	N/A	N/A	29	Mount Brockman Road	Mount Sheila	Rural	3600m <sup>2</sup>	1450/772	180939	Telecommunications Infrastructure	N/A	Nil	Nil	\$5,000	Remote site in the Mount Sheila locality, improved with telecommunications infrastructure	Infrastructure Reserve
MS002		Management Order	42806	Extraction of Soil	125	Tom Price-Paraburdoo Road	Mount Sheila	Rural	5.15ha	3123/772	34162	Vacant rural land	N/A	Nil	Nil	N/A	Generally regular shaped vacant site, in the Mount Sheila locality	Rural
ONS001		Management Order	39591	Drainage	664	1 Athlete Court	Onslow	R12.5/30	2382m <sup>2</sup>	3042/718	216406	Vacant	N/A	Nil	Registered Aboriginal Site 6617, 6618	N/A	Vacant residential development site, suitable for a grouped dwelling development (circa 7 dwellings)	Residential Development
ONS002		Nil	N/A	N/A	3504	Second Avenue	Onslow	Conservation, Recreation & Nature Landscape	1.36ha	UCL	408853	Vacant	N/A	Nil	Registered Aboriginal Site 6618	N/A	Undeveloped vacant parcel of land, identified for potential future tourism development	Tourism Development
ONS003		Management Order	41650	Drainage	614	13 Hope Court	Onslow	R12.5/30	1301m <sup>2</sup>	3041/320	214895	Vacant	N/A	Nil	Registered Aboriginal Site 6617, 6618	N/A	Vacant residential development site, suitable for a grouped dwelling development (circa 4 dwellings)	Residential Development
ONS004		Freehold	N/A	N/A	312	14 Second Avenue	Onslow	Commercial & Civic	1012m <sup>2</sup>	1135/383	202376	Vacant site, used for Ocean View Caravan Park overflow and storage	N/A	Nil	Registered Aboriginal Site 6618	\$ 180,000	Vacant commercial development site, potentially suitable for coworking accommodation facility (small business space)	Commercial Development
ONS005		Freehold	N/A	N/A	9001	185 McCullay Road	Onslow	Community - Airport	494.73ha	2918/507	405414	Airport	Several leases (laydown, hangar, fuel farm)	Nil	Registered Aboriginal Site 6620	\$ 4,450,000	Onslow Airport, including areas of potential surplus land and including portion identified in planning for future Onslow Marine Support Base	Commercial
ONS006		Management Order	42094	Staff Housing	899	2 Watson Drive	Onslow	R12.5/30	2086m <sup>2</sup>	3042/382	217908	Vacant	N/A	Nil	Registered Aboriginal Site 6618	N/A	Vacant residential / staff housing development site, suitable for a grouped dwelling development (circa 6 dwellings)	Residential Development
ONS007		Freehold	N/A	N/A	9500	215 McCullay Road	Onslow	Mixed Business	34.35ha	2918/508	405414	Vacant	N/A	Nil	Registered Aboriginal Site 6620	\$ 1,370,000	Vacant development site adjacent the Onslow Airport, being the proposed site (portion) for truck stop development, laboratory and proposed excision and disposal of portion for government offices or light and service industrial development	Commercial Development
ONS008		Freehold	N/A	N/A	361	28 Third Avenue	Onslow	R20	1012m <sup>2</sup>	1423/952	202376	Vacant	N/A	Nil	Registered Aboriginal Site 6618	\$ 150,000	Vacant residential development site, identified for expansion of existing Town administration building and further suitable for a grouped dwelling development (circa 2 dwellings)	Residential Development
ONS009		Freehold	N/A	N/A	578	Hedditth Street	Onslow	R20	789m <sup>2</sup>	1468/329	181875	Vacant	N/A	Nil	Registered Aboriginal Site 6618	\$ 130,000	Vacant residential development site, suitable for a single dwelling	Residential Development
ONS010		Management Order	38730	Aged Persons Homes	654	46 Second Avenue	Onslow	Commercial & Civic	9758m <sup>2</sup>	3042/6	190235	Aged care facility	N/A	Nil	Registered Aboriginal Site 6618	N/A	Existing aged care facility, waterfront location	Commercial
ONS011		Management Order	41970	Accommodation	394	48 Third Avenue	Onslow	R20	1012m <sup>2</sup>	3045/907	206976	Vacant	N/A	Nil	Registered Aboriginal Site 6618	N/A	Vacant residential / staff housing development site, suitable for a grouped dwelling development (circa 2 dwellings)	Residential Development
ONS012		Management Order	41970	Accommodation	396	52 Third Avenue	Onslow	R20	1012m <sup>2</sup>	3047/531	206976	Vacant	N/A	Nil	Registered Aboriginal Site 6618	N/A	Vacant residential / staff housing development site, suitable for a grouped dwelling development (circa 2 dwellings)	Residential Development
ONS013		Management Order	TBC	TBC	395	50 Third Avenue	Onslow	R20	1012m <sup>2</sup>	1626/321	206796	St John Ambulance Depot	N/A	Nil	Registered Aboriginal Site 6618	N/A	Regular shaped site, improved with the former St John Ambulance station, and proposed to be utilised as a community facility (health museum) however, suitable for future residential grouped dwelling development (circa 2 dwellings)	Community Facility
ONS014		Management Order	22611	Recreation & Community Centre	302	55 Second Avenue	Onslow	Commercial & Civic	1012m <sup>2</sup>	3050/435	40120	Community Centre	Leased by V Swans	Nil	Registered Aboriginal Site 6618	N/A	Older style community centre utilised as the V Swans Powerhouse Onslow Youth & Community Centre	Community Facility
ONS015		Freehold	N/A	N/A	341	36 Second Avenue	Onslow	Commercial & Civic	990m <sup>2</sup>	1822/482	202376	Vacant (used for informal car parking)	N/A	Registered Aboriginal Site 6618	N/A	Vacant, corner lot, used for car parking (informal)	Commercial Development	

6.2A - Land Asset Assessment

ID No.	Aerial Image	Tenure Type	Reserve No.	Reserve Purpose	Lot No.	Street Name	Town	Zoning (LPS No. 7)	Land Area	Certificate of Title	Diagram/Deposited Plan/Plan	Current Use	Lease Details	Environmental Constraints	Heritage Constraints	Fair Value (at 30/06/20)	Comments	Categorisation
ONS016		Freehold	N/A	N/A	342	34 Second Avenue	Onslow	Commercial & Civic	1012m <sup>2</sup>	1827/483	202376	Vacant (used for informal car parking)	N/A	Nil	Registered Aboriginal Site 6518	N/A	Vacant lot, used for car parking (informal)	Commercial Development
ONS017		Freehold	N/A	N/A	343	32 Second Avenue	Onslow	Commercial & Civic	1012m <sup>2</sup>	1261/886	202376	Pharmacy	Leased to Pharmacy until circa 2026	Nil	Registered Aboriginal Site 6518	N/A	Largely vacant lot however, improved with a small commercial / retail building to the front, utilised as a Pharmacy	Commercial
ONS018		Management Order	41970	Accommodation	397	54 Third Avenue	Onslow	R20	1012m <sup>2</sup>	3050/711	206976	Vacant	N/A	Nil	Registered Aboriginal Site 6518	N/A	Vacant residential / staff housing development site, suitable for a grouped dwelling development (circa 2 dwellings)	Residential Development
ONS019		Management Order	35889	Holiday Accommodation	588	60 Second Avenue	Onslow	Commercial & Civic	1.43ha	3041/931	190235	Onslow Sun Chalets	N/A	Nil	Registered Aboriginal Site 6518	N/A	Existing tourist accommodation development (Sun Chalets), appearing to have areas of potential surplus land (concept plans developed for redevelopment)	Commercial
ONS020		Management Order	39510	Drainage	676	72 Second Avenue	Onslow	Public Purposes - Water & Drainage	4860m <sup>2</sup>	3146/797	188069	Drainage Reserve	N/A	Nil	Registered Aboriginal Site 6518	N/A	Vacant site used for drainage purposes	Infrastructure Reserve
ONS021		Management Order	39509	Community Centre	675	82 Second Avenue	Onslow	Public Purposes - Community	2464m <sup>2</sup>	3042/79	187177	Community Centre	N/A	Nil	Registered Aboriginal Site 6518	N/A	Older style community centre, waterfront location and being underdeveloped	Community Facility
ONS022		Management Order	42091	Drainage	989	83 Second Avenue	Onslow	Public Purposes - Health	9213m <sup>2</sup>	3129/542	33894	Drainage Reserve	N/A	Nil	Registered Aboriginal Site 6518	N/A	Vacant, irregular shaped site, appearing to be used for stormwater drainage purposes	Infrastructure Reserve
ONS023		Management Order	53328	Public Toilets & Boardwalk	330	Back Beach Road	Onslow	Conservation, Recreation & Nature Landscape	4200m <sup>2</sup>	3017/172	66635	Public open space	N/A	Nil	Registered Aboriginal Site 6518	N/A	Small parkland and carpark area adjacent the beach	Public Open Space - Developed
ONS024		Management Order	45561	Community Centre & Recreation	500	McGrath Avenue	Onslow	Public Purposes - Education	3856m <sup>2</sup>	3156/101	58872	Community centre	Portion leased to One Tree Community Services	Nil	Registered Aboriginal Site 6518	N/A	Modern community centre	Community Facility
ONS025		Management Order	25799	Recreation	643	McRae Place	Onslow	Public Purposes - Community	3781m <sup>2</sup>	3003/65	214895	Aquatic Centre	N/A	Nil	Registered Aboriginal Site 6618, 6617	N/A	Existing aquatic centre	Community Facility
ONS026		Management Order	38337	Effluent Disposal	184	Onslow Road	Onslow	Conservation, Recreation & Nature Landscape	1.40ha	3016/123	219197	Vacant land	N/A	Potential buffer to WWTP, potential former landfill use	N/A	N/A	Vacant rural land, adjacent WWTP	Infrastructure Reserve
ONS027		Management Order	38264	Equestrian Purposes	71	Onslow Road	Onslow	Urban Development	6.85ha	3054/884	214441	Rural / Equestrian	N/A	Nil	N/A	N/A	Vacant rural land	Residential Development
ONS028		Management Order	38337	Effluent Disposal	102	Onslow Road	Onslow	Conservation, Recreation & Nature Landscape	3.76ha	3054/916	185612	Vacant land	N/A	Potential buffer to WWTP, potential former landfill use	N/A	N/A	Vacant rural land, adjacent WWTP	Infrastructure Reserve
ONS029		Management Order	39070	Go Kart Racing & Equestrian	127	Onslow Road	Onslow	Parks, Recreation & Drainage	8.86ha	3054/945	186673	Rodeo grounds	Leased by Onslow Rodeo Association	Nil	Registered Aboriginal Site 6517	N/A	Currently used as the Onslow Rodeo grounds, having areas of potential surplus land	Community Facility
ONS030		Management Order	38264	Equestrian Purposes	105	Onslow Road	Onslow	Rural Living	2.5ha	3138/672	46040	Vacant land	N/A	Nil	Registered Aboriginal Site 6620	N/A	Vacant rural land	Rural
ONS031		Management Order	38264	Equestrian Purposes	85	Onslow Road	Onslow	Rural Living	5.64ha	3138/673	215492	Vacant land	N/A	Nil	Registered Aboriginal Site 6620	N/A	Vacant rural land (minor outbuildings), appearing to be dissected by McAullay Road	Rural
ONS032		Management Order	19291	Common	305	Onslow Road	Onslow	Rural	225.43ha	3152/108	48430	Vacant land	N/A	Nil	Nil	N/A	Large vacant rural site, largely encompassing natural salt lakes, adjacent the airport	Rural
ONS033		Management Order	21235	Recreation	306	Onslow Road	Onslow	Rural	95.11ha	3157/913	45640	Onslow Speedway	Leased by Onslow Morocco & Enduro (holding over)	Nil	Nil	N/A	Large rural site used as the Onslow Speedway, with minor associated improvements	Community Facility

6.2A - Land Asset Assessment

ID No.	Aerial Image	Tenure Type	Reserve No.	Reserve Purpose	Lot No.	Street Name	Town	Zoning (LPS No. 7)	Land Area	Certificate of Title	Diagram/Deposited Plan/Plan	Current Use	Lease Details	Environmental Constraints	Heritage Constraints	Fair Value (at 30/06/20)	Comments	Categorisation
ONS034		Management Order	39339	Communications Site	696	Payne Way	Onslow	Public Purposes - Telecommunication \$	1.796m <sup>2</sup>	3149/757	188245	Telecommunications Infrastructure	N/A	Nil	Registered Aboriginal Site 6618	N/A	Predominantly vacant site, improved with telecommunications infrastructure	Infrastructure Reserve
ONS035		Management Order	40418	Communications Site	697	Payne Way	Onslow	Public Purposes - Telecommunication \$	1.096m <sup>2</sup>	3141/565	188245	Telecommunications Infrastructure	N/A	Nil	Registered Aboriginal Site 6618	N/A	Predominantly vacant site, improved with telecommunications infrastructure	Infrastructure Reserve
ONS036		Management Order	41929	Museum	937	Second Avenue	Onslow	Commercial & Civic	1527m <sup>2</sup>	3093/694	190235	Community facility / museum	Leased by Onslow Tourism & Progress Association	Nil	Registered Aboriginal Site 6618	N/A	Improved with the Onslow Goods Museum	Community Facility
ONS037		Management Order	24405	Caravan Park	3501	Second Avenue	Onslow	Tourism	2.32ha	3172/288	408851	Ocean View Caravan Park	N/A	Nil	Registered Aboriginal Site 6618	N/A	Waterfront tourism site, improved with the Ocean View Caravan Park	Commercial
ONS038		Management Order	24405	Caravan Park	3502	Second Avenue	Onslow	Conservation, Recreation & Nature Landscape	2114m <sup>2</sup>	3172/289	408851	Public Open Space	N/A	Nil	Registered Aboriginal Site 6618	N/A	Public open space known as the Onslow Memorial Park	Public Open Space - Developed
ONS039		Management Order	32308	Drainage	372	73 Second Avenue	Onslow	R20	1012m <sup>2</sup>	3151/424	202376	Drainage Reserve	N/A	Nil	Registered Aboriginal Site 6618	N/A	Potential residential / staff housing development site, suitable for a grouped dwelling development (circa 2 dwellings), subject to resolving drainage constraints	Infrastructure Reserve
ONS040		Management Order	29117	Tourist Information Bay	383	Simpson Road	Onslow	Public Purposes - Water & Drainage	1.22ha	3150/955	205462	Drainage Reserve	N/A	Nil	Registered Aboriginal Site 6618, 6617, 6620	N/A	Vacant site used for drainage purposes, identified for development of a visitor information area	Tourism Development
ONS041		Management Order	32702	Recreation	574	Third Avenue	Onslow	Public Purposes - Water & Drainage	1.02ha	3003/62	180574	Drainage Reserve	N/A	Nil	Registered Aboriginal Site 6618	N/A	Vacant site used for drainage purposes, identified for development of a tourist lookout / amphitheatre	Tourism Development
ONS042		Management Order	35118	Historical Site & Buildings	957	Old Onslow	Onslow	Industry Protection Zone - Ashburton North Strategic Industrial Area	4047m <sup>2</sup>	3107/703	222936	Vacant land	N/A	Nil	Registered Aboriginal Site 37522, Old Onslow Townsite Heritage Precinct	N/A	Vacant lot within Old Onslow	Heritage Site
ONS043		Management Order	35118	Historical Site & Buildings	958	Old Onslow	Onslow	Industry Protection Zone - Ashburton North Strategic Industrial Area	4047m <sup>2</sup>	3107/704	222936	Vacant land	N/A	Nil	Registered Aboriginal Site 37522, Old Onslow Townsite Heritage Precinct	N/A	Vacant lot within Old Onslow	Heritage Site
ONS044		Management Order	35118	Historical Site & Buildings	959	Old Onslow	Onslow	Industry Protection Zone - Ashburton North Strategic Industrial Area	4047m <sup>2</sup>	3107/705	222936	Vacant land	N/A	Nil	Registered Aboriginal Site 37522, Old Onslow Townsite Heritage Precinct	N/A	Vacant lot within Old Onslow	Heritage Site
ONS045		Management Order	35118	Historical Site & Buildings	960	Old Onslow	Onslow	Industry Protection Zone - Ashburton North Strategic Industrial Area	4047m <sup>2</sup>	3107/706	222936	Vacant land	N/A	Nil	Registered Aboriginal Site 37522, Old Onslow Townsite Heritage Precinct	N/A	Vacant lot within Old Onslow	Heritage Site
ONS046		Management Order	35118	Historical Site & Buildings	961	Old Onslow	Onslow	Industry Protection Zone - Ashburton North Strategic Industrial Area	4047m <sup>2</sup>	3107/707	222936	Vacant land	N/A	Nil	Registered Aboriginal Site 37522, Old Onslow Townsite Heritage Precinct	N/A	Vacant lot within Old Onslow	Heritage Site
ONS047		Management Order	35118	Historical Site & Buildings	962	Old Onslow	Onslow	Industry Protection Zone - Ashburton North Strategic Industrial Area	4047m <sup>2</sup>	3107/708	222936	Vacant land	N/A	Nil	Registered Aboriginal Site 37522, Old Onslow Townsite Heritage Precinct	N/A	Vacant lot within Old Onslow	Heritage Site
ONS048		Management Order	35118	Historical Site & Buildings	964	Old Onslow	Onslow	Industry Protection Zone - Ashburton North Strategic Industrial Area	4047m <sup>2</sup>	3107/710	222936	Vacant land	N/A	Nil	Registered Aboriginal Site 37522, Old Onslow Townsite Heritage Precinct	N/A	Vacant lot within Old Onslow	Heritage Site
ONS049		Management Order	35118	Historical Site & Buildings	965	Old Onslow	Onslow	Industry Protection Zone - Ashburton North Strategic Industrial Area	4047m <sup>2</sup>	3107/711	222936	Vacant land	N/A	Nil	Registered Aboriginal Site 37522, Old Onslow Townsite Heritage Precinct	N/A	Vacant lot within Old Onslow	Heritage Site
ONS050		Management Order	35118	Historical Site & Buildings	966	Old Onslow	Onslow	Industry Protection Zone - Ashburton North Strategic Industrial Area	4047m <sup>2</sup>	3107/712	222936	Vacant land	N/A	Nil	Registered Aboriginal Site 37522, Old Onslow Townsite Heritage Precinct	N/A	Vacant lot within Old Onslow	Heritage Site
ONS051		Management Order	35118	Historical Site & Buildings	967	Old Onslow	Onslow	Industry Protection Zone - Ashburton North Strategic Industrial Area	4047m <sup>2</sup>	3107/713	222936	Vacant land	N/A	Nil	Registered Aboriginal Site 37522, Old Onslow Townsite Heritage Precinct	N/A	Vacant lot within Old Onslow	Heritage Site



6.2A - Land Asset Assessment

ID No.	Aerial Image	Tenure Type	Reserve No.	Reserve Purpose	Lot No.	Street Name	Town	Zoning (LPS No. 7)	Land Area	Certificate of Title	Diagram/Deposited Plan/Plan	Current Use	Lease Details	Environmental Constraints	Heritage Constraints	Fair Value (at 30/06/20)	Comments	Categorisation
ONS052		Management Order	35118	Historical Site & Buildings	976	Old Onslow	Onslow	Industry Protection Zone - Ashburton North Strategic Industrial Area	2023m <sup>2</sup>	3118/734	222939	Vacant land	N/A	Nil	Registered Aboriginal Site 37522, Old Onslow Townsite Heritage Precinct	N/A	Large vacant lot within Old Onslow	Heritage Site
ONS053		Management Order	35118	Historical Site & Buildings	978	Old Onslow	Onslow	Industry Protection Zone - Ashburton North Strategic Industrial Area	4047m <sup>2</sup>	3118/736	222936	Vacant land	N/A	Nil	Registered Aboriginal Site 37522, Old Onslow Townsite Heritage Precinct	N/A	Vacant lot within Old Onslow	Heritage Site
ONS054		Management Order	35118	Historical Site & Buildings	979	Old Onslow	Onslow	Industry Protection Zone - Ashburton North Strategic Industrial Area	879.5ha	3118/671	32472	Vacant land	N/A	Nil	Registered Aboriginal Site 37522	N/A	Large, irregular shaped lot within Old Onslow, surrounding the historic townsite	Industrial Development
ONS055		Management Order	35118	Historical Site & Buildings	980	Old Onslow	Onslow	Industry Protection Zone - Ashburton North Strategic Industrial Area	4047m <sup>2</sup>	3118/676	222936	Vacant land	N/A	Nil	Registered Aboriginal Site 37522, Old Onslow Townsite Heritage Precinct	N/A	Vacant lot within Old Onslow	Heritage Site
ONS056		Management Order	35118	Historical Site & Buildings	981	Old Onslow	Onslow	Industry Protection Zone - Ashburton North Strategic Industrial Area	4047m <sup>2</sup>	3118/677	222936	Vacant land	N/A	Nil	Registered Aboriginal Site 37522, Old Onslow Townsite Heritage Precinct	N/A	Vacant lot within Old Onslow	Heritage Site
ONS057		Management Order	35118	Historical Site & Buildings	982	Old Onslow	Onslow	Industry Protection Zone - Ashburton North Strategic Industrial Area	4047m <sup>2</sup>	3118/678	222936	Vacant land	N/A	Nil	Registered Aboriginal Site 37522, Old Onslow Townsite Heritage Precinct	N/A	Vacant lot within Old Onslow	Heritage Site
ONS058		Management Order	35118	Historical Site & Buildings	983	Old Onslow	Onslow	Industry Protection Zone - Ashburton North Strategic Industrial Area	4047m <sup>2</sup>	3118/679	222936	Vacant land	N/A	Nil	Registered Aboriginal Site 37522, Old Onslow Townsite Heritage Precinct	N/A	Vacant lot within Old Onslow	Heritage Site
ONS059		Management Order	35118	Historical Site & Buildings	984	Old Onslow	Onslow	Industry Protection Zone - Ashburton North Strategic Industrial Area	4047m <sup>2</sup>	3118/680	222936	Vacant land	N/A	Nil	Registered Aboriginal Site 37522, Old Onslow Townsite Heritage Precinct	N/A	Vacant lot within Old Onslow	Heritage Site
ONS060		Management Order	35118	Historical Site & Buildings	985	Old Onslow	Onslow	Industry Protection Zone - Ashburton North Strategic Industrial Area	4192m <sup>2</sup>	3118/681	222937	Vacant land	N/A	Nil	Registered Aboriginal Site 37522, Old Onslow Townsite Heritage Precinct	N/A	Vacant lot within Old Onslow	Heritage Site
ONS061		Management Order	35118	Historical Site & Buildings	986	Old Onslow	Onslow	Industry Protection Zone - Ashburton North Strategic Industrial Area	3000m <sup>2</sup>	3118/682	222937	Vacant land	N/A	Nil	Registered Aboriginal Site 37522, Old Onslow Townsite Heritage Precinct	N/A	Vacant lot within Old Onslow	Heritage Site
ONS062		Management Order	35118	Historical Site & Buildings	987	Old Onslow	Onslow	Industry Protection Zone - Ashburton North Strategic Industrial Area	4026m <sup>2</sup>	3118/683	222937	Vacant land	N/A	Nil	Registered Aboriginal Site 37522, Old Onslow Townsite Heritage Precinct	N/A	Vacant lot within Old Onslow	Heritage Site
ONS063		Management Order	35118	Historical Site & Buildings	963	Old Onslow	Onslow	Industry Protection Zone - Ashburton North Strategic Industrial Area	4047m <sup>2</sup>	3129/686	222936	Vacant land	N/A	Nil	Registered Aboriginal Site 37522, Old Onslow Townsite Heritage Precinct	N/A	Vacant lot within Old Onslow	Heritage Site
ONS064		Management Order	35118	Historical Site & Buildings	988	Old Onslow	Onslow	Industry Protection Zone - Ashburton North Strategic Industrial Area	4047m <sup>2</sup>	3129/687	106930	Vacant land	N/A	Nil	Registered Aboriginal Site 37522, Old Onslow Townsite Heritage Precinct	N/A	Vacant lot within Old Onslow	Heritage Site
ONS065		Management Order	35118	Historical Site & Buildings	991	Old Onslow	Onslow	Industry Protection Zone - Ashburton North Strategic Industrial Area	4047m <sup>2</sup>	3129/688	222936	Vacant land	N/A	Nil	Registered Aboriginal Site 37522, Old Onslow Townsite Heritage Precinct	N/A	Vacant lot within Old Onslow	Heritage Site
ONS066		Management Order	35118	Historical Site & Buildings	992	Old Onslow	Onslow	Industry Protection Zone - Ashburton North Strategic Industrial Area	4047m <sup>2</sup>	3129/689	222936	Vacant land	N/A	Nil	Registered Aboriginal Site 37522, Old Onslow Townsite Heritage Precinct	N/A	Vacant lot within Old Onslow	Heritage Site
ONS067		Management Order	42090	Recreation	970	McGrath Avenue	Onslow	Public Purposes - Education	7.03ha	3111/993	220088	Multi-use sport / community centre & vacant land	N/A	Nil	Registered Aboriginal Site 6617, 6618	N/A	Predominantly vacant parcel of land, small portion of which, fronting Hooley Avenue, is improved with a multi-purpose sports and community centre	Community Facility
ONS068		Management Order	42090	Recreation	555	Cameron Avenue	Onslow	Parks, Recreation & Drainage	4907m <sup>2</sup>	3161/663	66576	Skate park / community facility	N/A	Nil	Registered Aboriginal Site 6617, 6618	N/A	Public open space developed with a skate park and community building, with a small portion being undeveloped	Public Open Space - Developed
ONS069		Management Order	19291	Common	719	McKullay Road	Onslow	Urban Development / Conservation, Recreation & Nature Landscape	39.43ha	3162/952	400232	Vacant	N/A	Nil	Registered Aboriginal Site 6617, 6620	N/A	Vacant, undeveloped site	Residential Development






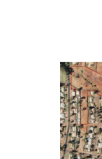












6.2A - Land Asset Assessment

ID No.	Aerial Image	Tenure Type	Reserve No.	Reserve Purpose	Lot No.	Street Name	Town	Zoning (LPS No. 7)	Land Area	Certificate of Title	Diagram/Deposited Plan/Plan	Current Use	Lease Details	Environmental Constraints	Heritage Constraints	Fair Value (at 30/06/20)	Comments	Categorisation
ONS070		Management Order	52037	Future Road	4002	Simpson Street	Onslow	Urban Development	9120m <sup>2</sup>	3165/519	403450	Road reserve	N/A	Nil	Registered Aboriginal Site 6617, 6618	N/A	Road reserve, encompassing portion of Simpson Street	Infrastructure Reserve
ONS071		Management Order	52034	Public Recreation & Drainage	4003	Blair Avenue	Onslow	Urban Development	6912m <sup>2</sup>	3165/520	403450	Drainage Reserve	N/A	Nil	Registered Aboriginal Site 6617, 6618	N/A	Narrow strip of vacant land adjacent road reserve, used as a drainage reserve	Infrastructure Reserve
ONS072		Management Order	52034	Public Recreation & Drainage	4004	Simpson Street	Onslow	Urban Development	1.62ha	3165/521	403450	Vacant	N/A	Nil	Registered Aboriginal Site 6617, 6618	N/A	Predominantly vacant site, appearing to include portion used for drainage purposes	Infrastructure Reserve
ONS073		Management Order	52027	Drainage & Recreation	8000	Yungul Road	Onslow	Urban Development	2491m <sup>2</sup>	3165/547	403451	Public Open Space	N/A	Nil	Nil	N/A	Developed public open space within the Barrada Estate	Public Open Space - Developed
ONS074		Management Order	38264	Equestrian Purposes	884	Onslow Road	Onslow	Rural Living	4112m <sup>2</sup>	3165/729	402083	Vacant	N/A	Nil	Registered Aboriginal Site 6620	N/A	Irregular shaped, vacant site, opposite the Onslow Cemetery	Rural
ONS075		Management Order	20632	Cemetery	885	Onslow Road	Onslow	Public Purposes - Community / Conservation, Recreation & Nature Landscape	2.51ha	3165/730	402083	Onslow Cemetery	N/A	Nil	Registered Aboriginal Site 6620	N/A	Onslow Cemetery	Community Facility
ONS076		Management Order	38264	Equestrian Purposes	886	Onslow Road	Onslow	Rural Living	2.22ha	3165/731	402083	Rural / Equestrian	Leased to Onslow Roddeo Association	Nil	Registered Aboriginal Site 6620	N/A	Rural property improved with numerous outbuildings	Rural
ONS077		Management Order	38264	Equestrian Purposes	887	Onslow Road	Onslow	Conservation, Recreation & Nature Landscape	3ha	3165/732	402083	Vacant	N/A	Nil	Registered Aboriginal Site 6620	N/A	Vacant strip of rural land, parallel to Onslow Road	Rural
ONS078		Management Order	52117	Public Recreation	8001	Wimbil Street	Onslow	Urban Development	2752m <sup>2</sup>	3165/695	403452	Public Open Space	N/A	Nil	Nil	N/A	Developed public open space within the Barrada Estate	Public Open Space - Developed
ONS079		Management Order	38336	Gravel & Rubbish Disposal Site	750	Onslow Road	Onslow	Public Purposes - Waste Disposal & Treatment / Urban Development	7.9ha	3167/720	408511	Drainage / road reserve	N/A	Nil	Registered Aboriginal Site 6617	N/A	Vacant, cleared land, appearing to be used or drainage purpose (basin) and portion of which is dissected by Simpson Road (road reserve)	Infrastructure Reserve
ONS080		Management Order	52639	Drainage	850	McKullay Road	Onslow	Public Purposes - Port Facilities	4.4ha	3167/489	408519	Vacant reserve	N/A	Nil	Nil	N/A	Long, narrow strip of vacant land	Infrastructure Reserve
ONS081		Management Order	19291	Common	851	McKullay Road	Onslow	Public Purposes - Port Facilities / Conservation, Recreation & Nature Landscape	42.59ha	3167/490	408519	Vacant reserve	N/A	Nil	Nil	N/A	Large, irregular shaped vacant site extending from McKullay road to Beason Creek and including minor tributary of Beason Creek	Commercial Development
ONS082		Management Order	19291	Common	330	Seaview Drive	Onslow	Conservation, Recreation & Nature Landscape / Industry Protection Zone - Ashburton	4.467ha	3169/710	402361	Vacant / salt mining	N/A	Nil	Registered Aboriginal Site 6572, 6573, 7059	N/A	Large irregular shaped site to the south west of Onslow, portion of which is used for salt mining purposes, with a small portion (circa 6,000m <sup>2</sup> ) identified for future scrap facility	Industrial Development
ONS083		Management Order	53298	Waste Transfer Station	332	Clendon Road	Onslow	Public Purposes - Waste Disposal & Treatment	2.54ha	3169/712	402361	Waste transfer facility	N/A	Nil	Nil	N/A	Largely vacant site, improved with a freestanding building, used for waste transfer purposes and portion identified for future scrap facility (rear portion)	Community Facility
ONS084		Management Order	53324	Waste Disposal Site	550	Onslow Road	Onslow	Conservation, Recreation & Nature Landscape	432.9850ha	3169/963	414867	Pilbara Regional Waste Management Facility	N/A	Nil	Nil	N/A	Large, vacant, undeveloped site, uses as the Pilbara Regional Waste Management Facility and identified for potential Eco Industrial Park development	Industrial Development
ONS085		Management Order	53324	Waste Disposal Site	551	Onslow Road	Onslow	Conservation, Recreation & Nature Landscape	6741m <sup>2</sup>	3169/964	414867	Vacant land, being the access road to the Pilbara Regional Waste Management Facility	N/A	Nil	Nil	N/A	Vacant site adjoining lot 350 (identified for potential Eco Industrial Park development), connecting it with the road reserve	Industrial Development
ONS086		Management Order	53328	Public Toilets & Boardwalk	3505	Second Avenue	Onslow	Conservation, Recreation & Nature Landscape	2677m <sup>2</sup>	3170/53	408853	Recreation - Boardwalk	N/A	Nil	Registered Aboriginal Site 6618	N/A	Portion of the Ian Blair Memorial Boardwalk	Public Open Space - Developed
ONS087		Management Order	53328	Public Toilets & Boardwalk	3509	Back Beach Road	Onslow	Conservation, Recreation & Nature Landscape	3194m <sup>2</sup>	3170/56	408853	Recreation - Boardwalk	N/A	Nil	Registered Aboriginal Site 6618, 6617, 6619, 6575	N/A	Portion of the Ian Blair Memorial Boardwalk	Public Open Space - Developed

6.2A - Land Asset Assessment

ID No.	Aerial Image	Tenure Type	Reserve No.	Reserve Purpose	Lot No.	Street Name	Town	Zoning (PS No. 7)	Land Area	Certificate of Title	Diagram/Deposited Plan/Plan	Current Use	Lease Details	Environmental Constraints	Heritage Constraints	Fair Value (at 30/06/20)	Comments	Categorisation
ONS088		Management Order	33274	Shire Depot	500	Beadon Creek Road	Onslow	Industry	8346m <sup>2</sup>	3170/994	416928	Shire Depot / Industrial	N/A	NI	NI	N/A	Industrial property utilised as the Shire depot, improved with two main buildings and several outbuildings, appearing to have originally comprised two lots	Industrial
ONS089		Management Order	24685	Refuse & Sanitary Disposal	405	McKullay Road	Onslow	Public Purposes - Port Facilities	5.52ha	3041/887	220439	Vacant land	N/A	NI	NI	N/A	Landlocked parcel of vacant land	Industrial Development
ONS090		Management Order	40014	Caravan Park	674	Second Avenue	Onslow	Tourism	2,352.4ha	3139/507	187177	Vacant	N/A	NI	Registered Aboriginal Site 6618	N/A	Vacant, oceanfront site	Tourism Development
ONS091		Management Order	19059	Sanitary Site	13	Seaview Drive	Onslow	Industry	1.62ha	3151/414	144084	Industry - Salt Mining	N/A	NI	Registered Aboriginal Site 6618	N/A	Predominantly vacant site, appearing to be utilised as part of the salt mining operations	Industrial
ONS092		Management Order	37346	Gravel	81	Onslow Road	Onslow	Conservation, Recreation & Nature Landscape	12.4ha	3151/674	184611	Vacant land	N/A	NI	Registered Aboriginal Site 6620	N/A	Rectangular shaped, vacant site	Rural
ONS093		Management Order	37453	Recreation Golf Course	83	Onslow Road	Onslow	Other Purposes - Infrastructure / Conservation, Recreation & Nature Landscape	58.44ha	3152/8	184612	Industry - Salt Mining	N/A	NI	Registered Aboriginal Site 6619, 6675, 6620, 6617	N/A	Large parcel of predominantly vacant land however, with an industrial facility located to the north eastern portion appearing to be utilised as part of the salt mining operation and inclusive of several large buildings and laydown / truck parking areas	Industrial
ONS094		Management Order	29808	Shire Office	500	Second Avenue	Onslow	Commercial & Civic	2024m <sup>2</sup>	3165/901	406106	Library, community hall and Council Chambers	N/A	NI	Registered Aboriginal Site 6617, 6618	N/A	Modern, multi-storey commercial development	Community Facility
ONS095		Freehold	N/A	N/A	360	30 Third Avenue	Onslow	R20	1012m <sup>2</sup>	897/188	202376	Vacant	Not assessed	NI	Registered Aboriginal Site 6617, 6618	N/A	Potential residential / staff housing development site, suitable for a grouped dwelling development (circa 2 dwellings) or for expansion of Shire administration building	Residential Development
ONS096		Freehold	N/A	N/A	194	16 Tink Street	Onslow	Urban Development	441m <sup>2</sup>	2875/353	403452	Staff Housing	N/A	NI	Registered Aboriginal Site 6618	\$ 85,000	Modern single residential dwelling	Staff Housing
ONS097		Freehold	N/A	N/A	94	56 Yungu Road	Onslow	Urban Development	467m <sup>2</sup>	2867/188	403451	Staff Housing	N/A	NI	NI	\$ 85,000	Modern single residential dwelling	Staff Housing
ONS098		Freehold	N/A	N/A	170	6 Carlyon Road	Onslow	Urban Development	441m <sup>2</sup>	2875/336	403452	Staff Housing	N/A	NI	NI	\$ 85,000	Modern single residential dwelling	Staff Housing
ONS099		Freehold	N/A	N/A	307	7 First Avenue	Onslow	Commercial & Civic	930m <sup>2</sup>	179/3A	202376	Staff Housing	N/A	NI	Registered Aboriginal Site 6618	\$ 230,000	Older style single residential dwelling, with ocean views	Staff Housing
ONS100		Freehold	N/A	N/A	1	8A Anketell Court	Onslow	R12.5/30	N/A	2982/717	79522	Residential unit	N/A	NI	Registered Aboriginal Site 6617, 6618	\$ 65,000	Modern residential triplex unit	Staff Housing
ONS101		Freehold	N/A	N/A	2	8B Anketell Court	Onslow	R12.5/30	N/A	2982/718	79522	Residential unit	N/A	NI	Registered Aboriginal Site 6617, 6618	\$ 65,000	Modern residential triplex unit	Staff Housing
ONS102		Freehold	N/A	N/A	3	8C Anketell Court	Onslow	R12.5/30	N/A	2982/719	79522	Residential unit	N/A	NI	Registered Aboriginal Site 6617, 6618	\$ 65,000	Modern residential triplex unit	Staff Housing
ONS103		Freehold	N/A	N/A	318	9 Second Avenue	Onslow	Commercial & Civic	1012m <sup>2</sup>	1447/769	202376	Residential unit	N/A	NI	Registered Aboriginal Site 6618	\$ 180,000	Modern, three residential unit development (on single Title)	Staff Housing
ONS104		Freehold	N/A	N/A	325	Third Avenue	Onslow	R20	990m <sup>2</sup>	2608/677	202376	Single residential dwelling	N/A	NI	Registered Aboriginal Site 6618	\$ 150,000	Older style single residential dwelling	Staff Housing
ONS105		Freehold	N/A	N/A	2	2/5 Anketell Court	Onslow	R12.5/30	330m <sup>2</sup>	2850/475	65317	Residential unit	N/A	NI	Registered Aboriginal Site 6617, 6618	\$ 65,000	Modern residential triplex unit	Staff Housing

6.2A - Land Asset Assessment

ID No.	Aerial Image	Tenure Type	Reserve No.	Reserve Purpose	Lot No.	Street Name	Town	Zoning (LPS No. 7)	Land Area	Certificate of Title	Diagram/Deposited Plan/Plan	Current Use	Lease Details	Environmental Constraints	Heritage Constraints	Fair Value (at 30/06/20)	Comments	Categorisation
ONS106		Freehold	N/A	N/A	3	3/5 Anketell Court	Onslow	R12.2/90	35.1m <sup>2</sup>	2850/476	65317	Residential unit	N/A	NI	Registered Aboriginal Site 6517, 6658	\$ 65,000	Modern residential triplex unit	Staff Housing
PAR001		Freehold	N/A	N/A	811	Ashburton Court	Paraburadoo	Commercial & Civic	378m <sup>2</sup>	1786/666	15743	Commercial / retail	Leased to Kader Boot Co & The Vault Paraburadoo	NI	NI	\$ 75,000	Strip commercial / retail development, forming part of the Paraburadoo shopping centre	Commercial
PAR002		Management Order	42335	Parking	85	Anzac Court	Paraburadoo	Commercial & Civic	2860m <sup>2</sup>	3020/16	15743	Car Park	N/A	NI	NI	N/A	Open, sealed, car park	Commercial
PAR003		Management Order	42129	Sports Centre & Community Purposes	88	Anzac Place	Paraburadoo	Parks, Recreation & Drainage	1.43ha	3008/436	190513	Sports / community centre	Various community leases	NI	NI	N/A	Community, sport and recreation facility, adjacent the Paraburadoo Primary School, identified for redevelopment to provide additional netball and tennis courts	Community Facility
PAR004		Management Order	42334	Parking	87	Ashburton Avenue	Paraburadoo	Commercial & Civic	4595m <sup>2</sup>	3005/725	15743	Car Park	N/A	NI	NI	N/A	Car park servicing the Paraburadoo shopping centre	Commercial
PAR005		Management Order	Not identified	Not identified	145	Ashburton Avenue	Paraburadoo	Infrastructure Reserve	18m <sup>2</sup>	3105/806	16693	Fencing	N/A	NI	NI	N/A	Long narrow strip of land, appearing to be improved with fencing (rear of residential dwellings)	Infrastructure Reserve
PAR006		Management Order	40065	Public Recreation	66	Ashburton Avenue	Paraburadoo	Parks, Recreation & Drainage	6.59ha	3147/783	15080	Drainage Reserve	N/A	NI	NI	N/A	Irregular shaped with frontages to Ashburton Avenue, Camp Road and Wyloo Road, appearing to be used for Drainage Purposes	Infrastructure Reserve
PAR007		Freehold	N/A	N/A	810	Ashburton Court	Paraburadoo	Commercial & Civic	144m <sup>2</sup>	1786/665	15743	Commercial / retail	N/A	NI	NI	\$ 30,000	Ablition facilities, forming part of the Paraburadoo shopping centre	Commercial
PAR008		Management Order	42331	Recreation	90	Ashburton Court	Paraburadoo	Commercial & Civic	3450m <sup>2</sup>	3014/190	15743	Ashburton Hall community centre / Shire administration	N/A	NI	NI	N/A	Community hall adjoining the Paraburadoo shopping centre	Community Facility
PAR009		Management Order	43567	Public Recreation	144	Barrow Avenue	Paraburadoo	R20	787m <sup>2</sup>	3105/637	14725	Vacant land	N/A	NI	NI	N/A	Vacant single residential lot	Residential Development
PAR010		Management Order	43566	Public Recreation	141	Camp Road	Paraburadoo	Parks, Recreation & Drainage / R20	5.42ha	3105/634	14725	Vacant land (drainage reserve)	N/A	NI	NI	N/A	Irregular shaped, vacant site, portion of which is utilised for drainage purposes and portion having residential development potential	Residential Development
PAR011		Management Order	52197	Childcare Centre	565	Fortescue Place	Paraburadoo	Parks, Recreation & Drainage	2405m <sup>2</sup>	3166/992	409044	Childcare / community centre	Leased to One Tree Community Services	NI	NI	N/A	Modern community / child care centre	Community Facility
PAR012		Management Order	42333	Parking	86	Fortescue Road	Paraburadoo	Commercial & Civic	2279m <sup>2</sup>	3022/569	15743	Car Park	N/A	NI	NI	N/A	Open, sealed car park, to the rear of Paraburadoo shopping centre	Commercial
PAR013		Management Order	39572	Public Recreation	37	Fortescue Road	Paraburadoo	Commercial & Civic	1.38ha	3146/626	15365	Reserve	N/A	NI	NI	N/A	Public open space and skatepark adjacent the Paraburadoo shopping centre	Public Open Space - Developed
PAR014		Management Order	39572	Public Recreation	38	Fortescue Road	Paraburadoo	Commercial & Civic	1.53ha	3146/627	15365	Reserve	N/A	NI	NI	N/A	Public open space adjacent the Paraburadoo shopping centre	Public Open Space - Developed
PAR015		Management Order	39572	Public Recreation	555	Fortescue Road	Paraburadoo	Parks, Recreation & Drainage	7.73ha	3168/83	411246	Reserve / sports and recreation centre	Various community leases within Paraburadoo CHUB	NI	NI	N/A	Large public open spaces including a sports oval and portion of which is improved with a modern sports and recreation / aquatic centre	Community Facility
PAR016		Management Order	40405	Park & Drainage	52	Gregory Way	Paraburadoo	Mixed Business	455m <sup>2</sup>	3141/583	216817	Vacant	N/A	NI	NI	N/A	Small vacant site, utilised for drainage purposes	Infrastructure Reserve
PAR017		Management Order	40406	Park & Drainage	59	Gregory Way	Paraburadoo	Mixed Business	309m <sup>2</sup>	3141/584	216817	Vacant	N/A	NI	NI	N/A	Small vacant site, with frontage to both Gregory Way and Rocklea Road, utilised for drainage purposes	Infrastructure Reserve



6.2A - Land Asset Assessment

ID No.	Aerial Image	Tenure Type	Reserve No.	Reserve Purpose	Lot No.	Street Name	Town	Zoning (LPS No. 7)	Land Area	Certificate of Title	Diagram/Deposited Plan/Plan	Current Use	Lease Details	Environmental Constraints	Heritage Constraints	Fair Value (at 30/06/20)	Comments	Categorisation
PAR028		Management Order	43277	Public Recreation	146	Joffre Avenue	Paraburdoo	Parks, Recreation & Drainage	2560m <sup>2</sup>	3105/819	14951	Reserve	N/A	Nil	Nil	N/A	Vacant, undeveloped site, adjoining small community centre and surrounded by residential land, identified for future BMX track	Public Open Space - Undeveloped
PAR029		Management Order	43265	Train Park	143	McBae Avenue	Paraburdoo	Parks, Recreation & Drainage	2,281.0ha	3105/636	14968	Public Open Space	N/A	Nil	Nil	N/A	Large reserve, portion of which is improved with a small, fenced park area including shelter and ancillary improvements	Public open space - Developed
PAR020		Management Order	43225	Drainage	73	Mittawandy Place	Paraburdoo	Industry	21.7m <sup>2</sup>	3044/128	188713	Vacant	N/A	Nil	Nil	N/A	Narrow strip of vacant land utilised for drainage purposes	Infrastructure Reserve
PAR021		Management Order	40065	Public Recreation	67	Rocklea Road	Paraburdoo	Parks, Recreation & Drainage	5039m <sup>2</sup>	3147/784	15080	Information bay	Licence Agreement for The Bedford Paraburdoo	Nil	Nil	N/A	Public open space utilised as an information bay	Infrastructure Reserve
PAR022		Management Order	40065	Public Recreation	377	Wyloo Road	Paraburdoo	Parks, Recreation & Drainage	3167m <sup>2</sup>	3141/785	14859	Public Open Space	N/A	Nil	Nil	N/A	Vacant undeveloped land extending along the back of two rows of houses	Public Open Space - Undeveloped
PAR023		Management Order	43569	Public Recreation	142	Ashburton Avenue	Paraburdoo	Parks, Recreation & Drainage	3.11ha	3105/635	14946	Public Open Space / Drainage	N/A	Nil	Nil	N/A	Large, irregular shaped vacant site used as open space	Public Open Space - Undeveloped
PAR024		Management Order	49415	Pedestrian Access Way	55	Ashburton Avenue	Paraburdoo	Local Road	1777m <sup>2</sup>	3153/758	14949	Public access ways	N/A	Nil	Nil	N/A	Multiple, narrow strips of land running between houses, used as public access ways	Public Open Space - Developed
PAR025		Management Order	49415	Pedestrian Access Way	55	Ashburton Avenue	Paraburdoo	Local Road	873m <sup>2</sup>	3153/759	14950	Public access ways	N/A	Nil	Nil	N/A	Multiple, narrow strips of land adjacent houses, used as public access ways	Public Open Space - Developed
PAR026		Management Order	53121	Landfill Site	500	Beasley Road	Paraburdoo	Public Purposes - Waste Disposal & Treatment / Rural	38.31ha	3168/794	62511	Waste disposal facility	N/A	Contaminated. Approximate spatial representation of a section of Lot 35 on Deposited Plan 241590 as shown on certificate	Nil	N/A	Large site used for waste disposal purposes	Community Facility
PAR027		Freehold	N/A	N/A	123	Turee Way	Paraburdoo	Industry / Rural	3404m <sup>2</sup>	2947/595	410815	Industrial	N/A	Nil	Nil	\$100,000	Industrial site developed with two freestanding buildings and areas of hardstand, comprising a Shire depot	Industrial
PAR028		Management Order	40483	Public Recreation	84	Minlner Lane	Paraburdoo	Commercial & Civic	825m <sup>2</sup>	3141/819	15743	Public Open Space	N/A	Nil	Nil	N/A	Public open space to the rear of the Paraburdoo shopping centre	Public Open Space - Developed
PAR029		Freehold	N/A	N/A	565	Brodman Avenue	Paraburdoo	R20	827m <sup>2</sup>	1703/456	14861	Single residential dwelling	N/A	Nil	Nil	\$ 60,000	Single residential dwelling	Staff Housing
PAR030		Freehold	N/A	N/A	571	Brodman Avenue	Paraburdoo	R20	827m <sup>2</sup>	1703/594	14947	Single residential dwelling	N/A	Nil	Nil	\$ 56,000	Single residential dwelling	Staff Housing
PAR031		Freehold	N/A	N/A	193	Capricorn Avenue	Paraburdoo	R20	983m <sup>2</sup>	1703/300	14860	Single residential dwelling	N/A	Nil	Nil	\$ 67,000	Single residential dwelling	Staff Housing
PAR032		Freehold	N/A	N/A	172	Hardy Avenue	Paraburdoo	R20	987m <sup>2</sup>	1703/279	14860	Single residential dwelling	N/A	Nil	Nil	\$ 70,000	Single residential dwelling	Staff Housing
PAR033		Freehold	N/A	N/A	39	Joffre Avenue	Paraburdoo	R20	834m <sup>2</sup>	1703/478	14862	Single residential dwelling	N/A	Nil	Nil	\$ 60,000	Single residential dwelling	Staff Housing
PAR034		Freehold	N/A	N/A	586	King Avenue	Paraburdoo	R20	695m <sup>2</sup>	1703/609	14947	Single residential dwelling	N/A	Nil	Nil	\$ 50,000	Single residential dwelling	Staff Housing
PAR035		Freehold	N/A	N/A	516	Lockyer Avenue	Paraburdoo	R20	921m <sup>2</sup>	1703/407	14861	Single residential dwelling	N/A	Nil	Nil	\$ 65,000	Single residential dwelling	Staff Housing



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ID No.	Aerial Image	Tenure Type	Reserve No.	Reserve Purpose	Lot No.	Street Name	Town	Zoning (DPS No. 7)	Land Area	Certificate of Title	Diagram/Deposited Plan/Plan	Current Use	Lease Details	Environmental Constraints	Heritage Constraints	Fair Value (at 30/06/20)	Comments	Classification
PA0036		Freehold	N/A	N/A	556	Margaret Avenue	Paraburdoo	R20	921m <sup>2</sup>	1703/447	14861	Single residential dwelling	N/A	NII	NII	\$ 57,000	Single residential dwelling	Staff Housing
PA0037		Freehold	N/A	N/A	90	Pilbara Avenue	Paraburdoo	R20	893m <sup>2</sup>	1703/853	14951	Single residential dwelling	N/A	NII	NII	\$ 65,000	Single residential dwelling	Staff Housing
PA0038		Freehold	N/A	N/A	56	Whaleback Avenue	Paraburdoo	R20	798m <sup>2</sup>	1703/853	14951	Single residential dwelling	N/A	NII	NII	\$ 57,000	Single residential dwelling	Staff Housing
TP001		Management Order	39929	Drainage	266	Central Road	Tom Price	Commercial & Civic	998m <sup>2</sup>	3003/72	15097	Drainage Reserve	N/A	NII	Registered Aboriginal Site 11186	N/A	Narrow, "L" shaped vacant parcel of land adjacent the hotel and shopping centre, appearing to be used for drainage purposes	Infrastructure Reserve
TP002		Management Order	42329	Parking	313	Central Road	Tom Price	Commercial & Civic	2374m <sup>2</sup>	3026/854	15098	Car park	N/A	NII	Registered Aboriginal Site 11186	N/A	Car park servicing the Tom Price shopping centre and including some shade structures	Commercial
TP003		Freehold	N/A	N/A	978	Stadium Road	Tom Price	Commercial & Civic	1066m <sup>2</sup>	1708/73	15098	Car park	N/A	NII	NII	\$ 110,000	Irregular shaped site, located within the main Tom Price commercial / retail centre, improved with a car park	Commercial
TP004		Management Order	42330	Parking	314	Stadium Road	Tom Price	Commercial & Civic	3234m <sup>2</sup>	3026/840	15097	Car park	N/A	NII	Registered Aboriginal Site 11186	N/A	Site located within the main Tom Price commercial / retail centre, improved with a car park inclusive of shade structures	Commercial
TP005		Freehold	N/A	N/A	2	977 Stadium Rd	Tom Price	Commercial & Civic	5314m <sup>2</sup>	1917/828	18202	Open space	N/A	NII	NII	\$ 370,000	Vacant site located centrally within the Tom Price commercial / retail centre, currently utilised as open space / park	Commercial Development
TP006		Management Order	52223	Recreation	339	Willow Road	Tom Price	Commercial & Civic	1.53ha	3111/370	29965	Aquatic centre and skate park	N/A	NII	Registered Aboriginal Site 11186	N/A	Irregular shaped site, improved with the Tom Price Pool to the eastern and end Tom Price skate park to the western end	Community Facility
TP007		Management Order	45726	Tennis Courts	340	Willow Road	Tom Price	Commercial & Civic	2927m <sup>2</sup>	3111/371	219905	Tennis courts	Leased to Tom Price Tennis Club	NII	Registered Aboriginal Site 11186	N/A	Regular shaped site, improved with tennis courts	Community Facility
TP008		Management Order	39884	Drainage	265	Central Road	Tom Price	Commercial & Civic	226m <sup>2</sup>	3146/941	15098	Public Access Way	N/A	NII	Registered Aboriginal Site 11186	N/A	Narrow strip of land within the Tom Price commercial / retail area, connecting Central Road with a car park and used as a public access way and for drainage purposes, improved with foot path	Infrastructure Reserve
TP009		Management Order	42467	Cultural Purposes	325	Kulji Street	Tom Price	Conservation, Recreation & Nature Landscape	3.95ha	3099/794	190883	Recreation / cultural reserve	N/A	NII	NII	N/A	Regular shaped, undeveloped landholding situated to the east of the Tom Price town	Community Facility
TP010		Management Order	39204	Recreation - Archery	52	Mine Road	Tom Price	Conservation, Recreation & Nature Landscape	6.8ha	3067/534	188852	Archery facility	N/A	NII	Registered Aboriginal Site 7148	N/A	Predominantly vacant site with minor outbuilding, located off Mine road, to the south east of Tom Price, utilised as an archery club	Community Facility
TP011		Management Order	50203	Waste Disposal	300	Bingam Road	Tom Price	Conservation, Recreation & Nature Landscape	20.48ha	3146/794	52584	Tom Price waste disposal site	N/A	NII	NII	N/A	Slightly irregular shaped, cleared site, utilised as the Tom Price tip	Community Facility
TP012		Freehold	N/A	N/A	9001	Boonderoo Road	Tom Price	Industrial & Mixed Business / Development	1670m <sup>2</sup>	2796/141	74173	Vacant	N/A	NII	NII	\$ 40,000	Irregular shaped vacant site at the end of Boonderoo Road however, portion of which includes a small section of Boonderoo Road itself	Industrial Development
TP013		Development Lease	N/A	N/A	350	Boonderoo Road	Tom Price	Industrial & Mixed Business / Development	4.93ha	3155/157	49883	Vacant	LGE K718211	NII	Registered Aboriginal Site 11186 (partly in)	N/A	Irregular shaped, vacant development site, to the southern end of the Boonderoo Road industrial area	Industrial Development
TP014		Management Order	46282	Mall Reserve	344	Central Road	Tom Price	Local Road	3282m <sup>2</sup>	3120/517	195131	Pedestrian mall	N/A	NII	Registered Aboriginal Site 11186	N/A	Open mall / public accessway adjacent the shopping centre in the Tom Price commercial / retail centre, improved with hard and soft landscaping and shade shelters	Public Open Space - Developed
TP015		Freehold	N/A	N/A	2001	Boonderoo Road	Tom Price	Mixed Business	7065m <sup>2</sup>	1894/570	78277	Shire depot	N/A	NII	NII	\$ 530,000	Industrial site improved with multiple buildings, hardstand and car parking, appearing to be utilised as the Shire depot	Industrial

6.2A - Land Asset Assessment

ID No.	Aerial Image	Tenure Type	Reserve No.	Reserve Purpose	Lot No.	Street Name	Town	Zoning (LPS No. 7)	Land Area	Certificate of Title	Diagram/Deposited Plan/Plan	Current Use	Lease Details	Environmental Constraints	Heritage Constraints	Fair Value (at 30/06/20)	Comments	Categorisation
TP016		Freehold	N/A	N/A	2004	Boonderoo Road	Tom Price	Mixed Business	2542m <sup>2</sup>	1894/573	78277	Shire depot	N/A	Nil	Nil	\$ 230,000	Industrial site improved with some minor outbuildings and hardstand, having further development potential, adjoining the main Shire depot and being used in conjunction with such	Industrial
TP017		Management Order	44839	Public Recreation	334	Acacia Street	Tom Price	Parks, Recreation & Drainage	1.11ha	3108/793	15263	RSL Park	N/A	Nil	Nil	N/A	Developed public open space known as RSL Park	Public Open Space - Developed
TP018		Management Order	39907	Public Recreation	323	Jabbanup Place	Tom Price	Parks, Recreation & Drainage	1.74ha	3135/955	14565	Sports oval	N/A	Nil	Nil	N/A	Public open space developed with a sports oval and associated car park	Public Open Space - Developed
TP019		Management Order	42659	Club & Club Premises	346	Jacaranda Drive	Tom Price	Parks, Recreation & Drainage	1388m <sup>2</sup>	3125/495	29716	Portion of established sports oval	N/A	Nil	Registered Aboriginal Site 11186	N/A	Portion of established sports oval	Public Open Space - Developed
TP020		Management Order	39986	Public Recreation	287	Bauhinia Street	Tom Price	Parks, Recreation & Drainage	1973m <sup>2</sup>	3003/90	70283	Open space	N/A	Nil	Registered Aboriginal Site 11186	N/A	Irregular shaped, undeveloped public open space, having frontage to both Bauhinia Street and Carob Street	Public Open Space - Undeveloped
TP021		Management Order	40985	Recreation	58	East Road	Tom Price	Parks, Recreation & Drainage	69.4464ha	3092/852	216946	Golf Course	Leased to Mountain View Sporting Club	Nil	Registered Aboriginal Site 11186	\$ 700,000	Large, irregular shaped site developed with the Tom Price golf course however, with further development potential apparent	Community Facility
TP022		Management Order	44839	Public Recreation	332	North Road	Tom Price	Parks, Recreation & Drainage	1.4ha	3108/791	15263	Public Open Space	N/A	Nil	Nil	N/A	Public open space located at the corner of Central Road, known as Lions Park	Public Open Space - Developed
TP023		Management Order	40835	Recreation	345	Jacaranda Drive	Tom Price	Parks, Recreation & Drainage	1044m <sup>2</sup>	3125/494	29716	Community centre	Leased by TP Squash Club & TP Junior Football Club	Nil	Registered Aboriginal Site 11186	N/A	Community sporting building adjacent bowling club and sports oval	Community Facility
TP024		Management Order	40835	Recreation	347	Jacaranda Drive	Tom Price	Parks, Recreation & Drainage	7765m <sup>2</sup>	3125/496	29716	Lawn bowling club	Leased to TP Bowling Club	Nil	Registered Aboriginal Site 11186	N/A	Established bowling club, including large building and bowling green, with dog-leg access off Jacaranda Drive	Community Facility
TP025		Management Order	39866	Public Recreation	282	Marradong Place	Tom Price	Parks, Recreation & Drainage	655m <sup>2</sup>	3146/909	15094	Vacant, undeveloped site	N/A	Nil	Nil	N/A	Vacant strip of land, extending along Tanunda Street	Public Open Space - Undeveloped
TP026		Management Order	40195	Public Recreation	291	Mine Road	Tom Price	Parks, Recreation & Drainage	7198m <sup>2</sup>	3139/749	14829	Vacant, undeveloped site	N/A	Registered Aboriginal Site 11186	N/A	Vacant parcel of land, having frontage to both Mine Road and Coalbah Street	Public Open Space - Undeveloped	
TP027		Management Order	39926	Drainage	278	Pindari Place	Tom Price	Parks, Recreation & Drainage	875m <sup>2</sup>	3003/87	15095	Drainage Reserve	N/A	Nil	Nil	N/A	Vacant lot appearing to be used for drainage purposes, adjacent residential dwellings and having a potential residential alternate use (single dwelling)	Infrastructure Reserve
TP028		Management Order	42328	Recreation	312	Tanunda Street	Tom Price	Parks, Recreation & Drainage	9132m <sup>2</sup>	3144/819	15091	Outdoor sports courts	Portion leased to TP Netball Association & TP Basketball Association	Nil	Nil	N/A	Irregular shaped site, improved with outdoor courts	Community Facility
TP029		Management Order	41534	Go-kart Track	245	Tom Price-Paraburdoe Road	Tom Price	Parks, Recreation & Drainage	6ha	3013/337	189344	Go-kart Track	Leased to Impala Kart Club	Nil	Registered Aboriginal Site 11186	N/A	Irregular shaped site, improved with a go-cart track / facility	Community Facility
TP030		Management Order	39927	Drainage	276	West Road	Tom Price	Parks, Recreation & Drainage	1072m <sup>2</sup>	3003/83	14829	Drainage reserve	N/A	Nil	Nil	N/A	One of four vacant sites extending West Road, appearing to be used for drainage purposes and improved with a footpath	Infrastructure Reserve

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ID No.	Aerial Image	Tenure Type	Reserve No.	Reserve Purpose	Lot No.	Street Name	Town	Zoning (LPS No. 7)	Land Area	Certificate of Title	Diagram/Deposited Plan/Plan	Current Use	Lease Details	Environmental Constraints	Heritage Constraints	Fair Value (at 30/06/20)	Comments	Categorisation
TP031		Management Order	39927	Drainage	295	West Road	Tom Price	Parks, Recreation & Drainage	943m <sup>2</sup>	3003/84	14830	Drainage Reserve	N/A	Nil	Nil	N/A	One of four vacant sites extending West Road, appearing to be used for drainage purposes and improved with a footpath	Infrastructure Reserve
TP032		Management Order	39927	Drainage	296	West Road	Tom Price	Parks, Recreation & Drainage	1065m <sup>2</sup>	3003/85	14830	Drainage Reserve	N/A	Nil	Nil	N/A	One of four vacant sites extending West Road, appearing to be used for drainage purposes and improved with a footpath	Infrastructure Reserve
TP033		Management Order	39927	Drainage	297	West Road	Tom Price	Parks, Recreation & Drainage	1095m <sup>2</sup>	3003/86	14830	Drainage Reserve	N/A	Nil	Nil	N/A	One of four vacant sites extending West Road, appearing to be used for drainage purposes and improved with a footpath	Infrastructure Reserve
TP034		Management Order	39925	Drainage	279	Wilgerup Street	Tom Price	Parks, Recreation & Drainage	1.47ha	3003/88	15092	Drainage reserve	N/A	Nil	Nil	N/A	Irregular shaped site with frontage to both Wilgerup Street and Killawarra Drive, appearing to be utilised for drainage purposes	Infrastructure Reserve
TP035		Management Order	39857	Public Recreation	348	Willow Road	Tom Price	Parks, Recreation & Drainage	3.12ha	3125/497	29716	Sports oval & pavilion	Various licences within Clem Thompson pavilion	Nil	Registered Aboriginal Site 11186	N/A	Established sports oval, including a pavilion (Clem Thompson Pavilion) and playground	Public Open Space - Developed
TP036		Management Order	40194	Public Recreation	293	Willow Road	Tom Price	Parks, Recreation & Drainage	1.47ha	3139/750	14720	Sports oval (softball field) & pavilion	Clubroom leased to Tom Price Diamond Club	Nil	Registered Aboriginal Site 11186	N/A	Established sporting ground, utilised as a softball field with small pavilion	Public Open Space - Developed
TP037		Management Order	40358	Drainage & Power Supply	302	Willow Road	Tom Price	Parks, Recreation & Drainage	1.33ha	3141/505	14720	Drainage Reserve	N/A	Nil	Registered Aboriginal Site 11186	N/A	Irregular shaped site, with extended frontage to South Road and minor dog leg to Willow Road, surrounding the softball field	Infrastructure Reserve
TP038		Management Order	42510	Motor Cross Track	326	Mine Road	Tom Price	Parks, Recreation & Drainage	13.86ha	3100/253	190955	Motorcross Track	Leased to Tom Price Motorcycle Club	Nil	Nil	N/A	Generally regular shaped landholding however, dissected by power lines, the front portion of which is developed with the Tom Price motocross club	Community Facility
TP039		Management Order	44316	Drainage	328	West Road	Tom Price	Parks, Recreation & Drainage	400m <sup>2</sup>	3105/670	14719	Drainage Reserve	N/A	Registered Aboriginal Site 11186	N/A	A predominantly vacant site at the corner of Doralden Rd and West Rd however, appearing portion of which appears to be utilised by an adjoining residential dwelling (encroachment)	Infrastructure Reserve	
TP040		Management Order	43617	Public Recreation	330	Yanga Street	Tom Price	Parks, Recreation & Drainage	777m <sup>2</sup>	3105/977	14576	Vacant land	N/A	Nil	Nil	N/A	Vacant corner site having additional frontage to Pilkens Street, surrounding by residential development	Public Open Space - Undeveloped
TP041		Management Order	44928	Drainage	333	Doralden Road	Tom Price	Parks, Recreation & Drainage	4.86ha	3108/292	15263	Drainage Reserve	N/A	Nil	Nil	N/A	Large, irregular shaped vacant site, extending from Doralden Road through to Central Road, used for drainage purposes	Infrastructure Reserve
TP042		Management Order	39907	Public Recreation	277	Killawarra Drive	Tom Price	Parks, Recreation & Drainage / R20	10.43ha	3135/953	15091	Open space, drainage reserve and car parking	N/A	Nil	Nil	N/A	Irregular shaped open space, largely undeveloped however, with some minor improvements and a small car park	Residential Development
TP043		Management Order	39907	Public Recreation	281	Tanunda Street	Tom Price	Parks, Recreation & Drainage	1602m <sup>2</sup>	3135/954	15094	Open space	N/A	Nil	Nil	N/A	Irregular shaped, undeveloped open space, with frontages to Tanunda Street, Killawarra Drive and Gungahri Circuit	Public Open Space - Undeveloped
TP044		Management Order	39923	Drainage	280	Pindari Place	Tom Price	Parks, Recreation & Drainage	732m <sup>2</sup>	3146/945	15095	Drainage Reserve	N/A	Nil	Nil	N/A	Vacant corner site, appearing to be used for drainage or undeveloped open space purposes, potentially having single residential development potential	Infrastructure Reserve
TP045		Management Order	39277	Shooting Complex	555	Tom Price-Paraburdoo Road	Tom Price	Parks, Recreation & Drainage	27.63ha	3163/922	75412	Rifle range	Leased to Tom Price Sporting Shooters	Nil	Registered Aboriginal Site 11186	N/A	Large irregular shaped site, largely undeveloped however, appearing to be used for community purposes (rifle range)	Community Facility
TP046		Management Order	40797	Recreation	500	Kanberra Drive	Tom Price	Parks, Recreation & Drainage	4.29ha	3165/770	406730	Vacant land	N/A	Nil	Nil	N/A	A large, undeveloped area of public open space	Residential Development
TP047		Management Order	40798	Club & Club Premises	501	Kanberra Drive	Tom Price	Parks, Recreation & Drainage	4341m <sup>2</sup>	3165/771	406730	Vacant land	N/A	Nil	Nil	N/A	Undeveloped area of public open space, surrounding by further large undeveloped public open space	Residential Development
TP048		Management Order	39753	Public Recreation	247	Mine Road	Tom Price	Parks, Recreation & Drainage	1514m <sup>2</sup>	3003/70	15338	Vacant land	N/A	Registered Aboriginal Site 11186	N/A	Vacant, irregular shaped site located at the corner of Mine Rd and Court Rd	Public Open Space - Undeveloped	
TP049		Management Order	40059	Public Recreation	288	Doralden Road	Tom Price	Parks, Recreation & Drainage	3918m <sup>2</sup>	3139/538	15565	Vacant land	N/A	Nil	Nil	N/A	Irregular shaped, predominantly vacant site however, including some areas of foot path	Public Open Space - Undeveloped

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ID No.	Aerial Image	Tenure Type	Reserve No.	Reserve Purpose	Lot No.	Street Name	Town	Zoning (PS No. 7)	Land Area	Certificate of Title	Diagram/Deposited Plan/Plan	Current Use	Lease Details	Environmental Constraints	Heritage Constraints	Fair Value (at 30/06/20)	Comments	Categorisation
TP050		Management Order	40799	Park & Drainage	309	Kanberra Drive	Tom Price	Parks, Recreation & Drainage	3812m <sup>2</sup>	3141/28	188298	Public access way / drainage reserve	N/A	Nil	Nil	N/A	Predominantly vacant strip of land, utilised as a public access way and including a footpath	Infrastructure Reserve
TP051		Management Order	40222	Public Recreation	292	Poinsettia Street	Tom Price	Parks, Recreation & Drainage	3331m <sup>2</sup>	3139/727	15207	Vacant land	N/A	Nil	Registered Aboriginal Site 11186	N/A	Vacant, irregular shaped site at the end of Poinsettia Street, including the head of the cul-de-sac, having alternate residential development potential in accordance with surrounding zoning (R20/R30)	Residential Development
TP052		Management Order	40209	Public Recreation	294	Hibiscus Street	Tom Price	Parks, Recreation & Drainage	3021m <sup>2</sup>	3139/741	14722	Open space	N/A	Nil	Registered Aboriginal Site 11186	N/A	Irregular shaped, undeveloped public open space, extending between Hibiscus Street and Alpha Street (at the end), having alternate residential development potential in accordance with surrounding zoning (R20)	Residential Development
TP053		Management Order	39327	Recreation (Speedway)	53	Nameless Valley Drive	Tom Price	Parks, Recreation & Drainage	13.31ha	3144/970	186853	Tom Price Speedway	Leased to Tom Price Motorsport Club	Nil	Nil	N/A	Irregular shaped site, utilised as the Tom Price Speedway and including a speedway track and several outbuildings	Community Facility
TP054		Management Order	39328	BMX Circuit	60	Nameless Valley Drive	Tom Price	Parks, Recreation & Drainage	5.99ha	3144/971	186853	BMX track	Leased to Tom Price BMX Club	Nil	Nil	N/A	Irregular shaped site, portion of which is utilised as a BMX track and including several outbuildings	Community Facility
TP055		Management Order	39874	Public Recreation	267	Killawarra Drive	Tom Price	Parks, Recreation & Drainage	1.3419ha	3146/910	15095	Open space	N/A	Nil	Nil	N/A	Irregular shaped, vacant site, situated at the corner of Killawarra Drive and Ourimbah Street	Public Open Space - Undeveloped
TP056		Management Order	39874	Public Recreation	268	Killawarra Drive	Tom Price	Parks, Recreation & Drainage	1908m <sup>2</sup>	3146/911	15095	Open space	N/A	Nil	Nil	N/A	Irregular shaped site, being undeveloped	Public Open Space - Undeveloped
TP057		Management Order	39874	Public Recreation	269	Killawarra Drive	Tom Price	Parks, Recreation & Drainage	621m <sup>2</sup>	3146/912	15095	Open space	N/A	Nil	Nil	N/A	Irregular shaped site, being undeveloped	Public Open Space - Undeveloped
TP058		Management Order	39874	Public Recreation	270	Killawarra Drive	Tom Price	Parks, Recreation & Drainage	518m <sup>2</sup>	3146/913	15093	Open space	N/A	Nil	Nil	N/A	Irregular shaped site, being undeveloped	Public Open Space - Undeveloped
TP059		Management Order	39874	Public Recreation	272	Killawarra Drive	Tom Price	Parks, Recreation & Drainage	1.063m <sup>2</sup>	3146/915	15093	Open space	N/A	Nil	Nil	N/A	Irregular shaped site, being undeveloped	Public Open Space - Undeveloped
TP060		Management Order	39874	Public Recreation	273	Killawarra Drive	Tom Price	Parks, Recreation & Drainage	1.089m <sup>2</sup>	3146/916	15093	Open space	N/A	Nil	Nil	N/A	Irregular shaped site, being undeveloped	Public Open Space - Undeveloped
TP061		Management Order	39868	Public Recreation	275	Central Road	Tom Price	Parks, Recreation & Drainage	863m <sup>2</sup>	3146/917	15210	Open space	N/A	Nil	Nil	N/A	Irregular shaped site, being undeveloped	Public Open Space - Undeveloped
TP062		Management Order	39728	Public Recreation	69	Mine Road	Tom Price	Parks, Recreation & Drainage	8.47ha	3149/135	15337	Vacant land	N/A	Nil	Registered Aboriginal Site 11186	N/A	Large, irregular shaped, vacant site, having frontages to Doradeen Road, West Road and Mine Road	Commercial Development
TP063		Management Order	39868	Public Recreation	298	Central Road	Tom Price	Parks, Recreation & Drainage	2205m <sup>2</sup>	3146/918	14830	Park	N/A	Nil	Nil	N/A	Triangular shaped site, being grassed and treed appearing to be used as public open space	Public Open Space - Developed
TP064		Management Order	39868	Public Recreation	299	Central Road	Tom Price	Parks, Recreation & Drainage	1068m <sup>2</sup>	3146/919	14830	Park	N/A	Nil	Nil	N/A	Generally regular shaped site, extending between Cassia Street and Cedar Street, being grassed and treed and appearing to be used as public open space	Public Open Space - Developed
TP065		Management Order	39868	Public Recreation	300	Central Road	Tom Price	Parks, Recreation & Drainage	1127m <sup>2</sup>	3146/920	14830	Park	N/A	Nil	Nil	N/A	Generally regular shaped site, extending between Cedar Street and Cleander Street, being grassed and treed and appearing to be used as public open space	Public Open Space - Developed
TP066		Management Order	39868	Public Recreation	301	Central Road	Tom Price	Parks, Recreation & Drainage	1119m <sup>2</sup>	3146/921	14829	Park	N/A	Nil	Nil	N/A	Generally regular shaped site, extending between Cleander Street and Tamarind Street, being grassed and treed and appearing to be used as public open space	Public Open Space - Developed
TP067		Management Order	41388	Recreation	317	Central Road	Tom Price	Public Purposes - Community	6230m <sup>2</sup>	3027/682	67300	Doug Talbot Memorial Reserve	N/A	Nil	Registered Aboriginal Site 11186	N/A	Developed public open space opposite the commercial / retail precinct, known as the Doug Talbot Memorial Park	Public Open Space - Developed



6.2A - Land Asset Assessment



















ID No.	Aerial Image	Tenure Type	Reserve No.	Reserve Purpose	Lot No.	Street Name	Town	Zoning (LPS No. 7)	Land Area	Certificate of Title	Diagram/Deposited Plan/Plan	Current Use	Lease Details	Environmental Constraints	Heritage Constraints	Fair Value (at 30/06/20)	Comments	Categorisation
TP068		Management Order	42327	Recreation	315	Central Road	Tom Price	Public Purposes - Community	5500m <sup>2</sup>	3025/945	67532	Community / vectors centre	Storeroom leased to Tom Price Swimming Association	Nil	Registered Aboriginal Site 11186	N/A	Corner site improved with substantial community building and car park, incorporating the Tom Price Library and Visitor Centre	Community Facility
TP069		Management Order	43218	Dog Pound Site	324	Nameless Valley Drive	Tom Price	Public Purposes - Community	404m <sup>2</sup>	3096/814	190916	Dog pound	N/A	Nil	Nil	N/A	Small site improved with a dog pound, straddling the lot boundary (lot 28)	Community Facility
TP070		Management Order	32087	Cemetery Site	28	Nameless Valley Drive	Tom Price	Public Purposes - Community	1.54ha	3121/795	213793	Tom Price Cemetery	N/A	Nil	Nil	N/A	Predominantly vacant site, portion of which is utilised as the Tom Price Cemetery	Community Facility
TP071		Management Order	42328	Recreation	316	Tanunda Street	Tom Price	Public Purposes - Community	912m <sup>2</sup>	3144/820	15092	Shire of Ashburton Civic Centre	N/A	Nil	Nil	N/A	Large, irregular shaped site, improved with the Shire of Ashburton Civic Centre and associated car parking	Community Facility
TP072		Management Order	46971	Drainage	349	Creek Road	Tom Price	Public Purposes - Education	2609m <sup>2</sup>	3125/498	29715	Drainage Reserve	N/A	Nil	Registered Aboriginal Site 11186	N/A	Long narrow strip of land dissecting the Tom Price Primary School site, appearing to be used for drainage purposes	Infrastructure Reserve
TP073		Management Order	39084	Rubbish Disposal Site	3005	Bingham Road	Tom Price	Public Purposes - Waste Disposal & Treatment	5.5ha	3159/497	44796	Waste disposal facility	N/A	Nil	Nil	N/A	Vacant, irregular shaped site, appearing to be used for waste disposal purposes	Community Facility
TP074		Management Order	44317	Drainage	329	East Road	Tom Price	Public Purposes - Water & Drainage	1456m <sup>2</sup>	3105/671	67039	Drainage Reserve	N/A	Nil	Registered Aboriginal Site 11186	N/A	Vacant, undeveloped site, adjacent the Mountain View Sporting Club and appearing to be used for drainage purposes	Infrastructure Reserve
TP075		Management Order	40363	Drainage	303	Wattle Street	Tom Price	Public Purposes - Water & Drainage	411m <sup>2</sup>	3141/535	14829	Public Access Way and drainage reserve	N/A	Nil	Registered Aboriginal Site 11186	N/A	Public access way extending between Wattle Street and Lilac Street, including a footpath and also used for drainage purposes	Infrastructure Reserve
TP076		Management Order	40363	Drainage	304	Lilac Street	Tom Price	Public Purposes - Water & Drainage	743m <sup>2</sup>	3141/536	14829	Public Access Way and drainage reserve	N/A	Nil	Registered Aboriginal Site 11186	N/A	Public access way extending between Lilac Street and Coolbah Street, being largely undeveloped and used for drainage purposes	Infrastructure Reserve
TP077		Freehold	N/A	N/A	76	Marinup Way	Tom Price	R20	953m <sup>2</sup>	1786/720	216902	Vacant residential lot	N/A	Nil	Nil	\$ 110,000	Vacant residential lot, suitable for development with a single dwelling	Residential Development
TP078		Management Order	39500	Staff Accommodation	27	East Road	Tom Price	R20	897m <sup>2</sup>	3146/295	15207	Staff transit accommodation	N/A	Registered Aboriginal Site 11186	N/A	N/A	Corner site with frontage to both East Road and Willow Road, appearing to be improved with an accommodation building	Community Facility
TP079		Management Order	39874	Public Recreation	271	Killawarra Drive	Tom Price	R20	6569m <sup>2</sup>	3146/914	15093	Vacant land	N/A	Nil	Nil	N/A	Irregular shaped, vacant development site, small portion of which is zoned (Recreation & Drainage), with frontages to Killawarra Drive and Jabbarup Place, suitable for development with circa 8 dwellings	Residential Development
TP080		Freehold	N/A	N/A	400	South Road	Tom Price	R30	3.59ha	2914/157	409078	Vacant land	N/A	Registered Aboriginal Site 11186	\$330,000	Large, slightly irregular shaped vacant site with frontages to South Road, Pointsett Street and East Road, having largely been deconstrained to facilitate future development - earmarked for development of a childcare centre, emergency services facility and community health centre however, suitable for residential development	Commercial Development	
TP081		Freehold	N/A	N/A	46	South Road	Tom Price	R30	6618m <sup>2</sup>	2959/951	413028	Vacant land	N/A	Registered Aboriginal Site 11186	\$170,000	Vacant development site with extended frontage to South Road - Earmarked for development of a childcare centre, emergency services facility and community health centre however, suitable for residential development	Commercial Development	
TP082		Management Order	49547	Drainage	3001	Doradeen Road	Tom Price	R30	3.23ha	3157/625	48403	Vacant land / drainage reserve	N/A	Nil	Nil	N/A	Irregular shaped vacant development site, with frontages to Doradeen Road, Minha Street and Ngardi Place, suitable for development with circa 10 dwellings	Residential Development
TP083		Management Order	50998	Drainage	1000	North Road	Tom Price	R30	2323m <sup>2</sup>	3160/948	64803	Vacant land / drainage reserve	N/A	Nil	Nil	N/A	Vacant, L shaped site, with frontages to Doradeen Road, North Road and Minha Street, suitable for development with circa 7 dwellings	Residential Development
TP084		Management Order	42428	Equestrian Purposes	54	Nameless Valley Drive	Tom Price	Rural	99.81ha	3067/465	216331	Vacant rural land / equestrian	Leased to Pony Club	Nil	Nil	N/A	Large rural landholding, appearing to be used for horse agment and riding purposes and improved with numerous outbuildings	Rural





6.2A - Land Asset Assessment

ID No.	Aerial Image	Tenure Type	Reserve No.	Reserve Purpose	Lot No.	Street Name	Town	Zoning (LPS No. 7)	Land Area	Certificate of Title	Diagram/Deposited Plan/Plan	Current Use	Lease Details	Environmental Constraints	Heritage Constraints	Fair Value (at 30/06/20)	Comments	Categorisation
TP085		Management Order	44716	Pedestrian Access Way	258	Allambi Way	Tom Price	Rural	404m <sup>2</sup>	3093/847	216902	Public access way	N/A	Nil	Nil	N/A	Narrow strip of land extending from Allambi Way to Wilgerup Place, used as a public accessway and including a footpath	Infrastructure Reserve
TP086		Management Order	42428	Equestrian Purposes	331	Nameless Valley Drive	Tom Price	Rural	21.59ha	3128/970	192625	Vacant rural land / equestrian	Leased to Tom Price Pony & Horse Club	Nil	Nil	N/A	Vacant rural lot, adjacent Kings Lake, utilised for equestrian purposes	Rural
TP087		Management Order	38467	Experimental Land & Gravel	41	Nameless Valley Drive	Tom Price	Rural	27.63ha	3149/908	184619	Vacant rural land	Portion leased to Ashburton Aboriginal Corporation	Nil	Nil	N/A	Generally regular shaped, unimproved rural landholding, appearing to have previously been utilised for sand extraction / industry and partially rehabilitated	Rural
TP088		Management Order	44717	Drainage	305	Allambi Way	Tom Price	Rural	100m <sup>2</sup>	3142/395	216902	Drainage reserve	N/A	Nil	Nil	N/A	Narrow strip of land between residential lots, appearing to be for drainage purposes and / or public access way (undeveloped)	Infrastructure Reserve
TP089		Management Order	44717	Drainage	306	Allambi Way	Tom Price	Rural	177m <sup>2</sup>	3142/396	216902	Drainage Reserve	N/A	Nil	Nil	N/A	Narrow strip of land between residential lots, appearing to be used for drainage purposes and / or public access way (undeveloped)	Infrastructure Reserve
TP090		Management Order	52322	Transport	360	Nameless Valley Drive	Tom Price	Rural	993m <sup>2</sup>	3166/593	407170	Truck layover / breakdown	N/A	Nil	Nil	N/A	Regular shaped, predominantly cleared site, appearing to be utilised as a truck layover and including a toilet facility	Community Facility
TP091		Management Order	49455	Drainage	3014	Central Road	Tom Price	Special Use 1	1596m <sup>2</sup>	3154/235	51300	Drainage Reserve	N/A	Nil	Nil	N/A	Predominantly vacant strip of drainage reserve along Central Road and partially improved with a foot path	Infrastructure Reserve
TP092		Management Order	49455	Drainage	3015	Central Road	Tom Price	Special Use 1	3604m <sup>2</sup>	3154/236	51300	Drainage Reserve	N/A	Nil	Nil	N/A	Predominantly vacant strip of drainage reserve extending along Central Road and partially improved with a foot path	Infrastructure Reserve
TP093		Management Order	49455	Drainage	3016	Central Road	Tom Price	Special Use 1	40m <sup>2</sup>	3154/237	51300	Drainage Reserve	N/A	Nil	Nil	N/A	Predominantly vacant, small, triangular parcel of land, utilised as a drainage reserve	Infrastructure Reserve
TP094		Management Order	38762	Caravan Park & Chalets	66	Nameless Valley Drive	Tom Price	Tourism	24.96ha	3123/201	188857	Tom Price Tourist Park	Leased to Summersan Pty Ltd	Nil	Nil	N/A	Large tourist accommodation site, improved with the Tom Price Tourist Park and having further development potential (upgrade / expansion planned)	Tourism Development
TP095		Freehold	N/A	N/A	246	Poiniana Street	Tom Price	Commercial & Civic	325m <sup>2</sup>	1704/933	14718	Shire Office	N/A	Nil	Registered Aboriginal Site 11185	\$290,000	Shire office building	Community Facility
TP096		Management Order	39852	Public Recreation	274	South Road	Tom Price	Parks, Recreation & Drainage	877m <sup>2</sup>	3146/902	15209	Vacant Land	N/A	Nil	Registered Aboriginal Site 11186	N/A	Irregular shaped, vacant area of Public Open Space, situated at the end of Carob Street, Baubina Street and Palm Street, having potential to be developed with circa 16 residential dwellings	Residential Development
TP097		Freehold	N/A	N/A	398	Acalypha Street	Tom Price	R20	832m <sup>2</sup>	1715/524	15205	Single residential dwelling	N/A	Nil	Registered Aboriginal Site 11186	\$ 110,000	Single residential dwelling	Staff Housing
TP098		Freehold	N/A	N/A	602	Boolee Street	Tom Price	R20	785m <sup>2</sup>	1722/533	15194	Single residential dwelling	N/A	Nil	Nil	\$ 110,000	Single residential dwelling	Staff Housing
TP099		Freehold	N/A	N/A	604	Boolee Street	Tom Price	R20	775m <sup>2</sup>	1722/535	15194	Single residential dwelling	N/A	Nil	Nil	\$ 110,000	Single residential dwelling	Staff Housing
TP100		Freehold	N/A	N/A	279	Carob Street	Tom Price	R20	916m <sup>2</sup>	1746/313	70283	Single residential dwelling	N/A	Nil	Registered Aboriginal Site 11186	\$ 120,000	Single residential dwelling	Staff Housing
TP101		Freehold	N/A	N/A	283	Carob Street	Tom Price	R20	823m <sup>2</sup>	1746/317	70283	Single residential dwelling	N/A	Nil	Nil	\$ 110,000	Single residential dwelling	Staff Housing

6.2A - Land Asset Assessment

ID No.	Aerial Image	Tenure Type	Reserve No.	Reserve Purpose	Lot No.	Street Name	Town	Zoning (LPS No. 7)	Land Area	Certificate of Title	Diagram/Deposited Plan/Plan	Current Use	Lease Details	Environmental Constraints	Heritage Constraints	Fair Value (at 30/06/20)	Comments	Categorisation
TP102		Freehold	N/A	N/A	178	Cassia Street	Tom Price	R20	823m <sup>2</sup>	1715/548	15210	Single residential dwelling	N/A	Nil	Nil	\$ 110,000	Single residential dwelling	Staff Housing
TP103		Freehold	N/A	N/A	126	Cedar Street	Tom Price	R20	823m <sup>2</sup>	1715/376	15206	Single residential dwelling	N/A	Nil	Nil	\$ 110,000	Single residential dwelling	Staff Housing
TP104		Freehold	N/A	N/A	215	Grevillea Street	Tom Price	R20	1006m <sup>2</sup>	1715/233	15211	Single residential dwelling	N/A	Nil	Registered Aboriginal Site 11186	\$ 130,000	Single residential dwelling however, situated on a potential duplex site	Staff Housing
TP105		Freehold	N/A	N/A	1104	Jabbarup Place	Tom Price	R20	1294m <sup>2</sup>	1704/983	66268	Duplex dwelling development	N/A	Nil	Nil	\$ 140,000	Duplex dwelling development	Staff Housing
TP106		Freehold	N/A	N/A	797	Kulai Street	Tom Price	R20	703m <sup>2</sup>	1746/357	15564	Single residential dwelling	N/A	Nil	Nil	\$ 98,000	Single residential dwelling	Staff Housing
TP107		Freehold	N/A	N/A	773	Larmook Street	Tom Price	R20	825m <sup>2</sup>	1746/309	70284	Single residential dwelling	N/A	Nil	Nil	\$ 110,000	Single residential dwelling	Staff Housing
TP108		Freehold	N/A	N/A	787	Larmook Street	Tom Price	R20	953m <sup>2</sup>	1746/347	15564	Single residential dwelling	N/A	Nil	Nil	\$ 120,000	Single residential dwelling	Staff Housing
TP109		Freehold	N/A	N/A	17	Liarc Street	Tom Price	R20	614m <sup>2</sup>	1725/85	15338	Single residential dwelling	N/A	Nil	Registered Aboriginal Site 11186	\$ 110,000	Single residential dwelling	Staff Housing
TP110		Freehold	N/A	N/A	22	Liarc Street	Tom Price	R20	632m <sup>2</sup>	1725/90	15338	Single residential dwelling	N/A	Nil	Registered Aboriginal Site 11186	\$ 110,000	Single residential dwelling	Staff Housing
TP111		Freehold	N/A	N/A	1004	Mairadong Place	Tom Price	R20	953m <sup>2</sup>	1705/124	15094	Single residential dwelling	N/A	Nil	Nil	\$ 120,000	Single residential dwelling	Staff Housing
TP112		Freehold	N/A	N/A	758	Mungara Street	Tom Price	R20	820m <sup>2</sup>	1746/324	15564	Single residential dwelling	N/A	Nil	Nil	\$ 110,000	Single residential dwelling	Staff Housing
TP113		Freehold	N/A	N/A	98	Oleander Street	Tom Price	R20	872m <sup>2</sup>	1725/180	15339	Single residential dwelling	N/A	Nil	Nil	\$ 110,000	Single residential dwelling	Staff Housing
TP114		Freehold	N/A	N/A	61	Pine Street	Tom Price	R20	664m <sup>2</sup>	1725/143	15339	Single residential dwelling	N/A	Nil	Nil	\$ 110,000	Single residential dwelling	Staff Housing
TP115		Freehold	N/A	N/A	261	Poinciana Street	Tom Price	R20	912m <sup>2</sup>	1962/76	15208	Single residential dwelling	N/A	Nil	Registered Aboriginal Site 11186	\$ 120,000	Single residential dwelling	Staff Housing
TP116		Freehold	N/A	N/A	498	Sirus Street	Tom Price	R20	1045m <sup>2</sup>	1715/556	15210	Single residential dwelling	N/A	Nil	Nil	\$ 130,000	Single residential dwelling	Staff Housing
TP117		Freehold	N/A	N/A	1152	Tarwonga Circuit	Tom Price	R20	862m <sup>2</sup>	1704/981	66269	Single residential dwelling	N/A	Nil	Nil	\$ 110,000	Single residential dwelling	Staff Housing
TP118		Freehold	N/A	N/A	825	Warara Street	Tom Price	R20	1183m <sup>2</sup>	1746/885	15564	Single residential dwelling	N/A	Nil	Nil	\$ 140,000	Single residential dwelling	Staff Housing
TP119		Freehold	N/A	N/A	1143	Yanign Place	Tom Price	R20	875m <sup>2</sup>	1704/971	66272	Single residential dwelling	N/A	Nil	Registered Aboriginal Site 11186	\$ 110,000	Single residential dwelling	Staff Housing

ID No.	Aerial Image	Tenure Type	Reserve No.	Reserve Purpose	Lot No.	Street Name	Town	Zoning (LPS No. 7)	Land Area	Certificate of Title	Diagram/Deposited Plan/Plan	Current Use	Lease Details	Environmental Constraints	Heritage Constraints	Fair Value (at 30/06/20)	Comments	Categorisation
TP120		Freehold	N/A	N/A	710	Yiluk Street	Tom Price	R20	984m <sup>2</sup>	1725/18	15335	Single residential dwelling	N/A	Nil	Nil	120000	Single residential dwelling	Staff Housing
ONS107		Management Order	42626	Staff Accommodation	944	3 First Street	Onslow	R20	1010m <sup>2</sup>	3100/859	191012	Staff Housing (Reserve)	N/A	Nil	Registered Aboriginal Site 6618	N/A	Single residential dwelling, older style with potential redevelopment opportunity	Staff Housing

## 6.2A - Land Asset Assessment

Certificate of Title	Lot	Deposited Plan	Town	Address	Reserve Number
3042/497	699	144045			35118
3041/531	2	222936		Old Onslow	35118
3041/532	6	222936		Old Onslow	35118
3041/533	7	222936		Old Onslow	35118
3041/534	8	222936		Old Onslow	35118
3041/535	9	222936		Old Onslow	35118
3041/535	10	222936		Old Onslow	35118
3041/537	11	222936		Old Onslow	35118
3041/538	15	222936		Old Onslow	35118
3041/539	16	222936		Old Onslow	35118
3041/540	18	222936		Old Onslow	35118
3041/541	21	222936		Old Onslow	35118
3041/542	22	222936		Old Onslow	35118
3041/543	23	222936		Old Onslow	35118
3041/544	24	222936		Old Onslow	35118
3041/545	25	222936		Old Onslow	35118
3041/546	26	222936		Old Onslow	35118
3041/547	27	222936		Old Onslow	35118
3041/548	31	222936		Old Onslow	35118
3041/549	32	222936		Old Onslow	35118
3041/550	34	222936		Old Onslow	35118
3041/551	37	222936		Old Onslow	35118
3041/552	39	222936		Old Onslow	35118
3041/553	40	222936		Old Onslow	35118



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3041/554	41	222936	Old Onslow	35118
3041/555	42	222936	Old Onslow	35118
3041/556	44	222936	Old Onslow	35118
3041/571	48	222936	Old Onslow	35118
3041/573	45	222936	Old Onslow	35118
3041/581	50	222936	Old Onslow	35118
3041/582	52	222936	Old Onslow	35118
3041/583	53	222936	Old Onslow	35118
3041/584	54	222936	Old Onslow	35118
3041/585	55	222936	Old Onslow	35118
3041/587	59	555936	Old Onslow	35118
3041/590	62	222936	Old Onslow	35118
3041/591	64	222936	Old Onslow	35118
3041/593	65	222936	Old Onslow	35118
3041/595	66	222936	Old Onslow	35118
3041/597	67	222936	Old Onslow	35118
3041/599	75	222936	Old Onslow	35118
6041/600	76	222936	Old Onslow	35118
3041/602	77	222936	Old Onslow	35118
3041/604	78	222936	Old Onslow	35118
3041/606	79	222936	Old Onslow	35118
3041/610	88	222936	Old Onslow	35118
3041/611	89	222936	Old Onslow	35118
3041/613	90	222936	Old Onslow	35118
3041/615	91	222936	Old Onslow	35118

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3041/617	95	222936	Old Onslow	35118
3041/620	99	222936	Old Onslow	35118
3041/621	100	222936	Old Onslow	35118
3041/623	101	222936	Old Onslow	35118
3041/624	102	222936	Old Onslow	35118
3041/626	107	222936	Old Onslow	35118
3041/628	108	222936	Old Onslow	35118
3041/630	109	222936	Old Onslow	35118
3041/632	112	222936	Old Onslow	35118
3041/634	113	222936	Old Onslow	35118
3041/636	114	222936	Old Onslow	35118
3041/638	115	222936	Old Onslow	35118
3041/639	116	222936	Old Onslow	35118
3041/641	117	222937	Old Onslow	35118
3041/643	118	222937	Old Onslow	35118
3041/645	124	222937	Old Onslow	35118
3041/646	125	222937	Old Onslow	35118
3041/648	126	222937	Old Onslow	35118
3041/650	127	222937	Old Onslow	35118
3041/652	129	222937	Old Onslow	35118
3041/653	131	222937	Old Onslow	35118
3041/654	132	222937	Old Onslow	35118
3041/655	134	222937	Old Onslow	35118
3041/657	135	222937	Old Onslow	35118
3041/660	139	222937	Old Onslow	35118

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3041/663	141	222938	Old Onslow	35118
3041/664	142	222938	Old Onslow	35118
3041/667	143	222938	Old Onslow	35118
3041/671	144	22938	Old Onslow	35118
3041/674	145	222938	Old Onslow	35118
3041/677	146	222938	Old Onslow	35118
3041/680	147	222938	Old Onslow	35118
3041/683	148	222938	Old Onslow	35118
3041/686	149	222938	Old Onslow	35118
3041/690	150	222938	Old Onslow	35118
3041/692	151	222936	Old Onslow	35118
3041/695	152	105913	Old Onslow	35118
3041/698	153	106073	Old Onslow	35118
3041/702	158	222939	Old Onslow	35118
3041/705	159	222939	Old Onslow	35118
3041/708	162	222939	Old Onslow	35118
3041/711	163	222939	Old Onslow	35118
3041/714	164	222939	Old Onslow	35118
3041/717	165	222939	Old Onslow	35118
3041/722	166	222939	Old Onslow	35118
3041/725	167	222939	Old Onslow	35118
3041/728	168	222939	Old Onslow	35118
3041/732	169	222939	Old Onslow	35118
3041/734	170	222939	Old Onslow	35118
3041/736	171	222939	Old Onslow	35118

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3041/738	172	222939	Old Onslow	35118
3041/740	173	222939	Old Onslow	35118
3041/743	174	222939	Old Onslow	35118
3041/745	175	222939	Old Onslow	35118
3041/746	176	222939	Old Onslow	35118
3041/804	177	222939	Old Onslow	35118
3041/806	178	222939	Old Onslow	35118
3041/808	179	222939	Old Onslow	35118
3041/810	180	222939	Old Onslow	35118
3041/811	181	222939	Old Onslow	35118
3041/813	182	222939	Old Onslow	35118
3041/814	183	222939	Old Onslow	35118
3041/815	184	22939	Old Onslow	35118
3041/816	185	222939	Old Onslow	35118
3041/817	186	222939	Old Onslow	35118
3041/818	187	222939	Old Onslow	35118
3041/819	188	222939	Old Onslow	35118
3041/820	189	222939	Old Onslow	35118
3041/821	190	222939	Old Onslow	35118
3041/822	191	222939	Old Onslow	35118
3041/823	192	222939	Old Onslow	35118
3041/824	193	222939	Old Onslow	35118
3041/825	196	222939	Old Onslow	35118
3041/826	198	222939	Old Onslow	35118
3041/827	199	222939	Old Onslow	35118

## 6.2A - Land Asset Assessment

3041/828	200	222939	Old Onslow	35118
3041/829	201	222939	Old Onslow	35118
3041/830	202	222939	Old Onslow	35118
3041/831	203	222939	Old Onslow	35118
3041/832	204	222939	Old Onslow	35118
3041/833	205	222939	Old Onslow	35118
3041/834	206	222939	Old Onslow	35118
3041/835	207	222939	Old Onslow	35118
3041/836	208	222939	Old Onslow	35118
3041/837	209	222939	Old Onslow	35118
3041/838	210	222939	Old Onslow	35118
3041/839	211	222939	Old Onslow	35118
3041/840	212	222939	Old Onslow	35118
3041/841	213	222939	Old Onslow	35118
3041/842	214	222939	Old Onslow	35118
3041/843	215	222939	Old Onslow	35118
3041/844	216	222939	Old Onslow	35118
3041/845	217	222939	Old Onslow	35118
3041/846	218	222939	Old Onslow	35118
3041/847	219	222939	Old Onslow	35118
3041/848	220	222939	Old Onslow	35118
3041/849	221	222939	Old Onslow	35118
3041/850	222	222939	Old Onslow	35118
3041/851	235	222939	Old Onslow	35118
3041/852	241	128676	Old Onslow	35118



















## 6.2A - Land Asset Assessment

Property Particulars								
ID No.	Aerial Image	tenure Type	Lot No.	Street Name	Town	Zoning (LPS No. 7)	Land Area	Certificate of Title
		ASHBURN ROAD BOARD	360	30 Third Avenue	Onslow	R20	1012m <sup>2</sup>	897/198
		Management Order	500	Second Avenue	Onslow	Commercial & Civic	2024m <sup>2</sup>	3165/901

## 6.2A - Land Asset Assessment

	Current Use		Assessment					
Diagram/ Deposited Plan/Plan	Current Use	Lease Details	Potential Alternate Use	Environm ental Constrain ts	Heritage Constrain ts	Other Constrain ts	Fair Value (at 30/06/20 )	ommendat

202376	Vacant			Nil	Reistered Aboriginal Site 6617, 6618			
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406106	Commerci al / mixed use developm ent			Nil	Reistered Aboriginal Site 6617, 6618			
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## 6.2A - Land Asset Assessment

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## 6.2A - Land Asset Assessment

PROPERTY PARTICULARS	
ID No.	N/A
Tenure Type	ASHBURTON ROAD BOARD
lot No.	360
Street Name	30 Third Avenue
Town	Onslow
Zoning (LPS No. 7)	R20
Land Area	1012m <sup>2</sup>
Certificate of Title	897/198
Diagram/Deposited Plan/Plan	202376
CURRENT USE	
Current Use	Vacant
Lease Details	N/A
ASSESSMENT	
Potential Alternate Use	N/A
Environmental Constraints	Nil
Heritage Constraints	Reistered Aboriginal Site 6617, 6618
Other Constraints	N/A
Fair Value (at 30/06/20)	N/A
Recommendation	N/A



## 6.2A - Land Asset Assessment

PROPERTY PARTICULARS	
ID No.	N/A
Tenure Type	Management Order
lot No.	500
Street Name	Second Avenue
Town	Onslow
Zoning (LPS No. 7)	Commercial & Civic
Land Area	2024m <sup>2</sup>
Certificate of Title	3165/901
Diagram/Deposited Plan/Plan	406106
CURRENT USE	
Current Use	Commercial / mixed use development
Lease Details	N/A
ASSESSMENT	
Potential Alternate Use	N/A
Environmental Constraints	Nil
Heritage Constraints	Reistered Aboriginal Site 6617, 6618
Other Constraints	N/A
Fair Value (at 30/06/20)	N/A
Recommendation	N/A

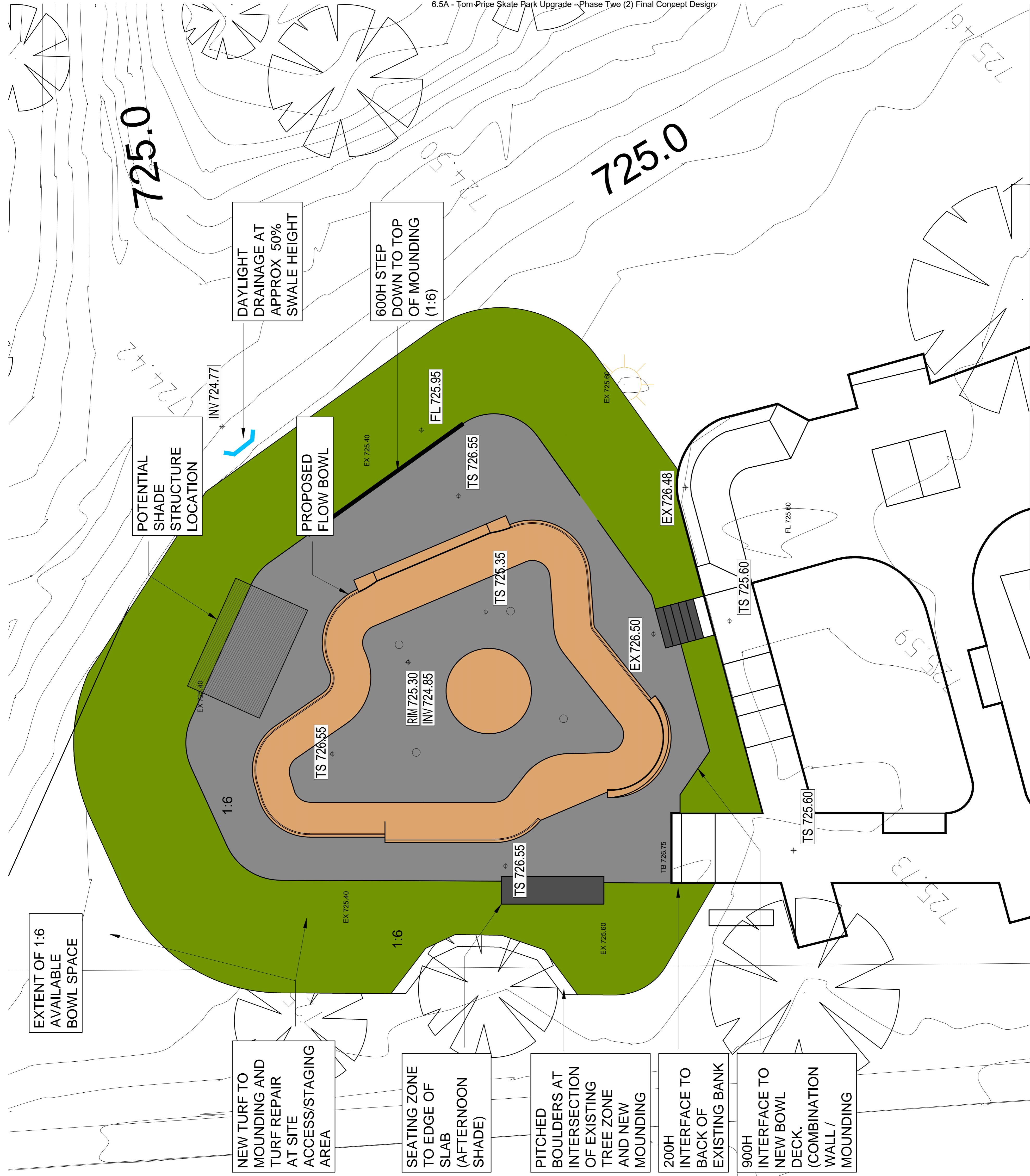


## 6.2B – Land Asset Assessment (Confidential)



## **6.5A – Tom Price Skate Park Upgrade – Phase Two (2) Final Concept Design**





FLOW BOWL EXAMPLES



**TOM PRICE SKATEPARK EXPANSION**  
 DETAILED DESIGN PROCESS - CONCEPT OPTION 1  
 19.11.2020

SCALE 0 1 2 3 4 5 m

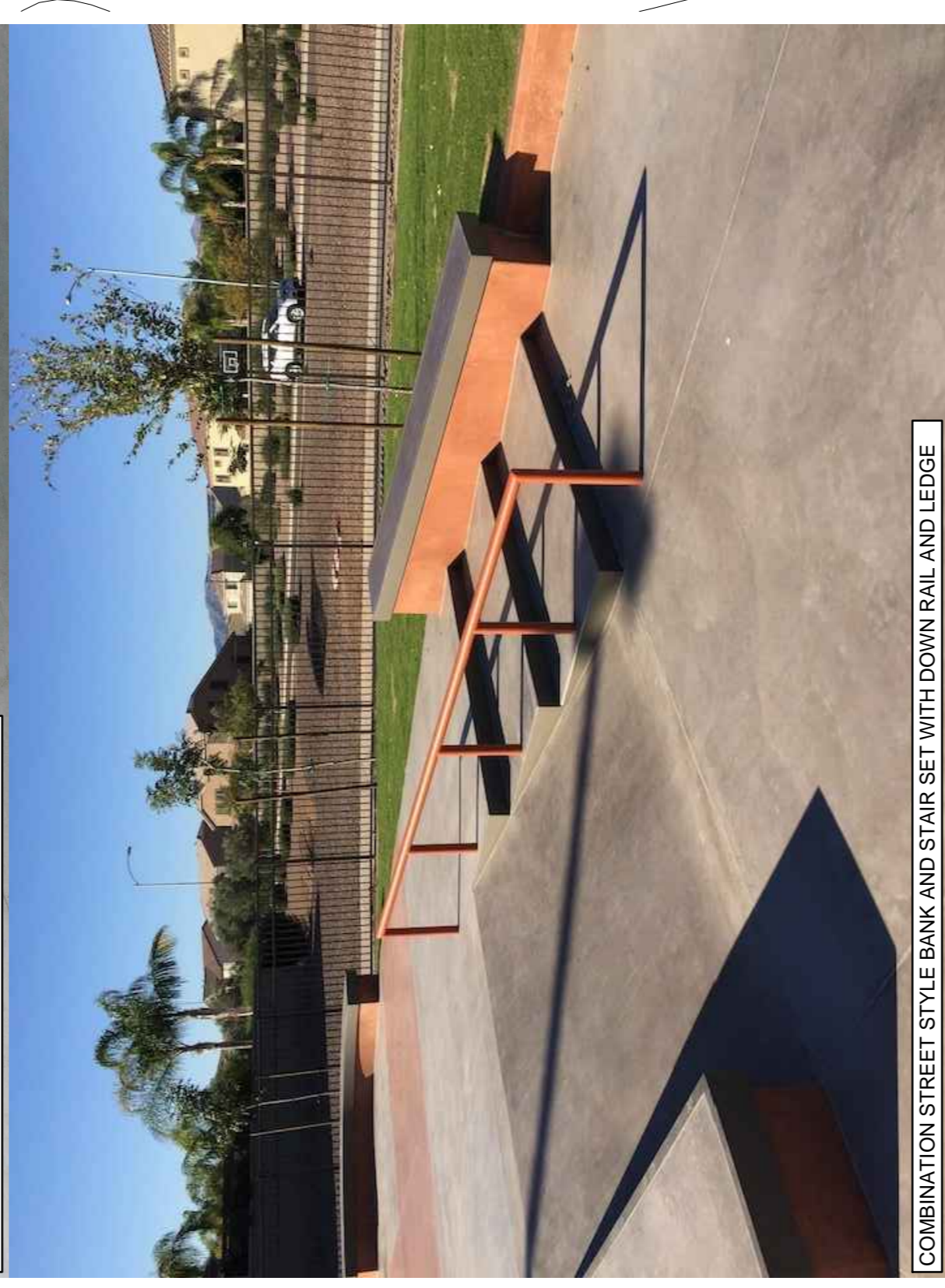
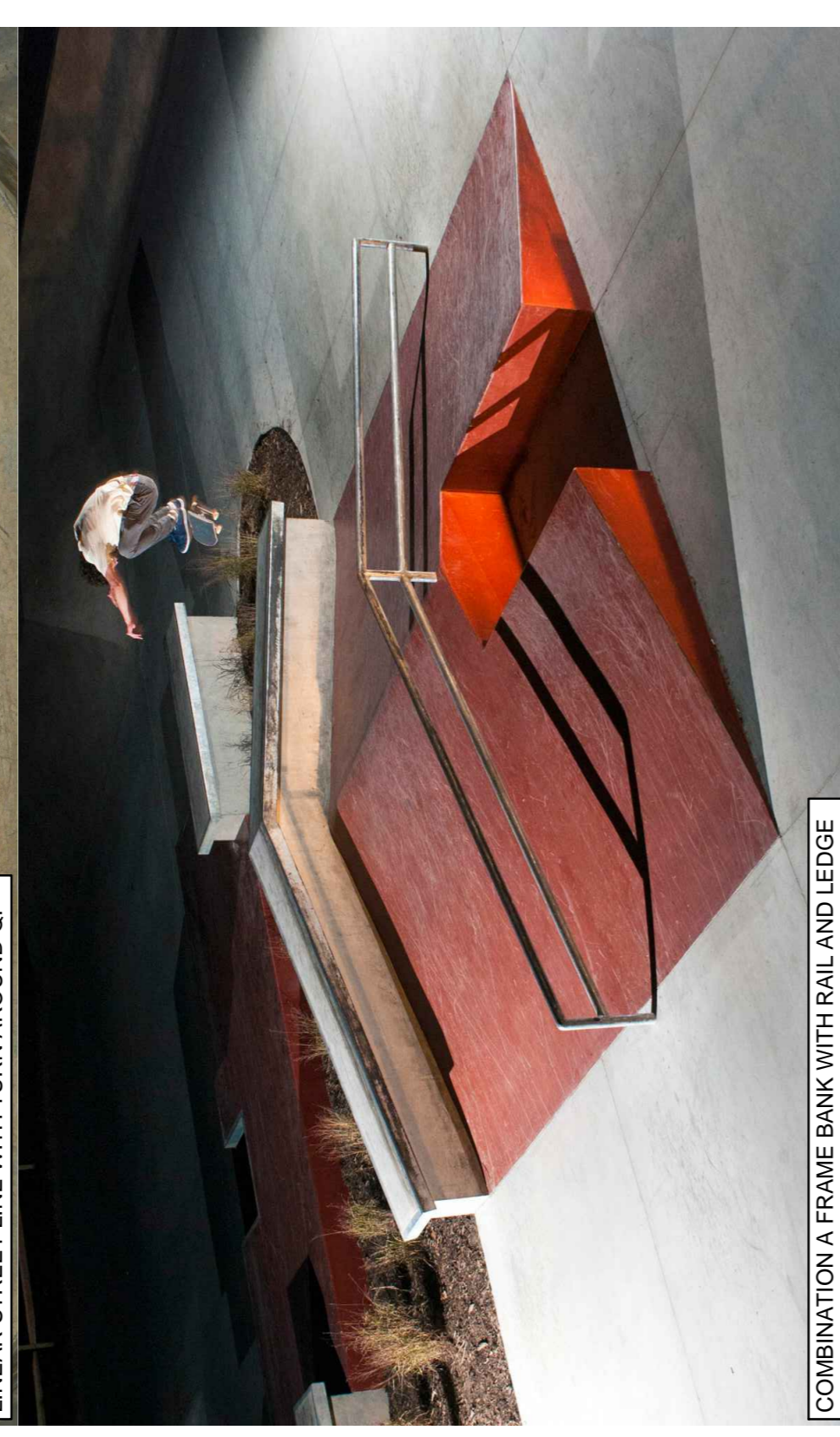
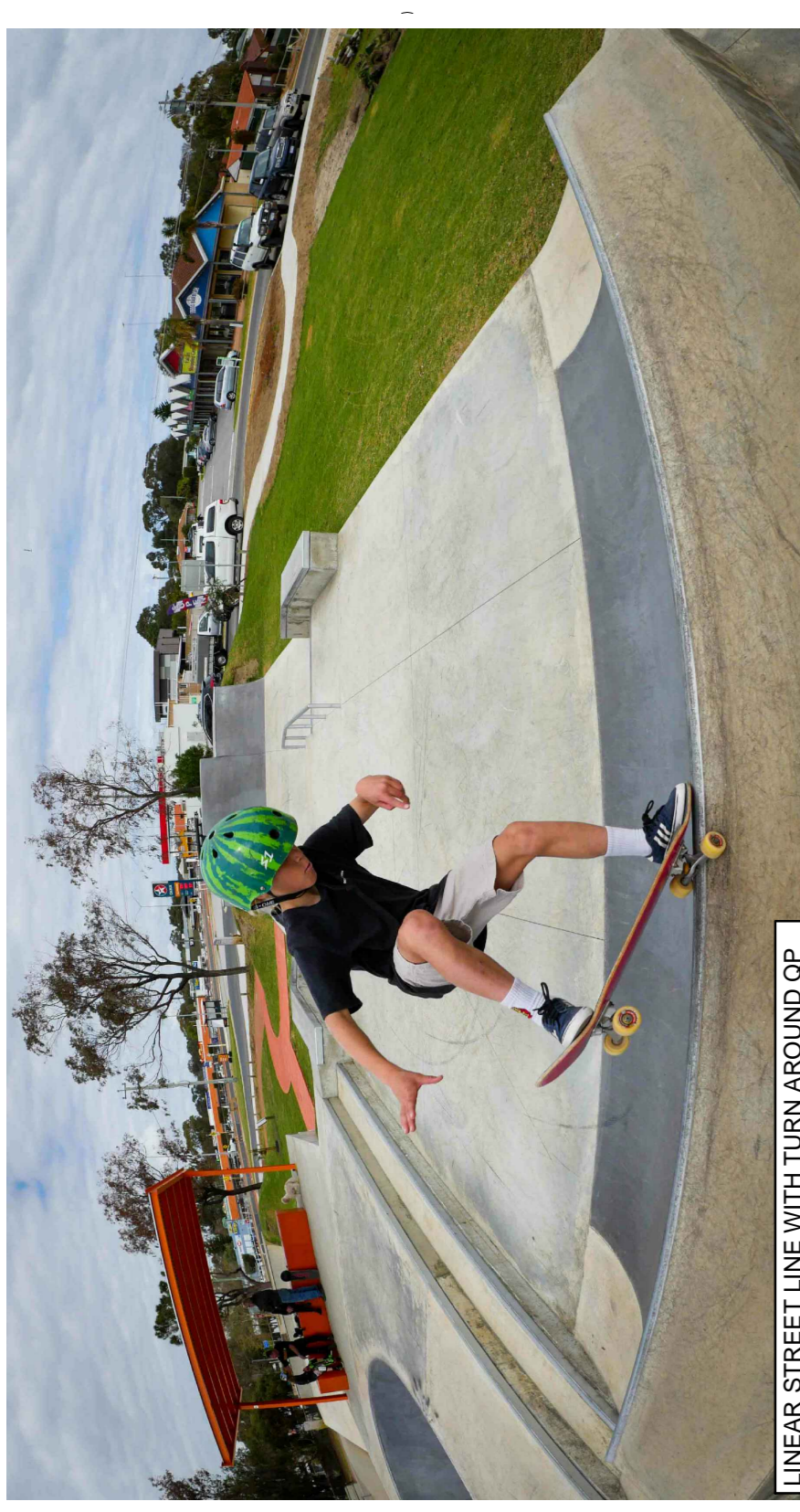
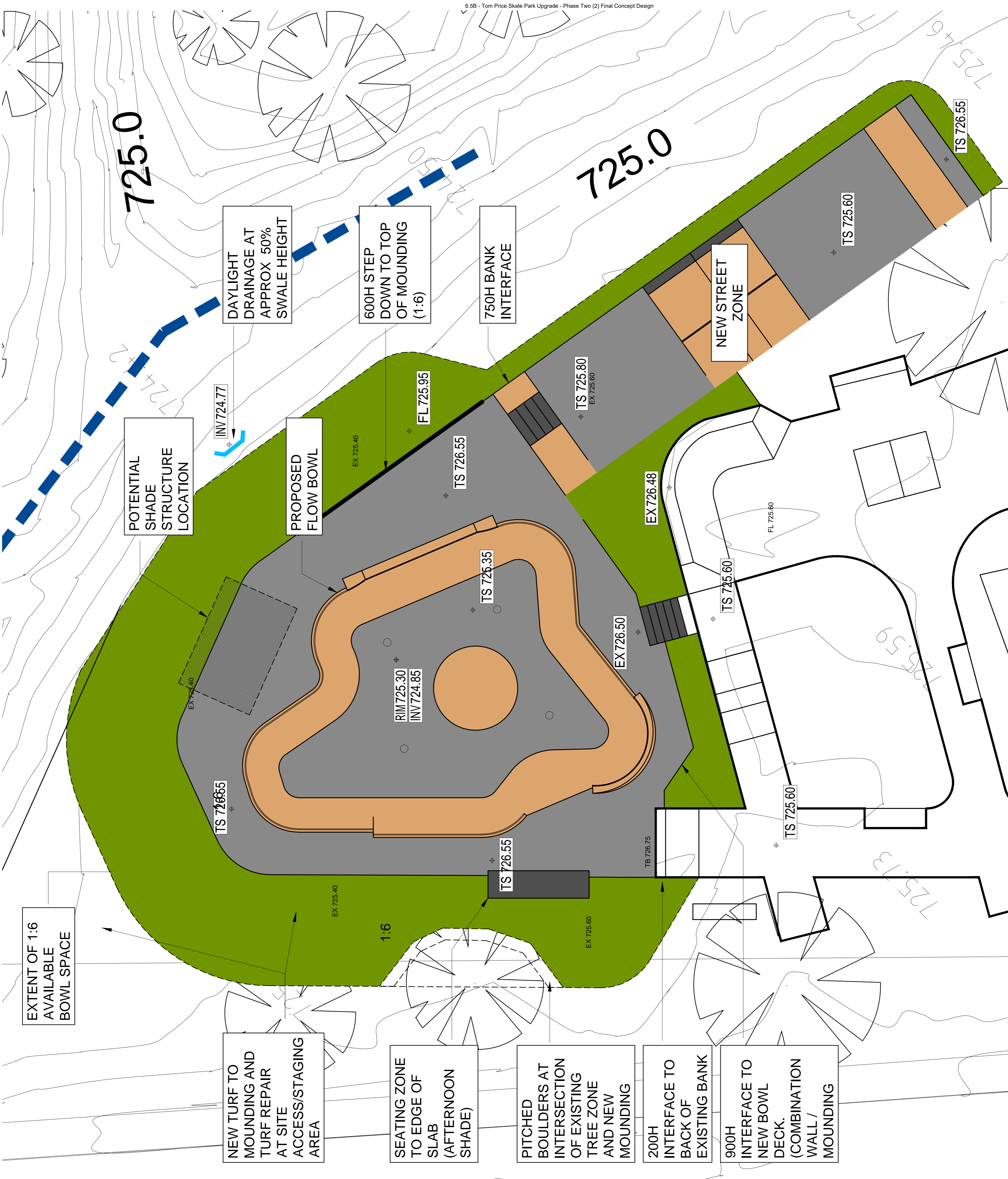




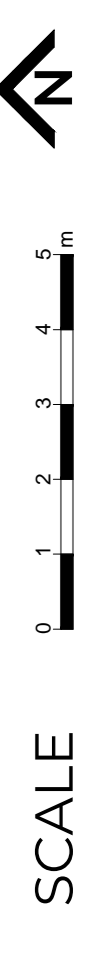


## **6.5B – Tom Price Skate Park Upgrade – Phase Two (2) Final Concept Design**





**TOM PRICE SKATEPARK EXPANSION**  
 DETAILED DESIGN PROCESS - CONCEPT OPTION 2  
 19.11.2020







## 6.5C – Tom Price Skate Park Upgrade – Phase Two (2) Final Concept Design

# Tom Price Skate Park Upgrade – Phase 2

Final Concept Design

Final Concept Design

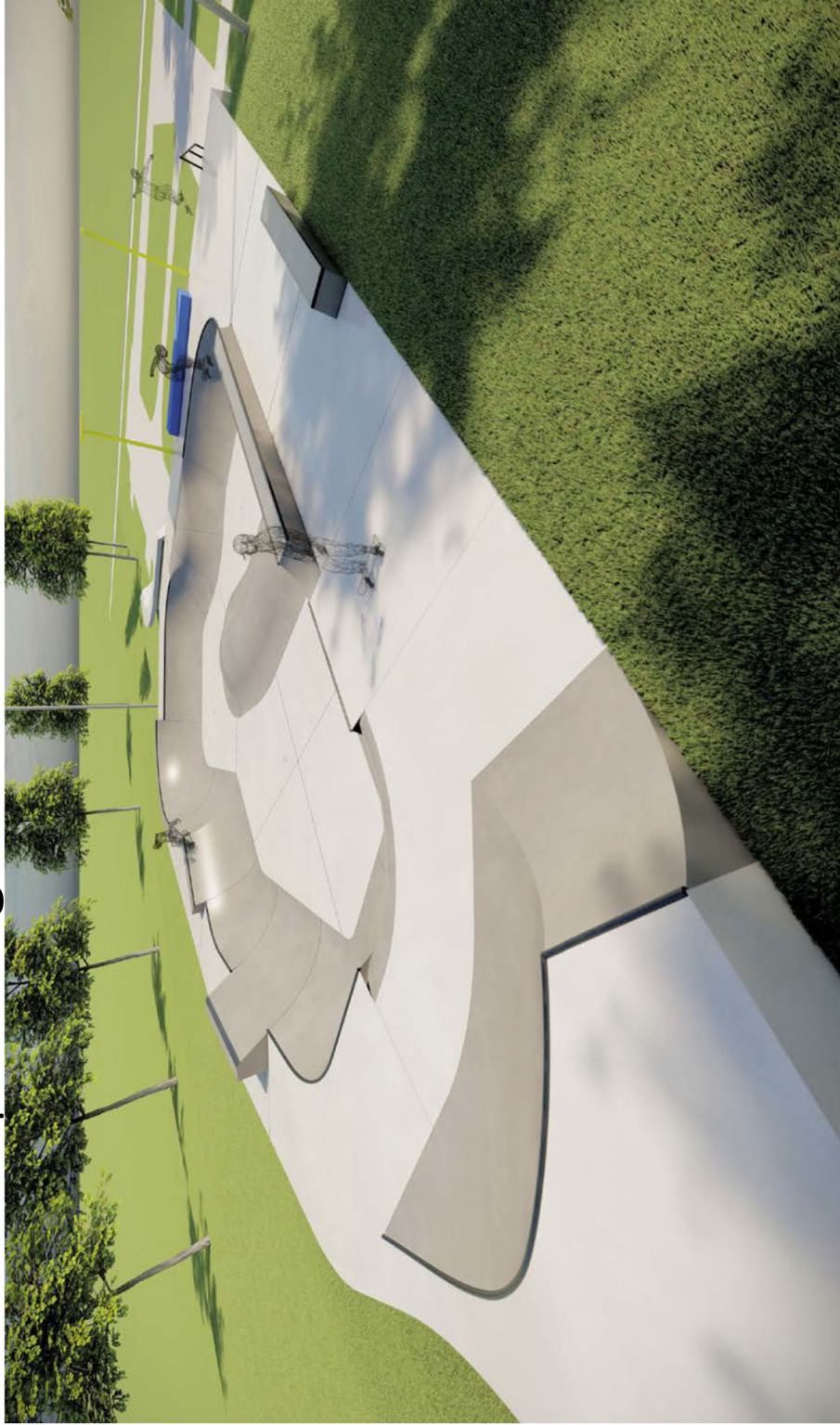


Final Concept Design - continued





Final Concept Design - continued

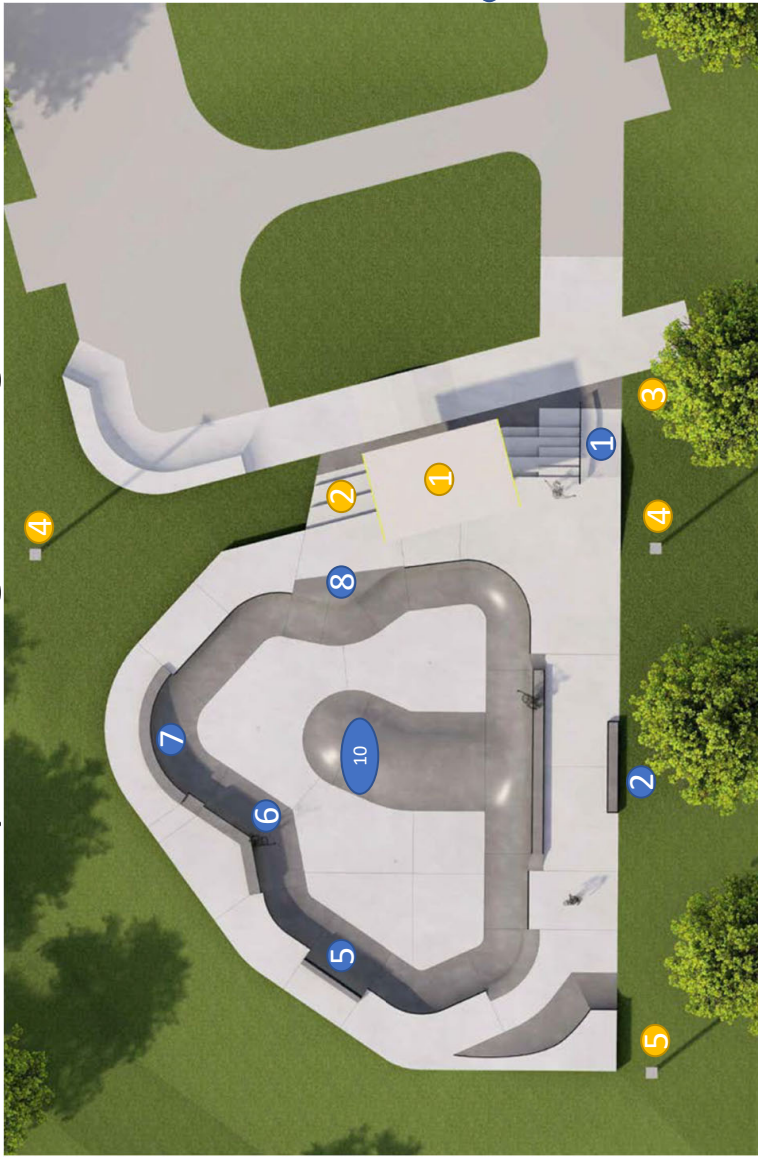


Final Concept Design - continued





# Final Concept Design - Legend



## Skate Elements

- 1 1000H Six stair with bank and hand rail
- 2 400H Ledge
- 3 750H Turn around / roll in
- 4 Roll in
- 5 1800H Bank extension
- 6 1500H Hip extension
- 7 1500H Corner pocket extension
- 8 Hipped roll in
- 9 1600H Extension
- 10 Saddle to pump bump

## Amenity Elements

- 1 4 x 6m shade shelter with seating
- 2 Tiered seating
- 3 Signage
- 4 Pre-existing lighting
- 5 Proposed future lighting