



Notice is given that an Ordinary Meeting of Council of the Shire of Christmas Island is to be held at the Council Chambers on **Tuesday 23 May 2023** commencing at 7.00pm

David Price
Chief Executive Officer

AGENDA

- 1 **Declaration of Opening of Meeting/Announcement of Visitor**
- 2 **Record of Attendance/Apologies/Leave of Absence/Declaration of Financial/Proximity/Impartiality Interests**
 - 2.1 Attendance
 - 2.2 Leave of Absence
 - 2.3 Apologies
 - 2.4 Declaration of Interests
- 3 **Response to Previous Public Questions Taken on Notice**
- 4 **Public Question Time**
- 5 **Applications for Leave of Absence**
 - 5.1.1 Cr Farzian Zainal (pg 1-2)
- 6 **Petitions/Deputations/Presentations**
- 7 **Confirmation of Minutes of Previous Meetings/Business arising from the Minutes of Previous Meetings**
 - 7.1 Minutes of Ordinary Council Meeting held on 26 April 2023 (pg 03-06)
 - 7.2 Business Arising from the Minutes of Previous Meetings
- 8 **Announcements by Presiding Member Without Discussion**
- 9 **Reports of Committees**
- 10 **Reports of Officers**
 - 10.1 **Chief Executive Officer**
 - 10.1.1 Appointment of Acting CEO (pg 07)
 - 10.1.2 Delegated Authority (pg 08-09)
 - 10.1.3 Fees & Charges 2023-24 (pg 10-25)
 - 10.1.4 WALGA Conference (pg 26-27)
 - 10.1.5 Settlement Sports Hall Refurbishment Sustainability Hub – Design Concept (pg 28-67)
 - 10.2 **Director Finance & Administration**
 - 10.2.1 Schedule of Accounts – April 2023 (pg 68-73)
 - 10.2.2 Financial Statements – April 2023 (pg 74-79)
 - 10.3 **Director Community/Recreation Services & Training**
 - 10.4 **Director Works, Services & Waste**
 - 10.4.1 Budget Amendment –Lily Beach Redevelopment (pg 80)
 - 10.5 **Director Planning, Governance & Policy**
- 11 **Elected Members Motions of which Previous Notice has been given**
- 12 **New Business of an Urgent Nature Introduced by Decision of the Meeting**
- 13 **Behind Closed Doors**
- 14 **Closure of Meeting**
- 15 **Date of the next Ordinary Meeting**
27 June 2023



SHIRE OF CHRISTMAS ISLAND

SUBMISSION TO	Ordinary Council Meeting 23 May 2023
AGENDA REFERENCE	5.1
SUBJECT	Cr ZAINAL – Leave of Absence
LOCATION/ADDRESS/APPLICANT	N/A
FILE REFERENCE	2.13.1.6
INTEREST DISCLOSURE	None
DATE OF REPORT	17 May 2023
AUTHOR	David PRICE, CEO
SIGNATURE OF CEO	SIGNED

RECOMMENDATION

That the leave of absence application submitted by Cr Farzian ZAINAL (19/05/2023 to 30/05/2023) be approved.

BACKGROUND

Cr Farzian ZAINAL (19/05/2023 to 30/05/2023) submitted a Leave of Absence application to the CEO.

COMMENT

N/A

STATUTORY ENVIRONMENT

There are no statutory environment implications arising from this matter.

POLICY IMPLICATIONS

There are no significant policy implications arising from this matter.

FINANCIAL IMPLICATIONS

There are no significant financial policy implications arising from this matter.

STRATEGIC IMPLICATIONS & MILESTONES

There are no significant strategic implications arising from this matter.

VOTING REQUIREMENTS

A simple majority is required.



SHIRE OF CHRISTMAS ISLAND

APPLICATION FOR LEAVE OF ABSENCE

I Councillor Fazlan Zahal

Hereby apply to the Council of the Shire of Christmas Island for

Leave of absence from 19 / 05 / 23 to 30 / 05 / 23

In accordance with section 2.25 (1) of the Local Government Act (CI).

Yours sincerely

Signature

17 / 05 / 23

Date



UNCONFIRMED MINUTES

Ordinary Meeting of the Shire of Christmas Island held at the George Fam Chambers at 7.00pm on Wednesday 26 April 2023

1 DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS

1.1 The Shire President declared the meeting open at 7.00pm.

2 RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE/DECLARATIONS OF FINANCIAL INTEREST

1.2 Record of Attendance

Shire President

Deputy President

Councillors

Cr Gordon **THOMSON**

Cr Kee Heng **FOO**

Cr Philip **WOO**

Cr Kelvin Kok Bin **LEE**

Cr Hafiz **MASLI**

Cr Farzian **ZAINAL**

Cr Azmi **YON**

Cr Vincent Cheng-Siew **SAW**

Chief Executive Officer

David **PRICE**

Director Planning, Governance and Policy Minute Taker

Director Community/Recreation Services

Director Works, Services & Waste

Chris **SU**

Olivier **LINES**

Troy **DAVIS**

2.2 **Leave of Absence**

2.3 **Apologies**

Councillor

Cr Morgan Boon Hwa **SOH**

2.4 **Declarations of Financial/Impartiality/Proximity Interest**

3 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

4 PUBLIC QUESTION TIME

4.1 Cr ZAINAL requested an update on the replacement of the Drumsite playground equipment? Director Oliver LINES advised that Shire had received a donation of a playground set from 'Charlie Compound' at the Phosphate Hill Alternate Place of Detention. Block Construction has the equipment, and the Shire is to level the site and install the necessary soft fall.

4.2 Cr ZAINAL asked if there were any by-laws for lighting in recreational spaces. Shire President THOMSON informed her that there are no such by-laws.

Shire CEO informed the meeting that he had an on-site meeting with a resident at the Foreshore Padang precinct area about the lighting. The lights are within Australian standards.

The lights were meant to turn off or be dimmed automatically at 11.30pm.

4.3 Cr ZAINAL asked for an update on the Expression of Interest put out pre-COVID for a bbq at Taman Sweetland. Shire CEO David PRICE advised that a bbq facility for Taman Sweetland will be considered during the Lily Beach Precinct Upgrade project, when additional bbq facilities will be ordered then.

4.4 Cr ZAINAL provided that some residents had enquired with her about the placement of the firepit in the Lily Beach Precinct Upgrade plans advertised by the Shire. Residents had thought the placement of the firepit in the image may be within the high water mark.

Shire CEO confirmed that the artists' concept images are not the scale location drawings for placement of the firepit in the area. Confirmed that consideration will be made for placement to ensure that it is beyond the known usual high water mark reach.

Cr ZAINAL provided that some residents asked if the 27 car park bays were necessary at Lily Beach and also that residents did not want any clearing of trees to make way for these bays. The Shire CEO confirmed that no trees will be removed for the construction of the car park bays. A rationalisation of existing unsealed carpark area and removal of creep bush undergrowth will allow for 21 plus car park bays in the to-be-sealed area. The advertised drawings showed an optimisation of the existing footprint of the unsealed carpark onset by creep bush – no trees will be removed.

4.5 Cr Kelvin LEE noted the presence of abandoned vehicles on local roads. Director Troy DAVIS summarised the procedure around verifying ownership of abandoned vehicles.

Cr FOO Kee Heng asked if Council could impose a fee on the import of vehicles to the island that would be able to used when it is time to scrap the vehicle at the tip? Shire CEO advised that the Indian Ocean Territories Association administered the state-type service of being the Motor Vehicle Registry provider and only they could possibly consider implementing some kind of fee in that respect.

Shire President Gordon THOMSON advised it was outside the remit of Local Government to be able to pass by-laws in the area of vehicle licensing in WA.

5 APPLICATIONS FOR LEAVE OF ABSENCE

6 PETITIONS/DEPUTATIONS/PRESENTATIONS

7 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS/BUSINESS ARISING FROM THE MINUTES OF PREVIOUS MEETINGS

7.1 Minutes of Ordinary Council Meeting held on 21 March 2023

Members considered the unconfirmed minutes.

Council Resolution

Moved: Cr SAW

Seconded: Cr FOO

Res. No: 20/23

That Council adopt the unconfirmed minutes of the 21 March 2023 Council Meeting.

Carried: 8/0

7.2 Business Arising from the Minutes of Previous Meetings

8 ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION

Shire President Gordon THOMSON noted the return of the Youth Advisory Council of WA for the

2023 Christmas Island Youth Conference being facilitated by the Shire this coming weekend.

9 REPORTS OF COMMITTEES

10 REPORTS OF OFFICERS

10.1 Chief Executive Officer

10.1.1 Annual Report 2021/22

Council Resolution

Moved: Cr YON

Seconded: Cr FOO

Res. No: 21/23

1. The Shire of Christmas Island Annual Report for 2022 is accepted.
2. An Elector's General Meeting is held on Tuesday 23 May 2023 commencing at 6:30pm for the purpose prescribed by the Local Government Act 1995 (WA (CI)).
3. The Chief Executive Officer is to give notice the Elector's Meeting and to ensure that statutory requirements regarding the acceptance of the Annual Report 2022 are met.

Carried: 8/0

10.1.2 Addition-impenetrable roof covering in Common Property in association with Strata Lot 4.

Council Resolution

Moved: Cr WOO

Seconded: Cr YON

Res. No: 22/23

Council grants approval for an impenetrable roof addition at Lot 228, 1 Lorong Kampong Melayu, Christmas Island, in Common Property in association with Strata Lot 4 subject to the following conditions.

Carried: 8/0

10.1.3 Settlement Sports Hall Refurbishment Sustainability Hub – Design Concept

Council Resolution

Moved: Cr YON

Seconded: Cr SAW

Res. No: 23/23

Council supports the release for public comments of the April 2023 preliminary draft Settlement Sports Hall Refurbishment Sustainability Hub – Design Concept for the purpose of community engagement and feedback.

Carried: 8/0

10.2 Director Finance & Administration

10.2.1 Schedule of Accounts – March 2023

Council Resolution

Moved: Cr MASLI

Seconded: Cr ZAINAL

Res. No: 24/23

That Council approves the expenditure as presented in March 2023 Schedule of Accounts

Carried: 8/0

10.2.2 Financial Statements – March 2023

Council Resolution

Moved: Cr LEE

Seconded: Cr MASLI

Res. No: 25/23

That Council receives the Financial Statement of March 2023 for the Municipal Fund.

Carried: 8/0

- 10.2 Director Community/Recreation Services & Training**
- 10.3 Director Works, Services & Waste**
- 10.4 Director Governance, Research, Policy & Grants**
- 11 ELECTED MEMBERS MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**
- 12 NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF THE MEETING**
- 13 BEHIND CLOSED DOORS**
- 14 CLOSURE OF MEETING**
The Shire President closed the meeting at 7.35pm
- 15 DATE OF NEXT MEETING: 23 May 2023**



SHIRE OF CHRISTMAS ISLAND

SUBMISSION TO	Ordinary Council Meeting 23 May 2023
AGENDA REFERENCE	10.1.1
SUBJECT	Appointment of Acting CEO
LOCATION/ADDRESS/APPLICANT	N/A
FILE REFERENCE	1.9.87 & 1.9.53
INTEREST DISCLOSURE	None
DATE OF REPORT	1 May 2023
AUTHOR	David Price, CEO
SIGNATURE OF CEO	SIGNED

RECOMMENDATION

That Council appoints the Director Works, Services & Waste Troy Davis as the acting CEO for the period 12 June to 20 June 2023 and the Director Governance, Research, Policy & Grants Chris Su as acting CEO for the period of 21 June to 1 August 2023, and that the applicable higher duties apply.

BACKGROUND

Council is advised that the CEO will be absent from the Island for the period 12 June 2023 to 11 June 2023 on Council business in Canberra and then on leave until the 1 August 2023. In the past Council has appointed an Acting CEO when the CEO has been absent from the Island for any period of time longer than one week.

COMMENT

Council has previously appointed the Director Governance, Research, Policy & Grants as Acting CEO's during periods of absence by the CEO of more than 1 week, and as the Director Governance, Research, Policy & Grants is off Christmas Island from 12 June to 20 June 2023 it is recommended that the Director Works, Services & Waste act as the CEO for the period 12 June to 20 June 2023.

STATUTORY ENVIRONMENT

There are 2 Council or Committee meetings scheduled during the CEO's absence.

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

The Acting CEO to be paid higher duties remuneration (or equivalent) for the period of absence by the CEO in accordance with past practice.

STRATEGIC IMPLICATIONS

Nil

VOTING REQUIREMENTS

A simple majority is required.



SHIRE OF CHRISTMAS ISLAND

SUBMISSION TO	Ordinary Council Meeting 23 May 2023
AGENDA REFERENCE	10.1.2.
SUBJECT	CEO Delegated Authority-Finance 23/24
LOCATION/ADDRESS/APPLICANT	N/A
FILE REFERENCE	3.1.12
INTEREST DISCLOSURE	None
DATE OF REPORT	1 May 2023
AUTHOR	David Price, CEO
SIGNATURE OF CEO	SIGNED

RECOMMENDATION

In accordance with Section 5.42 (1) and 5.44 of the Local Government Act 1995 (WA)(CI) Council delegates the following authority to the Chief Executive Officer for the financial year 23/24.

- To make payments on behalf of Council in accordance with Council Signatory/Authorization of EFT Procedure
- To sign cheques on behalf of council for an amount not exceeding \$100,000 s6.10 (d);
- To incur expenditure and to issue official orders not exceeding \$100,000 for non-capital expenditure s6.10 (d);
- To decide free of charge use of community facilities in accordance with CS2 – Use of Community Facilities Policy of Council;
- Power of entrance, etc. in relation to road works;
- To write off debts or rates incorrectly raised & other bad debts up to \$200;
- To approve budget variations/new budget items not exceeding \$100,000;
- To obtain reassessment of the value of ratable property in the event of property improvement or property subdivision;
- To invest money held by council not required for immediate use s6.14;
- To arrange appropriate insurance in respect of all council properties;
- To negotiate terms and conditions of property leases;
- To negotiate terms and conditions and enter into lease agreements on Shire Houses where the weekly rent does not exceed \$600 per week;
- To dispose of property with no book value;
- To reimburse to an owner or occupier where property is damaged through the performance of a function of the local government to the maximum amount of \$2,000;
- To give notice to an occupier and or owner requiring them to do something in relation to land specified in Schedule 3.1 – Powers Under Notices to Owners or Occupiers of Land of the Local Government Act (WA) (CI) 1995
- To arrange for works to be carried out where the owner or occupier does not carry out required action in relation to land, and to recover the costs as a debt;
- To issue certificates of the local government pursuant to section 23 of the Strata Titles Act 1985 (WA)(CI).
- To change leases for the cost of insurance cover in respect to leased properties;

- **As the principal Accounting Officer of Council, to prepare the annual financial reports;**
- **To affix the common seal of the Shire of Christmas Island as required; and**
- **In relation to recurrent expenditure, to pay amounts above the \$100,000 limit for:**
 - **Wages and salaries**
 - **Pay As You Earn taxation**
 - **Fringe Benefits taxation**
 - **insurance premiums**
 - **Electricity charges**
 - **Lease payments**
 - **MRWA projects**
 - **Superannuation**
- **To contract works or capital projects that have been previously approved by a resolution of Council**
- **Within the provisions of Section 3.50 (1) (1a) (2) (4) (8) of the Local Government Act 1995 (WA) (CI) to:**
 - 1) **To close any thoroughfare that the SOCI manages for the passage of vehicles, wholly or partially, for a period not exceeding four (4) weeks;**
 - 2) **To close any thoroughfare that the SOCI manages for the passage of vehicles, wholly or partially, for a period exceeding four (4) weeks**

BACKGROUND

All delegations to employees under the Local Government Act 1995 (WA)(CI) expires on 1 July 2023. New delegation to the CEO is required.

COMMENT

The Council makes the delegation to the CEO and therefore the Council is required to review the CEO's delegation yearly. The proposed delegations for the Chief Executive Officer are exactly the same as last year.

STATUTORY ENVIRONMENT

Section 5.42(1) of the Local Government Act 1995 (WA)(CI) states, "A local government may delegate to the CEO the exercise of any of its powers or the discharge of any of its duties under this Act other than those referred to in section 5.43." Section 5.42(2) and Schedule 9.3.19 of the Local Government Act 1995 (WA)(CI) requires the review of the CEO's delegation.

POLICY IMPLICATIONS

There are no significant policy implications arising from this matter.

FINANCIAL IMPLICATIONS

There are no financial implications arising from this matter.

STRATEGIC IMPLICATIONS & MILESTONES

Objective 1 of the Government environment is to "Provide good governance in line with the requirements of the Local Government Act and the culture of the Island". Objective 4 of the same Environment is to "Effectively manage the resources of the Shire in line with the objectives of the Strategic Plan".

VOTING REQUIREMENTS

An Absolute Majority is required.



SHIRE OF CHRISTMAS ISLAND

SUBMISSION TO	Ordinary Council Meeting 23 May 2023
AGENDA REFERENCE	10.1.3
SUBJECT	Rates, Fees & Charges 2023/24
LOCATION/ADDRESS/APPLICANT	N/A
FILE REFERENCE	3.1.7
INTEREST DISCLOSURE	Nil
DATE OF REPORT	1 May 2023
AUTHOR	David Price, CEO
SIGNATURE OF CEO	SIGNED

RECOMMENDATIONS

- 1. Council adopts the rates, fees and charges for financial year 2023/24 as listed in the attachment.**
- 2. All rates, fees and charges to apply from 1 July 2023.**
- 3. The Internal rate will apply to any work carried out for the Commonwealth within the Road Funding/Contract Agreement.**

BACKGROUND

Section 6.2(4) (c) the annual budget is to incorporate – the fees & charges proposed to be imposed by the local Government.

Council and Management team had a budget meeting in April 2023 to consider the fees & charges.

COMMENT

Increase to rates, fees & charges.

- Rates – GRV 3% & UV 42 cents' in the dollar
- Garbage charges – 3% residential & 3% Commercial
- Other Fees & Charges – 3%
- Some other fees have been adjusted to cost recovery basis.

STATUTORY ENVIRONMENT

Section 6.2(1) of the Local Government Act 1995 (WA)(CI) requires the adoption of the budget by no later than 31 August in each financial year, or such extended time as the Minister allows.

Section 6.2(4) (c) the annual budget is to incorporate – the rates, fees & charges proposed to be imposed by the local Government.

Local Government (Financial Management) Regulation s 1996 – Reg. 25 – Fees & Charges – the annual budget is to include an estimate of the total revenue from the fees & Charges from each program.

FINANCIAL IMPLICATIONS

Once the rates, fees & charges are adopted, the Shire will be able to raise revenue from rates and service charges.

STRATEGIC IMPLICATIONS & MILESTONES

Objective 1 of the Government environment is to “Provide good governance in line with the requirements of the Local Government Act and the culture of the Island”.

Objective 4 of the same Environment is to “Effectively manage the resources of the Shire in line with the objectives of the Strategic Plan”.

VOTING REQUIREMENTS

An absolute majority is required.

ATTACHMENT

10.1.3.1 Rates, Fees & Charges 2023-24

SHIRE OF CHRISTMA ISLAND RATES, FEES AND CHARGES FOR THE YEAR ENDED 30 JUNE 2024

General Purpose Funding

31.0 Rates

31.1 General Rate (Section 6.32 - LG Act)

- | | |
|-----------------------------|---|
| a) Gross Rental Value (GRV) | 10.4388 cents in the dollar (0.104388/\$) |
| b) Unimproved Value (UV) | 42.00 cents in the dollar (0.420000/\$) |

31.2 Minimum Rate (Section 6.35 - LG Act)

- | | |
|-----------------|-------------------------|
| a) Minimum Rate | \$630.00 GRV Properties |
| b) Minimum Rate | \$379.00 UV Properties |

31.3 Discount (Section 6.46 - LG Act)

- a) A discount of 2.5% is to apply if rates are paid within 35 Days of issue of notice.

31.4 Penalty/Interest (Section 6.51 - LG Act)

- a) A penalty of 10% is to apply as from 36 days after date of issue of rate notice and 10% of interest is to apply for overdue rates that remain unpaid

31.5 Administration Fee (Section 6.45 – LG Act)

- a) An administration fee of \$50.00 is to apply if rates are paid by instalments

31.6 Zoning, application, orders, requisitions, rates

- | | |
|--|----------------------|
| a) Land Purchase Enquiry seven day processing time | \$226.00 |
| b) Land Purchase Enquiry 48 hours processing time | \$298.00 |
| c) Rating Account Enquiry | \$60.00 per research |

General Administration

42.0 Photocopy/Printing Charges

- | | |
|---------------------------|-----------------|
| a) A4 - one sided | \$1.00 per copy |
| b) A3 – one sided | \$2.00 per copy |
| c) Bulk Printing (50+) | \$0.50 per copy |
| d) A4 paper size (colour) | \$6.00 per copy |
| e) A3 paper size (colour) | \$9.50 per copy |

42.1 Report

- | | |
|---|------------------|
| a) Annual Report | \$60.00 per copy |
| b) Corporate Business Plan | \$60.00 per copy |
| c) Strategic Plan | \$60.00 per copy |
| d) Street Numbers List Whole Island | \$60.00 per copy |
| e) Copy of extract of Records or Plans (A3) | \$30.00 per copy |
| f) Copy of extract of Records or Plans (A4) | \$18.00 per copy |

Law, Order & Safety

51.0 Keeping of Cats

- | | |
|--|----------------------------------|
| a) Application for Permit to keep a cat | \$52.00 non-refundable |
| b) Claiming of an impounded cat | \$32.00 plus applicable penalty |
| c) Sustenance of an impounded cat | \$32.00 each day or part thereof |
| d) Cat local law Schedule 1 Modified Penalties | \$32.00 per offence |

51.1 Concessional registration rates:

- | | |
|--|----------|
| a) Cats owned & kept by bona-fide pensioners | \$ 15.00 |
|--|----------|

51.2 Animal Trap

- | | |
|------------|---------------|
| a) Deposit | \$244.00 each |
|------------|---------------|

**SHIRE OF CHRISTMAS ISLAND
FEES AND CHARGES
FOR THE YEAR ENDED 30 JUNE 2024**

Law, Order & Safety

51.3 Offences relating to Cats

Cat Local Law 2010 Schedule 1 Modified Penalties below is applicable regards fines Local Government Act 1995(WA)(CI)

Item No.	Clause No.	Nature of Offence	Modified Penalty
a)	2.1	Failure of a keeper to identify a cat	\$256
b)	2.2	Interference with or removal of the identification of a cat	\$256
c)	2.4	Marking cat with universal mark of de-sexing via neutering when cat not neutered.	\$256
d)	3.1(1)	Keeping a cat without a permit	\$512
e)	4.1	Using a premises as a cat boarding premises without a permit	\$256
f)	6.6(a)	Releasing or attempt to release a cat from a pound	\$256
g)	6.6(b)	Destroy, break into, damage or in any other way interfere or render not cat proof a pound	\$256
h)	6.6(c)	Destroy, break into, damage or in any other way interfere with any container used for the purpose of catching, holding or conveying cats	\$256
i)	7.1	Abandonment of cat	\$256.
j)	11.1	Cat in a public place	\$256
k)	11.3	Cat in a place that is not a public place.	\$256
l)	11.4	Cat in a cat prohibited area	\$307
m)	11.5	Breach of a condition of permit	\$307

Health

71.0 Food Premises Licence & Registration

a)	New Registration and Licence	\$245.00
b)	New Licence	\$245.00
c)	Licence Renewal	\$245.00 per annum
d)	Food Training Seminars and presentations	\$ 96.00 per student
e)	Pre-purchase inspection of food premises	\$380.00

71.1 Lodging Houses

a)	New Registration	\$245.00
b)	New Licence	\$245.00
c)	Licence Renewal	\$245.00 per annum

71.2 71.2 Grease Trap Service

a)	Trap Cleaning Service	
	(i) Up to 1,500 litres	\$330.00 per service
	(ii) Over 1,500 litres	\$330.00 per hopperload
b)	Call out Fee	
	(i) Working Hour	\$109.00 per call out
	(ii) After Working Hour	\$440.00 per call out

71.3 Spoutvac Hire

a)	Wet Hire with operators	\$330.00 per hour
----	-------------------------	-------------------

**SHIRE OF CHRISTMAS ISLAND
FEES AND CHARGES
FOR THE YEAR ENDED 30 JUNE 2024**

Welfare

82.0 Interpretation/Translation \$192.00 per hour

Communities Amenities

101.0 Sanitation

Waste management levy (per annum) section 66 -67 of the Waste Avoidance and Resource Recovery Act 2007 (WA) (CI)

a) Per residential unit/household	\$ 90.00
b) Per individual commercial property	\$ 90.00
c) Per vacant land	\$ 90.00
d) Per specified institution	\$ 900.00

101.1 Bin Collection Fees (Rated Premises)

a) Household	\$373.00
b) Multi residential unit	\$240.00
c) Rated Enterprise (per quarter - see Note: 1) unit	\$ 90.00 per collection
d) Sulo bin left out or put in wrong place	\$ 84.00 per bin

Note: 1 collection unit is equivalent to 1MGB collected per week for 3 months. An enterprise is any premises that are not a domestic use.

101.2 Collection Service Establishment Fees

a) Waste Service Establishment Fee – Rated Dwelling	\$216.00 Per dwelling
b) Waste Service Establishment Fee – Rated Unit	\$147.00 Per unit
c) Waste Service Establishment Fee – Rated Enterprise	\$ 86.00 Per MGB plus \$74.00
d) Waste Service Establishment Fee – Non-rated Enterprise	\$155.00 Per MGB plus \$114.00
e) Change of a Service – Rated Enterprise	\$45.00 plus \$ 74.00 per extra MGB
f) Change of a Service – Non - Rated Enterprise	\$92.00 plus \$120.00 per extra MGB

101.3 Others

a) Hire of MGB	\$15.00 per MGB per week
b) Hire of MGB (emptied once a week)	\$26.00 per MGB per week
c) Industrial Skip Bin Green Wastes Only	\$230.00 delivered & removed within 10 days + \$23.00 per day rental Thereafter
d) Industrial Skip Bin – Paper/Cardboard Only	\$230.00 delivered & removed within 10 days + \$22.00 per day rental Thereafter
e) Industrial Waste Cage – Paper/Cardboard Only	\$230.00 delivered & removed within 10 days + \$23.00 per day rental thereafter
f) Industrial Skip Bin – Mixed/Wet Wastes	\$268.00 delivered & removed within 10 days + \$28.00 per day rental thereafter. (Mixed /wet waste not to cause odours or a fly nuisance or can be removed at Council discretion)
g) Hire & Disposal of Green Waste Bag	\$36.00

Note: MGB = Mobile Garbage Bin (eg “Sulo Bin”, Wheelie Bin)

**SHIRE OF CHRISTMAS ISLAND
FEES AND CHARGES
FOR THE YEAR ENDED 30 JUNE 2024**

Communities Amenities

101.4 Tip Entrance Fees/Tips Entry Vouchers – Commercial Waste*

a) Sedan/Van	\$ 25.00 per vehicle
b) Single axle light trailer	\$ 25.00 per vehicle
c) Double axle light trailer	\$ 47.00 per vehicle
d) Light rigid truck (up to 8T GVM)	\$ 104.00 per vehicle
e) Medium rigid truck	\$ 234.00 per vehicle
f) Heavy rigid truck or Dog trailer	\$ 405.00 per vehicle
g) Semi-trailer/Articulated truck	\$ 718.00 per vehicle
h) Double-trailer	\$1,443.00 per vehicle

***Note: Where vehicle does not fit into category discretion lies with the CEO to determine the charge.**

101.5 Disposal of Controlled Wastes

a) Asbestos Disposal (Minimum charge m ³)	\$654.00 per cubic metre*
b) Biomedical Waste Disposal (Minimum charge m ³)	\$654.00 per cubic metre*
c) Quarantine Waste Disposal (Minimum charge m ³)	\$654.00 per cubic metre*
d) Sewerage Sludge Disposal (Minimum charge m ³)	\$143.00 per cubic metre*
e) Car bodies (must have all oils and fluids drained)	\$304.00 per car

101.6 Commercial Putrescible Waste Collections \$1,662.00 per day

101.7 Woodchips \$98.00 per cubic metre*

101.8 Oily Waste \$108.00 per hour

101.9 Disposal of Batteries and Tyres

a) Battery	\$13.00 each
b) Car tyre	\$ 3.00 each
c) Truck tyre (small)	\$ 4.60 each
d) Truck tyre (large)	\$ 7.90 each
e) Tractor/Loader/etc tyre	\$13.00 each

101.10 Oily Waste \$109.00 per hour

Note:

A permit from the Shire of Christmas Island is required prior to the dumping of asbestos and quarantine at the tip site. Permits can be obtained from the Planning Building & Health Department of the Shire of Christmas Island. The Shire of Christmas Island requires a minimum of 24 hours notice prior to the dumping of these materials.

102.0 Septic Tanks

Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974 (WA)

- | | |
|---|----------|
| a) Fees for a single dwelling on a single lot or septic system producing < 540L sewage per day: | |
| (i) Local Government Application Fee | \$119.00 |
| (ii) Fee for the grant of a permit to Use an Apparatus (Including all inspections) | \$119.00 |
| b) Fees for non residential systems requiring approval from the Health Dept of WA: | |
| Health Department of WA Application Fee | |
| (i) With a Local Government Report | \$ 37.00 |
| (ii) Without a Local Government Report | \$119.00 |
| (iii) Local Government Report Fee | \$119.00 |

SHIRE OF CHRISTMAS ISLAND FEES AND CHARGES FOR THE YEAR ENDED 30 JUNE 2024

Communities Amenities

106.0 Planning Services

106.1 Planning Fees

Planning and Development Regulations 2011 (Part 7- Local Government Planning Charges)

Consideration of an amendment to a Planning Approval	50% of original fee
Consideration of an amendment to a Building Licence	50% of original fee

Item	Part 1 – Maximum Fixed Fees	Maximum Fee 2023/24 (*see information below)
1.	Determining a development application (other than for an extractive industry) where the development has not commenced or been carried out and the estimated cost of the development is -	
	(a) not more than \$50,000	\$147
	(b) more than \$50,000 but not more than \$500,000	0.32% of the estimated cost of development
	(c) more than \$500,000 but not more than \$2.5 million	\$1,700 + 0.257% for every \$1 in excess of \$500 000
	(d) more than \$2.5 million but not more than \$5 million	\$7,161 + 0.206% for every \$1 in excess of \$2.5 million
	(e) more than \$5 million but not more than \$21.5 million	\$12,633 + 0.123% for every \$1 in excess of \$5 million
	(f) more than \$21.5 million	\$34,196
2.	Determining a development application (other than for an extractive industry) where the development has commenced or been carried out	The fee in item 1 plus, by way of penalty, twice that fee
3.	Determining a development application for an extractive industry where the development has not commenced or been carried out	\$739
4.	Determining a development application for an extractive industry where the development has commenced or been carried out	The fee in item 3 plus, by way of penalty, twice that fee
5A.	Determining an application to amend or cancel development approval	\$295
5.	Providing a subdivision clearance for –	
	(a) not more than 5 lots	\$73 per lot
	(b) more than 5 lots but not more than 195 lots	\$73 per lot for the first 5 lots and then \$35 per lot
	(c) more than 195 lots	\$7,393

**SHIRE OF CHRISTMAS ISLAND
FEES AND CHARGES
FOR THE YEAR ENDED 30 JUNE 2024**

Communities Amenities

106.1 Planning Fees (continued)

Item	Part 1	Maximum Fixed Fees	Maximum Fee 2023/24 (*see information below)
6.		Determining an initial application for approval of a home occupation where the home occupation has not commenced	\$222
7.		Determining an initial application for approval of a home occupation where the home occupation has commenced	The fee in item 6 plus by way of penalty, twice that fee
8.		Determining an application for the renewal of an approval of a home occupation where the application is made before the approval expires	\$73
9.		Determining an application for the renewal of an approval of home occupation where the application is made after the approval has expired	The fee in item 8 plus, by way of penalty, twice that fee
10.		Determining an application for a change of use or for an alteration or extension or change of a non-conforming use to which item 1 does not apply, where the change or the alteration, extension or change has not commenced or been carried out	\$295
11.		Determining an application for a change of use or for an alteration or extension or change of a non-conforming use after the alteration, extension or change has commenced or been carried out	The fee in item 10 plus, by way of penalty, twice that fee
12.		Building envelope variations or development outside of building envelope (includes advertising fee)	\$400
13.		Advertising – Newspaper and surrounding neighbour	\$300
14.		Advertising – Surrounding neighbour notification only	\$100
15.		Extension of term – requests for extension of term for planning Approval prior to expiry	50% of application fee or full minimum fee whichever is greater
16.		Requests for amendment or reconsideration	\$295
17.		Sign permit fee	\$60
18.		Sign applications	\$147
19.		Section 40 Certificates (Liquor Licence)	\$147

**SHIRE OF CHRISTMAS ISLAND
FEES AND CHARGES
FOR THE YEAR ENDED 30 JUNE 2024**

Communities Amenities

106.2 - 4 Planning Fees

Item	Part 2	Maximum Fees: Scheme amendments and Structure Plan
1.	In Principle	\$1,250
2.	Basic	Fee determined on application pursuant to Town Planning Regulations
3.	Standard	Fee determined on application pursuant to Town Planning Regulations
4.	Complex	Fee determined on application pursuant to Town Planning Regulations
5.	Structure Plan	Fee determined on application pursuant to Town Planning Regulations
6.	Local Development Plan	Fee determined on application pursuant to Town Planning Regulations
7.	Minor variations to Structure Plans	Fee determined on application pursuant to Town Planning Regulations

Item	Part 3	Development Assessment Panel (DAP) – Applications valued over \$7 million or opt in applications
1.	Shire Fee – As per planning application fees above No. GST	
2.	DAP Fee – As per DAP Regulations No GST	

Item	Part 4	Planning Staff Fees for Amendments and Structure Plans – Per Hour *Regulatory
1.	Director / City / Shire Planner	\$88.00 per hour
2.	Manager / Senior Planner	\$66.00 per hour
3.	Planning Officer	\$36.86 per hour
4.	Other staff – e.g. Environmental Health Officer	\$36.86 per hour
5.	Secretary / Administrative Officer	\$30.20 per hour

**SHIRE OF CHRISTMAS ISLAND
FEES AND CHARGES
FOR THE YEAR ENDED 30 JUNE 2024**

Communities Amenities

106.5 - 6 Planning Fees

Item	Part 5	Subdivision / Strata / Built Strata Clearance Fees
Subdivision / Strata Clearance Application Fees <i>*Regulatory*</i>		
1.	Not more than 5 lots @ \$73 per lot	\$73
2.	More and then \$35 per lot than 5 lots but not more than 195 lots	\$73 per lot for the first 5 lots and then \$35 per lot
3.	More than 195 lots	\$7,393
Built Strata <i>*Regulatory Fee – WAPC Planning Bulletin 52/2009*</i>		
1.	Up to and Including 5 lots - \$656 plus \$65 per lot	\$656
2.	6 lots up to 100 lots - \$981 plus \$43.50 per lot in excess of 5 lots	\$981
3.	Capped at 100 lots maximum	\$5,113

Item	Part 6	Planning Search fees and customer relations
1.	Planning exemption advice (BCA)	\$155
2.	Building Envelope, Site Plans and Planning Application Search	\$60
3.	Providing a zoning certificate	\$73
4.	Replying to a property settlement questionnaire	\$73
5.	Providing written planning advice	\$73
6.	Copy of Local Planning Scheme No. 2 District Zoning Scheme Text including Maps at A3 size	275.00 per copy
7.	Copy of Scheme Maps at A3 size	\$168.00 per set
8.	Copy of current Local Planning Strategy	\$275.00 per copy
9.	Scheme Text including maps at A4 size	\$275.00 per copy
10.	Any Other Statutory Licence or Permit (Not otherwise provided for)	\$92.00
11.	Planning Documents on CD	\$11.00

**SHIRE OF CHRISTMAS ISLAND
FEES AND CHARGES
FOR THE YEAR ENDED 30 JUNE 2024**

Communities Amenities

Copy of Town Planning Scheme No: 1 Scheme Text including Maps at A3 size	\$310.00 per copy
Copy of Scheme Maps at A3 size	\$190.00 per set
Copy of Local Planning Scheme No: 2 Scheme Text including Maps at A3 size	\$310.00 per copy
Copy of current Local Planning Strategy	\$310.00 per copy
Scheme Text including maps at A4 size Copies of Scheme maps at full size	\$310.00 per copy \$190.00 per sheet
Any Other Statutory Licence or Permit (Not otherwise provided for)	\$103.00

106.7 Building Control

a) Written Building Advice	\$112.00
b) Copy of Building Plans (<i>where legally permitted to be issued</i>)	\$225.00 per copy
c) Inspection Not Referred to Elsewhere	\$208.00 per hour (Min \$240.00)

106.8 Fees are as per the Building Regulations 2012 (Schedule 2 Divisions 1, 2 & 3)

Division 1 – Applications for Building Permits, Demolition Permits

Item	Application	Fee
1.	Certified application for a building permit (s. 16(l)) —	
	(a) for building work for a Class 1 or Class 10 building or incidental structure	0.19% of the estimated value of the building work as determined by the relevant permit authority, but not less than \$110
	(b) for building work for a Class 2 to Class 9 building or incidental structure	0.09% of the estimated value of the building work as determined by the relevant permit authority, but not less than \$110
2.	Uncertified application for a building permit (s. 16(l))	0.32% of the estimated value of the building work as determined by the relevant permit authority, but not less than \$110
3.	Application for a demolition permit (s. 16(l)) —	
	(a) for demolition work in respect of a Class 1 or Class 10 building or incidental structure	\$110
	(b) for demolition work in respect of a Class 2 to Class 9 building	\$110 for each storey of the building
4.	Application to extend the time during which a building or demolition permit has effect (s. 32(3)(f))	\$110

**SHIRE OF CHRISTMAS ISLAND
FEES AND CHARGES
FOR THE YEAR ENDED 30 JUNE 2024**

Communities Amenities

106.9 Fees are as per the Building Regulations 2012 (Schedule 2 Divisions 1, 2 & 3)

Division 2 - Application for occupancy permits, building approval certificates

Item	Application	Fee
1.	Application for an occupancy permit for a completed building (s. 46)	\$110
2.	Application for a temporary occupancy permit for an incomplete building (s. 47)	\$110
3.	Application for modification of an occupancy permit for additional use of a building on a temporary basis (s. 48)	\$110
4.	Application for a replacement occupancy permit for permanent change of the building's use, classification (s. 49)	\$110
5.	Application for an occupancy permit or building approval certificate for registration of strata scheme, plan of re-subdivision (s. 50(1) and (2))	\$10.50 for each strata unit covered by the application, but not less than \$105.80
6.	Application for an occupancy permit for a building in respect of which unauthorised work has been done (s. 51(2))	0.18% of the estimated value of the unauthorised work as determined by the relevant permit authority, but not less than \$110
7.	Application for a building approval certificate for a building in respect of which unauthorised work has been done (s. 51(3))	0.38% of the estimated value of the unauthorised work as determined by the relevant permit authority, but not less than \$110
8.	Application to replace an occupancy permit for an existing building (s. 52(1))	\$110
9.	Application for a building approval certificate for an existing building where unauthorised work has not been done (s. 52(2))	\$110
10.	Application to extend the time during which an occupancy permit or building approval certificate has effect (s. 65(3)(a))	\$110

106.10 Fees are as per the Building Regulations 2012 (Schedule 2 Divisions 1, 2 & 3)

Division 3 - Other applications

Item	Application	Fee
1.	Application as defined in regulation 31 (for each building standard in respect of which a declaration is sought)	\$2,232

**SHIRE OF CHRISTMAS ISLAND
FEES AND CHARGES
FOR THE YEAR ENDED 30 JUNE 2024**

Communities Amenities

107.0 Cemetery Fees

Cemeteries Act (CI) 1986 & CI Cemeteries Local Law 2013

a). Sinking Fee – Ordinary Grave Plus Excavation	\$1,163.00 Cost recovery
b). Sinking Fee – To extra depth per metre or part thereof	\$ 289.00
c). Sinking Fee – Child 13 years and under	\$ 128.00
d). Sinking Fee – Stillborn	\$ 62.00
e). Grant of Right of Burial (25 years	\$ 180.00
f). Purchase of Plot Land	\$ 587.00
g). Renewal of Grant of Right of Burial	\$ 193.00
h). Transfer of Grant of Right of Burial	\$ 37.00
i). Exhumation – Single Grave	\$1,435.00
j). Reinstatement of Exhumed Grave	\$ 324.00 reinsert
k). Single Permit to erect monument or headstone	\$ 32.00
l). Monumental Mason's Annual Licence *	\$ 128.00
m). Funeral Directors Annual Licence *	\$ 193.00
n). Funeral Directors Single Fee Licence *	\$ 128.00

* Where applicable

Recreation & Culture

111.0 Public Halls & Civic Centre

111.1 Poon Saan Community Hall/Senior Citizens Building

a) Commercial Rent	\$ 53.00 per 2 hours
b) Community Groups	\$ 23.00 per hour
c) Community Groups (Regular Users -Advance payment)	
(i) fixed 6 months booking	\$ 16.00 per hour for
(ii) fixed 3 months booking	\$ 17.00 per hour for
(iii) fixed 1 month booking	\$ 19.00 per hour for
d) Other (maximum 8 hours)	\$ 192.00 per day
e) Chair (maximum 3 days)	\$ 2.00 per day
f) Storeroom	\$ 39.00 per month (each)
g) Key Deposit (Refundable)	\$ 38.00

Note: Community Group that make use of the facility at least twice every month are defined as "Regular users"

**SHIRE OF CHRISTMAS ISLAND
FEES AND CHARGES
FOR THE YEAR ENDED 30 JUNE 2024**

Recreation & Culture

111.2 George Fam

a) Training & Conference Room	\$ 210.00 per day \$ 109.00 half a day \$ 48.00 an hour
b) Office Space (One Quarter Room)	\$ 210.00 per day
c) Non-Profit Community Group	F.O.C availability
d) Television	\$ 60.00 per day
e) Video	\$ 60.00 per day
f) Overhead Projector	\$ 60.00 per day
g) Multi Media Projector	\$ 60.00 per day

113.0 Library

a) Overdue video	\$ 2.00 per day late fee
b) Overdue books	\$ 2.00 per week late fee
c) Lost books	Actual cost of the book
d) Damaged books	Actual costs of the book
e) Lost Library card	\$ 5.00 each
f) Internet use	\$ 5.00 per hour
g) Printer use	\$ 1.00 per copy

114.0 "The Islander" Newsletter

a) Advertisement (Community Not for Profit Organizations)	
(i) Block (5.5 cm x 3.5 cm)	\$ 23.00
(ii) Quarter page	\$ 42.00
(iii) Half page	\$ 78.00
(iv) Three Quarter page	\$112.00
(v) Full page	\$150.00

Note: Community Not for Profit Organisations Free of Charge advertisements (FOC) - refer Council Policy

b) Island Commercial and Businesses	
(i) Block (5.5 cm x 3.5 cm)	\$ 25.00
(ii) Quarter page	\$ 45.00
(iii) Half page	\$ 87.00
(iv) Three Quarter page	\$129.00
(v) Full page	\$170.00
c) Government Agencies	
(i) Block (5.5 cm x 3.5 cm)	\$ 32.00
(ii) Quarter page	\$ 60.00
(iii) Half page	\$120.00
(iv) Three Quarter page	\$180.00
(v) Full page	\$238.00
(vi) Insert Handling Fee	\$325.00 per issue
d) Subscribe to "The Islander"	
(i) 1 year (25 issues) WA /on CI	\$182.00
(ii) 1 year (25 issues) outside WA	\$182.00
(iii) 1 year (25 issues) overseas	\$294.00

**SHIRE OF CHRISTMAS ISLAND
FEES AND CHARGES
FOR THE YEAR ENDED 30 JUNE 2024**

Economic Services

131.0 Sea Container rental rates at the LIA

- | | |
|---|------------|
| a) 20 foot | |
| Yearly rates and monthly pro rata on shorter term rates | |
| (i) Fork lift entry access | \$2,164.00 |
| (ii) Non Fork lift entry access | \$1,622.00 |
|
 | |
| b) 40 foot | |
| Yearly rates and monthly pro rata on shorter term rates | |
| (i) Fork lift entry access | \$3,788.00 |
| (ii) Non Fork lift entry access | \$3,346.00 |

Other Property & Services

141.0 Private Works Rates and Charges

141.1 Labour	Rate per hour
a) Driver/Plant Operators/Handyman/ Cleaner/ Labourer /Gardener /Mechanic	\$106.00 (working hours)
b) Supervisor	\$175.00 (working hours)
c) Professional & Technical Services	\$210.00
141.2 Community Bus with Driver	\$156.00 (Minimum 2 hours)

Note: Minimum charge during working hours is 2 hours. Overtime rates in accordance with the industrial agreement in force at the time will apply

141.3 Vehicle and Plant Hire with Operators	Rate per hour
a) Light Trucks	\$164.00
b) Truck with Hiab	\$237.00
c) Tipper 10 tonnes	\$237.00
d) Water Truck 10,000L	\$248.00 (excluding water)
e) Grader	\$248.00
f) Loader (with attachments)	\$226.00
g) Bobcat with or without attachments	\$184.00
h) Forklift	\$174.00
i) Multi Tyred Roller - light	\$174.00
j) Multi Tyred Roller - heavy	\$248.00
k) Tractor with or without attachments	\$184.00
l) Komatsu Excavator	\$237.00 plus mobilisation
m) Mini Excavator	\$200.00
n) Drum Roller - light	\$184.00
o) Drum Roller - heavy	\$248.00
p) Wood Chipper (3 x operator costs included)	\$400.00
q) Concrete Truck (not inc. concrete)	\$246.00
Standby rate where applicable p/hour following Minimum 15 minutes unloading time	\$ 71.00
r) Concrete product/cubic meter	\$976.00
s) Bitumen Spray Truck (not inc. bitumen)	\$200.00
t) Car/Ute	\$ 15.00
u) Telehandler	\$195.00
v) Rubbish Truck	\$240.00
w) Vac Pump	\$100.00

SHIRE OF CHRISTMAS ISLAND FEES AND CHARGES FOR THE YEAR ENDED 30 JUNE 2024

Other Property & Services

x) Trailer	\$ 20.00
y) Portable Lights	\$ 50.00
	\$ 250.00 per day

Note: Hire based on a depot to depot arrangement. Minimum hire is 4 hours.

141.4 Excavation Permits

a) Application Fee (includes one inspection)	\$298.00
b) Bond	\$ 49.00m ² unsealed roads \$ 85.00m ² sealed roads \$224.00m ² concrete areas
c) Materials	
(i) Bitumen Emulsion	\$ 6.00/liter
(ii) Sealing Aggregate	\$ 400.00/tonne
(iii) Cold Mix	\$2,000.00/tonne \$ 800.00/m ³

Additional Inspections (per inspection as required)	\$312.00
---	----------

141.5 Other Charges

a) Large Marquee	
(i) Hire only – no delivery	\$113.00 per day plus
(ii) Set up and dismantled costs	\$450.00 plus (\$525.00 deposit)
c) Small Marquee	
(i) Hire only – no delivery	\$ 53.00 per day
(ii) Set up and dismantled costs	\$330.00 plus (\$374 deposit)
d) Stage	
(i) Hire only- no delivery	\$224.00 per day
(ii) Set up and dismantled costs	\$717.00 plus (\$894 deposit)

Note: Delivery charges may apply. Hire is based on depot to depot arrangement. Other conditions may apply with some equipment, please inquire with the department prior to hiring.

141.6 Laminating Services

a) A0 paper size	\$30.00 per copy
b) A1 paper size	\$24.00 per copy
c) A2 paper size	\$21.00 per copy
d) A3 paper size	\$18.00 per copy
e) A4 paper size	\$ 8.00 per copy

Key to Abbreviated Legislation:

LG Act	-	Local Government Act 1995 (WA) (CI)
WARR Act	-	Waste Avoidance and Resource Recovery Act 2007 (WA) (CI)
Health Act	-	Health Act 1911 (WA) (CI)
Dog Act	-	Dog Act 1976 (WA) (CI)
Cat Act	-	Cat Act 2011 (WA) (CI)



SHIRE OF CHRISTMAS ISLAND

SUBMISSION TO	Ordinary Council Meeting 23 May 2023
AGENDA REFERENCE	10.1.4
SUBJECT	WALGA Local Government Conference 2023
LOCATION/ADDRESS/APPLICANT	N/A
FILE REFERENCE	2.6.3
INTEREST DISCLOSURE	None
DATE OF REPORT	15 May 2023
AUTHOR	David Price, CEO
SIGNATURE OF CEO	SIGNED

RECOMMENDATION

That Council –

1. **nominate the following elected members 1....., 2....., 3....., 4....., 5....., 6..... to attend the 2023 Annual West Australian Local Government Association (WALGA) conference to be held at the Crown Perth from 17 to 19 September 2023 inclusive, and**
2. **nominate two elected members 1....., 2..... as voting delegates and two elected members 1....., 2..... as proxy delegates to register for the forthcoming 2023 conference.**

BACKGROUND

The annual 2023 Western Australian Local Government Conference (WALGA) is scheduled for the 17 to 19 September 2023.

As the Conference is in September an early identification of the Shire’s delegation will allow for flight booking to be made in advance to secure the outgoing and return dates.

The conference normally attracts over 400 delegates from Local Governments around Western Australia as well as various exhibitors and guest speakers. Council attended the 2023 annual conference.

The 2023 conference is to be held at the Crown Perth.

There is also an opportunity for Council to meet with WALGA members of the Kimberly Zone which Council is a member of and attended the meeting and dinner last year.

Registration of both voting delegates (x 2) and proxy delegates (x 2) is essential for voting purposes at the conference with the registration of voting and proxy delegates. Voting delegates may be either elected members or serving officers however the CEO is of the view that voting by serving officers should only be undertaken as a last resort when there is a shortage of attending elected members.

COMMENT

- Council to decide if and who will attend the 2023 annual conference.
- Council nominated Cr **FOO** Kee Heng, Cr Vincent **SAW**, Cr Kelvin **LEE**, Cr Philip **WOO**, Cr Morgan **SOH** Cr Farzian **ZAINAL** and Cr Gordon **THOMSON**

to attend the 2022 Annual West Australian Local Government Association (WALGA) conference.

- Council to decide who it will nominate as voting delegates and proxy voting delegates to the 2023 annual conference.
- Council nominated two elected members, Cr **LEE** and Cr **ZAINAL** as voting delegates for the 2022 conference.
- Registration dates for the 2023 Conference have yet to be announced.
- Opportunity to arrange other meetings/training while in Perth.
- Council to decide if it proposes any agenda items for the conference.

The CEO can complete the required Registration and Nomination form following Councils resolution and can also arrange meetings and training where available with the Department of Local Government and Communities.

STATUTORY ENVIRONMENT

Registration of delegates x 2 (and proxies x 2) in accordance with WALGA constitution.

POLICY IMPLICATIONS

There are no significant policy implications arising from this matter.

FINANCIAL IMPLICATIONS

While the 2023 conference registration costs not available there is a budget provision in Council's 2023/24 financial year budget for airfares, registration and travel allowance. Full delegate registration for the 2022 conference was \$1,200.00 p/delegate. The Conference 2022 Gala Dinner was at an additional cost of \$125 p/delegate.

STRATEGIC IMPLICATIONS

There are no significant strategic implications arising from this matter.

VOTING REQUIREMENTS

A simple majority is required.



SHIRE OF CHRISTMAS ISLAND

SUBMISSION TO	Ordinary Council Meeting 23 May 2023
AGENDA REFERENCE	10.1.5
SUBJECT	Settlement Sports Hall Refurbishment Sustainability Hub – Design Concept
LOCATION/ADDRESS/APPLICANT	
FILE REFERENCE	6.1.7
INTEREST DISCLOSURE	
DATE OF REPORT	15 May 2023
AUTHOR	David Price
SIGNATURE OF CEO	SIGNED

RECOMMENDATION

1. Council receives and endorses *Settlement Sports Hall Refurbishment Sustainability Hub – Design Concept*
2. The CEO to develop a funding submission in line with the projected costings for funding opportunities together with supporting correspondence.
3. The CEO to seek the Minister's approval for an amendment of the current Management Order to facilitate the consequent change of use of the Settlement Sports Hall.

BACKGROUND

The SoCI endorsed *May 2017 Settlement Sports Hall Refurbishment Preliminary Design Concept* advocating the refurbishment of the disused SSH took into account prospective land uses and planning opportunities illustrated in the then Department of Infrastructure & Regional Development (DIRD) sponsored and Shire endorsed *Gaze Road Tourism & Commercial Precinct Report for Urban Design Master Plan Oct. 2011*.

The report provided architectural illustrations for possible future community uses/functions within the building such as but not limited to Visitors Centre, information/interpretive displays, museum collections, Discovery Centre, cinema, community functions and a coffee/restaurant together with incidental small office/shop tenancies.

Three SOCI submissions were made, with the support of the Director IOT Administration, in 2017 and 2018 to the then Department of Industry, Innovation & Science seeking funding for the project from the Building Better Regions Fund - Community Investments Stream & Infrastructure Projects Stream. None were successful.

SoCI in April 2023 supported the release for public comments of the *April 2023 preliminary draft Settlement Sports Hall Refurbishment Sustainability Hub – Design Concept* for the purpose of community engagement and feedback. (no feedback comments were received)

COMMENT

The SSH Refurbishment Project continues to be considered as a catalytic component of the immediate and urgent effort to transition the CI economy from Mining & Immigration to Tourism & Education/Research and Food productions.

The recent creation of the marine park and the introduction of the fisheries ordinance has brought a new set of opportunities for the re-use of the building with the possibility to better take advantage of its location immediately adjacent to the ocean without diminishing its function towards tourism and community activities

Accordingly, the SOCI is seeking to elevate the concept to a *Sustainability Hub* with the following proposed features:

At ground level:

Marine science research; Marine aquaculture studies; Shared laboratory and office space; Aquaponic & hydroponic LED experiments; Aquarium display; Shared auditorium (tourism, education & research) and Community activities for event and functions.

The Gaze Road level would remain unchanged with: The relocated visitors centre; Internet hub; Shop premises; Café/restaurant & kitchen and a share balcony

The mezzanine level could provide: Office space for the CITA; Office space for the fisheries ranger(s); Possible office space dedicated to the marine park and a shared boardroom

The building would boast zero carbon emission with the solar roof, batteries and the possible addition of vertical axis wind turbines. Finally the facility could, subject to on-going cost, offer fibre optic connection to all users.

STATUTORY ENVIRONMENT

The project is compatible and consistent with the requirements of the ***SOCI Town Planning Scheme No.2***

POLICY IMPLICATIONS

The project has the potential to supports key objectives and strategic initiatives of the ***SOCI 2018 Christmas Island – Singapore Strategy***

FINANCIAL IMPLICATIONS

The cost of adapting the 2017 SSH refurbishment preliminary design concept to the 2023 SSH refurbishment is covered in the current budget.

STRATEGIC IMPLICATIONS & MILESTONES

The SOCI is to review the community responses in May 2023 and finalise the sustainability hub design concept. The SOCI aim at submitting a funding submission to the Commonwealth in June 2023

VOTING REQUIREMENTS

Simple Majority

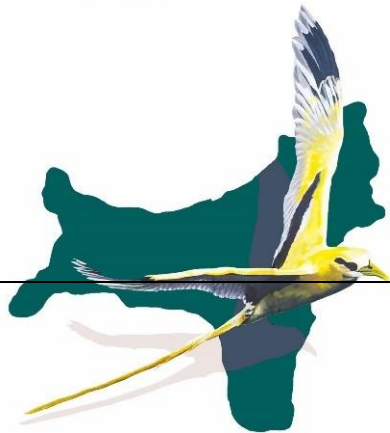
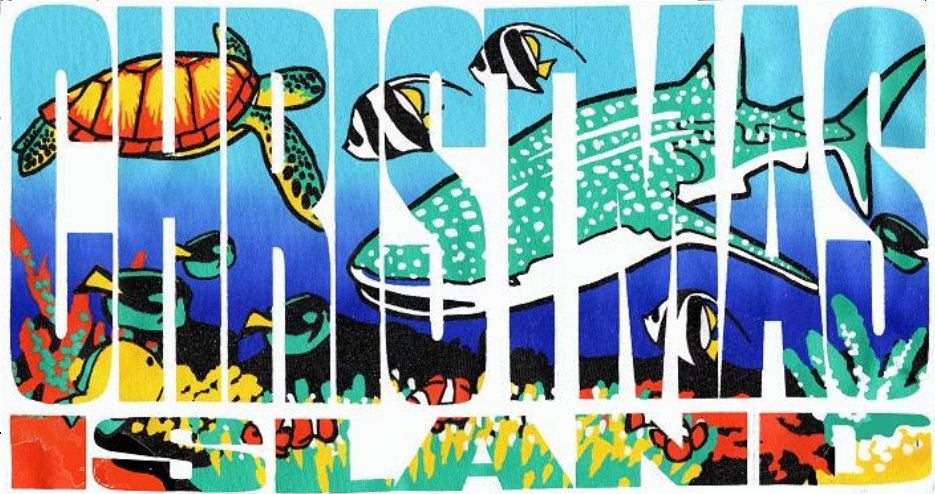
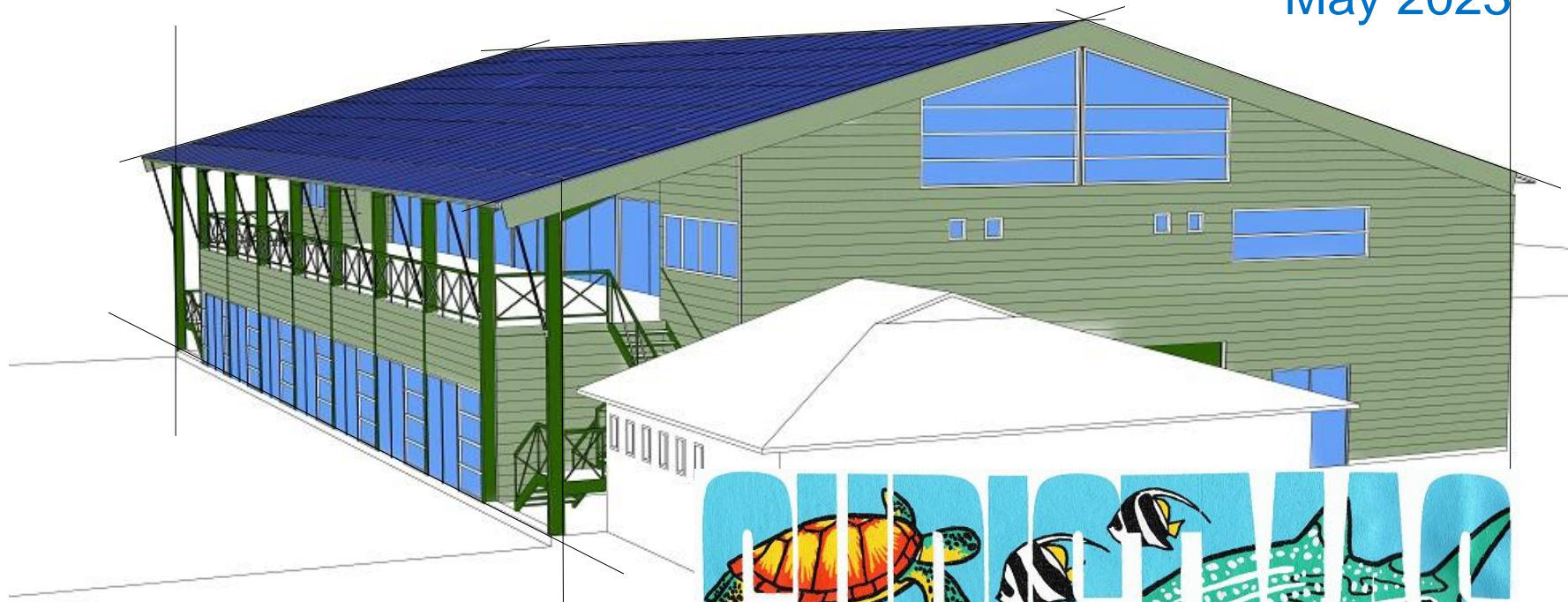
ATTACHMENTS

10.1.5.1 Sports Hall Refurbishment Sustainability Hub – Design Concept May 2023.

10.1.5.2 Sports Hall Refurbishment Cost summary

Settlement Sports Hall Refurbishment Sustainability Hub - Design Concept

May 2023



SHIRE OF
CHRISTMAS ISLAND

Content:

1. Introduction	p 2
2. Island Context	p 3
3. Location Setting	p 4
4. Town Planning Context	p 5
5. CI Local Planning Strategy	p 6
6. Gaze Road Urban Design Master Plan	p 7
7. Christmas Island - Singapore Strategy	p 12
8. Christmas Island Marine Park	p 15
9. Fisheries Ordinance	p 17
10. Constraints & Opportunities	p 19
11. Internal photos	p 22
12. External photos	p 23
13. Architectural design concept	p 24
14. Structure & Material	p 34
15. Management Order with Power to Lease	p 35

1

DISCLAIMER

Any representation, statement, opinion or advice expressed or implied in this document, prepared by Calmy Planning & Design Pty. Ltd. for the Shire of Christmas Island, are made in good faith and on the basis that the author is not liable for any loss whatsoever which may occur as a result of action taken or not taken in respect to the document content. Professional advice should be obtained before applying the information contained in this document to particular circumstances.

1. Introduction

The Shire of Christmas Island (SoCI) commissioned Calmy Planning & Design in March 2017 to devise a Preliminary Design Concept for the refurbishment of the now disused Settlement Sports Hall (SSH) taking into account prospective land uses and planning opportunities illustrated in the then Department of Infrastructure & Regional Development (DIRD) sponsored and Shire endorsed ***Gaze Road Tourism & Commercial Precinct Report for Urban Design Master Plan Oct. 2011***.

The ***2017 SSH Preliminary Design Concept*** had the community's backing, and was endorsed by the SOCI with the support of the DIRD. The document is available at:

[https://www.shire.gov.cx/Shire Documentation/Shire Project Plans](https://www.shire.gov.cx/Shire%20Documentation/Shire%20Project%20Plans)

In early 2023 the SOCI resolved to review and repurpose the SSH Design Concept to a Sustainability Hub model subsequent to:

- three unsuccessful funding applications;
- the recent promulgation of the ***Christmas Island Applied Laws Amendment (Fish Resources Management) Ordinance 2022*** and
- the establishment in March 2022 of the ***Christmas Island Marine Park (CIMP)***.

This document takes into account SOCI's endorsed strategic directions pertinent to the economic future of the island, the community long held aspirations for the use of the building and town planning circumstances directly associated with the SSH building and immediate surrounding areas.

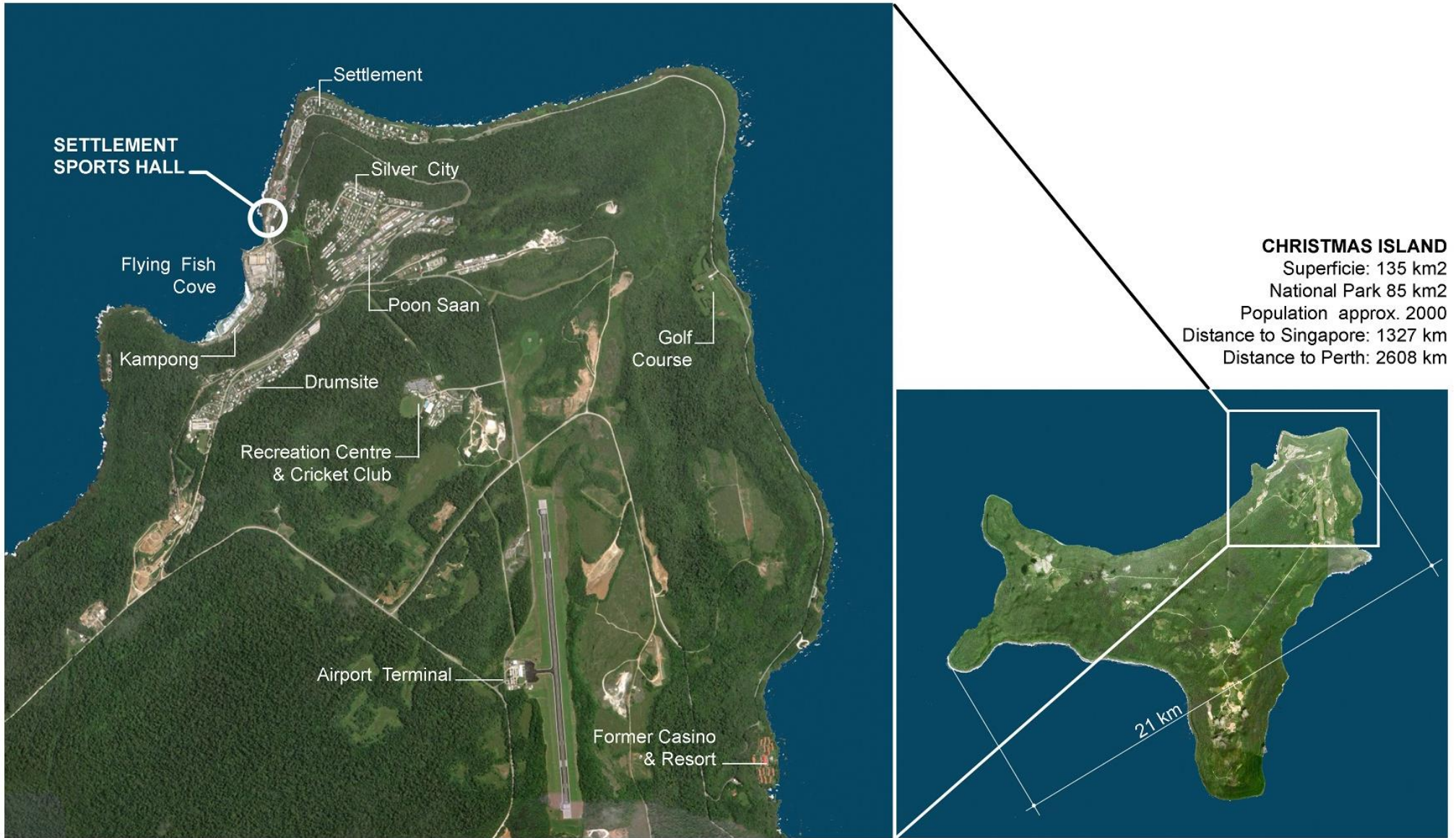
It also provides architectural illustrations and measured areas for desirable future uses and functions within the SSH such as but not limited to:

- The Christmas Island (CI) Tourism Association;
- The Visitors Centre with information/interpretive displays;
- Staff of the CI Marine Park;
- The CI Fisheries Ranger;
- A marine science & aquaculture research centre with direct ocean water outlet;
- Shared office and laboratory space directly connected to Perth and Singapore via fibre optic;
- A 44-seat auditorium shared between tourism, education; research and public events;
- A multipurpose space specifically dedicated to community activities and functions;
- A café-restaurant endowed with large balcony open towards flying fish cove;
- Revenue generating commercial tenancies to ensure the on-going building upkeep and
- A net zero emission energy infrastructure comprising a solar roof, batteries and vertical axis wind turbines.

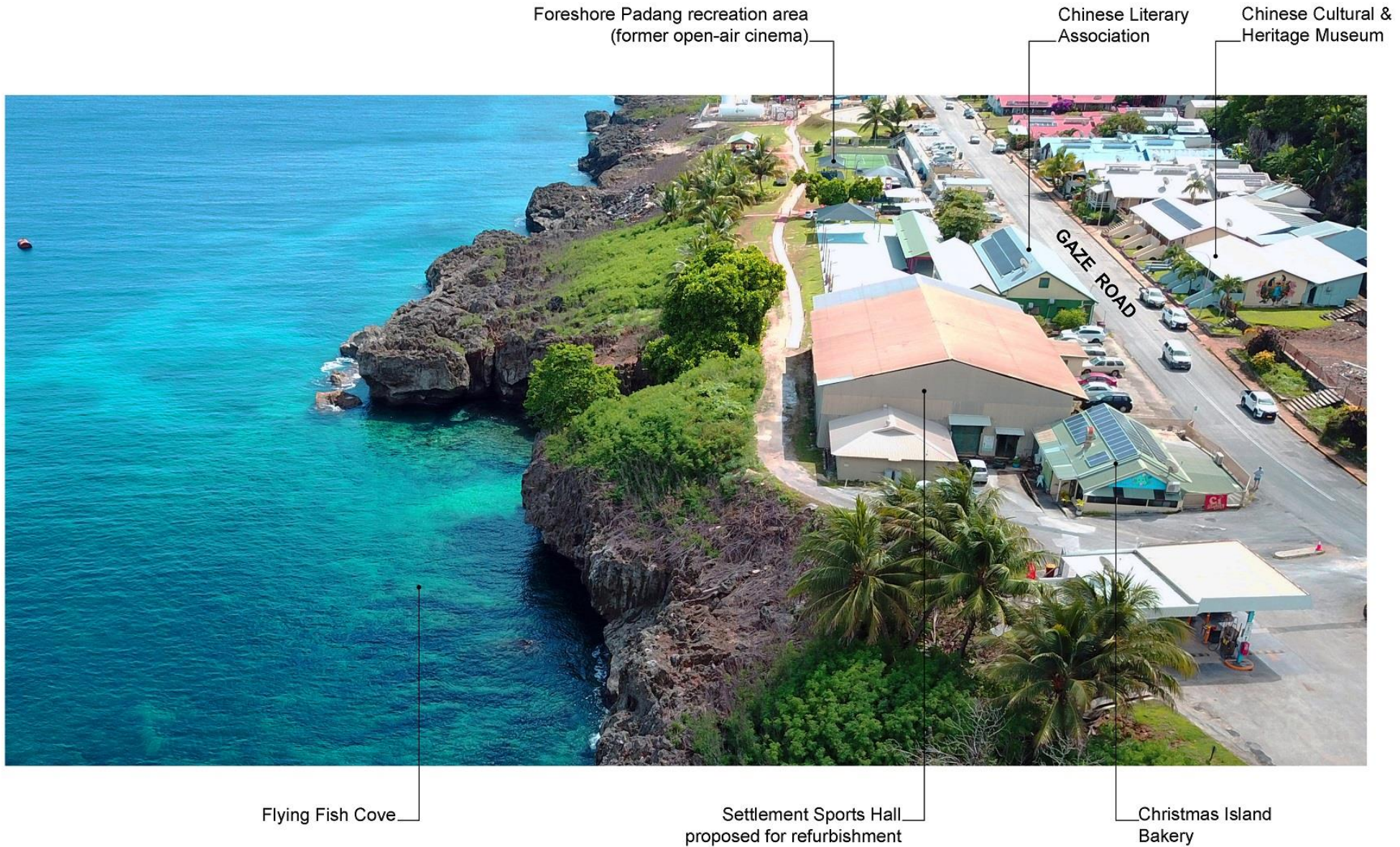
The ultimate objective of this document is to facilitate a funding decision from the commonwealth to ensure that the highly re-usable building is retained and refurbished for the benefit of the community visitors and external educators/researchers without creating on-going financial burden to the Department of Infrastructure, Transport, Regional Development and Communications (DITRDC) as the property owner and the SoCI to whom the building is vested to under Management Order.

2

2. Island Context



3. Location Setting



4. Town Planning context

The SSH is situated within the Settlement coastal Public Open Space Reserve (POSR) shown in bright green in the SoCI Planning Scheme No.2. (TPS No.2) (see Fig 1)

Use and Development of the POSR requires obtaining planning approval under Part 3, Part 9 and clause 10.2 of the Scheme.

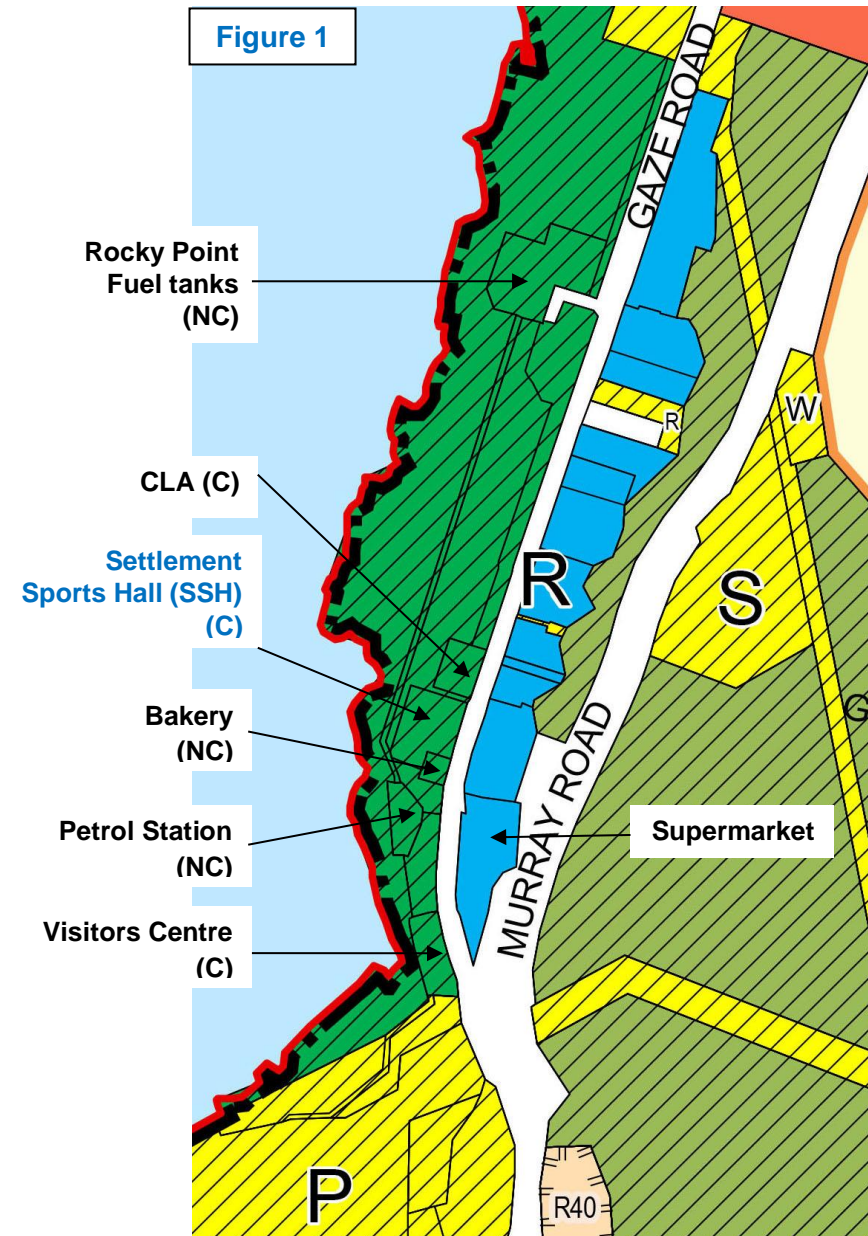
The intended purpose of the Settlement coastal POSR is to provide the community with active/passive recreation opportunities and also meet the needs of visitors & tourists coming to Christmas Island.

In such context, the Rocky Point fuel tanks, the Petrol Station and the Bakery are deemed Non-Conforming (NC) uses within the POSR whilst the Chinese Literary Association restaurant (CLA), the SSH and the Visitors Centre are deemed Conforming (C) uses.

Change of usage for the SSH building would be expected to be consistent with the intended purpose of the POSR.

Restaurant, Café, Visitor Centre, Interpretive/discovery displays, Marine Science Education & Research and Ancillary Shops are deemed Conforming uses within the POSR.

The SoCI intends to incorporate the SSH Sustainability Hup in its Draft Local Planning Strategy scheduled to be submitted to the Western Australian Planning Commission in the third quarter of 2023.



5. CI Local Planning Strategy

The objectives of the Shire of Christmas Island (SoCI) **2015 Local Planning Strategy** are to:

- set out the long-term planning directions for the local government;
- apply State and regional planning policies;
- provide the rationale for the zones and other provisions of the Town Planning Scheme;
- provide a strategic vision and land use plan to guide future development on Christmas Island; and
- balance the needs of the natural environment, economic development and community expectations.

The LPS identified specific issues relating to the settlement precinct and pertinent to planning around the SSH:

“There are a number of tourism accommodation establishments within this precinct, with views over Flying Fish Cove, Smith Point and the Indian Ocean.”

“This area represents the main area of tourist accommodation on the Island, and is accompanied by a pub, a supermarket, the Christmas Island Visitors Centre and the only domestic petrol station on the Island.”

“There are two domestic fuel storage tanks near the petrol station, connected via underground pipes. There is a risk associated with the fuel tanks located in such close proximity to accommodation facilities and residential dwellings.”

“As such they are considered a safety hazard and should be relocated to a more suitable location. This area is the main tourism and commercial area on the Island and these fuel tanks also affect

the visual aesthetics and attraction of the precinct. Their relocation could also facilitate the relocation of the petrol station.” (see Fig.2)

The relocation of the petrol/service station has the potential to considerably improve the streetscape around the supermarket, the Visitors Centre and the SSH.

This opportunity has been explored in detail in the **October 2011 Gaze Road Urban Design Master Plan**



6. Gaze Road Urban Design Master Plan

GHD have been engaged in 2011 by the SoCI to produce an Urban Design Master Plan (UDMP) for the Gaze Road Tourism and Commercial Precinct (see Fig. 3). The project was an initiative of the SoCI in conjunction with the Indian Ocean Territories Christmas Island Economic Development Consultative Group, supported and funded by the Department of Regional Australia, Regional Development and Local Government.

The SoCI adopted UDMP is a reference planning document to be considered when making planning decisions under clause 10.2.(f) of the TPS No.2. The objectives of the UDMP relevant to this proposal are:

“The aim of the UDMP is to provide an urban design framework that will facilitate and guide the revitalisation of the precinct and to enhance its contribution to the social, cultural and economic life of the Island’s community”.

“As the main tourism area for visitors, the foreshore area should be a welcoming environment that showcases the natural scenic values of the Island as well as attract visitors to the various adjacent retail and commercial outlets within the precinct”.

The relevant issues pertinent to the reuse of the SSH found in UDMP are:

Visual amenity, Foreshore and ocean threats, Fuel tanks, Tourism Centre and the Refurbishment of the SSH building.



Figure 3

Visual Amenity

The UDMP acknowledged at the time that *“the Gaze Road precinct looked very tired, was in poor condition, was unattractive, barren and in need of enhancing and continued maintenance”*.

Since the release of the UDMP, and with the joint effort of DIRD and the SoCI, noticeable improvements were made with:

- The well-executed public-private refurbishment of the Cocos Padang building;
- New townscape features introduced around the CLA; and
- The enhancement of the Police Padang with additional artwork and new attractive public amenities.

Foreshore

“The foreshore is a key visual aspect of the precinct, and a strategic area of public open space on the Island, with views of Flying Fish Cove, North West Point as well as the ocean.

The westerly aspect of the foreshore provides spectacular views of the sunset. The area is a key attractor for the precinct and a prime gathering area for the community, as well as visitors”.

Despite the recent and well received townscape improvements around the CLA and the Police Padang a significant proportion of the foreshore area requires regular upkeep whilst opportunities for local businesses to take advantage of visitors are not optimised

Furthermore the functionality and attractiveness of facilities and landscaping elements to provide a ‘flow’ of active and passive spaces for the area is yet to reach International yet alone National standards”.

Ocean Spray & Undercutting Threats

“Notwithstanding its remarkable charm, the foreshore is equally renowned for its dangers. The threat of ocean cliff collapse, the punitive effects of the waves in the swell season, the extreme dangers in attempting to interact with the marine environment from the shore and corrosive nature of the Environment are all factors relevant to the UDMP and guidance to development.”

“These factors will need to be considered to ensure that proposed development (and structures) along the foreshore, together with landscaping features can withstand effectively these harsh effects.”

Fuel Tanks

“Opportunities to maximise the “greening” of the foreshore and promote additional uses will be considerably enhanced once the fuel tanks and petrol station are relocated”.

The UDMP examined options for the re-use of the fuel tanks site as well as the petrol station site adjacent to the ORC.

“The ultimate removal of the fuel tanks from the Gaze Road foreshore is widely considered critical to the enhancement and development of its immediate area and this notion has been consistently supported by the Shire and the Commonwealth”.

The consolidation of fuel infrastructure on Christmas Island including the removal of the tanks from the foreshore is well documented in the March 2012 Statement of Evidence to the Parliamentary Standing Committee on Public Works: *Proposed Improvement to Fuel Storage and Supply* ([see section 5](#)).

Urban Design Workshop

An 'Urban Design Workshop' was held at the Cricket Club with the community and other key stakeholders on-Island to facilitate direct participation and ownership of the design process.

A brief presentation was given outlining the project and some initial observations of the precinct by the project team. Participants were then given an opportunity to provide comments, ideas, concerns and visions for the precinct on separate tables. The key outcomes relevant to this document were:

- *"Remove the fuel tanks from the foreshore;*
- *The Visitors Centre should relocate to either the existing skate hall or at the existing Australian Federal Police station;*
- *Provision of public toilets at the existing skate hall, at the Police Padang and on the Cocos Padang and*
- *Include some reference to the 'coolies' at the SSH."*

The Settlement Sports Hall

The UDMP has also provided some guidance to improve the supermarket area (see Fig.4 & Fig.5) and gave specific consideration to the re-use of the SSH building.

"This structure could be transformed into a new purpose built visitors centre, on a mezzanine level, with entry at the Gaze Road level. The existing cladding could be replaced with large windows to take advantage of ocean views. The lower level could be utilised for additional car parking. A smaller scale skate park could be maintained in the foreshore area as part of enhanced facilities in this area."

"The entrance will also provide for bus parking. There are some existing public toilet facilities attached to the building that would need relocated to facilitate the redevelopment of the building. These could either be incorporated back into a revamped Visitors Centre or further north on the open foreshore area and the outdoor entertainment area."

"This building would provide a large increase in floor space for the visitor's centre and allow expansion of facilities and functions provided for tourists. The transformation of the SSH, and enhancements to the pedestrian environment around it will provide a focal point for the entry node of the precinct, and provide a centre of gravity for visitors before dispersing to explore the rest of the precinct, and Island."

LEGEND

- 18.** Chinese “Gates” across the street to emphasise the Chinese heritage of the precinct.
- 20.** Conversion of the SSH into a new Tourist Centre with undercroft carpark.
- 21.** Redevelopment of the old nurse’s quarters site with alfresco space opposite the new Tourist Centre.
- 22.** Reconfiguration of road, parking & pedestrian amenities adjacent to the supermarket. (subject to the relocation of the petrol station)
- 23.** Conversion of the Visitors Information Centre into Café-Restaurant.
- 24.** Public footpath & rehabilitated stairs for safe access to Isabel Beach.



Figure 4

Image from the 2011 Gaze Road Urban Design Master Plan

10



Image from the 2011 Gaze Road Urban Design Master Plan

11

7. Christmas Island – Singapore Strategy

The **Christmas Island - Singapore Strategy** (the Strategy) was adopted by the SOCI in December 2018.

The Strategy in its entirety can be viewed at:

[https://www.shire.gov.cx/Shire Documentation/Shire Business Documents](https://www.shire.gov.cx/Shire%20Documentation/Shire%20Business%20Documents)

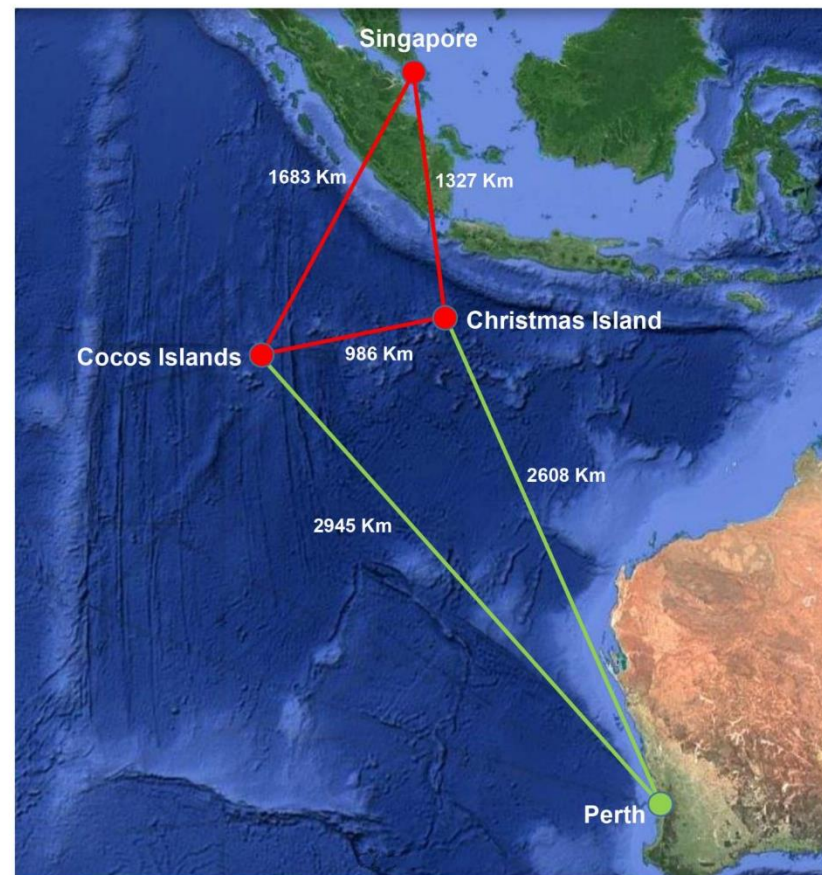
The **Preamble Statement** of the Strategy is as follow:

“The Christmas Island – Singapore Strategy (CISS) recognises the strong historic, cultural and social ties between Christmas Island (CI) and Singapore.

It focuses on the immediate and urgent effort to transition the CI economy from Mining & Immigration to Agriculture, Tourism, Education and Defence under the auspices of the November 2016 Australia-Singapore Comprehensive Strategic Partnership (ASCSP) seeking to bring the two economies closer together within a 10-year timeframe.

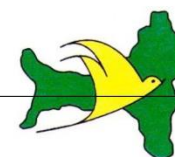
The CISS’s foremost function is to foster new investment opportunities on CI, and possibly the Indian Ocean Territories (IOT) as a whole, from South-East Asia’s first financial hub and Australia’s closest strategic and longstanding Defence partner in the region.”

The SOCI **2015 Local Planning Strategy** (LPS) is progressively being reviewed and adjusted as precursor to the mandatory and formal review of the **Town Planning Scheme No.2** pursuant to Part 6, Division 1 section 65 of the WA Planning & Development Regulations 2015. As part of this process the SoCI will incorporate the CISS into the LPS to strengthen the Island’s historic and special relationship with Singapore and bolster the Island’s economy.



12

CHRISTMAS ISLAND – SINGAPORE STRATEGY



**SHIRE OF
CHRISTMAS ISLAND**

December 2018

Calmy Planning & Design



Page 42



Objectives of the CISS

The CISS provides a strategic agenda to support the growth of the CI economy with a specific Singapore focus. Many opportunities raised in the CISS could have economic synergies and or applications to the Cocos (Keeling) Islands (CKI).

For more than a century and to this day CI is the IOT's leading economy. With the cessation of immigration activities and the life expectancy of the mine set for 2034, such leadership position is declining rapidly. This predictable downturn is and will continue to affect the Christmas Islanders as well as the Commonwealth bottom line with less revenues. The CISS is mapping a range of short to long term initiatives that would be in the interest of CI, Australia and Singapore to ensure that such trend can be reversed.

The CISS outlines the economic prospects that the ASCSP could open up in terms of Cultural Relations; Education; Innovation & Science; People movements and Northern Australia Agribusiness Development Partnership thus potentially mitigating CI's foreseeable decline, foster new joint business opportunities and potentially secure CI's necessary economic renewal.

Finally, the CISS is designed as a wholistic enabling tool with specific targets to ensure that CI and the IOT are firmly considered within the Northern Australia framework and well represented in all future ASCSP high level deliberations between Australia and Singapore.

Strategic Initiatives pertinent to the SSH Sustainability Hub

Food supply

The supply of fresh food on CI is characterised by high costs and irregular arrivals. Singapore for its part has an existential focus on Food Security as it imports 90% of its food from 40 countries.

The local production & export of fresh food such as fruits, vegetables poultry and fish from potential Singapore agri-businesses based on CI could ensure that a proportion of these products are regularly made available to the local market at an affordable price. The SSH Sustainability Hub (the Hub) concept is designed to provide the necessary scientific research infrastructure capable of ultimately supporting new ocean fish farming endeavours and other agri-businesses benefiting CI and possibly Cocos (Keeling) Islands (CKI).

Tourism

The commissioning of private Charter Flights is the most effective and economically competitive way of opening up CI to the substantial Singaporean tourism market. One of the Hub's key ambitions is to modernise/upgrade the Visitors Centre to contemporary standards and support the CI Tourism Association (CITA)

Construction material

CI is relying heavily on imported construction materials. Cost effective pre-fabrication construction methods and industries in Singapore could minimise in-situ construction costs and construction time for the Hub and on CI generally.

Natural environment

With its exceptional and unique natural features, the CI land and marine environments are ideally placed to support eco-tourism, higher education & research programs. The Hub is to facilitate understanding and access to the island's natural wonders.

Climate Change

The **2016 Paris Agreement** builds upon the Climate Change Convention and for the first time brings all nations into a common cause to undertake ambitious efforts to combat climate change,

adapt to its effects and charts a new course in the global climate effort.

An opportunity exists to engage with Singapore architects, engineers and researchers with proven and successful experience and knowledge in designing innovative low carbon footprint buildings in our equatorial environment and apply such knowledge to CI existing and future building infrastructure.

The Hub is expected to generate and operate its own net zero carbon emission energy system.

Higher education

Higher education and research have been recognised as a desirable component of CI's economic future. This view has been reinforced by the encouraging results of the Mining to Plant Enterprise (MINTOPE) agricultural and biological research partnership sponsored by Murdoch University, the Commonwealth Government and Phosphate Resources Ltd. between 2012 and 2019. CI is also ideally labelled as a "Living Laboratory" due to the quality, diversity and uniqueness of the island's eco-systems.

Murdoch University has an established MOU with Temasek Polytechnic in Singapore to offer joint research and education programs on CI targeting Singaporean and Perth Students in the fields of Bio-security, Bio-prospecting, Intensive agriculture/urban farming, Brewing & distillation, Micro sustainable energy, Food security, Mining land rehabilitation, Sustainable mine closure, Small business development, Sociology and Eco-tourism.

The Australian Government Director of National Parks has entered in 2022 into a five years collaboration deed with Murdoch University's Harry Butler Institute for activities in support of whale shark research at CI.

8. Christmas Island Marine Park

In March 2022 the **Christmas Island Marine Park** (CIMP) was established by the Australian Government under the **Environment Protection and Biodiversity Conservation Act 1999**. Like all Australian Marine Parks, the CIMP will be managed by the Commonwealth Director of National Parks.

Marine Park design & purpose

The CIMP, designed collaboratively with the local community, will heighten international marine conservation efforts and has the potential to play a valuable contribution towards social, cultural and economic endeavours such as:

- commercial, recreational and subsistence fishing in line with the Christmas Island Applied Laws Amendment (Fish Resources Management) Ordinance 2022;
- boating, diving, snorkelling and
- scientific studies and educational activities.

The CIMP has a dual purpose in providing for:

- the protection and conservation of biodiversity and other natural, cultural and heritage values and
- ecologically sustainable uses that supports positive social and economic outcomes.

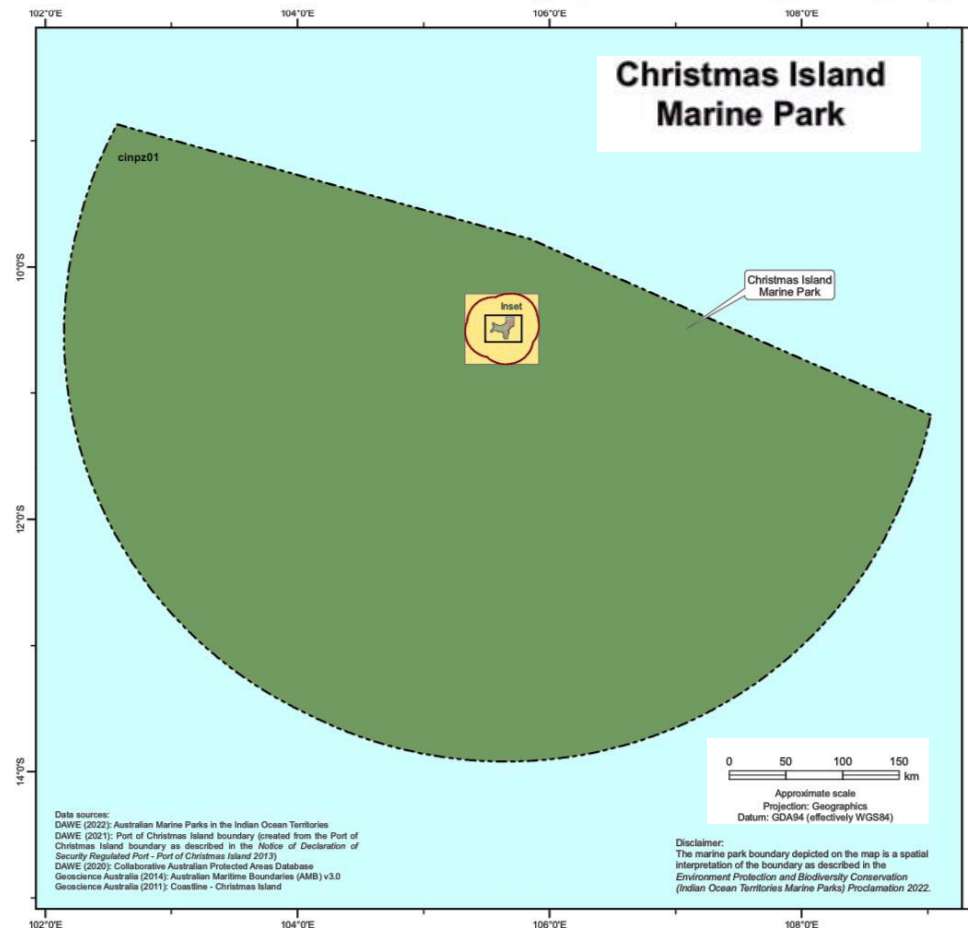
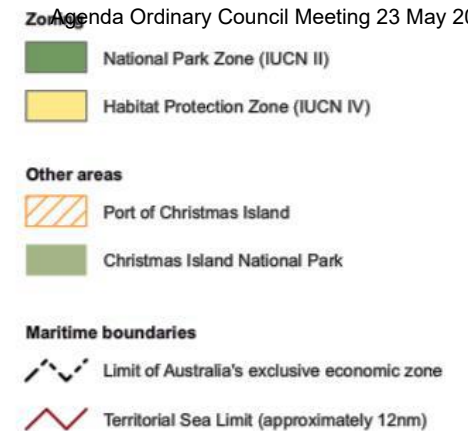
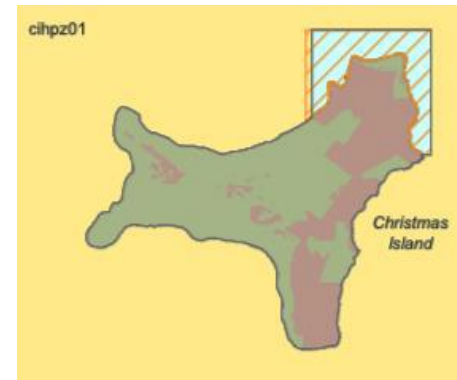
Transitional management arrangements

Parks Australia will manage the CIMP in line with the arrangements reflected in the 2022 Proclamation Proposal for the establishment of marine parks in Australia's Indian Ocean Territories until the CIMP management plan is established.

Long term Management

Priorities for managing the Christmas Island Marine Park include:

- working with the community, scientists, industry and other people to prepare a 10-year management plan.



- protecting, managing and monitoring the marine park's natural environment, including working with the community to do this.
- communicating and promoting greater understanding and appreciation of the marine park for the community and visitors
- supporting sustainable use of the marine park by the community and tourists, including through high quality and safe natural and cultural tourism experiences.
- improving scientific knowledge and understanding of the marine park's natural environment, in both inshore and offshore waters.

- International Education, Research & Development and
- Food and Agri-business.

Foremost to this is marine aquaculture as it could:

- Appeal to marine scientists and researchers;
- Become a tourist attractor;
- Provide a desirable source of protein rich food;
- Play a measurable role to reduce pressure on wild stock;
- Inform fish resource management;
- Create local employment and
- Open up export opportunities.

New activities subject to assessment

New activities in the marine parks may require assessment by the Director of National Parks to decide if and how they can proceed to ensure that risks to the values of the marine parks are reduced as much as possible and that there is appropriate consultation with local communities and other stakeholders.

New activities requiring assessment could include, but are not necessarily limited to:

- the installation of structures;
- sea bed excavations or other works;
- aquaculture proposals and
- extractive scientific research.

A new province to support the island economy

The establishment of the CIMP can be viewed as a new regulated and persuasive canvas capable of attracting a range of marine activities well aligned with the three identified drivers for the island future sustainable economy being:

- Tourism;

9. Fisheries Ordinance

On 17 March 2022, the Hon. David Hurley AC DSC (Retd), Governor-General of the Commonwealth of Australia promulgated the **Christmas Island Applied Laws Amendment (Fish Resources Management) Ordinance 2022** thus establishing the first fishing rules designed to meet the needs and interests of the CI community and its unique marine environment.

This ordinance includes the establishment of Advisory Committees to provide information and advice to the Minister with responsibility for the Territories (the Minister) on fisheries matters.

Community focused legal framework

This contemporary fit-for-purpose fisheries management model reflects the shared priorities of the SOCI, community organisations, marine based businesses and individual fishing stakeholders, while supporting the sustainable management of the local fish populations to ensure their long-term sustainability for generations to come.

The new and historic legal regime also marks the first time that Islanders, with the assistance of independent fisheries specialists and through the CI People's Assembly, had influence and input into the laws applicable to the Island.

Community participation in management

The management of the Christmas Island Fisheries will operate with Commonwealth funding and in accordance with section 42 of the Fish Resources Management Act 1994 (WA) for the first year with focus on planning the transition to community management followed by 3-5 yearly funding cycle in order to enable the local community to effectively participate in fisheries and marine management at Christmas Island.

Role of the Fishery Advisory Committee

The Fishery Advisory Committee will provide information and advice to the Minister, including:

- identifying issues which affect fisheries management;
- on matters relating to the protection and development of IOT fisheries;
- emerging issues facing the commercial and recreational fishing sectors;
- initiatives to foster fisheries development and sustainability; and
- related strategic priorities, as required.

Fisheries Management Services

The SOCI, assisted by the Fisheries Management Committee (FMC), will have the ultimate responsibility to deliver the day-to-day fisheries management services with funds provided by the DITRDCA.

This will include the employment of fisheries community rangers and the sourcing of expert advice and guidance from partner organisation(s) to support the FMC and assist with the co-ordination of management activities.

The fisheries management services will initially include:

- Compliance and enforcement;
- Fisheries monitoring and assessments;
- Marine science and research and
- Outreach/education and
- Administrative duties

In the future and subject to the DITRDCA approval, the management services may be extended to:

Issue of research permits, Issue of commercial fishing licences; Issue of aquaculture permits and Biosecurity/fish health.

Synergies with the Marine Park



Beyond the fisheries ordinance's primary intention to ensure the sustainable management of the local fish populations "by the community for the community", there are identifiable similarity of purpose between the SOCI fisheries management services and the National Parks management of the marine park.

This could induce, between the two organisations, concerted activities such as but not be limited to:

- Outreach/education;
- exchange of data;
- sharing of resources when economy of scale can be achieved;
- collaborative research programs
- evaluation of aquaculture proposals
- coordinated monitoring activities.

10. Constraints & Opportunities

The refurbishment of the SSH is subject to physical and operational constraints & opportunities around and within the building as follow:

Ownership & Management:

The Settlement Sports Hall (SSH) building and the land reserve it lies on are under the ownership of the Commonwealth. The reserve was placed under Management Order with the SoCI on the 16 April 1999 “to be utilised for the designated purpose of Recreation-Indoor Sports only”

Background:

Subsequent to the construction of the Phosphate Hill Recreation Centre in 2004 the usage of the SSH as an indoor sports facility ceased. In following years, the building housed skating forms used by youth on an ad-hoc basis. The roof cover was damaged by the Cyclone Gillian in 2014, it was subsequently repaired but the building was never reopened to the public.

Structure:

Subsequent to the passage of the cyclone, the SSH incurred relative minor damage with the loss of 1/9th of its roof sheet cover. No damage to the very robust primary steel structure was observed thus confirming its truisitic strength. McMahon Engineers provided in November 2015 a quotation to “make safe” the roof and a cost-effective solution to remediate mild steel corrosion where necessary.

The replacement value of the building concrete slab, foundation and primary steel structure in its current state is estimated at between \$M

2,2 to \$M 2,8 (2023 market value). Refurbishing the building appears to be far more productive and cost effective than the demolition option, in particular in the context of on-going budget contraction in the IOT since 2015 and the forthcoming shut down of the detention centre.

CI Bakery:

The Non-Conforming CI Bakery building sits on a freehold land holding contiguous to the SSH building on the southern boundary. Whilst orderly long-term planning would see the Bakery relocated, the decision belongs to two parties i.e., the Land Owner and to a lesser degree the Bakery operator, as the Lessor. This preliminary concept to refurbish the SSH must be operationally feasible on the basis of the Bakery remaining.

Separately, opportunity for land swap could be considered between the Crown and the Bakery Land Lord at some point in the future in order to achieve a higher quality planning outcome with improved pedestrian accessibility, increased parking capacity and a much-needed enhanced streetscape for the benefit of all stakeholders in the precinct as demonstrated in the Gaze Road UDMP.

Petrol Station:

The removal of the petrol station is highly desirable as it will considerably enhance the image and esthetical appeal of the area. The refurbishment of the SSH with community, tourism, education and research function is better justified knowing that the petrol station prospect to remain in the medium to longer term is gradually reducing with the need to shift from petrol/diesel to electric vehicles.

The Chinese Literary Association

The Chinese Literary Association (CLA) is the second most visited facility in the precinct after the supermarket. It is envisaged that a refurbished SSH would enhance the activities' critical mass of the area and as such will boost surrounding activities including patronage to the CLA.

The CLA may also explore new synergistic possibilities offered by a rejuvenated SSH that could benefit the two operations.

SSH existing ablution block

The refurbishment of the SSH will be subject to the mandatory provision of adequate ablution for patrons. The existing ablution block would require some upgrade but could be reactivated at minimum expense. There is considerable cost benefit in refurbishing the block who offers sufficient capacity for the envisaged new uses. Accessible directly from outside the ablution block could remain open to the public after hours. Showers inherited from the sports function are likely to be well suited to tourists and visitors.

Visitors Centre

The possible relocation of the Visitors Centre in a refurbished SSH has been discussed informally since the release of the *2011 Gaze Road Urban Design Master Plan*.

The current Visitors Centre has been refurbished several times over and has no capacity to grow and or accommodate patronage expectations in terms of space quality, amenities and professional services found in contemporary facilities on the main land or abroad.

A new Visitors Centre would be expected to provide but not be limited to:

- A comfortable reception area with space for visitors to sit down when interacting with staff;
- Storage and Internet access for visitors
- A shop front for branded items and specialised books;
- An interpretation space with discovery displays;
- Access to a lounge area and coffee shop;
- Dedicated office space for staff;
- A separate area for staff amenities and meetings and
- Amenities more suitable for the need of the Australian Navy crews who are increasing visitation to the Island.

The design of the new facility would be expected to project a vibrant professional image with a focus on sustainability (waste, renewable material, energy etc.) thus projecting and reinforcing the recognised nature base tourism attribute of the Island.

The refurbishment of the SSH would provide the opportunity for improvement of the Gaze Road façade and Streetscape with attractive welcoming features in terms of weather protection, hard and soft landscaping.

A fresh, contemporarily designed and larger Visitors Centre is also critical in supporting and preparing for the more vigorous policy by the SOCI to attract Singaporean tourists, businesses and tertiary education students and researchers.

Sustainability Hub

20

The SSH Refurbishment Project is considered as a catalytic component of the immediate and urgent effort to transition the CI economy from Mining & Immigration to tourism, tertiary education & research and food productions.

The recent creation of the marine park and the introduction of the fisheries ordinance has brought a new set of opportunities for the re-use of the building with the possibility to better take advantage of its location immediately adjacent to the ocean without diminishing its function towards tourism and community activities

Accordingly, the SOCI has elevated the concept to a Sustainability Hub with the following proposed features:

At ground level:

- Marine science research;
- Marine aquaculture studies;
- Shared laboratory and office space;
- Aquaponic & hydroponic LED experiments;
- Aquarium display;
- Shared auditorium (tourism, education & research) and
- Community activities, event and functions.

The Gaze Road level would remain unchanged with:

- The relocated visitors centre;
- Internet hub;
- Shop premises;
- Café/restaurant & kitchen;
- Share balcony.

The mezzanine level could provide:

- Office space for the CITA;

- Office space for the Fisheries Ranger(s);
- Possible office space dedicated to the Marine Park and
- A shared boardroom.

The building would boast zero carbon emission with the solar roof, batteries and the possible addition of vertical axis wind turbines. Finally, the facility would offer fibre optic connection to all users.

Universal access

The lower ground level with ocean outlook is directly accessible from the foreshore recently constructed pedestrian/cycle path and the refurbished CLA open air multi-function area.

The upper ground level is directly accessible from Gaze Road.

Both floors are wheelchair accessible from separate entry points.

A 1/12 ramp allows wheelchair access from the upper ground level to the mezzanine level thus providing universal access to all areas of the Hub.

Renewable power generation

In August 2022 the federal government's Climate Change Bill 2022 passed the House of Representatives. The bill enshrined into law an emissions reduction target of 43% from 2005 levels by 2030 and net zero emissions by 2050.

The Hub will align with the SOCI's intention and expectation to see the operation of all new development demonstrating net zero carbon emissions.

To this end the Hub will be fitted with a solar roof, a series of micro vertical axis wind turbines and batteries.

11. Internal photos



22



12. External photos



23



13. Architectural concept design



24

Internal view looking towards the CLA

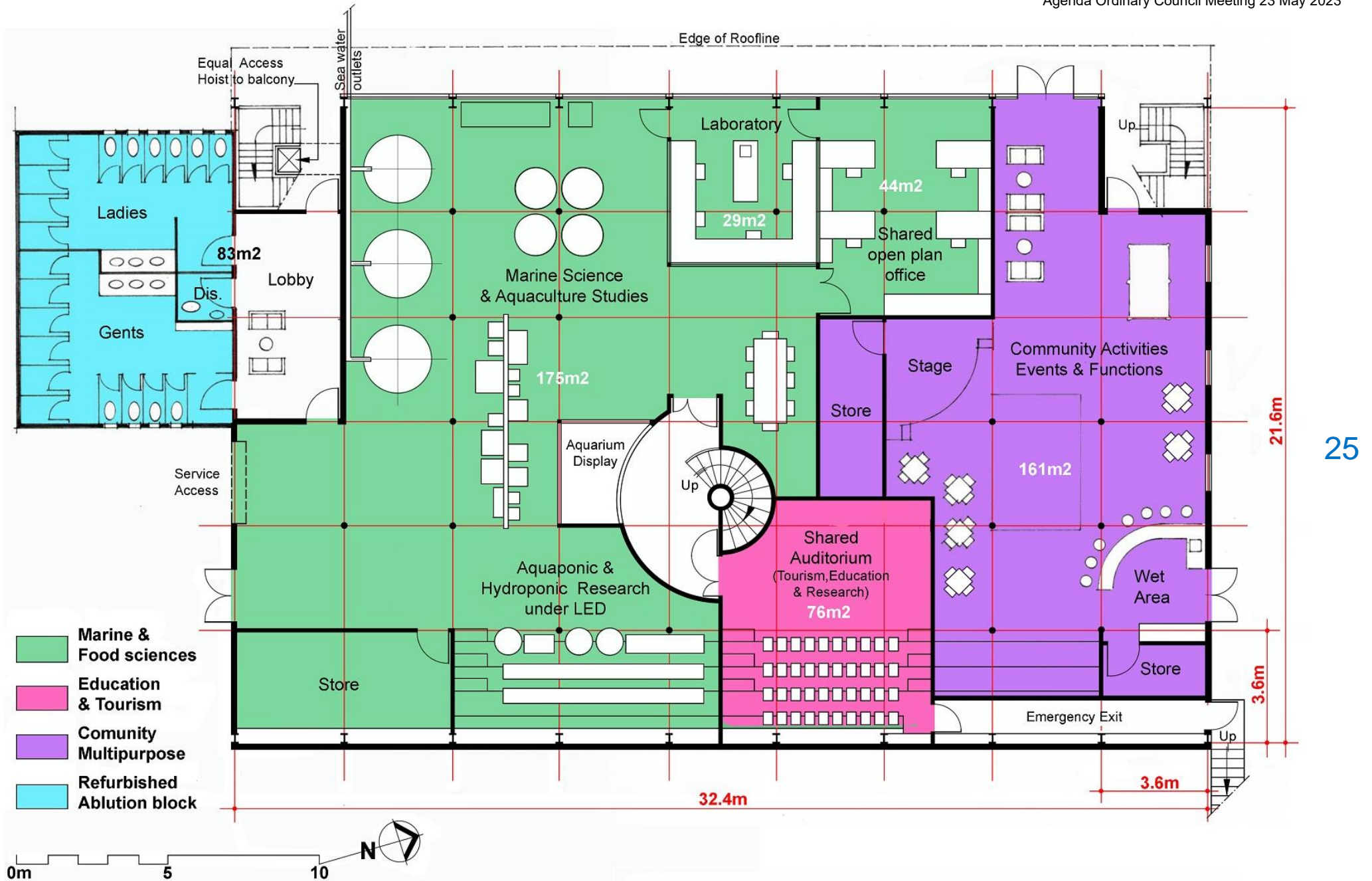


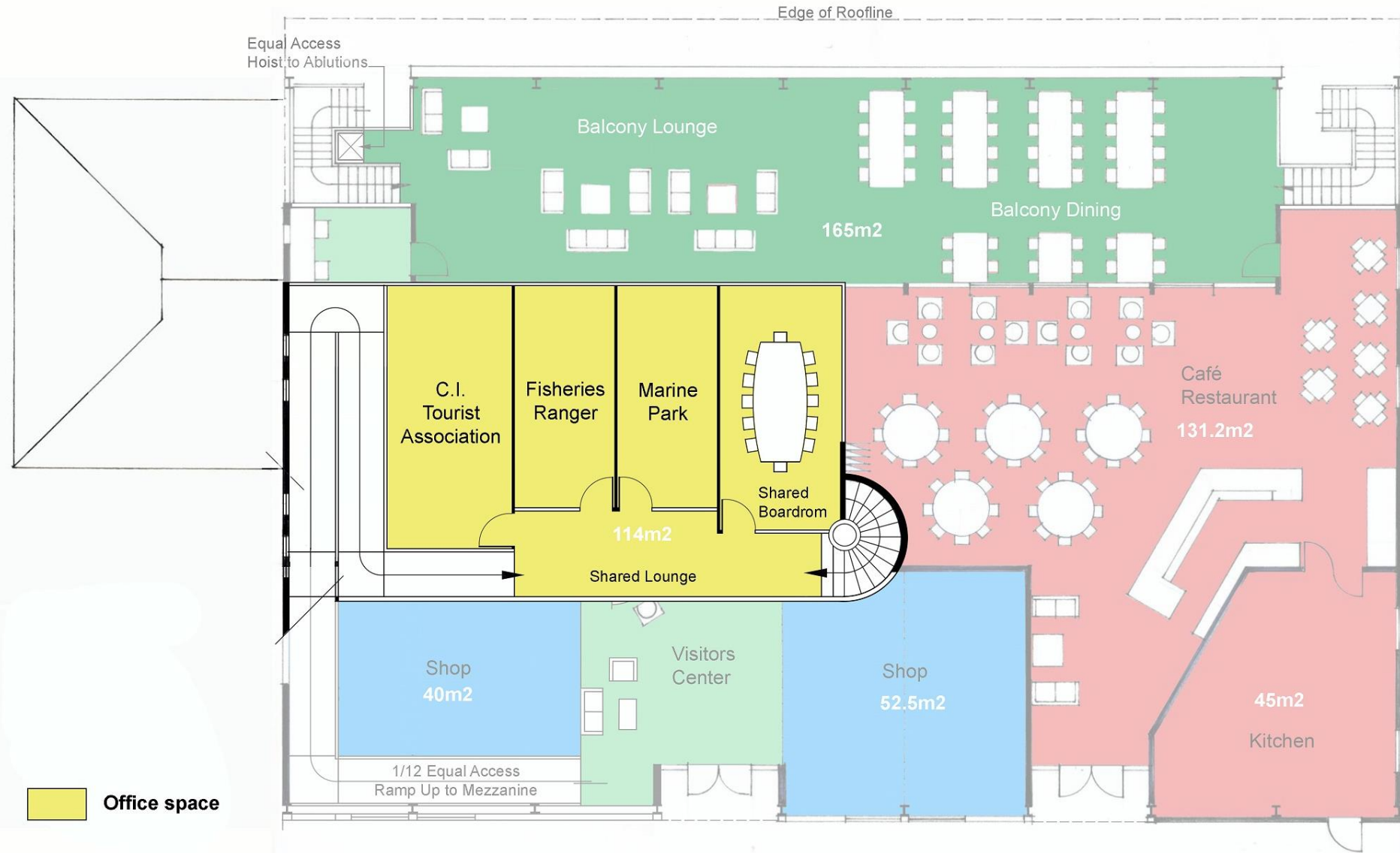
Figure 7 LOWER GROUND - FORESHORE FLOOR PLAN



Figure 8 UPPER GROUND - GAZE ROAD FLOOR PLAN

Calmy Planning & Design





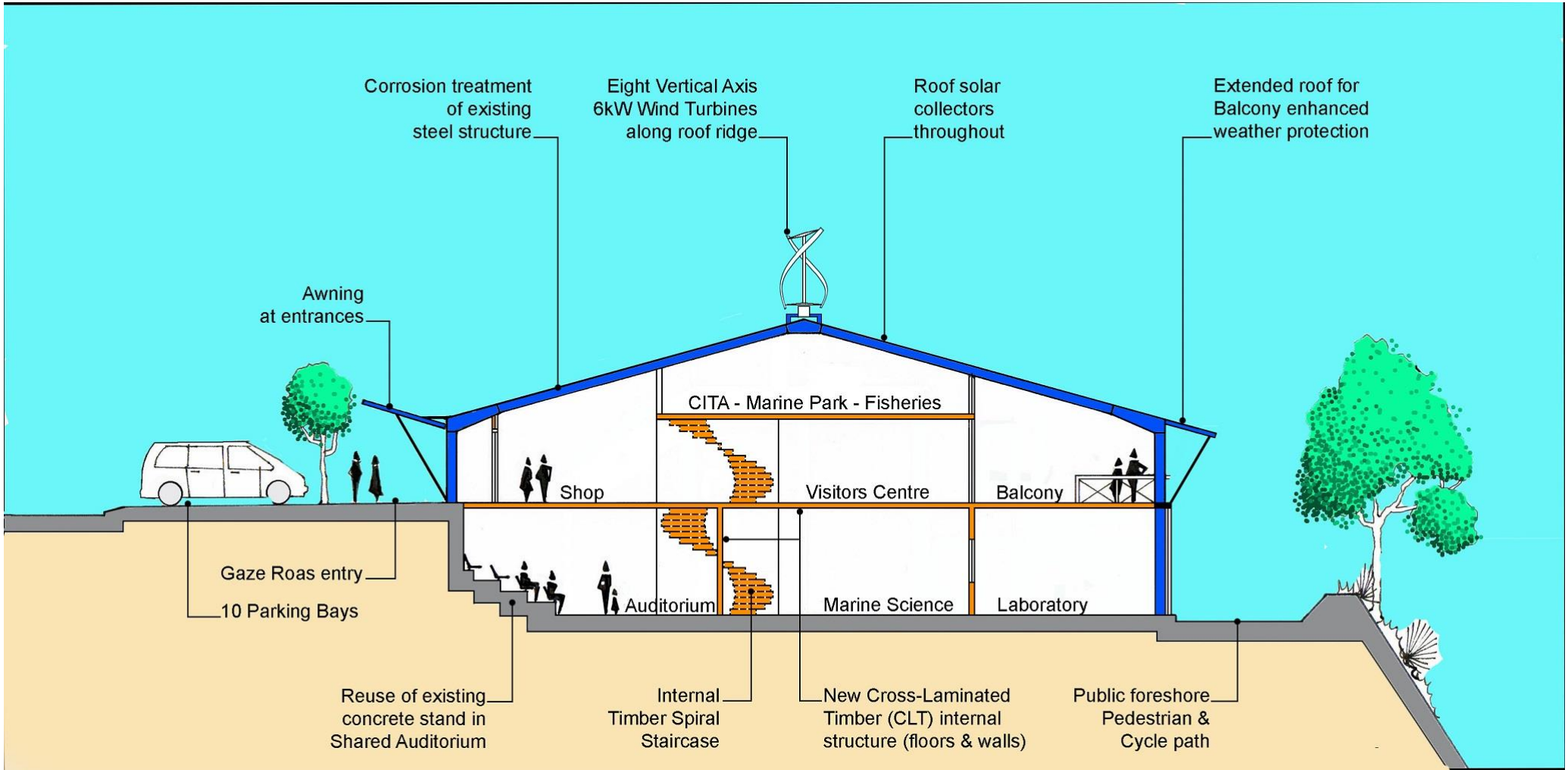
27



Figure 9 MEZZANINE FLOOR PLAN

Calmy Planning & Design





28

Figure 10 CROSS SECTION LOOKING SOUTH

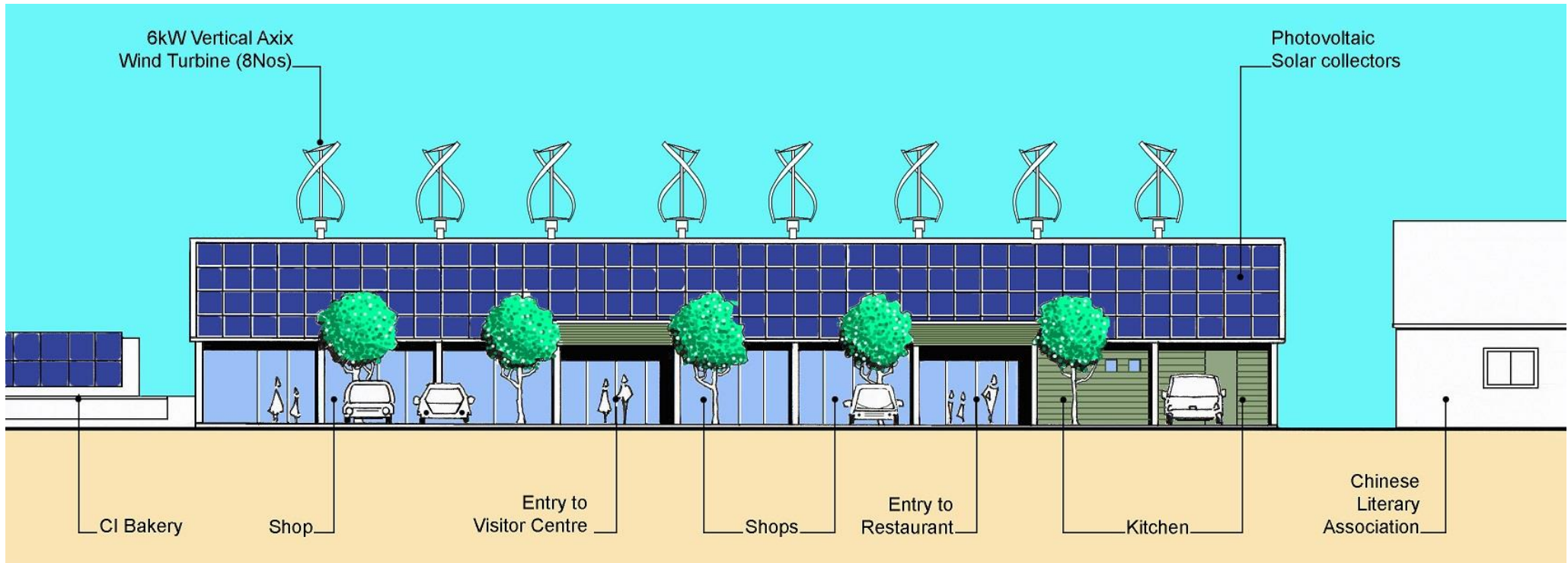
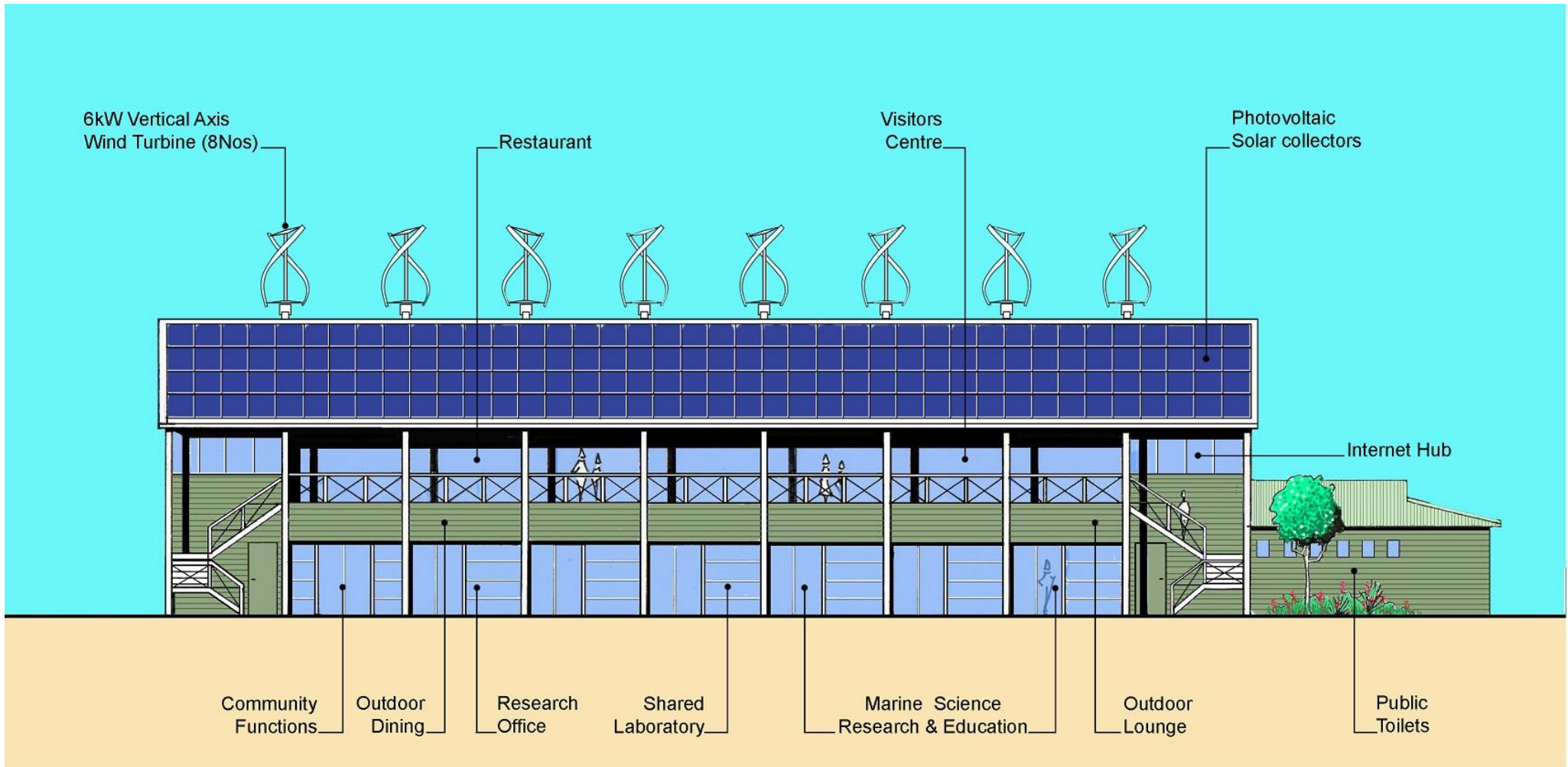


Figure 11 EAST ELEVATION – GAZE ROAD – MAIN ENTRY



30

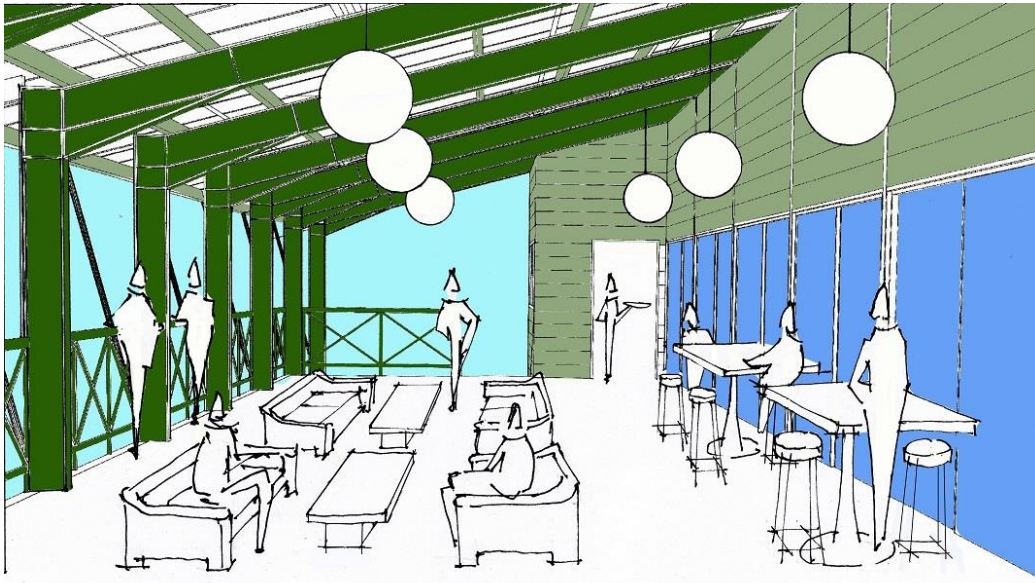
Figure 12

WEST ELEVATION – FORESHORE ACCESS



31

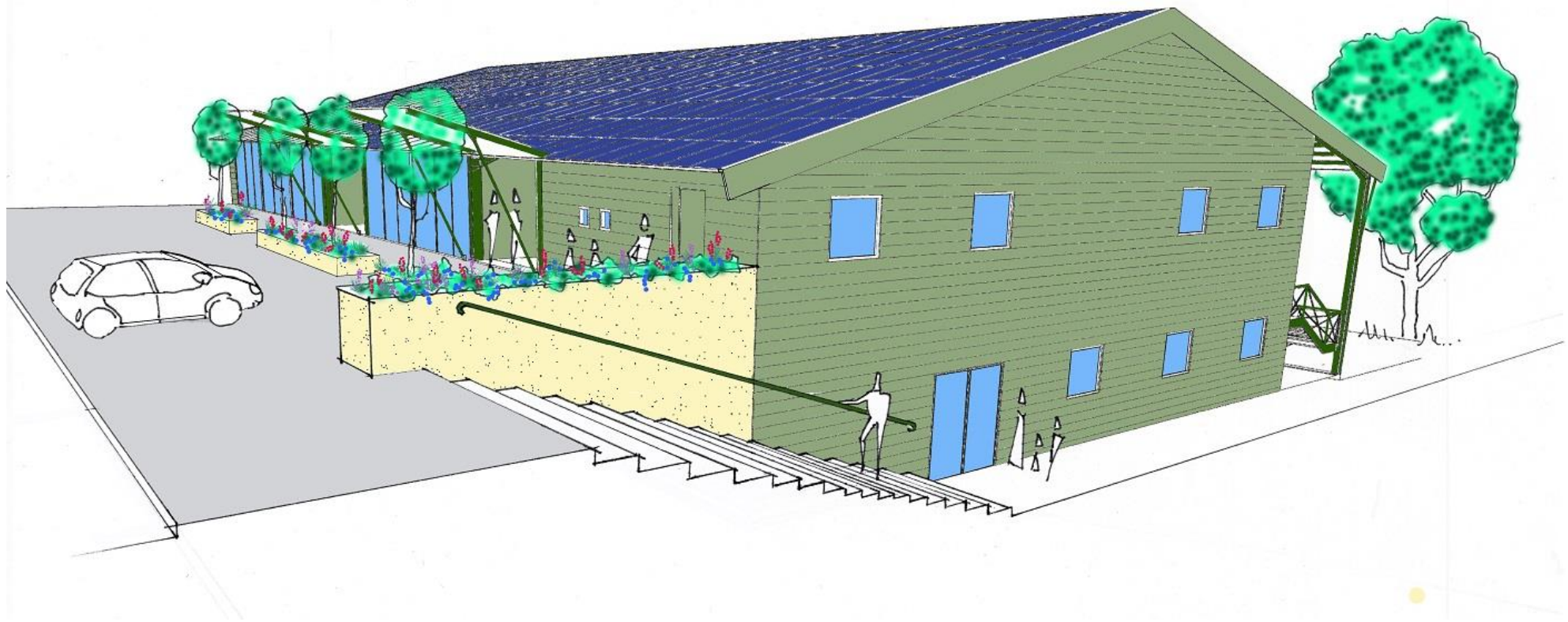
Figure 13 SOUTH ELEVATION – MARINE SCIENCE ACCESS



Balcony area



Foreshore & southern facades



33

Figure 15 PERSPECTIVE VIEW – GAZE RD. & NORTHERN FACADES

14. Structure & materials

Existing primary structure

Preliminary assessment of the existing steel structure by McMahon Engineering in November 2015 has confirmed that with the exception of minor base column refurbishment in limited locations the steel primary structure is generally in sound condition and highly reusable. In providing quotations for steel refurbishment works and roof replacement with purlins a 1m centres, McMahon has illustrated that a cost-effective refurbishment of the building structure is technically and structurally feasible.

Timber columns & flooring

It is proposed to use laminated timber columns and Cross Laminated Timber (CLT) as sub-structure for the floors. CLT is fabricated by bonding together timber boards with structural adhesives to produce a solid timber panel with each layer of the panel alternating between longitudinal and transverse lamellae.

This new and innovative building material provide excellent fire resistance as well as good noise and heat insulation. CLT elements are pre-cut at the factory from boards 160mm thick and up to 20m long permitting creation of smaller modules and allowing fast and efficient on site construction.

The SSH building set on a 3.6m x 3.6m grid is ideally suitable for CLT construction. Floor with hard wood floor finish could be shipped in 10.8m (3.6 m x 3) by 1.8 m (3.6 m / 2) modules.

Timber modules are easy to assemble and the main floor could be laid in less than a week by 3 to 4 workers only. They also offer quality interiors and enhanced sustainability rating.

Concrete polished floor

The key benefit of the refurbishment solution is to minimise project cost by reusing existing features where possible. It is proposed to polish the existing concrete floor with the expectation that the coarse black aggregates will provide a unique and original pattern.

Cladding

Given the harsh highly saline environment it is envisaged to use a cladding product made of synthetic/bamboo or hemp fibres to manage moisture in the building envelope.

This well tested material (available with many brands) does not crack, corrode nor rot. It is durable, fire and insect resistant and maintenance free. With 60% of organic content and most of the synthetic component originating from recycled plastic this cladding product has a high sustainability rating.

Ocean glass wall

One of the key attribute of the SSH is the ocean outlook.

To counter potential ocean born pressures (high winds, oceanic surges) the glass wall at lower level is divided in smaller sections with structural reinforcement behind. The aim of this approach is to minimise glazing cost and provide a safe and highly resistant façade system designed to withstand expected oceanic threats.

15. Management order with power to lease

The 14 May 1999 Crown Land Title in the name of the Commonwealth over Christmas Location 444 on Land Administration Diagram 92290 (see Fig.16) is also referred as Reserve 44534 (Lot 641 on Deposited Plan 41816) in Crown Land Title Volume 3134 Folio 146.

The **care, control and management** of the above reserve was placed with the SoCI on the 16 April 1999 **“to be utilised for the designated purpose of Recreation-Indoor Sports only”**

The WA Department of Lands has advised that there would be no issue with modifying the purpose of Reserve 44534 to accommodate activities similar to those shown in this document.

“Assuming the coffee shop/restaurant operates in conjunction with the key activities and the revenue is applied to the upkeep of the facilities, then the coffee shop/restaurant would be viewed as ancillary use.”

“Similarly, if the offices/shops are also associated with the key purposes and the rentals applied to the upkeep of the premises, then there are no issues. If the commercial tenancies were to operate separately from the nominated purposes and market rental applied, in Western Australia a lease would be the tenure of choice”.

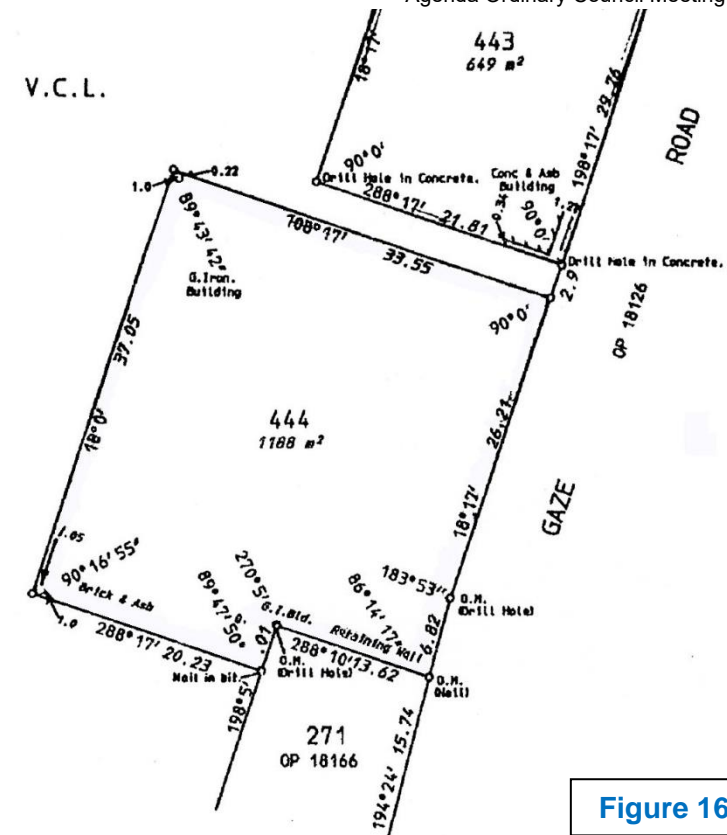


Figure 16

BEARINGS HEREON ARE ON THE CHRISTMAS ISLAND GRID
SUBTRACT 0° 7' 30" TO OBTAIN TRUE BEARING.

LAND DISTRICT CHRISTMAS		LOCATIONS 443 AND 444			
SURVEYOR'S CERTIFICATE				SCALE 1:400	FILE 949/995
I hereby certify that— a) this plan of survey is a correct and accurate representation of the survey carried out by me personally /under my personal supervision— b) the measurements are in strict accordance with the Licensed Surveyors Act 1981 and in particular regulations 23 and 24 of those regulations; and c) this survey and this plan of survey are in strict accordance with the requirements of the Licensed Surveyors Act 1981 and the relevant law in relation to which it is lodged.				measurements in metres	PUBLIC PLAN(S) : ZK 94 02 7.08
Licensed Surveyor <i>[Signature]</i> (to strike out which ever is not applicable)		Date 3 Aug '95	FIELD BOOK 69525 Page 9 & 10	RECORDED: F.H.S. Date: 22.4.98	RECORDED: F.H.S. Date: 22.4.98
Prepared by: AMSIG	In order for certification <i>[Signature]</i> Date 9-5-97		Date of Marking 21.6.95	SURVEY INDEX PLAN(S) : ZK 94 02 7.08	
TYPE OF VALIDATION Full Audit: <i>[Signature]</i> Date 7.2.98 Legal Component: <i>[Signature]</i> Date 7.2.98 In order for further action <i>[Signature]</i> Date 16.10.95	DIAGRAM CERTIFIED CORRECT <i>[Signature]</i> Authorized Land Officer Date 18.5.92		AZIMUTH FROM OP 18166	RECORDED: F.H.S. Date: 22.4.98	
			LOCAL AUTHORITY: CHRISTMAS ISLAND, LOCALITY: CHRISTMAS ISLAND, LOADED	DEPARTMENT OF LAND ADMINISTRATION DIAGRAM 92390	
			M.S.N. 11-6-96		

Assuming that each of the nominated uses are associated with the purposes of Tourist Bureau, Interpretative/Discovery Centre, Museum & Community Functions, revoking the existing Management Order and changing the purpose of Reserve 44534 with a fresh Management Order “**with power to lease**” for a set timeframe is feasible.

Prior to proceeding with any changes, **approval** from the Commonwealth and **agreement** from the SoCI) would be required by the WA Department of Lands.

Documents would be prepared to that effect and the WA Department of Lands would arrange execution of the documents under delegation for lodgement at Landgate.

If Lease(s) were contemplated as a result of the **approval/agreement**, there would be requirement for:

- A Deposited Plan from a Licenced Surveyor:
- Valuations for the rentals and easements and
- Liaison with prospective Lessee(s) regarding the terms and conditions for the Lease(s)/Easement(s).

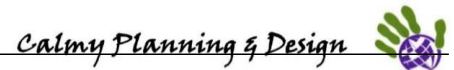
Execution of the documents and lodging of all the documents would then follow.

36



Christmas Island Settlement Sports Hall Refurbishment

Concept Cost Estimate for a Sustainability Hub - May 2023



RBB Ref	Items	Description	Sub Total	
Internal Works			Sub Total	\$5,475,347
191	Demolition	Removal roof sheets & purlins; removal external cladding & girts, gut toilet block	\$136,850	
72	Concrete	Slab work remediation	\$64,000	
75	Columns	Steel structural remediation at bases & new timber columns	\$298,150	
79	Floors	Cross Laminated Timber (CLT), Gaze road level equal access ramp & mezzanine	\$1,115,150	
82	Staicase	Central spiral, timber	\$35,000	
83	Staircases	Two external, steel	\$24,500	
84	Roofing	Trusses corrosion treatment, purlins, sheets & insulation	\$352,000	
92	External walls	New girts, cladding, insulation & internal	\$283,430	
96	Windows	Aluminium frames, cyclone rated	\$274,080	
103	External doors	Aluminium frames, roller shutter	\$49,500	
107	Internal walls	Including ramp & mezzanine balustrades	\$196,780	
110	Internal doors	Solid core, single, pairs, aluminium framed glazed	\$62,250	
114	Internal screens	Central operable partition, shop glazed partition, showers/toilets	\$186,900	
122	Wall finishes	Painted platerboard, tiles in kitchen and toilets/amenities	\$65,335	
127	Floor finishes	Polished concrete, kichen & toilets tiles, ramp non-slip vinyl, Epoxy coating to CLT	\$138,775	
138	Ceiling finishes	Ameneties, balcony ceiling, raking suspended plasterboard mezzanine	\$85,325	
148	Fitments	Café restaurant, Visitors center reception, lab benches, office, toilet amenities	\$270,950	
171	Special equipment	Kitchen, marine science & aquaponics	\$375,000	
175	Sanitary fixtures	Toilet amenities, kitchen, laboratory, hot water points	\$71,550	
184	Air conditioning	Split units only for laboratory, science office & mezzanine offices	\$50,000	
185	Fire protection	Fire hose reels & hydrants	\$15,000	
186	Light & Power	Electrical PP, lighting, solar panels, batteries, inverters, cabling & distribution board	\$660,200	
189	Transportation	External equal access hoist	\$56,250	
196	Preliminaries	12,5% of Internal Works above	\$608,372	
External Works			Sub Total	\$68,000
198	Carbays	Resurface existing including drainage and kerbs; allowance	\$48,000	
200	Landscaping	Allowance	\$20,000	
External Services & Equipment			Sub Total	\$520,000
201	Stormwater	Drainage allowance	\$50,000	
202	Sewer drainage	New sewer connection & grease pits	\$55,000	
204	Water supply	New connection	\$15,000	
205	Fire protection	Allowance forexternal fire services	\$25,000	
206	Electrical	Lighting and wind turbines	\$95,000	
208	Communication	Allowance for internet connection	\$30,000	
209	Furniture	Provisional allowance for loose furniture & equipment	\$250,000	
Net Cost Estimate (NCE) Based on Perth rates			Sub Total	\$6,063,347
25	Professional fees	Survey, architectural design, engineering & project management - 12% of NCE	\$727,602	
8	Regional loading	Christmas Island district allowance 180% of NCE	\$10,914,025	
10	Design	Contingency allowance 2.5% of internal works	\$136,883	
11	Construction	Contingency allowance 1.5% of internal works	\$82,130	
19	Building Act	Compliance allowance 0.5% of internal works	\$27,376	
21	Public Art	Allowance 1% of internal works	\$54,753	
Gross Cost Estimate (GCE)			Sub Total	\$18,006,115
28	Tender	Escalation 4% of GCE (assumed 12 months to tender)	\$720,245	
Total Concept Cost Estimate			(Excluding GST)	\$18,726,360



SHIRE OF CHRISTMAS ISLAND

Note: This summary established for the Shire of Christmas Island by Calmy Planning & Design Pty Ltd is based on, and adaptation of, Perth based Construction Cost Consultants Ralph & Beattie Bosworth Pty Ltd (RBB) 3 May 2023
CONCEPT COST ESTIMATE - Rev 0



SHIRE OF CHRISTMAS ISLAND

SUBMISSION TO	Ordinary Council Meeting 23 May 2023
AGENDA REFERENCE	10.2.1
SUBJECT	Schedule of Accounts – April 2023
LOCATION/ADDRESS/APPLICANT	N/A
FILE REFERENCE	3.1.14
INTEREST DISCLOSURE	None
DATE OF REPORT	5 May 2023
AUTHOR	Wei Ho, Assistant Director of FCS
SIGNATURE OF AUTHOR	SIGNED
SIGNATURE OF CEO	SIGNED

RECOMMENDATION

That Council approves the expenditure as presented in April 2023 Schedule of Accounts

BACKGROUND

The Local Government Act 1995 (WA)(CI) requires Council to maintain a Municipal Fund, a Reserve Fund and a Trust Fund and to manage and report on these accounts in accordance with this Act and Regulations.

Outstanding creditors as at 30 April 2023:

\$ 228,948.86

COMMENT

A schedule of accounts is attached to this report, setting out expenditure from the Municipal and Trust Funds. This report is provided in compliance with the Act and Regulations.

STATUTORY ENVIRONMENT

Section 6.10 of the Local Government Act 1995 (WA)(CI) authorizes payment from Municipal and Trust Funds.

Regulation 12 of the Local Government (Financial Management) Regulations 1996 requires a local government to compile a list of Creditors each month.

Regulation 13 of the Local Government (Financial Management) Regulations 1996 requires that if a Local Government has delegated to the CEO the exercise of its power to make payments from the Municipal Fund or the Trust Fund, the CEO is to compile each month a list of accounts paid since the last payment such list was prepared.

POLICY IMPLICATIONS

There are no significant policy implications arising from this matter. The CEO is to ensure that all expenditure incurred is in accordance with the Annual Budget and any approved variations.

FINANCIAL IMPLICATIONS

The financial implications arising from expenditure from the Municipal, Reserve and Trust funds are reported on a monthly/quarterly basis to Council via Financial and cash flow statements in accordance with the Act and Regulations.

STRATEGIC IMPLICATIONS & MILESTONES

Objective 1 of the Government Environment is to “Provide good governance in line with the requirements of the Local Government Act and the culture of the Island”. Objective 4 of the same Environment is to “Effectively manage the resources of the Shire in line with the objectives of the Strategic Plan”.

VOTING REQUIREMENTS

A simple majority is required.

ATTACHMENTS

10.2.1.1 Certification of CEO and Chairperson of the Meeting.

10.2.1.2 Schedule of Accounts – April 2023

“Pursuant to s 5.25 (j) of the Local Government Act, and Regulation 14 (2) of the Local Government (Administration) Regulations, this attachment is not available to the public.”



SHIRE OF CHRISTMAS ISLAND

SUBMISSION TO	Ordinary Council Meeting 23 May 2023
AGENDA REFERENCE	10.2.2
SUBJECT	Financial Statements – April 2023
LOCATION/ADDRESS/APPLICANT	N/A
FILE REFERENCE	3.1.14
INTEREST DISCLOSURE	None
DATE OF REPORT	12 May 2023
AUTHOR	Wei Ho, Assistant Director of FCS
SIGNATURE OF AUTHOR	SIGNED
SIGNATURE OF CEO	SIGNED

RECOMMENDATION

That Council receives the Financial Statements of April 2023 for the Municipal Fund.

BACKGROUND

The Local Government Act 1995 (WA)(CI) requires the local government to prepare a monthly or a quarterly financial report in accordance with this Act, Financial Regulations and other relevant legislation.

COMMENT

A monthly or a quarterly financial report is attached to this report, setting out expenditure from the Municipal and Trust Funds. This report is provided in compliance with the Act and Regulations. Also included is a status report on Asset Acquisition expenditure for the period.

STATUTORY ENVIRONMENT

Section 6.4 of the Local Government Act 1995 (WA) (CI) requires a local government to prepare a financial report.

Regulation 34 of the Local Government (Financial Management) Regulations 1996 requires a local government to prepare a monthly or a quarterly financial report.

Regulation 35 of the Local Government (Financial Management) Regulations 1996 requires the local government to prepare the quarterly report in the form as set out.

POLICY IMPLICATIONS

There are no significant policy implications arising from this matter. Each Manager and the CEO are to ensure that the expenditure is incurred in accordance with the Annual Budget and or any variations as approved.

FINANCIAL IMPLICATIONS

The financial implications arising from expenditure from the Municipal and Trust funds are reported on a monthly/quarterly basis to Council via Financial and cash flow statements in accordance with the Act and Regulations.

STRATEGIC IMPLICATIONS & MILESTONES

Objective 1 of the Government environment is to “Provide good governance in line with the requirements of the Local Government Act and the culture of the Island”. Objective 4 of the same Environment is to “Effectively manage the resources of the Shire in line with the objectives of the Strategic Plan”.

VOTING REQUIREMENTS

A simple majority is required.

ATTACHMENTS

10.2.2.1 Financial Statements - Municipal Fund 30 April 2023.

SHIRE OF CHRISTMAS ISLAND
STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2022 TO 30 APRIL 2023

FM Reg 34
FM Reg 22 (1)(d)

FM Reg 32(d)

		NOTE	30 APRIL 2023	30 APRIL 2023	2022/23 Amended Budget	Variances Budget to
			Y-T-D Actual \$	Y-T-D Budget \$	Budget \$	Actual Y-T-D %
Operating						
Revenues/Sources						
		3	6,703,848	5,872,404	7,046,885	11.42%
	General Purpose Funding	1				
	Governance	2	30,404	4,167	5,000	629.7%
	Law, Order, Public Safety	3	573	750	900	
	Health	4	15,227	16,208	19,450	
	Welfare	5	10,673	9,149	10,979	
	Housing	6	13,586	13,333	16,000	
	Community Amenities	7	956,500	648,943	778,732	47.4%
	Recreation and Culture	8	60,008	137,583	165,100	-56.4%
	Transport	9	647,774	194,284	233,141	233.4%
	Economic Services	10	28,212	27,067	32,480	
	Other Property and Services	11	11,147	11,783	14,140	
			8,477,952	6,935,673	8,322,807	
(Expenses)/(Applications)						
	General Purpose Funding	3	(132,685)	(135,369.17)	(162,443)	
	Governance	12	(905,481)	(775,697.50)	(930,837)	16.7%
	Law, Order, Public Safety	14	(172,154)	(203,108.33)	(243,730)	
	Health	15	(105,063)	(149,482.50)	(179,379)	
	Welfare	16	(490,815)	(594,784.17)	(713,741)	
	Housing	17	(142,835)	(159,031.67)	(190,838)	
	Community Amenities	18	(1,401,724)	(1,816,058.33)	(2,179,270)	
	Recreation & Culture	19	(1,674,697)	(2,235,676.67)	(2,682,812)	
	Transport	20	(3,266,642)	(3,930,188.33)	(4,716,226)	
	Economic Services	21	(130,632)	(198,997.50)	(238,797)	
	Other Property and Services	22	(984,773)	(497,310.83)	(596,773)	98.0%
			(9,407,501)	(10,695,705.00)	(12,834,846)	
Adjustments for Non-Cash (Revenue) and Expenditure						
	Profit/(Loss) on Asset Disposals	3	0	0	0	
	Leave Accruals	23	0	0	0	
	Movement in accrual interests		0	0	0	
	Depreciation on Assets	25	1,324,863	1,840,250	2,208,300	
Capital Revenue and (Expenditure)						
	Purchase Property, Plant & Equipment	3	(192,938)	(448,333)	(538,000)	
	Purchase Infrastructure Assets - Roads	26	(897,006)	(1,042,675)	(1,251,210)	
	Proceeds from Disposal of Assets	27	0	-	0	
	Transfers to Reserves (Restricted Assets)	28	0	(839,357)	(1,007,228)	
	Transfers from Reserves (Restricted Assets)	29	0	333,333	400,000	
	Grants	30	1,193,957	1,584,558	1,901,469	(24.7%)
		31				
ADD	Net Current Assets July 1 B/Fwd	1	45,422	859,108	1,030,930	
LESS	Net Current Assets Year to Date	1	3,035,786	-	-	
	Amount Raised from Rates		1,751,990	1,471,482 -	1,765,778	

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

SHIRE OF CHRISTMAS ISLAND
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2022 TO 30 APRIL 2023

	30 APRIL 2023 Actual \$	Brought Forward 01-Jul \$
Note 1. NET CURRENT ASSETS		
FM Reg 34 (2)(a) Composition of Estimated Net Current Asset Position		
CURRENT ASSETS		
Cash - Unrestricted	3,710,379	1,797,550
Cash - Restricted	4,818,699	4,754,001
Receivables	222,172	174,357
Inventories	550,123	547,730
Other Financial Assets	17,149	29,098
	9,318,522	7,302,736
LESS: CURRENT LIABILITIES		
Payables and Provisions	(1,463,178)	(2,503,313)
	7,855,344	- 4,799,423
Less: Cash - Reserves - Restricted	(4,818,699)	(4,754,001)
Less: Cash - Restricted/Committed	(860)	0
NET CURRENT ASSET POSITION	3,035,786	45,422

Note 2. CURRENT RATIO		
Current Assets	9,318,522	
Current Liabilities	1,463,178	6.37 : 1
QUICK RATIO		
$\frac{\text{Current Assets} - (\text{Restricted Assets} + \text{Inventories})}{\text{Current Liabilities}}$		
9,318,522	- (4,818,699 + 550,123)	2.70 : 1
	1,463,178	

Ratios greater than one indicates that Council has sufficient current assets to meet its short term current liabilities.

SHIRE OF CHRISTMAS ISLAND
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2022 TO 30 APRIL 2023

Note 3. VARIANCES

FM Reg 34 (2)(b) **Variances greater than 10% and \$ 10,000 were due to:**

	OPERATING REVENUE	
General Purpose	11.4% above budget estimate	due to increase in FAG payment.
Comm Amenities	47.4% above budget estimate	due to Commercial Garbage Quarterly Charges For DOIRC
		Reimbursement for Employee Incentive training scheme & pay parental leave, water
Governance	629.7% above budget estimate	subsidy for splash pad & reimbursement damage of Shire vehicle.
Transport	233.4% above budget estimate	Increase in private works over budget
	OPERATING EXPNDITURE	
Governance	16.7% Over Budget	Due to increase in depreciation expense over budget & employee costs over
Other Property Services	98% Over budget	Overhead costs overallocated, employee costs over
	CAPITAL INCOME	
Grants	16.3% Below budget estimates	Roads to recovery grant not received
	CAPITAL EXPENDITURE	
Property,Plant & Equipment	Well under budget	
Infrastructure Assets	Well under budget	

SHIRE OF CHRITMAS ISLAND
ASSET ACQUISITION

FOR THE PERIOD ENDED 30 APRIL 2023

	2022/23 Budget \$	Actual to 30/04/2023	Variance
--	-------------------------	----------------------	----------

LGA S6.2 (4)

GOVERNANCE			
Plant & machinery	0	0	0
Furniture & equipment	73000	69383	3617
HOUSING			
Buildings	130000	86630	43370
COMMUNITY AMENITIES			
Plant & machinery	10000	9607	393
Furniture & equipment	5000	0	5000
RECREATION & CULTURE			
Plant and machinery	0	0	0
Furniture & equipment	25000	27318	-2318
Buildings	0	0	0
TRANSPORT			
Buildings	0	0	0
Roads and transport - infrastructure	1451210	740779	710431
Plant & machinery	250000	145319	104681
Furniture & equipment	60000	10908	49092
ECONOMIC SERVICES			
Buildings	0	0	0
Plant & machinery	35000	0	35000
Furniture & equipment	0	0	0
OTHER PROPERTY & SERVICES			
Furniture & equipment	0	0	0
Total	2039210	1089944	949266

By Class

Buildings	130000	86630	43370
Roads and transport - infrastructure	1451210	740779	710431
Plant and machinery	295000	154926	140074
Furniture and equipment	163000	107610	55390
Total	2039210	1089944	949266



SHIRE OF CHRISTMAS ISLAND

SUBMISSION TO	Ordinary Council Meeting 23 May 2023
AGENDA REFERENCE	10.4.1
SUBJECT	Budget Amendment – Lily Beach Redevelopment
LOCATION/ADDRESS/APPLICANT	N/A
FILE REFERENCE	
INTEREST DISCLOSURE	None
DATE OF REPORT	17 May 2023
AUTHOR	Troy Davis, Director of Works, Services & Waste
SIGNATURE OF AUTHOR	SIGNED
SIGNATURE OF CEO	SIGNED

RECOMMENDATION

That Council approves the budget amendment of \$110,000 to commence the redevelopment of the Lily Beach Precinct.

BACKGROUND

Council is supportive of the proposed Lily Beach Redevelopment for the 2023/2024 financial year. Council has also been successful in receiving a grant of \$150,000 from the Department of Climate, Energy, the Environment & Water (DCCEEW), of which \$110,000 has been received this financial year.

COMMENT

Although there is a budget allocation for the Lily Beach Redevelopment in the draft 2023/2024 Budget, the receipt of the associated grant funding provides Council with the opportunity to start the enabling works such as materials ordering this financial year. However, there is no budget allocated this financial year to undertake these works. It is requested that Council endorse a budget of \$110,000 to enable Shire Staff to commence enabling works on the Lily Beach Redevelopment.

STATUTORY ENVIRONMENT

A budget amendment requires an Absolute Majority vote of Council.

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

The proposed budget amendment of \$110,000 is fully offset by the grant funding received.

STRATEGIC IMPLICATIONS

Nil

VOTING REQUIREMENTS

An Absolute Majority is required.