



murchisonshire

Ancient land under brilliant skies

Asset Management Plan

Part of Council's Planning for the Future

27 August 2026

Preamble

Pursuant to s 5.56 of the Local Government Act 1995 a local government is required to plan for the future its district through the preparation and adoption of various plans in accordance with Division 3 of the Local Government (*Administration*) Regulations 1996 as shown below.

Reg	Plan
19C	Strategic Community Plan The Community Plan Sets out the vision, aspirations and objectives of the community. It also - Covers a period of at least 10 years and to be reviewed every 4 years - Developed with regard to the capacity of current and anticipated resources, strategic performance indicators and demographic trends
19DA	Corporate Business Plan The Corporate Business Plan Sets out consistently with any relevant priorities as set out in the Strategic Community Plan Council's priorities for dealing with the objectives and aspirations of the community Governs internal business planning by expressing priorities by reference to operations that are within Council's capacity Covers a period at least 4 years and to be reviewed annually Develops and integrate matters relating to resources including - Asset Management - Workforce Planning - Long-Term Financial Planning

This document covers the Corporate Business Plan Elements as highlighted above

Introduction

The Local Government (*Administration*) Regulations 1996 require the Strategic Community Plan to cover a period of at least 10 Financial Years and be reviewed at least once every 4 years, whilst plans that make up the Corporate Business Plan are to cover a period of at least 4 years and be reviewed annually.

From a practical and operational perspective, Council considers that whilst the period of the Strategic Community Plan and associated priorities within the Corporate Business Plan and Workforce Plan may be appropriate, it is considered that a longer-term 20-year view be taken with respect the actual application of resources through the Asset Management Plan and Long-Term Financial Plan.

In part this will align with more contemporary practice and allows consideration of works that may be required beyond a 10-year period but also recognise as highlighted below under "Background that significant changes have occurred since 2017 when the Strategic Community Plan and Corporate Business were adopted; many of which were previously not on the horizon.

The basis of this approach is also to ensure that mid- and long-term matters are considered annually so that pre-emptive actions can be taken today to mitigate potential future impacts and ensure long-term sustainability, but also importantly and that intergeneration equity matters are considered.

The principle of intergenerational equity holds that, to promote prosperity and quality of life for all, institutions should construct administrative acts that balance the short-term needs of today's generation

with the longer-term needs of future generations. It integral to the operation of society, governments including local government.

In local government this can be highlighted by the way it funds and accounts for the actions that it undertakes.

For instance, in any one year whilst operational cost are paid for by the community of the day some of the costs of replacement of assets should be paid and accounted for in the budget of the time as the residents and ratepayers have enjoyed the benefits of those assets and thereby not overly burden the future local community when assets need to be replaced. Similarly, current residents and ratepayers should not necessarily be required to pay entirely for future works which they have yet to benefit from.

Accordingly, both the Asset Management Plan and Long-Term Financial Plan are to address a period of 20 years each respective plan being prepared on the basis that it will be reviewed each year with year one of the Long-Term Financial Plan, which incorporates asset management aspects, being identical to the actual budget.

As a result, the Long-Term Financial Plan becomes effectively a 20-year budget document and one that can be reviewed and updated as new information comes to light but with the overall aim that it influences and guides the thinking as well as overall operation of the Shire in an integrated manner.

Put simply have regard to “*yesterday*”, look “*today*” but always focus on “*tomorrow*”. This way the future “*today*” will be potentially better than it would have otherwise been, the community grow and develop as a result and the financial costs will be more equitably distributed across the years.

Clearly these aspects require balancing and judgment. The Asset Management Plan and Long-Term Financial Plan aims to improve this balance by highlighting “*yesterday*”, “*today*” and “*tomorrow*”.

As a result, the Corporate Business Plan includes elements based on the above overarching philosophy.

Murchison Settlement Redevelopment

Murchison Settlement Masterplan

The adopted in August 2021 the Settlement Masterplan took around 18 months to be finalised and provides a detailed layout of the way the settlement is to be developed. Importantly the Masterplan includes the following “Project Vision” statement which encapsulates the relationship of the Settlement within the context of the broader Shire.

“To ensure that Murchison Settlement is an attractive focal point that enables the Shire to function successfully and deliver a range of services that will underpin community, cultural and economic development within the Settlement and broader Shire”

Design principles have been developed to help guide the development of the Murchison Settlement Masterplan.

- ~ To create an attractive activity hub for the community and visitors to Murchison that maintains the existing character, cultural and built qualities of the Settlement.
- ~ Provide functional pedestrian connectivity, improved access, and sight lines throughout the precinct.
- ~ Design a unified landscape character that maximises shade.
- ~ Create a consolidated sequence of spaces and activities for locals and tourists.
- ~ Allow space in design for Geo/Astro tourism and convey the idea of ‘The Oasis’.

A range of projects identified (in no priority order) included Community Swimming Pool / Splash Pad, New -Caravan Park Ablution Block, (both completed in 2025), New -Caravan Park Ensuite Units (part

way through construction), General Settlement Amenity Improvements, and Playground Upgrade. An Interpretive Centre was also identified but required further scoping and development

Murchison Settlement Roadhouse Precinct Detailed Concept Design

In 2020/21 it was realised that Roadhouse and Caravan Park layout needed a supplementary review to further develop desired expansion that would dovetail into the wider Settlement Masterplan. Work was undertaken to also review the overall operation of the roadhouse, with Council assuming operational control in March 2021. This included considering the need to provide suitable long-term accommodation for the Roadhouse Management, to improve the functionality of the Roadhouse Business and thereby allowing for an upgrade of the Roadhouse. Both of these elements are being actioned with three new dwelling units for Roadhouse staff midway through construction via Mid-West Development Commission Royalty for Regions Funding being obtained for the redevelopment of the Roadhouse.

Murchison Vast Sky Experience Business Case

Adopted in February 2023 this Business Case evaluated opportunities from the emerging Mid-West space economy, with particular focus on the SKA and Mingenew Space Precinct. In many ways the development with potential transformative effect. It ticks an abundance of boxes such as strategically linking Vast Sky tourism, showcasing SKA / CSIRO, providing an accessible outback feel without camping out, increased GeoTourism and broader tourism within a regional context, purveying local history and pastoral influence, inclusion of local Wadjarri aboriginal development opportunities, improved discovery walking trails as well as enhancing recruitment and retention opportunities for the Shire in an improved visually attractive environment.

The entire business case should be seen as being complimentary to the Murchison Settlement Masterplan and Roadhouse development plans that have already been undertaken. Stage 1 spend is around \$10.4m with further stages foreshadowed totalling \$11.5m over around a 10-year period. Business Case shows a profitable operation after 2 years. Significant levels of external funding will be required with any delivery will likely be very long term without significant external investment.

Murchison Settlement Infrastructure

Works previously identified to provide a Chlorinator for the Water Supply have been reassessed to include a major upgrade of the supply itself and provision of a new ring main unit to also separate drinking water from parks and gardens irrigation. A significant upgrade of the power supply on top of a planned solar microgrid upgrade has just been completed.

Local Roads and Community Infrastructure Funds

Commonwealth Funding from the Local Roads and Community Infrastructure Program was available in 2023/24 and in 2024/25 which assisted in funding the Carvan Park Community Pool in 2025.

Significant Road Considerations

Carnarvon-Mullewa Road Strategic Upgrade

In February 2020 Council reviewed its strategic approach in the construction and sealing of the Carnarvon-Mullewa Road and varying from a 4.0m seal to a 7.2m seal.

In November 2022 the Shire finally completed sealing to 7.2m width the remaining 9.0km gravel section on the Carnarvon-Mullewa Road between the Murchison Settlement and the southern Shire boundary. Overall, the Shire has constructed and sealed to a 7.2m width 35.42km since 2021. In part this accelerated program was aided by additional road grants but also by a \$2.0m roadworks loan taken out in 2020/21 as part of a COVID19 Stimulus approach.

Construction and sealing of the remaining 27.6km within the City of Geraldton is still to be done an element that Council is encouraging the City to do. Rehabilitation and widening of the existing 4.0m sealed sections is underway. Further strategic work involving potential construction of the section north of the Murchison Settlement in accordance with Main Roads WA Roads 2040 Strategy is also possible.

Local Roads and Community Infrastructure Funds

Significant increases in Commonwealth Road Funding from the Local Roads and Community Infrastructure Program have been received and applied upgrade works on the Carnarvon-Mullewa Road. This is programmed may continue in the future.

Main Roads WA Regional Road Funds

The Carnarvon- Mullewa Road is the only road within the Shire classified of such strategic importance to potentially attract funds Main Roads Regional Road Group Funds on a 2 for 1 basis for more than one road funding project per annum. Changes in scoring criteria provide increased scope to construct and or rehabilitate sections moving forward.

SKA Route Works

The Shire has been assigned the responsibility to undertaker works on the SKA Road Route to assist in the establishment of the SKA Project on Boolardy Station for a five-year period commencing 2022/23. Almost all of the roads affected are the responsibility of Council meaning that external funds are being provided on roads that would have otherwise had to be funded from Councils own revenue sources. This funding source is nearing the end of its initial allocation with an extension to be requested.

Asset Management Plan

The Asset Management Plan is a long-term plan to manage a portfolio of Councils Assets. It comprises three separate plans comprising for Settlement Buildings and Facilities, Plant and Roads, as summarised below.

Plan	Assets
Settlement Building & Facilities	Shire Office Shire Depot & Sheds Community Centre Roadhouse Caravan Park Residential Houses Parks & Gardens and Sporting Facilities Airport Sealed Runway Taxiway Lighting and other infrastructure
Plant	Various items of major and minor plant
Roads	Sealed Roads, Formed & Surfaced Roads, Formed Roads, Grids, Culverts, Signs
Other	Settlement Power Supply Settlement Water Supply Other Infrastructure

Each has its own separate analysis and working model which can be readily updated and which are separately attached. The summarised results feed into the Budget and Long-Term Financial Plan

Settlement Buildings & Facilities

APV Valuers were engaged to undertake a revaluation of the Shires Building and Assets located within the Murchison Settlement. Data from this revaluation was used to determine scheduled replacements. More detailed work will be required to refine this work.

New and expanded facilities as identified through the Murchison Settlement Masterplan Report, Murchison Roadhouse Precinct Redevelopment Detailed Concept Design and Vast Sky Experience Business Case have also been addressed. Various other infrastructure and building works have also been identified

Plant

The Shire updates its Plant Replacement Program annually

Roads

Background

Council's Asset Management Plan for the period 2012/23 to 2031/32 was adopted by Council on 21 June 2013. When adopted it was noted that it future financial forecasts would be improved by

- ~ Updating the ROMAN roads data base to include useful asset condition assessments and signs, grids and floodways
- ~ A more detailed component level analysis of future renewal requirements
- ~ Continuation of the analysis of upgrade work needed to bring all assets to an agreed service level]
- ~ A review of assets that are underperforming or nearing the end of their useful life and
- ~ Continued breakdown of asset expenditure and future projections for maintenance and capital renewal

Whilst being legislative compliant, in reality the 2013 document, was a broad overview document and is not intended nor suited to year-to-year management of all assets, and particularly roads which make up such a significant portion.

Under the Financial Management Regulations Council is required to update its valuations for the purposes of its Annual Financial Reports. This task is required to be undertaken by licenced valuers for buildings and roads. This work has been undertaken in 2007 and most recently in 2022 for inclusion into the 2021/22 Financial Reports.

Whilst Council has detailed data bases for roads and a summary assessment for buildings, it is fair to say that thus far the data has not been used in any meaningful way in any replacement programs, nor cater for any new future or upgraded assets.

Revaluation Work

As a prelude to the 2022 revaluation work in 2020 Greenfields were engaged to update the ROMAN roads data base with inclusion of information including asset condition assessments, signs, grids and floodways plus a more detailed component level analysis. Photos of the road conditions were also undertaken and may be particularly useful in establishing conditions for flood damage assessment. The 2020 information obtained has now been recently updated for inclusion in the 2022 revaluation.

A summary of Greenfield's work is attached. Although only the summary sheets of this work is shown it has been undertaken at a comprehensive level with each road element contained on its own specific spreadsheet as per the following summary.

Road Element	No	Length (Km)	Area (m2)
Unformed Subgrade	16	295.03	1,675,970
Formed Subgrade	619	1,644.86	14,973,706
Unsealed Pavement	539	907.39	6,448,771
Sealed Pavement	122	206.03	1,921,209
Surfacing	345	290.24	1,774,250
Floodways	727		
Culverts	121		
Stock Grids	153		
Signs	2,945		
Bridge	1		

Whilst this information provides a sound base to support asset valuations, the data it required a significant amount of adaptive work to provide for not just programming for replacement works but also to include new works that have been or will be identified. Work to consolidate this into an adjustable program that can be readily amended, expanded has been undertaken and underpins the plan. This involved the following.

Existing Consolidation

- ~ Consolidating recorded information including formation, pavement and sealed widths and construction dates on a road and SLK basis
- ~ Classifying each segment by way of Surface Type into Formed, Formed and Surfaced, Concrete and Sealed on a road and SLK basis
- ~ Incorporating all of the descriptive supporting information for each floodway section which is separately identified in each road plus identified replacement dates as recorded through Greenfield's analysis

Future Management

- ~ 20-year management model on the same format as the current plant replacement program. This can be varied easily altered annually and includes options such as changing the start year and including inflation impacts
- ~ Provision of a variable upgraded works program that incorporates a variety of components for each section of road including road width standards and scheduled replacement dates, intended treatment, and costs that can distinguish between our costs and those of contractors.
- ~ Provision of a schedule of variable rates for unit costs, asset lives that can be adapted as required
- ~ Matching of capital road expenses with matching expenditures requirements as required by the grant for Main Roads WA and SKA Route Work.

Replacement Works

Gravel Resheet Programs

Replacements are based on a life of the asset. With an unsealed road network assessments can vary widely and to a certain extent are blurred within normal maintenance activities and flood damage repairs which for all intents and purposes can often restore the drivability of a road and extend its life. There is inbuilt degree of elasticity. A broad-brush assessment, whilst sufficient for an asset valuation purposes, needs to be modified according to local circumstances and conditions, as well as the degree of risk associated with each particular segment of road. Having a conservative approach will overstate the situation.

The Plan makes allowance for a “local” condition assessment in part by segmenting each road into small segments and having options for varying levels of intervention such with the Works Manager being able to use local knowledge to assess features such as location, traffic, availability of gravel and water, road classification etc. At this stage this has been done for several of the more major roads but a complete detailed review is still required. The result of this approach should see a more realistic assessment which will most likely vary from that derived through the revaluation process and which will become in effect a de facto service level.

Floodways

To a large extent the treatment of floodway areas will perhaps have most critical impact on the road network as these sections will in many instances will more or less determine whether a road is open or closed. There are some 727 recorded but a number of others need to be added. Each floodway has its own construction elements. The Plan makes provision for these variations by providing options for various treatments and variations to asset lives and where necessary adding in new floodways. It is also likely that these areas will be the ones with the earlier focus

Reseal Programs

These are based on a life of the asset determined by a condition assessment. Unlike unsealed roads there are more potential risks associated with extending life of a reseal as this can have a detrimental effect on the quality of the surface and life of the pavement.

Rehabilitation of Existing Sealed Roads

Those that are not subject to upgrade during life of the plan have not included as the scheduled replacements are beyond the plans 20-year window. As time moves on this will alter. Once a road is upgraded to seal the next replacement to be included will have a reseal treatment.

Upgrade Works

Carnarvon-Mullewa Road

Construction and sealing of the remaining 27.6km within the City of Geraldton is still to be done an element that Council is encouraging the City to do. Rehabilitation and widening of existing 4.0m sealed sections is planned. Further strategic work involving potential construction of some passing lanes passing lanes in sections north of the Murchison Settlement in accordance with Main Roads WA Roads 2040 Strategy

The Carnarvon- Mullewa Road is the only road within the Shire classified of such strategic importance to potentially attract funds Main Roads Regional Road Group Funds on a 2 for 1 basis for more than one road funding project per annum. Changes in scoring criteria provide increased scope to construct and or rehabilitate sections moving forward.

SKA Route Works

The Shire has been assigned the responsibility to undertaker works on the SKA Road Route to assist in the establishment of the SKA Project on Boolardy Station for a five-year period commencing 2022/23. Almost all of the roads affected are the responsibility of Council meaning that external funds are being provided on roads that would have otherwise had to be funded from Councils own revenue sources.

New Sections of Sealed Roads

Upgrade and sealing on Mulga Crescent, Airport Access Road and Works Depot Road within the Settlement have been completed in 2025. A section on the Beringarra-Pindar Road adjacent to the Nookawarra Homestead has also been previously identified by Council.

Major Floodways

Reconstruction, upgrade and widening of concrete floodways on the Carnarvon- Mullewa Road over the Wooramel River and Meeberrie-Wooleen Road over the Richardson River. Survey work has been completed for both jobs with detailed design and costing undertaken for the Meeberrie-Wooleen Road project. Future major works with upgrades of the Carnarvon- Mullewa Road through the Curbur Lakes Section are likely but at this stage have not been included and require further investigation

Other Works

Other major works not yet identified will need to be considered and included as they come to light.

General

Unlike the June 2013 Asset Management which has really not been used in any meaningful way since, this Plan is intended to be an ongoing piece of work that is reviewed and updated on an annual basis. Whilst a 20-year period seems well into the future, annual reviews should identify any major issues well ahead so that that any adjustments and potential funding issues can be phased in over time.

Enclosures

Settlement Building and Facilities Program

Plant Replacement Program

Road Asset Management Program

Financial Implications

Financial implications associated with delivering the Asset Management Plan are outlined in the Asset Long Term Financial Plan and Annual Budget which also includes projections for a 4-year period.

Previous

28 September 2017, 24 August 2023, 22 August 2024, 28 August 2025

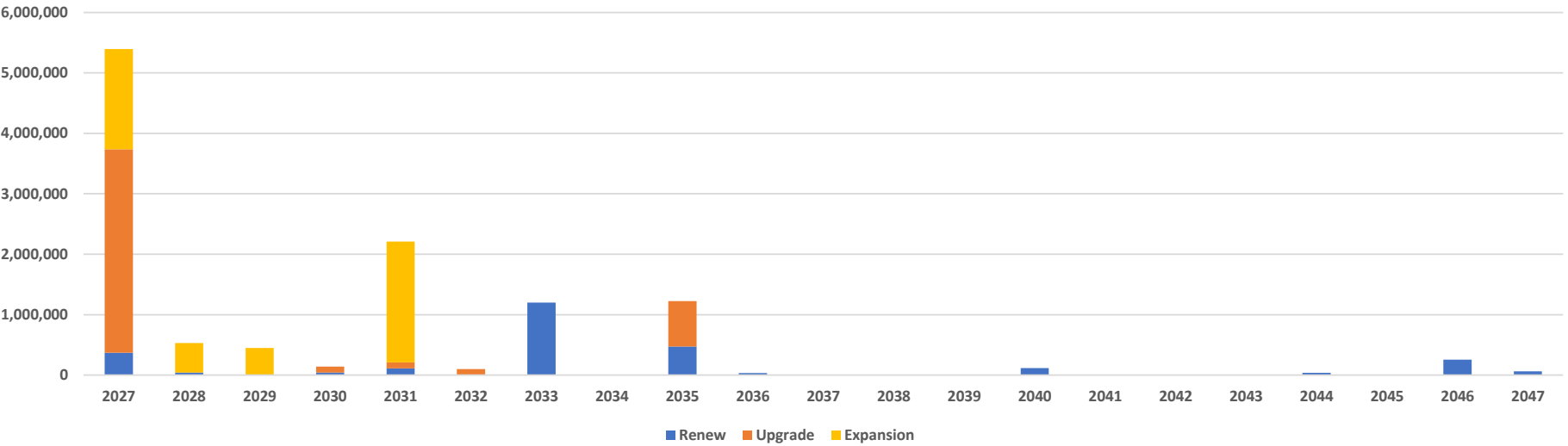


Settlement Buildings & Infrastructure

27 August 2026

Settlement Capital Works Summary \$

Reporting Description	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
Fire Prevention Buildings	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Staff Housing Buildings & Improvements	560,000	490,000	0	100,000	100,000	100,000	0	0	323,286	5,500	0	0	0	3,299	0	0	0	3,299	0	49,911	62,791
Community Amenities Capital	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
O.C.A Buildings & Improvements	0	0	0	35,802	111,531	0	0	0	56,675	0	0	0	0	0	0	0	0	0	0	0	0
Sport & Rec Buldg & Improv	70,000	40,000	450,000	3,739	0	0	1,200,000	0	0	0	0	0	0	10,430	0	0	0	1,378	0	0	0
Equestrian Buildings & Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	66,137	0	0	0	0	0	0	0
Heritage Buildings & Improvements	0	0	0	0	0	0	0	0	0	27,200	0	0	0	0	0	0	0	0	0	0	0
Cultural Buildings	300,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Depot Buildings & Improvements	0	0	0	1,623	0	0	0	0	4,788	0	0	0	0	33,411	0	0	0	28,402	0	0	0
Airport Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tour Area Prom Buildings & Improvements	3,915,000	0	0	0	0	0	0	0	70,608	0	0	0	0	3,646	0	2,863	0	3,646	0	0	0
Tour Area Prom Infrastructure	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Economic Services Buildings & Improvements	0	0	0	0	0	0	0	0	3,019	0	0	0	0	0	0	0	0	0	0	0	0
Water Infrastructure	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Power Infrastructure	550,000	0	0	0	2,000,000	0	0	0	15,863	0	0	0	0	0	0	0	0	0	0	0	0
Administration Building & Improvements	0	0	0	0	0	0	0	0	750,000	0	0	0	0	0	0	0	0	0	0	204,077	0
Totals	5,395,000	530,000	450,000	141,164	2,211,531	100,000	1,200,000	0	1,224,238	32,700	0	0	0	116,923	0	2,863	0	36,724	0	253,988	62,791



Renew	370,000	40,000	0	41,164	111,531	0	1,200,000	0	474,238	32,700	0	0	0	116,923	0	2,863	0	36,724	0	253,988	62,791
Upgrade	3,365,000	0	0	100,000	100,000	100,000	0	0	750,000	0	0	0	0	0	0	0	0	0	0	0	0
Expansion	1,660,000	490,000	450,000	0	2,000,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	5,395,000	530,000	450,000	141,164	2,211,531	100,000	1,200,000	0	1,224,238	32,700	0	0	0	116,923	0	2,863	0	36,724	0	253,988	62,791

Murchison Settlement Buildings & Infrastructure - 2027

Reporting Description	Job No	Description	Comments	Ext Cost \$ (excl Inflation)	Year
Staff Housing Buildings Improvements	C14226	Capex - Construct Staff Housing, Murchison Settlement	2A Kurara Way (Part)	245,000	2026
Staff Housing Buildings Improvements	C14226	Capex - Construct Staff Housing, Murchison Settlement	2A Kurara Way (Part)	245,000	2027
Staff Housing Buildings Improvements	C14226	Capex - Construct Staff Housing, Murchison Settlement	2B Kurara Way (Part)	245,000	2026
Staff Housing Buildings Improvements	C14226	Capex - Construct Staff Housing, Murchison Settlement	2B Kurara Way (Part)	245,000	2027
Staff Housing Buildings Improvements	C14226	Capex - Construct Staff Housing, Murchison Settlement	New Staff Housing	490,000	2028
Staff Housing Buildings Improvements	RN10BK	CapEx - Renovation 10B Kurara Way	New Single Room Extension as per 10A Kurara Way	100,000	2029
Staff Housing Buildings Improvements	RN4AKU	CapEx - Renovation 4A Kurara Way	New Single Room Extension as per 10A Kurara Way	100,000	2030
Staff Housing Buildings Improvements	RN4BKU	CapEx - Renovation 4B Kurara Way	New Single Room Extension as per 10A Kurara Way	100,000	2031
Other Rec & Sport Buildings & Improvements	C11003	J Capex - Playground Upgrade	Potential part Lottery West Funded	450,000	2029
Other Rec & Sport Buildings & Improvements	C14230	Community / Sports Centre Improvements	Stage 1 Modest. Completed. Paving & Grass 2025 & 2026	48,105	2026
Other Rec & Sport Buildings & Improvements	C14230	Community / Sports Centre Improvements	Stage 2 Modest	70,000	2027
Other Rec & Sport Buildings & Improvements	C14230	Community / Sports Centre Improvements	Stage 3 Modest	40,000	2028
Other Rec & Sport Buildings & Improvements	C14230	Community / Sports Centre Improvements	Major revamp extension of existing Community / Sports Club Stage 1	750,000	2032
Other Rec & Sport Buildings & Improvements	C14230	Community / Sports Centre Improvements	Major revamp extension of existing Community / Sports Club Stage 2	450,000	2033
Other Rec & Sport Buildings & Improvements	C11006	Community Splash Pad	In conjunction with Caravan Park Pool Project. Completed		2025
Museum Buildings & Improvements	C11008	Museum Buildings & Improvements	Part of Vast Sky Business Case		
Cultural Buildings	C11640	Old Fire Shed Works Supervisors Upgrade	Staff Housing & Others	300,000	2027
Tour Area Prom Buildings & Improvements	C13005	F Capex - New Caravan Park Ablution Block	2025 Project Completed		2025
Tour Area Prom Buildings & Improvements	C13033	Caravan Park Non Ensuite Cabins Conversion	2026 Project	160,000	2027
Tour Area Prom Buildings & Improvements	C13015	Capex - Roadhouse Business Bldg.	Major refurbishment & extension. MWDC Royalty for Regions Funding Support	2,600,000	2027
Tour Area Prom Buildings & Improvements	C13017	Roadhouse & C/V Park Precinct Works	Caravan Park Upgrade	455,695	2026
Tour Area Prom Buildings & Improvements	C13017	Roadhouse & C/V Park Precinct Works	Caravan Park Upgrade	55,000	2027
Tour Area Prom Buildings & Improvements	C13025	H Caravan Park Ensuites	New 3 Units Part Completed	212,500	2026
Tour Area Prom Buildings & Improvements	C13025	H Caravan Park Ensuites	New 3 Units Part Finalisation	212,500	2027
Tour Area Prom Buildings & Improvements	C13026	K Interpretive Centre	Part of Vast Sky Business Case		
Tour Area Prom Buildings & Improvements	C13010	Capex - Roadhouse Residence	Accommodation for Roadhouse Manager include in C13027		
Tour Area Prom Buildings & Improvements	C13027	Staff Accommodation Units	Roadhouse Worker Accommodation. Part Infra Dev Fund Requirements	245,000	2026
Tour Area Prom Buildings & Improvements	C13027	Staff Accommodation Units	Roadhouse Worker Accommodation. Part Infra Dev Fund Requirements	245,000	2027
Tour Area Prom Buildings & Improvements	C13027	Staff Accommodation Units	Roadhouse Worker Accommodation. Part Infra Dev Fund Requirements	245,000	2026
Tour Area Prom Buildings & Improvements	C13027	Staff Accommodation Units	Roadhouse Worker Accommodation. Part Infra Dev Fund Requirements	245,000	2027
Tour Area Prom Buildings & Improvements	C13027	Staff Accommodation Units	Roadhouse Worker Accommodation. Part Infra Dev Fund Requirements	245,000	2026
Tour Area Prom Buildings & Improvements	C13027	Staff Accommodation Units	Roadhouse Worker Accommodation. Part Infra Dev Fund Requirements	245,000	2027
Tour Area Prom Infrastructure	C13031	Caravan Park Pool Construction	In conjunction with Community Splash Pad Project. Completed		2025
Water Infrastructure	C13670	Water Supply Capital	General Water Asset Replacement Works Post plan as majority new in 2024		

Murchision Settlement Buildings & Infrastructure - 2027

Water Infrastructure	C13671	Irrigation Water Supply Capital	Replacements to be separately assessed as required		
Water Infrastructure	C14720	Improvements To drinking Water reticulation	New Bores, Shed Pump House & Ring Main Unit & Connections Completed		2024
Water Infrastructure	C14720	Improvements To drinking Water reticulation	New Bores, Shed Pump House & Ring Main Unit & Connections Completed		2025
Water Infrastructure	C14720	Improvements To drinking Water reticulation	New Chlorinator Completed. Part Infrastructure Development Funding	270,000	2026
Power Infrastructure	C13660	Power Supply Capital	Replace section underground power - Part 1 Completed		2025
Power Infrastructure	C13660	Power Supply Capital	Replace section underground power - Part 2	300,000	2027
Power Infrastructure	C13661	Power Supply Upgrade	Upgrade of Existing Powerhouse Switchboard		2025
Power Infrastructure	C13661	Power Supply Upgrade	Provide new U/G Connection to Water Supply		2025
Power Infrastructure	C13661	Power Supply Upgrade Stage 1	Upgrade of Powerhouse		2026
Power Infrastructure	C13661	Power Supply Upgrade Stage 2	Finalise Powerhouse Upgrade	50,000	2027
Power Infrastructure	C13661	Power Supply Upgrade Stage 3	Upgrade Electricity Reticulation	200,000	2027
Power Infrastructure	C13662	Solar Power Provision	Potential Grant and or loan funded. Cost to be revisited	2,000,000	2031
Administration Building & Improvements	C14001	Capex Minor Modifications to Council Building	Move Library, Refurbish & Extend Council Chamber to cover in verandah	750,000	2033
				Total	12,613,800



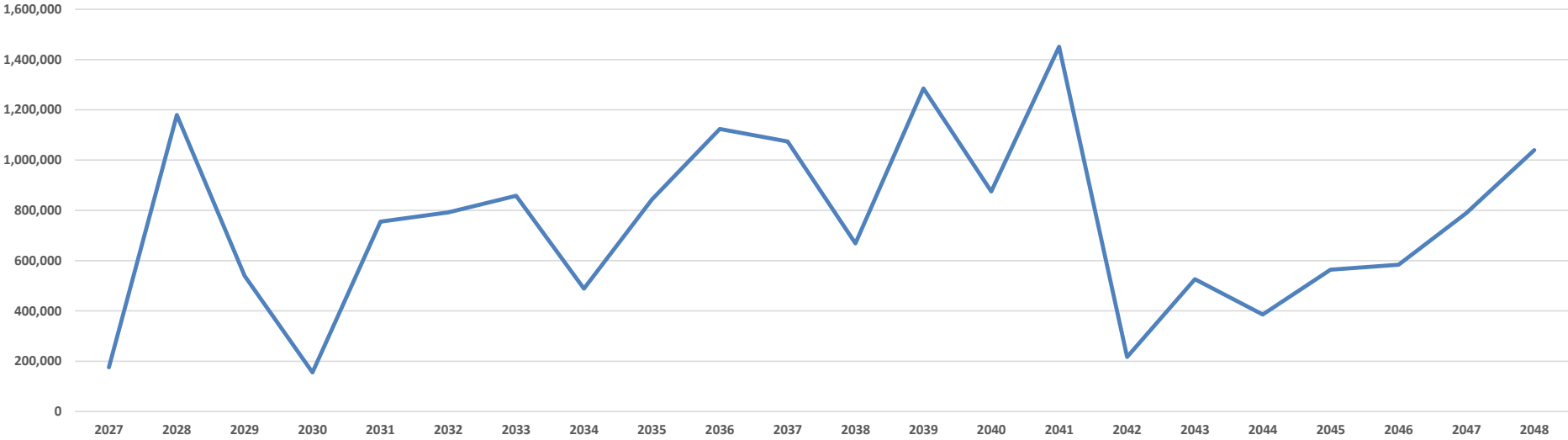
murchisonshire
Ancient land under brilliant skies

Plant Replacement Program

27 August 2026

Plant Replacement Program																							
Plant Type	Est Costs exl Inflation	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
Plant Reserve																							
Opening Balance of Plant Reserve		353,680	175,680	1,179,280	539,470	155,423	755,423	792,423	858,423	488,423	843,923	1,123,923	1,074,423	668,876	1,285,066	875,066	1,451,066	217,066	526,166	386,166	564,166	584,119	789,619
Trans from Plant Res		(1,678,000)	(596,400)	(939,810)	(984,047)	(100,000)	(263,000)	(234,000)	(670,000)	(344,500)	(420,000)	(849,500)	(1,205,547)	(83,810)	(1,110,000)	(124,000)	(2,084,000)	(690,900)	(740,000)	(422,000)	(280,047)	(94,500)	(50,000)
Trans to Plant Res		1,500,000	1,600,000	300,000	600,000	700,000	300,000	300,000	300,000	700,000	700,000	800,000	800,000	700,000	700,000	700,000	850,000	1,000,000	600,000	600,000	300,000	300,000	300,000
Adjustment to Actual		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Closing Balance Plant Reserve		175,680	1,179,280	539,470	155,423	755,423	792,423	858,423	488,423	843,923	1,123,923	1,074,423	668,876	1,285,066	875,066	1,451,066	217,066	526,166	386,166	564,166	584,119	789,619	1,039,619

Plant Reserve Balance \$



Plant Reserve Balance	175,680	1,179,280	539,470	155,423	755,423	792,423	858,423	488,423	843,923	1,123,923	1,074,423	668,876	1,285,066	875,066	1,451,066	217,066	526,166	386,166	564,166	584,119	789,619	1,039,619
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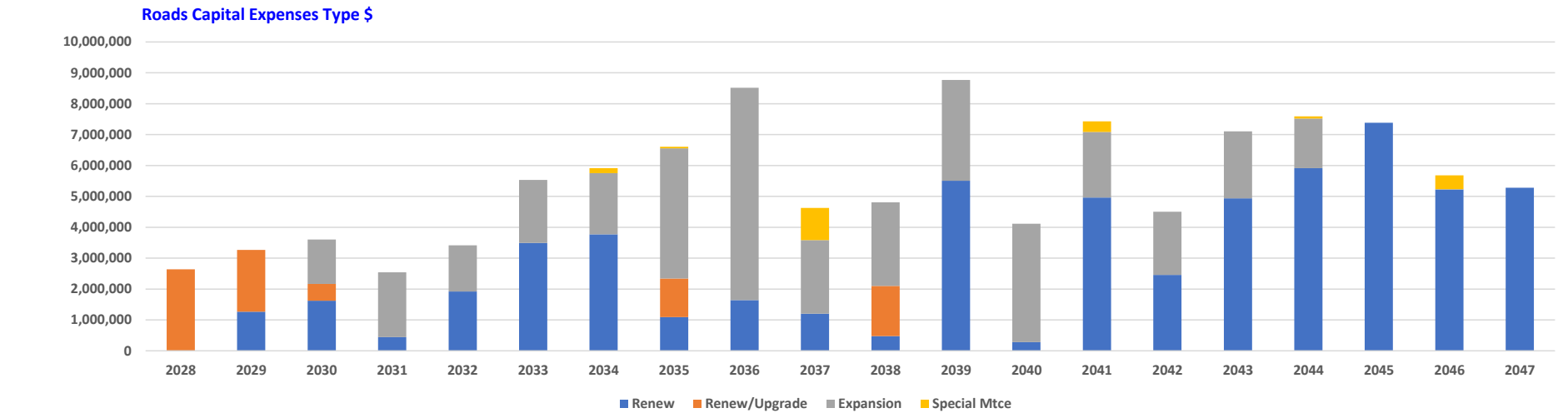
murchisonshire

Ancient land under brilliant skies

Road Asset Management Plan

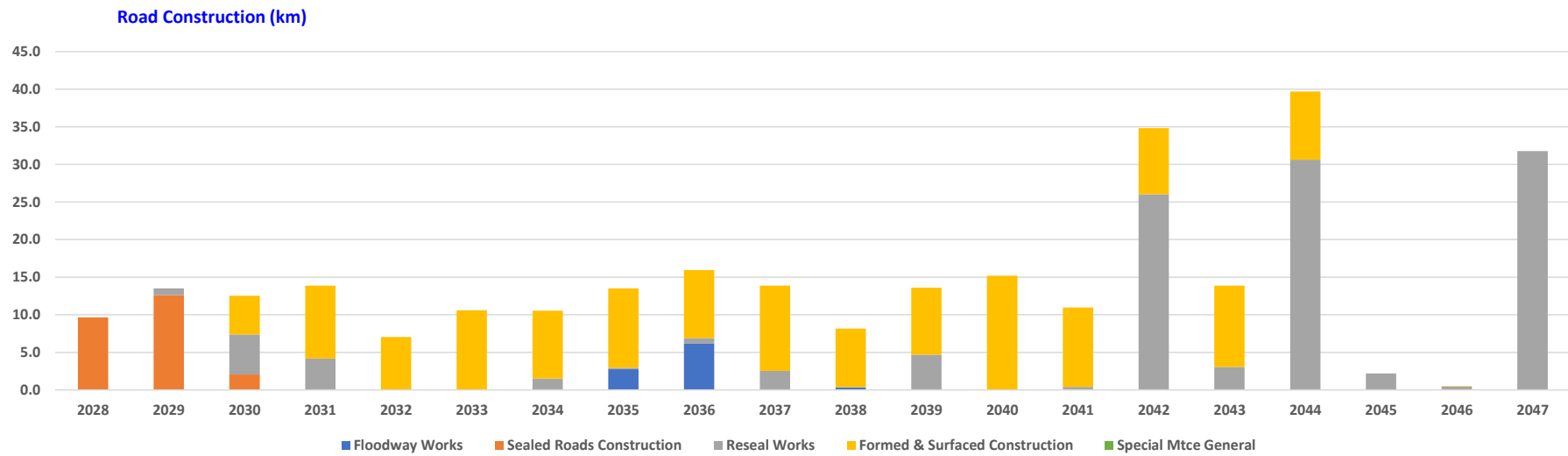
27 August 2026

Road Asset Management



	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
Renew	0	1,266,838	1,624,039	443,132	1,921,658	3,491,690	3,770,451	1,094,367	1,644,661	1,203,153	476,956	5,503,694	282,960	4,964,764	2,458,903	4,934,048	5,915,412	7,386,936	5,213,728	5,279,778
Renew/Upgrade	2,641,416	1,999,977	545,132	0	0	0	0	1,246,332	0	0	1,625,448	0	0	0	0	0	0	0	0	0
Expansion	0	0	1,432,156	2,101,758	1,492,034	2,043,188	1,980,431	4,217,208	6,875,374	2,381,033	2,707,523	3,264,385	3,832,965	2,120,536	2,045,116	2,171,262	1,601,791	0	19,172	0
Special Mtce	0	0	0	0	0	0	165,780	49,680	0	1,039,230	0	0	0	343,980	0	0	72,900	0	449,280	0

Road Asset Management

[illegible]

Murchison Roads Asset Management Plan - Assumptions & Rates							2028	<<<< Start year	
Item	Treatment	Widths (m)	Measure	Raw Rate	Markup	Rate	Cost \$ per km	Life	Comments
MODEL COSTS									
Model is based on a range of assumptions undertaken by the Shire based on detailed local knowledge and practiced experience with regular review.									
Formed & Surfaced Construction									
Conventional Resheet	Resheet		Cost per m2	4.00	50.0%	6.00			150mm compacted thickness.
Resheet Cat A	Resheet Typ 1	9.0	Cost per m2	4.00	50.0%	6.00	54,000		
Resheet Cat B	Resheet Typ 2	8.0	Cost per m2	4.00	50.0%	6.00	48,000		
Resheet Cat C	Resheet Typ 3	7.0	Cost per m2	4.00	50.0%	6.00	42,000		
Resheet Cat D	Resheet Typ 4	6.5	Cost per m2	4.00	50.0%	6.00	39,000		
Resheet Cat E	Resheet Typ 5	6.0	Cost per m2	4.00	50.0%	6.00	36,000		
Heavy Maintenance	Mtce Patching	6.0	Cost per m2	0.35	0.0%	0.35	2,100		
Maintenance	Mtce	0.0	Cost per m3	0.00	0.0%	0.00	0		
Improvement Works & Resheet Cat A	ImpResheet Typ 1	9.0	Cost per m2	4.00	85.0%	7.40	66,600		35% markup on Resheet for additional drainage / bunding works
Improvement Works & Resheet Cat B	ImpResheet Typ 2	8.0	Cost per m2	4.00	85.0%	7.40	59,200		20% markup on Resheet for additional drainage / bunding works
Improvement Works & Resheet Cat C	ImpResheet Typ 3	7.0	Cost per m2	4.00	85.0%	7.40	51,800		20% markup on Resheet for additional drainage / bunding works
Improvement Works & Resheet Cat D	ImpResheet Typ 4	6.5	Cost per m2	4.00	85.0%	7.40	48,100		20% markup on Resheet for additional drainage / bunding works
Improvement Works & Resheet Cat E		6.0	Cost per m2	0.00	85.0%	0.00	0		
Floodway Resheet Conventional									150mm compacted thickness. Widths as per Conventional Resheet
Floodway Cement Stab Resheet	Cem Resheet	9.0	Cost per m2	6.00	30.0%	7.80	70,200		150mm compacted thickness cement stabilised. Standard Width
Formed or Unformed Roads	Nil		Cost per m2	0.00	0.0%	0.00			
Intersection Upgrade	Int Upgrade		Cost per Item	60,000.00	0.0%	60,000.00			Item
Contractor Markup	Cont		% of cost		100.0%				
SKA Contractor & Supervisor Markup	Cont Sup		% of cost		110.0%				
Sealed / Concrete Pavement Construction									
Pavement New Conventional	Pave	9.0	Cost per m2	19.09	0.0%	19.09	171,810		250mm compacted thickness
Pavement New High Cost	Pave High Cost	9.0	Cost per m2	19.09	100.0%	38.18	343,620		250mm compacted thickness. Mark up 30% higher for road realignments
Standard Construction Width									
Pavement Non Cement Stabilised	Stab	9.0	Cost per m2	6.00	25.0%	7.50	67,500		75mm overlay onto existing bitumen then stabilised
Standard Width									
Cement Stabilisation Costs		9.0	Cost per m2	7.45	5.0%	7.82	70,403		WA Stabilisers 2025 Base Costs with 50% reduction (blade not profiler mixing)
Pavement Cement Stabilised	Cem Stab	9.0	Cost per m2	26.54	5.0%	27.87	250,803		Construction & Cement Stabilisation
Standard Width									
Reseal Pavement	Reseal Pave	9.0	Cost per m2	0.00	0.0%	0.00	0		Nil Cost
Standard Width									
Pavement Concrete	Conc Pave	8.0	Cost per m2	2.50	0.0%	2.50	20,000		Bedding for concrete floodway

Murchison Roads Asset Management Plan - Assumptions & Rates							2028	<<<< Start year	
Item	Treatment	Widths (m)	Measure	Raw Rate	Markup	Rate	Cost \$ per km	Life	Comments
Standard Width									
Seal / Concrete Surfacing Construction									
Two Coat Seal	Two Coat Seal	7.2	Cost per m2	9.73	5.0%	10.22	73,559		Sprayed Bituminous Two Coat Seal. 2025 base costs
Prime & Two Coat Seal (Floodways)	Prime Two Coat	7.2	Cost per m2	12.49	2.5%	12.80	92,176		Sprayed Bituminous Initial Prime & Two Coat Seal. 2025 base costs
Standard Width									
Reseal	Reseal	7.2	Cost per m2	5.89	5.0%	6.18	44,528		Sprayed Bituminous One Coat Reseal 2025 base costs
Standard Width									
Concrete	Concrete	8.0	Cost per m2	187.50	20.0%	225.00	1,800,000		Concrete Floodway
Standard Width									
Floodway Other Costs									
Rock Protection One Side	Rock 1 Side		Cost per m	1,125.00	20.0%	1,350.00			Based on Greenfields Meeberie-Wooleen 2025 Cost Estimate
Rock Protection Two Sides	Rock 2 Sides		Cost per m	2,250.00	20.0%	2,700.00			Based on Greenfields Meeberie-Wooleen 2025 Cost Estimate
Concrete Cut-off Wall One Side	Conc Wall 1 Side		Cost per m	300.00	20.0%	360.00			Based on Greenfields Meeberie-Wooleen 2025 Cost Estimate
Concrete Cut-off Wall Two Sides	Conc Wall 2 Sides		Cost per m	600.00	20.0%	720.00			Based on Greenfields Meeberie-Wooleen 2025 Cost Estimate
Additional Culverts	Culverts		Cost per m	2,956.00	20.0%	3,547.20			Based on Greenfields Meeberie-Wooleen 2025 Cost Estimate
Major River Addition Works	River Wks		Cost per m	4,846.00	20.0%	5,815.20			Based on Greenfields Meeberie-Wooleen 2025 Cost Estimate
Ballinyoo Bridge	Bridge		Item Cost	4,658,230.00	0.0%	4,658,230.00			
Other									
					0.0%	0.00			
Single Lane Grid Construction	3.8m Grid		Cost per Grid	15,000.00	0.0%	15,000.00			Single Lane Grid Construction
Two Lane Grid Construction	7.8m Grid		Cost per Grid	20,000.00	0.0%	20,000.00			Two Lane Grid Construction
Sign Small	Small		Cost per No	206.08	0.0%	206.08			
Sign Medium	Medium		Cost per No	303.72	0.0%	303.72			
Sign Large	Large		Cost per No	404.96	0.0%	404.96			

Murchison Roads Asset Management Plan - Assumptions & Rates							2028	<<<< Start year	
Item	Treatment	Widths (m)	Measure	Raw Rate	Markup	Rate	Cost \$ per km	Life	Comments
PROGRAM USEFUL LIVES									
Formed	Nil		No of Years					0	No resheet required
Gravel Resheet Cat A	Resheet Typ 1		No of Years					20	Standard Gravel Resheet Category A Road. Also cement stabilised sections
Gravel Resheet Cat B	Resheet Typ 2		No of Years					25	Standard Gravel Resheet Category B Road. Also cement stabilised sections
Gravel Resheet Cat C	Resheet Typ 3		No of Years					30	Standard Gravel Resheet Category C Road. Also cement stabilised sections
Gravel Resheet Cat D	Resheet Typ 4		No of Years					35	Standard Gravel Resheet Category D Road. Also cement stabilised sections
Gravel Resheet Cat E	Resheet Typ 5		No of Years					50	No Gravel Resheet Required for Category E Road.
Heavy Maintenance	Mtce Patching		No of Years					0	Not Applicable
Maintenance	Mtce		No of Years					0	Not Applicable
Gravel Floodway Resheet Cat A	Fwy Resheet Typ 1		No of Years					20	Gravel Floodway Resheet Category A Road
Gravel Floodway Resheet Cat B	Fwy Resheet Typ 2		No of Years					25	Gravel Floodway Resheet Category B Road
Gravel Floodway Resheet Cat C	Fwy Resheet Typ 3		No of Years					30	Gravel Floodway Resheet Category C Road
Gravel Floodway Resheet Cat D	Fwy Resheet Typ 4		No of Years					35	Gravel Floodway Resheet Category D Road
Gravel Floodway Resheet Cat E	Fwy Resheet Typ 5		No of Years					50	No Gravel Resheet Required for Category E Road.
Pavement & Cem Pavement	Pave		No of Years					60	Not Applicable
Pavement & Cem Pavement	Stab		No of Years					60	Not Applicable
Formed or Unformed Roads	Nil		No of Years					0	Not Applicable
Reseal Pavement	Reseal Pave		No of Years					60	Not Applicable
Reseal	Reseal		No of Years					17	
Two Coat Seal	Pave		No of Years						Not Applicable
Concrete	Concrete		No of Years					80	
Bridges	Bridge		No of Years					80	
WDV USEFUL LIVES									
General									
Pavement			No of Years						As per Program Useful Lives
Reseal Pavement	Reseal		No of Years					60	
Seal	Reseal		No of Years					17	
Concrete	Concrete		No of Years					80	
Culverts	Culverts		No of Years					80	
Single Lane Grid Construction	3.8m Grid		No of Years					80	
Two Lane Grid Construction	7.8m Grid		No of Years					80	
Intersection Upgrade	Int Upgrade		No of Years					0	
Bridges	Bridge		No of Years					80	
Sign Small	Small		No of Years					20	
Sign Medium	Medium		No of Years					20	

Murchison Roads Asset Management Plan - Assumptions & Rates							2028	<<<< Start year	
Item	Treatment	Widths (m)	Measure	Raw Rate	Markup	Rate	Cost \$ per km	Life	Comments
Sign Large	Large		No of Years					20	
Culverts									
	300 RCP		No of Years	50.00	0.0%	50.00		40	Replacement costs are included in additional culvert costs within each project
	375 RCP		No of Years	60.00	0.0%	60.00		40	Replacement costs are included in additional culvert costs within each project
	450 RCP		No of Years	70.00	0.0%	70.00		40	Replacement costs are included in additional culvert costs within each project
	500 RCP		No of Years	80.00	0.0%	80.00		40	Replacement costs are included in additional culvert costs within each project
	600 RCP		No of Years	85.00	0.0%	85.00		40	Replacement costs are included in additional culvert costs within each project
	900 RCP		No of Years	90.00	0.0%	90.00		40	Replacement costs are included in additional culvert costs within each project
	1200 RCP		No of Years	100.00	0.0%	100.00		40	Replacement costs are included in additional culvert costs within each project
	1500 RCP		No of Years	110.00	0.0%	110.00		40	Replacement costs are included in additional culvert costs within each project
	450 Heli Corr		No of Years	20.00	0.0%	20.00		40	Replacement costs are included in additional culvert costs within each project
	300 HDP		No of Years	30.00	0.0%	30.00		40	Replacement costs are included in additional culvert costs within each project
	400 HDP		No of Years	35.00	0.0%	35.00		40	Replacement costs are included in additional culvert costs within each project
	450 HDP		No of Years	40.00	0.0%	40.00		40	Replacement costs are included in additional culvert costs within each project
	1270 HDP		No of Years	75.00	0.0%	75.00		40	Replacement costs are included in additional culvert costs within each project

Murchison Roads Asset Management Plan - Assumptions & Rates							2028	<<<< Start year	
Item	Treatment	Widths (m)	Measure	Raw Rate	Markup	Rate	Cost \$ per km	Life	Comments
Comparison with 2022 Roads Valuation	Snapshot of a general comparision of various elements associated previous roads valuation work undertaken in 2022								
Subgrade Unformed	2022 Valuation		Cost per m2			0.46		Infinite	
	Shire		Cost per m2			0.46		Infinite	Same Assumption
Subgrade Formed	2022 Valuation		Cost per m2			2.36		Infinite	
	Shire		Cost per m2			2.36		Infinite	Same Assumption
Basecourse Unsealed	2022 Valuation		Cost per m2			3.92			
	Shire		Cost per m2			6.00			Conventional resheet
						7.40			Resheet involving additional drainage or bunding works
	2022 Valuation		No of Years					10	
	Shire		No of Years					20	Varies according to the nature of road and expected traffic. Construction widths also vary
								50	
Basecourse Sealed	2022 Valuation		Cost per m2			13.11			
	Shire		Cost per m2			19.09			250mm compacted thickness
						38.18			250mm compacted thickness. Mark up 30% higher for road realignments
	2022 Valuation		No of Years					40	
	Shire		No of Years					60	Program includes a significant program of construction and reconstruction works. Detailed pavement analysis undertaken in 2023 on the Carnarvon-Mullewa Road will further inform this assumption
Sealed Surface Two Coat Seal	2022 Valuation		Cost per m2			14.50			
	Shire		Cost per m2			10.22			
	2022 Valuation		No of Years					15	
	Shire		No of Years					17	
Reseal	2022 Valuation		Cost per m2			5.45			
	Shire		Cost per m2			6.18			
	2022 Valuation		No of Years					15	
	Shire		No of Years					17	
Unsealed Floodways	2022 Valuation		Cost per m2			10.61			
	Shire		Cost per m2			6.00			
	2022 Valuation		No of Years					10	
	Shire		No of Years					20	Varies according to the nature of road and expected traffic. Construction widths also vary
								50	
Cement Stabilised Floodways	2022 Valuation		Cost per m2			14.30			
	Shire		Cost per m2			7.80			
Concrete Floodways	2022 Valuation		Cost per m2			209.32			
	Shire		Cost per m2			225.00			
	2022 Valuation		No of Years					80	
	Shire		No of Years					80	

Murchison Shire - Roads Program Summary

[illegible]

Murchison Shire - Roads Program Summary																								
Road	Description	Surface Type	Updated Surface Type		2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
NEW FORREST - YALLALONG RD	Resheet Works	Formed	Formed & Surfaced											209,144								32,640	270,294	
NEW FORREST - YALLALONG RD	Resheet Works	Formed & Surfaced	Formed & Surfaced											206,145				343,980		383,594		183,915	965,365	
NOOKAWARRA ACCESS RD	Resheet Works	Formed	Formed & Surfaced																				4,212	
NOOKAWARRA ACCESS RD	Resheet Works	Formed & Surfaced	Formed & Surfaced																				38,610	
OFFICE RD	Resheet Works	Formed & Surfaced	Formed & Surfaced																					
REFUSE SITE ACCESS RD	Resheet Works	Formed & Surfaced	Formed & Surfaced																				67,470	
RODERICK STREET	Reseal Works	Sealed	Sealed					567										5,195						
SHIRE DEPOT ACCESS RD	Reseal Works	Sealed	Sealed															6,185						
TARDIE - YUIN RD	Resheet Works	Formed	Formed & Surfaced																				57,120	
TARDIE - YUIN RD	Resheet Works	Formed & Surfaced	Formed & Surfaced																				100,800	
TWIN PEAKS - WOOLEEN RD	Resheet Works	Formed	Formed & Surfaced			264,600				42,066														24,192
TWIN PEAKS - WOOLEEN RD	Resheet Works	Formed & Surfaced	Formed & Surfaced						78,300	595,426	839,592											57,742	200,988	1,570,309
WOOLEEN - MT WITTENOOM RD	Resheet Works	Formed	Formed & Surfaced							76,518													90,396	267,480
WOOLEEN - MT WITTENOOM RD	Resheet Works	Formed & Surfaced	Formed & Surfaced			302,940				690,336	240,300												140,616	1,150,661
WOOLEEN ACCESS RD	Special Mtce General	Formed	Formed & Surfaced																					
WOOLEEN ACCESS RD	Special Mtce General	Formed & Surfaced	Formed & Surfaced																					
WREATH FLOWERS ACCESS RD	Resheet Works	Formed	Formed & Surfaced									10,800												
WREATH FLOWERS ACCESS RD	Resheet Works	Formed & Surfaced	Formed & Surfaced								165,780	14,040		45,900										
YUIN HOMESTEAD ACCESS RD	Resheet Works	Formed	Formed & Surfaced									24,840												
YUNDA RD	Special Mtce General	Formed	Formed																					
Totals					2,641,416	3,266,815	3,601,327	2,544,889	3,413,693	5,534,879	5,916,662	6,607,586	8,520,035	4,623,415	4,809,927	8,768,080	4,115,925	7,429,279	4,504,019	7,105,311	7,590,103	7,386,936	5,682,180	5,279,778

Notes

Work Descriptions defined as follows

Form & Surf Construc

Reconstruction an existing unsealed road with the inclusion of a seal surface. Predominately the Carnarvon-Mullewa Road

Floodway Works

Construction or reconstruction of a major river or creek crossing usually with a final concrete surface

Resheet Works

Gravel resheet of an unsealed road

Special Mtce General

Major maintenance work including reshaping formation and bunding works but at a lesser standard than a formal resheet

Above works also show the existing surface type and what its upgraded to



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